AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers · 16860 Main Street

Month Date, Year · Monday

7:30 P.M.

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

I. Welcome To Attendees And Roll Call Of Commission Members

II. Review Tonight's Agenda/Questions Or Comments

III. Approval Of Minutes Of The Meeting Of Monday, December 21, 2015

Documents: DRAFT MINUTES 12-21-15.PDF

IV. Department Of Planning's Opening Remarks/Updates – One (1) Item For Action

1. (Closed) Session (RsMO 610.021 (1)) For Legal Matter And Discussion With Legal Counsel. (Wards – All)

V. Public Hearings – One (1) Item For Consideration – Not Ready For Action

1. A Postponement Will Be Requested On This Hearing

a. P.Z. 24-14 Centaur Station, C/O Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005

A response to a communication from Michael Phelan, which is dated October 16, 2015, **regarding P.Z. 24-14 Centaur Station,** noting his intent to proceed with the placement of the historic building on the City's registry, thereby requiring the revocation of the Landmark and Preservation Area (LPA) that was approved on December 8, 2014 and governs these two (2) tracts of land located on the west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road) Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District**. (Ward One)**

VI. Old Business – Two (2) Items For Consideration

1. Information Reports – One (1) Item For Consideration

a. P.Z. 23-15 Pond Athletic Association, C/O Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038

A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. 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). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

Documents: VI.A. PZ 23-15 POND ATHLETIC ASSOCIATION INFORMATION REPORT.PDF

a.1. Public Comments On Recommendation

a.2. Correspondence Items – One (1) Item For Consideration

b. P.Z. 1 And 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038

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

Documents: VI.B. PZ 1 AND 1A-99 WJ BYRNE BUILDERS - STRECKER FOREST - CORRESPONDENCE ITEM.PDF

VII. New Business – Two (2) Items For Consideration

1. Correspondence Items – One (1) Item For Consideration – No Action Requested Tonight – For Discussion Purposes Only

a. A Response To A Communication From Drew Bextermueller, Director Of Real Estate For Dierbergs Markets, Inc., Which Is Dated November 17, 2015

Regarding P.Z. 14-98 Dierbergs Wildwood Town Center; Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator Number: 23V320195); that seeks modifications to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-thru facility, as part of Outlot G. **(Ward Eight)**

Documents: VII.A. DIERBERGS MARKETS - RESPONSE TO COMMUNICATION.PDF

a.1. Public Comments On Recommendation

b. A Response To A Communication From Douglas B. Gilberg, Owner Of Gilberg Perennial Farms And Wildwood Green Arts, LLC., Which Is Dated October 29, 2015

Requesting amendments to an Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District **(St. Louis County's P.C. 162-89 Douglas Gilberg),** which

governs the use of this 7.34 acre site that is located on the east side of Ossenfort Road, north of Melrose Road (Locator Number: 24Y420183/Street Address: 2906 Ossenfort Road.) **Proposed Use: The addition of an education center, meeting space, and acoustic entertainment, all within the existing buildings that are located on the subject site, along with the previously authorized plant nursery, with sales room. (Ward Six)**

Documents: VII.B. DOUG GILBERG - RESPONSE TO COMMUNICATION.PDF

b.1. Public Comments On Recommendation

VIII. Site Development Plans – One (1) Item For Consideration

1. Site Development Plans-Public Space Plans-Record Plats – One (1) Item For Consideration

a. A Recommendation Report On A Site Development Plan (SDP) Package For P.Z. 20-14 Happy Hounds Playground, L.L.C., C/O Clayton Engineering, Steve Quigley Conditional Use Permit in the NU Non-Urban Residence District; east side of Pond Road, south of State Route 100; which will authorize the use of this recreational facility for a private dog park. **(Ward One)**

Documents: VIII.A. PZ 20-14 HAPPY HOUNDS PLAYGROUND - SDP RECOMMENDATION.PDF

a.1. Public Comments On Recommendation

IX. Other – No Items For Consideration

X. Closing Remarks And Adjournment By Chair Of Commission

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

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
DECEMBER 21, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, December 21, 2015, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

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

PRESENT – (8)	ABSENT- (2)
Chair Bopp	Commissioner Renner
Commissioner Archeski	Commissioner Bauer
Commissioner Peasley	Council Member Manton
Commissioner Lee	
Commissioner Gragnani	
Commissioner Liddy	
Mayor Woerther	

Other City Officials present: Director of Planning Vujnich, City Attorney Golterman, Planner Newberry, and Assistant Director of Planning and Parks Arnett.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the December 7, 2015 Meeting

A motion was made by Commissioner Gragnani, seconded by Commissioner Lee, to approve the minutes from the December 7, 2015 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

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

(a.) **P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street

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Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

Chair Bopp gave an overview of the public hearing process for all in attendance and requested the advertisement be read into the record.

Assistant Director Arnett read the request into the record.

Director Vujnich entered a number of items into the record, including the following: the City's Zoning Code, the Master Plan, and the Charter. He then narrated a slide show of photographs describing the subject site and the surrounding roadways and adjacent properties.

Keith Ellis, 17131 Lafayette Trails Drive, speaking in representation of Pond Athletic Association, noted 2016 will be PAA's 53rd year and today there are six (6) ballfields on the site. The Association is requesting a CUP be granted to allow for banners to be hung inside the park and not visible from the road.

Discussion was held among the Commission Members regarding the following: the length of time the Conditional Use Permit would be authorized; and the past use of sponsorship banners, prior to the City's incorporation, and as part of the 50th Anniversary Celebration in 2013.

Gregg Maryniak, 1518 Scofield Valley Lane, noted he has been a resident of Portland Cove for sixteen (16) years and had two (2) children that played at PAA. He stated he is opposed to the use of banners, which would change the appearance of the ballpark and the fencing into an opaque visual barrier.

Discussion was then held among the Commission Members regarding the following: the number of signs that were installed, as part of the 50th Anniversary Celebration in 2013, which was sixty (60); the extent of evergreen trees planted along Pond Road and the potential for additional trees near the main entrance into the ballpark to block the view of the signs, when traveling north along it; the number of ballfields, four (4), which back to Pond Road or the neighboring property; the Athletic Association's agreement to adhere to suggestions to preserve the character of the ballpark; the location of the banners installed in 2013; the Board of Adjustment variance that was granted in 2013; the ability to limit the number and location of banners, as part of the CUP process; the use of windscreening currently on fencing, which prevents seeing through it; and the potential for making the backs of signs green, so the visual impact of the banners is minimized.

A motion was made by Commissioner Peasley, seconded by Commissioner Archeski, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the public hearing closed.

(b.) **P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132 –** A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

Assistant Director Arnett read the request into the record.

Director Vujnich referenced items that were provided to the Commission, including the Preliminary Development Plan and Sight Distance Study. He then narrated a slide show of photographs describing the subject site and the surrounding roadways and adjacent properties.

Tom Cummings, 10407 Baur Boulevard, 63132, noted he is representing Payne Family Homes. He provided an overview of the proposed subdivision for twenty-six (26) homes on seventy-eight (78) acres. He then provided the petitioner's rationales for requesting the PRD, including the preservation of thirty-five (35) acres of contiguous open space, the proposed amount of tree removal, which is less than a traditional subdivision, and the use of low impact development practices. He also noted the petitioner is in agreement to conduct a traffic study, if required.

Discussion was then held among the Commission Members regarding the following: the location of the cemetery on the site; the rationales used in selecting the location of the access point to the property; and the ability for the City to direct the location of the curb cut, since Pond Road is a City-maintained roadway.

Gregg Maryniak, 1518 Scofield Valley Lane, noted his main concern with this development is the location of the access point, where historically there have been a significant number of accidents and traffic issues in this location.

Maureen Maryniak, 1518 Scofield Valley Lane, noted her concern with the location of the entrance. She supported the extent of open space preserved along Pond Road, but would like the entrance moved to a safer location. She also noted her concern with the smaller lot sizes, which she believes is in opposition to the Master Plan, and questioned the location for a construction entrance.

John Gragnani, 1510 Scofield Valley Lane, noted he has lived off Pond Road for over 25 years and he believes the PRD is the best way to deal with the topography of this land. He stated his concerns with Bonhomme Creek flooding along the front of the Portland Cove Subdivision and noted that, if this subdivision causes an increase in flow within the creek, it could damage the ballpark. He also noted his concern with the placement of the sewage treatment facility and with the access drive's proposed location.

Lynda Jayne Keller, 2000 Lynda Jayne Lane, noted two (2) sides of her property border this subdivision and she would like to see an alternative plan that shows lot sizes of a three (3) acre minimum, especially since the vast majority (twenty-two (22)) lots are only one (1) acre in size). She also noted her concerns the developer may request at a later date to add more homes in the common ground area, the proposed emergency access to Lynda Jayne Lane, which she opposes, and the lack of confirmation on who owns and maintains that road. She requested it be in writing the common ground area can't be developed.

Tom Smith, 17221 Portland Crest Court, noted he is concerned with the location of the access drive to this subdivision, given he believes it is at a dangerous location. He is also concerned with the size of the lots proposed on this subdivision and believes it is in contradiction to the Master Plan and will set a precedent.

Jan Sprunger, 1547 Pond View Drive, noted her property adjoins this project and her access from her home is to Pond Road. She is concerned that she has no way to walk to the Community Park, given there is no trail along Pond Road, and none proposed as part of this development. She added that Pond Road has a high amount of traffic and it is too dangerous to walk on the shoulder. She also noted that she values the three (3) acre minimum lot size, and is concerned with the loss of trees on this property, which will increase the level of noise from State Route 100. She questioned if the subdivision would be served by public water or wells. Finally, she noted her concern with the location of the access drive and she asked that a trail be installed along Pond Road.

Josh Sprunger, 1548 Pond View Drive, noted his opposition to this plan because of safety concerns with the access drive location and the increased traffic on Pond Road, environmental concerns with the percentage of tree removal and the additional water runoff from increased impervious surfaces, and the decrease in quality of life, with the reduction in lot sizes below three (3) acres, and the increased noise from construction.

Tom Finocchio, 1633 Pond Road, noted he is concerned with the safety along Pond Road and, specifically, the location of the access drive.

Tom Cummings noted the petitioner is listening attentively and they will evaluate the location of the access drive.

Discussion was then held among the Commission Members regarding the following: the access to the locking mechanism on the bollards at the fire access area; the purpose of the PRD and its history and creation, as part of the Master Plan; the other applications of the PRD in other NU Non-Urban Residence District zoned areas, such as Shepard Oaks, which will be included in the Department's report on this request at a future meeting; the lack of service by Metropolitan St. Louis Sewer District in this area, but the City's application of the Phase II stormwater requirements, which will treat the majority of runoff onsite; the possibility of improving Lynda Jayne Lane and using it for access to this development; the type and location of the sanitary sewage treatment facility; the limited access rights on State Route 100, but the City will contact MoDOT to inquire if they will consider an access point; the potential for trails, especially along State Route 100 and, at least, an easement for public trail use through the common ground area; the need for any traffic study to take into consideration the traffic from the ballfields; and the potential for existing traffic data completed on previous City road projects along Pond Road.

A motion was made by Commissioner Archeski, seconded by Commissioner Liddy, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the public hearing closed.

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

<u>Letter of Recommendations – One (1) Item for Consideration</u>

(a.) **P.Z. 10-15 St. Charles Tower, c/o Kathryn Roderique, 4 West Drive, Suite 100, Chesterfield, Missouri, 63017** - A request for a Conditional Use Permit (CUP) within the NU Non-Urban Residence District for a 10.6 acre tract of land, of which two thousand (2,000) square feet of this total lot's area is to be utilized for a telecommunications tower facility and encumbered by a lease area established for this purpose. This tract of land is generally located northwest of the intersection of Babler Park Drive and Old Eatherton Road (Locator Number 21W310270/Street Addresses: 1400 Babler Park Drive – Lifepointe Church). **Proposed Use - A one hundred twenty (120) foot telecommunications tower and related equipment shelter area.** The tower is proposed to be a monopole type, with exterior antenna arrays. **(Ward Three)**

Assistant Director Arnett read the request into the record.

Director Vujnich provided an overview of the draft of the Commission's Letter of Recommendation, which reflected the vote approving a one hundred ten (110) foot monopole tower. He then reviewed an Addendum to the Letter of Recommendation provided to the Commission tonight, which addresses the type of platform for the mounting of the antennas to provide a greater level of service, which is in demand from smart phones and tablets.

A motion was made by Commissioner Archeski, seconded by Commissioner Peasley, to accept the Letter of Recommendation.

Discussion was then held among the Commission Members regarding the following: the telecommunication tower approvals on other properties in the City, which have not been installed; the timing for construction of the tower; the fact that two (2) carriers are interested in this tower; the sight line studies that were requested from the Garden Valley Farms Subdivision; and the coverage this tower will provide to the area.

Kathryn Roderique, representing the petitioner, noted their agreement with the conditions, as proposed.

Greg Yocum, RF Engineer for the petitioner, provided the following: an RF coverage map showing the expected coverage from this tower; the reasons for the decline the in use of flush-mounted antennas on monopole towers due to the need of the triangular arrays to meet the needs of today's smartphones and tablet demands; and a sight analysis from the Garden Valley Farms Subdivision.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Archeski, Commissioner Peasley, Commissioner Lee, Commissioner Gragnani, Commissioner Liddy, and Chair Bopp.
Nays: None
Absent: Commissioner Renner, Commissioner Bauer, and Council Member Manton.
Abstain: Mayor Woerther
Whereupon, Chair Bopp declared the motion approved by a vote of 6-0, with one (1) abstention.

VII. <u>New Business</u> – One (1) Item for Consideration

(a.) A response to a communication from Jenny Mitchell, Director of Property Management for the Desco Group, which is dated October 20, 2015, that seeks a change to the Amended MXD Mixed-Use Development District Ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage - **St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc. (Ward – Seven)**

Assistant Director Arnett read the request into the record.

Director Vujnich reviewed the request for an additional sign at the Wildwood Crossing development. He provided the history of sign compliance on this property, since shortly after the City's incorporation, including the addition of two (2) monument signs in lieu of an advertising sign along State Route 100 and the addition of a sign, as part of the Mobil on the Run redevelopment project. He noted there are a total of four (4) freestanding signs along this frontage, including those displays for Jack in the Box and Electro Savings Credit Union. He stated the Department understands that signage is important and the City has modified regulations to assist in this regard over the years. He noted, however, the Department opposed this additional sign due to the existence of other options, in lieu of the addition of another freestanding sign.

Discussion was then held among the Commission Members regarding the following: the option of changing the existing signs to multi-tenant signs to achieve this same end; and the potential of adding signage to the existing retaining wall.

Jim Treis, Superior Building Group, noted that he is the general contractor who would be installing the sign and that the Desco Group, the property owner, has selected a sign that is similar in appearance to the other signs in this development. He also noted his wife owns Puppingham Palace and needs the additional signage for business visibility.

Director Vujnich requested a postponement, so the Department can discuss this situation with its sign consultant and continue with some research on other options.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to postpone the request. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved and the item postponed.

VIII. <u>Site Development Plans-Public Space Plans-Record Plats</u> – One (1) Item for Consideration

(a.) A recommendation report on a Site Development Plan (SDP) package for **P.Z. 7-13 ButlerDurrel Security, c/o Dennis Tacchi and Associates - Architects;** C-8 Planned Commercial District; north side of Manchester Road, east of Woods Road; which supports the reuse of the historic bungalow located on this site for an office in association with the petitioner's business. **(Ward Eight)**

Assistant Director Arnett read the request into the record.

Director Vujnich reviewed the key elements of this property's reuse as a commercial business and noted the Site Plan Subcommittee found the submitted plan to be in compliance with the site-specific ordinance and other requirements and recommended approval of it. He then reviewed details regarding the reuse of the building, the location of parking, landscaping, lighting, the large amount of open space on the back portion of the property, and other site improvements associated with it. He also noted, as part of the listing on the historic registry, the petitioner is requesting zoning incentives, which include the waiver of public space dedication and Manchester Road escrow contribution.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to approve the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Peasley, Commissioner Lee, Commissioner Archeski, Commissioner Gragnani, Commissioner Liddy, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Renner, Commissioner Bauer, and Council Member Manton.
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

IX. <u>Other</u> – No Items for Consideration

Department staff and Mayor Woerther thanked all of the Commission Members for their service and wished everyone happy holidays.

Per Chair Bopp's request, Mayor Woerther outlined the City Council action on the Villages at Bright Leaf proposal from its meeting the previous week.

Commissioner Archeski questioned if signs within a business, which can be seen from the outside, are regulated. Director Vujnich noted the City can apply the Outdoor Lighting requirements, if these signs are illuminated, and also do count as part of the calculable sign square footage.

Director Vujnich then outlined the Master Plan Advisory Committee meeting schedule for January and the cancellation of the January 4th Planning and Zoning Commission meeting.

X. Closing Remarks and Adjournment

A motion was made by Commissioner Archeski, seconded by Commissioner Peasley, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:32 p.m.

Approved by:

Secretary – City of Wildwood Planning and Zoning Commission

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

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

DRAFT

WILDWOOD

INFORMATION REPORT

Prepared by
Department of Planning
for the
Planning and Zoning Commission
City of Wildwood, Missouri
February 1, 2016 Executive Meeting
"Planning Tomorrow Today"

Petition No.:	**P.Z. 23-15**
Petitioner:	**Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038**
Request:	A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot.**
Ward:	One
Location:	West side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road).
Public Hearing Date:	December 21, 2015
Date and Vote on Information Report:	February 1, 2016 - TBD
Report:	Attachment A
Background Information:	Attachment B

INTRODUCTION - The Pond Athletic Association (PAA) has been located in west St. Louis County since 1963 and offering services to this area, and now Wildwood residents, for over fifty (50) years. The operation of this facility over this period of time has been accomplished through funds raised by the imposition of fees, gifts, donations, and sponsorships, which means each year presents a challenge to raise enough money to provide the sought after services offered at the facility and maintain the property and improvements as well. The funding operations and maintenance of any not-for-profit facility, including the Pond Athletic Association, is an on-going challenge.

Prior to the incorporation of the City of Wildwood, the association utilized sponsorship banners as a fund raising tool, which where placed on the outfield fences. These banners represented local businesses that paid fees to be located at the facility and be viewed by patrons of the games. The use of sponsorship banners raised thousands of dollars each year. In fact, for the association's fiftieth anniversary celebration in 2013, the City's Board of Adjustment granted a variance that allowed the temporary placement of sponsorship banners at the facility, which raised over thirty thousand dollars ($30,000.00) for support of its programming. Thereafter, in 2014 and 2015, banners were again prohibited, which meant that option for funding was not available.

The City is always working to implement one (1) of the goals of the *Action Plan for Parks and Recreation - 2007*, which was to partner with facilities that provided needed services to residents the City was not or could not at that time. Pond Athletic Association (PAA), which has playing fields, offers them to the area, where the City cannot. Therefore, from the perspective of the plan's goals and recommendations, the association is an excellent partner for the City. This partnership has led to the City allocating money to the association to be used by it to offset costs for Wildwood residents that participate in its training leagues. Along with this contribution, the City Council wanted to further assist the association, and this established partnership, and recommended the City's Sign Regulations be reviewed to determine if they could be changed to allow sponsorship banners for these types of facilities. This review was completed in 2015.

The review resulted in the City's regulations being changed to accommodate sponsorship banners, as a Conditional Use Permit (CUP) in the NU Non-Urban Residence District, under a certain set of specific conditions and read as follows:

> *Banners: sponsorship types for both public and not-for-profit uses, with a minimum of two (2) operational athletic fields on the same lot.*

The Planning and Zoning Commission agreed the appropriate approach to address the allowance for banners was to employ the Conditional Use Permit (CUP) process of the City and review each location's request of them on a case-by-case basis and recommend upon them accordingly, which allows for the analysis to include the location's individual characteristics. Additionally, with the permit process, conditions can be created to address all aspects of the facility and the placement of banners at them, including the number, size, and maintenance.

CURRENT REQUEST - The specific advertisement for this request was as follows: **P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. 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). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (Ward One)**

At the public hearing on this matter, the representative for the Pond Athletic Association (PAA) noted it would like to place banners on each of the existing fields. The banners would be placed on the outfield fences and face in toward the bleachers and stands, and are not intended to be seen from any surrounding roadway or property. This screening, so the banners would not be visible from roadways or properties, is partially achieved by their strategic placements, but also through the use of wind screen around the same fencing, which will assist in blocking their unintended view as well. The representative did not provide specific information about the size of the banners and number per field in his presentation.

ANALYSIS –

The Department of Planning has considered this request for sponsorship banners at the Pond Athletic Association (PAA) facility and believes it to be appropriate and the Planning and Zoning Commission should grant the requested Conditional Use Permit (CUP). The request meets the standards set forth in the new regulations regarding this matter, i.e. a facility with a minimum of two (2) athletic fields, established and operating as a not-for-profit entity, and located in the NU Non-Urban Residence District. These three (3) requirements are set forth in the underlying regulations, as the minimum standards for allowing a consideration of banners at applicable facilities.

Consistent with Good Planning Practices - In considering this request, the Department would note the request can be accommodated with little or no impact on the surrounding area, given certain protections the Department is recommending in this regard, including managing the size, height, screening, color, and maintenance components associated with these banners. Additionally, the Department is only recommending five (5) of the seven (7) fields be authorized for sponsorship banners, eliminating the two (2) training league fields, which are in closet proximity to the abutting single family residence and Pond Road. These protections, and others included in Attachment B of this report, are intended to limit impacts and be consistent with good planning practices.

Impacts on Permitted Uses in the Same Zoning District Designation - The addition of these banners will not have a negative impact on the allowable uses in the NU Non-Urban Residence District due to their limited application, the size of this facility and the nature of the surrounding properties, site topography, extent of landscaping, and the available existing screening. The facility, by its nature, has an impact on the area that was determined by St. Louis County to not be at the extent to cause it not to grant two (2) Conditional Use Permits (CUP) to the property in 1964 and 1991. The addition of these sponsorship banners will not add, nor, in the opinion of the Department, effect the principle land use in this area, which is single family residential.

Visual Degradation - The visual impact of these banners will vary by location, but the Department believes the requirements of the permitting process and other limitations imposed, as part of the permit's authorization, would minimize them to the greatest extent possible. The Department has recommended that any field, of the five (5) that are authorized for banner placement, be additionally treated by a wind screen on the opposite side of the fence, where they are to be placed, to offset casual viewing of them, while limiting the background color to white and, again,

managing size and height components as well. Along with these considerations, the Department believes the restriction on the maximum number of banners per field will also limit the overall degradation of the area too.

Community Benefit - Overarching many of the considerations associated with banner placements at this facility is the positive impact additional revenue will have on the facility and the children that participate there. As noted in the Background Section of this report, this facility offers the greatest number of play fields in Wildwood, so its importance, and how this community benefits from its existence here cannot be understand. Given the City's park planning documents encourage partnerships to meet gaps in Wildwood's facilities, assisting to ensure a consistent revenue stream is available for the association's activities is positive for the entire community.

SUMMARY OF KEY POINTS AND RECOMMENDATION –

The Department of Planning is recommending the Planning and Zoning Commission support the requested Conditional Use Permit (CUP) for sponsorship banners at this location, under the recommended conditions set forth below in Section 9 of Attachment B. This support of the permit is premised on compliance to the four (4) criteria identified for granting a Conditional Use Permit (CUP) that are set forth in the City's Zoning Ordinance and the location meeting the underlying requirements set forth therein as well. Accordingly, the Department is recommending the existing Conditional Use Permit (CUP) for this facility be amended to read as follows:

ATTACHMENT B

1. PERMITTED USES

a. The uses authorized by this Amended Conditional Use Permit shall be a total of seven (7) ball fields, two (2) permanent concession 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 facility 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.

b. The following recreational uses shall be permitted on the property covered by this permit: softball, baseball, soccer, football, and similar type games.

c. 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.

d. 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 ballfields, 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.

Minimum Requirements – Parking

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 (please see Section 9 of this permit for permitted sponsorship banners).

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 ballfields 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 Management

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 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 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.

I. No sponsorship banner shall be placed upon a fence at this facility, so as it is **directly** visible from an adjoining roadway or property.

c. 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.

d. 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.

e. 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.

f. 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.

P.Z. Number(s): 23-15
(as assigned by department)

CITY OF WILDWOOD
NOV 16 2015
DEPT OF PLANNING & PARKS

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
X Conditional Use Permit
____ Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: POND ATHLETIC ASSOCIATION c/o KEITH ELLIS
Mailing Address: P.O. Box 111
Wildwood, Missouri 63038
Telephone Number, with Area Code: 636-458-9627
Fax Number, with Area Code: N/A
E-Mail Address: ellisnd@charter.net
Interest in Property (Owner or Owner Under Contract):
Board President of the Association

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

Owner's Name (if different than applicant):
Pond Athletic Association
Address: P.O. Box 111
Wildwood, Missouri 63038
Telephone Number, with Area Code: (636) 458-9627

SITE INFORMATION

Postal Address of the Petitioned Property(ies):
1613 and 1725 Pond Road

Locator Number(s) of the petitioned Property(ies):
22W330042 and 22w330051

Total Acreage of the Site to the Nearest Tenth of an Acre:
19.32 acres (according to St. Louis County, Missouri records)

Current Zoning District Designation: NU and FPNU, with CUP

Proposed Zoning District Designation: NU and FPNU

Proposed Planned District or Special Procedure: NU and FPNU, with Amended CUP

USE INFORMATION

Current Use of Petitioned Site: Athletic Fields for League Play

Proposed Use of Site: Same as 'Current,' but allow sponsorship banners to be sold and displayed on the fences surrounding the playing fields to support the facility's operation.

Proposed Title of Project: Pond Athletic Association

Proposed Development Schedule (include approximate date of start and completion of the project):
Spring through Fall, 2016

CONSULTANT INFORMATION

Engineer's/Architect's Name: Not Applicable

Address:

Telephone Number, with area code:

Fax Number, with area code:

E-Mail Address:

Soil Scientist/Forester's Name: Not Applicable

Address:

Telephone Number, with area code:

Fax Number, with area code:

E-Mail Address:

ACKNOWLEDGEMENT INFORMATION

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

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

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

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

(X) 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: [signature]

NAME (PRINTED): KEITH ELLIS

ADDRESS: 17131 LAFAYETTE TRAILS DR.
WILDWOOD, MO 63038

TELEPHONE NUMBER: 314-440-3333 (CELL) 636-458-6687 (HOME)

[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 11th DAY OF Nov., 20 15.

SEAL: MARTA ANDERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Charles
My Commission Expires: May 22, 2019
15052162

SIGNED: Marta Anderson
(NOTARY PUBLIC)

NOTARY PUBLIC Marta Anderson
STATE OF MISSOURI.

MY COMMISSION EXPIRES May 22, 2019

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: 11-23-15
FEE: —; RECEIVED BY: KA
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

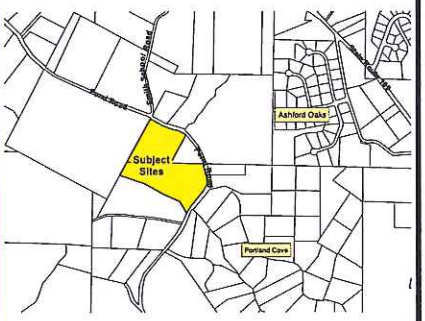
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, February 1, 2016, at 7:30 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.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on December 21, 2015. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to take action upon this item at their 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 **Monday, February 1, 2016, at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038 - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. 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). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (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 (636) 458-0440. Thank you in advance for your interest in this matter.

1-25-2016

City of Wildwood
Planning + Zoning commission:

I really would not want any type of banners, signs etc put on existing fencing associated with Pond Athletic Association because it distracts from the rustic residential theme of our city.

Thank You

Mercy Beth Dunn
1449 Smith School Rd.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Saturday, January 23, 2016 7:05 PM
To: Lynne Greene-Beldner; 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 23-15 Pond Athletic Association
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	This is basically a residential area with a large athletic complex as neighbors. while the athletic complex has been in existence for a long time it does not justify homeowners having to drive past commercial advertising in their neighborhood. The athletic complex was designed and built for a rural, minimal residential area and future growth should be moved to such an area.
Suggestions	Plan for growth in another location. There are large parcels of property along major thoroughfares in the area and that is a much mor appropriate area for such a complex.
	(Section Break)
Name	Tom 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.

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Tuesday, January 19, 2016, at 7:30 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.

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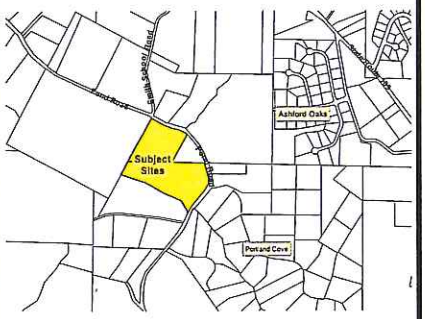

Street Address of Subject Sites:
1613 and 1725 Pond Road

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

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P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038 - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. 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). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (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.**
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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, December 23, 2015 1:23 PM
To: Lynne Greene-Beldner; 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 23-15 Pond Athletic Association
Item Description	Allowing signs posted on the fence of the Pond Athletic Fields
Position on Request	Do Not Support
General Comments	I live across from Pond Ball Fields and am concerned about a "junky" appearance at the ball park. I am not opposed to the lights at Pond, but I know how expensive it is. Often I see lights on when no one is using the ball field. Maybe they could make money by conserving on the lighting bill.
Suggestions	Could we have it so that you do not see the signs as you drive along Pond Road? Also, is there a time frame for the signs so that they would not be left up after ball season.
	(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.

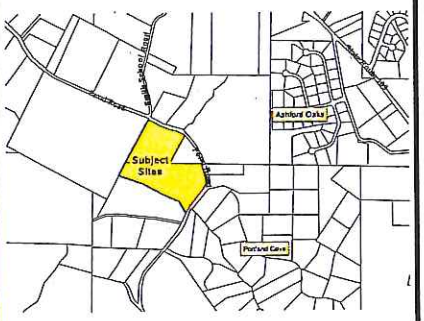
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, December 21, 2015, at 7:30 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 Site:
1725 and 1613 Pond Road

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

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, December 21, 2015, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment.** The following request will be considered at this time:

P.Z. 23-15 Pond Athletic Association, c/o Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038 - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. 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). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot. (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 (636) 458-0440. Thank you in advance for your interest in this matter.

Chapter 415. Zoning Regulations

Section 415.090. "NU" Non-Urban Residence District Regulations.

[Ord. No. 1324 App. A §1003.107(K), 8-14-2006; Ord. No. 1874 §1, 6-25-2012; Ord. No. 1880 §1, 8-13-2012; Ord. No. 1934 §1, 5-13-2013]

A. *Scope Of Provisions.* This Section contains the district regulations of the "NU" Non-Urban Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this Section by reference. The "NU" Non-Urban Residence District of the City of Wildwood encompasses areas within which rough natural topography, geological conditions or location in relation to urbanized areas creates practical difficulties in providing and maintaining public roads and public or private utility services and facilities. The "NU" Non-Urban Residence District, therefore, shall promote the protection and existence of a large-lot rural development pattern.

B. *Permitted Land Uses And Developments.* The following land uses and developments are permitted in this district:

1. Churches.
2. Commercial vegetable and flower gardening, as well as plant nurseries and greenhouses, but not including any structure or building used as a retail or wholesale salesroom.
3. Dairy farming.
4. Dwelling, single-family.
5. (Reserved)
6. Farming, including the cultivation and sale of any plant crops and domestic animals.
7. Forests, wildlife reservations, as well as conservation projects.
8. (Reserved)
9. Home occupations.
10. Hunting and fishing as well as propagation of wildlife of any kind.
11. Libraries, public or private not-for-profit.
12. Mausoleums or crematoriums in an existing cemetery, any other provision of the law notwithstanding, but no such structure shall be situated closer than one hundred (100) feet to any cemetery property line.
13. Parks, parkways and playgrounds, public or private not-for-profit.
14. Schools, public or private kindergarten, elementary, secondary and collegiate.
15. Water features determined not to be high hazard or located in the main channel of a named watershed located in the City of Wildwood. Notwithstanding the foregoing, permitting of these features shall be governed by the regulations, requirements, and standards of the Chapter **425** Grading Code of the City of Wildwood Municipal Code and be reviewed and acted upon by the Department of Public Works. These water features, herein permitted by

right, shall require a Conditional Use Permit (CUP), under the regulations set forth in Chapter 415.500 Conditional Use Permit Procedures (CUP) of the City of Wildwood Zoning Ordinance, if the source of any of its water for developing or maintaining normal pool elevation is determined to be from a ground water source.

C. *Conditional Land Use And Development Permits Issued By The Commission.* The following land uses and developments may be permitted under conditions and requirements specified in Section **415.500** "Conditional Use Permits", except the specified home occupations described below which must adhere to simplified process defined in Subsections **(H)** and **(I)** of this Section:

1. Administrative offices and educational facilities.
2. Banners: sponsorship types for both public and not-for-profit uses, with a minimum of two (2) operational athletic fields on the same lot.
   [Ord. No. 415.090 §1, 4-13-2015]
3. Bed and breakfast establishments.
4. Blacksmiths.
5. Cemeteries, including mortuaries operated in conjunction with the cemetery.
6. Child care centers, nursery schools and day nurseries.
7. Clubs, private not-for-profit.
8. (Reserved)
9. (Reserved)
10. Fairgrounds.
11. Feed or grain storage, commercial or cooperative.
12. Foster homes for handicapped children.
13. Golf courses, including practice driving tees on the same premises. Miniature golf courses and independent practice driving tees are excluded.
14. (Reserved)
15. Group homes for the elderly.
16. (Reserved)
17. Home occupations permitted by Section **415.090(H)**.
18. Large water features.
19. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
    a. Adequately screened with landscaping, fencing or walls or any combination thereof; or
    b. Placed underground; or
    c. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
    d. All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

20. Mortuaries.

21. Mulching plants for trees, wood or wood waste, but not including any assembly or manufacture of a product.

22. Nursing homes, including assisted care living facilities (overall density of assisted care units is a function of permitted beds).

23. Police and fire stations.

24. Post offices and other government buildings.

25. Public utility facilities, other than local public utility facilities.

26. Radio, television and communication transmitting, receiving or relay towers and facilities, subject to the provisions of the Model Telecommunications Code.

27. Recreational camps and camping facilities.

28. Recreational land uses, commercial or not-for-profit.

29. Residential substance abuse treatment facilities.

30. Retreats operated by educational or other not-for-profit entities.

31. Riding stables, kennels and veterinary clinics.

32. (Reserved)

33. Salesrooms (retail and wholesale), when established as an accessory use to commercial gardens, plant nurseries and greenhouses, for the sale of nursery products and related items for use in preserving the life and health of such products, hand tools and plant containers. The preceding items shall not include power-driven equipment, lawn and garden furniture nor decorative accessories and fencing; however, bulk sale of sand, gravel, mulch, railroad ties or similar materials may be permitted. The salesroom may occupy all or a portion of a building.

34. Satellite dishes (additional to provisions of Section **415.380(R)**).

35. Sewage treatment facilities, other than facilities permitted as an accessory use.

35a. Solar panels, all ground-mounted types. All roof-mounted types, if said installations are visible from an adjoining/adjacent street(s).
[Ord. No. 2028 §§1 — 2, 4, 8-25-2014]

36. Specialized private schools.

37. (Reserved)

D. *Accessory Land Uses And Developments.*

1. Subject to compliance with the procedures of this Section, accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use and serves only to further the successful utilization of the primary use. Accessory uses include the following:

   a. Devices for the generation of energy, such as solar panels (roof-mounted types on rear and/or side of dwellings and not visible from the adjoining/adjacent street(s) only), wind generators and similar devices.
   [Ord. No. 2028 §§1 — 2, 4, 8-25-2014]

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, December 21, 2015 4:13 PM
To: Lynne Greene-Beldner; 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 23-15 Pond Athletic Association
Item Description	Banners on PAA fencing
Position on Request	Other
General Comments	I would support this on the condition that the banners are visible ONLY to those using the Pond Athletic Association and are not visible from Pond Road. Those of us who live in the area should not have to view advertising when driving on Pond Road.
Suggestions	Ensure banners are not visible from Pond Road.
	(Section Break)
Name	Sandra Curtiss
Address	17229 Portland Crest Ct
City	Wildwood
State	MO
Zip	63038
Phone Number	314-600-2691
Email	sandra.w.curtiss@gmail.com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, December 21, 2015 4:01 PM
To: Lynne Greene-Beldner; 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 23-15 Pond Athletic Association
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	How is the board going to protect the neighbor's from PAA becoming to commercial when presently their games that go past 10:00 they have their signs on the top of our streets. No one was asked if it was ok on smith school to have their name on our street, would it be reasonable to think the neighbor who live with this club don't count.
Suggestions	*Field not completed.*
	(Section Break)
Name	Betty
Address	1512 smith school
City	Wild wood
State	Mo
Zip	63038
Phone Number	N/A
Email	N/A

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, December 22, 2015 12:42 PM
To: Lynne Greene-Beldner; 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 23-15 Pond Athletic Association
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	My husband has been living on the same property for over 30 years and remembers when the ball diamonds were nonexistent and just an open field and traffic concerns were not a problem. The small developing ball park has grown and grown so much that pond road cannot support all the traffic. Therefore, I do not believe more advertising is needed for success of the association. The association needs to realize this was, and the residents still want, it to be a quaint little country road and not a commercialized district. I was not in support of the banners when they were requested in 2013 and I still am not to date. The banners are seen from the road from all angles through the chain link fence and we drive by there multiple times a day. They are cheap looking plastic and unsightly. They do not go with the natural beauty of the wooded, hilly area we love to live in. Please consider the people who live by the park and are next door neighbors when deciding how our country road is perceived. It is a winding, country road, not a commercial district.
Suggestions	A suggestion to the ball park would be to raise the prices so that advertisement banners aren't needed. I drive down highway 40 close to the city and see ballfields on the north side of 40 and i do not see unsightly advertisement banners.

	Perhaps pond ballpark could ask them for suggestions on how generate more revenue. Or, when i was a young girl, our "tball" shirts had sponsors ads on the back of the shirt or shirt sleeve.
	(Section Break)
Name	Erica Sprunger
Address	1548 Pond View Drive
City	Wildwood
State	MO
Zip	63038
Phone Number	636-751-3581
Email	esprunger@gmail.com

Email not displaying correctly? View it in your browser.

WILDWOOD

PRIMER – Version #2

Prepared by the Department of Planning
for the
PLANNING AND ZONING COMMISSION
February 1, 2016 Executive Meeting
"Planning Tomorrow Today"

Nature of Request >>>

P.Z. 1 and 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038 - A request to amend existing Planned Residential Development Overlay District Ordinance #1189 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers 22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to contaminants left in place and an associated restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously approved design. **(Ward Two)**

Introduction >>>

The City of Wildwood has been considering a proposal for the development of an 18.3 acre site located on the north side of Strecker Road, east of Englebrook Drive, since 1999. The proposal for this property began as a residential development of twenty-three (23), single family dwellings on individual lots. After the initial public hearing on this matter in 1999, it became apparent that, with the property's proximity to the Ellisville-Bliss Superfund Site and the potential questions about the successfulness of the clean-ups over time, greater information was needed, especially a better profile of its environmental conditions.

This gathering of information would be in the form, at first, of a Phase II Environmental Assessment. This assessment required a thorough analysis of the site, with substantial fieldwork. The first of these assessments was completed by the developer and determined flawed to the point that it was not acceptable for use, which led the City to conduct a second Phase II Environmental Assessment and others thereafter. This action led to the detailing of other potential problem areas on the property and the City obtaining commitments from the federal and State governments to address them. These commitments led to further studies, discussions, partial cleanup, and the creation of an environmental covenant between the federal government and the landowner, which requires a specific area of the property not be used for occupied residential purposes and also requires that soils within the same specified area not be excavated or otherwise disturbed.

As noted, the process for these environmental assessments began in 1999 and continued through 2014, when the federal government completed the clean-up of an identified contamination zone and the establishment of the environmental covenant. With these actions relative to the subject property, the

developer submitted an Amended Site Development Plan for the City's consideration and action. This amended plan was reviewed by the Department of Planning, the Department of Public Works, and the City Administrator and determined to have enough changes associated with it from the original proposal submitted during the 1999 public hearing process that it would require a new public hearing upon it. This process is described in the City's Zoning Ordinance and referenced below:

Chapter 415.510 - Planned Residential Development Overlay District, Section 415.510 (G.)
2. To amend the site development plans:

c. If the Department of Planning determines that the proposed amendment to the site development plan is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing or with the preliminary development plan approved by the City Council, the Department shall so report to the applicant and the Planning and Zoning Commission. The Planning and Zoning Commission shall then review the proposed site development plan amendment and make a final determination. The Planning and Zoning Commission may, if deemed necessary, forward a resolution of intent to the City Council for the purpose of a new public hearing on the matter in accord with proceedings specified in Section 415.560 "Procedure for Amending the Zoning Ordinance".

Public Hearing – September 21, 2015 >>>

With that determination made, a public hearing was held on this matter on September 21, 2015 by the Planning and Zoning Commission. The public hearing was attended by the petitioner, petitioner's attorney, and many surrounding property owners and interested parties. The discussion held during this public hearing is provided in the attached and approved minutes of the Planning and Zoning Commission. It is important to note, as part of this hearing, the petitioner's attorney attributed several statements to the City's Special Counsel on this matter regarding next steps in the process, for which the Planning and Zoning Commission requested verification. The comments made by the petitioner's attorney regarding this site related to the following matters:

1. The condition of the property and its suitability for residential use.
2. The U.S. Environmental Protection Agency's position on the use of the site.
3. The Missouri Department of Natural Resources position on the use of the site.
4. The next steps to allow this site to be developed with homesites.

This verification sought by the Planning and Zoning Commission would be from the City's Special Counsel, who is Bruce Morrison. The Planning and Zoning Commission sought to have clarification provided on this matter, as well as the City Council's direction on the same.

Site Development Plan Review >>>

The matter prompting the aforementioned hearing remains unchanged, since September 21, 2015. Again, the submittal of the amended plan to the City for this project generated a list of comments that were prepared by the Departments of Planning and Public Works in this regard. These comments are identified below:

1. Please provide comments and/or approvals from the Metropolitan St. Louis Sewer District regarding the revised design of the stormwater improvements and sanitary sewers for this project.
2. Please provide any comments or recommendations from the Metro West Fire Protection District regarding the design of improvements for its planned service to the site.
3. Please provide final letters from the United States Environmental Protection Agency and the Missouri Department of Natural Resources regarding the condition of the site for its proposed future

use for twenty (20) homesites. These letters should reflect the latest data and be dated relative to this year – 2015.

4. Please provide the signed and recorded document for the City's records that is associated with the environmental covenant that now exists on this site.
5. Please update any changes to the disturbance limits, based upon the previous Natural Resource Protection Standards Analysis, and tree preservation protection limits and amounts. Any other components of the plan sheets referencing this information may also need to be updated, if applicable. Please have the Soil Scientist that performed the Natural Resource Protection Analysis sign and seal the drawing.
6. Please note the Geotechnical Engineer that prepared the report on this property will have to sign and seal the plan's title page as well, along with the Professional Engineer of record.
7. Please note the streets are shown as private, but the City's Master Plan requires these roadways to be public. Please revise this change on all applicable plan sheets.
8. Please note the current site-specific ordinance will need to be amended to address the reduction in the total number of lots; minimum lot sizes; the inclusion of the covenant area; the stormwater requirements relating to Phase II of the Clean Water Act, now imposed on new developments; sustainable planting, under the new guidelines of the City; Traffic Generation Assessment Fee increases over the last decade; and a range of inclusions to the governing ordinance that will now be required to ensure the initial buyers, as well as any other individuals that make subsequent purchases of them, are aware of the environmental history of this property. Along with these items, the participation of the developer in any additional federal or State cleanup activities that may be needed or determined to be applicable, once grading begins upon the property and any environmental hazards, barrels, or other conditions are discovered or unearthed, will also be addressed at this time. Please note a public hearing has been tentatively set for September 21, 2015 to consider these changes to the governing ordinance that are now required due to modifications to the site.
9. Please be advised the Department would recommend the owner consider undertaking a study of the site to determine if the applied standard for the completed cleanup represents the appropriate health-based standard for continuous use of the property by individuals, under its planned residential classification. A number of the City's consultants have commented on this matter and that information is available to the property owner and his attorney for review and use.

Governing Ordinance >>>

The Department has not yet received an updated plan, which was requested, when the City issued its initial comment letter on the original submittal. Consequently, the Department is awaiting information on the following items:

1. The reduction in the total number of lots, minimum lot sizes, the inclusion of the covenant area;
2. The inclusion of stormwater requirements relating to Phase II of the Clean Water Act, now imposed on new developments;
3. The use of sustainable plantings, under the new guidelines of the City,
4. The update of Traffic Generation Assessment Fee increases over the last decade;
5. The modification of the governing ordinance to include conditions to ensure the initial buyers, as well as any other individuals that make subsequent purchases of them, are aware of the history of this property; and
6. The participation of the developer in any additional federal or State cleanup activities that may be needed or determined to be applicable, once grading begins upon the property and any

environmental hazards, barrels, or other conditions are discovered or unearthed, will also be addressed at this time.

7. The creation of a new and managed buffer between the covenant area and the homesites.
8. The addition of safeguards to limit and control access to the covenant area.
9. The establishment of limitations on the developer's ability (or any successor's ability) to amend or terminate the recorded covenant, without the City's approval first.
10. The development of a notice process and the City's approval of any land disturbance within the covenant area.

Next Steps >>>

Accordingly, at tonight's update and discussion, the following outline will be used for the purposes of addressing the identified items from the September public hearing and then allow for the Department to obtain any additional information necessary for the Planning and Zoning Commission to address the on-going direction from the City Council:

I. Hold a (Closed) Session (RsMO 610.021 (1)) with the Planning and Zoning Commission members with legal counsel at the start of tonight's meeting.
II. Reconvene thereafter in Regular Session to hear from the City's Special Counsel on those items identified by the petitioner's attorney at the public hearing.
III. Solicit further public comment.
IV. Determine next steps.
V. Close discussion and no action is being requested by the Department of Planning at that time.

If any of the Commission 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 consideration of this information and input on the same.

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
SEPTEMBER 21, 2015

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, September 21, 2015, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

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

PRESENT – (8)
Chair Bopp
Commissioner Archeski
Commissioner Peasley
Commissioner Renner
Commissioner Gragnani
Commissioner Liddy
Commissioner Bauer
Mayor Woerther

ABSENT - (2)
Commissioner Lee
Council Member Manton

Other City Officials present: Director of Planning Vujnich, City Attorney Golterman, and Senior Planner Arnett.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the September 8, 2015 Meeting

A motion made by Commissioner Archeski, seconded by Commissioner Peasley, to approve the minutes from the September 8, 2015 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

The Department did not have any opening remarks.

V. Public Hearings – One (1) Item for Consideration

(a.) **P.Z. 1 and 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038** - A request to amend existing Planned Residential Development Overlay District Ordinance #1321 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers

22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to a restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously approved design. **(Ward Two)**

Chair Bopp provided those in attendance with the guidelines for tonight's public hearing.

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich narrated a slide show of photographs illustrating the subject site and adjacent properties. He then gave a brief history of requests on the site, the number of state and federal agencies involved in the clean-up process, and the highlights of the primer provided for tonight's hearing. Additionally, he noted an approval letter was received from Metropolitan St. Louis Sewer District (MSD) and had been provided to the Commissioners. Finally, he noted the modifications to the plan were enough to prompt a public hearing for these changes.

Mike Boerding from Sterling Engineering, noted he was representing Claymont Development and the Amended Site Development Plan being presented reflects a reduction of three (3) lots and changes to two (2) other of the remaining twenty (20) lots to have their size modified. He explained the reduction in lots was to accommodate the relocation of the retention basin and a sanitary sewer line due to the establishment of the covenant area.

Greg Stine, 16209 Trade Winds Court, noted he was speaking as a citizen and a Council Member to express his concerns about the development. He is opposed to the development. *[His comments were submitted in writing and have been included as part of these minutes.]*

Dan Duffy, 258 Bonnie Court, noted he wanted to thank the City for including him in the mailing, even though he does not live in Wildwood. He commented that he is a runner and often runs by the site and noted it has a foul odor, especially after rainstorms. He also expressed his concern with the site being cleaned by the Environmental Protection Agency (EPA) to a recreational standard, and not to a residential level.

Dan Topik, 1576 Englebrook Drive, noted he has concerns about the number of cancer cases around the subject site. He noted he has been involved in this site for years and will continue to be opposed and speak out against its use. He is opposed to the development.

Barbara Sprenger, 84 Strecker Road, noted her support for the City's request for disclosures from the agencies who complete testing on the site and that blasting be prohibited. She also noted that, with the passing of time and the modifications in testing, that some requirements from the previous approval may not be appropriate now. She stated it was her belief the covenant area is inappropriate, and that five (5) year testing intervals should be conducted on the site. She is opposed to the development.

Victoria Allen, 1651 Idle Rock Farm Road, noted she has conducted years of research on the EPA and believes it is corrupt and have not done its job. She believes the City should not take stock in its findings. She then read a section from the book titled *Poison Spring*. She is opposed to the development.

Tammy Shea, Ward 3, provided a retrospective of her research and applicable documents on this topic. She expressed concern with the City considering this modification, while there is active litigation from the

developer to the City, and her belief that the proposed plans were not available to the public. She is opposed to the development.

Carrie Hermeling, with Husch Blackwell, petitioner's legal representative, noted the petitioner is requesting three (3) changes and the proposed plan meets the City Code for an Amended Site Development Plan. She requested the City Code and Master Plan be added as part of the record. She noted the eight (8) acres of the site that have been repeatedly tested and proven clean where the residential homesites are proposed. The property has approval from both state and federal agencies and the City should approve the Amended Site Development Plan.

Mary Morton, 211 Strecker Farms Court, noted her concerns with the disturbance of the property. She requested a copy of the letter the City Council sent to the EPA, with its concerns regarding this development.

Director of Planning Vujnich noted mailings had been sent certified to the property owner and his engineer, and the packet can be found on the website, including the proposed plans.

Discussion was held regarding the following: the copy of the restrictive covenant that will be provided as part of the packet; the desire to have Mr. Morrison, the City's environmental counsel, at future meetings; the conditions for payment of fees to MSD; the next step in the process, which is to provide the documentation on the sixteen (16) years of information on this request; the timing of when the proposal will return to the Commission, which is likely the beginning of November; the Caulk's Creek surcharge fee charged by MSD; the existence of monitoring wells on site, but unsure who is gathering the results; and the knowledge the ephemeral drainageway that is located on-site is a losing creek.

A motion made by Commissioner Peasley, seconded by Commissioner Gragnani, to close the public hearing. A voice vote was taken regarding the motion to close the public hearing. Hearing no objections, Chair Bopp declared the motion approved.

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

Letters of Recommendation – One (1) Item for Consideration/Reconsideration

(a.) **P.Z. 2-15 (Reconsideration) City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request of the City Council of the City of Wildwood, Missouri for the Planning and Zoning Commission to reconsider its action regarding the review and consideration of possible changes to the definition of *'Farm', 'Domestic Animals', and 'Stables-Private'*, under the current regulations of the City of Wildwood Zoning Ordinance (Chapter 415 of the City of Wildwood Municipal Code, Section 415.030 *Definitions*), which governs the use of properties in certain residence district zoning designations, i.e. 415.090 NU Non-Urban Residence District and 415.110 R-1 One Acre Residence District. The intent of this request for reconsideration is to review the Planning and Zoning Commission's action that amended the definitions of *'Domestic Animals and Stables-Private'*, so as llamas were to be considered an accessory activity to the primary use of the property, with the direction to offer a least impactful approach to the same recommended outcome. **(Wards – All)**

Senior Planner Arnett read the request into the record.

Director of Planning Vujnich reviewed the history of this request, which was a modification of certain definitions in the Zoning Code. He then noted the Historic Preservation Commission had heard a request on

the property, which prompted P.Z. 2-15, to be included on the City's local historic registry, with a zoning incentive. The Historic Preservation Commission recommended the property be placed on the City's historic registry and the zoning incentive allowing fifteen (15) llamas on the property. This recommendation was to be presented to the Planning and Zoning Commission and the City Council for ultimate approval. In the meantime, a correspondence was received from Mr. and Ms. Wier stating they now own the property on Glencoe Road, and have also reached an agreement with adjacent property owners to lease a portion of their ground, thereby, increasing their property size to five (5) acres. With the property totaling five (5) acres in size, a farm is a permitted use and the llamas are permissible domestic animals. With the change in ownership, and the granting of the lease, they have requested the withdrawal of the historic registry application on the property. Additionally, the amendment to the definition of farm that was being considered is now moot and should be withdrawn as well.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to withdraw P.Z. 2-15 and the historic registry application.

Discussion was held regarding the following: the timing of the recording of the easement and the lack of access by the llamas to the additional acreage.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Archeski, Commissioner Gragnani, Commissioner Peasley, Commissioner Liddy, Commissioner Bauer, Commissioner Renner, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Lee and Council Member Manton
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 8-0.

VII. <u>New Business</u> – No Items for Consideration

VIII. <u>Site Development Plans-Public Space Plans-Record Plats</u> – No Items for Consideration

IX. <u>Other</u> – No Items for Consideration

X. <u>Closing Remarks and Adjournment</u>

A motion was made by Mayor Woerther, seconded by Commissioner Peasley, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:00 p.m.

Approved by: Gerald W. Peasley
Secretary – City of Wildwood Planning and Zoning Commission

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

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

9/21/15

Good Evening,

I am here before you wearing many hats. I am a concerned citizen; a parent; a neighbor; a homeowner. Most pertinent~~y~~ to tonight's meeting, I am here as a Wildwood City Councilmember that is very concerned about the recent decision by the City Council to resume the planning process for the proposed development known as "Strecker Forest".

Strecker Forest is not located in my district of Wildwood, Ward 7. But the people's government has many responsibilities. First and foremost: to look after the general welfare and safety of its citizens. Safety first. And safety of ALL Wildwood residents.

This residential development is being proposed on a site that has a 40 year history as one of the most polluted places in Missouri. There have been many EPA cleanups – at least 4 - and just as many assurances that the site was "clean" and ready for residential use. In December 2014, we received a similar assurance, although this time with some caveats (i.e. "cleanliness" of the site using a recreational standard for 'acceptable exposure' to dioxins, PCBs, etc. vs. a tougher residential standard; an environmental covenant will be in place; work will continue.)

Let me restate the issue: the developer is proposing to put houses on the still-active Ellisville-Bliss EPA Superfund Site.

I am standing here now as a person that ultimately will be one of a handful that has to decide on how best to serve the public – today's citizens and tomorrow's. ***I am here because I believe that there should be absolutely NO development on the site - EVER.*** I do not take this responsibility lightly. Therefore– with regards to this site

Here is why:

- Disturbance of the site will pose an imminent risk to those that live in the area because of dust and distribution of soil on roads.

- Development of the site risks the health of employees and contractors working for the developer. It seems highly unlikely that the developer will voluntarily notify these workers or provide safety gear and equipment.

- According to the EPA's December 2014 Removal Action Report, the dioxins, PCBs and other very dangerous chemicals have spread and migrated into environmentally sensitive Caulks Creek over the 35-year span since EPA first took measurements. Caulks Creek is a tributary to the Missouri River, as well.

- Several residents, pets and other animals in surrounding subdivisions have developed very rare cancers - and some have DIED. These cancers were very similar to those contracted by residents of Times Beach, MO in the late 1970s, a site that was also contaminated by Russell Bliss.

- The developer, Claymont Development LLC, bought the land at ABOVE MARKET VALUE (18.2 acres at $67,000/acre vs. ~$40,000/acre today) at the peak of the economic recession, fully aware that it was seriously contaminated. When the development was halted in 2008, Claymont sued the City for actual and punitive damages. It is my suspicion that the intent of the developer when it bought the property was to extort the City if it decided to prevent development.

- The City has commissioned multiple studies on the site by nationally recognized experts on dioxin over the past ten years. ALL of them have strongly recommended AGAINST any development on this and adjoining sites. The City's expense for this work has been nearly $700,000.

To allow any development on the site would be complete madness.

Please understand that I greatly respect my fellow Councilmembers, the City staff and members of the Planning and Zoning Commission. They are good and caring people; I believe that they want to do the right thing, but are afraid of causing serious financial harm to the City. Unfortunately, the financial liability of the City is very significant whether or not houses are built on the site, therefore the potential risk of serious illness and environmental impacts must sway the outcome of this debate.

The damage was done by Russell Bliss 40 years ago, not Claymont, or the EPA, or the surrounding residents; unfortunately, Wildwood now will have to decide whether the numbers of those impacted (financially or through health/safety issues) will expand into the future.

Through the coming months, I hope you – and Claymont – come to agree: this site must be left undisturbed.

Greg Stoe

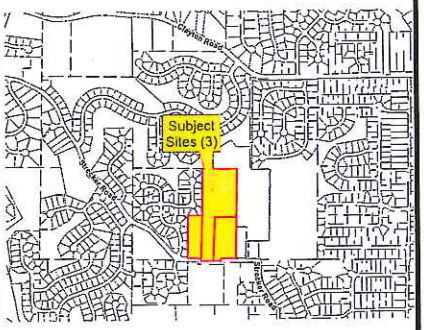
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Tuesday, January 19, 2016, at 7:30 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 Site:
165, 173, and 177 Strecker Road

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

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on September 21, 2015. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to again discuss this item at their upcoming meeting, although no action is being recommended at that time. If inclined, the Commission encourages you to attend this meeting to hear, and participate in, the discussion on this matter. The meeting will be held on **Tuesday, January 19, 2016, at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 1 and 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038 - A request to amend existing Planned Residential Development Overlay District Ordinance #1189 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers 22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to a restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously approved design. **(Ward Two)**

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

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

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

WILDWOOD

MEMORANDUM

To: Mayor Timothy Woerther and City Council Members

From: Ryan S. Thomas, City Administrator

Date: January 8, 2016

Re: EPA Written Response and Future Actions

Background

The City is now in receipt of the attached letter from the United States Environmental Protection Agency (EPA), in response to the City's letter of August 25, 2015 regarding the Ellisville Superfund Site. The EPA has provided much of the technical information that was requested but has offered very little in terms of future actions. This item has been placed on the January 11, 2016 City Council Meeting Agenda, to provide an opportunity to discuss what steps the City should now take following receipt of this letter and accompanying information.

Recommendations

1. Consider re-engaging the firm, Environmental Stewardship Concepts (Dr. Peter DeFur), to provide technical guidance. Environmental Stewardship Concepts previously prepared a Human Health Risk Assessment Report, dated March 14, 2011, for the proposed Strecker Forest development site, and has significant experience with Superfund Sites. Their guidance could prove very helpful in pursuing the other recommendations that follow.
2. Provide written notice to the EPA that the City of Wildwood has continuing concerns regarding the Ellisville Superfund Site, and objects to the delisting of any of its Sub Sites until such time that all human health concerns have been addressed to the satisfaction of the City.
3. Determine how Federal legislators may be able to intervene (ie. additional funding for further testing and remediation to current residential standards, funding for public land purchase(s), etc.), and request meetings with the appropriate legislators.
4. Other actions as may be identified during the January 11, 2016 City Council Meeting and through subsequent discussions with the City's consultants.
5. Once the City's next steps are determined, provide a status update on the City website.

Please be prepared to discuss this item during the January 11, 2016 City Council Meeting.

RST

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 7
11201 Renner Boulevard
Lenexa, Kansas 66219

DEC 0 9 2015

Mayor Tim Woerther
City of Wildwood
16860 Main Street
Wildwood, Missouri 63040

Dear Mayor Woerther:

Thank you for your letter dated August 25, 2015, in which you raised a series of questions, and for the follow-up telephone conversation on December 2, 2015, which helped clarify your request for information. We have always appreciated the dialogue we have established with you and community leaders, and look forward to continuing the conversation in order to resolve these matters.

Below are responses to the questions you raised. Some of these responses reiterate positions established through our previous discussions, or that have been communicated in previous public meetings.

Response to "General Comments"

1. **Please provide an opportunity for a public meeting, to allow citizens and other interested parties to provide public comments regarding the EPA/MDNR long-term strategy.**

   As you may recall, the EPA presented information to the public regarding the status of current and future actions at the site on September 8, 2014, which roughly coincided with the completion of the soil removal action that occurred during 2014. That public meeting, held during one of your city council meetings, was held at the request of the city administrator to provide a summary of the actions performed, provide a summary of the path forward at the site, and provide an opportunity for the community to ask questions and make comments. The September 2014 meeting was one in a series of public meetings, open houses, and related events we have held over the past few years. At this time there is no new information to present that has not already been discussed previously. Instead of another public meeting that would likely restate the positions previously communicated to the public, we suggest reconvening the dialogue group to discuss long-term stewardship. Completion of the long-term stewardship plan will provide the next best opportunity to hold a public meeting.

2. **Please further investigate the surface and subsurface contamination, which remains in the creek bed area at the northeast corner of the Claymont Development property, as identified in the December 2, 2014 Removal Action (RA) Report. Additionally, please analyze the archived Sampling Units (SU) samples for Decision Units (DU) 39, 47 & 48 because: 39 & 48 overlap (this area under Covenant); and, 47 (1.5 acres) and 48 (1.8 acres) are too large to be reduced to a 4 ounce jar and yet retain an Upper Confident Limit (UCL).**

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The EPA has no current plans to further investigate areas at the Ellisville Superfund site, as site conditions are reasonably well understood. However, the EPA is willing to discuss limited surface soil sampling in the "creek bed area" if that is still a concern. In addition, as we have stated in past discussions, the areas related to decision units 47 and 48 were sampled to simply get a general idea of soil conditions in those areas, not a full characterization, as these areas were extensively cleaned up in the past.

3. **Please further investigate the concerns previously identified by Mundell & Associates, which were not addressed as part of the 2012 Removal Action on the Callahan property. These concerns are set out on the attached pages numbered 6-8, items 7 through 10.**

   With respect to items 7 through 9 in the Mundell & Associates comments:

   The areas that are referenced (DU-1 and "soil impacts in the area of MW-C-1") were addressed (i.e., soil was excavated in these areas) as part of the 2012 removal action. Therefore, it would seem that items 7 through 9 have effectively been addressed.

   With respect to item 10, "Impacts Downslope of Excavated Drum Fill Area," the comment given by Mundell & Associates is that "Potential soil/water impacts downslope of the excavated drum area above conservative residential LOCs may be present." The EPA analyzed five sampling events that took place from 1982 to 2012 to characterize current conditions, including the fill and drum staging areas, drainage ways and other areas of the property. Based on this analysis, the EPA has concluded that the current conditions of the Callahan property are adequately characterized and that all dioxins and furans, metals, polychlorinated biphenyls, semi-volatile organic compounds, and volatile organic compounds remaining in surface and subsurface soil are below a level of concern for all potential users of the property, including residents.

4. **Please provide an update on the establishment of a trust to facilitate any Long Term Stewardship issues that may surface in the future at any of the sub-site properties.**

   There is no substantive update on the establishment of a trust to facilitate any long-term stewardship issues at any portion of the Ellisville site. The EPA's focus with respect to these matters is in pursuing additional environmental covenants at affected properties at the site.

   Environmental covenants are allowable under our authority, promote federal/state/local collaboration, and maintain long-term institutional controls in areas within the Bliss sub-site that may require it. The advantages of a collaborative effort between private landowners, the EPA, the Missouri Department of Natural Resources, and the cities of Wildwood and/or Ellisville are compelling and were made possible the past several years under the Missouri Environmental Covenants Act. The private landowner is legally bound, the EPA and MDNR have oversight and enforcement power, and even the local governments can enforce the covenant if they choose to participate in this endeavor. This creates a long-term relationship between all of the necessary parties at the Bliss sub-site. This modern template for collaboration, coupled with MDNR groundwater monitoring activities, provides the best opportunity for a long-term stewardship concept.

5. **Please provide an update on further characterization of groundwater contamination and the potential for indoor air intrusion into area residences.**

   The Missouri Department of Natural Resources plans to release an updated report on their groundwater and related investigations sometime within the next year.

6. **Please provide a current assessment of the Rosalie property.**

   To the best of my knowledge, the status of the Rosalie property is unchanged from its status when it was cleaned up; no additional investigation is being contemplated by the EPA.

Response to "Additional Citizen Comments/Questions"

1. **The 2008 MDNR geo-probe investigation has been omitted from EPA reports, even though there were 8 borings on or adjacent to the northeast corner and all contained soil gas. The Covenant includes this area and since soil gas can rise into the ambient air as toxic vapors, how does the EPA intend to control this current and future health risk?**

   Potential vapor intrusion is being investigated by MDNR. MDNR will be providing a summary of these efforts, as well as conclusions/recommendations, in future report(s). Such report(s) will include the 2008 MDNR geo-probe investigation information.

2. **In 1987, to address all Missouri (MO) dioxin sites, the EPA established the cleanup guidelines that were concurred with the Centers for Disease Control and Prevention (CDC). Regardless of the land zoning or land usage, the presence of a stream (on or adjacent) requires residential standards, not only to the streambed but also to surrounding surfaces that drain into the stream. Since water/erosion still transports dioxin, has the CDC concurred with the change to the guidelines?**

   The presence of a stream, in and of itself, does not require residential standards under Superfund guidelines.

3. **The Bliss Covenant area applies to only the 2014 RA area, while the Strecker Forest Covenant includes the streambed and northeast corner which were not part of the RA area. Please explain this discrepancy.**

   The Strecker Forest Covenant was executed so that the northeast area of this development property could be efficiently captured in a post-removal, one-time transaction. This means that areas that may have trace amounts of dioxin could all be captured in one legal instrument since development could occur there in the shorter term. In contrast, the Bliss Covenant pertained to the actual dig area since it is a family farm and residence area under no such time pressures. The larger Bliss parcel is also a previously remediated acreage that requires further work and discussions between the EPA and the landowner. In light of these factors, the agency confined the Bliss covenant area to that portion of property where the removal action actually impacted that landowner.

4. **What standards are being applied to the monitoring well data?**

   MDNR will be discussing monitoring well data in their report.

5. **Other than possibly delisting properties off the National Priorities List (NPL) and applying Covenants, what specifically would be the difference between future and past monitoring?**

   The establishment of additional covenants would likely not change future or past monitoring strategies.

6. **In reference to the Removal Action Report for the Claymont Development property, please address the following:**

   a. **The Pollution Reports (POLREPS) mentioned possible Potentially Responsible Parties (PRP) – were any named?**

      Questions on enforcement aspects of the removal action can be directed to the site attorney, Shawn Grindstaff, at grindstaff.shawn@epa.gov.

   b. **What were the pre-and-post excavation dimensions for each Excavation Area (EA)?**

      Dimensions of each excavation area were not recorded. A survey, performed after the excavation areas were backfilled, was conducted to record the surficial extent of the removal. An estimate of the excavation areas is as follows:

      EA-1: 2,430 ft^2
      EA-2: 1,520 ft^2
      EA-3: 7,020 ft^2

   c. **What were the dimensions and volume capacity of the retention pond? Since EA-1 was still open, why did water have to be pumped out of only EA-3? Was perched water encountered?**

      The dimensions of the retention pond were not surveyed. A reasonable estimate of the volume would be 40'x 40'x 4' or approximately 6,400 ft^3.

      EA-3 was the first area excavated. A portion of the excavation fell within a local drainage ditch and was within the area of influence of drainage of the former Mid-America Arena roof line. To manage surface water, a berm was constructed across the drainage ditch upgradient of EA-3. The retention basin was constructed downgradient. Water was pumped from EA-3 to dewater the excavation due to precipitation events. This water consisted of local runoff and runoff from the roof of the adjacent building.

      Water was only pumped from EA-3 because accumulations of water in EA-3 hampered the operational schedule. No significant water accumulated in EA-1.

      Perched water, or water entering the excavations from the vadose zone, was not observed.

   d. **Did any workers need to upgrade their protective gear to include a respirator?**

      Level C was the primary level of personal protective equipment (PPE) used to protect workers from chemical and physical hazards while excavating within each excavation area. Level C

protection included respiratory protection, disposable gloves and disposable coveralls. In all other phases of operation, Level D, or standard work clothes were required.

There was no decision to upgrade the level of PPE during the project.

e. **Seven samples from roll-off boxes and 4 soil samples from EA-3 were submitted for disposal profile sampling. Please extract that lab data and submit it under separate cover. Were landfill standards applied to data?**

Table 4 of the 2014 Removal Action report summarizes the 73 dioxin waste profile samples submitted for laboratory analysis. These samples were used to categorize the dioxin contaminated waste into one of two waste streams as described in the report.

An initial sample (SFRA-4) was collected and submitted to the Lone Mountain waste management facility. The facility screened this sample to ensure the soil could be accepted as waste. This sample was collected as a representative sample of soil conditions at the site. Sample results of SFRA-4 are included in Appendix D of the 2014 Removal Action report (enclosed).

Additional sampling was conducted in EA-3 when stained soil was encountered. The stained soil represented a change in conditions and additional waste profile samples were required. These included SFRA-25, SFRA-34, SFRA-35, and SFRA-36. This data is included in Appendix D of the Removal Action report (enclosed).

f. **The 9-26-13 Site Action Memo did not state a limitation regarding depth. EA-1 has six areas of subsurface exceedances. Please explain why excavation was terminated before attaining the 2,460 ppt standard.**

The primary objective of the removal action, as described in the 9-26-13 Action Memorandum, was to excavate soils within individual Sample Units that were determined to exceed 820 parts per trillion at the surface. This objective was met. As work progressed at EA-1, it became apparent that the excavation in this area (1) was exceeding or beginning to exceed the limits described in the 9-26-13 Action Memorandum (i.e., the Sample Units at EA-1 that exceeded 820 parts per trillion at the surface had been completely excavated), and (2) was bordering or encroaching upon the removal action conducted in the 1990s, an action which included leaving some dioxin-contaminated soils at depths of one foot or greater.

Therefore, the decision was made to cease excavation at the boundaries indicated in the removal action report, as the primary objective of the response had been met.

g. **Fig. 2 Pre-Excavation**
   i. **Please add a triangle illustrating EA-1.**
   ii. **Soil Boring table is illegible.**

A revised Removal Action Report is now available on the EPA's Region 7 website: see "Strecker Forest Environmental Review" tab on the EPA Region 7 main page. The polygon illustrating EA-1 is indicated on the post-excavation area of the figure. The soil boring table can be magnified in adobe acrobat.

h. **Fig. 2 Post-Excavation**
   i. **Please illustrate NPL line in bright color.**
   ii. **Please add the 4 cell letters to EA-2.**
   iii. **Please clarify EA-1 with Table 3 since it's an odd shape with 4 north walls.**

   The NPL boundary is indicated in Figure 3, and in other reports, including the 2012 "Site Reassessment Report for an Expanded Site Review." EA-2 was not separated into smaller cells during the removal action; it was considered one cell/area during the removal action. Additional clarifications to EA-1 can be found in the main text, including Table 3.

i. **Fig. 3**
   i. **Please illustrate NPL line in bright color.**
   ii. **Please add the 4 cell letters to EA-2.**
   iii. **Please clarify EA-1.**
   iv. **Please add all property lines.**

   The NPL boundary is indicated in Figure 3, and in other reports, including the 2012 "Site Reassessment Report for an Expanded Site Review." EA-2 was not separated into smaller cells during the removal action; it was considered one cell/area during the removal action. Additional clarifications to EA-1 can be found in the main text, including Table 3. The 2012 Site Reassessment Report includes an overall estimation of property lines.

7. **Please provide the original application to the Superfund for the Bliss/Ellisville Site.**

   There is no "original application" that I am aware of. If this question speaks to documentation of site boundaries, site history, and other related items, a good starting point would be the 1986 Record of Decision (enclosed).

8. **Please provide the 1986 Record of Decision for the Bliss Site.**

   Enclosed (on compact disc) is the Record of Decision document you requested.

9. **Please provide the 8-22-91 letter from EPA to DNR regarding groundwater monitoring.**

   Enclosed (on compact disc) is the document you requested.

10. **Please provide the 1996 EPA Region VII Emergency Response and Removal, Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Removal for the Bliss-Ellisville Site, Wildwood, MO, prepared by Ecology and Environment.**

    Enclosed (on compact disc) is the document you requested.

11. **Please provide the amendment (or change) to CERCLA Law that permits a Covenant to substitute for 5-Year Reviews.**

    There is no amendment or change to CERCLA that specifically permits a covenant to substitute for a 5- year review.

We continue to appreciate the open communications and discussions we have had on these matters, and we believe the dialogue group has provided an effective forum for reaching resolution. We remain committed to continuing the dialogue in order to get the long-term stewardship plan in place. Feel free to contact me at (913) 551-7625 if you have additional questions.

Sincerely,

David P. Williams
Chief
Planning and Preparedness North Section
Superfund Division

cc: Dennis Stinson, Missouri Department of Natural Resources (w/o enclosures)

Enclosure: Compact disc containing
(1) Letter from EPA to MDNR dated August 22, 1991;
(2) CERCLA Removal: Bliss-Ellisville Site, Wildwood, Missouri, November 18, 1996;
(3) EPA Superfund Record of Decision: Ellisville Site, 1986.
(4) Appendix D of 2015 Removal Action Report

WILDWOOD

August 25, 2015

Mr. David Williams
U.S. EPA Region 7
Chief, Planning and Preparedness North
Hazardous Material, Oil and Disaster Response
11201 Renner Blvd.
Lenexa, KS 66219

Re: City of Wildwood Comments regarding Ellisville Superfund Site

Dear Mr. Williams:

The City of Wildwood is in receipt of a document title, ***Ellisville Superfund Site, Summary of Discussion Topics***, dated July 16, 2015, which provides the U.S. Environmental Protection Agency (EPA) & Missouri Department of Natural Resources (MDNR) proposed long-term strategy for addressing the many outstanding concerns involving the Ellisville Superfund Site. Following is a compilation of comments/questions from the City of Wildwood and its citizens to date. Please be advised that the City of Ellisville may have additional comments, as may other citizens following an eventual public meeting.

GENERAL COMMENTS:

1. Please provide an opportunity for a public meeting, to allow citizens and other interested parties to provide public comments regarding the EPA/MDNR long-term strategy.
2. Please further investigate the surface and subsurface contamination, which remains in the creek bed area at the northeast corner of the Claymont Development property, as identified in the December 2, 2014 Removal Action (RA) Report. Additionally, please analyze the archived Sampling Units (SU) samples for Decision Units (DU) 39, 47 & 48 because: 39 & 48 overlap (this area under Covenant); and, 47 (1.5 acres) and 48 (1.8 acres) are too large to be reduced to a 4 ounce jar and yet retain an Upper Confidence Limit (UCL).
3. Please further investigate the concerns previously identified by Mundell & Associates, which were not addressed as part of the 2012 Removal Action on the Callahan property. These concerns are set out on the attached pages numbered 6-8, items 7 through 10.
4. Please provide an update on the establishment of a trust to facilitate any Long Term Stewardship issues that may surface in the future at any of the sub-site properties.
5. Please provide an update on further characterization of groundwater contamination and the potential for indoor air intrusion into area residences.
6. Please provide a current assessment of the Rosalie property.

ADDITIONAL CITIZEN COMMENTS/QUESTIONS:

1. The 2008 MDNR geo-probe investigation has been omitted from EPA reports, even though there were 8 borings on or adjacent to the northeast corner and all contained soil gas. The Covenant includes this area and since soil gas can rise into the ambient air as toxic vapors, how does the EPA intend to control this current and future health risk?

2. In 1987, to address all Missouri (MO) dioxin sites, the EPA established the cleanup guidelines that were concurred with the Centers for Disease Control and Prevention (CDC). Regardless of the land zoning or land usage, the presence of a stream (on or adjacent) requires residential standards, not only to the streambed but also to surrounding surfaces that drain into the stream. Since water/erosion still transports dioxin, has the CDC concurred with the change to the guidelines?
3. The Bliss Covenant area applies to only the 2014 RA area, while the Strecker Forest Covenant includes the streambed and northeast corner which were not part of the RA area. Please explain this discrepancy.
4. What standards are being applied to the monitoring well data?
5. Other than possibly delisting properties off the National Priorities List (NPL) and applying Covenants, what specifically would be the difference between future and past monitoring?
6. In reference to the Removal Action Report for the Claymont Development property, please address the following:
   a. The Pollution Reports (POLREPS) mentioned possible Potentially Responsible Parties (PRP) -- were any named?
   b. What were the pre-and-post excavation dimensions for each Excavation Area (EA)?
   c. What were the dimensions and volume capacity of the retention pond? Since EA-1 was still open, why did water have to be pumped out of only EA-3? Was perched water encountered?
   d. Did any workers need to upgrade their protective gear to include a respirator?
   e. Seven samples from roll-off boxes and 4 soil samples from EA-3 were submitted for disposal profile sampling. Please extract that lab data and submit it under separate cover. Were landfill standards applied to data?
   f. The 9-26-13 Site Action Memo did not state a limitation regarding depth. EA-1 has six areas of subsurface exceedances. Please explain why excavation was terminated before attaining the 2,460 ppt standard.
   g. Fig. 2 Pre-Excavation
      i. Please add a triangle illustrating EA-1.
      ii. Soil Boring table is illegible.
   h. Fig. 2 Post-Excavation
      i. Please illustrate NPL line in bright color.
      ii. Please add the 4 cell letters to EA-2.
      iii. Please clarify EA-1 with Table 3 since it's an odd shape with 4 north walls.
   i. Fig. 3
      i. Please illustrate NPL line in bright color.
      ii. Please add the 4 cell letters to EA-2.
      iii. Please clarify EA-1.
      iv. Please add all property lines.
7. Please provide the original application to the Superfund for the Bliss/Ellisville Site.
8. Please provide the 1986 Record of Decision for the Bliss Site.
9. Please provide the 8-22-91 letter from EPA to DNR regarding groundwater monitoring.
10. Please provide the 1996 EPA Region VII Emergency Response and Removal, Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Removal for the Bliss-Ellisville Site, Wildwood, MO, prepared by Ecology and Environment.
11. Please provide the amendment (or change) to CERCLA Law that permits a Covenant to substitute for 5-Year Reviews.

The City of Wildwood remains very concerned with the public health risks that may still remain within the Ellisville Site, inclusive of each of its sub-sites. Therefore, it's critical the EPA and MDNR respond in detail to each of the concerns raised herein.

If you require additional time to gather information to respond to a particular request, please do not allow the need to gather additional information to delay your response to any other request. Furthermore, please advise if you have any questions or require any additional information from the City of Wildwood. Your timely response to these matters is appreciated

Sincerely,
CITY OF WILDWOOD

Timothy Woerther, Mayor

Cc: U.S. Representative Ann Wagner
U.S. Senator Roy Blunt
U.S. Senator Claire McCaskill
U.S. EPA Administrator Gina McCarthy
U.S. EPA Region 7 Acting Administrator Mark Hague
MDNR Environmental Quality Director Leanne Tippett Mosby
MDHSS Director Gail Vasterling
Governor Jay Nixon
Missouri Representative Don Gosen
Missouri Representative Kirk Mathews
Missouri Representative Shamed Dogan
Missouri Senator Dave Schatz
Missouri Senator Eric Schmitt
Wildwood City Council Members
Ellisville Mayor Adam Paul
Ellisville City Council Members

Impact: MUNDELL agrees that given the existing municipal water supply, the shallow aquifer zone does not appear to represent a primary water source for public consumption. However, MUNDELL believes that the groundwater still represents a potential threat to the public (*e.g.*, dioxin and naphthalene among other compounds present above Levels of Concern), and has concern that these potential threats are not dismissed without a thorough evaluation. Even if drinking wells are not a concern, the water in the shallow aquifer zone is part of a dynamic flow system that is not completely understood at this time. As such, MUNDELL believes that the potential exists for this contaminated water to migrate to areas where an exposure pathway is completed.

For example, if the (contaminated) groundwater table rises enough to enter the nearby unnamed tributary during a high water table period (e.g., such as during and after an extended heavy rainfall period), it can pose a dermal or ingestion exposure hazard to anyone who may wade into the creek for recreational purposes. In addition, potential VI issues may be present in nearby residences if the zone of impacted groundwater extends beyond the Bliss property. Also, the contaminated groundwater may make its way to another water system (*e.g.*, Caulks Creek) that is accessed for drinking water, agricultural, or recreational purposes. In addition, given the karstic nature of this area, there may be solution channels that direct shallow groundwater through bedrock material to surrounding springs. In fact, the U.S. EPA report cites Lewis Spring (located 3 miles to the northeast of Strecker Forest) as a discharge point for shallow groundwater from the study area.

Given the additional (potential) routes of exposure other than accessing the aquifer as a tap water source, it would be prudent, as a cautionary approach, to make the continued evaluation of the fate and transport of the impacted shallow aquifer system a priority. MUNDELL understands that the U.S. EPA will conduct dye tracing after groundwater sampling activities are no longer required. It is also hoped that the Missouri Department of Natural Resources (MDNR) is making progress toward delineating the extent of groundwater contamination in this area, and that this information is made available to the public at the earliest opportunity.

1.3 Callahan Site Comments

Item 7: Dioxin Results Collected From Fill

Comment: Although data obtained from the U.S. EPA sampling activities will be beneficial in order to evaluate potential *surface* exposure associated with dioxin, it is likely that the surface sampling that was conducted in DU-1 sampled clean fill, and is not representative of the areas of native soil at depth that remain impacted with historic contaminants.

Basis: The analytical results, reporting limits and LOCs are summarized in analytical summary tables as previously discussed. As such, it does not appear that any dioxin sampling was completed from the DU sampling areas or soil borings below a depth of two ft-bgs. Therefore, the recent sampling results do not provide any indication of whether the chemical impacts within the subsurface soil are above LOCs. The U.S. EPA report does acknowledge that there may be some further risk assessment needed in consideration of future construction worker exposure, but the report emphasizes that, in terms of exposure scenarios, it is assumed that the relevant exposure pathway for residents would be to near-surface soil impacts only.

Impact: MUNDELL's concern with the EPA approach is two-fold:

a) Restricting the assessment of dioxin soil quality to the near-surface leaves unresolved data gaps that remain as to the extent of dioxin contamination at depth. Based on the

2005 confirmation sampling investigation by the MDNR, the most elevated remaining impacted soil appears to be located (typically) below 7 feet. It is this soil that has the potential to show the highest levels of dioxin. Even though it is not at the surface, it should nonetheless be properly evaluated for dioxin impacts.

b) The U.S. EPA approach is an attempt to *risk away* any contamination that remains, leaving the prospect of impacted soil remaining in place in areas that could be developed in the future for residential use. While the assumptions being made by the U.S. EPA in regards to likely exposure routes to the public are generally valid, not remediating all the impacted soil will continue to leave a stigma associated with the property, and will also require the application of excessive restrictive covenants and institutional controls in the vicinity of residential areas. This will have a negative influence on development and property values and the peace of mind any property owner would have toward living at or adjacent to the site. As a result, it would seem more appropriate to have a philosophy of removing impacted soil to acceptable conservative residential risk levels (or background levels) and not leaving any doubt as to the safety of the soil. This approach would lead to a greater confidence about property ownership and put to rest the decades of unending suspicion that plagues the area.

Item 8: Clarification of DU-1 sampling

Comment: Based on the dioxin tables and Figure 8, it is unclear whether sampling unit SU-D of Callahan Decision Unit 1 was actually sampled. If it was not sampled, an explanation should be provided by the U.S. EPA.

Item 9: Impacted Soil Encountered During Drilling of MW-C-01

Comment: Based on a discussion of impacted soil encountered during the advancement of boring MW-C-01, impacted soil was encountered, and the well was offset to the southeast approximately 15 feet. Soil impacts in this area should be delineated so that the potential impacts from this soil on groundwater quality can be better addressed.

Item 10: Impacts Downslope of Excavated Drum Fill Area

Comment: Potential soil/water impacts downslope of the excavated drum fill area above conservative residential LOCs may be present.

Basis: Impacted soil was identified at Callahan boring SB-C-41 at approximately the residuum/bedrock interface. Based on a review of available maps, it appears that this area is south of the excavated drum area that would have been backfilled. Boring SB-C-41 apparently was advanced in native soil. As such, the zone of impact appears to have been associated with lateral migration at depth and not from the surface. For instance, PCB arochlor 1260 and toluene are present in a shallow (*i.e.*, 4-6 ft interval) soil sample at lower concentrations relative to deeper soil samples (*i.e.*, the 12-13 ft interval).

Impact: While concentrations were not reported above LOCs, these observations suggest impacts downslope of the buried drum area along the bedrock/residuum interface. MUNDELL also noted that the soil samples for boring SB-C-40 went down only to 4-6 ft. Without access to the boring log, MUNDELL must conclude that based on the depth of impact seen to the south in boring SB-C-41, deeper impacts may be present at the boring SB-C-40 location.

Also, MUNDELL noted that grab samples along the ditch south of the fill area had low level detections of PCBs (Arochlor 1248; 0.24 mg/kg). The U.S. EPA LOC is listed as 22 mg/kg. However, the Missouri RBCA target level (based on a 1 x 10^{-5} cancer risk) for this compound at the soil surface is only 1.1 mg/kg. Therefore, PCBs are present at the ground surface at levels above the conservative target protective range for residential areas.

MUNDELL recommends further investigation to the south to delineate the deeper impacts observed and also sampling of any leachate seepage downslope in the ravine be considered. Also, given the proximity of residences (approximately 80 feet west of impacted fill area where strong vapors were detected at depth), it is recommended that a vapor intrusion evaluation for the nearest residences be completed as well.

2.0 REMEDIAL ALTERNATIVES AND LEVEL OF SITE CLEANUP

An important question that needs to be answered as it relates to the future use of the Proposed Strecker Forest Development Site is: what is an acceptable level of cleanup to ensure that the interests of the City of Wildwood and citizens are being met? There are two fundamental drivers that influence the level of remedial effort required for site surface and subsurface soils:

1) The distribution and concentration of dioxin; and
2) The distribution and concentration of other COCs.

Generally, it is expected that the needed effort to address non-dioxin COCs will be included in the remediation of dioxin-related impacts since the two types of contamination are generally intermixed. As such, the possible range of Site remedial alternatives to be considered would include:

1) No removal action, with associated institutional controls only (*e.g.*, fencing and signage);
2) Removal of existing waste materials and impacted soils to the U.S. EPA non-cancer toxicity index of 50.5 ppt;
3) Removal of existing waste materials and impacted soils to the U.S. EPA target 1 x 10^{-5} excess cancer risk of 45 ppt; and
4) Removal of all existing waste materials and impacted soils above background dioxin levels.

Determination of Background Level of Dioxin

MUNDELL reviewed the recent U.S. EPA TEQ results to further assess the distribution of dioxin across the site and to derive a background TEQ level for the Site. MUNDELL first calculated the average TEQ from all Decision Unites (DUs). This resulted in ***an average TEQ*** of 155.86 ppt. MUNDELL also attempted to derive a reasonable background metric by utilizing the statistical average and standard deviation from the data set. The ***background TEQ metric*** was taken to be the average of the data set plus three standard deviations. Anything above this level would be considered non-background. A background TEQ of 1,373 ppt was calculated, equivalent to a 3 x 10^{-4} risk level.

MUNDELL then removed from consideration DUs *located outside of the residential development area* with a TEQ above the U.S. EPA 50.5 ppt level of concern (LOC). This resulted in a background TEQ of 46.27 ppt, which is equivalent to about a 1 x 10^{-5} risk level. The implication of this step is that a targeted soil removal across the relevant DUs outside the planned

TETRA TECH

August 6, 2015

Mr. Heath Smith
EPA On-Scene Coordinator
U.S. Environmental Protection Agency, Region 7
11201 Renner Boulevard
Lenexa, Kansas 66219

Subject: **Removal Action Report, Revision No. 4**
Ellisville Site (RV007), Wildwood, Missouri
U.S. EPA Region 7 START 4, Contract No. EP-S7-13-06, Task Order No. 0048
Task Monitor: Heath Smith, EPA On-Scene Coordinator

Dear Mr. Smith:

Tetra Tech, Inc. is submitting the attached revised Removal Action Report regarding the Ellisville site (RV007) in Wildwood, Missouri. If you have any questions or comments, please contact the project manager at (913) 908-4649.

Sincerely,

for Rick Claytor, CHMM
START Project Manager

Ted Faile, PG, CHMM
START Program Manager

Enclosures

cc: Debra Dorsey, START Project Officer (cover letter only)

X9025.14.0048.000

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REMOVAL ACTION REPORT
REVISION NO. 4

REGARDING THE

ELLISVILLE SITE (RV007)

WILDWOOD, MISSOURI

Superfund Technical Assessment and Response Team (START)
Contract No. EP-S7-13-06, Task Order 0048

Prepared For:

U.S. Environmental Protection Agency
Region 7
Superfund Division
11201 Renner Boulevard
Lenexa, Kansas 66219

August 6, 2015

Prepared By:

Tetra Tech, Inc.
415 Oak Street
Kansas City, Missouri 64106
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1.0 INTRODUCTION

The Tetra Tech, Inc. (Tetra Tech) Superfund Technical Assessment and Response Team (START) was tasked by the U.S. Environmental Protection Agency (EPA) Region 7 Superfund Division to assist with a removal action (RA) at the Ellisville site (RV007) in Wildwood, Missouri. Specific elements of this task included (1) collection of post-excavation soil samples to confirm that site-specific removal action levels (RAL) had been met, (2) sampling of excavated soils for disposal profiling analyses, (3) real-time air monitoring during soil excavation, and (4) soil sampling adjacent to excavation areas to better define the extent of contamination. START also assisted with analytical services procurement, sample management, documentation of removal activities, and preparation of detailed maps and diagrams depicting excavated and sampled areas. The START project managers (PM) were Dave Kinroth and Rick Claytor, and the EPA Region 7 task monitor was On-scene Coordinator (OSC) Heath Smith.

2.0 SITE LOCATION

The proposed Strecker Forest development includes three parcels of land encompassing 18.3 acres north of Strecker Road in Wildwood, Saint Louis County, Missouri (see Appendix A, Figure 1). The three parcels include the former Dozier property at 165 Strecker Road (approximately 5 acres), the former Primm property at 173 Strecker Road (approximately 10 acres), and the former Schoessel property at 177 Strecker Road (approximately 3 acres). These three properties were purchased by Claymont Development, LLC with intent to develop the area as a residential subdivision (Strecker Forest). Geographic coordinates at the area are 38.597578 degrees north latitude and 90.605617 degrees west longitude (see Appendix A, Figure 1). The proposed Strecker Forest subdivision is adjacent to (south and west of) the Bliss-Ellisville subsite of the Ellisville site.

3.0 SITE DESCRIPTION

The proposed subdivision area is mostly undeveloped, except for remnants of foundations remaining from previously demolished structures (a garage and two abandoned homes) on the former Dozier and Primm properties. The northern two-thirds of the area is covered mostly by hardwood forest. The property is surrounded by suburban residential areas, except to the north and east, where a 12-acre tract hosts a residence, horse arena, and stables. A portion of the Strecker Forest property includes some of the Bliss-Ellisville subsite. Previous investigations had identified elevated dioxin concentrations in the northeast portion of the proposed Strecker Forest residential development area, which overlaps the western and southern boundaries of the Bliss-Ellisville subsite.

The terrain at the property slopes downward to the north from Strecker Road. Relatively steep slopes are present that vary in elevation from approximately 720 feet above mean sea level (msl) at Strecker Road to approximately 635 feet above msl along a tributary of Caulks Creek at the northeast perimeter of the site. The intermittent Caulks Creek tributary flows to the north along a ravine in the central portion of the property, and intersects another intermittent tributary crossing the northeast corner of the property. All surface water and drainage pathways on the site flow in a northerly direction toward this area (EPA 2013).

4.0 SITE HISTORY/PREVIOUS INVESTIGATIONS

The following is a brief summary of the Bliss-Ellisville subsite immediately north and east of the proposed Strecker Forest subdivision:

> The Bliss-Ellisville subsite borders the proposed Strecker Forest development to the north and east, and includes a small portion of a proposed preservation area at the northeast corner of the Strecker Forest property. Investigative activities beginning on September 16, 1980, identified two waste disposal areas northwest of a horse arena on the property. On June 2, 1981, trenching operations guided by eyewitness accounts identified buried drums at the Bliss-Ellisville subsite. Several followup geophysical surveys starting in June 1982 and continuing through August 1990 identified buried waste at a number of locations at the Bliss-Ellisville subsite and contiguous properties. In August 1985, the Missouri Department of Natural Resources (MDNR) placed a liner in the stream bed of the Caulks Creek tributary to stabilize the stream banks, and constructed a berm to divert overland flow from the eroding stream. EPA implemented a removal action (RA) in 1996, involving excavation and management of soil impacted by dioxin and non-dioxin wastes, along with bulk wastes in buried drums and other materials. During the RA, dioxin-contaminated materials were transported to the Times Beach site for thermal treatment (incineration). All non-dioxin hazardous wastes were managed off site at commercial Resource Conservation and Recovery Act (RCRA) permitted hazardous waste facilities. Non-hazardous materials were disposed of at a sanitary landfill. In all, 24,700 tons of dioxin-contaminated soil, 581 tons of soil contaminated with hazardous substances other than dioxin, and 480 buried drums and other containers of wastes were removed from the site. Soil samples were collected to confirm that cleanup goals had been achieved. Once cleanup activities had been completed, excavated areas were backfilled, re-graded, and seeded. The removal activities included a 0.15-acre area at the extreme northeast corner of the Strecker Forest property (referred to as the "NPL Area" of Strecker Forest during past investigations). MDNR continues to monitor groundwater and soil vapor conditions at the Bliss subsite (Tetra Tech EM Inc. 2012).

Because of its proximity to the Bliss-Ellisville subsite, the proposed Strecker Forest residential development property came under scrutiny related to environmental health concerns. From September 2011 to spring 2012, EPA and START conducted soil sampling over the entire 18.3-acre property to support an Expanded Site Review (ESR) to characterize potential impacts on human health and the environment (Tetra Tech EM Inc. 2012).

The scope of the ESR included investigation of these previously sampled areas of the development property, as well as several new areas. These included the southern portion of the Strecker Forest property where 23 home sites have been proposed for development, and an undeveloped area designated as the preservation area in the northern portion of the property. Sampling activities during the ESR occurred between September 2011 and January 2012. Initially, 39 decision units (DU) were established at the proposed Strecker Forest development site to characterize surface soils for a removal site evaluation (RSE) by application of an incremental composite sampling (ICS) approach. Follow-up sampling was conducted in July 2013, when six DUs were added (total of 45 DUs) (see Appendix A, Figure 2). Some

of the DUs were divided into smaller sampling units (SU); physical features within the SUs sometimes dictated further delineation of the SU areas for sampling purposes. These ICS activities are described in the *Removal Site Evaluation Report, Bliss-Ellisville Site – Strecker Forest Subsite, Wildwood, Missouri* (Tetra Tech 2014). The soil samples collected during the RSE were submitted to Cape Fear Analytical, LLC (CFA) in Wilmington, North Carolina, for analysis for dioxin toxic equivalence (TEQ) compounds via Method 1613B.

Elevated dioxin TEQ levels were limited to three areas covering a total of approximately 1.0 acre in the northeast portion of the property proposed for residential development. By implementing the ICS sampling methodology, it was determined that in seven of the SUs, dioxin TEQ concentrations exceeded the Preliminary Remediation Goal (PRG) of 820 parts per trillion (ppt) for non-residential, undeveloped areas of the site (see left side of Figure 2 in Appendix A). TEQ concentrations as high as 5,822 ppt were detected in surface soils. Five subsurface samples collected within and near these areas contained dioxin TEQ concentrations that exceeded the PRG of 2,460 ppt for depths greater than 1 foot. Dioxin TEQ concentrations as high as 26,684 ppt were detected in subsurface soils. EPA Region 7 determined that site conditions could pose a threat to public health and welfare, based on levels of dioxin-related compounds (specifically 2,3,7,8-tetrachlorodibenzo-p-dioxin [TCDD]) above the site-specific PRGs. The site qualified for RA consideration, based on National Contingency Plan (NCP) criteria in 40 *Code of Federal Regulations* (CFR) 300.415(b).

5.0 REMOVAL ACTIVITIES

Excavation to at least 3 feet below ground surface (bgs) at localized areas of the site was determined necessary to achieve cleanup goals. The map on the right side of Figure 2 in Appendix A identifies the areas addressed during removal activities (Excavation Areas [EA] 1, 2, and 3). Photos from the RA are in Appendix B. Field sheets for all samples collected during this RA are in Appendix C (provided on compact disk [CD]).

5.1 PRELIMINARY REMOVAL ACTIVITIES

On February 13, 2014, Mr. Kinroth collected samples of rock (SFRA-1 and SFRA-2) that would be used to improve an on-site roadway for the RA. These samples were screened for metals by use of a portable x-ray fluorescence (XRF) spectrometer, and for volatile organic compounds (VOC) by use of a MultiRAE Plus with built-in photoionization detector (PID). No elevated concentrations of metals were detected, and no VOC readings above background were observed. Mr. Kinroth also collected a composite sample (SFRA-3) of proposed topsoil to be used as backfill for areas excavated during the RA. The sample was submitted to GEL Laboratories in Charleston, South Carolina, for analysis for semivolatile organic compounds (SVOC), VOCs, polychlorinated biphenyls (PCB), and metals regulated by the Resource Conservation and Recovery Act (RCRA) (including mercury). Sample SFRA-3 did not contain concentrations of contaminants above any level of concern (see Appendix D [on CD]). A portion of this sample was also submitted to CFA for analysis for dioxins/furans (TEQ compounds) via Method 1613B. This sample contained a dioxin TEQ concentration of 1.34 ppt. The proposed topsoil source was subsequently deemed acceptable for use as backfill material for restoration of the site following excavation activities. In addition, Mr. Kinroth collected a nine-aliquot soil sample from 0-1 foot bgs at EA 1 (cells H and I) for disposal profiling analyses. This sample (SFRA-4) was provided to Clean Harbors, the firm that would be handling disposal of the excavated soil. Based on the sample results obtained by Clean Harbors (see Appendix D [on CD]), the proposed receiving facility—Lone Mountain Landfill in Waynoka, Oklahoma—agreed to accept the waste from the site.

On March 24, 2014, EPA OSC Smith, START PM Kinroth, and personnel from the EPA Region 7 Emergency and Rapid Response Services (ERRS) contractor, Environmental Restoration, LLC (ER), were on site to initiate the RA. Preliminary activities at that time included tree and brush removal, haul road preparation, establishment of staging areas for an office trailer and 25-cubic-yard roll-off boxes that would be used for off-site transportation of excavated soil, and background air monitoring (see Appendix B).

5.2 SOIL EXCAVATION

For this RA, removal action levels (RAL) for dioxin (TEQ) were as follows: 820 ppt in soil from the surface to 12 inches bgs, and 2,460 ppt in soil at depths greater than 12 inches bgs. Throughout the removal process, excavation activities depended on weather, pending sample results, and availability of empty roll-off boxes. Dioxin-contaminated waste generated at this site was treated as F027 (dioxin-bearing) waste. The Universal Treatment Standard (UTS) for F027 waste is 1 part per billion (ppb) for dioxin (40 CFR § 268.48). The alternative Land Disposal Restrictions (LDR) treatment standard (40 CFR § 268.49) states that treatment to achieve a constituent concentration less than 10 times the UTS is not required. Waste generated during the removal that contained up to 10 ppb of 2,3,7,8-TCDD was transported to the RCRA-permitted hazardous waste facility (Lone Mountain Landfill) in Waynoka, Oklahoma, for proper management. Dioxin-contaminated materials with average concentrations greater than 10 ppb were managed by Recupere Sol, Inc., in Saint-Ambroise, Quebec, Canada, a facility capable of meeting the UTS for F027 waste via incineration/thermal treatment prior to disposal.

After excavation of the cells to the depth that had been indicated during RSE activities, post-excavation samples were collected. A nine-aliquot surface soil sample was collected from the floor of the excavated cells. Additionally, a nine-aliquot soil sample was collected from each of the completed side wall faces. Equal portions of each of the side wall samples were then homogenized into one ICS sample and submitted with the floor sample to CFA for dioxin TEQ analysis. Laboratory data were typically provided on a 72-hour turnaround basis. Additional excavation was conducted when the sample results exceeded RALs. If a combined side wall sample for an excavation area exceeded the appropriate RAL, archived samples from each of the individual walls (following ICS protocol) were submitted for analysis to determine where additional excavation would be required.

5.2.1 Excavation Area 3

On April 7, 2014, after the roadway to the removal area had been established, excavation activities were initiated at the south portion of EA 3 in cells H and I (see Appendix A, Figure 2). A Komatsu 200 excavator was used by ERRS to remove 1 foot of soil from those cells; the excavated soil was placed into poly-lined, 25-cubic-yard, roll-off boxes. Post-excavation soil samples for dioxin TEQ analysis were collected by START from the floor and side walls of the (combined) excavated cells. Laboratory data confirmed that the RALs for those cells had been met. A representative sample of excavated soil was also

collected for possible laboratory analysis for disposal profiling parameters, if determined necessary by the OSC.

The excavation process continued to the north, as cells F and G were excavated and sampled separately. Post-excavation sampling in cells F and G confirmed that the RALs for those cells had been achieved. The depth of excavation correlated with assessment projections until odorous stained soil containing trash, debris, and metal drum fragments was exposed near the boundary between cells D and E. Excavation was halted, and a soil sample (SFRA-25) was collected to identify potential contaminants other than dioxins. The sample was submitted to Teklab in Collinsville, Illinois, for analysis for Code R parameters and PCBs, and for Toxicity Characteristic Leaching Procedure (TCLP) analyses for metals, pesticides, herbicides, SVOCs, and VOCs. The laboratory data, received on April 28, 2014, did not indicate elevated contaminant concentrations that would result in additional disposal requirements. These data are in Appendix D (provided on CD).

On April 29, 2014, additional excavation was conducted in EA 3 cells D and E, because previous post-excavation sample results remained above the dioxin TEQ RAL. In the central portion of these cells, additional odorous, stained soil and debris were exposed; excavation was again halted, and it was determined that additional disposal profile sampling would occur. On May 6, 2014, three multi-aliquot subsurface soil samples were collected by START and EPA from the stained portion of cells D and E. The samples were collected at depths of 0 to1, 1 to 2, and 2 to 3 feet bgs. These samples (SFRA-34, 35, and 36) were submitted to Test America Laboratory in Earth City, Missouri, for disposal profiling analyses (VOCs, SVOCs, PCBs, and TCLP metals). The laboratory data, received on May 15, 2014, did not indicate elevated contaminant concentrations that would result in additional disposal requirements. These data are in Appendix D (provided on CD).

On May 7, 2014, excavation activities were conducted in EA 3 cells A, B, and C to 1 foot bgs. No further excavation occurred in EA 3 until May 19, 2014, when approximately 5 feet of dark (stained) soil was excavated from the eastern portion of cell F, along with stained soil in adjacent cell E. On May 21, 2014, excavation in cells D and E continued until the stained soil had been removed (final depth of 5-6 feet bgs). For post-excavation sampling, cells D and E were combined, and cells A, B, and C were combined. Most of EA 3 had been excavated and backfilled by June 9, 2014. Completion of excavation at EA 3 occurred on June 27, 2014, when the final portion of contaminated soil was excavated from cell A. Achievement of RALs was confirmed by post-excavation sample results. All excavated portions of EA 3 were backfilled after the laboratory data had been received. Table 1 below summarizes sampling activities at EA 3.

TABLE 1

POST-EXCAVATION SAMPLES AT EA 3
ELLISVILLE SITE – WILDWOOD, MISSOURI

Sample No.	Sample Date	Excavated Cell(s)	Sample Description	Excavation Comment	Dioxin TEQ (ppt)
SFRA-5	4/8/14	H/I	Floor, 1-foot depth	Complete	13.09
SFRA-6	4/8/14	H/I	East, south, and west side walls, 1-foot depth	Complete	4.45
SFRA-10	4/10/14	G	Floor, 1- to 2-foot depth	Complete	6.88
SFRA-11	4/10/14	G	West and east side walls, 1- to 2-foot depth	Additional required	4,953.87
SFRA-17	4/16/14	G	West side wall, 1- to 2-foot depth	Complete	<4.5
SFRA-18	4/16/14	G	East side wall, 1- to 2-foot depth	Additional required	4,844.54
SFRA-21	4/21/14	F	Floor, 2-foot depth	Complete	1,507.99
SFRA-22	4/21/14	F	West and east side walls, 1- to 2-foot depth	Complete	296.93
SFRA-23	4/23/14	D/E	Floor, 1-foot depth	Additional required	4,736.93
SFRA-24	4/23/14	D/E	West and east side walls, 1-foot depth	Complete	424.95
SFRA-28	4/30/14	G	East side wall, 4-foot depth	Complete	1,226.96
SFRA-29	4/30/14	D/E	Floor, 2-foot depth, light color	Complete	12.41
SFRA-30	4/30/14	D/E	Floor, 2-foot depth, dark color	Additional required	11,100.02
SFRA-86	6/6/14	D/E	Floor, 3- to 5-foot depth, dark color	Complete	752.89
SFRA-87	6/6/14	D/E	East side wall, 5-foot depth	Complete	230.43
SFRA-88	6/6/14	B/C	East side wall, 6-foot depth	Complete	144.71
SFRA-89	6/6/14	A	North side wall, 7-foot depth	Complete	616.63
SFRA-123	6/26/14	A/B/C	North, east, and west side walls, top 0 to 12 inches	Complete	417.55
SFRA-124	6/27/14	A/B/C	Floor, 6- to 7-foot depth	Complete	69.79
SFRA-130	7/2/14	A	North and east side walls, 6- to 7-foot depth	Complete	528.06

Notes

ppt Parts per trillion
TEQ Toxic equivalence
< Less than

5.2.2 Excavation Area 2

On April 24 and 25, 2014, excavation activities were conducted at EA 2 (see Appendix A, Figure 2), where 6 to 12 inches of soil was excavated by use of a Caterpillar 308 excavator. Confirmation samples were collected from the floor of the area (SFRA-26) and from the side walls (SFRA-27). Laboratory data confirmed that the RALs had been achieved. Table 2 summarizes the sampling activities at EA 2.

TABLE 2

POST-EXCAVATION SAMPLES AT EA 2
ELLISVILLE SITE – WILDWOOD, MISSOURI

Sample No.	Date	Sample Description	Excavation Comment	Dioxin TEQ (ppt)
SFRA-26	4/28/14	Floor, 6- to 12-inch depth	Complete	597.30
SFRA-27	4/28/14	All side walls, 6- to 12-inch depth	Complete	184.69

Notes:

ppt Parts per trillion
TEQ Toxic equivalence

5.2.3 Excavation Area 1

Additional roadway construction and tree clearing were required before excavation at EA 1 to allow movement of roll-off boxes to the area. On May 1 and 2, 2014, the contaminated area that had been identified during assessment activities was excavated to 3 feet bgs. Post-excavation sampling results exceeded the RALs, so additional excavation was required. On May 16, 2014, additional soil was excavated from EA 1; the area was expanded in all directions, and an additional foot was excavated from the floor of the area. Laboratory results from post-excavation samples collected from the floor and walls (SFRA-46 through -51) were received on May 23, 2014, and all results still exceeded the RALs.

Excavation activities at EA 1 resumed June 11, 2014. At the southeast corner of EA 1, approximately 8 feet of debris and stained soil was excavated before the RAL was achieved (see Appendix B). A composite sample (SFRA-128) was collected from two roll-off boxes containing soil excavated from the southeast portion of EA 1. This sample was submitted to Test America in Earth City, Missouri, for analysis for PCBs and SVOCs. The boxes were held until the laboratory results confirmed that concentrations of those analytes were not elevated.

In the northwest portion of EA 1, no debris or discoloration was observed, but additional excavation was still required before the RALs were reached. The north wall of EA 1 was excavated to the level of the adjoining creek bed, approximately 4.5 feet below the initial surface level of EA 1. Samples SRFA-157 and -158 were collected from the north floor at the level of the creek. Excavation of EA 1 was completed on July 21, 2014, and final confirmation samples were collected on July 23, 2014. Large gabion rock (3 to 5 inches) was placed on the slope between the creek and EA 1 (after backfilling) to stabilize the bank (see Appendix B). Table 3 summarizes results of post-excavation sampling at EA 1.

TABLE 3

POST-EXCAVATION SAMPLES AT EA 1
ELLISVILLE SITE – WILDWOOD, MISSOURI

Sample No.	Date	Sample Description	Excavation Comment	Dioxin TEQ (ppt)
SFRA-31	5/2/14	Floor, 3-foot depth	Additional required	20,387.39
SFRA-32	5/2/14	All side walls, 3-foot depth	Additional required	3,210.59
SFRA-37	5/8/14	West side wall, 0- to 4-foot depth	Additional required	6,705.19
SFRA-38	5/8/14	South side wall, 0- to 4-foot depth	Additional required	2,575.89
SFRA-39	5/8/14	East and north side walls, 0- to 6-foot depth	Additional required	3,219.04
SFRA-46	5/16/14	East half of floor, 4-foot depth	Additional required	30,753.48
SFRA-47	5/16/14	West half of floor, 4-foot depth	Additional required	4,316.88
SFRA-48	5/16/14	West side wall, 0- to 4-foot depth	Additional required	7,336.55
SFRA-49	5/16/14	South side wall, 0- to 4-foot depth	Complete after sample SFRA-159	1,420.36
SFRA-50	5/16/14	East side wall, 0- to 4-foot depth	Additional required	2,677.48
SFRA-51	5/16/14	North side wall, 0- to 4-foot depth	Additional required	4,399.71
SFRA-105	6/20/14	West half of floor, 4- to 6-foot depth	Complete	182.36
SFRA-106	6/20/14	All side walls in the northwest corner, 5- to 6-foot depth	Additional required	13,949.15
SFRA-107	6/20/14	Southwest corner side walls, 4- to 6-foot depth	Complete after samples SFRA-159 and -161	1,040.42
SFRA-113	6/23/14	East half of floor, 5- to 8-foot depth	Complete	181.03
SFRA-114	6/23/14	East side wall, 0- to 8-foot depth	Complete	355.94
SFRA-115	6/24/14	Southeast corner floor, 6- to 8-foot depth	Complete	416.97
SFRA-116	6/24/14	West side wall of the southeast corner, 0- to 6-foot depth	Complete after sample SFRA-125	868.81
SFRA-117	6/24/14	South side wall of the southeast corner, 0- to 6-foot depth	Complete after samples SFRA-134 and -135	1,199.16
SFRA-118	6/24/14	East side wall of the southeast corner, 0- to 8-foot depth	Complete after samples SFRA-134 and -135	1,160.06
SFRA-125	6/30/14	West side wall of the southeast corner, 0- to 12-inch depth	Complete	500.12
SFRA-126	6/30/14	East side wall, 0- to 12-inch depth	Additional required	924.55
SFRA-131	7/2/14	North side wall, 4- to 5-foot depth	Additional required	10,537.08
SFRA-132	7/2/14	Northwest corner side walls, 4-foot depth	Additional required	4,865.26
SFRA-134	7/8/14	Floor of all side walls of the southeast corner, at a depth of 12 inches	Complete	846.71
SFRA-135	7/8/14	Southeast corner side walls, 0- to 12-inch depth	Complete	364.33
SFRA-138	7/10/14	Northwest corner floor, 4-foot depth	Complete	745.36
SFRA-139	7/10/14	South side wall of the northwest corner, 0- to 4-foot depth	Additional required	8,395.30
SFRA-140	7/10/14	West side wall of the northwest corner, 0- to 4-foot depth	Additional required	8,251.49
SFRA-141	7/10/14	North side wall of the northwest corner, 0- to 4-foot depth	Additional required	3,470.36

TABLE 3 (Continued)

POST-EXCAVATION SAMPLES AT EA 1
ELLISVILLE SITE – WILDWOOD, MISSOURI

Sample No.	Date	Sample Description	Excavation Comment	Dioxin TEQ (ppt)
SFRA-147	7/17/14	North and east side walls of the northwest corner, 0- to 4-foot depth	Complete	339.07
SFRA-157	7/22/14	North floor, east portion (creek level)	Nothing more excavated	7,172.86
SFRA-158	7/22/14	North floor, west portion (creek level)	Nothing more excavated	3,383.55
SFRA-159	7/22/14	South side wall of the northwest corner, 0- to 12-inch depth	Complete	289.59
SFRA-160	7/23/14	West side wall of the northwest corner, 1- to 4-foot depth	Complete	2,371.78
SFRA-161	7/23/14	West side wall of the northwest corner, 0- to 12-inch depth	Complete	347.88

Notes:

ppt Parts per trillion
TEQ Toxic equivalence

Analytical data packages received from CFA were forwarded to Deanna Crumbling, sampling statistician at EPA Headquarters (HQ) in Washington, D.C., for calculation of Kaplan-Meier TEQ values. These TEQ values are listed in tables in Appendix E (provided on CD).

5.3 SAMPLING FOR DISPOSAL COORDINATION

As soil was excavated, it was loaded directly into poly-lined, 25-cubic-yard, roll-off boxes and sampled for laboratory analysis for dioxin. Initially, samples from three roll-off boxes were combined into one sample for analysis. In addition, soil from each roll-off box was held and analyzed individually if the combined dioxin concentration exceeded 10,000 ppt (10 ppb) —the maximum concentration that could be accepted by the Lone Mountain Landfill in Waynoka, Oklahoma. However, because of the time required to receive follow-up data from samples from individual roll-off boxes if needed, combined roll-off box sampling was later discontinued. The filled roll-off boxes were staged on site until all necessary laboratory results for dioxin were received, allowing coordination of disposal arrangements. Excavated dioxin-contaminated material found to contain concentrations greater than the alternative LDR treatment standard (10 ppb) was trucked to the Recupere Sol, Inc., facility in Saint-Ambroise, Quebec, Canada, for thermal treatment prior to disposal. During the project, 101 roll-off boxes were shipped off site for disposal. Seventeen boxes, containing 267.06 tons of dioxin-contaminated soil, were shipped to the Recupere Sol, Inc., facility in Canada for incineration. The remaining 84 boxes, containing 1,277.58 tons of dioxin-contaminated soil, were trucked to the Lone Mountain Landfill in Oklahoma for disposal. Table 4 summarizes results from samples of excavated soils in the roll-off boxes.

TABLE 4

ROLL-OFF BOX SAMPLES
ELLISVILLE SITE – WILDWOOD, MISSOURI

Sample No.	Excavation Area	Roll-off Box IDs	Dioxin TEQ (ppt)
SFRA-7	EA 3, cells H/I	4, 5, and 6	1,084.49
SFRA-8	EA 3, cell G	7, 8, and 9	10,333.60
SFRA-9	EA 3, cell G	10, 11, and 12	3,592.32
SFRA-12	EA 3, cell G	13, 14, and 15	1,085.86
SFRA-13	EA 3, cell G	16, 17, and 18	3,092.32
SFRA-14	EA 3, cell G	7	5,681.17
SFRA-15	EA 3, cell G	8	17,455.32
SFRA-16	EA 3, cell G	9	3,720.36
SFRA-19	EA 3, cell G	19, 20, and 21	4,556.90
SFRA-20	EA 3, cell F	22, 23, and 24	5,870.79
SFRA-33	EA 1	39	24,434.89
SFRA-41	EA 1	41	13,355.69
SFRA-42	EA 1	42	6,189.20
SFRA-43	EA 1	44	20,743.61
SFRA-44	EA 1	45	14,092.96
SFRA-45	EA 1	46	10,626.04
SFRA-52	EA 3, cell F (dark)	47	2,413.04
SFRA-53	EA 3, cell F (dark)	48	42,642.51
SFRA-54	EA 3, cell E (dark)	49	19,731.13
SFRA-55	EA 1	38	13,865.29
SFRA-56	EA 3, cell E (dark)	50	15,742.86
SFRA-57	EA 3, cell E (dark)	51	360.06
SFRA-58	EA 3, cell E (dark)	52	26,048.09
SFRA-59	EA 3, cell E (dark)	53	3,907.01
SFRA-60	EA 3, cell E (dark)	54	5,548.15
SFRA-61	EA 3, cells D/E	55	2,504.09
SFRA-62	EA 3, cells D/E	56	1,476.54
SFRA-73	EA 3, cells D/E	57	3,121.50
SFRA-74	EA 3, cells D/E	58	12,056.80
SFRA-75	EA 3, cells D/E	59	4,735.13
SFRA-76	EA 3, cell C	60	949.66
SFRA-77	EA 3, cell C	61	1,040.53
SFRA-78	EA 3, cell C	62	2,469.24
SFRA-79	EA 3, cell C	63	1,518.06
SFRA-80	EA 3, cells A/B	64	757.17
SFRA-81	EA 3, cells A/B	65	247.25
SFRA-82	EA 3, cells A/B	66	702.66
SFRA-83	EA 3, cells A/B	67	914.29
SFRA-84	EA 3, cells A/B	68	445.52
SFRA-85	EA 3, cells A/B	69	1,272.33
SFRA-96	EA 3, cells A/B	70	980.29
SFRA-97	EA 3, cells A/B	71	151.62

TABLE 4 (Continued)

ROLL-OFF BOX SAMPLES
ELLISVILLE SITE – WILDWOOD, MISSOURI

Sample No.	Excavation Area	Roll-off Box IDs	Dioxin TEQ (ppt)
SFRA-98	EA 1	72	3,223.35
SFRA-99	EA 1	73	3,963.41
SFRA-100	EA 1	74	13,840.16
SFRA-101	EA 1	75	3,050.08
SFRA-102	EA 1	76	3,952.01
SFRA-103	EA 1	77	3,108.85
SFRA-104	EA 1	78	615.78
SFRA-108	EA 1	79	962.47
SFRA-109	EA 1	80	14,230.69
SFRA-110	EA 1	81	2,811.13
SFRA-111	EA 1	82	1,556.76
SFRA-112	EA 1	83	7,721.91
SFRA-119	EA 1	84	597.46
SFRA-120	EA 1	85	677.38
SFRA-121	EA 1	86	1,577.75
SFRA-122	EA 3, cells A/B	87	257.91
SFRA-127	EA 3, cells A/B	88	164.00
SFRA-128	EA 1	87 and 88	PCBs and SVOCs only
SFRA-129	EA 3, cell A	89	386.18
SFRA-133	EA 1	90	5,750.93
SFRA-136	EA 1	91	320.81
SFRA-137	EA 1	92	272.42
SFRA-142	EA 1	93	4,10273
SFRA-143	EA 1, northwest corner	94	14,965.92
SFRA-144	EA 1, northwest corner	95	3,117.52
SFRA-145	EA 1, northwest corner	96	5,716.19
SFRA-146	EA 1, north wall	97	3,592.18
SFRA-148	EA 1, north wall	98	24,473.49
SFRA-149	EA 1, north wall	99	11,324.35
SFRA-150	EA 1, north wall	100	1,786.36
SFRA-162	EA 1, northwest corner	101	1,121.32

Notes:

PCB Polychlorinated biphenyl
ppt Parts per trillion
SVOC Semivolatile organic compound
TEQ Toxic equivalence

5.4 ADDITIONAL SOIL SAMPLING

Additional soil sampling activities occurred during the RA to confirm that no additional dioxin-contaminated areas would have to be addressed. The area between EA 3 and EA 2 was divided into two subareas: the south half was identified as EA 4, and the north half was designated as EA 5. The east boundary of these areas was the horse arena, and the west boundary was the roadway next to the west side of EA 3 and EA 2 (see Appendix A, Figure 3). Previous surface soil sampling had not identified elevated concentrations of dioxin within these areas.

On May 29, 2014, EPA Geoprobe® direct push technology (DPT) equipment was used by EPA and START to collect subsurface soil samples (SFRA-63 through -72) within EA 4 and EA 5, as well as within EA 2 (see Appendix C [on CD]). Six, three-aliquot samples were collected within EA 4; three samples were collected at 0 to 2 feet bgs, and three were collected at 2 to 4 feet bgs. Each sample represented one-third of the area at the sampled depth. At EA 5, two composite samples were collected within the central third of the area. The sample depths were the same as those at EA 4. Additionally, two composite samples were collected in a ditch along the western edge of EA 2 at 2 to 4 feet bgs. EA 2 had already been excavated to 1 foot bgs and backfilled. No dioxin concentrations exceeding the RAL were identified in any of these samples; therefore, no further excavation occurred. Table 5 includes a summary of these sample results.

On June 6, 2014, the EPA Geoprobe® DPT equipment was used by EPA and START to collect subsurface soil samples to further define the extent and estimated volume of contaminated soil adjacent to the southeast corner of EA 1. At one location southeast of EA 1, three grab samples were collected (SFRA-93, -94, and -95): one at 0 to 2 feet bgs, a second at 2 to 4 feet bgs, and a third at 4 to 6 feet bgs. Results from these samples indicated that at least 6 feet of soil would have to be excavated from EA 1 to achieve the RAL (completed later in June 2014).

A retention pond was constructed to hold rainwater so that excavation could continue after rain events. Previous surface soil sampling of this retention pond area, between EA 2 and EA 6, had not identified elevated dioxin concentrations. Soil was pushed out to form a basin for the retention pond, with the soil creating a 3-foot-high berm. A nine-aliquot surface soil sample was collected from the floor of the pond; the dioxin TEQ result was less than the RAL. When rainwater collected in EA 3, it was pumped into the retention pond, where it infiltrated and evaporated.

EA 6 was identified as the area between the retention pond and EA 1 (see Appendix A, Figure 3). Two three-aliquot soil samples were collected from a ditch running through the middle of this area at 0 to

2 feet bgs (SFRA-90) and at 2 to 4 feet bgs (SFRA-91). Dioxin TEQs in these samples did not exceed RALs. No removal activities were subsequently required at EA 6. These laboratory results are summarized in Table 5, and the complete laboratory data are in Appendix D (provided on CD). The retention pond area was re-graded, leveled, and seeded, as were the other excavated and backfilled areas.

TABLE 5

ADDITIONAL SOIL SAMPLES
ELLISVILLE SITE – WILDWOOD, MISSOURI

Sample No.	Date	Sampled Area	Sample Depth	Comment	Dioxin TEQ (ppt)
SFRA-40	5/15/14	Retention pond floor before use	0 to 2 inches	No excavation required	216.90
SFRA-63	5/29/14	EA 4, cell A	2 to 4 feet	No excavation required	5.41
SFRA-64	5/29/14	EA 4, cell A	2 to 4 feet	No excavation required	8.91
SFRA-65	5/29/14	EA 4, cell C	2 to 4 feet	No excavation required	44.71
SFRA-66	5/29/14	EA 4, cell C	0 to 2 feet	No excavation required	251.19
SFRA-67	5/29/14	EA 4, cell B	2 to 4 feet	No excavation required	<3.2
SFRA-68	5/29/14	EA 4, cell B	0 to 2 feet	No excavation required	148.94
SFRA-69	5/29/14	EA 5, cell B	2 to 4 feet	No excavation required	<2
SFRA-70	5/29/14	EA 5, cell B	0 to 2 feet	No excavation required	96.26
SFRA-71	5/29/14	EA 2, cell D	2 to 4 feet	No excavation required	<5
SFRA-72	5/29/14	EA 2, cell C	2 to 4 feet	No excavation required	874.17
SFRA-90	6/6/14	EA 6, cell B	0 to 2 feet	No excavation required	603.35
SFRA-91	6/6/14	EA 6, cell B	2 to 4 feet	No excavation required	811.14
SFRA-92	6/6/14	East of retention pond	2 to 4 feet	No excavation required	5.43
SFRA-93	6/6/14	EA 1, southeast corner	0 to 2 feet	Excavation required	919.68
SFRA-94	6/6/14	EA 1, southeast corner	2 to 4 feet	Excavation required	2,995.55
SFRA-95	6/6/14	EA 1, southeast corner	4 to 6 feet	Excavation required	16,343.59
SFRA-156	7/22/14	Retention pond floor after use	0 to 2 inches	No excavation required	102.82

Notes:

ppt Parts per trillion
TEQ Toxic equivalence

5.5 AIR MONITORING

During soil excavation activities, real-time air monitoring was performed by START. Two monitoring stations were established—one upwind and one downwind of the excavation area. At each station, an MIE DataRAM 4™ aerosol monitor was used to measure concentrations of airborne particulate matter, and a MultiRAE Plus multi-gas monitor with a built-in PID was used to monitor for VOCs. The

DataRAM 4™ was fitted with a size-selective impactor head to monitor only particulate matter 10 micrometers or less in size (PM-10). Data were logged by each unit and later downloaded and tabulated. No concentrations that would pose health threats to site workers or nearby residents were recorded. The air monitoring data are in Appendix F (provided on CD).

5.6 SITE SURVEY AND CLOSURE OF STAGING AREAS AND ROADWAY

START collected five multi-aliquot surface samples from the roadway and staging areas for dioxin TEQ analysis on July 22, 2014. The samples (SFRA-151 through -155) were collected to confirm that contaminated soil had not been transferred to the road and staging areas during the removal process. The road was divided into three sections for sampling. The northern third—the section of the road adjacent to the excavation areas—was found to contain a dioxin TEQ value of 17.07 ppt (SFRA-151). The samples from the central and southern sections (SFRA-153 and -154) were found to contain dioxin TEQ results less than 1.93 ppt. Two staging areas were sampled: (1) the north staging area, just south of the excavation areas, and (2) the south staging area, near the EPA Command Post and site entrance. The north staging area sample (SFRA-152) contained a dioxin TEQ value of 1.9 ppt, and the dioxin TEQ value for the southern staging area sample (SFRA-155) was 1.46 ppt.

After discussions among EPA, the developer, and the property owner, it was determined that the rock that had been used on the roadway and staging areas for the RA would be removed from the site. The rock sample results obtained in July 2014 were submitted to the receiving facility for approval. The rock was removed and transported to the Champ Landfill in Maryland Heights, Missouri, in late October 2014. Restoration work was completed on October 31, 2014.

On August 1, 2014, The Sterling Company (Sterling) from St. Louis, Missouri, conducted land survey activities at the site. The excavation areas, the roadway, and the Bliss-Ellisville site property line were surveyed. The final survey information appears on Figures 2 and 3 in Appendix A.

6.0 LABORATORY DATA REVIEW

The EPA Region 7 Environmental Services Assistance Team (ESAT) was requested to review the CFA data packages. Summary reports indicating that overall data quality and completeness were acceptable are in Appendix D (provided on CD). The final data packages from CFA were sent to Deana Crumbling, sampling statistician at EPA HQ in Washington, D.C., for review and calculation of Kaplan-Meier dioxin TEQ concentrations. Those calculated values were used in the tables included in this report.

7.0 SUMMARY

Tetra Tech START was tasked by the EPA Region 7 Superfund Division to assist with an RA at the Ellisville site in Wildwood, Missouri. Elevated dioxin concentrations had been identified at three areas within a proposed residential development area (Strecker Forest) during previous assessments. These soils were excavated during the RA for off-site disposal. For this RA, the site-specific RALs for dioxin TEQ levels were as follows: 820 ppt in surface soil (less than 12 inches bgs); 2,460 ppt in soil at depths greater than 12 inches bgs.

Specific elements of this task included (1) collection of post-excavation soil samples to confirm that site-specific RALs had been met, (2) sampling of excavated soils for disposal profiling analyses, (3) real-time air monitoring during soil excavation, and (4) soil sampling in the central and northern portions of the site to better define the extent of contamination. START also assisted with analytical services procurement, sample management, documentation of removal activities, and preparation of detailed maps and diagrams depicting excavated and sampled areas.

Nineteen pre-removal site characterization samples were submitted for TEQ analysis (including samples collected at the roadway, staging areas, and retention pond area). START also collected 63 post-excavation samples to confirm that the site-specific RALs had been met. From the roll-off boxes containing excavated soil, 72 samples were submitted for dioxin TEQ analysis. Another seven samples were submitted for laboratory analysis for waste profiling purposes. Two of the samples (roadway rock) collected during site activities were not submitted to the laboratory for analysis, but were screened by START for metals and VOCs by use of an XRF and PID, respectively.

Removal activities began on March 24, 2014, and excavation was completed on July 21, 2014. During the project, 101 roll-off boxes were filled and shipped off site for disposal. Seventeen boxes, containing 267.06 tons of dioxin-contaminated soil, were shipped to Canada for incineration. The remaining 84 boxes, containing 1,277.58 tons of dioxin-contaminated soil, were trucked to a RCRA-permitted landfill in Oklahoma for disposal.

After the excavated areas (including the retention pond) had been backfilled with clean soil and graded, they were seeded and mulched. Drainage pathways were covered with rock. Finally, rock was removed from the roadway used during the RA. The roadway that was in the work area was covered with 3 to 6 inches of backfill soil, seeded, and mulched. The remainder of the road was seeded. Site restoration activities were completed October 31, 2014.

8.0 REFERENCES

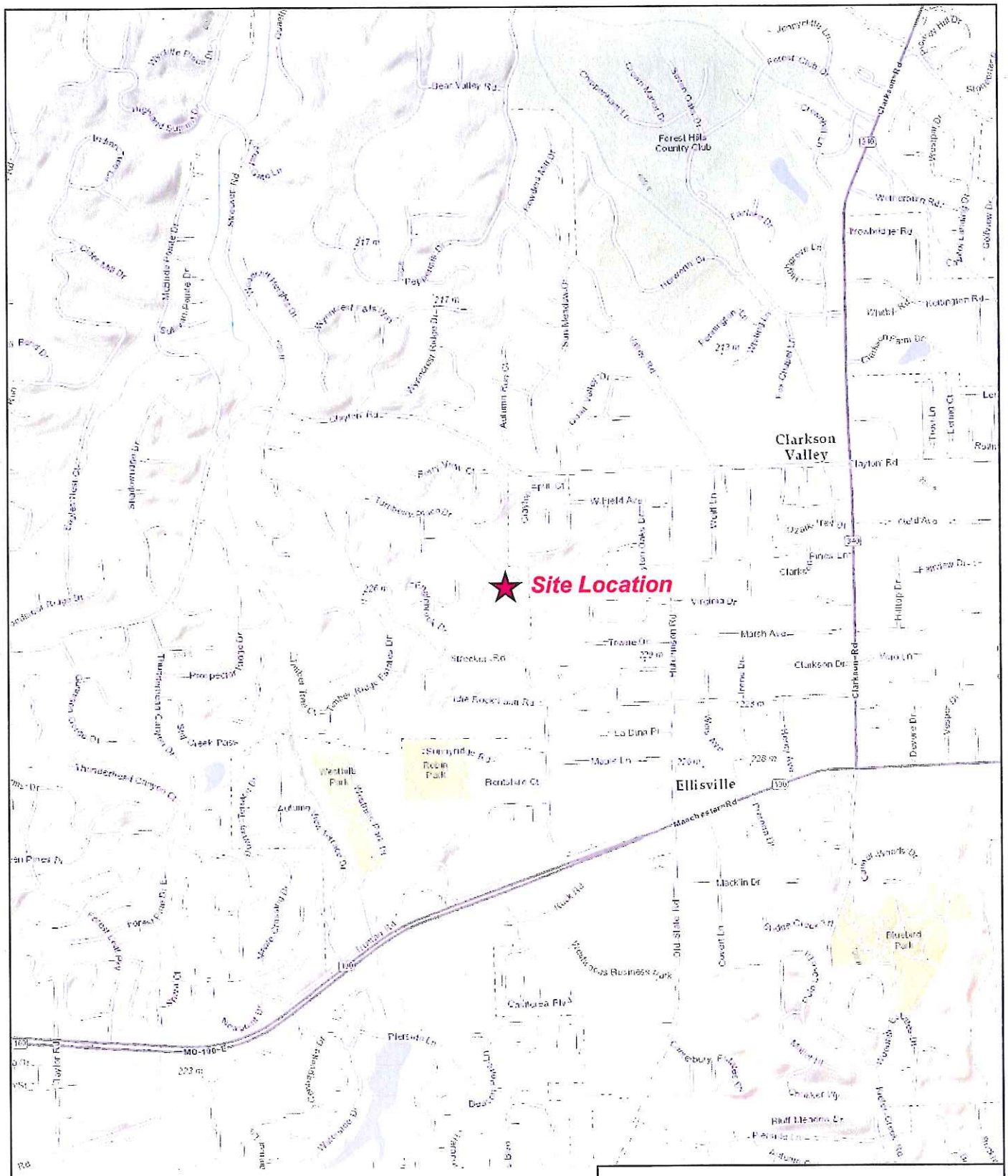
Tetra Tech EM Inc. 2012. *Site Reassessment Report for an Expanded Site Review, Proposed Strecker Forest Development Site, Wildwood, Missouri.* Superfund Technical Assessment and Response Team (START) Contract EP-S7-06-01, Task Order No. 0002.058. June 13.

Tetra Tech, Inc. (Tetra Tech). 2014. *Removal Site Evaluation Report, Bliss-Ellisville Site – Strecker Forest Subsite, Wildwood, Missouri.* Superfund Technical Assessment and Response Team (START) Contract EP-S7-06-01, Task Order No. 0014. April 24.

U.S. Environmental Protection Agency (EPA). 2013. Action Memorandum for a Removal Action at the Ellisville Site, Wildwood, Missouri. September 26.

APPENDIX A

FIGURES



Ellisville Site
Wildwood, Missouri

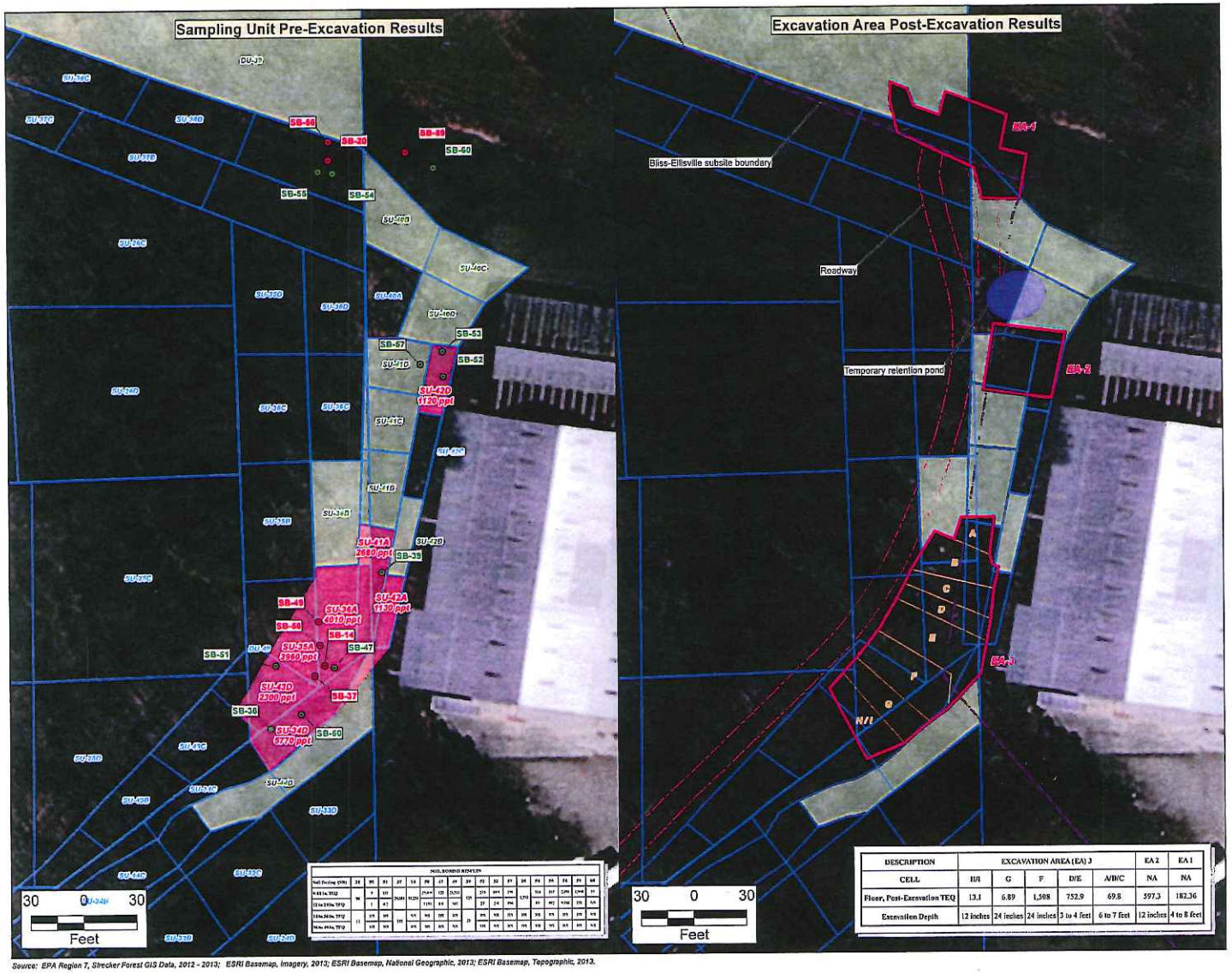
Figure 1
Site Location Map

TETRA TECH

Source: ESRI Basemap, Topographic, 2013

Date: 10/29/2014 Drawn By: Gustavo Orozco Project No: 103X9025140048.000

X:\G\9025\0048\Projects\mxd\Figure1.mxd



DESCRIPTION	EXCAVATION AREA (EA) 3					EA 2	EA 1
CELL	H/I	G	F	D/E	A/B/C	NA	NA
Floor, Post-Excavation TEQ	13.1	6.89	1,508	752.9	69.6	597.3	182.36
Excavation Depth	12 inches	24 inches	24 inches	3 to 4 feet	6 to 7 feet	12 inches	4 to 8 feet

Source: EPA Region 7, Strecker Forest GIS Data, 2012 - 2013; ESRI Basemap, Imagery, 2013; ESRI Basemap, National Geographic, 2013; ESRI Basemap, Topographic, 2013.

Legend
- Soil boring - below action level
- Soil boring - above action level
- Decision / sampling unit boundary
- Excavation area
- Excavation sub-area

Pre-excavation sample results:
- 50 - 820 ppt
- > 820 ppt

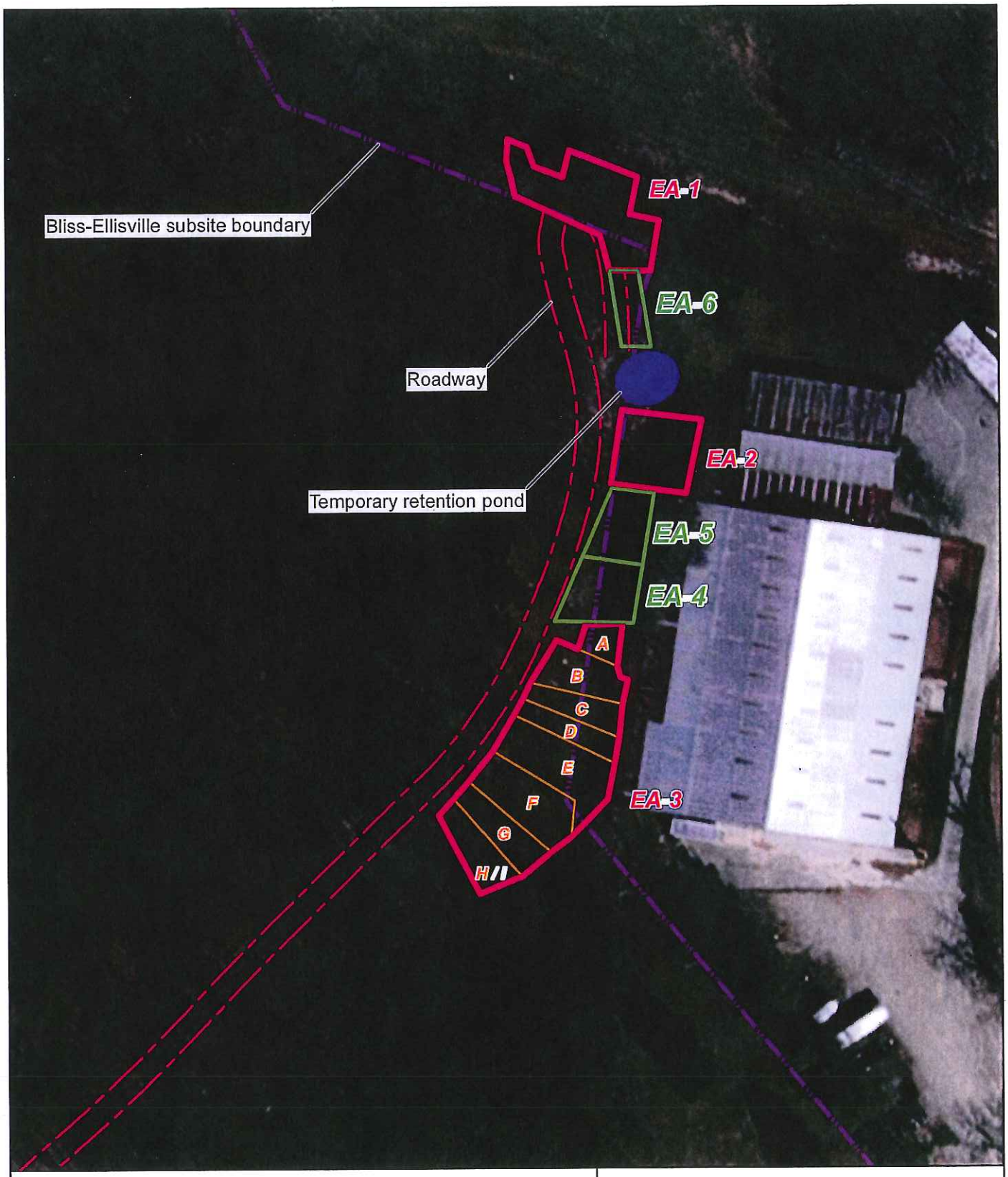
NA Not applicable
NS Not sampled
ppt Parts per trillion
TEQ Toxic equivalence (dioxin) in ppt

Ellisville Site
Wildwood, Missouri

Figure 2
Removal Activity Map

The Environmental Protection Agency does not guarantee the accuracy, completeness, or timeliness of the information shown, and shall not be liable for any injury or loss resulting from the reliance upon the information shown.

Date: 11/20/2014 Drawn By: Colin Willis Path: X:\010025\0040\Projects\mxd\Figure2.mxd



Legend

- Exploratory area
- Excavation area
- Excavation sub-area

N

35 0 35

Feet

Source: EPA Region 7, Strecker Forest GIS Data, 2012 -2013; ESRI Basemap, Imagery, 2013

Ellisville Site
Wildwood, Missouri

Figure 3
Exploratory Sampling Locations

TETRA TECH

Date: 11/4/2014 Drawn By: Gustavo Orozco Project No: 103X9025140048.000

X:\G\9025\0048\Projects\mxd\Figure3.mxd

APPENDIX B

PHOTOGRAPHIC DOCUMENTATION

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Northeast	DESCRIPTION	This photograph shows the site entrance driveway and upper support zone prior to brush clearing in preparation for removal activities.	1
	CLIENT	Environmental Protection Agency - Region 7	DATE 3/24/14
	PHOTOGRAPHER	Dave Kinroth	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Northeast	DESCRIPTION	This photograph shows the site entrance driveway and upper support zone area after brush clearing in preparation for removal activities.	2
	CLIENT	Environmental Protection Agency - Region 7	DATE 3/25/14
	PHOTOGRAPHER	Dave Kinroth	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Northwest	DESCRIPTION	This photograph shows Emergency and Rapid Response Services (ERRS) personnel grinding tree stumps in the upper support zone area in preparation for removal activities.	3
	CLIENT	Environmental Protection Agency - Region 7	DATE 3/25/14
	PHOTOGRAPHER	Dave Kinroth	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: North	DESCRIPTION	This photograph shows gabian stone being delivered to prepare site access roads and support zones for the removal action.	4
	CLIENT	Environmental Protection Agency - Region 7	DATE 3/26/14
	PHOTOGRAPHER	Dave Kinroth	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: North	DESCRIPTION	This photograph shows ERRS personnel laying base fabric in the area where gabian stone would be placed for a roadbed .	5
	CLIENT	Environmental Protection Agency - Region 7	DATE 3/26/14
	PHOTOGRAPHER	Dave Kinroth	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: South	DESCRIPTION	This photograph shows gabian stone on the haul road at the site.	6
	CLIENT	Environmental Protection Agency - Region 7	DATE 3/28/14
	PHOTOGRAPHER	Dave Kinroth	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: North	DESCRIPTION	This photograph shows the lower support zone and haul road (near completion) to be used for the removal action.	7
	CLIENT	Environmental Protection Agency - Region 7	DATE 3/28/14
	PHOTOGRAPHER	Dave Kinroth	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: East/Northeast	DESCRIPTION	This photograph shows ERRS personnel beginning excavation of dioxin-contaminated soil at the south end of Excavation Area (EA) 3.	8
	CLIENT	Environmental Protection Agency - Region 7	DATE 4/7/14
	PHOTOGRAPHER	Dave Kinroth	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: East	DESCRIPTION	This photograph shows ERRS loading dioxin-contaminated soil into a roll-off box for transport to a disposal facility.	9
	CLIENT	Environmental Protection Agency - Region 7	DATE 4/7/14
	PHOTOGRAPHER	Dave Kinroth	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Southeast	DESCRIPTION	This photograph shows an air monitoring station operated by Superfund Technical Assessment and Response Team (START) personnel during soil excavation activities.	10
	CLIENT	Environmental Protection Agency - Region 7	DATE 4/7/14
	PHOTOGRAPHER	Dave Kinroth	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Southeast	DESCRIPTION	This photograph shows the south end of EA 3 as soil excavation was nearing completion.	11
	CLIENT	Environmental Protection Agency - Region 7	DATE 4/8/14
	PHOTOGRAPHER	Dave Kinroth	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: East	DESCRIPTION	This photograph shows a roll-off box with excavated dioxin-contaminated soil being moved for temporary staging on site.	12
	CLIENT	Environmental Protection Agency - Region 7	DATE 4/7/14
	PHOTOGRAPHER	Dave Kinroth	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Northwest	DESCRIPTION	This photograph shows a roll-off box with excavated dioxin-contaminated soil being removed for transport to an off-site disposal facility.	13
	CLIENT	Environmental Protection Agency - Region 7	DATE 4/22/14
	PHOTOGRAPHER	Dave Kinroth	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Northeast	DESCRIPTION	This photograph shows an overview of EA 3 with excavation in progress.	14
	CLIENT	Environmental Protection Agency - Region 7	DATE 4/23/14
	PHOTOGRAPHER	Dave Kinroth	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Northeast	DESCRIPTION	This photograph shows excavation at EA 2.	15
	CLIENT	Environmental Protection Agency - Region 7	DATE 4/25/14
	PHOTOGRAPHER	Rick Claytor	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: East	DESCRIPTION	This photograph shows dark-stained soil encountered during excavation at EA 3 (cells D and E).	16
	CLIENT	Environmental Protection Agency - Region 7	DATE 4/30/14
	PHOTOGRAPHER	Rick Claytor	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: East	DESCRIPTION	This photograph shows sampling of stained soil at EA 3.	17
	CLIENT	Environmental Protection Agency - Region 7	DATE 5/6/14
	PHOTOGRAPHER	Dave Kinroth	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Southeast	DESCRIPTION	This photograph shows the southeast portion of EA 1 after excavation to approximately 8 feet below ground surface (bgs) had been completed.	18
	CLIENT	Environmental Protection Agency - Region 7	DATE 6/24/14
	PHOTOGRAPHER	Rick Claytor	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Northeast	DESCRIPTION	This photograph shows ERRS excavating a vein of dark-stained soil at EA 3.	19
	CLIENT	Environmental Protection Agency - Region 7	DATE 6/28/14
	PHOTOGRAPHER	Rick Claytor	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Northwest	DESCRIPTION	This photograph shows preparation for backfilling at EA 1, along the tributary to Caulks Creek on the north perimeter of the site.	20
	CLIENT	Environmental Protection Agency - Region 7	DATE 7/10/14
	PHOTOGRAPHER	Rick Claytor	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Southeast	DESCRIPTION	This photograph shows EA 3 after excavation had been completed, and the area had been backfilled with clean topsoil.	21
	CLIENT	Environmental Protection Agency - Region 7	DATE 7/14/14
	PHOTOGRAPHER	Rick Claytor	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Southeast	DESCRIPTION	This photograph shows EA 2 after excavation had been completed, and the area had been backfilled with clean topsoil.	22
	CLIENT	Environmental Protection Agency - Region 7	DATE 5/5/14
	PHOTOGRAPHER	Rick Claytor	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: South	DESCRIPTION	This photograph shows EA 1 after excavation had been completed, the area had been backfilled with clean topsoil, and rip-rap had been placed along the creek bank.	23
	CLIENT	Environmental Protection Agency - Region 7	DATE 7/30/14
	PHOTOGRAPHER	Rick Claytor	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: Northeast	DESCRIPTION	This photograph shows ERRS applying straw at EA 3 after the area had been backfilled with clean topsoil and seeded.	24
	CLIENT	Environmental Protection Agency - Region 7	DATE 8/1/14
	PHOTOGRAPHER	Rick Claytor	

Ellisville Site Removal Action
Wildwood, Missouri

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: North	DESCRIPTION	This photograph shows EA 1 after excavation had been completed, and seed and straw had been applied to clean topsoil backfill.	25
	CLIENT	Environmental Protection Agency - Region 7	DATE 8/1/14
	PHOTOGRAPHER	Rick Claytor	

TETRA TECH PROJECT NO. X9025.14.0048.000 DIRECTION: South	DESCRIPTION	This photograph shows gabian stone taken from the site haul road to line drainage pathways for erosion control at EA 3.	26
	CLIENT	Environmental Protection Agency - Region 7	DATE 8/1/14
	PHOTOGRAPHER	Rick Claytor	

APPENDIX C
FIELD SHEETS (CD)

APPENDIX D
CHAIN-OF-CUSTODY RECORDS AND LABORATORY DATA (CD)

APPENDIX E
KM TEQ VALUES (CD)

APPENDIX F
AIR MONITORING RECORDS (CD)

BILL #1321 **ORDINANCE #1321**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD AUTHORIZING AN AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #1189 TO ADDRESS THE EXTENT OF PRESERVATION REQUIRED BY THE NATURAL RESOURCE PROTECTION STANDARDS BY ALLOWING A REDUCTION IN THE AMOUNT DUE TO A CALCULATION ERROR THAT WAS MADE, WHEN THIS TWENTY-THREE (23) LOT RESIDENTIAL SUBDIVISION WAS APPROVED. (Ward Two)

WHEREAS, the City Council approved a Planned Residential Development Overlay District in the R-1A 22,000 square foot Residence District for a 18.3 acre tract of land that allowed its development with twenty-three (23), single family dwellings on individual lots that were greater than 13,5000 square feet in size; and

WHEREAS, the development of this residential subdivision was required to meet the Natural Resource Protection Standards of the City's Subdivision and Development Regulations, which indicated that approximately eight (8) acres of the site could be used for development purposes, such as building sites, roadways, other infrastructure improvements, and utility installations; and

WHEREAS, the amount of required preservation on this 18.3 site was calculated originally at over twelve (12) acres in size, which when combined with the area of the property allowed to be disturbed, exceeded the overall acreage of the tract of land; and

WHEREAS, this calculation error had to be addressed by reducing the amount of preservation area to the difference between the permitted eight (8) acres of disturbance and the overall size of the tract of land; and

WHEREAS, the change in the amount of required preservation area on this 18.3 acres was from twelve (12) acres to ten (10) acres, which is consistent with the overall size of the tract of land; and

WHEREAS, the change in the preservation amounts associated with this site does not increase the amount of overall site disturbance, but addresses the calculation error made by the Department of Planning, when it prepared the recommendation regarding this change in zoning and application of the Planned Residential Development Overlay District upon the subject site; and

WHEREAS, the Planning and Zoning Commission considered this request at its June 5, 2006 Executive Meeting and recommended approval of the amendment of the Planned Residential Development Overlay District Ordinance to accommodate this change due to the amount of preserved acres remained unaltered; and

WHEREAS, the City Council held a public hearing on June 26, 2006 and heard comments from all appropriate parties and endorsed the preparation of legislation to address this change in the preservation amount for this residential site relative to the Natural Resource Protection Standards, which was introduced on July 10, 2006; and

WHEREAS, as part of this consideration, the Planning and Zoning Commission, along with the City Council, chose not to apply the Public Space Ordinance requirements, nor reduce the density of the development due to the change in the 'Suburban' Residential Area that occurred with the 2006 Update of Master Plan, since the need for the change in the site-specific ordinance was prompted by the error on the Department's part; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Codes and Official Zoning District Maps, which are made a part hereof, are hereby amended by enacting a change in Planned Residential Development Overlay District Ordinance #1189, as set forth in this ordinance for the following described land:

A tract of land situated partly in the Southeast 1/4 of the Northeast 1/4 of Section 31, and partly in the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 45 North, Range 4 East, St. Louis County, Missouri and described as follows:

Beginning at an old stone in the center line of Section 31 on the line between Sections 31 and 32; thence along the East-West center line of Section 31, South 89 degrees 42'00" West, a distance of 327.50 feet to the Southwest corner of property described in deed to Patricia V. and Gerald W. Primm, Trustees U/I, recorded in Book 8813, Page 2172, thence North, a distance of 20.00 feet to the North line of Strecker Road, 40 feet wide, thence along said North line of Strecker Road South 89 degrees 36'21" West, a distance of 208.71 feet to the East line of Strecker Farms Plat 1, per Plat Book 331, Pages 91 and 92; thence along East line of said Strecker Farms Plat 1, the following: North a distance of 625.62 feet, North 89 degrees 36'21" East, a distance of 208.71 feet and North a distance of 686.36 feet to the South line of Turnberry Place Plat 2, per Plat Book 286, Page 88; thence along the South line of said Turnberry Place Plat 2 and the South line of Turnberry Place Plat 1, per Plat Book 283, Page 1 North 89 degrees 42'00" East, a distance of 327.50 feet, and North 89 degrees 08'00" East, a distance of 172.70 feet to the West line of Jerry Russell Bliss, recorded in Book 7451, Page 1135 and along the West line of David E. Krueger, recorded in Book 7989, Page 1413 South 00 degrees 07'00" East, a distance of 1,331.68 feet to the center line of Section 32; thence along the center line of Section 32 South 89 degrees 03'00" West, a distance of 175.45 feet to the point of beginning, and containing 18.334 acres, more or less.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated June 5, 2006 which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of twenty-three (23), detached single family dwellings on individual lots, with common ground (a minimum of 7.15 acres of the 18.3 acre tract of land shall be used for this purpose), and all permitted accessory structures. A swimming pool and recreational complex may be provided as part of this development.

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 thirteen thousand five hundred (13,500) square feet in overall size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety (90) feet in distance at the front building line, except for parcels of ground located within any cul-de-sac. These lot frontages shall be as approved on the Site Development Plan by the Planning and Zoning Commission.

b. The depth of all lots within this residential subdivision shall be a minimum one hundred fifty (150) feet, as measured from the edge of right-of-way.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot at street elevation. This height restriction shall not apply to walk-out basements, when accessing any rear or side yard area of any permitted lot within this development.

d. The maximum area of this 18.3 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed **eight point one (8.1)** ~~eight (8)~~ acres. No major or minor variance is granted, as part of these totals.

e. The minimum amount of this 18.3 acre tract of land, which must be preserved as part of this development, shall be **ten point two (10.2)** ~~twelve point three (12.3)~~ acres in overall size. No major or minor variance is granted, as part of these totals.

f. If a recreational facility is provided, it shall minimally include an in-ground swimming pool, cabana, and bathhouse, along with related parking and amenities. The facility shall be located in a common ground area

and long-term care and maintenance of it shall be detailed in the development's trust indenture.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. District Overlay 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 recommendation a Site Development Plan. The City Council shall review this recommendation and take final action on the plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accordance with requirements of Section 1003.187 of the City of Wildwood Zoning Code. 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 widths, improvement dimensions and locations, setbacks, and building placements, along with a minimum and maximum sizes.
c. The location and size of all residential drives, pavement widths, and right-of-way dedications of all internal roadway improvements.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer and stormwater facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accordance with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
l. 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.
m. Location of all existing and proposed easements.
n. All other information not mentioned above, but required on a preliminary plat in accordance with Section 1005.060 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. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following setbacks of Section 1003.112 R-1A 22,000 square foot Residence District of the City of Wildwood's Zoning Code, except as specified below:

1.) Twenty (20) feet from any front yard area of any individual lot.
2.) Eight (8) feet from any side yard property line of any individual lot.
3.) Thirty (30) feet for any rear yard setback area. In instances of lots with double frontage, rear yard distances shall be fifteen (15) feet.

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 the Section 1003.112 R-1A 22,000 square foot Residence District of the City of Wildwood's Zoning Code.

Miscellaneous Setbacks

c. No portion of any residential building foundation shall encroach within fifteen (15) feet of the 'Final Resource Protection Line.'

Access and Roadway Improvements

d. Access to Strecker Road shall be limited to one (1) residential street approach located to provide required sight distance and constructed in accordance with City of Wildwood "Design Criteria Manual," All design components, improvement levels, and construction requirements shall also be as directed by the City of Wildwood Department of Public Works.

e. Roadway improvements, including a turning lane, sidewalks, stormwater drainage facilities, tapers, street lighting and trees, and signage for Strecker Road shall conform to the requirements of the City of Wildwood's "Design Criteria Manual." These roadway improvements shall be constructed or installed as the sole responsibility of the developer of this tract of land. All work in the right-of-way must be reviewed and approved by the City of Wildwood Department of Public Works.

f. Provide a sidewalk conforming to City of Wildwood ADA standards adjacent to Strecker Road constructed as part of this development. Sidewalks shall be placed on both sides of the pavement area. The installation and construction of these sidewalks shall be as directed by the Department of Public Works and be the sole responsibility of the developer of this residential subdivision.

g. Dedicate a minimum fifty (50) foot right-of-way area to the City of Wildwood for public purposes and within this area construct a system of internal streets to serve the authorized number of lots. These internal streets shall minimally include a twenty-four (24) foot wide pavement surface, curb and gutter, six (6) foot wide sidewalks on both sides of the right-of-way, stormwater drainage facilities, and other items, as directed by the City of Wildwood Department of Public Works, unless otherwise modified by the Planning and Zoning Commission on the Site Development Plan. The specific design shall be indicated on the Site Development Plan submitted to the Planning and Zoning Commission for review and action.

h. No individual residential driveway access to this development from Strecker Road will be permitted as part of this development.

Miscellaneous Roadway Requirements

i. 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.

j. 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

k. Parking spaces shall be provided as required by Section 1003.165 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-1A 22,000 square foot Residence District.

Landscape Requirements - Specific

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

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

n. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accordance with the City of Wildwood's 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 the City of Wildwood's Chapter 410 Tree Preservation and Restoration Code.

o. Landscaping within the defined common ground areas 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 Metropolitan St. Louis Sewer District requirements in this regard. These planting patterns shall minimally meet Bufferyard Standard 'E.'

p. All landscape plans shall be signed and sealed by a Registered Landscape Architect for submittal and review by the City.

Signs

q. Signs for this P.R.D. Overlay District shall be erected in accordance with the Section 1003.168 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-1A 22,000 square foot Residence District.

r. 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 a maintenance easement.

Lighting Requirements

s. 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 Director of Planning and subject to reasonable standards, which adhere to generally accepted principles and practices of this industry. Compliance to the regulations of the City's Lighting Code, Section 1003.169, in terms of design, equipment, and installation is mandatory.

Miscellaneous Conditions

t. 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.

u. 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.

v. All retaining walls exceeding two (2) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

w. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. 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 or the construction of streets or building lots.

x. All utilities serving this site shall be installed underground in accordance with the requirements of the City of Wildwood's Subdivision and Development Regulations.

y. All improvements including, but not limited to, streets, roadways, sidewalks, other similar infrastructure features, and stormwater management facilities, along with lot configurations and placements, shall be required to be compatible and integrated into the design of the entire 18.3 acres comprising the subject site.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment 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 **provided** parking spaces by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling	$820.06/Parking Space

(Parking space as defined by Section 1003.168 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2006, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:
Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1) The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2) All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not considered appropriate discharge points.
3) Detention/retention of differential runoff of stormwater shall be required as specified by the Department of Public Works and the Metropolitan St. Louis Sewer District. These features shall be provided in permanent detention/retention facilities, such as ponds, dry reservoirs, or other acceptable alternatives. The detention/retention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4) The Commission may require the stormwater plan and required facilities to include a connection to and contribution toward a regional stormwater system that may serve the affected watershed, which may include construction or utilization of on-site or off-site facilities.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Natural Resource Protection Standard Plans

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 have been met.

Environmental Testing

d. Before the approval of the Site Development Plan by the Planning and Zoning Commission, the developer shall participate and complete a State-managed clean-up of this site for all potential contaminants identified by the Phase II Environmental Assessment Report that was required by the City. The testing protocol must address all pertinent chemicals, compounds, materials, and contaminants and provide a systematic distribution of samples on the site, while meeting all of the Missouri's Department of Natural Resources requirements, regulations, and protocol in this regard. The City and the Missouri Department of Natural Resources shall review results of the testing, prior to their acceptance and action on the Site Development Plan. The Planning and Zoning Commission shall incorporate this review as part of its consideration of the Site Development Plan.

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.

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 Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention/retention basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans must be received by the Department of Planning.

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 accordance with provisions of Section 1003.173 and 1003.187 of the City of Wildwood Zoning Code and Section 1005.095 of the Subdivision and Development Regulations.

Sanitary Sewage System

e. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood in accordance with the provisions of the Section 1005.080 of the Subdivision and Development Regulations.

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 issuance of building permits for each phase of the development.

Road Improvements

h. Based upon the preliminary development plan, improvements to Strecker Road must be completed prior to issuance of the building permits in excess of thirty (30) 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. No grading permit shall be issued by the City's Department of Public Works to the developer until such time the Improvement Plans have been approved. Interim stormwater drainage control in the form of siltation control measures is required.

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

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public rights-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.

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 accordance 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 Code, 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.

k. The developer/owner or other applicable party shall provide to each prospective buyer of a lot within this development an explanation of the environmental history of the area and site and the steps taken relative to the City-required, State-managed clean-up of the same, in a form acceptable to the City, for signature and return to the Department of Planning. Additionally, language shall be included on the plat(s) indicating these same considerations, with the subdivision's trust indentures/restrictions also containing this information about the site's environmental history and the steps taken to mitigate the property under State guidelines and standards for the clean-up of sites identified on the National Priorities List of the United States Environmental Protection Agency.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 24th day of July, 2006 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Edward L Marshall
Presiding Officer

Edward L Marshall
Edward L. Marshall, Mayor

ATTEST:

Lynne Greene-Beldner
City Clerk

Lynne Greene-Beldner
City Clerk

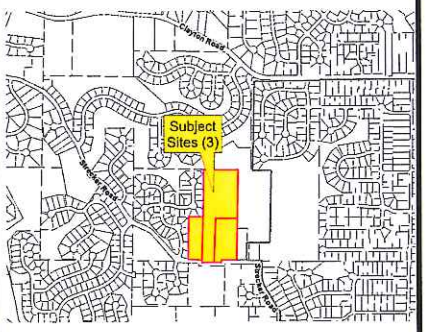
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, February 1, 2016, at 7:30 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 Site:
165, 173, and 177 Strecker Road

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

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on September 21, 2015. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to again discuss this item at their upcoming meeting, although no action is being recommended at that time. If inclined, the Commission encourages you to attend this meeting to hear, and participate in, the discussion on this matter. The meeting will be held on **Monday, February 1, 2016, at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 1 and 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038 - A request to amend existing Planned Residential Development Overlay District Ordinance #1189 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers 22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to a restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously approved design. **(Ward Two)**

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

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

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

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, September 21, 2015, at 7:30 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.

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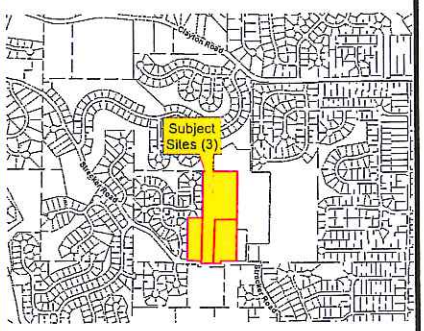

Street Address of Subject Site:
165, 173, and 177 Strecker Road

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

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, September 21, 2015, at 7:30 p.m.,** in **the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment.** The following request will be considered at this time:

P.Z. 1 and 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038 - A request to amend existing Planned Residential Development Overlay District Ordinance #1189 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers 22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to a restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously approved design. **(Ward Two)**

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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.

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   METRO WEST FIRE PROTECTION DISTRICT
   ROCKWOOD R-6 SCHOOL DISTRICT
2. THIS SITE IS IN FOLLOWING UTILITY SERVICE AREAS:
   MISSOURI AMERICAN WATER COMPANY
   AMEREN UE
   AT&T
   LACLEDE GAS
   CHARTER COMMUNICATIONS
3. 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.
4. STORMWATER DESIGN SHALL BE DESIGNED PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
5. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
6. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
7. GRADING SHALL BE PER CITY OF WILDWOOD STANDARDS. SOURCE OF TOPOGRAPHIC INFORMATION, AERIAL PHOTOGRAMMETRIC MAPS.
8. STREET TREES, STREET LIGHTS, AND SIDEWALKS SHALL BE PER CITY OF WILDWOOD STANDARDS.
9. PROJECT IDENTIFICATION SIGN SHALL HAVE A MAXIMUM SIGN AREA OF TWENTY FIVE (25) SQUARE FEET, A MAXIMUM HEIGHT OF TEN (10) FEET, AND SHALL REMAIN OUTSIDE OF THE THIRTY (30) FOOT SIGHT DISTANCE TRIANGLE.
10. NEAREST MAJOR INTERSECTION: SITE IS ON STRECKER ROAD 1000± SOUTH-WEST OF TIMBER RIDGE ESTATES DRIVE.
11. ALL SIDEWALKS WILL BE CONSTRUCTED TO THE CITY OF WILDWOOD STANDARDS.
12. IMPROVE STRECKER ROAD TO ONE-HALF (1/2) OF A TWENTY-FOUR (24) FOOT PAVEMENT WIDTH, AND AN EIGHT (8) FOOT SOFT SHOULDER, AND A FIVE (5) FOOT WIDE SIDEWALK, WHICH MEETS CITY OF WILDWOOD ADA STANDARDS.
13. ROAD DEDICATION WILL BE PROVIDED AS REQUIRED BY THE CITY OF WILDWOOD.
14. NO DIRECT RESIDENTIAL DRIVEWAY ACCESS WILL BE ALLOWED FROM THIS DEVELOPMENT ONTO STRECKER ROAD AND ALL EXISTING DRIVEWAY AREAS WILL BE RESTORED.
15. ENTRANCE, STREET INTERSECTION AND CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.
16. THE LIGHT STANDARDS SHALL BE 'EARLY AMERICAN' PROVIDED BY AMEREN UE.
17. RECORD OWNERS: CLAYTON DEVELOPMENT, L.L.C.
    22U-33-0062
    173 STRECKER ROAD
    WILDWOOD, MO

    22U-33-0031
    165 STRECKER ROAD
    WILDWOOD, MO

    22U-24-0024
    177 STPECKER ROAD
    WILDWOOD, MO

SITE INFORMATION

LOCATOR NUMBERS: 22U-33-0062
22U-33-0031
22U-24-0024

EXISTING ZONING: "N-U"
PROPOSED ZONING: R-1A 22,000 sq. ft. Residence District, with a Planned Residential Development Overlay District.
GROSS AREA OF SITE: 18.26 AC.
AREA OF RIGHT-OF-WAY: 1.65 AC.
AREA OF COMMON GROUND: 8.64 AC.
AVERAGE LOT SIZE: 17,359 SQ.FT.

DENSITY CALCULATIONS: (18.26 AC.- 1.65 AC.)X(43,560 SQ.FT./AC.) / (22,000 SQ.FT./LOT) = 32.89

MAXIMUM NUMBER OF UNITS ALLOWED: 32

NUMBER OF UNITS PROPOSED: 20

LOT DEVELOPMENT REQUIREMENTS:
BUILDING LINE 20' MIN.
SIDE YARD 8' MIN.
REAR YARD 30' MIN

NUMBER OF PARKING SPACES: 2 PER LOT = 40

PROPOSED STREETS SHALL BE PRIVATE 26' WIDE PAVEMENT WITH 50' WIDE R.O.W.

SURVEYOR'S CERTIFICATE

This is to certify that we have, during the month of June 2015, at the request of W. J. Byrne Builders, Inc., prepared an Amended Site Development Plan of "Strecker Forest". This plans outboundary was prepared from available records. This site development plan is a correct representation of all existing and proposed land divisions. This plan is not a survey and does not meet the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16 effective date December 30, 1994).

THE STERLING COMPANY

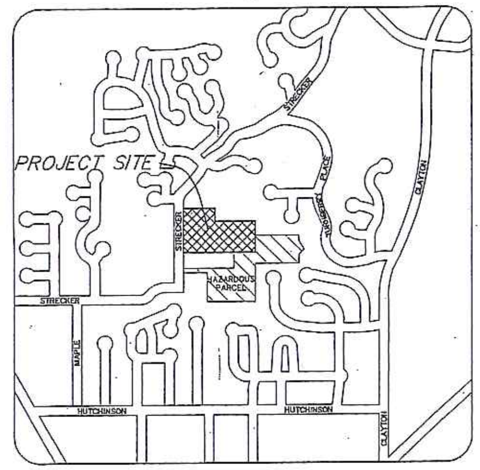
George J. Gower - Vice President

STATE OF MISSOURI
NO. LS 2336
GEORGE J. GOWER
PROFESSIONAL LAND SURVEYOR

STRECKER FOREST

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

AMENDED SITE DEVELOPMENT PLAN



LOCATION MAP
SCALE 1"=200'

PROJECT ZIP CODE: 63011

INDEX OF SHEETS

1 COVER SHEET
2 SITE DEVELOPMENT PLAN
3 SITE SECTION
4 SIGHT DISTANCE PLAN
5-6 ORDINANCE

INDEX OF SHEETS

1 COVER SHEET
2 SITE DEVELOPMENT PLAN
3 SITE SECTION
4 SIGHT DISTANCE PLAN
5 ORDINANCE
6 ORDINANCE

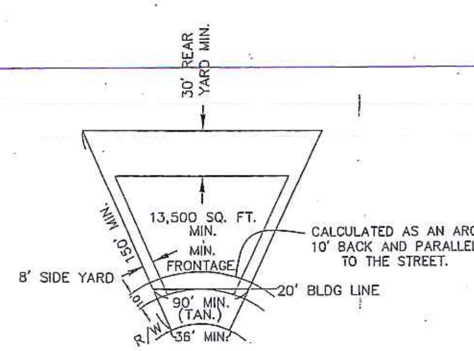
LEGEND

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
X X	FENCE	X X
	SILTATION CONTROL FENCE	X
	STORM SEWERS	
	SANITARY SEWERS	
EX CB	CATCH BASIN	CI NO.
EX AI	AREA INLET	AI NO.
EX GI	GRATED INLET	GI NO.
EX DCI	DOUBLE CURB INLET	DCI NO.
EX MH	STORM MANHOLE	MH NO.
EX MH	SANITARY MANHOLE	MH NO.
EX FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
8"G	GAS MAIN & SIZE	(G) (G)
12"W	WATER MAIN & SIZE	(W) (W)
T	TELEPHONE	(T) (T)
UE	ELECTRIC (U) UNDERGROUND	(UE)
OE	ELECTRIC (O) OVERHEAD	(OHE)
FO FO	FIBER OPTIC	(FO) (FO)
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	

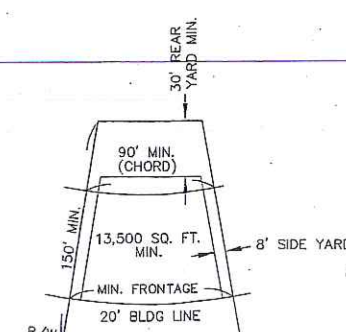
ABBREVIATIONS

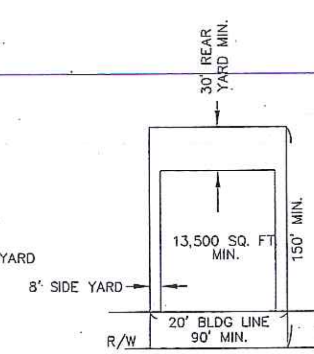
FL	FLOW LINE	FC	FACE OF CURB
TBR	TO BE REMOVED	BC	BACK OF CURB
TBRR	TO BE REMOVED & RELOCATED/REPLACED	PVMT	PAVEMENT
TC	TOP OF CURB	LF	LINEAR FEET
G	GUTTER	HGL	HYDRAULIC GRADE LINE
SW	SIDEWALK	CL	CENTERLINE
		TYP	TYPICAL

CITY OF WILDWOOD
JUN 16 2015
DEPT OF PLANNING & PARKS



TYPICAL LOTS ON CURVE
NOT TO SCALE





MIN. TYPICAL LOT
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DAVID E. KRUEGER PER DEED BOOK 7989 PAGE 1413 OF THE ST. LOUIS COUNTY RECORDS; SAID CORNER ALSO BEING ON THE NORTH LINE OF STRECKER (VARIABLE WIDTH) ROAD, SAID POINT BEING 20' NORTH OF CENTERLINE; THENCE WITH THE SAID NORTH LINE OF STRECKER ROAD, SOUTH 89°05'35" WEST 175.43 FEET TO A POINT ON THE COMMON LINE BETWEEN SECTIONS 31 AND 32; SAID POINT ALSO BEING AN ANGLE POINT IN AFORESAID STRECKER ROAD; THENCE WITH SAID SECTION LINE, SOUTH 00°00'43" EAST 20.00 FEET TO A STONE FOUND FOR THE QUARTER SECTION CORNER; THENCE WITH THE EAST/WEST CENTERLINE OF SECTION 31 BEING ALSO 15.00 NORTH OF AND PARALLEL TO THE CENTERLINE OF SAID STRECKER ROAD, SOUTH 89°42'40" WEST 328.28 TO AN ANGLE POINT IN SAID STRECKER ROAD; THENCE NORTH 00°02'41" EAST 20.00 FEET TO A POINT; THENCE WITH A LINE BEING 20.00 NORTH OF AND PARALLEL TO AFORESAID CENTER SECTION LINE AND THE SAID CENTERLINE OF STRECKER ROAD, SOUTH 89°42'40" WEST 208.71 FEET TO A POINT BEING THE SOUTHEAST CORNER OF A RIGHT OF WAY DEDICATION STRIP AS SHOWN ON THE PLAT OF STRECKER FARMS PLAT 1 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 331 PAGES 91 & 92 OF SAID RECORDS; THENCE WITH THE EAST LINE OF SAID STRECKER FARMS PLAT 1, NORTH 00°02'41" EAST 626.14 FEET, NORTH 89°38'56" EAST 208.71 FEET AND NORTH 00°02'41" EAST 686.36 FEET TO A STONE FOUND FOR THE NORTHEAST CORNER THEREOF; SAID CORNER ALSO BEING ON THE SOUTH LINE OF TURNBERRY PLACE PLAT II PER THE PLAT THEREOF RECORDED IN PLAT BOOK 286 PAGE 88-91 OF SAID RECORDS AND BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31; THENCE WITH THE SAID QUARTER QUARTER SECTION LINE, NORTH 89°57'25" EAST 326.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE WITH SAID QUARTER QUARTER NORTH 89°15'26" EAST 172.70 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JERRY RUSSELL BLISS PER DEED BOOK 7451 PAGE 1135 OF SAID RECORDS; THENCE WITH THE WEST LINE THEREOF AND ITS DIRECT PROLONGATION, SOUTH 00°07'51" EAST 1310.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 795,283 SQUARE FEET, (18.2571 ACRES) MORE OR LESS ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF JANUARY, 2006.

MSD Base Map 22-U
MSD P #28188-01

ISSUE	REMARKS/DATE
1	06/12/15 INITIAL SUBMITTAL

Claymont Development, LLC
26 Pacland Estates Drive
Chesterfield, Missouri 63005
(636) 458-6155

THE STERLING CO.
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Corporate Certificate of Authority #001348

STRECKER FOREST
CITY OF WILDWOOD, MISSOURI
SITE DEVELOPMENT PLAN
COVER SHEET

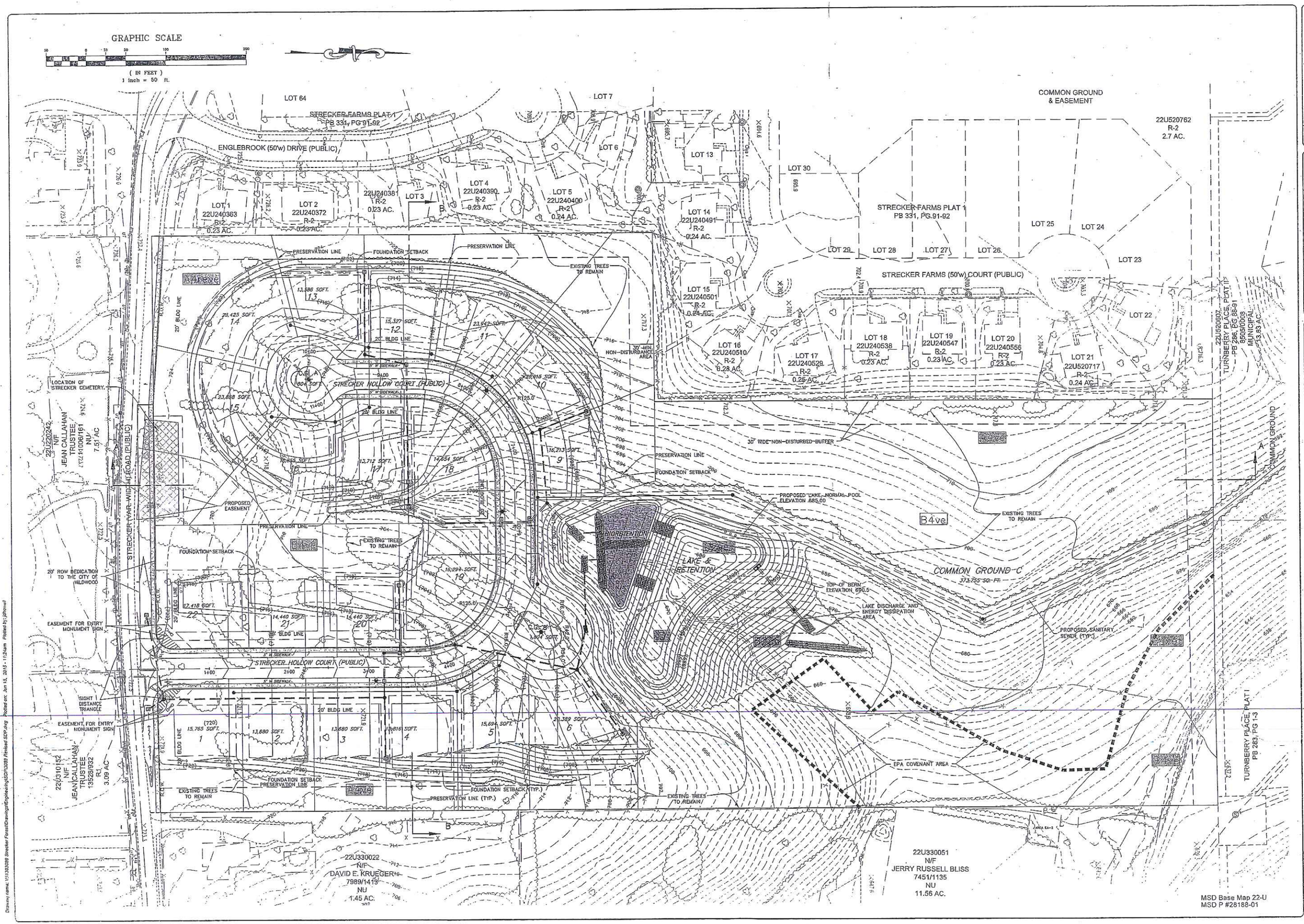
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims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

STATE OF MISSOURI
JASON D. HOWELL
NUMBER PE-2007002801
PROFESSIONAL ENGINEER

Date: 6-15-15
Jason D. Howell, PE
License No. 2007002801
Civil Engineer

Job Number 13-01-006
Date June 11, 2015
Designed:
Drawn:
Checked:
Sheet 1
SDP

Drawing name: Y:\1303089 Strecker Forest\Drawings\Engineering\SDP\3089 Revised SDP.dwg Plotted on: Jun 15, 2015 - 11:19am Plotted by: jdhowell



ISSUE	REMARKS/DATE
1	06/12/15 INITIAL SUBMITTAL

Claymont Development, LLC
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THE STEWART CO.
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STRECKER FOREST

CITY OF WILDWOOD, MISSOURI

SITE DEVELOPMENT PLAN
SITE PLAN

"The Professional Engineer's seal and signature affixed to this drawing signifies only to the accuracy and the seal shown on this drawing. All drawing, instruments of other documents not bearing the seal and signature of the Professional Engineer are prepared by the company, and the engineer assumes no responsibility for any and all inconsistency on such plans, drawings or documents not bearing the seal and signature."

STATE OF MISSOURI
JASON D. HOWELL
NUMBER
PE-2007002801
PROFESSIONAL ENGINEER

Date: 6-15-15
Jason D. Howell, PE
License No. 2007002801
Civil Engineer

Job Number	13-01-006
Date	June 11, 2015
Designed:	Sheet 2
Drawn:	
Checked	SDP

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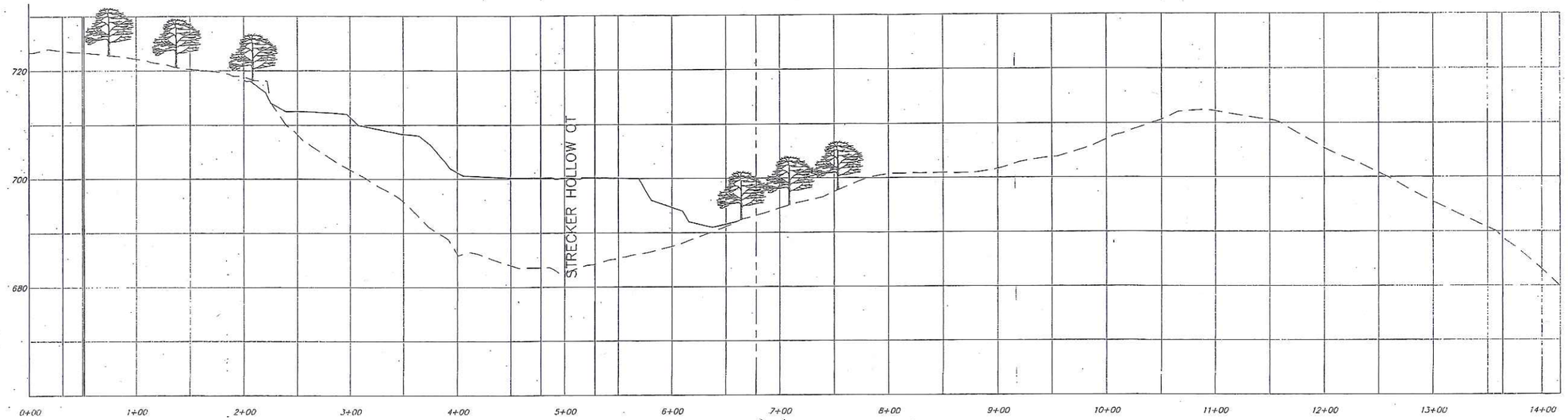
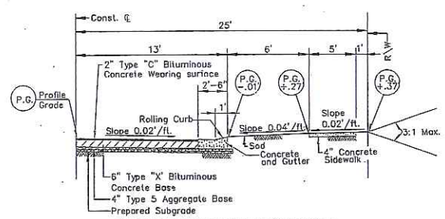
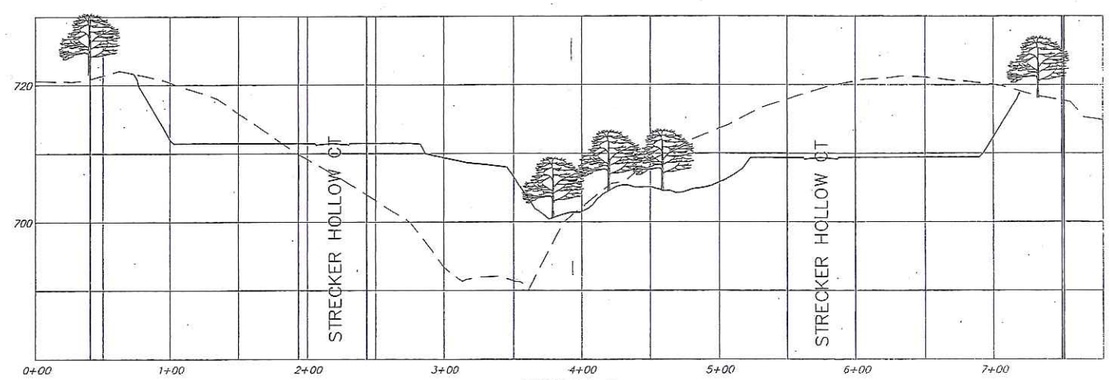


SECTION A–A



TYPICAL STRECKER HOLLOW COURT SECTION
N.T.S.



SECTION B–B

HORIZONTAL 1"=50'
VERTICAL 1"=10'

LOT	ACREAGE OF EXISTING TREES	ACREAGE OF TREES REMAINING	PERCENTAGE OF TREES REMAINING
1	.07	.02	29
2	.11	.03	27
3	.02	.02	100
4	.04	.01	25
5	.10	.01	10
6	.21	.09	43
7	.39	.17	44
8	.69	.38	55
9	.37	.14	38
10	.31	.08	26
11	.17	.07	41
12	.16	.07	44
13	.12	.06	50
14	.11	0	0
15	.29	.03	10
16	.34	0	0
17	.22	.02	9
18	.14	.07	50
19	.05	0	0
20	.12	.05	42

TREE PRESERVATION
13.48 AC. OF TREES EXISTING
5.85 AC. OF TREES REMOVED
7.63 AC OF TREES REMAIN
TOTAL = 56.60% OF TREES PRESERVED

SYMBOL	ACRES	% REQUIRED TO BE PRESERVED	ACRES REQUIRED TO BE PRESERVED	ACRES REQUIRED TO BE DISTURBED	ACRES PRESERVED	USABLE AREA
A4REVE	2.02	50%	1.01	1.01	1.26	0.80
A4VE	3.42	20%	0.68	2.74	.99	2.46
A4VE	0.72	20%	0.14	0.58	.72	0.00
B4VE	6.64	50%	3.26	3.25	2.93	2.94
B4VE	0.34	50%	0.17	0.17	.34	0.04
B2CA	0.39	100%	0.39	0.00	.39	0.03
C2VER	2.11	90%	1.90	0.21	1.35	1.31
C4VET	1.85	90%	1.67	0.18	1.76	0.07
D	0.72	100%	0.72	0.00	.72	0.38
EPHEMERAL DRAINAGE	.12	100%	0.12	0.00	0	0.12
TOTAL	18.30	---	10.08	8.14	10.48	8.15

MSD Base Map 22-U
MSD P #28188-01

ISSUE	REMARKS/DATE
1	06/12/15 INITIAL SUBMITTAL

Claymont Development, LLC
26 Pacland Estates Drive
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STRECKER FOREST
CITY OF WILDWOOD, MISSOURI
SITE DEVELOPMENT PLAN
SECTIONS/PRESERVATION AREAS

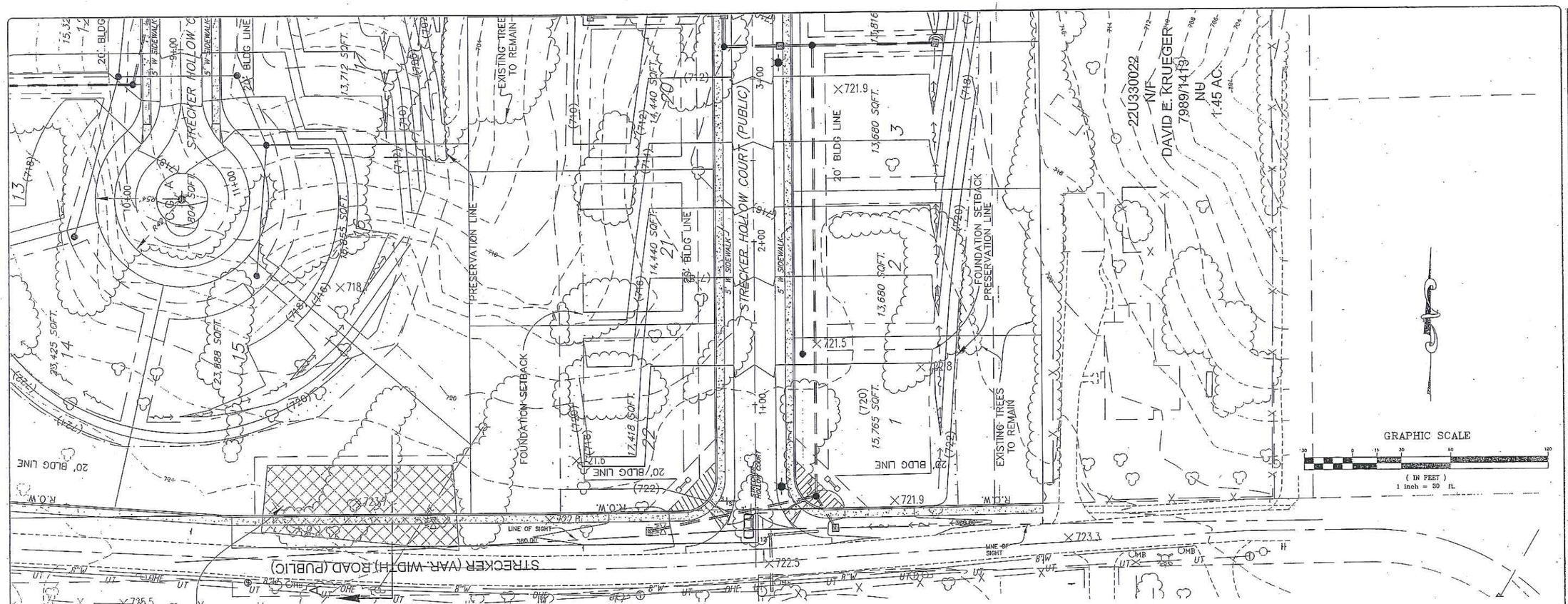
The Professional Engineer's seal and signature shown on this sheet applies only to the material and/or the drawing and specifications that are attached to and bearing the same any signature and seal contained or presented by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not affixing the seal and signature.

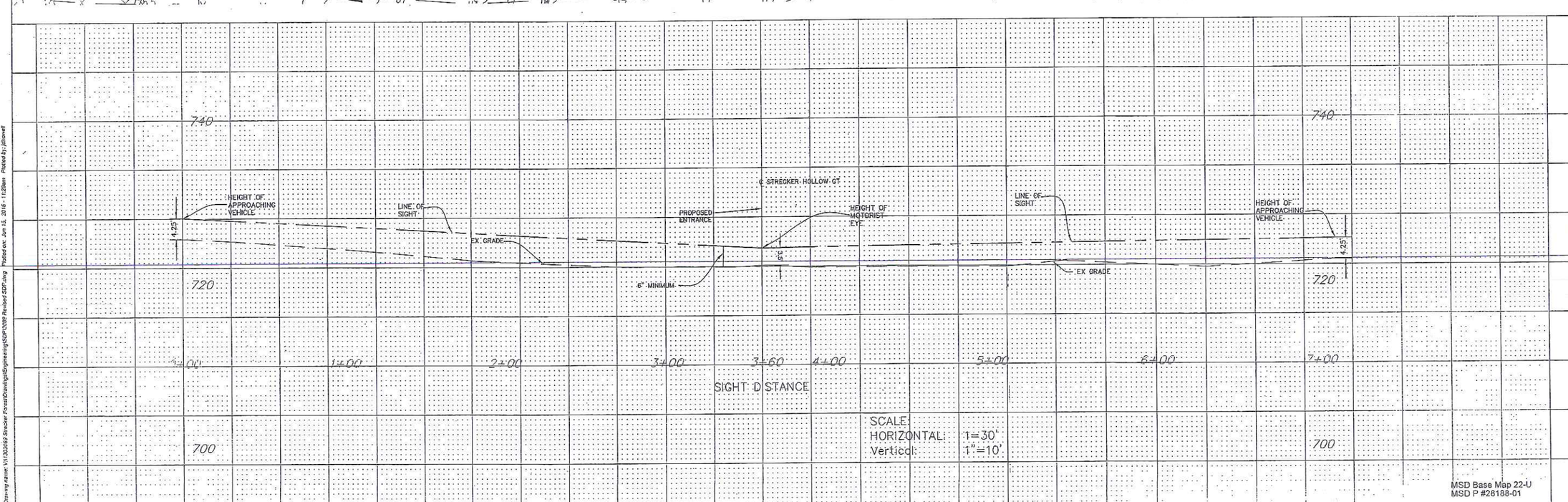
STATE OF MISSOURI
JASON D. HOWELL
NUMBER
PE-2007002801
PROFESSIONAL ENGINEER

Date: 6-15-15
Jason D. Howell, PE
License No. 2007002801
Civil Engineer

Job Number
13-01-006
Date
June 11, 2015
Designed:
Drawn:
Checked:
Sheet
3
SDP

Drawing name: V:\13-01-006 Strecker Forest\Drawings\Engineering\SDP\3009 Revised SDP.dwg Plotted on: Jun 15, 2015 - 11:18am Plotted by: jdhowell





ISSUE	REMARKS/DATE
1	08/12/15 INITIAL SUBMITTAL

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Corporate Certificate of Authority #001348

STRECKER FOREST

CITY OF WILDWOOD, MISSOURI

SITE DEVELOPMENT PLAN
SECTIONS/PRESERVATION AREAS

The Professional Engineer's seal and signature found in this plan/ report only to the extent and date shown on this sheet. All drawing, documents or data contained and existing this seal and signature shall not be considered approved by this engineer, and the original supervising professional engineer and all required text for each page, drawing or document not including this seal and signature.

STATE OF MISSOURI
JASON D. HOWELL
NUMBER PE-2007002801
PROFESSIONAL ENGINEER

Date: 6-15-15
Jason D. Howell, PE
License No. 2007002801
Civil Engineer

Job Number	13-01-006
Date	June 11, 2015
Designed:	Sheet 4
Drawn:	
Checked:	SDP

Drawing name: V:\130349 Strecker Forest\Drawings\Engineering\SDP\13089 Revised SDP.dwg Plotted on: Jun 15, 2015 - 11:28am Plotted by: jjillowell

AMENDED BILL #1321 ORDINANCE #1321

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD AUTHORIZING AN AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #1189 TO ADDRESS THE EXTENT OF PRESERVATION REQUIRED BY THE NATURAL RESOURCE PROTECTION STANDARDS BY ALLOWING A REDUCTION IN THE AMOUNT DUE TO A CALCULATION ERROR THAT WAS MADE, WHEN THIS TWENTY-THREE (23) LOT RESIDENTIAL SUBDIVISION WAS APPROVED. (Ward Two)

WHEREAS, the City Council approved a Planned Residential Development Overlay District in the R-1A 22,000 square foot Residence District for a 18.3 acre tract of land that allowed its development with twenty-three (23), single family dwellings on individual lots that were greater than 13,500 square feet in size; and

WHEREAS, the development of this residential subdivision was required to meet the Natural Resource Protection Standards of the City's Subdivision and Development Regulations, which indicated that approximately eight (8) acres of the site could be used for development purposes, such as building sites, roadways, other infrastructure improvements, and utility installations; and

WHEREAS, the amount of required preservation on this 18.3 acre site was calculated originally at over twelve (12) acres in size, which when combined with the area of the property allowed to be disturbed, exceeded the overall acreage of the tract of land; and

WHEREAS, this calculation error had to be addressed by reducing the amount of preservation area to the difference between the permitted eight (8) acres of disturbance and the overall size of the tract of land; and

WHEREAS, the change in the amount of required preservation area on this 18.3 acres was from twelve (12) acres to ten (10) acres, which is consistent with the overall size of the tract of land; and

WHEREAS, the change in the preservation amounts associated with this site does not increase the amount of overall site disturbance, but addresses the calculation error made by the Department of Planning, when it prepared the recommendation regarding this change in zoning and application of the Planned Residential Development Overlay District upon the subject site; and

WHEREAS, the Planning and Zoning Commission considered this request at its June 5, 2006 Executive Meeting and recommended approval of the amendment of the Planned Residential Development Overlay District Ordinance to accommodate this change due to the amount of preserved acres remained unaltered; and

WHEREAS, the City Council held a public hearing on June 26, 2006 and heard comments from all appropriate parties and endorsed the preparation of legislation to address this change in the preservation amount for this residential site relative to the Natural Resource Protection Standards, which was introduced on July 10, 2006; and

WHEREAS, as part of this consideration, the Planning and Zoning Commission, along with the City Council, chose not to apply the Public Space Ordinance requirements, nor reduce the density of the development due to the change in the 'Suburban' Residential Area that occurred with the 2006 Update of Master Plan, since the need for the change in the site-specific ordinance was prompted by the error on the Department's part; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended by enacting a change in Planned Residential Development Overlay District Ordinance #1189, as set forth in this ordinance for the following described land:

A tract of land, situated partly in the Southeast 1/4 of the Northeast 1/4 of Section 31, and partly in the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 45 North, Range 4 East, St. Louis County, Missouri and described as follows: Beginning at an old stone in the center line of Section 31 on the line between Sections 31 and 32; thence along the East-West center line of Section 31, South 89 degrees 42'00" West, a distance of 327.50 feet to the Southwest corner of property described in deed to Patricia V. and Gerald W. Primm, Trustees U/I, recorded in Book 8813, Page 2172, thence North, a distance of 20.00 feet to the North line of Strecker Road, 40 feet wide, thence along said North line of Strecker Road South 89 degrees 36'21" West, a distance of 208.71 feet to the East line of Strecker Farms Plat 1, per Plat Book 331, Pages 91 and 92; thence along East line of said Strecker Farms Plat 1, the following: North a distance of 625.62 feet, North 89 degrees 36'21" East, a distance of 208.71 feet and North a distance of 686.36 feet to the South line of Turnberry Place Plat 2, per Plat Book 286, Page 88; thence along the South line of said Turnberry Place Plat 2 and the South line of Turnberry Place Plat 1, per Plat Book 283, Page 1 North 89 degrees 42'00" East, a distance of 327.50 feet, and North 89 degrees 08'00" East, a distance of 172.70 feet to the West line of Jerry Russell Bliss, recorded in Book 7451, Page 1135 and along the West line of David E. Krueger, recorded in Book 7989, Page 1413 South 00 degrees 07'00" East, a distance of 1,331.68 feet to the center line of Section 32; thence along the center line of Section 32 South 89 degrees 03'00" West, a distance of 175.45 feet to the point of beginning, and containing 18.334 acres, more or less.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated June 5, 2006 which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of twenty-three (23), detached single family dwellings on individual lots, with common ground (a minimum of 7.15 acres of the 18.3 acre tract of land shall be used for this purpose), and all permitted accessory structures. A swimming pool and recreational complex may be provided as part of this development.

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 thirteen thousand five hundred (13,500) square feet in overall size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety (90) feet in distance at the front building line, except for parcels of ground located within any cul-de-sac. These lot frontages shall be as approved on the Site Development Plan by the Planning and Zoning Commission.

b. The depth of all lots within this residential subdivision shall be a minimum one hundred fifty (150) feet, as measured from the edge of right-of-way.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot at street elevation. This height restriction shall not apply to walk-out basements, when accessing any rear or side yard area of any permitted lot within this development.

d. The maximum area of this 18.3 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed eight point one (8.1) ~~eight (8)~~ acres. No major or minor variance is granted, as part of these totals.

e. The minimum amount of this 18.3 acre tract of land, which must be preserved as part of this development, shall be ten point two (10.2) ~~twelve point three (12.3)~~ acres in overall size. No major or minor variance is granted, as part of these totals.

f. If a recreational facility is provided, it shall minimally include an in-ground swimming pool, cabana, and bathhouse, along with related parking and amenities. The facility shall be located in a common ground area and long-term care and maintenance of it shall be detailed in the development's trust indenture.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. District Overlay 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 recommendation a Site Development Plan. The City Council shall review this recommendation and take final action on the plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accordance with requirements of Section 1003.187 of the City of Wildwood Zoning Code. 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 widths, improvement dimensions and locations, setbacks, and building placements, along with a minimum and maximum sizes.
c. The location and size of all residential drives, pavement widths, and right-of-way dedications of all internal roadway improvements.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer and stormwater facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accordance with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
l. 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.
m. Location of all existing and proposed easements.
n. All other information not mentioned above, but required on a preliminary plat in accordance with Section 1005.060 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. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following setbacks of Section 1003.112 R-1A 22,000 square foot Residence District of the City of Wildwood's Zoning Code, except as specified below:

1.) Twenty (20) feet from any front yard area of any individual lot.
2.) Eight (8) feet from any side yard property line of any individual lot.
3.) Thirty (30) feet for any rear yard setback area. In instances of lots with double frontage, rear yard distances shall be fifteen (15) feet.

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 the Section 1003.112 R-1A 22,000 square foot Residence District of the City of Wildwood's Zoning Code.

Miscellaneous Setbacks

c. No portion of any residential building foundation shall encroach within fifteen (15) feet of the 'Final Resource Protection Line.'

Access and Roadway Improvements

d. Access to Strecker Road shall be limited to one (1) residential street approach located to provide required sight distance and constructed in accordance with City of Wildwood "Design Criteria Manual." All design components, improvement levels, and construction requirements shall also be as directed by the City of Wildwood Department of Public Works.

e. Roadway improvements, including a turning lane, sidewalks, stormwater drainage facilities, tapers, street lighting and trees, and signage for Strecker Road shall conform to the requirements of the City of Wildwood's "Design Criteria Manual." These roadway improvements shall be constructed or installed as the sole responsibility of the developer of this tract of land. All work in the right-of-way must be reviewed and approved by the City of Wildwood Department of Public Works.

f. Provide a sidewalk conforming to City of Wildwood ADA standards adjacent to Strecker Road constructed as part of this development. Sidewalks shall be placed on both sides of the pavement area. The installation and construction of these sidewalks shall be as directed by the Department of Public Works and be the sole responsibility of the developer of this residential subdivision.

g. Dedicate a minimum fifty (50) foot right-of-way area to the City of Wildwood for public purposes and within this area construct a system of internal streets to serve the authorized number of lots. These internal streets shall minimally include a twenty-four (24) foot wide pavement surface, curb and gutter, six (6) foot wide sidewalks on both sides of the right-of-way, stormwater drainage facilities, and other items, as directed by the City of Wildwood Department of Public Works, unless otherwise modified by the Planning and Zoning Commission on the Site Development Plan. The specific design shall be indicated on the Site Development Plan submitted to the Planning and Zoning Commission for review and action.

h. No individual residential driveway access to this development from Strecker Road will be permitted as part of this development.

Miscellaneous Roadway Requirements

i. 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.

j. 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

k. Parking spaces shall be provided as required by Section 1003.165 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-1A 22,000 square foot Residence District.

Landscape Requirements – Specific

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

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

n. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accordance with the City of Wildwood's 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 the City of Wildwood's Chapter 410 Tree Preservation and Restoration Code.

o. Landscaping within the defined common ground areas 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 Metropolitan St. Louis Sewer District requirements in this regard. These planting patterns shall minimally meet Bufferyard Standard 'E.'

p. All landscape plans shall be signed and sealed by a Registered Landscape Architect for submittal and review by the City.

Signs

q. Signs for this P.R.D. Overlay District shall be erected in accordance with the Section 1003.168 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-1A 22,000 square foot Residence District.

r. 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 a maintenance easement.

Lighting Requirements

s. 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 Director of Planning and subject to reasonable standards, which adhere to generally accepted principles and practices of this industry. Compliance to the regulations of the City's Lighting Code, Section 1003.169, in terms of design, equipment, and installation is mandatory.

Miscellaneous Conditions

t. 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.

u. 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.

v. All retaining walls exceeding two (2) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

w. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. 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 or the construction of streets or building lots.

x. All utilities serving this site shall be installed underground in accordance with the requirements of the City of Wildwood's Subdivision and Development Regulations.

y. All improvements including, but not limited to, streets, roadways, sidewalks, other similar infrastructure features, and stormwater management facilities, along with lot configurations and placements, shall be required to be compatible and integrated into the design of the entire 18.3 acres comprising the subject site.

MSD Base Map 22-U
MSD P #28188-01

ISSUE	REMARKS/DATE
1	06/12/15 INITIAL SUBMITTAL

Claymont Development, LLC
26 Pacland Estates Drive
Chesterfield, Missouri 63005
(636) 458-6155

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

STRECKER FOREST
CITY OF WILDWOOD, MISSOURI
ORDINANCE

STATE OF MISSOURI
JASON D. HOWELL
NUMBER PE-2007002801
PROFESSIONAL ENGINEER

Date: 6-15-15
Jason D. Howell, PE
License No. 2007002801
Civil Engineer

Job Number 13-01-006
Date June 11, 2015
Designed: | Sheet 5
Drawn.
Checked: SDP

Drawing name: V:\1303089 Strecker Forest\Drawings\Engineering\SDP\3089 Revised SDP.dwg Plotted on: Jun 15, 2015 - 11:17am Plotted by: jdhowell

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment 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 provided parking spaces by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling	$820.06/Parking Space

(Parking space as defined by Section 1003.168 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2006, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:
Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1) The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2) All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not considered appropriate discharge points.
3) Detention/retention of differential runoff of stormwater shall be required as specified by the Department of Public Works and the Metropolitan St. Louis Sewer District. These features shall be provided in permanent detention/retention facilities, such as ponds, dry reservoirs, or other acceptable alternatives. The detention/retention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4) The Commission may require the stormwater plan and required facilities to include a connection to and contribution toward a regional stormwater system that may serve the affected watershed, which may include construction or utilization of on-site or off-site facilities.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Natural Resource Protection Standard Plans

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 have been met.

Environmental Testing

d. Before the approval of the Site Development Plan by the Planning and Zoning Commission, the developer shall participate and complete a State-managed clean-up of this site for all potential contaminants identified by the Phase II Environmental Assessment Report that was required by the City. The testing protocol must address all pertinent chemicals, compounds, materials, and contaminants and provide a systematic distribution of samples on the site, while meeting all of the Missouri's Department of Natural Resources requirements, regulations, and protocol in this regard. The City and the Missouri Department of Natural Resources shall review results of the testing, prior to their acceptance and action on the Site Development Plan. The Planning and Zoning Commission shall incorporate this review as part of its consideration of the Site Development Plan.

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.

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 Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention/retention basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans must be received by the Department of Planning.

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 accordance with provisions of Section 1003.173 and 1003.187 of the City of Wildwood Zoning Code and Section 1005.095 of the Subdivision and Development Regulations.

Sanitary Sewage System

e. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood in accordance with the provisions of the Section 1005.080 of the Subdivision and Development Regulations.

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 issuance of building permits for each phase of the development.

Road Improvements
h. Based upon the preliminary development plan, improvements to Strecker Road must be completed prior to issuance of the building permits in excess of thirty (30) 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. No grading permit shall be issued by the City's Department of Public Works to the developer until such time the Improvement Plans have been approved. Interim stormwater drainage control in the form of siltation control measures is required.

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

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public rights-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.

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 accordance 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 Code, 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.

k. The developer/owner or other applicable party shall provide to each prospective buyer of a lot within this development an explanation of the environmental history of the area and site and the steps taken relative to the City-required, State-managed clean-up of the same, in a form acceptable to the City, for signature and return to the Department of Planning. Additionally, language shall be included on the plat(s) indicating these same considerations, with the subdivision's trust indentures/restrictions also containing this information about the site's environmental history and the steps taken to mitigate the property under State guidelines and standards for the clean-up of sites identified on the National Priorities List of the United States Environmental Protection Agency.

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 City of Wildwood Land Disturbance Code and the approved Storm Water Pollution Prevention Plan at the site of the permitted activity.

____
Developer

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this ___ day of __________, 20__ 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 Edward L. Marshall, Mayor

ATTEST:

____
City Clerk City Clerk

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section __________ of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance ________, which was approved by the City Council of the City of Wildwood, Missouri on __________________.

____
Joe Vujnich, Director of Planning

____
Date

I, Lynne Greene-Beldner, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this residential development is required under Ordinance ____________, which was approved by the City Council on ____________. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, Missouri, St. Louis County on this __________ day of __________, 20___.

____
Lynne Greene-Beldner, City Clerk

Owner's Script:

____
Wesley J. Byrne

In connection with a change in zoning for the following described property from N/U to R-1A.

A tract of land situated partly in the Southeast 1/4 of the Northeast 1/4 of Section 31, and partly in the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 45 North, Range 4 East, St. Louis County, Missouri and described as follows:

Beginning at an old stone in the center line of Section 31 on the line between Sections 31 and 32; thence along the East-West center line of Section 31 South 89°42'00" West, a distance of 327.50 feet to the Southwest corner of property described in deed to Patricia V. and Gerald W. Primm, Trustees U/I, recorded in Book 8813, Page 2172, thence North 0°00'00" East, a distance of 20.00 feet to the North line of Strecker Road, 40 feet wide, thence along said North line of Strecker Road South 98°36'21" West, a distance of 208.71 feet to the East line of Strecker Farms Plat 1, per Plat Book 331, Pages 91 and 92; thence along East line of said Strecker Farms Plat 1, the following: North 00°00'00" East a distance of 625.62 feet, North 89°36'21" East, a distance of 208.71 feet and North 00°00'00" East, a distance of 686.36 feet to the South line of Turnberry Place Plat 2, per Plat Book 286, Page 88; thence along the South line of said Turnberry Place Plat 2 and the South line of Turnberry Place Plat 1, per Plat Book 283, Page 1 North 89°42'00" East, a distance of 327.50 feet, and North 89°08'00" East, a distance of 172.70 feet to the West line of Jerry Russell Bliss, recorded in Book 7451, Page 1135 and along the West line of David E. Krueger, recorded in Book 7989, Page 1413 South 00°07'00" East, a distance of 1,331.68 feet to the center line of Section 32; thence along the center line of Section 32 South 89°03'00" West, a distance of 175.45 feet to the point of beginning, and containing 18.3334 Acres, more or less.

Claymont Development LLC, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section ____________ (applicable subsection) of the City's Zoning Code and the ______________ (present zoning), do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.870 through 67.900 R.S. Mo. by the City of Wildwood or its successor as a plan of development adopted by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in affect.

Signature: ______________________________
Wesley J. Byrne-President

On this ______ day of ____________, 2007, before me personally appeared Wesley J. Byrne, to me personally known, who being by me duly sworn did say that he is President of Claymont Development L.L.C, a Limited Liability Company of the State of Missouri, and that said instrument was signed and sealed on behalf of said Limited Liability Company, and said ______________ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires:

____
Notary Public

All areas on this Site Development Plan identified as "Area to be preserved", shall be held in deed restricted private ownership which shall prohibit, in perpetuity, the development and/or subsequent subdivision of the resource protected property or their use for purposes inconsistent with the intent of Section 1005.200 of the Wildwood Subdivision and Development Regulations of the City of Wildwood, as may be amended. These easements and deeds of covenants for all Resource Protected areas shall ensure to the benefit of, and may be enforced by, all lot owners of record of this subdivision and the City of Wildwood or its assignees.

This is to certify that during the month of ______________ 200_, I prepared a report regarding the soils and natural resource evaluation of the subject property. The report and information contained on this plan relating to same is in compliance with Section 1005.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" of the City of Wildwood, Missouri

______________________________ ______________
Soil Scientist Date

GEOTECHNICAL ENGINEER'S STATEMENT:

These plans have been reviewed by SCI Engineering, Inc. for their compliance regarding geotechnical recommendations relative to site development. Based on this review and available subsurface information, it is our opinion that the site may be constructed in accordance with the plans, good construction practices, and the recommendations given in the geotechnical report dated May, 1999.

We have not prepared any part of these plans and my seal on these plans is intended only to confirm my personal review and approval to the site grading plan as it relates to the stability of the earth slopes.

SCI Engineering, Inc., must be involved during the construction phase of this project in order to determine if subsurface conditions relative to site grading are implemented, and that other geotechnical aspects of site development are performed in accordance with these plans.

SCI Engineering, Inc.

____

The undersigned holder or legal owner of notes secured by deed recorded in Book ________, Page ________, of the St. Louis County Records, joins in and approves in every detail this "SITE DEVELOPMENT PLAN OF STRECKER FOREST" and subordinates its interest to the easements shown hereon.

____

____

STATE OF MISSOURI)
)SS
COUNTY OF)

On this _______ day of ________________, 2007, before me appeared ________________, to me personally known, who being by me duly sworn, did say he is ________________ of ________________, a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said ______________ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: ______________________

____
Notary Public

MSD Base Map 22-U
MSD P #28188-01

ISSUE	REMARKS/DATE
1	06/12/15 INITIAL SUBMITTAL

Claymont Development, LLC
26 Pacland Estates Drive
Chesterfield, Missouri 63005
(636) 458-6155

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

STRECKER FOREST
CITY OF WILDWOOD, MISSOURI
ORDINACE

STATE OF MISSOURI
JASON D. HOWELL
NUMBER PE-2007002801
PROFESSIONAL ENGINEER

Date: 6-15-15
Jason D. Howell, PE
License No. 2007002801
Civil Engineer

Job Number 13-01-006
Date June 11, 2015
Designed:
Drawn:
Checked:
Sheet 6 SDP

Drawing name: V:\1303089 Strecker Forest\Drawings\Engineering\SDP\3089 Revised SDP.dwg Plotted on: Jun 15, 2015 - 11:17am Plotted by: jdhowell

BOOK 355 PAGE 893-901
FILED FOR RECORD
DEC 14 2007
AT [illegible] O'clock P M
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

~~355~~ #682 893

STRECKER FOREST

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

Site Development Plan

GENERAL NOTES:

1. This site is in the following districts:
   Metropolitan St. Louis Sewer District
   Metro West Fire Protection District
   Rockwood R-6 School District
2. This site is in following utility service areas:
   Missouri American Water Company
   Ameren UE
   AT&T
   Laclede Gas
   Charter Communications
3. Sanitary sewer construction and connections shall be as approved by the Metropolitan St. Louis Sewer and in accordance with the standards construction specification for sewers and drainage facilities.
4. Storm water design shall be designed pursuant to the City of Wildwood and Metropolitan St. Louis Sewer District requirements and discharge at an adequate natural discharge point.
5. No slopes shall exceed 3 (horizontal) to 1 (vertical), unless justified by geotechnical report which has been accepted/approved by the City of Wildwood.
6. The location of storm and sanitary sewer improvements are approximate only. Actual location shall be determined by field conditions and shall be indicated on the improvement plans.
7. Grading shall be per City of Wildwood standards. Source of topographic information, aerial photogrammetric maps prepared by Sandborn, Inc. in February 2006.
8. Street trees, street lights, and sidewalks shall be per City of Wildwood standards.
9. Project identification sign shall have a maximum sign area of twenty-five (25) square feet, and a maximum height of ten (10) feet, and shall remain outside of the thirty (30) foot sight distance triangle.
10. All sidewalks will be constructed to the City of Wildwood standards.
11. M.S.D. Benchmark: 12-15 721.08-"Standard Tablet" stamped 11 GEU 1975 set in concrete post along Strecker Road 1 mile north of Manchester Road; 24' east of centerline Strecker Road and 26' north of driveway to #214 Strecker Road, 130' south of Timber Ridge Estates.
12. Improve Strecker Road to one-half (1/2) of a twenty-four (24) foot pavement width, and an eight (8) foot soft shoulder, and a five (5) foot wide sidewalk, which meets City of Wildwood ADA standards.
13. Road dedication will be provided as required by the City of Wildwood.
14. No direct residential driveway access will be allowed from this development onto Strecker Road and all existing driveway areas will be restored.
15. Entrance, street intersection and cul-de-sac shall be constructed to City of Wildwood standards.
16. The light standards shall be 'Early American' provided by Ameren UE.
17. Record owners: Claymont Development LLC,
    22U-33-0062
    22U-33-0031
    22U-24-0024

DEVELOPMENT NOTES:

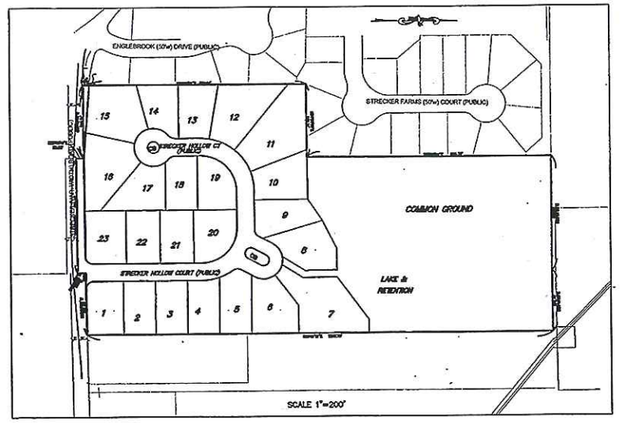
Locator numbers:	22U-33-0062 22U-33-0031 22U-24-0024
Existing	"N-U"
Proposed	"R-1A" 22,000 sq. ft. Residence District, with a Planned Residential Development Overlay District.
Gross area of site:	18.26 Ac.
Area of right-of-way:	1.61 Ac.
Area of common ground:	7.24 Ac.
Average lot size:	17,827 sq.ft.
Nearest Major Intersection:	Site is on Strecker Road 1000± south-west of Timber Ridge Estates Drive.
DENSITY CALCULATIONS:	(18.26 Ac. − 1.61 Ac.) x (43,560 Sq.Ft./Ac.) / 22000 Sq.Ft./Lot
Maximum number of lots allowed:	32.97
Number of Lots Proposed:	23
~~Lot Development Requirements:~~	~~Building Line 20' min.~~ Side Yard 8' min. Rear Yard 30' min.
Number of Parking Spaces:	2 per lot = 46

Proposed streets shall be public 26' wide pavement 50' wide R.O.W.

SURVEYOR'S CERTIFICATE

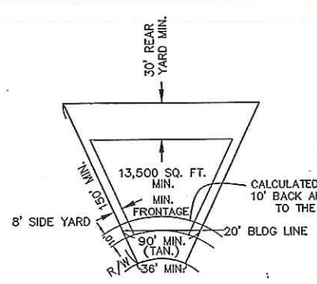
This is to certify that we have, during the month of December 1998, at the request of W. J. Byrne Builders, Inc., prepared a preliminary plat of "Strecker Forest". This preliminary plat outboundary was prepared from available records. This preliminary plat is a correct representation of all existing and proposed land divisions. This plan is not a survey and does not meet the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16 effective date December 30, 1994).

THE STERLING COMPANY
George J. Cowell Jr. (Lic. Expired)
LS 2338
GEORGE J. COWELL JR.
MISSOURI
PROFESSIONAL LAND SURVEYOR

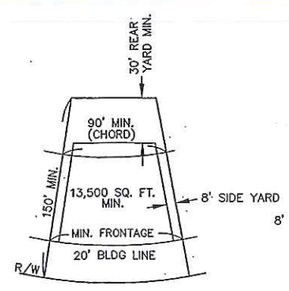


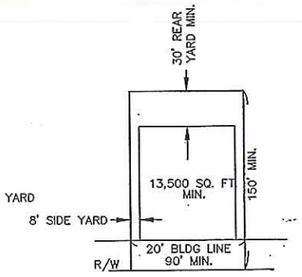
INDEX OF SHEETS

1.1	COVER SHEET
2.1	SITE DEVELOPMENT PLAN
3.1	SITE SECTION
4.1	GRADING & SWPPP
5.1	SIGHT DISTANCE PLAN
6.1-6.2	SWPPP
7.1-7.2	ORDINANCE

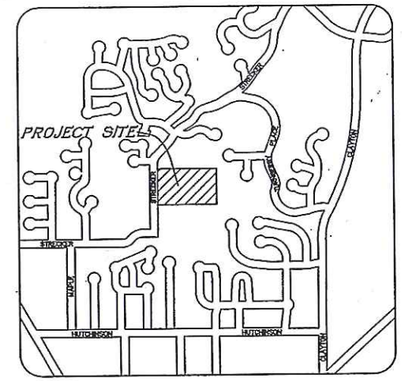


TYPICAL LOTS ON CURVE
NOT TO SCALE





MIN. TYPICAL LOT
NOT TO SCALE



LOCATION MAP
(NOT TO SCALE)

LEGEND

EXISTING		PROPOSED
542	CONTOURS	(542)
536	SPOT ELEVATIONS	(536)
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
EX CI	CURB INLET	CI NO
EX DCI	DOUBLE CURB INLET	DCI NO
EX AI	AREA INLET	AI NO
EX GI	GRATED INLET	EX GI
EX MH	STORM MANHOLE	MH NO
EX MH	SANITARY MANHOLE	MH NO
EX FE CO	FLARED END SECTION	FES NO CO
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
EX BPH	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OHW	ELECTRIC (O) OVERHEAD	(OHW)
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
TC	TOP OF CURB	
	FLOW ARROW	
	LIGHT STANDARD	
	STREET SIGN/STOP SIGN	
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	
EHR	HANDICAP RAMP	HR
	TEMPORARY DRAINAGE SWALE	

APPROVED 1-4-1
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Jim Vujnovic
DATE: 12-5-07

STATE OF MISSOURI, } SS.
County of St. Louis }
I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 14 day of December A.D. 20 07 at 11:45 o'clock A M and is duly recorded in Plat Book 355 Pgs. 893-901.
Witness my hand and official seal on the day and year aforesaid.
Sharon M. Hemmerman
Recorder of Deeds
By Carolyn M. Deputy Recorder

ISSUE	REMARKS/DATE
1	12/08/98
2	1/15/99 REVISED PER CITY OF WILDWOOD
3	2/22/99 SOIL SLOPE/LOT CHANGE
4	6/9/99 CHANGE PER CITY
5	12/22/99 Revised to 23 lots
6	4/5/06 REVISED PER CITY OF WILDWOOD
7	5/26/06 REVISED PER CITY OF WILDWOOD
8	8/8/06 REVISED PER CITY OF WILDWOOD
9	8/17/06 REVISED PER CITY OF WILDWOOD
10	10/29/07 REVISED PER CITY OF WILDWOOD COMMENTS

PREPARED FOR:
Claymont Development, LLC
26 Pacland Estates Dr.
Chesterfield, Missouri 63005
(636) 458-6155

PREPARED BY:
THE STERLING COMPANY
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63123
(314) 487-0400 FAX: 487-0344
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: | DESIGNED: | CHECKED:

PROJECT: Strecker Forest
SHEET TITLE: Cover Sheet

NO.		
98	11	266
M.S.D. P#		SHEET 1.1 OF

DIGITAL FILE LOCATION: SERVER=STDUMO-2 DISK: 1200 FILE

BASE MAP 22-U

894

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LOT 64
STRECKER FARMS PLAT 1
PB 331, PG 91-92
ENGLEBROOK (50'w) DRIVE (PUBLIC)
LOT 7
LOT 6
LOT 13
COMMON GROUND
& EASEMENT
22U520762
R-2
2.7 AC.
LOT 30
STRECKER FARMS PLAT 1
PB 331, PG 91-92
LOT 25
LOT 24
LOT 23
LOT 29
LOT 28
LOT 27
LOT 26
STRECKER FARMS (50'w) COURT (PUBLIC)
LOT 22
LOT 1
22U240363
R-2
0.23 AC.
LOT 2
22U240372
R-2
0.23 AC.
22U240381
R-2
0.23 AC.
LOT 3
LOT 4
22U240390
R-2
0.23 AC.
LOT 5
22U240400
R-2
0.24 AC.
LOT 14
22U240491
R-2
0.24 AC.
LOT 15
22U240501
R-2
0.24 AC.
LOT 16
22U240510
R-2
0.28 AC.
LOT 17
22U240529
R-2
0.25 AC.
LOT 18
22U240538
R-2
0.23 AC.
LOT 19
22U240547
R-2
0.23 AC.
LOT 20
22U240556
R-2
0.23 AC.
LOT 21
22U520717
R-2
0.24 AC.
N00°02'41"E 626.14'
N00°02'41"E 686.36'
N00°38'56"E 208.77'
S89°42'40"W 208.71'
S89°57'25"E 326.96'
N89°57'25"E 172.70'
S00°07'51"E 1310.78'
S89°09'35"W 208.28'
N00°02'41"E 20.00'
PRESERVATION LINE
FOUNDATION SETBACK
30' MIN. NON-DISTURBANCE AREA
EXISTING TREES TO REMAIN
A4reve
A4ve
B4ve
C2ver
C4vet
15-YR INTERIM STORM
13.28 Ac @ 1.7 cfs =22.58 cfs
STRECKER HOLLOW COURT (PUBLIC)
20' BLDG LINE
LOCATION OF STRECKER CEMETERY
20' ROW DEDICATION TO THE CITY OF WILDWOOD
PROPOSED EASEMENT
EX BLDG TBR
EASEMENT WITH ENTRANCE MONUMENT
SIGHT DISTANCE TRIANGLE
4' WOOD FENCE
48" WOOD FENCE
67' CHAINLINK FENCE
SEDIMENT FOREBAY
OVERFLOW WEIR
COMMON GROUND-C
321,255 SQ. FT.
20' W COMMON GROUND ACCESS AREA
WALL 4.0'
SAFETY BENCH
NORMAL POOL EL 692.0
AQUATIC BENCH
TOP OF BERM 698.0
ROCK BLANKET
EXIST 60' x 60' ESMT PER 6921/923 & 924 TO APPROVED OFFSITE SANITARY SEWER
22U220242
N/F
JEAN CALLAHAN TRUSTEE
7451/1001
NU
7.51 AC
22U310162
N/F
JEAN CALLAHAN TRUSTEE
13528/932
R-1
3.09 AC
22U330051
N/F
JERRY RUSSELL BILL
7451/1135
NU
11.56 AC.
22U330022
N/F
DAVID E. KRUEGER
7989/1413
NU
1.45 AC.
TURNBERRY PLACE PLAT 1
PB 283, PG 1-3
TURNBERRY PLACE PLAT 1
PB 286, PG 88-91
6505/0008
MUNICIPAL
13.83 AC.

APPROVED 2 of 7
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vaupel
DATE: 12-5-07

BASE MAP 22-U

ISSUE	REMARKS/DATE
1	12/08/98
2	1/19/99 REVISED PER CITY OF WILDWOOD
3	2/22/99 SOIL SLOPE/LOT CHANGE
4	6/8/99 CHANGE PER CITY
5	12/22/99 Revised to 25 lots
6	4/6/06 REVISED PER CITY OF WILDWOOD
7	5/26/06 REVISED PER CITY OF WILDWOOD
8	8/8/06 REVISED PER CITY OF WILDWOOD
9	8/17/06 REVISED PER CITY OF WILDWOOD
10	10/29/07 REVISED PER CITY OF WILDWOOD COMMENTS

PREPARED FOR:
Claymont Development, LLC
26 Pacland Estates Dr
Chesterfield, Missouri 63005
(636) 458-6155

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
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ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-5944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: | DESIGNED: | CHECKED:

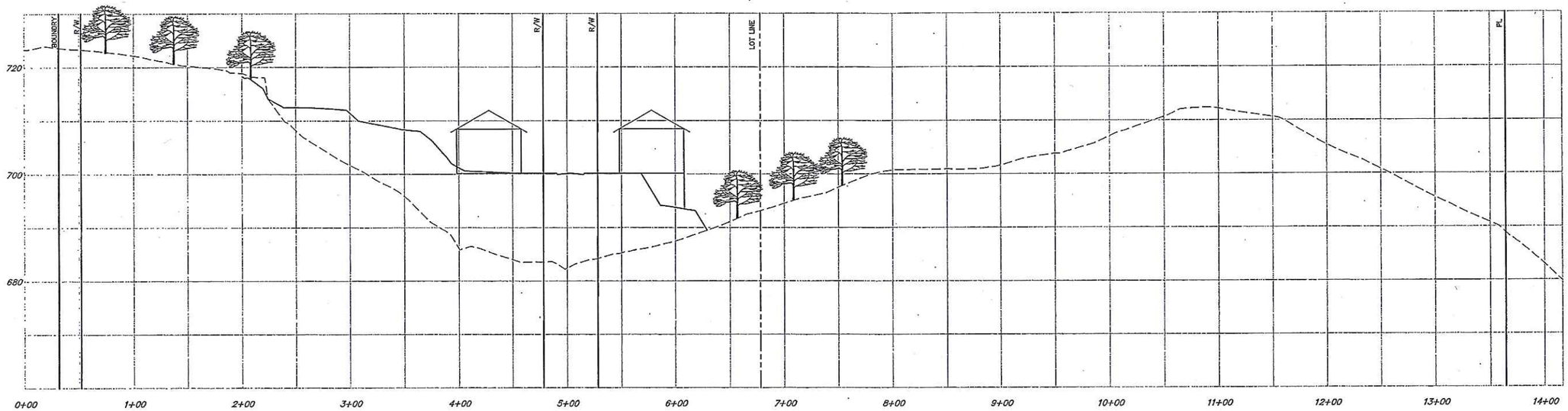
PROJECT: Strecker Forest

SHEET TITLE: Site Development Plan

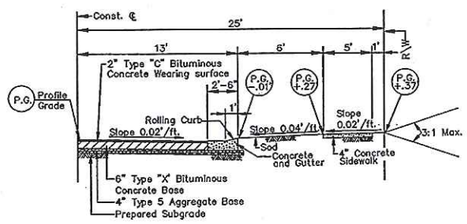
NO.		
98	11	266
M.S.D. P#		SHEET 2.1 OF

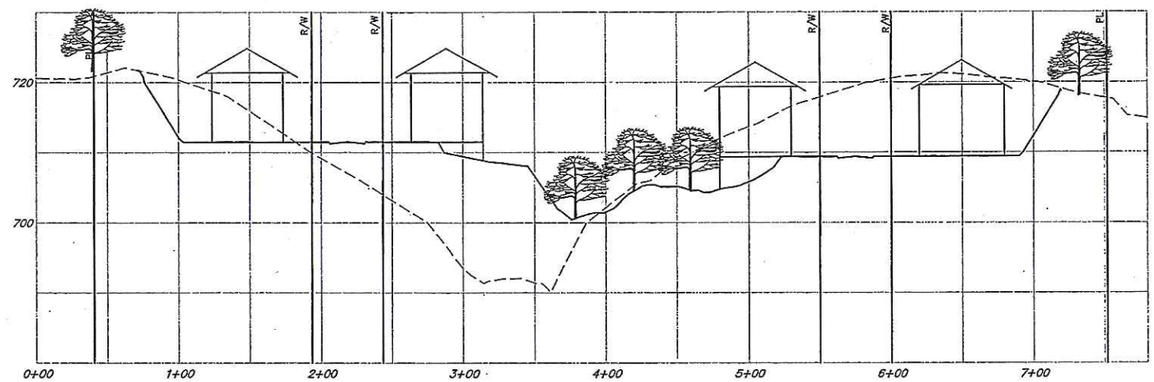
DIGITAL FILE LOCATION: SDRIVE=STERLING-2 DIR: DWGREF

895



SECTION A–A





SECTION B–B

HORIZONTAL 1"=50'
VERTICAL 1"=10'

LEGAL DESCRIPTION

A tract of land being part of the Southeast 1/4 of the Northeast 1/4 of Section 31 and part of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 45 North, Range 4 East, City of Wildwood, St. Louis County Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land described in a deed to David E. Krueger per deed book 7989 page 1413 of the St. Louis County records; said corner also being on the North line of Strecker (variable width) Road, said point being 20' North of centerline; thence with the said North line of Strecker Road, South 89°05'35" West 175.43 feet to a point on the common line between sections 31 and 32; said point also being an angle point in aforesaid Strecker Road; thence with said section line, South 00°00'43" East 20.00 feet to a stone found for the quarter section corner; thence with the East/West centerline of section 31 being also 15.00 North of and parallel to the centerline of said Strecker Road, South 89°42'40" West 328.28 to an angle point in said Strecker Road; thence North 00°02'41" East 20.00 feet to a point; thence with a line being 20.00 North of and parallel to aforesaid center section line and the said centerline of Strecker Road, South 89°42'40" West 208.71 feet to a point being the Southeast corner of a right of way dedication strip as shown on the plat of Strecker Farms Plat 1 as per the plat thereof recorded in Plat Book 331 Pages 91 & 92 of said records; thence with the East line of said Strecker Farms Plat 1, North 00°02'41" East 626.14 feet, North 89°38'56" East 208.71 feet and North 00°02'41" East 686.36 feet to a stone found for the Northeast corner thereof; said corner also being on the South line of Turnberry Place Plat II per the plat thereof recorded in Plat Book 286 Page 88–91 of said records and being a point on the North line of the Southeast 1/4 of the Northeast 1/4 of Section 31; thence with the said quarter quarter section line, North 89°57'25" East 326.95 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 31 and being the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of section 32; thence with said quarter quarter North 89°15'26" East 172.70 feet to the Northwest corner of a tract of land described in a deed to Jerry Russell Bliss per deed book 7451 page 1135 of said records; thence with the West line thereof and its direct prolongation, South 00°07'51" East 1310.78 feet to the point of beginning and containing 795,283 square feet, (18.2571 acres) more or less according to a survey by the Sterling Company during the month of January, 2006.

LOT	ACREAGE OF EXISTING TREES	ACREAGE OF TREES REMAINING	PERCENTAGE OF TREES REMAINING
1	.07	.02	29
2	.11	.03	27
3	.02	.02	100
4	.04	.01	25
5	.10	.01	10
6	.18	.10	55
7	.68	.31	46
8	.43	.01	2
9	.36	.05	14
10	.39	.17	44
11	.69	.38	55

LOT	ACREAGE OF EXISTING TREES	ACREAGE OF TREES REMAINING	PERCENTAGE OF TREES REMAINING
12	.53	.23	44
13	.31	.08	26
14	.17	.07	41
15	.16	.07	44
16	.12	.06	50
17	.11	0	0
18	.29	.03	10
19	.34	0	0
20	.22	.02	9
21	.14	.07	50
22	.05	0	0
23	.12	.05	42

SYMBOL	ACRES	% REQUIRED TO BE PRESERVED	ACRES REQUIRED TO BE PRESERVED	ACRES REQUIRED TO BE DISTURBED	ACRES PRESERVED	USABLE AREA
A4REVE	2.02	50%	1.01	1.01	1.22	0.80
A4VE	3.42	20%	0.68	2.74	0.96	2.46
A4VE	0.72	20%	0.14	0.58	0.72	0.00
B4VE	6.64	50%	3.26	3.25	3.70	2.94
B4VE	0.34	50%	0.17	0.17	0.30	0.04
B2CA	0.39	100%	0.39	0.00	0.36	0.03
C2VER	2.11	90%	1.90	0.21	0.80	1.31
C4VET	1.85	90%	1.67	0.18	1.78	0.07
D	0.72	100%	0.72	0.00	0.34	0.38
EPHEMERAL DRAINAGE	.12	100%	0.12	0.00	0	0.12
TOTAL	18.30	—	10.06	8.14	10.20	8.15

APPROVED 3-19
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vugrinet
DATE: 12-5-07

TREE PRESERVATION
13.48 AC. OF TREES EXISTING
5.34 AC. OF TREES REMOVED
8.14 AC OF TREES REMAIN
TOTAL = 60.38% OF TREES PRESERVED

ISSUE	REMARKS/DATE
1	12/08/98
2	1/15/99 REVISED PER CITY OF WILDWOOD
3	2/22/99 SOIL SLOPE/LOT CHANGE
4	6/9/99 CHANGE PER CITY
5	12/22/99 Revised to 23 lots
6	4/5/00 REVISED PER CITY OF WILDWOOD
7	5/26/06 REVISED PER CITY OF WILDWOOD
8	8/8/06 REVISED PER CITY OF WILDWOOD
9	8/17/06 REVISED PER CITY OF WILDWOOD
10	10/23/07 REVISED PER CITY OF WILDWOOD COMMENTS

PREPARED FOR:
Claymont Development, LLC
26 Pacland Estates Dr.
Chesterfield, Missouri 63005
(636) 458-6155

11/8/07

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BALMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)-487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: DESIGNED: CHECKED:

PROJECT: Strecker Forest

SHEET TITLE: Site Section

NO. 98 11 266
M.S.D. P#
SHEET 3.1 OF
DIGITAL FILE LOCATION: SERVER=STERLING-2 DISK: UNIQUE

BASE MAP 22–U

896

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LOT 64
STRECKER FARMS PLAT 1
PB 331, PG 91-92
ENGLEBROOK (50'w) DRIVE (PUBLIC)
LOT 7
LOT 6
LOT 13
COMMON GROUND
& EASEMENT
22U520762
R-2
2.7 AC.
LOT 30
LOT 1
22U240363
R-2
0.23 AC.
LOT 2
22U240372
R-2
0.23 AC.
22U240381
R-2
0.23 AC.
LOT 3
LOT 4
22U240390
R-2
0.23 AC.
LOT 5
22U240400
R-2
0.24 AC.
LOT 14
22U240491
R-2
0.24 AC.
STRECKER FARMS PLAT 1
PB 331, PG 91-92
LOT 25
LOT 24
LOT 29
LOT 28
LOT 27
LOT 26
LOT 23
STRECKER FARMS (50'w) COURT (PUBLIC)
LOT 22
N00°02'41"E 626.14'
30' MIN.
PRESERVATION LINE
PRESERVATION LINE
EXISTING TREES
TO REMAIN
PERMANENT
DRAINAGE
SWALE
LOT 15
22U240501
R-2
0.24 AC.
LOT 16
22U240510
R-2
0.28 AC.
LOT 17
22U240529
R-2
0.25 AC.
LOT 18
22U240538
R-2
0.23 AC.
LOT 19
22U240547
R-2
0.23 AC.
LOT 20
22U240556
R-2
0.23 AC.
LOT 21
22U520717
R-2
0.24 AC.
22U520607
TURNBERRY PLACE PLAT 1
PB 286, PG 39-41
MUNICIPAL
15.83 AC.
COMMON GROUND
S89°42'40"W
208.71'
N00°02'41"E
20.00'
N89°53'56"E 208.27'
30' MIN.
NON-DISTURBANCE
AREA
30' MIN.
SETBACK
N00°02'41"E 686.36'
48" WOOD FENCE
TEMPORARY
CHECK DAM
(RM-1)(TYP)
22U220242
N/F
JEAN CALLAHAN
TRUSTEE
19/1900/1751
NU
7.51 AC
STRECKER (VAR. WIDTH) ROAD (PUBLIC)
S89°42'40"W
328.28'
TEMPORARY
DRAINAGE
SWALE
TEMPORARY
SLOPE DRAIN
PRESERVATION LINE
TEMPORARY
DRAINAGE
SWALE
15 YR INTERIM STORM
13.28 Ac @ 1.7 cfs = 22.58 cfs
EX BLDG
TBR
PRESERVATION LINE
TEMPORARY 12"
HDPE PIPE
EXISTING TREES
TO REMAIN
TEMPORARY
CHECK DAM
(RM-1)(TYP)
TEMPORARY
SILT FENCE
(SC-8)(TYP)
TEMPORARY
SLOPE DRAIN W/
CHITOSAN
GEL-FLOC SOCK
EXISTING TREES
TO REMAIN
TEMPORARY
18" HDPE
PIPE
TEMPORARY
ROCK OUTLET
(EC-5)
TEMPORARY
DIVERSION
SWALE
TEMPORARY
SLOPE DRAIN W/
CHITOSAN
GEL-FLOC SOCK
BASIN-1
15 YR HW
El=659.8
TOP OF
RISER=659
INTERIM
GRADING
TEMPORARY WASHDOWN
STATION (TC-4)
TEMPORARY CONSTRUCTION PARKING,
CONTAINMENT AREA, EQUIPMENT
MAINTENANCE AND FUEL AREA
(30'x50') 8" TYPE "5" AGGREGATE.
TEMPORARY
CHECK DAM
(RM-1)(TYP)
INTERIM
GRADING
INTERIM
GRADING
RISER PIPE
TEMPORARY
SILT FENCE
(SC-8)(TYP)
TEMPORARY
CONSTRUCTION
ROAD (TC-3)
TEMPORARY
CONSTRUCTION
ENTRANCE (TC-1)
PERMANENT
DRAINAGE
SWALE
TEMPORARY
SILT FENCE
(SC-8)(TYP)
TEMPORARY 27"
CMP OUTFALL PIPE
ROCK DIKE
TEMPORARY
ROCK OUTLET
(EC-5)
PRESERVATION LINE
22U310152
N/F
JEAN CALLAHAN
TRUSTEE
13528/932
R1
3.09 AC
S89°05'35"W
EXISTING TREES
TO REMAIN
PRESERVATION LINE
EXISTING TREES
TO REMAIN
PRESERVATION LINE
67' CHAINLINK FENCE
4' WOOD FENCE
S00°07'51"E 1310.78'
N89°37'25"E
326.96'
172.70'
N89°15'26"E
22U060641
N/F
JERRY BLISS
11924/2094
NU
4.29 AC.
TURNBERRY PLACE PLAT 1
PB 286/PG 1-3
EXIST. RR
ESMT PER
6921/923 &
924
22U330051
N/F
JERRY RUSSELL BLISS
7451/1135
NU
11.56 AC.
22U330022
N/F
DAVID E. KRUEGER
7989/1413
NU
1.45 AC.

APPROVED 4/19
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnovich
DATE: 12-5-07

ISSUE	REMARKS/DATE
1	12/2/98
2	1/15/99 REVISED PER CITY OF WILDWOOD
3	2/22/99 SOIL SLOPE/LOT CHANGE
4	6/9/99 CHANGE PER CITY
5	12/22/99 Revised to 23 lots
6	4/5/06 REVISED PER CITY OF WILDWOOD
7	5/26/06 REVISED PER CITY OF WILDWOOD
8	8/8/06 REVISED PER CITY OF WILDWOOD
9	8/17/06 REVISED PER CITY OF WILDWOOD
10	10/29/07 REVISED PER CITY OF WILDWOOD COMMENTS

PREPARED FOR:
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26 Pacland Estates Dr.
Chesterfield, Missouri 63005
(636) 458-6155

PREPARED BY:
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ENGINEERS & SURVEYORS
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(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN:
DESIGNED:
CHECKED:

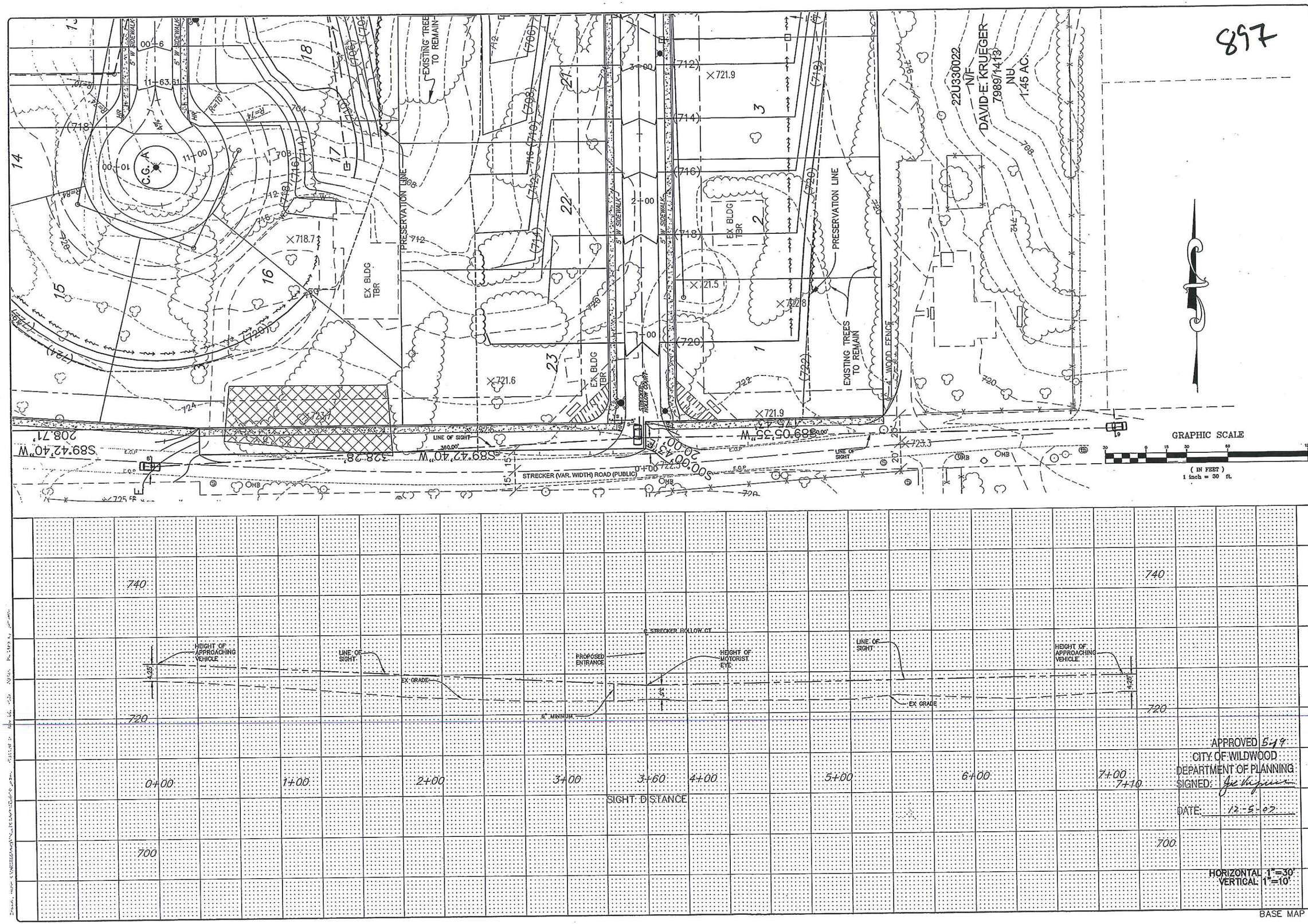
PROJECT: Strecker Forest

SHEET TITLE: Grading & Swppp

NO.		
98	11	266
M.S.D. P#		SHEET 4.1 OF

DIGITAL FILE LOCATION
SERVER-STERLING-2
CVD
1/30/02

BASE MAP 22-U



APPROVED 5-19
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]
DATE: 12-5-07

ISSUE	REMARKS/DATE
1	12/08/98
2	1/15/99 REVISED PER CITY OF WILDWOOD
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E-Mail: Sterling@sterling-eng-sur.com

DRAWN:
DESIGNED:
CHECKED:

PROJECT: Strecker Forest

SHEET TITLE: Sight Distance Plan

NO.		
98	11	266

M.S.D.
P#
DIGITAL FILE LOCATION
SERVER=STERLING-2
CAD
1200PRE

SHEET 5.1 OF

BASE MAP 22-U

SEEDING REQUIREMENTS

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Tall Fescue			O	O	O			O	O			
Smooth Brome			O	O	O			O	O			
Fescue & Brome			O	O	O	O		O	O			
Fescue Rye & Bluegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Rye or Sudan	A	A	O	O	O	O	O	O	O	O	A	A
Oats		A	O	O	O	O	O	O	O			

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permitted seeding dates with mulching 2 months later - Initially use 50% of seed and 75% of fertilizer. Reseed with additional 75% seed and remaining fertilizer.

Minimum Fertilizer and Seeding Rates

Permanent Seeding*	Pounds per acre	Pounds Per 1000 sq. ft.
Tall Fescue	300	7.0
Smooth Brome	200	4.6
Mixture #1	250	5.7
Mixture #2	210	4.8

Mixture #1 = Tall Fescue @ 150 pounds per acre and Brome @ 100 pounds per acre
Mixture #2 = Tall Fescue @ 100 pounds per acre, Perennial Rye grass @ 100 pounds per acre and Kentucky Blue grass @ 10 pounds per acre
* = Seeding rate for slopes in excess of 20% (5:1) shall be 10 pounds per 1000 sq. ft.

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	200	2.5

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Lime - ENM	600	600

ENM = Effective neutralizing material per State evaluation of quarried rock.

3/1/2006 26 *Sediment and Erosion Control Manual*

CONSTRUCTION SCHEDULE OF BMP'S:

1. Prior to clearing, siltation control devices are to be installed at the perimeter of the land disturbance as shown (some clearing may be required prior to installation).
2. Install construction entrance, parking and washdown area. Construction parking area to be utilized as designated equipment, maintenance, and fuel area.
3. Install BMP's during grading operations as required.
4. Construct temporary sedimentation basins and traps.

SEEDING SCHEDULE:

Vegetation shall be established on exposed soil after a phase of rough or finished grading has been completed, or areas where no activity will occur for 30 days. See seeding rates this sheet.

ESTIMATED SCHEDULE OF OPERATIONS:

Proposed start of operations - November, 2007

Approximate duration's of:
Installing siltation control - ongoing throughout grading operations.
Rough grading - 1 mo. November, 2007
Removal of temporary BMP's - 2 week
Final grading, buildings & vegetation - 1 year

Note: Schedule duration's are subject to change due to weather conditions. Some operations will have overlapping time frames.

ROUTINE INSPECTIONS & MAINTENANCE

Inspection of all Best Management Practices (BMP) shall take place at least once per week and no later then 48 hours after heavy rain. The inspection will ensure proper installation, operation and maintenance of Best Management Practices (BMP) and will determine the overall effectiveness of the Storm Water Pollution Prevention Plan (SWPPP) and the need for additional control measures. Any necessary repair, maintenance, or modification of Best Management Practices (BMP) will take place immediately.

CONTAINMENT FAILURE PLAN:

In the event of any loss of contained sediment:

1. Repair any damaged siltation control devices.
2. Clean up any necessary silted areas.
3. Restore any necessary silted areas.
4. Provide documentation of actions and mandatory reporting to The City of Bridgeton Public Works.

SEED BED PREPARATION METHOD:

1. Install upstream BMP's to protect areas to be seeded.
2. Rough grade area and remove all debris larger than 3 inch in diameter and concentrated area of smaller debris.
3. Install stabilization grids, if needed.
4. Mix soil amendments (lime, fertilizer, etc..) into the top 3"-6" of soil as needed.
5. Plant seed 1/4"-1/2" inch deep.
6. Roll lightly to firm surface.
7. Cover seeded area with mulch unless seeding completed during optimum spring and summer dates.
8. Install additional stabilization (netting, bonded fiber matrix, etc..) as required.
9. Water immediately - enough to soak 4" inches into soil without causing runoff.

MULCHING:

1. Straw
2. 2-2 1/2 tons per acre.
3. Dry, Unwatered, void of weeds.
4. Spread by Hand or Machine; Must be Tacked or Tied Down.

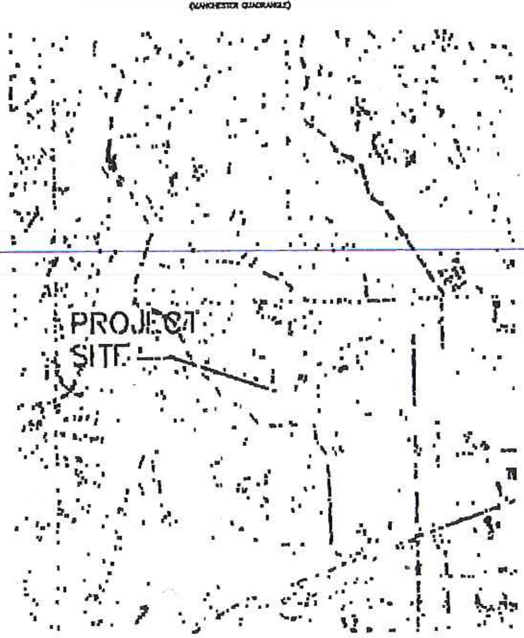
STORM WATER POLLUTION PREVENTION PLAN

1) Prior to clearing and grubbing operations, interim siltation control devices shall be installed as shown on the attached plans.
2) Schedule and limit clearing, grading, fill placement, and grubbing to minimize bare soil areas and time of exposure.
3) Install siltation controls at toe of proposed slope and begin placement of fill.
4) Benches shall be cut "flat" per plan elevation and concentration of surface water shall be avoided on the proposed slope.
5) Siltation control devices shall be maintained at all times and concentrations of silt shall be removed as buildup occurs.
6) Following construction of storm sewers, additional siltation controls shall be installed to protect the inlets.

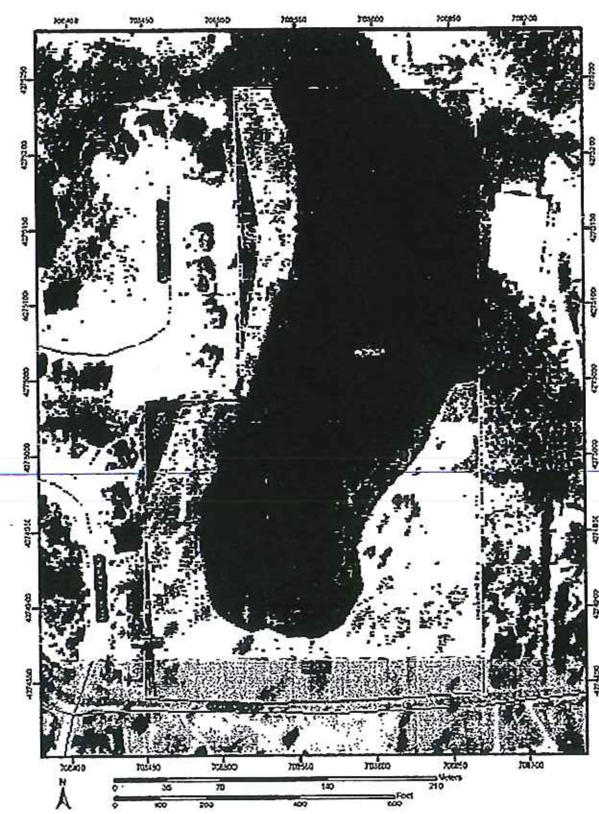
SILTATION CONTROL DETAILS/NOTES

1) Erosion and siltation controls able to be installed prior to any grading or construction operations shall be installed and inspected and maintained as necessary throughout the project to insure their proper function until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no further erosion of the soil.
2) The maintenance of all siltation controls shall be the responsibility of the developer.
3) All grading areas shall be protected from erosion by erosion control devices and/or seeding and mulching as required.
4) Provide adequate off-street parking for construction employees. Parking in 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 driveway conditions.
5) Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion.
6) Storm sewers, 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.
7) The contractor shall be responsible for implementation of additional siltation controls based on inspection and evaluation of the effectiveness of the measures shown.
8) Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction if able to be insatlled. These devices shall be maintained during construction activities.
9) The details shown on this sheet are typical siltation control methods available for use. All of the standard details shown may or may not be used. See plans and soils engineer's recommendations for appropriate application and location.
10) Additional Siltation control devices may be required as directed by the City of Wildwood or as site conditions dictate.
11) All grading areas shall be protected from erosion by erosion control devices and/or seeding and mulching as directed by the City of Wildwood.
12) No completed grading area shall remain bare or unprotected for over 30 days.
13) The engineer shall not be liable for damage caused by erosion or siltation due to defective siltation control devices, installation or maintenance.
14) The owner assumes complete responsibility for installation/maintenance of project erosion control measures. The Owner shall employ whatever means necessary to control erosion and prevent soil from leaving the project site. Installation of erosion control measures shall commence with the start of grading operations and erosion controls shall be maintained throughout the life of the project until acceptance of the work by the Owner and/the City of Wildwood. Deposited silt or mud on new or existing pavement, or in new or existing storm sewers or swales shall be removed after each rain and effected areas cleaned to the satisfaction of the Owner and/the City of Wildwood.

SHEET NO. 10
ST. LOUIS COUNTY AND ST. LOUIS CITY, MISSOURI
(MANCHESTER QUADRANGLE)



NATURAL RESOURCE MAP
(MANCHESTER QUADRANGLE)



Natural Resources Conservation Service | Web Soil Survey 2.0 National Cooperative Soil Survey | 10/29/2007 Page 1 of 3

SOIL MAP

MAP LEGEND

Area of Interest (AOI): Area of Interest (AOI)
Soils: Soil Map Units
Soil Ratings: Horsecreek silt loam, 2 to 5 percent slopes, occasionally flooded; Menfro silt loam, 20 to 35 percent slopes; Urban land-Harvester complex, 9 to 20 percent slopes; Winfield silt loam, 9 to 14 percent slopes, eroded; Not rated or not available
Political Features: Municipalities: Cities; Urban Areas
Water Features: Oceans; Streams and Canals
Transportation: Rails; Roads: Interstate Highways; US Routes; State Highways; Local Roads; Other Roads

MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 15N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St Louis County and St Louis City, Missouri
Survey Area Data: Version 6, Jun 18, 2007

Date(s) aerial images were photographed: 1996

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

APPROVED 6 of 9
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 12-5-07

Natural Resources Conservation Service | Web Soil Survey 2.0 National Cooperative Soil Survey | 10/29/2007 Page 2 of 3

Map Unit Name

Map Unit Name— Summary by Map Unit — St Louis County and St Louis City, Missouri

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
60005	Menfro silt loam, 20 to 35 percent slopes	Menfro silt loam, 20 to 35 percent slopes	10.3	55.2%
60031	Winfield silt loam, 9 to 14 percent slopes, eroded	Winfield silt loam, 9 to 14 percent slopes, eroded	7.6	40.8%
60223	Urban land-Harvester complex, 9 to 20 percent slopes	Urban land-Harvester complex, 9 to 20 percent slopes	0.6	3.1%
74697	Horsecreek silt loam, 2 to 5 percent slopes, occasionally flooded	Horsecreek silt loam, 2 to 5 percent slopes, occasionally flooded	0.2	0.9%
Totals for Area of Interest (AOI)			18.6	100.0%

Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

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ISSUE	REMARKS/DATE
1	12/08/98
2	1/15/99 REVISED PER CITY OF WILDWOOD
3	2/22/99 SOIL SLOPE/LOT CHANGE
4	6/9/99 CHANGE PER CITY
5	12/22/99 Revised to 23 lots
6	4/5/06 REVISED PER CITY OF WILDWOOD
7	5/26/06 REVISED PER CITY OF WILDWOOD
8	8/8/06 REVISED PER CITY OF WILDWOOD
9	8/17/06 REVISED PER CITY OF WILDWOOD
10	10/29/07 REVISED PER CITY OF WILDWOOD COMMENTS

PREPARED FOR:
Claymont Development, LLC
26 Pacland Estates Dr.
Chesterfield, Missouri 63005
(636) 458-6155

11/8/07

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)-487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

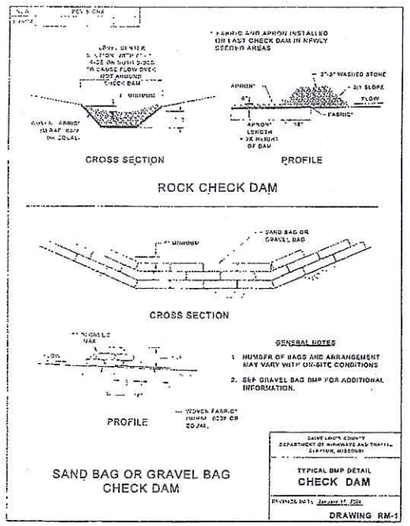
DRAWN: | DESIGNED: | CHECKED:

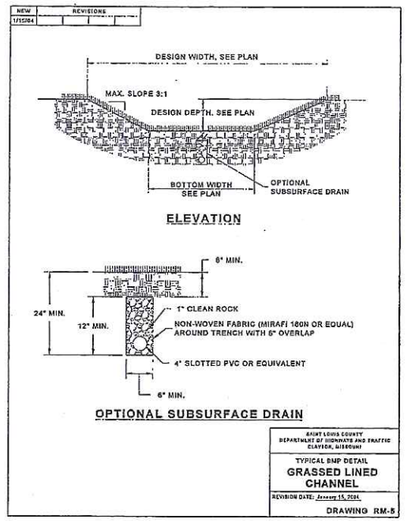
PROJECT: *Strecker Forest*

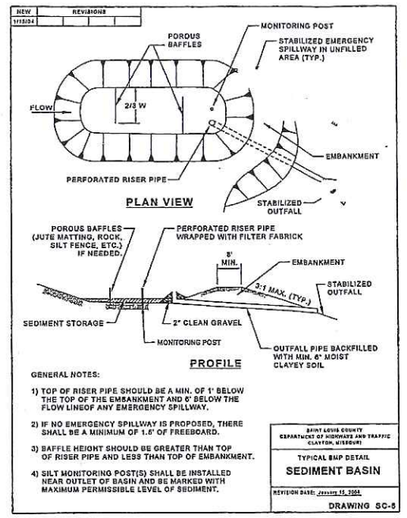
SHEET TITLE: SWPPP

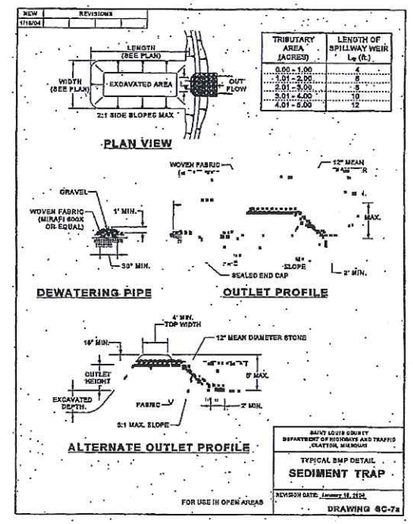
NO. 98 11 266
M.S.D. P#
SHEET 6.1 OF
DIGITAL FILE LOCATION SERVER=STERLING-2

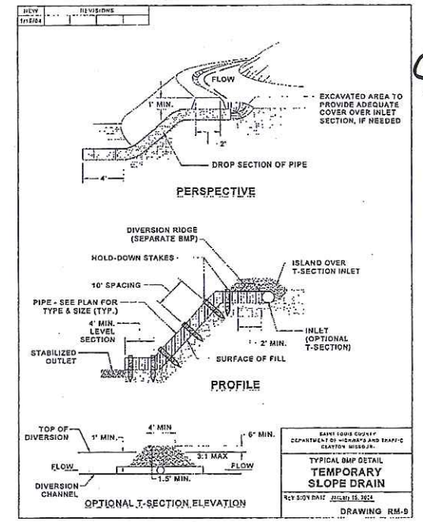
BASE MAP 22-U

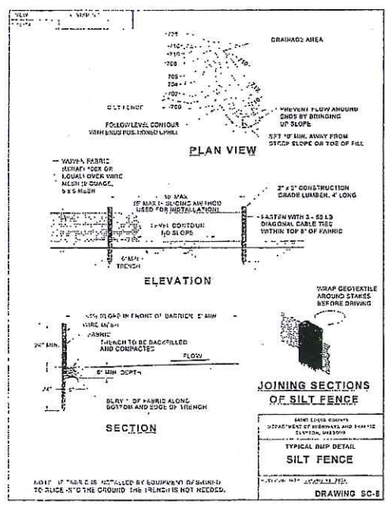


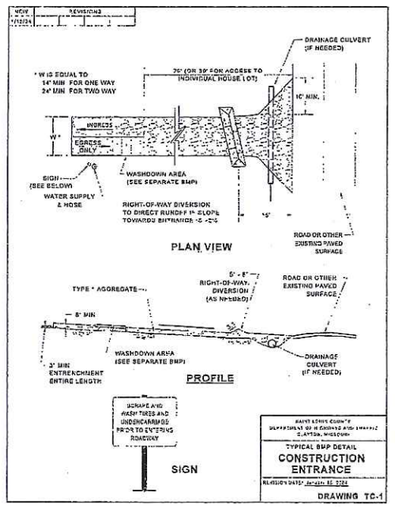


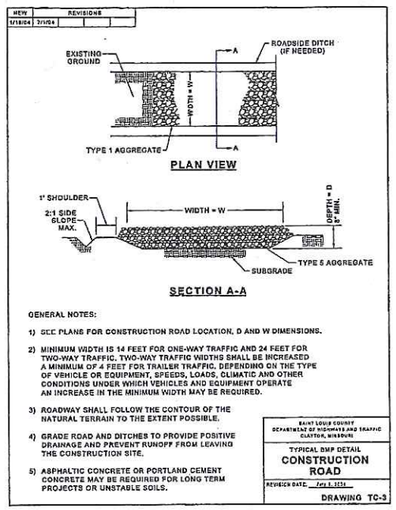


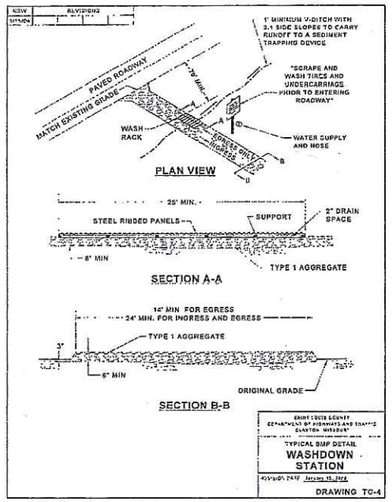


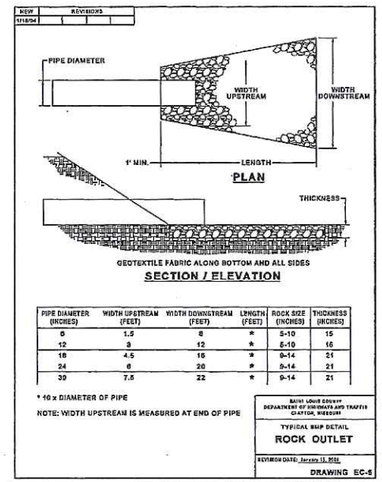










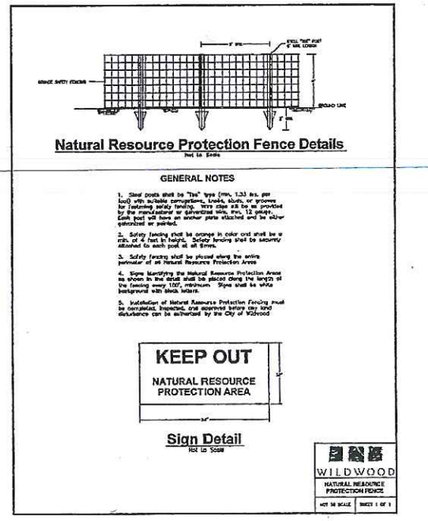


PIPE DIAMETER (INCHES)	WIDTH UPSTREAM (FEET)	WIDTH DOWNSTREAM (FEET)	LENGTH (FEET)	ROCK SIZE (INCHES)	THICKNESS (INCHES)
6	1.5	6	*	5-10	15
12	3	12	*	5-10	15
18	4.5	16	*	9-14	21
24	6	20	*	9-14	21
30	7.5	22	*	9-14	21

* 10 x DIAMETER OF PIPE

NOTE: WIDTH UPSTREAM IS MEASURED AT END OF PIPE

TYPICAL BMP DETAIL
ROCK OUTLET
DRAWING EC-6



APPROVED 7-09
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Jon Vogman
DATE: 12-5-07

899

ISSUE	REMARKS/DATE
1	12/08/98
2	1/15/99 REVISED PER CITY OF WILDWOOD
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PREPARED BY:
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(314) 487-0440 FAX 487-8844
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: DESIGNED: CHECKED:
PROJECT: Strecker Forest
SHEET TITLE: SWPPP

NO. 98 11 266
M.S.D. P#
SHEET 6.2 OF
DIGITAL FILE LOCATION: SERVER=STERLING-2 DISK: TIMAFIRE

AMENDED BILL #1321 ORDINANCE #1321

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD AUTHORIZING AN AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #1189 TO ADDRESS THE EXTENT OF PRESERVATION REQUIRED BY THE NATURAL RESOURCE PROTECTION STANDARDS BY ALLOWING A REDUCTION IN THE AMOUNT DUE TO A CALCULATION ERROR THAT WAS MADE, WHEN THIS TWENTY-THREE (23) LOT RESIDENTIAL SUBDIVISION WAS APPROVED. (Ward Two)

WHEREAS, the City Council approved a Planned Residential Development Overlay District in the R-1A 22,000 square foot Residence District for a 18.3 acre tract of land that allowed its development with twenty-three (23), single family dwellings on individual lots that were greater than 13,500 square feet in size; and

WHEREAS, the development of this residential subdivision was required to meet the Natural Resource Protection Standards of the City's Subdivision and Development Regulations, which indicated that approximately eight (8) acres of the site could be used for development purposes, such as building sites, roadways, other infrastructure improvements, and utility installations; and

WHEREAS, the amount of required preservation on this 18.3 acre site was calculated originally at over twelve (12) acres in size, which when combined with the area of the property allowed to be disturbed, exceeded the overall acreage of the tract of land; and

WHEREAS, this calculation error had to be addressed by reducing the amount of preservation area to the difference between the permitted eight (8) acres of disturbance and the overall size of the tract of land; and

WHEREAS, the change in the amount of required preservation area on this 18.3 acres was from twelve (12) acres to ten (10) acres, which is consistent with the overall size of the tract of land; and

WHEREAS, the change in the preservation amounts associated with this site does not increase the amount of overall site disturbance, but addresses the calculation error made by the Department of Planning, when it prepared the recommendation regarding this change in zoning and application of the Planned Residential Development Overlay District upon the subject site; and

WHEREAS, the Planning and Zoning Commission considered this request at its June 5, 2006 Executive Meeting and recommended approval of the amendment of the Planned Residential Development Overlay District Ordinance to accommodate this change due to the amount of preserved acres remained unaltered; and

WHEREAS, the City Council held a public hearing on June 26, 2006 and heard comments from all appropriate parties and endorsed the preparation of legislation to address this change in the preservation amount for this residential site relative to the Natural Resource Protection Standards, which was introduced on July 10, 2006; and

WHEREAS, as part of this consideration, the Planning and Zoning Commission, along with the City Council, chose not to apply the Public Space Ordinance requirements, nor reduce the density of the development due to the change in the 'Suburban' Residential Area that occurred with the 2006 Update of Master Plan, since the need for the change in the site-specific ordinance was prompted by the error on the Department's part; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended by enacting a change in Planned Residential Development Overlay District Ordinance #1189, as set forth in this ordinance for the following described land:

A tract of land situated partly in the Southeast 1/4 of the Northeast 1/4 of Section 31, and partly in the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 45 North, Range 4 East, St. Louis County, Missouri and described as follows: Beginning at an old stone in the center line of Section 31 on the line between Sections 31 and 32; thence along the East-West center line of Section 31, South 89 degrees 42'00" West, a distance of 327.50 feet to the Southwest corner of property described in deed to Patricia V. and Gerald W. Primm, Trustees U/I, recorded in Book 8813, Page 2172, thence North, a distance of 20.00 feet to the North line of Strecker Road, 40 feet wide, thence along said North line of Strecker Road South 89 degrees 36'21" West, a distance of 208.71 feet to the East line of Strecker Farms Plat 1, per Plat Book 331, Pages 91 and 92; thence along East line of said Strecker Farms Plat 1, the following: North a distance of 625.62 feet, North 89 degrees 35'21" East, a distance of 208.71 feet and North a distance of 685.36 feet to the South line of Turnberry Place Plat 2, per Plat Book 286, Page 88; thence along the South line of said Turnberry Place Plat 2 and the South line of Turnberry Place Plat 1, per Plat Book 283, Page 1 North 89 degrees 42'00" East, a distance of 327.50 feet, and North 89 degrees 08'00" East, a distance of 172.70 feet to the West line of Jerry Russell Bliss, recorded in Book 7451, Page 1135 and along the West line of David E. Krueger, recorded in Book 7989, Page 1413 South 00 degrees 07'00" East, a distance of 1,331.68 feet to the center line of Section 32; thence along the center line of Section 32 South 89 degrees 03'00" West, a distance of 175.45 feet to the point of beginning, and containing 18.334 acres, more or less.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated June 5, 2006 which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of twenty-three (23), detached single family dwellings on individual lots, with common ground (a minimum of 7.15 acres of the 18.3 acre tract of land shall be used for this purpose), and all permitted accessory structures. A swimming pool and recreational complex may be provided as part of this development.

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 thirteen thousand five hundred (13,500) square feet in overall size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety (90) feet in distance at the front building line, except for parcels of ground located within any cul-de-sac. These lot frontages shall be as approved on the Site Development Plan by the Planning and Zoning Commission.

b. The depth of all lots within this residential subdivision shall be a minimum one hundred fifty (150) feet, as measured from the edge of right-of-way.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot at street elevation. This height restriction shall not apply to walk-out basements, when accessing any rear or side yard area of any permitted lot within this development.

d. The maximum area of this 18.3 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed eight point one (8.1) ~~eight (8)~~ acres. No major or minor variance is granted, as part of these totals.

e. The minimum amount of this 18.3 acre tract of land, which must be preserved as part of this development, shall be ten point two (10.2) ~~twelve point three (12.3)~~ acres in overall size. No major or minor variance is granted, as part of these totals.

f. If a recreational facility is provided, it shall minimally include an in-ground swimming pool, cabana, and bathhouse, along with related parking and amenities. The facility shall be located in a common ground area and long-term care and maintenance of it shall be detailed in the development's trust indenture.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. District Overlay 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 recommendation a Site Development Plan. The City Council shall review this recommendation and take final action on the plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accordance with requirements of Section 1003.187 of the City of Wildwood Zoning Code. 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 widths, improvement dimensions and locations, setbacks, and building placements, along with a minimum and maximum sizes.
c. The location and size of all residential drives, pavement widths, and right-of-way dedications of all internal roadway improvements.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer and stormwater facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accordance with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
l. 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.
m. Location of all existing and proposed easements.
n. All other information not mentioned above, but required on a preliminary plat in accordance with Section 1005.060 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. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following setbacks of Section 1003.112 R-1A 22,000 square foot Residence District of the City of Wildwood's Zoning Code, except as specified below:

1.) Twenty (20) feet from any front yard area of any individual lot.
2.) Eight (8) feet from any side yard property line of any individual lot.
3.) Thirty (30) feet for any rear yard setback area. In instances of lots with double frontage, rear yard distances shall be fifteen (15) feet.

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 the Section 1003.112 R-1A 22,000 square foot Residence District of the City of Wildwood's Zoning Code.

Miscellaneous Setbacks

c. No portion of any residential building foundation shall encroach within fifteen (15) feet of the 'Final Resource Protection Line.'

Access and Roadway Improvements

d. Access to Strecker Road shall be limited to one (1) residential street approach located to provide required sight distance and constructed in accordance with City of Wildwood "Design Criteria Manual." All design components, improvement levels, and construction requirements shall also be as directed by the City of Wildwood Department of Public Works.

e. Roadway improvements, including a turning lane, sidewalks, stormwater drainage facilities, tapers, street lighting and trees, and signage for Strecker Road shall conform to the requirements of the City of Wildwood's "Design Criteria Manual." These roadway improvements shall be constructed or installed as the sole responsibility of the developer of this tract of land. All work in the right-of-way must be reviewed and approved by the City of Wildwood Department of Public Works.

f. Provide a sidewalk conforming to City of Wildwood ADA standards adjacent to Strecker Road constructed as part of this development. Sidewalks shall be placed on both sides of the pavement area. The installation and construction of these sidewalks shall be as directed by the Department of Public Works and be the sole responsibility of the developer of this residential subdivision.

g. Dedicate a minimum fifty (50) foot right-of-way area to the City of Wildwood for public purposes and within this area construct a system of internal streets to serve the authorized number of lots. These internal streets shall minimally include a twenty-four (24) foot wide pavement surface, curb and gutter, six (6) foot wide sidewalks on both sides of the right-of-way, stormwater drainage facilities, and other items, as directed by the City of Wildwood Department of Public Works, unless otherwise modified by the Planning and Zoning Commission on the Site Development Plan. The specific design shall be indicated on the Site Development Plan submitted to the Planning and Zoning Commission for review and action.

h. No individual residential driveway access to this development from Strecker Road will be permitted as part of this development.

Miscellaneous Roadway Requirements

i. 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.

j. 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

k. Parking spaces shall be provided as required by Section 1003.165 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-1A 22,000 square foot Residence District.

Landscape Requirements – Specific

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

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

n. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accordance with the City of Wildwood's 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 the City of Wildwood's Chapter 410 Tree Preservation and Restoration Code.

o. Landscaping within the defined common ground areas 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 Metropolitan St. Louis Sewer District requirements in this regard. These planting patterns shall minimally meet Bufferyard Standard 'E.'

p. All landscape plans shall be signed and sealed by a Registered Landscape Architect for submittal and review by the City.

Signs

q. Signs for this P.R.D. Overlay District shall be erected in accordance with the Section 1003.168 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-1A 22,000 square foot Residence District.

r. 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 a maintenance easement.

Lighting Requirements

s. 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 Director of Planning and subject to reasonable standards, which adhere to generally accepted principles and practices of this industry. Compliance to the regulations of the City's Lighting Code, Section 1003.169, in terms of design, equipment, and installation is mandatory.

Miscellaneous Conditions

t. 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.

u. ~~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.

v. All retaining walls exceeding two (2) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

w. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. 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 or the construction of streets or building lots.

x. All utilities serving this site shall be installed underground in accordance with the requirements of the City of Wildwood's Subdivision and Development Regulations.

y. All improvements including, but not limited to, streets, roadways, sidewalks, other similar infrastructure features, and stormwater management facilities, along with lot configurations and placements, shall be required to be compatible and integrated into the design of the entire 18.3 acres comprising the subject site.

APPROVED 8/8/9
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vaughn
DATE: 12-5-07

900

ISSUE	REMARKS/DATE
1	12/08/98
2	1/15/99 REVISED PER CITY OF WILDWOOD
3	2/22/99 SOIL SLOPE/LOT CHANGE
4	6/9/99 CHANGE PER CITY
5	12/22/99 Revised to 23 lots
6	4/5/06 REVISED PER CITY OF WILDWOOD
7	5/26/06 REVISED PER CITY OF WILDWOOD
8	8/8/06 REVISED PER CITY OF WILDWOOD
9	8/17/06 REVISED PER CITY OF WILDWOOD
10	10/29/07 REVISED PER CITY OF WILDWOOD COMMENTS

PREPARED FOR:
Claymont Development, LLC
26 Packland Estates Dr.
Chesterfield, Missouri 63005
(636) 458-6155

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63123
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: DESIGNED: CHECKED:
PROJECT: Strecker Forest
SHEET TITLE: Ordinance

NO.		
98	11	266

M.S.D. P#
SHEET 7.1 OF
DIGITAL FILE LOCATION: SERVER-STERLING-2

BASE MAP 22-U

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment 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 provided parking spaces by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling	$820.06/Parking Space

(Parking space as defined by Section 1003.168 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2006, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:
Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1) The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2) All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not considered appropriate discharge points.
3) Detention/retention of differential runoff of stormwater shall be required as specified by the Department of Public Works and the Metropolitan St. Louis Sewer District. These features shall be provided in permanent detention/retention facilities, such as ponds, dry reservoirs, or other acceptable alternatives. The detention/retention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4) The Commission may require the stormwater plan and required facilities to include a connection to and contribution toward a regional stormwater system that may serve the affected watershed, which may include construction or utilization of on-site or off-site facilities.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Natural Resource Protection Standard Plans

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 have been met.

Environmental Testing

d. Before the approval of the Site Development Plan by the Planning and Zoning Commission, the developer shall participate and complete a State-managed clean-up of this site for all potential contaminants identified by the Phase II Environmental Assessment Report that was required by the City. The testing protocol must address all pertinent chemicals, compounds, materials, and contaminants and provide a systematic distribution of samples on the site, while meeting all of the Missouri's Department of Natural Resources requirements, regulations, and protocol in this regard. The City and the Missouri Department of Natural Resources shall review results of the testing, prior to their acceptance and action on the Site Development Plan. The Planning and Zoning Commission shall incorporate this review as part of its consideration of the Site Development Plan.

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.

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 Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention/retention basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans must be received by the Department of Planning.

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 accordance with provisions of Section 1003.173 and 1003.187 of the City of Wildwood Zoning Code and Section 1005.095 of the Subdivision and Development Regulations.

Sanitary Sewage System

e. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood in accordance with the provisions of the Section 1005.080 of the Subdivision and Development Regulations.

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 issuance of building permits for each phase of the development.

Road Improvements

h. Based upon the preliminary development plan, improvements to Strecker Road must be completed prior to issuance of the building permits in excess of thirty (30) 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. No grading permit shall be issued by the City's Department of Public Works to the developer until such time the Improvement Plans have been approved. Interim stormwater drainage control in the form of siltation control measures is required.

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

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public rights-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.

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 accordance 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 Code, 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.

k. The developer/owner or other applicable party shall provide to each prospective buyer of a lot within this development an explanation of the environmental history of the area and site and the steps taken relative to the City-required, State-managed clean-up of the same, in a form acceptable to the City, for signature and return to the Department of Planning. Additionally, language shall be included on the plat(s) indicating these same considerations, with the subdivision's trust indentures/restrictions also containing this information about the site's environmental history and the steps taken to mitigate the property under State guidelines and standards for the clean-up of sites identified on the National Priorities List of the United States Environmental Protection Agency.

SWPPP STATEMENT:

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 City of Wildwood Land Disturbance Code and the approved Storm Water Pollution Prevention Plan at the site of the permitted activity.

[signature] Wesley J. Byrne
Developer

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

~~This Bill was passed and approved this ___ day of ___ 20__ by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to passage.~~ 901

~~Presiding Officer — Edward L. Marshall, Mayor~~

~~ATTEST:~~

~~City Clerk — City Clerk~~

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section 415.510 of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance 1321, which was approved by the City Council of the City of Wildwood, Missouri on JULY 24, 2006.

[signature] Joe Vujnich
Joe Vujnich, Director of Planning

Dec. 5, 2007
Date

I, Lynne Greene-Beldner, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this residential development is required under Ordinance 1321, which was approved by the City Council on 7-24-06. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, Missouri, St. Louis County on this 5th day of DEC., 2007.

[signature] Lynne Greene-Beldner
Lynne Greene-Beldner, City Clerk

Owner's Script: [signature]
Wesley J. Byrne

In connection with a change in zoning for the following described property from N/U to R-1A.

A tract of land situated partly in the Southeast 1/4 of the Northeast 1/4 of Section 31, and partly in the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 45 North, Range 4 East, St. Louis County, Missouri and described as follows:

Beginning at an old stone in the center line of Section 31 on the line between Sections 31 and 32; thence along the East-West center line of Section 31 South 89°42'00" West, a distance of 327.50 feet to the Southwest corner of property described in deed to Patricia V. and Gerald W. Primm, Trustees U/I, recorded in Book 8813, Page 2172, thence North 0°00'00" East, a distance of 20.00 feet to the North line of Strecker Road, 40 feet wide, thence along said North line of Strecker Road South 98°36'21" West, a distance of 208.71 feet to the East line of Strecker Farms Plat 1, per Plat Book 331, Pages 91 and 92; thence along East line of said Strecker Farms Plat 1, the following: North 00°00'00" East a distance of 625.62 feet, North 89°36'21" East, a distance of 208.71 feet and North 00°00'00" East, a distance of 686.36 feet to the South line of Turriberry Place Plat 2, per Plat Book 286, Page 88; thence along the South line of said Turnberry Place Plat 2 and the South line of Turnberry Place Plat 1, per Plat Book 283, Page 1 North 89°42'00" East, a distance of 327.50 feet, and North 89°08'00" East, a distance of 172.70 feet to the West line of Jerry Russell Bliss, recorded in Book 7451, Page 1135 and along the West line of David E. Krueger, recorded in Book 7989, Page 1413 South 00°07'00" East, a distance of 1,331.68 feet to the center line of Section 32; thence along the center line of Section 32 South 89°03'00" West, a distance of 175.45 feet to the point of beginning, and containing 18.3334 Acres, more or less.

Claymont Development LLC, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section ________ (applicable subsection) of the City's Zoning Code and the ________ (present zoning), do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.870 through 67.900 R.S. Mo. by the City of Wildwood or its successor as a plan of development adopted by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in affect.

Signature: [signature]
Wesley J. Byrne—President

On this 27th day of November, 2007, before me personally appeared Wesley J. Byrne, to me personally known, who being by me duly sworn did say that he is President of Claymont Development L.L.C, a Limited Liability Company of the State of Missouri, and that said instrument was signed and sealed on behalf of said Limited Liability Company, and said Wesley J. Byrne acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission Expires: 10-17-2010 [signature] Susan M. Fischer
SUSAN M. FISCHER
Notary Public

NOTARY PUBLIC STATE OF MISSOURI NOTARY SEAL
SUSAN M. FISCHER
My Commission Expires
October 17, 2010
St. Louis County
Commission #06427667

APPROVED 9-09
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]
DATE: 12-5-07

All areas on this Site Development Plan identified as "Area to be preserved", shall be held in deed restricted private ownership which shall prohibit, in perpetuity, the development and/or subsequent subdivision of the resource protected property or their use for purposes inconsistent with the intent of Section 1005.200 of the Wildwood Subdivision and Development Regulations of the City of Wildwood, as may be amended. These easements and deeds of covenants for all Resource Protected areas shall ensure to the benefit of, and may be enforced by, all lot owners of record of this subdivision and the City of Wildwood or its assignees.

This is to certify that during the month of January 1999 ~~200_~~, I prepared a report regarding the soils and natural resource evaluation of the subject property. The report and information contained on this plan relating to same is in compliance with Section 1005.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" of the City of Wildwood, Missouri

[signature] 11-28-07
Soil Scientist — Date

GEOTECHNICAL ENGINEER'S STATEMENT:

These plans have been reviewed by ~~SCI~~ BRUCKER Engineering, Inc. for their compliance regarding geotechnical recommendations relative to site development. Based on this review and available subsurface information, it is our opinion that the site may be constructed in accordance with the plans, good construction practices, and the recommendations given in the geotechnical report dated May, 1999.

We have not prepared any part of these plans and my seal on these plans is intended only to confirm my personal review and approval to the site grading plan as it relates to the stability of the earth slopes.

~~SCI~~ BRUCKER Engineering, Inc., must be involved during the construction phase of this project in order to determine if subsurface conditions relative to site grading are implemented, and that other geotechnical aspects of site development are performed in accordance with these plans.

~~SCI~~ BRUCKER Engineering, Inc.

STATE OF MISSOURI REGISTERED PROFESSIONAL ENGINEER — JULIAN LEO TUREK NUMBER E-22083

[signature] Julian Leo Turek 11/27/07
see embossed seal below*

The undersigned holder or legal owner of notes secured by deed recorded in Book 17702, Page 2456, of the St. Louis County Records, joins in and approves in every detail this "SITE DEVELOPMENT PLAN OF STRECKER FOREST" and subordinates its interest to the easements shown hereon.

[signature]

Enterprise Bank & Trust

CITY OF WILDWOOD SEAL

STATE OF MISSOURI)
)SS
COUNTY OF)

On this 21st day of November, 2007, before me appeared Mark Kamil, to me personally known, who being by me duly sworn, did say he is Commercial Banking Officer of Enterprise Bank + Trust a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Commercial Banking Officer acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: 7/31/2009

Nicholas P Overkamp
Notary Public Notary Seal
State of Missouri County of St. Louis
My Commission Expires 07/31/2009
Commission #05748924

[signature] Nicholas P. Overkamp
Notary Public

ENTERPRISE BANK & TRUST CORPORATE SEAL 1988 MISSOURI

*STATE OF MISSOURI — JULIAN LEO TUREK NUMBER E-22083 — [signature] 11-27-07

ISSUE	REMARKS/DATE
1	12/08/98
2	1/15/99 REVISED PER CITY OF WILDWOOD
3	2/22/99 SOIL SLOPE/LOT CHANGE
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PREPARED FOR:
Claymont Development, LLC
26 Pacland Estates Dr.
Chesterfield, Missouri 63005
(636) 458-6155

11/9/07

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)-487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: | DESIGNED: | CHECKED:

PROJECT: Strecker Forest

SHEET TITLE: Ordinance

NO.		
98	11	266

M.S.D. P# — SHEET 7.2 OF

DIGITAL FILE LOCATION SERVER=STERLING-2 0.5X 1266PRE

BASE MAP 22-U

WILDWOOD

February 1, 2016

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

Re: A recommendation regarding changes to this site's governing ordinance, which authorizes a large commercial center, to accommodate the addition of a second drive-through facility at this location (**P.Z. 14-98 Capital-Dierbergs Wildwood LLC**).
Location: Southeast corner of State Route 100 and Taylor Road
Zoning: Amended C-8 Planned Commercial District
Town Center
Plan Designation: Downtown District
Ward: Eight

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of a submittal from Drew Bextermueller, Dierbergs Markets, which is dated November 17, 2015, and is in regard to the Dierbergs Town Center development, which is located at the intersection of State Route 100 and Taylor Road. This correspondence requests certain amendments to the governing ordinance be considered to accommodate the reuse of one (1) of the four (4) linear buildings situated along Taylor Road, by allowing the inclusion of a drive-through facility there. The City approved this governing ordinance in 1999. Two (2) revisions to this ordinance have been requested since 1999, but none since 2003.

With the submittal of this request, the Planning and Zoning Commission has reviewed the files and other materials available to it regarding this development and prepared the following recommendation in this regard. Accordingly, as a result of this review process and, acting at the Planning and Zoning Commission's January 19, 2016 Executive Meeting, and, by a vote of --- to ---, hereby submits the following report and recommendation to the City Council for its review and consideration in this regard.

SYNOPSIS ON ZONING HISTORY - For the purposes of review, **P.Z. 14-98 Capital-Dierbergs Wildwood LLC,** was a request for a change in the current zoning district designation of the property from a C-8 Planned Commercial District to the Amended C-8 Planned Commercial District to accommodate the redevelopment of it from a large commercial center, which would now be

anchored by a supermarket and designed to meet the City's Town Center Plan's standards and guidelines. The original development concept approved by St. Louis County in 1983 anticipated the use of the 18.3 acre site for a strip commercial center. After the approval of the C-8 Planned Commercial District, no development of the property proceeded, which led to the 1998 proposal being submitted for the use of it by this new petitioner – Dierbergs Markets.

Dierbergs Markets began the zoning process for this site in 1998 and sought an amendment to its current designation to allow for a new design plan for its use. Key among the items associated with this zoning district change were now the requirements for certain design standards relative to building placement and character meeting the New Urbanism principles adopted by the City for Town Center and the installation of infrastructure and utility connections to support the proposed 170,000 square feet of commercial space. The project represented a first for the newly-created Town Center Area and was a type of use, i.e. supermarket, which was necessary for a vibrant downtown area, as anticipated by the City at this location. One (1) of the major infrastructure requirements relating to this matter was the construction of Taylor Road, from State Route 100 on the north end to Manchester Road on the south end. This improvement would provide a Town Center designed street, with amenities, between two (2) major arterial roadways, and was considered a very necessary component for the use of this site, given its intensity and type.

The Planning and Zoning Commission considered this request for many months, after the public hearing was held on this matter, and recommended the zoning of the property be changed to accommodate the proposal. The Planning and Zoning Commission, in recommending this project, noted the following items as its rationales in this regard: (1.) the development was located within the Town Center boundary; (2.) the type of use, and its associated characteristics, met the designation of the Town Center Regulating Plan (Commercial, at that time); (3.) the development was compliant to a number of the Neighborhood Design Standards, particularly in the placement of the four (4) outbuildings along Taylor Road; (4.) the architecture of the collection of buildings was appropriate and met the guidelines of the plan; and (5.) the size and scale of this project would provide an excellent starting point for the commercial core of Town Center. With these rationales, the Planning and Zoning Commission forwarded a recommendation to City Council to support this requested rezoning of the property and the associated development.

The City Council received the Commission's Letter of Recommendation and held a public hearing on January 11, 1999 and heard from a number of speakers and the petitioner in this regard. At the conclusion of the hearing, the City Council authorized the preparation of legislation for this rezoning, based upon the Commission's rationales and the overall community benefits derived from a project of this nature. The ordinance for this project was approved on February 22, 1999. Shortly thereafter, the petitioner began the Site Development Plan process with the Planning and Zoning Commission and meetings with the Architectural Review Board to obtain the needed approvals from each of them to begin the construction process, all of which were successfully concluded.

Within two (2) months of the approval of this ordinance for the project, a modification was requested by the petitioner to allow for grading to proceed before final action of the Planning and Zoning Commission on the Site Development Plan and allowing alternative lighting sources for

business signage used within the project's boundaries. The Planning and Zoning Commission did support a portion of these modifications, after their initial denial, and recommended the governing ordinance be changed to accommodate such. Shortly thereafter, the matter was presented to the City Council at an April 12, 1999 public hearing, where comments were requested on this matter. The City Council noted that, between it and the Architectural Review Board, a number of meetings had been held on the signage issue and its lighting and the recommendation of the Planning and Zoning Commission on the lighting component was consistent with the outcome of their sessions in terms of the size, scale, and area characteristics associated with this center. Thereafter, the City Council approved the changes to the site-specific ordinance on April 26, 1999.

In September 2003, Dierbergs Markets requested a series of changes to the site-specific ordinance to address the height of the requested flagpole along State Route 100, the height of buildings, and further changes to the signage allowances within the project's boundaries. The Planning and Zoning Commission held a public hearing on these matters on September 15, 2003 and heard testimony in this regard. Thereafter, the Planning and Zoning Commission supported two (2) changes to the governing ordinance, but not the modification to the signage requirements.

With that recommendation completed, it was forwarded to the City Council on September 22, 2003 for the scheduled public hearing. Again, the Commission's recommendation that was presented to City Council agreed to allow a sixty (60) foot flagpole and increases in the height of the buildings, but noted that signage had been altered previously and compliance to the Architectural Guidelines outweighed the need for larger displays on this prominent center. The City Council held its public hearing on these matters and authorized changes to the ordinance consistent with the Planning and Zoning Commission's Letter of Recommendation upon them. This action was completed on October 13, 2003. Since that action in 2003, the petitioner has not amended the site-specific ordinance.

CURRENT REQUEST - The specific advertisement in this regard for the purposes of the Planning and Zoning Commission's public hearing on the matter is as follows: A response to a communication from Drew Bextermueller, Director of Real Estate for Dierbergs Markets, Inc., which is dated November 17, 2015, regarding **P.Z. 14-98 Dierbergs Wildwood Town Center**; Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator Number: 23V320195); that seeks modifications to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-thru facility, as part of Outlot G.

The current request that has been submitted to the City of Wildwood relates to a matter associated with one (1) of the linear buildings situated along Taylor Road, specifically at its intersection with State Route 100. The intent of the request is to allow the parking lot area for this linear building located on the corner of State Route 100 and Taylor Road to be reconfigured to accommodate a drive-through facility, in conjunction with the planned new tenant for the space. The location is the former site of the Applebee's and Stonewolf Restaurants and has been vacant for many, many years. To accommodate this conversion of the parking area on Outlot G for the requested drive-

through facility, modifications to the ordinance are also necessary to the conditions associated with Outlot H.

In the letter submitted by the petitioner seeking this change, it is noted a tenant has been identified for this vacant space, which requires a drive-though facility for its operation. The tenant is a causal dining facility and also offers seating inside the restaurant space. The petitioner has also provided an Amended Site Development Section Plan for the purposes of this discussion.

ANALYSIS – In reviewing this request, the Planning and Zoning Commission would note it is important to identify this site is now designated "Downtown" District by the Town Center Regulating Plan, since its update in 2010 through 2013. This designation is the most intensive in the City in terms of the allowable types of uses, whether commercial, service, retail, restaurant, office, and drive-through facilities in conjunction with some of these activities. Additionally, the "Downtown" District allows for greater site coverage ratios, heights or stories of buildings, and other characteristics not allowed anywhere else in the City. Therefore, this location offers many options for use by the petitioner and any interested tenant.

With this designation from the Town Center Regulating Plan, an additional drive-through facility can be considered and authorized at this location, if design, safety, and circulation considerations can be addressed according to the City's land use codes. It is important to note the current governing ordinance only allows one (1) drive through facility within the boundaries of this site and that is located on Outlot H and used by Bank of America (Outlot H abuts Outlot G). The ordinance does not accommodate further drive-though facilities thereafter and preferred its allowable construction on Outlot H, versus Outlot G, or any of the other three (3) such parcels of ground fronting onto Taylor Road. Part of this restriction on the location and number of drive-through facilities by the City was premised on the concepts of New Urbanism and its desire for walkability versus vehicular movements, the allowance at one time for another building along the site's State Route 100 frontage (along with the existing two (2) buildings already constructed there now), and the impact on the views from abutting streets, since a drive-through facility typically surrounds the building, thereby making its placement at the edge of right-of-way problematic.

However, the Commission would note the following regarding these previous concerns and considerations, which would no longer appear to be applicable to this request:

1. The inclusion of a second drive-though facility at this development site would appear to be reasonable, as a means to have a fully occupied building at a location that has been vacant for many, many years.
2. The application of the New Urbanism standards for walkability will not necessarily be impacted at this location with the addition of the drive-through facility, given the pedestrian network on surrounding streets, including the City's multiple-use trail system along State Route 100, will be altered and a proposed connection into this location recommended, which is currently lacking. Therefore, pedestrian access to this building is improved.
3. The request for the drive-through facility at one (1) of the four (4) linear buildings along Taylor Road is workable at this location, given the area planned for use of this addition is

existing parking spaces and drive aisle areas, therefore it will not remove green space or other pedestrian connections, and will bring further activity to this prominent intersection that is located in Town Center.

4. The placement of the drive-through facility at this location would not appear to hinder any future development around it, given the petitioner has had the right for a third building along the site's State Route 100 frontage, since 1999, and not pursued it.
5. The drive-through facility will be placed behind the building, relative to Taylor Road (the primary street), while only having limited visibility from State Route 100 (the secondary street). "B" street locations are intended to accommodate the working components of a development of this type, while preserving the "A" streets to the strict adherence of the design standards for improvements. Therefore, from petitioner's provided plan, the orientation of the drive-through facility is toward the secondary street, which is preferred and allowed by the Town Center Plan.
6. The design of the drive-through facility does not place any portion of it around the building that is currently constructed and maintains the corner relative to it, and the two (2) abutting streets. This design, through the use of the parking area behind the existing building, shields it from view from the primary street – Taylor Road.

Although drive-through facilities are not typically considered in walkable areas of Town Center, the City has been judicious in their allowance and has only allowed the following locations within this special area of the City to have such:

1. Rockwood Bank – State Route 109
2. Jack-In-the-Box –Wildwood Crossing Center – Manchester Road
3. Electro Savings and Loan – Wildwood Crossing Center – Manchester Road
4. Bank – Village Plaza – Westglen Farms Drive (approved by St. Louis County, prior to Wildwood)
5. Bank of America – Dierbergs Wildwood Crossing – State Route 100
6. Starbucks – Wildwood Town Center – Taylor Road
7. Walgreens – Wildwood Town Center - Taylor Road

Collectively, the City has limited drive-through facilities to appropriate locations, while noting St. Louis County had authorized three (3) of these seven (7) locations, before Wildwood became a City. Accordingly, an additional drive-through facility at the requested location would not represent to the Department an intensification of such allowances in Town Center, but rather an action consistent with the site's new Regulating Plan designation of "Downtown" District. Additionally, this modification will encourage an adaptive design to improve the development's vitality, while adding a new pedestrian connection to it.

The Department would note the following conditions would be required of the petitioner in the design and installation of this drive-through facility at the planned location (Outlot G) to ensure it functions safely and has limited impacts on surrounding aesthetics:

a. The removal of the six (6) parking spaces located in the center of the drive-through lane area and its conversion to a planter space (this change will eliminate the need for the crosswalk through the drive-through and circulation lanes to access these stalls).
b. The reconstructed trash enclosure area's materials must match the building's types located on Outlot G.
c. The approach to the trash enclosure be changed from asphalt to concrete and its construction specifications and length to be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
d. The revised design of this area to accommodate the drive-through facility be reviewed and acted upon by the Metropolitan St. Louis Sewer District (MSD) and the Metro West Fire Protection District.
e. The portion of the drive-through lane facing onto the property's State Route 100 frontage be screened by a garden wall, with its materials matching those types on the building that is located on Outlot G and not to exceed a height of thirty-two (32) inches. This garden wall shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
f. A pedestrian connection be made from the City's multiple-use trail to Outlot G, which complies with the City's specifications for width, material, construction specifications, and design. This pedestrian connection shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.

With these modifications and additions to the design, the Neighborhood Design Standards of the City's Town Center Plan will be met and the function of this drive-through area improved.

SUMMARY OF PERTINENT POINTS AND RECOMMENDATION –

The Planning and Zoning Commission is recommending the requested drive-through facility be authorized, as part of the development of Outlot G, and it comply with the conditions set forth above in this report and noted below in the revised conditions of Attachment B. This favorable recommendation is based upon the allowance for a drive-through facility in the Town Center Plan's "Downtown" District designation of the property and the accommodation to place a tenant in this vacant space. Accordingly, the Planning and Zoning Commission is recommending Amended C-8 Planned Commercial District Ordinance #1001 be amended to read as follows (changes indicated by bolded, blue type):

1. PERMITTED USES

The uses allowed in this Amended C-8 (Town Center Commercial) Planned Commercial District shall be limited to all permitted "Commercial" District uses as defined in the Town Center Plan (as amended March 2, 1998) with associated parking, excluding churches, recreational facilities (including indoor theaters and outdoor activities), hotels, sewage treatment plants, research laboratories and facilities, and office/warehouse units.

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The uses permitted in this Amended C-8 Planned Commercial District shall be contained in a total of six (6) buildings (Buildings A through C (main building complex), as shown on petitioner's Preliminary Development Plan, and for the purposes of this ordinance, shall constitute a single building) not to exceed one hundred fifty-one thousand (151,000) square feet in gross floor area. Of this one hundred fifty-one thousand (151,000) square feet, maximum allowable building sizes shall be as follows:

Building Type**	Size (square feet)
Retail (Building A)	21,500
Supermarket (Building B)	73,000
Retail (Building C)	11,000
Retail (Building D)	6,600
Retail (Building E)	6,600
Restaurant (Building F)	6,600 or 150 seats
Restaurant (Building G)	13,000 or 300 seats
Filling Station and related Retail (authorized in lieu of Building H)	4,200
Financial Institution, with a Drive Through Facility ~~Retail/Restaurant/Other~~ (Building H)	7,500 ~~or 150 seats~~

** The designated use of "retail," "office," and "restaurant" may be interchanged for purposes of the permitted uses.

b. The maximum number of out-parcels located abutting the Taylor Road right-of-way shall be four (4) in total, with no more than five (5) out-parcel buildings within the boundaries of this Amended C-8 Planned Commercial District. The orientation of these buildings shall be as shown on the Site Development Plan submitted by the petitioner, as part of the rezoning request.

c. Out-parcel buildings abutting Taylor Road shall be designed to accommodate a liner footprint, with a depth no greater than eighty (80) feet.

d. Only one (1) fast-food restaurant, with a drive-through facility, ~~or a filling station for automobiles with related retail~~ shall be allowed within the boundaries of this Amended C-8 Planned Commercial District. ~~Whichever of the two (2) uses is selected, either~~ **The fast-food restaurant** ~~or the filling station for automobiles and related retail, it~~ **must be located on Outlot G and comply with the following requirements:** ~~and H only~~

I. Remove the six (6) parking spaces located in the center of the drive-through lane and convert it to a planter area .

II. The reconstructed trash enclosure area's materials match the building's type located on Outlot G.

III. The approach to the trash enclosure shall be of concrete construction and its specifications and length to be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.

IV. The drive-through facility must be reviewed and acted upon by the Metropolitan St. Louis Sewer District (MSD) and the Metro West Fire Protection District.

V. The portion of the drive-through lane facing onto the property's State Route 100 frontage be screen by a garden wall, with its material matching those types used on the building that is located on Outlot G and not to exceed a height of thirty-two (32) inches. This garden wall shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission

VI. A pedestrian connection shall be made from the City's multiple-use trail to Outlot G, which complies with its specifications for width, material, construction specifications, and design. This pedestrian connection shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission

~~e. The size of the canopy in association with the filling station for automobiles with related retail shall be a maximum of 6,050 square feet in overall area. The height of the canopy, as measured from finish pavement grade to its underside, shall not exceed fourteen point five (14.5) feet in size.~~

~~f. No more than eight (8) pump islands shall be authorized in conjunction with the filling station for automobiles with related retail use.~~

e. No more than two (2) docking areas shall be constructed in conjunction with the proposed supermarket building that is part of this development. Docking area shall be located along the full distance of the north and south walls of the supermarket building only. Appropriate screen walls or landscaping shall be installed as part of these areas to minimize visual intrusions onto adjoining properties and State Route 100. If screen walls are used, these structures shall be of the same material, color, and style of the main building's composition and be reviewed and acted upon by the Architectural Review Board as part of the required renderings.

f. No structure or building shall exceed sixty (60) feet in overall height as measured from final finish grade. This height requirement shall apply to all rooftop architectural treatments as well. The height of the flagpole can be increased to a maximum of eighty (80) feet in size, if the developer authorizes its use for WIFI Internet access antenna in support of the City of Wildwood's wireless network for the Town Center Area.

g. The area of this Amended C-8 Planned Commercial District shall be a minimum of eighteen (18) acres in overall size.

h. The proposed architectural design, character, and style of all buildings shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan. Particular attention must be paid to the east facade of the main building complex and any building which fronts or has visibility from a roadway relative to building materials, openings, elements, and color to ensure their appearance is consistent with the other elevations. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Amended C-8 Planned Commercial District in terms of material, color, and style. Buildings D and E shall each include direct pedestrian entrances to and facing the Taylor Road right-of-way.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the date of approval of the preliminary development plan by the City Council, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden or retaining walls.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question including required right-of-way dedication, pavement widening, and cross access easement areas.
g. The design, location, and size of all proposed lighting, fences, and dock and trash areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.

j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within four hundred (400) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. All other information not mentioned above, but required on a preliminary plat in accord with Section 1005.060 of the City of Wildwood Subdivision Ordinance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Building Setbacks

a. All buildings or structures, excluding boundary, garden and/or retaining walls, fences or flagpoles/WIFI antenna, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the Commercial District, unless otherwise noted below:

- The two (2) outlot buildings located adjacent to or abutting the proposed State Route 100 right-of-way shall not be located more than one hundred fifty (150) feet from this boundary line, nor closer than thirty (30) feet to the same.
- The main building complex (Buildings A through C as shown on the petitioner's Site Development Plan) shall be located a minimum of four hundred (400) feet from the proposed Taylor Road right-of-way.
- The main building complex (Buildings A through C as shown on the petitioner's Site Development Plan) shall not be located any closer than two hundred twenty (220) feet from the proposed State Route 100 right-of-way. Additionally, this building complex shall not be located any closer than two hundred (200) feet from the Manchester Road right-of-way.

Parking Setbacks

b. All parking stalls, loading spaces, internal drives or roadways, excluding points of ingress and egress, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the Commercial District, unless otherwise noted below:

- Twenty (20) feet from the proposed State Route 100 right-of-way line.
- Ten (10) feet from the proposed Taylor Road right-of-way line.

- One hundred sixty (160) feet from the Manchester Road right-of-way line.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the Commercial District and Section 1003.165 Parking Regulations of the City of Wildwood's Zoning Ordinance, except that four (4) spaces per one thousand (1000) square feet of gross floor area shall be allowed for all retail and supermarket uses contained in the main building complex.

Access and Roadway Improvements, including sidewalks

d. Improvements to Manchester Road shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and be as directed and approved by the Department of Public Works. These improvements shall only be required for one-half (1/2) of the right-of-way along petitioner's frontage. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed as required by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road and be approved by the Department of Public Works. These requirements may be required to be escrowed with the City of Wildwood for future installation at the discretion of the Department of Planning and the Department of Public Works.

e. Access to this development from Manchester Road shall be limited to one (1) commercial entrance designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed by the Department of Public Works. This access point shall be coordinated with the dedication of the ten (10) foot roadway easement along the east property line of this development, and shall not be installed until such time an additional ten (10) foot roadway easement is obtained from the adjoining property. Installation shall not be the responsibility of either property owner where the easement is located. The Planning and Zoning Commission shall complete the dedication of this roadway easement, as part of the Site Development Plan review process.

f. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road (right-of-way area only) as directed by the Department of Public Works. Said walk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan. Said improvement may be escrowed at the discretion of the Department of Planning and the Department of Public Works.

g. Dedicate all the right-of-way, easements, and licenses within the subject site as necessary for the improvement of State Route 100 and its intersection with the proposed Taylor Road as directed by the Missouri Department of Transportation. Verification of ownership of any excess right-of-way from the State of Missouri along

State Route 100 must be provided in the form of a Purchase Agreement prior to approval of the Site Development Plan by the Planning and Zoning Commission.

h. Conform to all of the requirements of the Missouri Department of Transportation regarding the required State Route 100 roadway improvements. Improvements shall be as directed by the Missouri Department of Transportation.

i. Install traffic signals at the State Route 100/Taylor Road intersection and the Main Street/Taylor Road intersection and provide for underground interconnects, if required, as directed by the Missouri Department of Transportation and the Department of Public Works. The installation of the Taylor Road/Main Street signal will be required with the initial construction of the development. The installation of this signal will be based upon the City's traffic warrants indicating the need for it, but shall be operational at the time of the supermarket's opening.

j. Provide a twelve (12) foot wide easement outside the State Route 100 right-of-way, and complete finish grading thereof, for the installation of a multiple use trail which conforms with the City of Wildwood's ADA requirements as directed by the Department of Public Works. The installation of this trail will also be the responsibility of the developer and be reviewed and acted upon as part of the Site Development Plan process, unless an escrow is authorized for its future installation by the City Council. This improvement may be considered as one of the green space and public space requirements of the Town Center Plan Commercial District designation.

k. No vehicular access shall be allowed from this development to State Route 100, except as directed Missouri Department of Transportation and the Department of Public Works.

l. Dedicate all the right-of-way, easements, and licenses within the subject site as necessary for the improvement of the proposed Taylor Road as directed by the Department of Public Works.

m. Within the dedicated right-of-way for Taylor Road, construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed as required by the City of Wildwood's Town Center Plan within the right-of-way of Taylor Road and be approved by the Department of Public Works, but not before a final design study is prepared and completed by a qualified consultant indicating the most appropriate design of these improvements is achieved with regards to the requirements of the Town Center Plan. Taylor Road access to Manchester Road shall align with Village Hills Parkway to the south.

n. Access to this development from Taylor Road shall be limited to two (2) commercial entrances designed in accordance with the City of Wildwood's Street Specifications of the Town Center and be located as per the Site Development Plan. The northernmost entrance along Taylor Road shall maintain a minimum distance of three hundred (300) feet from State Route 100 (as measured from edge of proposed pavement of State Route 100 to the centerline of the access point).

Miscellaneous Roadway Requirements

o. Provide cross access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties, as directed by the Departments of Planning and Public Works.

p. Parking shall be prohibited along both sides of the main drive aisles serving this development. Parking lot aisles, where possible, should intersect the main and minor driveways at right angles and be logically located opposite minor driveways and other parking lot aisles. Minor driveways shall not intersect the two (2) main east/west drive aisles closer than one hundred fifty (150) feet of the centerline of the proposed Taylor Road right-of-way.

q. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

r. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements. All utilities within the district and on rights-of-way otherwise constructed on pursuant to this authorization shall be installed and placed underground in locations as approved by the Director of Public Works. The primary line may be elevated and located on the east property line, with it indicated on the Site Development Plan for review and consideration.

s. The developer shall extend the southernmost access point and internal drive to the easternmost property line (currently owned by the Wildwood Christian Church) for future access to this parcel of ground. The location of this internal drive shall be as directed by the Department of Public Works. This internal drive shall maintain a minimum twenty-two (22) foot width along its length. The intersection of this internal drive shall be coordinated with the dedication of the ten (10) foot roadway easement to the south.

t. The two (2) internal access drives, and the main drive aisle in front of the main building complex, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as sidewalks, street trees and lights, and pedestrian furniture.

Landscape Requirements - Specific

u. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

v. All stormwater facilities shall be appropriately landscaped and comply with the Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

w. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2 1/2) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

x. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan process. Street tree planting patterns must be based and comply with the Town Center Streetscape Design.

y. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

z. Light standards shall not exceed sixteen (16) feet in height, but not including a thirty (30) inch base painted to match the color of the respective pole. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code proposed Section 1003.160 "Outdoor Lighting Requirements, which are on file with the City Clerk of the City of Wildwood." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The location of all light standards and their design and appearance shall be approved by as the Planning and Zoning Commission on the Site Development Plan.

Sign Regulations

aa. All signage shall be in accord with the requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. A total of four (4) freestanding monument style signs shall be allowed within the boundaries of the Amended C-8 Planned Commercial District. One (1) sign shall be authorized at the Taylor Road/State Route 100 intersection, with the second situated at the southern access point into this development along its Taylor Road frontage. These two (2) signs cannot exceed seventy-five (75) square feet each in overall size or ten (10) feet in height (as measured from adjoining roadway grade) and can only be externally illuminated or halo-lit by approved sources. A single sign shall be authorized along the property's State Route 100 frontage and it cannot exceed seventy-five (75) square feet each in overall size or ten (10) feet in height and may be internally or externally illuminated or halo-lit by approved sources, as measured from adjoining roadway grade. The location of all signage shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These signs must be integrated into the design of the garden walls proposed at these locations, except the State Route 100 location.
2. A fourth monument sign shall be allowed along Manchester Road frontage. This sign shall not exceed fifty (50) square feet in overall size, or ten (10) feet in height, as measured from adjoining roadway grade. This sign shall be externally illuminated by approved sources.
3. The four (4) authorized monument signs shall comply with the City of Wildwood Zoning Code, Section 1003.168 Sign Regulations for the C-2 Shopping District, where consistent and applicable to this type of signage.
4. Wall signage and lighting shall comply with the City of Wildwood's Town Center Plan Architectural Guidelines (see Department memorandum for definitions of lighting sources and characteristics), and all other applicable requirements therein stated, and the regulations of the C-2 Shopping District, except as follows:
5. Building B (Supermarket) - A total of five (5) signs shall be authorized. These five (5) signs may be illuminated by either internal or external or halo-lit by approved designs.
6. Buildings A and C (in-line tenant spaces) - A total of one (1) sign per tenant bay shall be authorized, and these signs may be internal or external illuminated or halo-lit by approved designs, while maintaining a consistent character of design relative to the overall appearance of the development.
7. Outlot H (State Route 100 outlot building) - A total of three (3) signs shall be authorized for this building and they shall comply with Section 1003.168(B) Sign Regulations for all "C" Districts of the City of Wildwood Zoning Code for the C-2 Shopping District. These signs may be internally illuminated by approved designs.

8. Buildings D, E, F, and G (Taylor Road frontage) – These signs shall comply with Section 1003.168(B) Sign Regulations for all "C" Districts of the City of Wildwood Zoning Code for the C-2 Shopping District. These signs may only incorporate external or backlit illumination sources of an approved design. Only two (2) signs shall be authorized per tenant.
9. No advertising, temporary, or portable signs shall be authorized in this Amended C-8 District development. No other signs shall be authorized, except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Code and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

bb. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of the enclosure shall be approved by the Planning and Zoning Commission on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the main building complex.

cc. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

dd. All rooftop mechanical equipment shall be screened from view on all sides of the building's facade in an architecturally consistent manner in terms of color and style with the main building complex. Screening shall be reviewed and considered by the Architectural Review Board at the time of the renderings submittal.

ee. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

ff. All deliveries and trash pick-up vehicles must access Taylor Road from State Route 100 or Old Manchester Road only. No deliveries or trash pick-up can occur between the hours of 11:00 p.m. and 6:00 a.m., seven (7) days per week.

gg. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed parking spaces by the following rate schedule.

Type of Development	Required Contribution
General Office	$448.27/Parking Space
Quality Restaurant	$448.27/Parking Space
General Retail	$1,344.88/Parking Space
Shopping Centers	$1,344.88/Parking Space
High-Turnover, Sit-Down Restaurants	$1,344.88/Parking Space
Bank	$2,689.85/Parking Space
Drive-In, Fast-food Restaurant	$2,689.85/Parking Space
Filling Station for Automobiles	$8,965.94/Parking Space
Medical Offices	$1,344.88/Parking Space
Loading Space	$2,200.73/Loading Space

(Parking space as required by Section 1003.165 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2003, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater Management

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

   1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and Metropolitan St. Louis Sewer District Standards.

2. All stormwater shall be discharged at an adequate natural discharge point.
3. Detention or differential runoff of stormwater is at the discretion of Metropolitan St. Louis Sewer District. If required by Metropolitan St. Louis Sewer District and the Department of Public Works, it shall be provided in permanent detention facilities, such as: dry reservoirs, ponds, or another acceptable alternative. The detention facilities shall be completed and in operation prior to paving of any driveways or parking areas.

b. The southernmost detention basin adjacent to Manchester Road shall be constructed with the use of a 1:1 slope along its northern face. In conjunction with this slope, a rock dam, of appropriate native stone or other material, shall be constructed to support this facility's design. A Geotechnical Engineer shall verify that said design is appropriate and the soil and rock combination will support the improvements. The location and design of this facility shall be shown on the Site Development Plan and be reviewed and as approved by the Planning and Zoning Commission.

c. The proposed wall along Manchester Road, which is part of this southernmost detention area, shall not exceed a height of fourteen (14) feet at final finish grade. The wall shall be constructed of an appropriate material, such as brick, stone, concrete, or other similar material, and complement the surrounding area. The color, design, material, and location will be shown and noted on the Site Development Plan and reviewed and considered by the Planning and Zoning Commission. However, no portion of this wall can encroach within forty (40) feet of the Manchester Road right-of-way. An eight (8) foot multiple use trail, benches, and related landscaping shall be placed adjacent to the detention area connecting to and or along Manchester Road from the main parking area. Said trail may not meet ADA requirements due to topography or other related construction requirements due to surrounding terrain.

Geotechnical Report

d. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions, which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report.

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 BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notification of Public Works

b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the Missouri Department of Transportation, the Missouri Department of Natural Resources, the U.S. Army Corp. of Engineers, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Certification of Plans

c. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans.

Traffic Generation Assessment Contribution

d. Traffic generation assessment contribution, minus the amount of money advanced by the developer for improvements of the right-of-way acquisition and construction improvements, including engineering incidental thereto, (already in place) shall be deposited with City of Wildwood in the form of cash prior to the issuance of building permits.

Roadway Improvements

e. Road improvements and right-of-way dedication shall be completed, or the appropriate escrow established, prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

9. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

b. 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.

c. 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.

d. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. 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 Amended C-8 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.

g. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Amended C-8 Planned Commercial District ordinance except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Drew Bextermueller, Director of Real Estate, Dierbergs Markets, Inc.

Drew Bextermueller
Director of Real Estate
(636)812-1360 direct telephone
(636)812-1607 facsimile
Bextermuellerd@dierbergs.com

November 17, 2015

City of Wildwood
Planning and Zoning Commission
c/o Department of Planning
16860 Main Street
Wildwood, MO 63040

Re: Ordinance #1001 dated October 13, 2003 - Amendment Request
Dierbergs Wildwood Town Center
Wildwood, MO

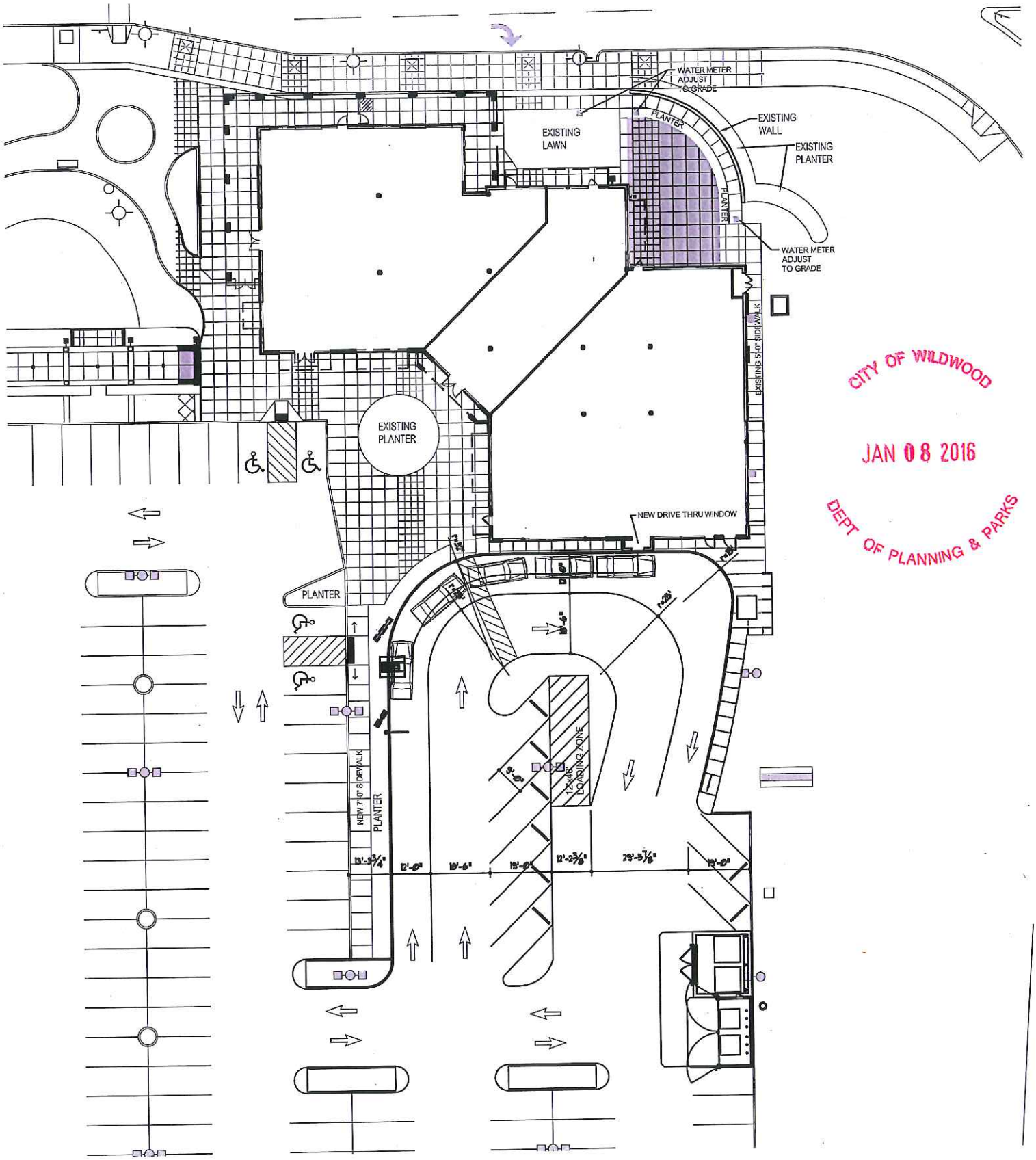
Dear Planning & Zoning Commission Members:

Please allow this letter to serve as a request from Dierbergs Wildwood, LLC to amend Section 2(d) of the above-mentioned Ordinance to acknowledge the current and future use of Outlot H, which operates drive-thru lanes for banking operations and to allow for one (1) fast-food restaurant or restaurant with a drive-thru facility to be located on Outlot G. Site specific details and plans will be submitted as requested at a later date.

If you have any questions or need additional information related to this request, please contact me directly at 636-812-1360 or via email at bextermuellerd@dierbergs.com.

Sincerely,

Drew Bextermueller
Director of Real Estate
DIERBERGS MARKETS, INC.



CITY OF WILDWOOD
JAN 08 2016
DEPT OF PLANNING & PARKS

BUILDING "G" DRIVE-THRU

SCALE: 1"=40'-0"

Another Dierbergs Development

WILDWOOD TOWN CENTER

Wildwood, Missouri

Dawdy & ASSOCIATES, INC.

© 2016 D & A, I

Phone: 314-434-0700
JOB # 2166.58.010816

Kathy Arnett

From: Dave Phipps <daveph@metrowest-fire.org>
Sent: Tuesday, January 19, 2016 8:26 AM
To: Kathy Arnett
Subject: RE: Dierbergs Drive Through Proposal

Kathy,

There are no additional fire district requirements for this site plan.

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

From: Kathy Arnett [mailto:Kathy@cityofwildwood.com]
Sent: Friday, January 15, 2016 4:55 PM
To: Dave Phipps <daveph@metrowest-fire.org>
Subject: Dierbergs Drive Through Proposal

Chief Phipps,

Attached is the proposed Site Plan from Dierbergs to add the drive through on Outlot G. The second page is the full development site plan, as it exists now. The Department's suggested conditions on the approval are:

a. The removal of the six (6) parking spaces located in the center of the drive-through lane area and its conversion to a planter space (this change will eliminate the need for the crosswalk through the drive-through and circulation lanes to access these stalls).
b. The reconstructed trash enclosure area's materials must match the building's types located on Outlot G.
c. The approach to the trash enclosure be changed from asphalt to concrete and its construction specifications and length to be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
d. The revised design of this area to accommodate the drive-through facility be reviewed and acted upon by the Metropolitan St. Louis Sewer District (MSD) and the Metro West Fire Protection District.
e. The portion of the drive-through lane facing onto the property's State Route 100 frontage be screened by a garden wall, with its materials matching those types on the building that is located on Outlot G and not to exceed a height of thirty-two (32) inches. This garden wall shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.
f. A pedestrian connection be made from the City's multiple-use trail to Outlot G, which complies with the City's specifications for width, material, construction specifications, and design. This pedestrian connection shall be shown on the Amended Site Development Section Plan and acted upon by the Planning and Zoning Commission.

The Planning and Zoning Commission will be acting on this item on Tuesday evening and then it will go to City Council. If you want to see the full report that will be presented to the Planning and Zoning Commission next week, it can be found here: http://mo-wildwood.civicplus.com/AgendaCenter/ViewFile/Item/5770?fileID=9303

Let me know if you have any questions.

Have a great weekend!
Kathy

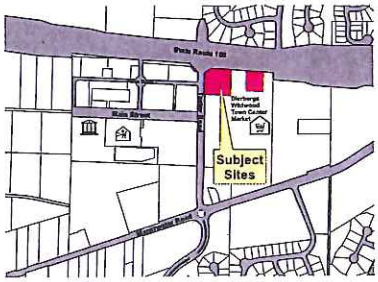
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the City Council
Monday, February 8, 2016, at 7:30 p.m.

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

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



The City Council of the City of Wildwood will conduct a public hearing on **Monday, February 8, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a request 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 these requests, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the City Council, 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. 14-98 Dierbergs Wildwood Towncenter

A response to a communication from Drew Bextermueller, Director of Real Estate for Dierbergs Markets, Inc., which is dated November 17, 2015, regarding **P.Z. 14-98 Dierbergs Wildwood Town Center;** Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator Number: 23V320195); that seeks modifications to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-thru facility, as part of Outlot G. **(Ward Eight)**

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

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

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

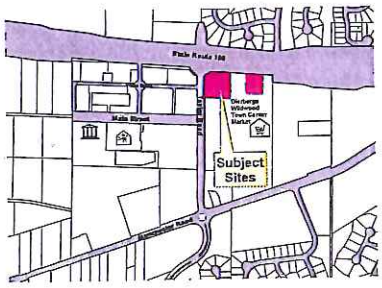
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the City Council
Monday, January 25, 2016, at 7:30 p.m.

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

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



The City Council of the City of Wildwood will conduct a public hearing on **Monday, January 25, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a request 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 these requests, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the City Council, 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:

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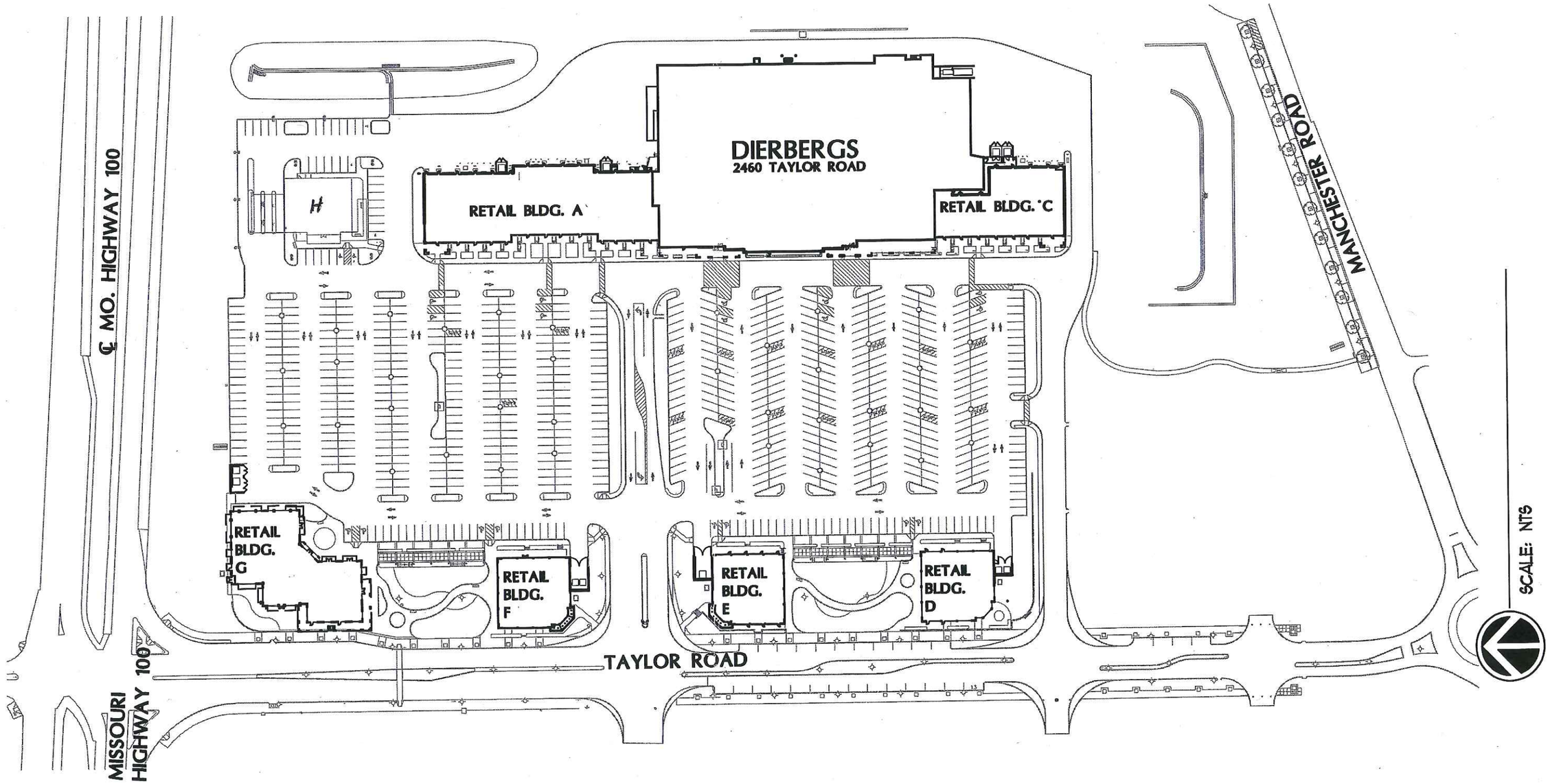
***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

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.

EXHIBIT A-1
TO SHOPPING CENTER LEASE
WILDWOOD TOWN CENTER



WILDWOOD

February 1, 2016

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

Re: A response to a communication from Douglas B. Gilberg, owner of Gilberg Perennial Farms and Wildwood Green Arts, L.L.C., which is dated October 29, 2015, requesting amendments to an existing Conditional Use Permit (CUP), which governs the use of this 7.34 acre site, thereby allowing the addition of an education center, meeting space, and acoustic entertainment venue, all to be housed within the existing buildings that are located upon the subject site, along with the previously authorized plant nursery, and associated salesroom **(St. Louis County's P.C. 162-89 Douglas Gilberg)**.

Zoning: Conditional Use Permit (CUP) in the NU Non-Urban Residence District

Location: East side of Ossenfort Road, north of Melrose Road (Locator Number: 24Y420183/Street Address: 2906 Ossenfort Road)

Ward: Six

Council Members:

Introduction >>>

The Planning and Zoning Commission is in receipt of a submittal from Douglas B. Gilberg, ***Gilberg's Perennial Farms and Wildwood Green Arts, L.L.C.***, dated October 29, 2015, which describes a proposal for his now shuttered facility that is located on the east side of Ossenfort Road, north of Melrose Road. This correspondence identifies certain amendments that are needed to the governing Conditional Use Permit (CUP), so as to accommodate the addition of an education center, meeting space, and acoustic entertainment venue on the property, all within the existing buildings located there, while also retaining the plant nursery, and associated salesroom, previously authorized by St. Louis County in 1990. With the submittal of this request, the Planning and Zoning Commission has reviewed the files and other materials available to it regarding this development and prepared the following recommendation in this regard. Accordingly, as a result of this review process and, acting at the Planning and Zoning Commission's February 1, 2016 Executive Meeting, and, by a vote of --- to ---, hereby submits the following report and action to the City Council for its review and consideration in this regard.

Zoning History and Background >>>

For the purpose of review, **St. Louis County's P.C. 162-89 Douglas Gilberg**, was a request to grant a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a plant nursery, and associated salesroom, on a 7.3 acre tract of land located on the east side of Ossenfort Road, north of Melrose Road. The nature of the permit was to allow the petitioner to expand the operation of the facility and add the sale of other materials associated with the current business, which specialized in perennials and display such in a

unique garden setting. To accommodate this use, several garden areas, structures, and buildings would be used, all with visibility from Ossenfort Road. At that time, this facility was one of the few in the Midwest offering these types of plantings and related varieties.

The St. Louis County Planning Commission heard this request at the end of 1989 and a substantial amount of public comment was generated due to the concerns about on-going traffic and parking concerns on Ossenfort Road, which was very rural in nature, and a successful business located within a rural residential area. The operation had been underway prior to this hearing, but had grown in size and, with such, concerns/problems about safety, property values, parking intrusions, and other less definable impacts that followed has also grown. The County Planning Commission reviewed the matter and granted the requested salesroom component to the existing plant nursery, based upon the size of the property, its characteristics – woodlands and gardens - including its long-standing history there, the limited intensity, and the rural nature of the location, which complemented the business. The vote of the County Planning Commission on this matter was 7 to 0. The St. Louis County Council did not stop the permit from becoming effective, which occurred on February 24, 1990.

The plant nursery and salesroom, under the County's action, was meant to formalize many of the activities that had been taking place at the location for a number of years, while ensuring the retail component was limited to items in support of the primary use, which, again, was the plant nursery. Additionally, the permit established provisions for the placement of buildings and structures relative to Ossenfort Road, the addition of adequate parking, and the establishment of hours and days for the operation of machinery. All of these governing conditions were established to address the concerns voiced by surrounding residents at the public hearing. Over a period of several years, particularly from the late 1980's to early 1990's, this site created a number of concerns for surrounding residents and St. Louis County, as the governing jurisdiction.

The facility continued to operate for many years thereafter and slowly closed its operation in the early 2000's, as the sale of perennials became more common at the big-box, home improvement centers and other nurseries as well. For many years now, the facility has not been in operation and many of the gardens and beds have become less tended, while the other improvements remained in place, but have not had much attention over that same period of time. Due to this change in the business operation, from a viable plant nursery and salesroom, to a residential property only, the City has not been asked, nor acted, upon any changes to the governing permit and associated Site Development Plan.

Current Request >>>

The petitioner, Douglas B. Gilberg, is requesting the expansion of the permitted activities authorized by the Conditional Use Permit (CUP) in the NU Non-Urban Residence District to allow for the following:

1. A Community Education Center offering instruction in ceramic and other visual arts, with natural history and sustainability (location – ceramics building).
2. A small lecture and meeting space, including an art library (location – ceramics building).
3. Covered Outdoor Activity Center that would be used for outdoor education in art, natural history, sustainability and a small section for strictly acoustic music (location – pavilion)
4. A sustainability showcase that promotes residential scale renewable energy sources, such as wind, solar, anaerobic digestion, along with native plants and rain gardens for stormwater management (locations – existing outdoor garden beds).

The initial phase would be the studio and offer classes this year, including the aforementioned ceramics instruction, but also beginning photography, drawing, bee keeping, winter tree identification, invasive species identification and eradication, and alternative energy sources. No new buildings or improvements are planned and all existing facilities will be used for these new activities. The petitioner also wants to retain the rights of use for the previous plant nursery and salesroom.

Analysis >>>

Advertisement of Request - The Planning and Zoning Commission would first note that, when St. Louis County advertised this request for public hearing, it included a plant nursery, botanical gift store, craft gallery, education and lecture room, retail sales, offices, and food service, which was premised on the petitioner's desire to obtain both a Conditional Use Permit (CUP) and a Landmark and Preservation Area (LPA) upon the property, which the County's Planning Commission recommended denial of the latter and approval of the former, both of which were upheld by the County Council. This advertisement is very similar to the current request's detailed activities, but would be included, as part of the existing Conditional Use Permit's (CUP) language, if granted by the City of Wildwood. This initial advertisement was such to allow for the consideration of this current request at this stage of its submittal.

Mix of Uses – The Planning and Zoning Commission, however, does agree with St. Louis County's past assessment that several of these activities do not necessarily meet the requirements to be considered part of an allowable plant nursery and salesroom and will need to be considered under another type of conditional use. In the NU Non-Urban Residence District regulations of the City's Zoning Ordinance, the list of allowable uses under the Conditional Use Permit (CUP) process include the following:

> ***Conditional Land Use And Development Permits Issued By The Commission.*** The following land uses and developments may be permitted under conditions and requirements specified in Section **415.500** "Conditional Use Permits", except the specified home occupations described below which must adhere to simplified process defined in Subsections **(H)** and **(I)** of this Section:
>
> 1. Administrative offices and educational facilities.
> 2. Banners: sponsorship types for both public and not-for-profit uses, with a minimum of two (2) operational athletic fields on the same lot.
> [Ord. No. 415.090 §1, 4-13-2015]
> 3. Bed and breakfast establishments.
> 4. Blacksmiths.
> 5. Cemeteries, including mortuaries operated in conjunction with the cemetery.
> 6. Child care centers, nursery schools and day nurseries.
> 7. Clubs, private not-for-profit.
> 8. (Reserved)
> 9. (Reserved)
> 10. Fairgrounds.
> 11. Feed or grain storage, commercial or cooperative.
> 12. Foster homes for handicapped children.
> 13. Golf courses, including practice driving tees on the same premises. Miniature golf courses and independent practice driving tees are excluded.
> 14. (Reserved)
> 15. Group homes for the elderly.
> 16. (Reserved)

17. Home occupations permitted by Section 415.090(H).
18. Large water features.
19. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
    a. Adequately screened with landscaping, fencing or walls or any combination thereof; or
    b. Placed underground; or
    c. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
    d. All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
20. Mortuaries.
21. Mulching plants for trees, wood or wood waste, but not including any assembly or manufacture of a product.
22. Nursing homes, including assisted care living facilities (overall density of assisted care units is a function of permitted beds).
23. Police and fire stations.
24. Post offices and other government buildings.
25. Public utility facilities, other than local public utility facilities.
26. Radio, television and communication transmitting, receiving or relay towers and facilities, subject to the provisions of the Model Telecommunications Code.
27. Recreational camps and camping facilities.
28. Recreational land uses, commercial or not-for-profit.
29. Residential substance abuse treatment facilities.
30. Retreats operated by educational or other not-for-profit entities.
31. Riding stables, kennels and veterinary clinics.
32. (Reserved)
33. Salesrooms (retail and wholesale), when established as an accessory use to commercial gardens, plant nurseries and greenhouses, for the sale of nursery products and related items for use in preserving the life and health of such products, hand tools and plant containers. The preceding items shall not include power-driven equipment, lawn and garden furniture nor decorative accessories and fencing; however, bulk sale of sand, gravel, mulch, railroad ties or similar materials may be permitted. The salesroom may occupy all or a portion of a building.
34. Satellite dishes (additional to provisions of Section 415.380(R)).
35. Sewage treatment facilities, other than facilities permitted as an accessory use.

35a. Solar panels, all ground-mounted types. All roof-mounted types, if said installations are visible from an adjoining/adjacent street(s).
[Ord. No. 2028 §§1 — 2, 4, 8-25-2014]

36. Specialized private schools.
37. (Reserved)

In this case, the Commission does believe that certain aspects of the petitioner's identified list of uses can be accommodated on this site under one (1) of the activities that can be considered conditionally in the NU Non-Urban Residence District. The conditional use that would appear to accommodate the use of this property, under the petitioner's description, would be "recreational land uses, commercial or not-for-profit." It is important to note this conditional use requires a minimum lot area of five (5) acres, which is met by the current size of the subject site of this request (7.3 acres). Additionally, the consideration of minimum lot area, under the City's Zoning Ordinance, is not cumulative, but rather based upon the activity requiring the

greatest amount of acreage be met, which, again, is five (5) acres of area for both recreational uses and the existing plant nursery and salesroom. Therefore, minimum area required for either conditional use is met.

New Conditional Uses and Impacts - Given the general definition of "recreational land uses," the Commission holds the opinion the community education component, which would offer instruction in ceramic and other visual arts, with natural history, and a small lecture and meeting space, including an art library, can be accommodated on this site, within this general area of Wildwood. Conversely, the Commission does not support any outdoor activities involving music, training, or displays intended to support sustainability practices and/or the sale of products for these purposes. These activities are not within the scope of the underlying NU Non-Urban Residence District zoning district designation of the property, which sets the parameters for the consideration of any permitted or conditional use identified therein, and is, first, and foremost, contrary to the intent of maintaining this category as residential in Wildwood. The offering of music and sustainability exhibits, and demonstrations, need to be located in a commercially zoned area of the City, like Town Center, not this rural location. Again, music, sustainability displays and demonstrations exceed the allowable relationships associated with the underlying zoning district designation and any possible conditional provisions that might exist therein.

The Commission would also note the current level of improvements, i.e. buildings, structures, and infrastructure can accommodate these recreational activities on the site and do not need to be expanded or enlarged. It is the Commission's opinion these improvements need to be repaired, restored, and maintained, as any new use of the property is considered. With the allowance for these additional conditional activities on the subject site, an incentive exists to improve its appearance and upkeep for the future. Also, by limiting the improvements to those types that currently exist on site, the Commission also believes that such is indicative of the minimal impacts of these additional activities on the area and the abutting roadway system, given all are in place at this time.

Along with the limitation on improvements associated with the use of this property, the Commission also believes a number of restrictions need to be established on operating parameters, like some of those requirements that already exist in the Conditional Use Permit (CUP) granted for the plant nursery and salesroom. These restrictions would include the following items:

1. Operating hours of the instruction/meeting spaces shall be limited to 9:00 a.m. to 8:00 p.m., Monday through Friday, Saturday, from 9:00 a.m. to 5:00 p.m., and Sunday, from 11:00 a.m. to 5:00 p.m.
2. Class size and the total number of them per day shall be limited to no more than can be accommodated by existing building spaces (to be determined) and be wholly contained inside those defined structures or areas, as approved by the Planning and Zoning Commission on the Amended Site Development Plan for this facility.
3. No speakers, amplification, or similar equipment shall be installed on the site, so as to broadcast sound to the outdoors.
4. Lighting shall be limited to that necessary for safety and visibility of parking lot areas, walkways, and building locations and comply with the City of Wildwood's Outdoor Lighting Requirements of the Zoning Ordinance.
5. No on-street parking shall be allowed in conjunction with any of the permitted or conditional uses located on this site. All parking of vehicles associated with this site shall be on designated lots located upon it.

The Commission remains committed to protecting the residential area around this location and believes these restrictions, along with the conditions of the current permit, achieve this end.

Master Plan - The expansion of this site's use for a recreational activity, of the recommended nature and extent, is a positive for the area and consistent with Wildwood's Master Plan, which seeks to foster art-related activities/events in this community, where so many creative people live and work. Specifically, this policy in the *Open Space and Recreation Element* of the Master Plan states the following: "Develop opportunities for arts and cultural events for residents and other interested parties, as part of the City's public facilities and programs, and complement those provided by the public and private schools and regional institutions serving the St. Louis Metropolitan Area." The Commission recongizes concerns of surrounding residents, but believes this property, and the conditions set forth in this permit, will provide a complement to the area and allow for its upkeep and care, as a viable part of the overall neighborhood.

Summary and Recommendation >>>

In summary, the Commission believes the current Conditional Use Permit (CUP) can be modified to accommodate a limited expansion of the permitted uses, without creating the previous impacts that occurred in the late 1980's and early 1990's with the plant nursery and salerooms activities. These additional uses would create an art and education center for the larger Wildwood community, in a setting that is unique. Therefore, the Planning and Zoning Commission hereby grants changes to St. Louis County's Conditional Use Permit #642, which would read as follows:

1. **PERMITTED USES**

The use authorized by this Conditional Use Permit (CUP) shall be limited to a plant nursery, with associated salesroom, and a recreational use, limited to instruction in ceramic and other visual arts, including natural history, and a small lecture and meeting space, plus an accessory art library.

2. **FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

   a. Gross floor area for the salesroom, as shown on the approved Site Development Plan, being in conjunction with the plant nursery, shall not exceed a total of 5,200 square feet and may be located in an exterior sales room and within the residential structure located on the premises.

   b. The recreational use herein allowed shall be contained in one (1) or both of the other two (2) existing structures located on the site, unless the aforementioned salesroom is converted for such activity. Regardless, no more than two (2) of the three (3) buildings/structures located on the site may be used for the recreational use authorized by this permit.

   c. 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).

   d. Class size and the total number of them per day shall be limited to no more than can be accommodated within the defined building or buildings, noted above in Condition 2(b.), and be wholly contained inside that defined structure, structures or other areas, as approved by the Planning and Zoning Commission on the Amended Site Development Plan for this facility.

   e. The uses permitted in this Conditional Use Permit (CUP) shall be contained and operated within the boundaries of the Conditional Use Permit (CUP).

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months from the effective date of this Conditional Use Permit and prior to issuance of any building or occupancy permit, the petitioner shall submit to the Planning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said Site Development Plan shall include, but not be limited to, the following:

a. The location and size of all existing and proposed structures, including freestanding business signs.
b. Existing and proposed contours at two (2) foot intervals.
c. Location and size of all parking areas and parking calculations.
d. Roadways and driveways on and adjacent to the property in question including required roadway right-of-way dedication and pavement widening.
e. The design, location, and size of all proposed lighting, fences, and trash areas.
f. A landscape plan, including, but not limited to, the location, size and general type of all plant and other material to be used.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

Structure Setbacks

a. Structure setbacks shall be as follows:
    1. Fifty (50) feet from the right-of-way of Ossenfort Road.
    2. Fifty (50) feet from all other limits of the Conditional Use Permit (CUP).

Parking, Loading and Internal Drives Setbacks

b. Parking space and internal drive setbacks, except points of ingress and egress, shall be as follows:
    1. Fifty (50) feet from the right-of-way of Ossenfort Road.
    2. Fifty (50) feet from all other limits of the Conditional Use Permit (CUP).

Minimum Requirements – Parking

c. Minimum parking requirements shall be as set forth in Chapter 415.280 of the City of Wildwood Zoning Ordinance. One (1), paved on-site loading space shall be required. No on-street parking shall be allowed in conjunction with any of the permitted or conditional uses located on this site. All parking of vehicles associated with these conditional uses shall occur in the designated lots located upon the subject site.

Access, Roadway Improvements, and Sidewalks

d. Improve Ossenfort Road to one-half of a twenty-four (24) foot pavement within the existing right-of-way across the entire frontage of the property. The widening shall consist of nine and one-half (9-1/2") of asphaltic concrete pavement.

e. Overlay existing Ossenfort Road pavement within two (2) inches of Type "C" asphaltic concrete across the entire frontage of the property.

f. Access to this development from Ossenfort Road shall be limited to two (2) commercial entrances located to provide required sight distance as directed by the Department of Highways and Traffic. Any existing entrances in excess of the two permitted shall be removed and the right-of-way re-graded and restored as directed by the Department of Highways and Traffic.

g. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as directed by the Department of Highways and Traffic.

Landscape Requirements

h. Either as part of the development plan or on a separate drawing to be reviewed as part of said plan, the developer shall submit a landscape plan to comply with the following:

1. All new deciduous trees shall be a minimum of two and one-half (2 ½) inches in caliper, except the Department of Planning may approve ornamental trees of a minimum of one and one-half (1 ½) inches in caliper. All new evergreen trees shall be a minimum of four (4) feet in height. All new shrubs shall be a minimum of eighteen (18) inches in diameter.
2. Building and paved area setbacks shall contain adequate landscaping and sight-proof fencing, as approved by the Planning and Zoning Commission on the Site Development Plan.

Signs

i. Signs shall be permitted in accord with the regulations of Chapter 415, 410 of the City of Wildwood Zoning Ordinance pertaining to the "NU" Non-Urban Residence District. However, no sign shall exceed twenty (20) square feet, while being limited to a single display location along the site's Ossenfort Road frontage.

Lighting Requirements

j. The location of all lighting standards shall be as approved by the Planning Commission 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 or public roadways. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Ordinance 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.

Miscellaneous

k. A six (6) foot high sight-proof fence shall enclose all exterior trash areas.

l. 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.

m. All rooftop mechanical equipment on buildings shall be adequately screened, as approved by the Planning and Zoning Commission, as part of the Site Development Plan review process.

n. No portable toilets are permitted.

o. No operation of machinery shall be permitted before 8:00 a.m. or after 5:00 p.m.

p. Operating hours for the instruction/meeting spaces shall be limited to 9:00 a.m. to 8:00 p.m., Monday through Friday, Saturday, from 9:00 a.m. to 5:00 p.m., and Sunday, from 11:00 a.m. to 5:00 p.m.

q. No public address or loudspeaker system shall be authorized within this Conditional Use Permit (CUP) boundary. Live or recorded music shall not be played outdoors, so as to be audible anywhere off the property.

5. VERIFICATION PRIOR TO SITE DEVELOPMENT PLAN APPROVAL

Prior to the approval of the Site Development Plan the petitioner shall:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.

I. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.

II. All stormwater shall be discharged at an adequate natural discharge point.

III. 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 approved buildings and structures.

IV. 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/water quality 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 discharging from the subject site.

V. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.

Stormwater Pollution Prevention Plan – New Construction Only

b. Prior to the addition of any new structures/buildings or the expansion of any existing structures/buildings, 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.

Road Improvements and Curb Cuts

c. Provide verification of approval by the St. Louis County Department of Highways and Traffic of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

6. RECORDING

Prior to issuance of a building permit or permit authorizing the use of the property, a copy of the conditions and legal description of this permit shall be recorded with the St. Louis County Recorder 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 an 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 Public Works

b. Prior to the issuance of foundation or building permits, all approvals from the Department of Public Works and the Metro West Fire Protection District must be received by the Department of Planning.

8. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. The delays due to utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

9. GENERAL DEVELOPMENT CONDITIONS

a. Adequate temporary off-street parking for construction employees shall be provided. Parking on no-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 watershed shall be permitted.

c. Interim stormwater drainage controls in the form of siltation control measures are required.

d. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devised and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

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. The Zoning Enforcement Officer of City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning Commission.

g. This Conditional Use Permit (CUP) shall be authorized for a period of two (2) years, with renewals based upon compliance to the requirements of the same. Renewal requests shall be the responsibility of the petitioner to submit to the City and must be provided a minimum two (2) months in advance of each annual renewal for consideration and action by the Planning and Zoning Commission following an initial three (3) year period of time.

10. 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 public space improvements shall be as required by the applicable ordinance, but must be completed prior to issuance of any zoning authorizations for any building permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of new parking spaces that are provided, shall be 290.4 square feet per space or its equivalent.

All other conditions remain unchanged and in full force.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Doug B. Gilberg, Petitioner and Property Owner

Note: Additions to the existing Conditional Use Permit (CUP) are shown by red type.

October 29, 2015

To:
City of Wildwood Missouri
Zoning Commission
Joe Vujnich

CITY OF WILDWOOD
OCT 30 2015
DEPT OF PLANNING & PARKS

From:
Douglas B. Gilberg
Wildwood Green Arts LLC.
2906 Ossenfort Road
Wildwood Missouri, 63038

Description of proposed activities and accessory land use for Wildwood Green Arts located at 2906 Ossenfort Road.

Our vision is to be a community grass roots education center that offers instructions in ceramic and other visual arts along with natural history and sustainability.

This is a wide ranging ideal but will start firmly with a ceramic teaching studio located in the Ceramics building. The building will also host a small lecture and meeting space, gardening and art library.

The Pavilion located on our upper terrace will be our covered outdoor activity center. It is envisioned that this space will be used for outdoor education in Art, Natural History, Sustainability as well as a small venue for strictly acoustic music.

The areas formally used as display garden will be home to our Sustainability Showcase. We hope to have on display residential scale renewable energy of many types including wind, solar and anaerobic digestion and possibly power the farm and studio with it. It will also showcase the uses of native plants and raingardens for storm water management.

Our current goal is to assemble the Ceramic Studio and be able to offer classes after the first of the year or whenever the Planning Committee finishes their process.

Classes to be offered the first year include:

- Beginning, intermediated and advanced ceramics
- Beginning photography
- Beginning drawing
- Bee Keeping
- Winter tree identification.
- Invasive species identification and eradication.
- Alternative energy sources

Thank you for hearing our request. We are motivated to create more community in the City of Wildwood.

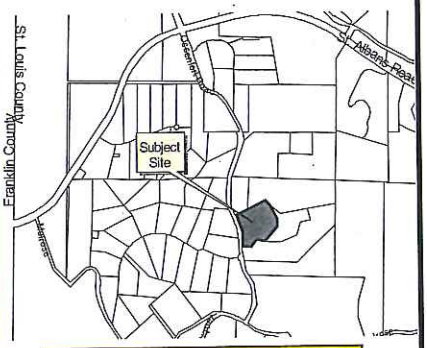
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, February 1, 2016, at 7:30 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 Sites:
2906 Ossenfort Road
Wildwood, MO 63038

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

The Planning and Zoning Commission of the City of Wildwood will hold a public hearing on **Monday, February 1, 2016 at 7:30 p.m. in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of accepting testimony regarding a request for either the modification of zoning district designations, application or amendment of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, updates to other land use regulations, or amendment of the Master Plan, which will then be taken under advisement for future action. The meeting will be open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. *If you wish to attend this public hearing 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 request, no action is required on your part. The following **request** will be considered at this time:

A response to a communication from Douglas B. Gilberg, owner of Gilberg Perennial Farms and Wildwood Green Arts, LLC., which is dated October 29, 2015, requesting amendments to an Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District **(St. Louis County's P.C. 162-89 Douglas Gilberg)** which governs the use of this 7.34 acre site that is located on the east side of Ossenfort Road, north of Melrose Road (Locator Number: 24Y420183/Street Address: 2906 Ossenfort Road.) **Proposed Use: The addition of an education center, meeting space, and acoustic entertainment, all within the existing buildings that are located on the subject site, along with the previously authorized plant nursery, with sales room. (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.

Planning & Zoning Commission
City of Wildwood
January 29, 2016

RE: Douglas Gilberg – Expansion of Conditional Use Permit for property at 2906 Ossenfort Road

Comments/Position: Opposed

We are residents of St. Albans Forest Subdivision, located directly across Ossenfort from the subject property. After moving here in 1999, we became acutely aware of the hazardous nature of this stretch of road which is winding and too narrow for a center stripe. Those drivers who are unfamiliar with the road often occupy the center of the road and, when they encounter oncoming vehicles, which includes delivery trucks, trash trucks and school busses, they don't know what to do. Ossenfort is also heavily used by bikers, many of whom seem unaware or unconcerned of the hazardous nature of a one lane road. All of this causes many to swerve off the road or stop dead in their tracks at surprise encounters. This profound traffic hazard became significantly alleviated when Gilberg's Nursery terminated their business. If Wildwood sees fit to approve this request, there should be a provision included either for the city or Doug Gilberg to widen the road to Hwy. T.

Our second objection is that of the addition of "acoustic entertainment". The area and its surroundings are extremely "natural" in character and it would be at odds with this addition. Furthermore, how do we stop it when the "guitar music" becomes a teenager's band?

We would also like to mention the fact that in recent years the property has been ill-maintained, with grass (weed) mowing done about once a year, if that. It is our understanding that ownership is to remain the same, so we will have uneducated drivers on narrow streets, outdoor music, and a piece of property that will still be in disrepair. Who wants all that? We certainly do not!!

With these concerns, we therefore strongly object to an amendment to Mr. Gilberg's request for a Conditional Use Permit.

James & Rita Connolley
2817 St. Albans Forest Ct., 63038
636-405-7242
jconnolley@att.net

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, January 25, 2016 4:37 PM
To: Lynne Greene-Beldner; 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	Planning and Zoning Public Hearing, February 1
Position on Request	Do Not Support
General Comments	My wife and I have an issue with the noise from the acoustic entertainment. It was noisy enough when the nursery was in operation. Second, the road is narrow and winding and visibility on the curves and hills is very poor and this project would create a road hazard. During the school year children are boarding and exiting the school bus at the entrance of St Albans Forest.
Suggestions	Widen the road!
	(Section Break)
Name	George Beatty, Carolyn Beatty
Address	19224 St Albans Forest Lane
City	Glencoe
State	MO
Zip	63038
Phone Number	6368213119
Email	2beattys@sbcglobal.net

Email not displaying correctly? View it in your browser.

ST. LOUIS COUNTY PLANNING COMMISSION
GOVERNMENT CENTER . 41 SOUTH CENTRAL . CLAYTON, MISSOURI 63105
889-2516

March 12, 1990

CONDITIONAL USE PERMIT NUMBER - 642

The St. Louis County Planning Commission hereby grants a Conditional Use Permit in the "NU" Non-Urban District for a 7.34 acre tract of land located on the east side of Ossenfort Road, approximately 1,500 feet north of Melrose Road.

The Conditional Use Permit hereby granted shall be subject to the conditions listed in the attached letter of approval, P.C. 162-89 Douglas Gilberg.

Respectfully,

ST. LOUIS COUNTY PLANNING COMMISSION

Joan McGuire

Donald F. Essen, Chairman

ATTEST:

Roger M. Grow

Roger M. Grow
Director of Planning

RMG/MDP/dhc
(6696g)

cc: John Watson, Zoning Enforcement
Department of Public Works
County Council

Effective Date: February 24, 1990

Attachments

ST. LOUIS COUNTY PLANNING COMMISSION

GOVERNMENT CENTER . 41 SOUTH CENTRAL . CLAYTON, MISSOURI 63105
889-2516

February 6, 1990

The Honorable County Council
County Government Center
Clayton, Missouri 63105

Council Members:

The petition listed below is hereby transmitted for your consideration:

Petition No.:	P.C. 162 and 163-89
Petitioner:	Douglas Gilberg
Request:	P.C. 162-89 - C.U.P. in "NU" P.C. 163-89 - "LPA in "NU"
Tract Size:	7.34 acres
Location:	East side of Ossenfort Road, approximately 1,500 feet north of Melrose Road
Hearing Date:	November 27, 1989
In Favor:	Crowd Count-24
Opposed:	Ind.-7; Letters-10; Petitions-101; Crowd Count-17
Decision Date:	January 8, 1990
Recommendation:	Approval of P.C. 162-89 and Denial of P.C. 163-89
Vote:	7-0
Report:	Attachment A
Departmental Comments:	Attachment B
Conditions:	Attachment C
Preliminary Development Plan:	Attachment D
Fire District:	Chesterfield
School District:	Rockwood
Council District:	Seventh

A sketch of the property is also attached. The legal description is on file with the County Clerk.

Respectfully,

ST. LOUIS COUNTY PLANNING COMMISSION

Donald F. Essen, Chairman

ATTEST:

Roger M. Grow
Director of Planning

RMG/MDP/dhc
(162-89)

ATTACHMENT A

AREA LAND USE AND ZONING

The petitioned 7.34 acre tract of land is located in far west St. Louis County on the east side of Ossenfort Road approximately 1,500 feet north of Melrose Road. There is a nursery, with several greenhouses and outbuildings, currently operating on the site. The site is zoned "NU" Non-Urban District. Surrounding land uses and zoning districts include the following:

To the north, south and east:	The tract is surrounded on three sides by large wooded tracts of land with scattered single family homes in the "NU" Non-Urban District.
To the west:	Across Ossenfort Road are scattered single family homes and large wooded tracts in the "NU" Non-Urban District.

DEPARTMENTAL/AGENCY COMMENTS

The St. Louis County Department of Highways and Traffic, the Department of Community Health and Medical Care, the Historic Building Commission and the Metropolitan St. Louis Sewer District have submitted comments relative to this petition and said comments are included in Attachment B.

PETITIONER'S REQUEST

The petitioner is requesting either an LPA in "NU" to permit a botanical gift store, craft gallery, education and lecture room, retail sales, office and food service or a C.U.P. in "NU" Non-Urban District to permit a plant nursery with a salesroom.

The petitioner is currently operating a nursery and perennial farm at this location. As stated at public hearing, there is a building on the site which originates from the 1800's. The petitioner believes this building to be historically significant. There are also several greenhouses, storage buildings, and numerous outbuildings which house growing plants and plants for sale in addition to the area used for the perennial form. The petitioner has acquired additional land and proposed to relocate the existing parking lot to the north of the existing operation. There are currently 60 parking spaces provided on the site and 83 parking spaces are proposed on the new lot. Access to the site is via a curb cut off Ossenfort Road, and the petitioner proposes a second curb cut north of the existing curb cut.

ANALYSIS

The petitioner is requesting either an LPA in the "NU" Non-Urban District to permit a botanical gift store, craft gallery, education and lecture room, retail sales office and food service, or a C.U.P. in the "NU" Non-Urban District to permit a plant nursery with sales room. Each of these requests will be considered separately.

LPA Request - P.C. 163-89

Pertinent to this analysis is whether the petitioner's request meets the criteria for an LPA as established by the Zoning Ordinance. As stated in the St. Louis County Zoning Ordinance, the purpose and intent of the Landmark and Preservation Area is to promote the general welfare, heritage, education, and economic benefit of St. Louis County, through the preservation, protection, and regulation of buildings, sites, structures, monuments, and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc. for current use. The Landmark and Preservation Area encourages the preservation, enhancement, rehabilitation, and perpetuation of the landmark building, structure or area. In order for the Planning Commission to recommend and the County Council, by ordinance, to approve designation for a specific parcel or area, the area must be characterized by one or more of the following criteria:

(1) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the County of St. Louis, State of Missouri, or the United States.
(2) Is the site of a significant historic event.
(3) Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States.
(4) Contains elements of design, detail, materials, or craftsmanship which represent a particular architectural style or significant innovation.
(5) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, or within St. Louis County.

The Ordinance goes on further to state the Planning Commission shall address the comments and recommendation of the Historic Building Commission, general planning considerations including consistency with good planning practice and compatibility with adjoining permitted developments and uses.

The Commission believes this proposal does not meet the criteria for an LPA as outlined above. The comments from the Historic Building Commission do not clearly establish the house on the site as being historically significant, and further, made their recommendation contingent upon reconstruction of the house to the standards of an historical architect. The historical house appears to be unrelated to the petitioners nursery business and the general use of the property. The Commission believes it would be a misuse of the LPA procedure to look favorably upon the petitioner's proposal. Therefore, the Planning Commission recommends denial of P.C. 163-89 Douglas Gilberg.

C.U.P. Request - P.,C. 162-89

The issues relative to this analysis are the appropriateness of the requested accessory salesroom at this location and the site plan. The Commission would point out there are several criteria setforth in the Zoning Ordinance in considering a request for a Conditional Use Permit: is the request consistent with good planning practice, can it be operated in a manner that is not detrimental to the permitted developments and uses in the district, can it be developed and

operated in a manner that is visually compatible with permitted uses in the surrounding area, and is it essential or desirable to preserve and promote the public health, safety, and general welfare of St. Louis County.

The Commission believes the proposal has substantially met the above criteria given the relative low intensity of the petitioners proposal, the size of the petitioner's tract, the scale of the proposal, and the isolated nature of the petitioner's location.

The tract is located in a largely undeveloped part of St. Louis County surrounded on three sides by heavily wooded parcels of land. The nursery operation and perennial farm are well suited to this setting and are a permitted use in the "NU" Non-Urban District. The associated salesroom would allow the petitioner to sell nursery products and related items for use in presenting the life and health of such products, hard tools and plant containers. The acceptable items for sale do not include power driven equipment, lawn and garden furniture nor decorative accessories, fencing, nor bulk sale of sand, gravel, mulch, railroad ties or similar materials. Therefore, the Commission believes this salesroom can be operated in a manner that is compatible with the existing development and will not detrimentally impact the area.

Regarding the site plan, the petitioner is proposing no new buildings or new structures. However, all structures and parking spaces must maintain a fifty (50) foot setback from the right-of-way of Ossenfort Road and all limits of this "C-8" development. While there is an existing fence indicated on the site plan along Ossenfort Road the Commission would note this fence cannot interfere with the sight distance and cannot be higher than six feet. The proposed new parking lot must be paved and must meet all the minimum standards of the St. Louis County Zoning Ordinance. The Department of Highways and Traffic has indicated two commercial entrances will be permitted but these entrances will be required to be located so as to provide adequate sight distance. Additionally, in an effort to maintain compatibility with the existing development, the Commission suggests several specific conditions: The uses permitted by this C.U.P. should be contained within the boundaries of the C.U.P.; No operation of machinery shall be permitted before 8:00 a.m. or after 5:00 p.m.; An on-site loading space will be required. These conditions seek to eliminate some of the existing concerns that were raised at the public hearing regarding the current operation of the site.

SUMMARY AND RECOMMENDATION

Based on the preceding considerations regarding the suitability of the nursery salesroom to the location and the inappropriateness of the use of the LPA procedure, the Commission recommends approval of P.C. 162-89 Douglas Gilberg subject to the conditions in Attachment C and denial of P.C. 163-89 Douglas Gilberg.

Metropolitan
St. Louis Sewer
District

2000 Hampton Avenue
St. Louis, MO 63139-2979
(314) 768-6200

Attachment B

RECEIVED
NOV 23 1989
DEPARTMENT
OF PLANNING

November 21, 1989

Mr. Donald E. Clark
Director of Planning, Department of Planning
Fifth Floor, Department of Planning
St. Louis County Government Center
41 South Central Avenue
St. Louis, MO 63105

Re: St. Louis County Planning Commission
Public Hearing Notice
November 27, 1989

Dear Mr. Clark:

The Metropolitan St. Louis Sewer District has reviewed the sites listed on the November 27, 1989, Public Hearing Notice and have the following preliminary comments.

a. Petition Number 162 and 163-89
Douglas Gilberg
C.U.P. in "NU" or L.P.A. in "NU"
East side of Ossenfort Road, north of Melrose Road

<u>Stormwater and Sanitary</u> - No comment. Outside MSD Boundary.

b. Petition Number 164-89
St. Luke's Episcopal-Presbyterian Hospital
C.U.P. in "NU" and "FPNU"
Northeast corner of Highway 141 and Conway Road

<u>Stormwater</u> - Stormwater drainage plan must be reviewed by M.S.D. Stormwater detention will be required, as directed by M.S.D.

Mr. Roger M. Grow, Acting Director
Department of Planning

Public Hearing
November 27, 1989

P.C. 162-89 and 163-89 DOUGLAS GILBERG

The Department of Highways and Traffic has recently obtained core samples of Ossenfort Road between Melrose Road and State Highway "T". It was determined that the average depth of pavement is two (2) inches of asphalt concrete on two (2) inches of rock base. This pavement thickness is structurally deficient and will not withstand the truck traffic generated by this development. Therefore, the roadway improvements herein are mandatory and must be completed by this developer.

Relative to this rezoning, we request that the following special conditions be met:

1. Overlay Ossenfort Road with 3 inch Type "X" Asphaltic Concrete Base Course and 2 inch Type "C" Asphaltic Concrete Wearing Surface for a width of 22 feet from the proposed development's southern entrance to State Highway "T", including all storm drainage facilities as directed by the Department of Highways and Traffic.

2. Truck traffic shall be restricted to the improved section of Ossenfort Road north to State Highway "T", no movement of truck traffic from this development will be allowed south to Melrose Road.

3. Provide the finish grading and required cash escrow for a sidewalk adjacent to Ossenfort Road as directed by the Department of Highways and Traffic.

4. Access to this development from Ossenfort Road shall be limited to two (2) commercial entrances located to provide required sight distance as directed by the Department of Highways and Traffic. Any existing entrances in excess of the two permitted shall be removed and the right-of-way regarded and restored as directed by the Department of Highways and Traffic.

5. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as directed by the Department of Highways and Traffic.

6. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. 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 road improvements.

Relative to this petition, we request that the following grading conditions and stormwater control requirements be met:

1. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted.

2. Interim stormwater drainage control in the form of siltation control measures are required.

3. Submit to the Planning Commission an engineering plan approved by the Department of Highways and Traffic and M.S.D. showing that adequate handling of the stormwater drainage of the site is provided.

4. a. The developer is required to provide adequate stormwater systems in accordance with St. Louis County and M.S.D. Standards.

   b. All stormwater shall be discharged at an adequate natural discharge point.

   c. Under present and proposed use, this development would not warrant detention, however with any further development of the subject tract, detention of differential runoff of stormwater will be required by providing permanent detention facilities, such as: dry reservoirs, ponds or other acceptable alternative. The detention basin shall be completed and in operation prior to paving of any driveways or parking areas.

   The above mentioned comments are as determined by the Director of the Department of Highways and Traffic.

5. Prior to issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District must be received by the Department of Public Works.

In addition, we request the following general conditions be met:

1. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

P.C. 162-89 and 163-89 DOUGLAS GILBERG (Continued)

2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

3. 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.

cc: Mr. Al Michenfelder, Ziercher & Hocker, 130 South Bemiston, 4th Floor, Clayton, Missouri 63105
Mr. Douglas Gilberg, 2906 Ossenfort Road, Glencoe, Missouri 63038
James Engineering and Surveying Company, Inc., 7810 Forsyth Boulevard, Suite 300, Clayton, Missouri 63105

Attachment B

NOV 20 '89

ST. LOUIS COUNTY, MISSOURI

GENE McNARY, COUNTY EXECUTIVE

DIVISIONS
Emergency Medical Services
Environmental Health Services
Medical Examiner
Personal Health Services
Planning and Administration Services

DEPARTMENT OF COMMUNITY HEALTH AND MEDICAL CARE
KENNETH BALDWIN, Director

November 17, 1989

Mr. Donald E. Clark
Director of Planning
Department of Planning
St. Louis County Government Center
Clayton, MO 63105

Dear Mr. Clark:

I am in receipt of the St. Louis County Planning Commission's Agenda for November 27, 1989, and would like to comment on the following petitions:

P.C. 163-89 DOUGLAS GILBERG c/o Al Michenfelder, Ziercher and Hocker, 130 S. Bemiston, 4th Floor, Clayton, Missouri 63105 - A request for an L.P.A. Landmark and Preservation Area in the "NU" Non-Urban District for the same 7.34 acre tract of land located on the east side of Ossenfort Road approximately 1300 feet north of Melrose Road. Proposed use: Plant nursery, botanical gift store, craft gallery, education and lecture room, retail sales, offices and food service.

P.C. 164-89 ST. LUKE'S EPISCOPAL-PRESBYTERIAN HOSPITALS c/o Richard D. Watters, 714 Locust Street, St. Louis, Missouri 63101 - A request for a C.U.P. Conditional Use Permit in the "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District for a 54.779 acre tract of land located at the northeast corner of Highway 141 and Conway Road. Proposed use: Hospital and accessory uses including medical offices.

P.C. 165-89 DAVID E. AND JUDITH A. MANSFIELD c/o John P. King, 10 S. Brentwood, Suite 215, Clayton, Missouri 63105 - A request for a change of zoning from "NU" Non-Urban District to "C-8" Planned Commercial District for a 5.9 acre tract of land located on the north side of Telegraph Road, approximately 175 feet west of Tollgate Road. Proposed use: Retail sales, convenience store with gas pumps, plant nursery with salesroom, sales and service of lawn and garden equipment and accessories, and all other permitted and conditional uses in the "C-2" Shopping District.

P.C. 166-89 LECHNER AND SIMON, INC. c/o John P. King, 10 S. Brentwood, Suite 215, Clayton, Missouri 63105 - A request for a change of zoning from "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District for a 1.19 acre tract of land located on the northeast side of Mattis Road, approximately 180 feet southeast of Tesson Ferry Road (Missouri Route 21). Proposed use: Offices including medical offices.

Attachment B
Revised

bcc: Mr. Norman C. Schaefer
Mr. Donald E. Spencer
Mr. Thomas J. Dalton
Mr. Robert J. Bunt
Mr. Myles J. Midgley
Mr. Thomas A. Barta
Ms. Mary K. Frisch
Mr. Brian A. Bass
Mr. Jack J. Gallai
Mr. Joe P. Passanise
Mr. Harry J. Wissmann
Mr. Dennis W. Bice
Mr. Ronald E. Halbach
Project File
Central File
Mail Room #

November 27, 1989

MEMORANDUM: Mr. Roger M. Grow, Acting Director
Department of Planning

Subject: Department of Highways and Traffic Comments for Public Hearing for November 27, 1989 P.C. 162-89 and 163-89, Douglas Gilberg Ossenfort Road, Between Melrose Road and State Highway T

Pursuant to a November 20, 1989 meeting with the developer and his attorney, the Department of Highways and Traffic received further clarification with regard to the Conditional Use Permit requested by P.C. 162-89 and 163-89, Douglas Gilberg. The facility has been in existence for approximately 10 years and the Conditional Use Permit is being requested to allow the sale of an informational book and other miscellaneous items associated with plants. In addition, a more detailed cost estimate of the previously requested road improvements revealed that the improvements were twice the estimated traffic generation assessment for this site.

Therefore, in order to bring the required roadway improvements associated with this development more in line with the traffic generation assessment, it is requested that the enclosed comments be substituted for this Department's comments transmitted with letter dated November 15, 1989.

Donald E. Spencer
Engineer of Planning and Design

DES/glr
Attachment

cc: Ms. Dee A. Joyner, Executive Assistant to the County Executive
Mr. Richard F. Daykin, Director
Mr. James E. Farrell, Administrative Assistant
Mr. John T. Williams, Administrative Director
Mr. Jan H. Paynton, Director, Department of Public Works
Mr. J. T. Yarnell, District Engineer, Missouri Highway and Transportation Department
Metropolitan St. Louis Sewer District

Attachment B

Mr. Roger M. Grow, Acting Director
Department of Planning

Public Hearing
November 27, 1989

P.C. 162-89 and 163-89 DOUGLAS GILBERG

Relative to this rezoning, we request that the following special conditions be met:

1. Improve Ossenfort Road to one-half of a twenty-four (24) foot pavement within the existing right-of-way across the entire frontage of the property. The widening shall consist of nine and one-half (9-1/2") of asphaltic concrete pavement.

2. Overlay existing Ossenfort Road pavement with two (2) inches of Type "C" asphaltic concrete across the entire frontage of the property.

3. Provide a cash escrow for a sidewalk adjacent to Ossenfort Road as directed by the Department of Highways and Traffic.

4. Access to this development from Ossenfort Road shall be limited to two (2) commercial entrances located to provide required sight distance as directed by the Department of Highways and Traffic. Any existing entrances in excess of the two permitted shall be removed and the right-of-way regarded and restored as directed by the Department of Highways and Traffic.

5. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as directed by the Department of Highways and Traffic.

6. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. 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 road improvements.

Relative to this petition, we request that the following grading conditions and stormwater control requirements be met:

1. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted.

2. Interim stormwater drainage control in the form of siltation control measures are required.

P.C. 162-89 and 163-89 DOUGLAS GILBERG (Continued)

3. Submit to the Planning Commission an engineering plan approved by the Department of Highways and Traffic and M.S.D. showing that adequate handling of the stormwater drainage of the site is provided.

4. a. The developer is required to provide adequate stormwater systems in accordance with St. Louis County and M.S.D. Standards.

   b. All stormwater shall be discharged at an adequate natural discharge point.

   c. Under present and proposed use, this development would not warrant detention, however with any further development of the subject tract, detention of differential runoff of stormwater may be required by providing permanent detention facilities, such as: dry reservoirs, ponds or other acceptable alternative. The detention basin shall be completed and in operation prior to paving of any driveways or parking areas.

   The above mentioned comments are as determined by the Director of the Department of Highways and Traffic.

5. Prior to issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District must be received by the Department of Public Works.

In addition, we request the following general conditions be met:

1. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

3. 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.

Attachment B

Mr. Roger M. Grow, Acting Director
Department of Planning

Public Hearing
November 27, 1989

P.C. 162-89 and 163-89 DOUGLAS GILBERG

The Department of Highways and Traffic has recently obtained core samples of Ossenfort Road between Melrose Road and State Highway "T". It was determined that the average depth of pavement is two (2) inches of asphalt concrete on two (2) inches of rock base. This pavement thickness is structurally deficient and will not withstand the truck traffic generated by this development. Therefore, the roadway improvements herein are mandatory and must be completed by this developer.

Relative to this rezoning, we request that the following special conditions be met:

1. Overlay Ossenfort Road with 3 inch Type "X" Asphaltic Concrete Base Course and 2 inch Type "C" Asphaltic Concrete Wearing Surface for a width of 22 feet from the proposed development's southern entrance to State Highway "T", including all storm drainage facilities as directed by the Department of Highways and Traffic.

2. Truck traffic shall be restricted to the improved section of Ossenfort Road north to State Highway "T", no movement of truck traffic from this development will be allowed south to Melrose Road.

3. Provide the finish grading and required cash escrow for a sidewalk adjacent to Ossenfort Road as directed by the Department of Highways and Traffic.

4. Access to this development from Ossenfort Road shall be limited to two (2) commercial entrances located to provide required sight distance as directed by the Department of Highways and Traffic. Any existing entrances in excess of the two permitted shall be removed and the right-of-way regarded and restored as directed by the Department of Highways and Traffic.

5. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as directed by the Department of Highways and Traffic.

6. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. 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 road improvements.

Relative to this petition, we request that the following grading conditions and stormwater control requirements be met:

1. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted.

2. Interim stormwater drainage control in the form of siltation control measures are required.

3. Submit to the Planning Commission an engineering plan approved by the Department of Highways and Traffic and M.S.D. showing that adequate handling of the stormwater drainage of the site is provided.

4. a. The developer is required to provide adequate stormwater systems in accordance with St. Louis County and M.S.D. Standards.

   b. All stormwater shall be discharged at an adequate natural discharge point.

   c. Under present and proposed use, this development would not warrant detention, however with any further development of the subject tract, detention of differential runoff of stormwater will be required by providing permanent detention facilities, such as: dry reservoirs, ponds or other acceptable alternative. The detention basin shall be completed and in operation prior to paving of any driveways or parking areas.

   The above mentioned comments are as determined by the Director of the Department of Highways and Traffic.

5. Prior to issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District must be received by the Department of Public Works.

In addition, we request the following general conditions be met:

1. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

P.C. 162-89 and 163-89 DOUGLAS GILBERG (Continued)

2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

3. 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.

cc: Mr. Al Michenfelder, Ziercher & Hocker, 130 South Bemiston, 4th Floor, Clayton, Missouri 63105
Mr. Douglas Gilberg, 2906 Ossenfort Road, Glencoe, Missouri 63038
James Engineering and Surveying Company, Inc., 7810 Forsyth Boulevard, Suite 300, Clayton, Missouri 63105

ATTACHMENT C

1. PERMITTED USES

The use authorized by this Conditional Use Permit shall be limited to a nursery with associated salesroom.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

a. Gross floor area for the salesroom shall not exceed a total of 5,200 square feet and may be located in the exterior sales room and in the residential structure on the premises.

b. The uses permitted in this C.U.P. shall be contained and operated within the boundaries of the C.U.P.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months from the effective date of this Conditional Use Permit and prior to issuance of any building or occupancy permit, the petitioner shall submit to the Planning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning Commission. Said Site Development Plan shall include, but not be limited to, the following:

a. The location and size of all existing and proposed structures, including freestanding business signs.
b. Existing and proposed contours at two (2) foot intervals.
c. Location and size of all parking areas and parking calculations.
d. Roadways and driveways on and adjacent to the property in question including required roadway right-of-way dedication and pavement widening.
e. The design, location, and size of all proposed lighting, fences, and trash areas.
f. A landscape plan, including, but not limited to, the location, size and general type of all plant and other material to be used.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

Structure Setbacks

a. Structure setbacks shall be as follows:

(1) Fifty (50) feet from the right-of-way of Ossenfort Road.
(2) Fifty (50) feet from all other limits of the C.U.P.

Parking, Loading and Internal Drives

Setbacks

b. Parking space and internal drive setbacks, except points of ingress and egress, shall be as follows:

(1) Fifty (50) feet from the right-of-way of Ossenfort Road.
(2) Fifty (50) feet from all other limits of the C.U.P.

Minimum Requirements

c. Minimum parking requirements shall be as set forth in Section 1003.165 of the St. Louis County Zoning Ordinance. One paved on-site loading space shall be required.

Access, Roadway Improvements, and Sidewalks

d. Improve Ossenfort Road to one-half of a twenty-four (24) foot pavement within the existing right-of-way across the entire frontage of the property. The widening shall consist of nine and one-half (9-1/2") of asphaltic concrete pavement.

e. Overlay existing Ossenfort Road pavement within two (2) inches of Type "C" asphaltic concrete across the entire frontage of the property.

f. Access to this development from Ossenfort Road shall be limited to two (2) commercial entrances located to provide required sight distance as directed by the Department of Highways and Traffic. Any existing entrances in excess of the two permitted shall be removed and the right-of-way regarded and restored as directed by the Department of Highways and Traffic.

g. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as directed by the Department of Highways and Traffic.

Landscape Requirements

h. Either as part of the development plan or on a separate drawing to be reviewed as part of said plan, the developer shall submit a landscape plan to comply with the following:

(1) All new deciduous trees shall be a minimum of two and one-half (2 1/2) inches in caliper, except the Department of Planning may approve ornamental trees of a minimum of one and one-half (1 1/2) inches in caliper. All new evergreen trees shall be a minimum of four (4) feet in height. All new shrubs shall be a minimum of eighteen (18) inches in diameter.

(2) Building and paved area setbacks shall contain adequate landscaping and sight-proof fencing as approved by the Planning Commission on the Site Development Plan.

Signs

i. Signs shall be permitted in accord with the regulations of Section 1003.168 of the St. Louis County Zoning Ordinance pertaining to the "NU" Residence District.

Lighting Requirements

j. The location of all lighting standards shall be as approved by the Planning Commission 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 or public roadways.

Miscellaneous

k. All exterior trash areas shall be enclosed with a six (6) foot high sight-proof fence.

l. 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.

m. All rooftop mechanical equipment on buildings shall be adequately screened by roofing or other screening as approved by the Planning Commission.

n. No portable toilets are permitted.

o. No operation of machinery shall be permitted before 8:00 a.m. or after 5:00 p.m.

5. VERIFICATION PRIOR TO SITE DEVELOPMENT PLAN APPROVAL

Prior to the approval of the Site Development Plan the petitioner shall:

Stormwater

a. Submit to the Planning Commission an engineering plan approved by the Department of Highways and Traffic and Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

(1) The developer is required to provide adequate stormwater systems in accordance with St. Louis County Standards.

(2) All stormwater shall be discharged at an adequate natural discharge point.

(3) Under present and proposed use, this development would not warrant detention, however with any further development of the subject tract, detention of differential runoff of stormwater may be required by providing permanent detention facilities, such as: dry reservoirs, ponds or other acceptable alternative. The detention basin shall be completed and in operation prior to paving of any driveways or parking areas.

Road Improvements and Curb Cuts

b. Provide verification of approval by the St. Louis County Department of Highways and Traffic of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

6. RECORDING

Prior to issuance of a building permit or permit authorizing the use of the property, a copy of the conditions and legal description of this permit shall be recorded with the St. Louis County Recorder 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 Commission exceeds an 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 Public Works

b. Prior to the issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Highways and Traffic, and the Metropolitan St. Louis Sewer District must be received by the Department of Public Works.

8. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. The delays due to utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

9. 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 watershed shall be permitted.

c. Interim stormwater drainage control in the form of siltation control measures are required.

d. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

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 grasses or sudan grasses shall be utilized to retard erosion.

f. The Zoning Enforcement Officer of St. Louis County, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning Commission.

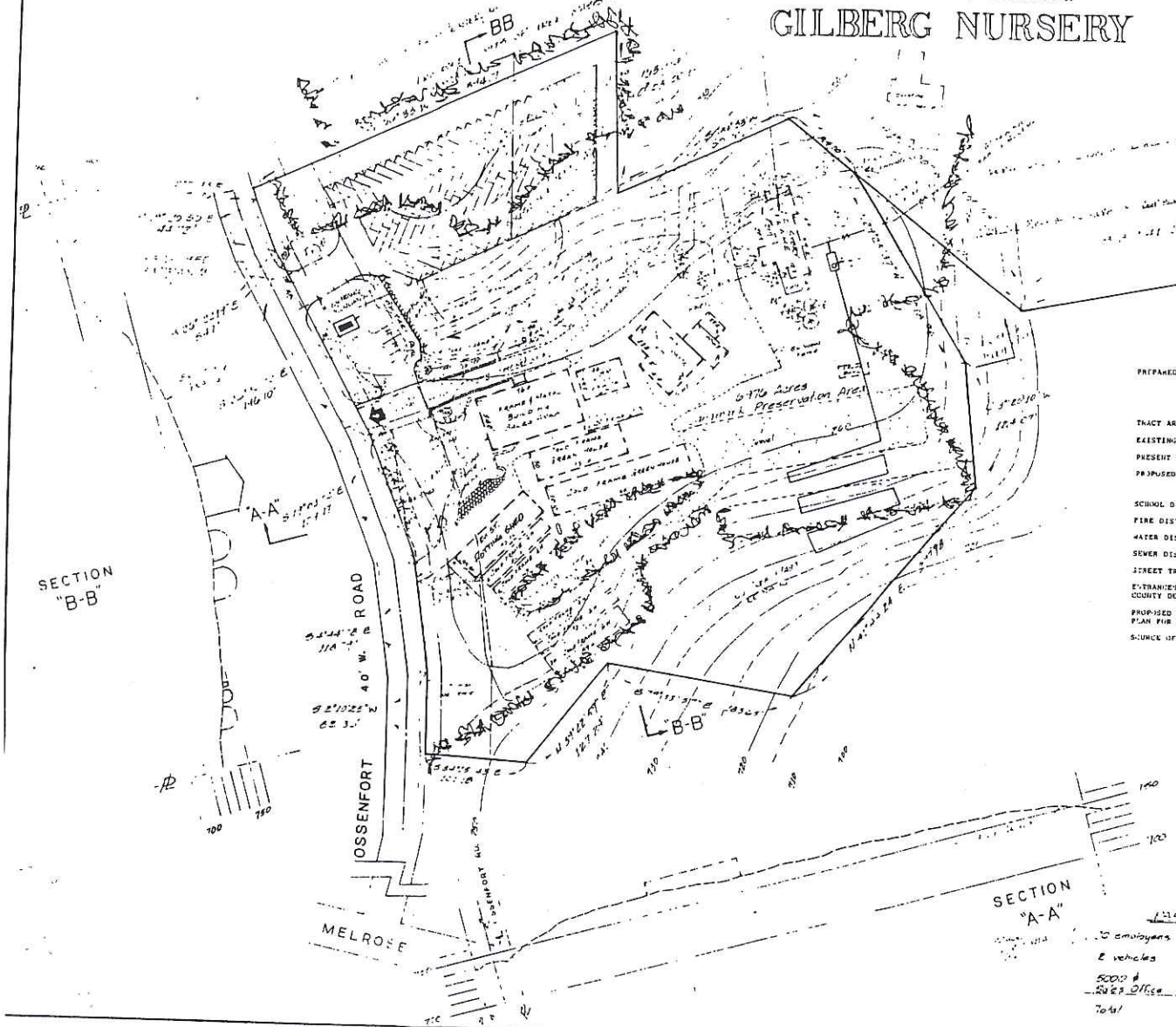
Attachment D

P.C. 162-163-89
Douglas Gilberg

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND IN
SECTION 7, T. 44 N.-R. 3 E.
ST. LOUIS COUNTY, MISSOURI.

GILBERG NURSERY



LOCATION MAP

N

SCALE 1"=50'

NOTES:

PREPARED BY, DESIGN ENGINEER:	JAMES ENGINEERING & SURVEYING COMPANY, INC. SUITE 308 7810 FORSYTH BOULEVARD CLAYTON, MO 63105
TRACT AREA:	7.34 ACRES
EXISTING ZONING:	"N-U" - NON-URBAN
PRESENT LAND USE:	PLANT NURSERY
PROPOSED USE OF TRACT:	5.0 ACRES TO REMAIN NON-URBAN 5.0 ACRES HISTORICAL PRESERVATION DISTRICT
SCHOOL DISTRICT:	ROCKWOOD, R-6
FIRE DISTRICT:	BALDWIN
WATER DISTRICT:	WILD HORSE CREEK
SEWER DISTRICT:	NONE

STREET TREES TO BE PROVIDED PER ST. LOUIS COUNTY SUBDIVISION ORDINANCE.

ENTRANCES, GRADING AND DRAINAGE TO BE AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

PROPOSED DRAINAGE WILL SUBSTANTIALLY CONFORM WITH THE APPROVED DRAINAGE PLAN FOR CYPRESS STATION.

SOURCE OF TOPOGRAPHY: U.S. GEOLOGICAL SURVEY

THIS IS TO CERTIFY THAT AT THE REQUEST OF DOUG GILBERG, WE HAVE IN THE MONTH OF SEPTEMBER 1989, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF A PARCEL OF LAND IN PART OF SECTION 7, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS ARE REPRESENTED HEREON.

JAMES ENGINEERING AND SURVEYING COMPANY, INC.

BY: James L. Wurm
JAMES L. WURM, L.S. 462

STATE OF MISSOURI
JAMES L. WURM
LS-462
REGISTERED LAND SURVEYOR

OCT 20 1989
DEPARTMENT OF PLANNING

PARCEL CALCULATION

20 employees	2 spaces/Samp	14 spaces
2 vehicles	1 space/vehicle	2 spaces
5000 ø Sales Office	5 spaces/1000ø	25 spaces
Total		41 spaces

PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR:
DOUG GILBERG, 2908 OSSENFORT RD.
GLENCOE MO. 63038, (314) 458-2033

JES60

REV	DATE	BY	DESCRIPTION	SCALE: VERT 1" HORZ 1"=50'	SURVEY NUMBER 76880
SUR	DA	DES			
DRW		CHK			
DATE				MSD NO.	SHEET OF

JAMES ENGINEERING & SURVEYING CO., INC.

ENGINEERS PLANNERS SURVEYORS

7810 FORSYTH BLVD SUITE NO.

PUBLIC HEARING

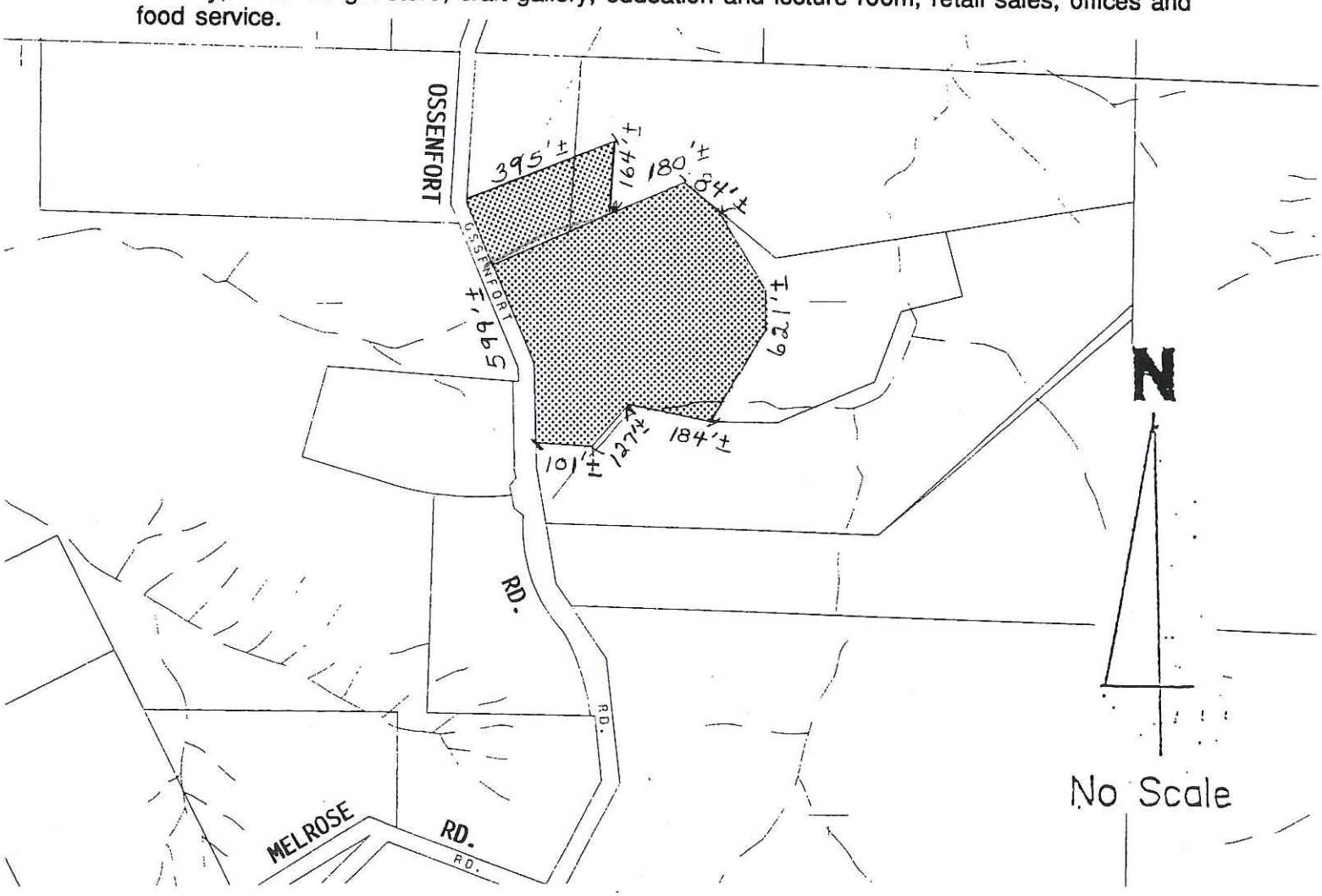
PUBLIC NOTICE
MONDAY, NOVEMBER 27, 1989

St. Louis County Planning Commission will hold a public hearing at 7:00 P.M. on Monday, November 27, 1989 in the County Council Chambers, Administration Building, County Government Center, 41 South Central Avenue, Clayton, Missouri 63105. The Planning Commission may recommend and the County Council may enact by ordinance a zoning district other than that requested in the petition, provided that the recommendation or ordinance is for a district classification of the same use type as that requested by the petition. The following request will be considered at that time:

P.C. 162-89 DOUGLAS GILBERG c/o Al Michenfelder, Ziercher and Hocker, 130 S. Bemiston, 4th Floor, Clayton, Missouri 63105 - A request for a C.U.P. Conditional Use Permit in the "NU" Non-Urban District for a 7.34 acre tract of land. Proposed use: Plant nursery with sales room.

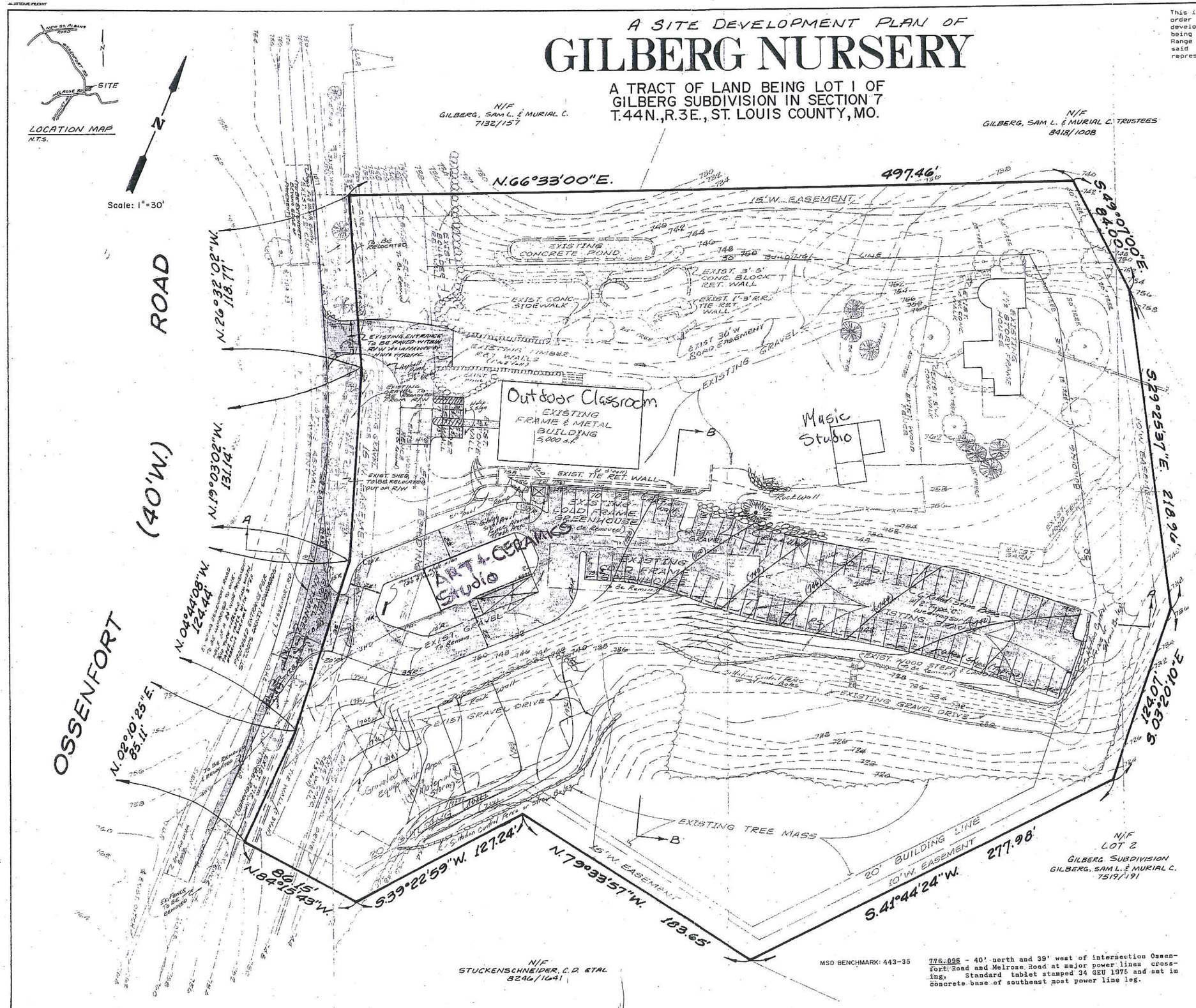
OR

P.C. 163-89 DOUGLAS GILBERG c/o Al Michenfelder, Ziercher and Hocker, 130 S. Bemiston, 4th Floor, Clayton, Missouri 63105 - A request for an L.P.A. Landmark and Preservation Area in the "NU" Non-Urban District for the same 7.34 acre tract of land located on the east side of Ossenfort Road approximately 1300 feet north of Melrose Road. Proposed use: Plant nursery, botanical gift store, craft gallery, education and lecture room, retail sales, offices and food service.



A SITE DEVELOPMENT PLAN OF
GILBERG NURSERY

A TRACT OF LAND BEING LOT 1 OF
GILBERG SUBDIVISION IN SECTION 7
T.44N., R.3E., ST. LOUIS COUNTY, MO.



This is to certify that we have during the month of July 1991, by order of Gilberg Nursery, compiled a boundary for this site development plan, from available public records, of a tract of land being Lot 1 of Gilberg Subdivision in Section 7, Township 44 North, Range 3 East, St. Louis, County, Missouri, and that the results of said records compilation are shown hereon; this plan does not represent a boundary survey in any way.

Bax Engineering Co., Inc.
Neal John Niewald
Mo. Reg. L.S. #2117
July 9, 1991

CITY OF WILDWOOD
OCT 30 2015
DEPT OF PLANNING & PARKS

HANDICAPPED PARKING
12" x 18"
STANDARD SIGN FACE, STANDARD CITY STREET DEPARTMENT GAUGE, WHITE LETTERING ON BLUE BACKGROUND, GALVANIZED STEEL POST 8'-6" LONG, SET BOTTOM OF SIGN 4'-0" ABOVE GRADE, 3'-0" INTO GRADE.
HANDICAPPED PARKING SIGN
NOT TO SCALE

APPROVED SITE DEVELOPMENT PLAN
☐ CONCEPT ☐ SECTION ☐ LANDSCAPE
ST. LOUIS COUNTY PLANNING COMMISSION
4/20/92 Douglas Morgan (mp)
DATE CHAIRMAN
P.C. 162-89 Gilberg
MAP NO. 244 ZONING Cup #642 in Ny
AMENDED

LEGEND

EXISTING		PROPOSED
400	Contours	(400)
451	Spot Elevation	(456)
	Building Line	
	Property Line	
	Center Line	
	Structures	
Bush 6" Tree	Tree or Bush	
Chain Link	Fence	Chain Link
12" RCP	Storm Sewer	
6" VCP	Sanitary Sewer	
	Curb or Area Catch Basin	
	Grated Inlet	
	Manhole	
	Flared End Section	
C.O.	Cleanout	C.O.
UP PP	Utility or Power Pole	UP PP
FH	Fire Hydrant	FH
	Soil Boring	
	Railroad	
2"G	Gas Main	(2"G)
6"W	Water Main	(6"W)
T	Telephone	(T)
E	Electric	(E)
	Use in Place	(U.I.P.)
	To Be Removed	(T.B.R.)
	To Be Removed & Relocated	(T.B.R.&R.)
	Swale	
LS OLS	Light Standard	
H	Handicapped	
	Limited Access	

STATE OF MISSOURI
HAROLD J. BAX
NUMBER E-17666
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:
GILBERG NURSERY
2906 OSSENFORT ROAD
GLENCO, MO. 63038
PHONE: (314) 458-2033

STATE OF MISSOURI
HAROLD J. BAX
NUMBER E-17666
REGISTERED PROFESSIONAL ENGINEER
APR 21 1992
PLANNING

PREPARED BY:
BAX ENGINEERING CO., INC.
35 NORTH CENTRAL AVE. SUITE 235
ST. LOUIS, MISSOURI 63105
726-6588
Date: July 8 1991 Order No.: 901.0229
Rev 9-3-91, 9-12-91, 9-20-91, 4-21-92

MSD BENCHMARK: 443-35

776.096 - 40' north and 39' west of intersection Ossenfort Road and Melrose Road at major power lines crossing. Standard tablet stamped 34 GEU 1975 and set in concrete base of southeast most power line leg.

WILDWOOD

Recommendation Report

<<< Site Development Plan Package >>>
City of Wildwood Planning and Zoning Commission – Site Plan Subcommittee
February 1, 2016 Executive Meeting

Petition No.:	**P.Z. 20-14 Happy Hounds Playground**
Petitioner:	**Happy Hounds Playground, LLC., 431 Castle Glen Court, Ballwin, Missouri, 63021, c/o Clayton Engineering, Steven W. Quigley, 11920 Westline Industrial Drive, St. Louis, Missouri, 63146**
Zoning District(s):	NU – Non-Urban Residence District, with a Conditional Use Permit (CUP)
Location:	East side of Pond Road, south of State Route 100
Street Address:	2440 and 2448 Pond Road
Locator Number:	23W340042 and 23W330032
Ward:	One
Tract Size:	11.02 acres
Site Plan Subcommittee Meeting Date:	January 21, 2016
Commission Meeting:	February 1, 2016
Nature of Request:	Approval of the Site Development Plan (SDP) and related items (including the Landscape Plan component) for the use of the 11.02 acre tract of land as a recreational facility for a private dog park, with associated parking, and public space areas.

Summary of Proceedings:

The Site Plan Subcommittee of the Planning and Zoning Commission held its meeting on this submittal package at its January 21, 2016 Special Session. The Department of Planning staff, the owner of Happy Hounds, LLC, Laura VanGerpen, the engineer from Clayton Engineering, Steve Quigley, and the landscape architect from Arcturis, Gabe Presley, were in attendance. The Department of Planning described the plan and packet of the related information that had been provided for tonight's meeting to assist in this discussion. Highlights of this review included the plan sheets (including Landscape Plan), review letters from the City, approval confirmation from Metro West Fire Protection District, approval conformation from Missouri American Water Company, the Conditional Use Permit (CUP), which governs the property and its future use, and catalog cut sheets of amenities to be placed on the site for the purposes of this dog park use.

After this review, the Department then identified key points on the Site Development Plan (SDP) relating to the surrounding development pattern and the use of the site as a private dog park. These points included the following:

1. The site will be accessible from one (1) access point on Pond Road and have forty-two (42) parking spaces.
2. The site will also be accessible for pedestrians from a trail that is part of the public space requirements for the site. The site meets all public space requirements. A striped crosswalk will be provided across Pond Road, thereby linking to the existing trail already located on the west side of Pond Road.
3. The site will have a main building that will serve as the controlled-access point for the small and large dog play areas. The building will include a reception area for members that may serve as an accessory retail use in the future. The building will also have private offices and public restrooms at the rear. The final elevations of the building were approved by the Architectural Review Board at its meeting on January 14, 2016.
4. A pond currently exists on the site that will be restored and increased in size to serve as an active play area for all dogs.
5. The site will include small dog and large dog areas, separated by a fence. Both areas have agility equipment.
6. As a requirement of the CUP, the site will be served by Missouri American Water Company. The pond will be filled with this water and not with groundwater sources.
7. The site is not within the Metropolitan St. Louis Sewer District's (MSD's) jurisdiction.
8. The Natural Resource Protection Standards require four (4) or more acres be preserved. The Site Development Plan meets this requirement
9. The design of the site improvements meets the minimum of thirty percent (30%) of the tree canopy that is to be preserved. The Site Development Plan meets this requirement, with over forty percent (40%) being preserved.
10. A Waste Management Plan was provided, as required in the CUP. The Waste Management Plan is displayed prominently on Sheet 1 of the Site Development Plan and stipulates that ten (10) waste stations will be located throughout the area and will be emptied daily into a dumpster on the site. Employees of the park will perform daily checks to ensure the grounds are cleaned of pet waste that may be left behind by members. The dumpster will be emptied at least once a week.
11. The Site Development Plan meets the City's requirements for grading and stormwater management.

Following the Department's presentation, the Site Plan Subcommittee Members responded with discussion and questions of the Department and petitioner about a number of topics concerning the proposed plan. The following information was provided, as a result of the members' discussion and questions:

1. A traffic study was conducted by CBB Transportation Engineers and Planners. The study has since been distributed to Planning and Zoning Commission Members by the Department and is included as an attachment to this report.
2. The steps from the small dog area will provide access to the open play area.
3. The site designs, for management of stormwater, indicates water quality features in front of the parking lot and around paved areas. The pond has two (2) overflow outlets, and will also help manage stormwater.

4. The owner of the site, Ms. VanGerpen is excited to open and has received significant interest about her future private dog park.
5.

Site Plan Subcommittee's Recommendation:

The Site Plan Subcommittee of the Planning and Zoning Commission has considered the submitted package, which includes the Site Development Plan (SDP) and related items (including the Landscape Plan), and believes they meet the Conditional Use Permit (CUP) requirements in this regard. This determination was based upon review of the plan by the Departments of Planning and Public Works and their comments relating to it. These reviews by the respective departments addressed the requirements set forth by City codes. Additionally, other service providers have provided comments that have been incorporated into the plan. This Site Development Plan represents an excellent application of many of the City's current land use codes and should receive a favorable action from the Planning and Zoning Commission in this regard.

Summary and Conditions of Action:

The Site Plan Subcommittee of the Planning and Zoning Commission has completed its review of the aforementioned Site Development Plan (SDP), and related items, and determined them to be in compliance with the Conditional Use Permit (CUP) governing this site and the City's Zoning Ordinance. Therefore, based upon the above mentioned information, the Subcommittee of the Planning and Zoning Commission recommends final approval of these plans, contingent upon the petitioner's compliance to all applicable codes in this regard and adherence to their requirements during the construction of improvements and operation of this business.

Vote of the Commission:

Approval of the Site Development Plan (SDP) and related items by a vote of -- to –

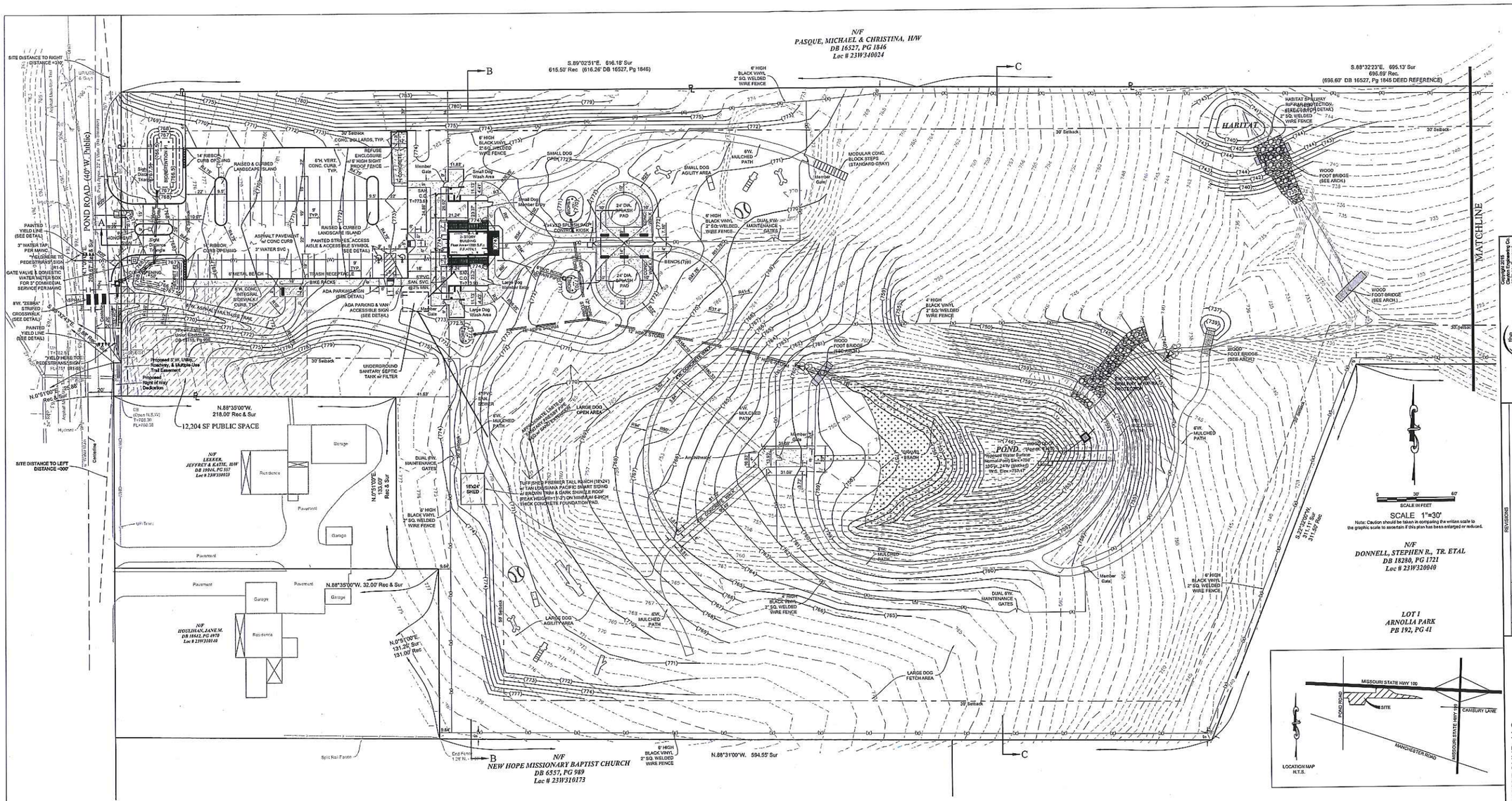
Attachments And Enclosures:

Attachment A –Site Development Plan (SDP) and Related Items
Attachment B – Conditional Use Permit
Attachment C – Background Information

Attachment A:

Site Development Plans and

Related Items



TOTAL TRACT AREA: 19.68 ACRES

C.U.P. SITE AREA: 11.02 ACRES
PARCEL 1: 8.02 ACRES LOCATOR # 23W340042
PARCEL 2: 3.00 ACRES LOCATOR # 23W330032
EXISTING ZONING: NU NON-URBAN RESIDENCE DISTRICT w/ A CONDITIONAL USE PERMIT
STRUCTURE HEIGHT: 30' (2-STORY)
STRUCTURE AREA: 1,022 SQ. FT.
PARKING CALCULATION: SPACE EQUIVALENT TO 1% OF THE LAND USE AREA
480,002 SF x 1% = 4,801 SF
PARKING REQUIRED = 4,801 SF / 171 SF EACH = 29 SPACES
PARKING PROVIDED: 42 SPACES @ 171 SF EACH = 7,182 SF
POND AREA = 29,639 S.F. or 0.68 ACRES
UNDISTURBED AREA = 224,867 S.F. or 5.16 ACRES
POND & UNDISTURBED AREA = 5.84 ACRES

MAXIMUM LAND DISTURBANCE PERMITTED = 7.02 ACRES

PUBLIC SPACE CALCULATIONS:

NUMBER OF PARKING SPACES PROVIDED	42
STANDARD FOR PUBLIC SPACE CALCULATION:	ONE (1) ACRE FOR EVERY 150 PARKING SPACES (290.4 SQUARE FEET PER PARKING SPACE)
AMOUNT OF REQUIRED PUBLIC SPACE	12,196.80 SQUARE FEET
AMOUNT OF PROVIDED PUBLIC SPACE	12,200 SQUARE FEET
MULTIPLE USE TRAIL	1,400 SQUARE FEET
UNDERGROUND DETENTION AREA	0 SQUARE FEET
PUBLIC LAND DEDICATION	0 SQUARE FEET
PRIVATELY HELD COMMON GROUND	12,200 SQUARE FEET
OTHER	0 SQUARE FEET
LIST INSTALLED IMPROVEMENTS	TOTAL NUMBER (LIST BELOW ON LINES)
PICNIC TABLES	0
BENCHES	1
TRASH RECEPTACLES	1
BICYCLE RACKS	2
OTHER	0
OTHER PUBLIC SPACE ITEMS (IF PROVIDED)	0
FEE IN LIEU (IF APPLICABLE)	0

NOTES:

ENTRANCE, STREET INTERSECTION, CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

GRADING SHALL BE DONE PER CITY OF WILDWOOD STANDARDS.

GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD STANDARDS.

SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT.

STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

ALL CONCRETE WALKS WILL BE ADA ACCESSIBLE.

ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS - PLUMBING SECTION - RESTRICTIONS OVER THE DRIP IRRIGATION FIELD IS: NO CATTLE, HORSES OR HEAVY FARM EQUIPMENT. PEDESTRIAN AND LIGHT TO MEDIUM DUTY LAWN EQUIPMENT IS ACCEPTABLE.

PROJECT BENCHMARK:
16-47 ELEVATION=799.39 "L" ON THE SOUTHWEST CORNER OF CONCRETE STEP AT SIDE ENTRANCE TO SOUTHWESTERN BELL TELEPHONE BUILDING; (ONE STORY BRICK) 43' EAST OF CENTERLINE OF POND ROAD AND 89' NORTH OF CENTERLINE OF MANCHESTER ROAD (N304912 E236447)

SITE BENCHMARK:
FOUND IRON PIPE AT THE SOUTHWESTERN CORNER OF PARCEL 1 OF PROPERTY CONVEYED TO HAPPY HOUNDS PLAYGROUND LLC. ELEV=781.32

SIGNAGE SHALL COMPLY WITH CITY OF WILDWOOD REQUIREMENTS

SITE LIGHTING SHALL COMPLY WITH CITY OF WILDWOOD REQUIREMENTS.

ALL BRIDGES WILL REQUIRE BUILDING PERMITS.

WASTE MANAGEMENT PLAN:
MEMBERS WILL BE EXPECTED TO BAG AND PROPERLY DISPOSE OF THEIR DOGS FECES IN THE PARK'S WASTE RECEPTACLES. TEN DOG WASTE STATIONS WILL BE CONVENIENTLY PLACED – TWO AT THE ENTRANCE TO THE PARK, TWO INSIDE THE SMALL DOG AREA, AND 6 INSIDE THE LARGE DOG AREA – TO MAKE WASTE REMOVAL EASY.

THE PARK'S WASTE RECEPTACLES WILL BE COLLECTED AND EMPTIED INTO DUMPSTER EACH DAY. THE PARK WILL BE CHECKED EACH DAY FOR ADDITIONAL WASTE PICKUP THAT MAY HAVE BEEN MISSED BY MEMBERS.

THE PARK'S DUMPSTER SHALL BE SCHEDULED TO BE EMPTIED AT LEAST ONCE PER WEEK.

THIS SITE IS SERVED BY THE FOLLOWING UTILITIES:

FIRE DISTRICT:	METRO WEST FIRE PROTECTION DISTRICT
WATER:	MISSOURI AMERICAN WATER COMPANY
SEWERS:	ONSITE SEPTIC (PRIVATE)
GAS:	LACLEDE GAS COMPANY
ELECTRIC:	AMEREN MISSOURI
TELEPHONE:	AT&T
INTERNET:	CHARTER COMMUNICATIONS
SCHOOL:	ROCKWOOD SCHOOL DISTRICT.
WARD:	CITY COUNCIL WARD 1

SHEET INDEX:

1. SITE DEVELOPMENT PLAN
2. C.U.P. NOTES
3. SITE DEMOLITION PLAN
4. SITE CROSS SECTIONS
5. STORMWATER POLLUTION PREVENTION PLAN
6. SITE DEVELOPMENT PLAN - AERIAL PHOTO
7. ZONING & ACREAGE PLAT
8. SITE DEVELOPMENT PLAN DETAILS
9. NATURAL RESOURCE DELINEATION
10. TREE PRESERVATION PLAN (L-001)
11. LANDSCAPE SITE PLAN (L-201)
12. LANDSCAPE DETAIL PLANS (L-301)
13. SITE STRUCTURES (L-601)
14. LANDSCAPE & FENCE DETAILS (L-801)

STORM WATER CALCULATIONS (15-YR., 20-MIN.)

ONSITE ANALYSIS / PROJECT AREA

EXISTING CONDITIONS
PROPERTY AREA = 11.02 AC
GRASS AREA = 10.75 AC
GRAVEL AREA = 0.11 AC
PAVEMENT AREA = 0.10 AC
ROOF AREA = 0.06 AC
COMPOSITE PI = 1.741 CFS/AC
Q = 19.19 CFS

DEVELOPED CONDITIONS
PROPERTY AREA = 11.02 AC
GRASS AREA = 10.05 AC
GRAVEL AREA = 0.16 AC
PAVEMENT AREA = 0.79 AC
ROOF AREA = 0.02 AC
COMPOSITE PI = 1.857 CFS/AC
Q = 20.48 CFS

STORMWATER MANAGEMENT SUMMARY:
15-yr, 20-min ONSITE DIFFERENTIAL = 1.09 CFS < 2 CFS

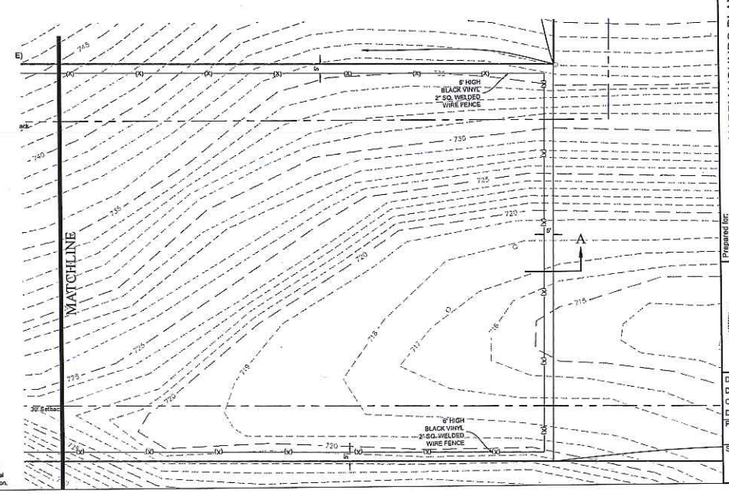
---FLOOD DETENTION IS NOT REQUIRED---

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

Call Before you DIG
Dial 811 or TOLL FREE
1-800-344-7483
moland.com
MISSOURI ONE-CALL SYSTEM INC.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.



the clayton engineering company, inc.
ENGINEERS - SURVEYORS - PLANNERS
2896 WILLIAM INDUSTRIAL COURT
FENTON, MO 63026-2069
(314) 842-4484 FAX (314) 842-4484 info@ceco.com
MO Cert. of Authority to Practice Engineering: 000001
IL Cert. Practice of Prof. Eng. Prof. Design & Engineering Corp. #184.000879

Copyright 2013
Clayton Engineering Co.
All Rights Reserved

REVISIONS

1	08/02/14	EJS	Revised per City Comments
2	12/11/14	EJS	Revised Grading per City Comments
3	01/21/15	EJS	Revised per City Comments
4	10/23/15	EJS	Revised per City Comments
5	01/11/16	EJS	Revised per City Comments

F.B. 1165 BY: EJS
PLOTTED: 10/20/2015 8:41 AM
FILE: G:\Shared\13199 - HAPPY HOUNDS PLAYGROUND\Dwg\13199 - HAPPY HOUNDS PLAYGROUND.dwg

Prepared for:
HAPPY HOUNDS PLAYGROUND, LLC
895 Bolger Court
Fenton, Missouri, 63026
636-343-9770

SITE DEVELOPMENT PLAN
HAPPY HOUNDS PLAYGROUND
Wildwood, MO 63040
Pond Road

Eric J. Stoltz - Professional Engineer
PE-2006000137

STATE OF MISSOURI
ERIC JON STOLTZ
NUMBER
PE-2006000137
PROFESSIONAL ENGINEER
10/11/15

Designed	SWQ
Drawn	HRL
Checked	EJS
Date	June 11, 2014
Project Number	13199
Sheet Number	1 of 14

Book:21427 Page:0488

2015031900355

GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
PERMT	HAPPY HOUNDS PLAYGROUND LLC		

PROPERTY DESCRIPTION: SEC: 2 TWP: 44 RNG: 3

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number: 00355

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 12 pages, (this page inclusive), was filed for record in my office on the 19 day of March 2015 at 01:20PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JLM2
Deputy Recorder

Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

CLAYTON ENGINEERING
11920 WESTLINE INDUSTRIAL DR.
ST. LOUIS, MO 63146

Destination code: 3005 M

RECORDING FEE $54.00
(Paid at the time of Recording)

Book:21427 Page:0489

WILDWOOD

DATE: March 18, 2015

Gerald E. Smith
St. Louis County Recorder of Deeds
41 South Central Avenue
Clayton, Missouri 63105

RE: Authorization for Plat/Document Recordation - City of Wildwood, Missouri

Dear Mr. Smith:

The below described,

__ SITE DEVELOPMENT PLAN
__ SUBDIVISION RECORD PLAT
__ DWELLING UNIT DISPLAY PLAT
__ BOUNDARY ADJUSTMENT PLAT
__ CONDOMINIUM PLAT
√ (Other) Conditional Use Permit (CUP)

is hereby authorized by the City of Wildwood to be received and recorded in the St. Louis County Record.

The following items are to be filed simultaneously with the above document(s):

__ Trust Indenture/Deed Restrictions
__ General Warranty Deed
__ Condominium Declaration/Amendments
__ Ordinance/Resolution
√ (Other) Conditions and legal description of property
__ None

DOCUMENT INFORMATION:

PROJECT NAME: P.Z. 20-14 Happy Hounds Playground, L.L.C.

OWNER/DEVELOPER: Laura Van Berpen

ORDINANCE/RESOLUTION: N/A

CITY COUNCIL APPROVAL DATE: February 10 2015

PLANNING COMMISSION APPROVAL DATE: January 20, 2015

NOTE: The Owner/Developer will be required to submit 2 recorded copies of all checked material(s) listed above to the City of Wildwood, upon which proof of proper recordation is indicated. THE CITY CANNOT RELEASE ZONING AUTHORIZATION(S) FOR BUILDING PERMITS, IF ANY OF THE ABOVE-REFERENCED RECORDED COPIES ARE NOT ON FILE WITH THE DEPARTMENT OF PLANNING.

Authorized By:

Joe Vujnich 3-18-15
Joe Vujnich, Director of Planning

Mylar Review: LW

Planning Tomorrow Today

Book:21427 Page:0490

ATTACHMENT B - Conditions

1. PERMITTED USES

This Conditional Use Permit (CUP) shall authorize a recreational land use (commercial type), i.e. a private dog park, as defined by the City's Zoning Ordinance, which can offer said services to the general public. No boarding, grooming, or training services shall be authorized at this site for the general public, as part of this operation under the requirements of this Conditional Use Permit (CUP). Additionally, no dog shows shall be conducted at the site.

2. LOT, BUILDING, AND USE REQUIREMENTS

a. ~~The maximum number of members allowed, as part of this conditional use authorized on this subject property, shall not exceed four hundred (400) in total. Modifications to this number of authorized members can be considered and amended by the Planning and Zoning Commission, upon written request of the owners, via the defined amendment request set for in the City of Wildwood Zoning Ordinance for Conditional Use Permit (CUP).~~ *Eliminated by the Planning and Zoning Commission, as part of its favorable action on this permit request (1-20-2015).*

a. The facility may have up to three (3) activity areas for large and small dogs collectively, while offering a total of two (2) splash pads within the use area as well. Equipment placement within these authorized areas shall be indicated on the submitted Site Development Plan. These splash pads must be designed to utilize only a public water supply available to the site from the Missouri American Water Company.

b. The development of the proposed trail system shall be authorized as part of this Conditional Use Permit (CUP) on the site and consist of hard and natural surface types. The locations of these trails shall be indicated on the required Site Development Plan and acted upon by the Planning and Zoning Commission, as part of its review of such.

c. No building and/or structure shall be more than two (2) stories above final grade, as determined by finish final grade in the area of the development. The size of the primary building shall not exceed 1,200 square feet in overall size. The main building shall accommodate permanent restroom facilities for the customers of this conditional use.

d. All structures or buildings that are to be constructed on the subject property shall be reviewed and acted upon by the City's Architectural Review Board. Plan submittals must be completed, signed, and sealed by a licensed, practicing architect in the State of Missouri. The selection of colors, materials, design components, and related architectural items shall adhere to the City of Wildwood's Zoning Ordinance requirements, as set forth in Chapter 415.380 Miscellaneous Regulations.

e. The minimum size of the Conditional Use Permit (CUP) area to accommodate this activity shall be eleven (11) acres in area.

f. The facility shall be authorized for operation on the following days and at these allowable times: Monday through Saturday - 6:00 a.m. to dusk; and Sunday - 7:00 a.m. to dusk.

g. No outdoor lighting shall be authorized, as part of the site's utilization, within the active use locations of the dog park, excepting standards and bollards to light specific activity areas, pathways, and entries/exits. The approval of this authorized lighting shall be as part of the Site Development Plan, which shall be acted upon by the Planning and Zoning Commission.

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h. The maximum area of this 11.02 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed 7.02 acres.

i. The minimum amount of this 11.02 acre tract of land, which must be preserved as part of this development, shall be four point seven (4.7) acres in overall size.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the Conditional Use Permit (CUP) granted by the Planning and Zoning Commission, and prior to any site disturbance, the operator shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the operator, 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. Location and extent of all existing and proposed improvements, including parking lot area, play areas, splash pads, trail network, and accessory structures, along with the water feature (lake).
c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within two hundred (200) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations and easements.
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 trails, 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 three (3) 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 calculations.
i. Conceptual location and size of public space areas.
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.
n. A Stormwater Pollution Prevention Plan (SWPPP) for the site, which shall include the developer's signature and acknowledgment of its requirements.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Building Setbacks – Residential

a. No new building or structure, other than boundary and/or retaining walls, fences, detention/retention facilities, and/or light standards, shall be located within the following setbacks:

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1. Fifty (50) feet from any roadway right-of-way.
2. Thirty (30) feet from any side yard property line of any individual lot, excepting a minimum of fifty (50) feet shall be maintained along the western boundary line of the permit area, which is shared by the two (2) existing single family dwellings located there.
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.

Miscellaneous Setbacks - Right-of-Way and Other Locations

c. No land disturbance shall be authorized within thirty (30) feet of any boundary line of this Conditional Use Permit (CUP), except as authorized on the Site Development Plan by the Planning and Zoning Commission.

Access and Roadway Improvements

d. Roadway improvements shall be required to Pond Road for this conditional use, specifically for ingress and egress to the site and any required sight distance modifications to it, which shall be premised on a Sight Distance Study prepared by a registered engineer. Any improvements shall minimally comply with the requirements of the City of Wildwood's construction standards. The required improvements within the public right-of-way shall be as approved by the Director of Public Works. The dedication of public right-of-way and the establishment of corresponding easements on Pond Road, if determined necessary, shall be in accordance with Chapter 420 Subdivision and Development Regulations of the City of Wildwood Municipal Code. 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.

e. Access to Pond Road shall be limited to one (1) commercial street approach located to provide required sight distance and constructed 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.

f. Dedicate, as public right-of-way, to the City of Wildwood the necessary land area along Pond Road to eliminate the existing notch located along the southern most portion of it, as directed by the City of Wildwood Department of Public Works.

Miscellaneous Roadway Requirements

g. The construction of all drainageway crossings, i.e. culverts, shall comply with the City of Wildwood standards and all other applicable Federal and State regulations in this regard. All submittals to the City shall be reviewed and approved by the Department of Public Works, as part of the Planning and Zoning Commission's consideration of the Site Development Plan.

j. A Traffic Study shall be submitted to the Planning and Zoning Commission for its review, which indicates the current Level of Service at the State Route 100/Pond Road intersection and how this facility will impact that current situation. Additionally, if Level of Service is determined to be at a "D"

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through "F" Level, improvements to the State Route 100/Pond Road intersection shall be required and must comply with all requirements and standards of the Missouri Department of Transportation for their right-of-way. Review and action of these determined improvements, if required, shall be by the Planning and Zoning Commission on the Site Development Plan.

k. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

Parking Requirements

j. 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, forty-two (42) parking spaces shall be provided on the site (1% of the land use area).

Landscape Requirements - General

k. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Sustainable Plantings Guide and Tree Manual, including the submittal of a Tree Preservation Plan, in conjunction with the Site Development Plan. All roadway frontages shall be appropriately landscaped, as required by the 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 Conditional Use Permit (CUP) 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 any new building and structure.

m. All disturbed areas of the site shall be restored in compliance to the City's Sustainable Plantings Guide and Tree Manual by a combination of ground cover, landscaping, berms, natural stones, and other means to address stormwater runoff and erosion, as well as improve overall site aesthetics. The restoration of disturbed areas shall be indicated on the required Landscape Plan and acted upon by the Planning and Zoning Commission.

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

Signs

o. Signs for this Conditional Use Permit (CUP) 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. However, the one (1) allowable freestanding sign (monument type) shall not exceed an overall size of thirty (30) square feet. The location and design of this sign, and all other signage, shall be as reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process.

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Lighting Requirements

p. 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 and are subject to the standards and requirements defined in the City of Wildwood's Lighting Code – Chapter 415.450 of the Zoning Ordinance. Lighting associated with the active use areas may be provided for safety and visibility purposes therein, but must placed on a timer to ensure all equipment is off one-half hour after closing. Illumination sources in these active use areas may not exceed twelve (12) feet in height.

Miscellaneous Conditions

q. 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.

r. The 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.

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

t. The generalized location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan.

u. 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.

v. No outdoor public address system is permitted on this site.

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 less than an amount that is roughly proportional to the actual or anticipated impact. The installation of public space improvements shall be as required by the applicable ordinance, but must be completed prior to issuance of any zoning authorizations for any building permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces, shall be 290.4 square feet or its equivalent.

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6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood 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 buildings and structures.
4. 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/water quality 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 discharging from the subject site.
5. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.

Stormwater Pollution Prevention Plan

b. 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.

Waste Management Plan

c. Provide a management plan for the disposal of animal waste and by-products of the operation for review and approval by the Planning and Zoning Commission. Minimally, this plan should address the removal of animal wastes on a weekly basis to an approved location for their disposal.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Geotechnical Report

e. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions, which are susceptible to rapid erosion,

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landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on the Site Development Plan. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report.

7. RECORDING

Within sixty (60) days of granting of the Conditional Use Permit (CUP) by the Planning and Zoning Commission, the approved permit language and legal description of the property 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 or building permit, all approvals from the Department of Public Works, the Missouri Department of Natural Resources, the Missouri Department of Transportation (if required), St. Louis County Department of Public Works, and the Metro West Fire Protection District must be received by the Department of Planning.

Roadway Improvements

b. Based upon the preliminary development plan, improvements to Pond Road and State Route 100 (if required) must be completed prior to issuance of the occupancy permits.

Nuisance Bond

c. Provide to the City of Wildwood a bond, letter of credit, or cash deposit in the amount of one thousand dollars ($1,000.00) for use to correct any potential nuisance violations, if the property and improvements are not maintained in accordance with said regulations (Chapter 215 Nuisances of the City of Wildwood Municipal Code). The City shall hold this deposit and it will be pre-authorized by the owner/operator, in writing, to exercise its use, if violations are noted and not abated in a timely manner.

Public Potable Water

d. The developer shall be required to provide public potable water from the Missouri American Water Company to the property. 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

e. All landscaping costs shall be submitted to the City of Wildwood through the standard bond procedures.

Land Subdivision

f. 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.

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Sanitary Sewers

g. Provide an engineered plan to the City of Wildwood and the St. Louis County Department of Public Works for review and acceptance indicating the proper treatment of all wastewater generated by the use of this site. This on-site wastewater system shall meet all current St. Louis County Plumbing Code requirements for the quality of effluent and not exceed a capacity of five thousand (5,000) gallons per day.

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 controls in the form of siltation control measures are 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 licensees 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. 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.

d. 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.

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

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plan approved by the Planning and Zoning Commission and the Department of Planning. The owner/operator must acknowledge in writing that access to this site for inspection purposes by personnel of the City of Wildwood shall be authorized and, if refused, such action is grounds for revocation of said permit by the City.

j. Any other applicable zoning, subdivision, or other regulations or requirements of the City shall further apply to the development of this property, as authorized by this Conditional Use Permit (CUP), 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.

k. 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

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from this Conditional Use Permit (CUP), except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

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PROPERTY DESCRIPTION

A tract of land being a composite of that part of property conveyed, as Parcels 1 and 2, to Happy Hounds Playground, LLC by deed recorded in Deed Book 20778, Page 2383 and Correction Deed recorded in Deed Book 20874, Page 1049 of the St. Louis County Records, situated in Section 2, Township 44 North, Range 3 East, in the City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Eastern right of way line of Pond Road, 40 feet wide, at its intersection with a point on the East-West Centerline of said Section 2; thence Northeasterly, along the Eastern right of way line thereof, North 01 degree 09 minutes 00 seconds East, 209.67 feet to the Northwest corner of property conveyed to Mildred E. Schneider Revocable Living Trust, dated 01/17/01, by deed recorded in Deed Book 12833, Page 659 of the St. Louis County Records; thence Southeasterly, along the Northern line thereof, South 89 degrees 02 minutes 51 seconds East, 616.18 feet to a point; thence Southeasterly, along the Northern line of property conveyed to Mildred E. Schneider Revocable Living Trust, dated 01/17/01, by deed recorded in Deed Book 12833, Page 602 of the St. Louis County Records, South 88 degrees 32 minutes 23 seconds East, 695.13 feet to its intersection with a point on the North-South Centerline of said Section 2; thence Southwesterly, along the North-South Centerline thereof, South 01 degree 33 minutes 26 seconds West, 215.00 feet to its intersection with a point on the aforementioned East-West Centerline of said Section 2; thence Northwesterly, along the East-West Centerline thereof, North 88 degrees 32 minutes 43 seconds West, 356.16 feet to a point; thence Southwesterly, departing the East-West Centerline of said Section 2, South 22 degrees 32 minutes 00 seconds West, 311.11 feet to a point; thence North 88 degrees 31 minutes 00 seconds West, 594.55 feet to a point; thence Northeasterly, along the Eastern line of property conveyed, as Parcels 1 and 2, to Jane M. Houlihan by deed recorded in Deed Book 18642, Page 4970 of the St. Louis County Records, North 00 degrees 51 minutes 00 seconds East, 131.29 feet to the Northeastern corner of Parcel 1 thereof; thence Northwesterly, along the Northern line of said Parcel 1, North 88 degrees 35 minutes 00 seconds West, 32.00 feet to the Southeastern corner of property conveyed to Jeffrey Leeker and Katie Leeker, husband and wife, by deed recorded in Deed Book 19046, Page 557 of the St. Louis County Records; thence Northeasterly, along the Eastern line of said property conveyed to Jeffrey Leeker et ux, North 00 degrees 51 minutes 00 seconds East, 133.00 feet to the Northeastern corner thereof; thence Northwesterly, along the Northern line thereof, North 88 degrees 35 minutes 00 seconds West, 218.00 feet to its intersection with a point on the Eastern right of way line of Pond Road, as aforementioned; thence Northeasterly, along the Eastern right of way line of said Pond Road, North 00 degrees 51 minutes 00 seconds East, 25.88 feet to an angle point on the Eastern right of way line thereof, at its intersection with a point on the East-West Centerline of said Section 2; thence Southeasterly, continuing along the Eastern right of way line of said Pond Road and also being along the East-West Centerline of said Section 2, South 88 degrees 32 minutes 43 seconds East, 5.88 feet to the point of beginning and containing 11.02 acres, more or less (480,062 square feet).

THE CLAYTON ENGINEERING COMPANY
February 26, 2015

C:\Users\...\PROPERTY DESCRIPTION - PARCELS 1 AND 2 DB 20778 PG 2383 (revised 2-26-15) (2).doc

the clayton engineering company, inc.

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ENGINEERS • SURVEYORS • PLANNERS
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MO Cert. of Authority - Prof. Engineering #000067 & Prof. Surveying #000014
IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.000879

REVISIONS

1	09/23/14	EJS	Revised per City Comments
2	12/11/14	EJS	Revised Grading per City Comments
3	08/14/15	EJS	Revised per City Comments & Client Input
4	10/22/15	EJS	Revised per City Comments
5	01/11/16	EJS	Revised per City Comments

F.B. 1155 | F.S. | SUR.
FILE: G:\13xxx\13199_DOG PARK\Plans\Site Plan\03 CUP Sheet.dwg | PLOTTED: 1/11/2016 1:07 PM | BY: EJS

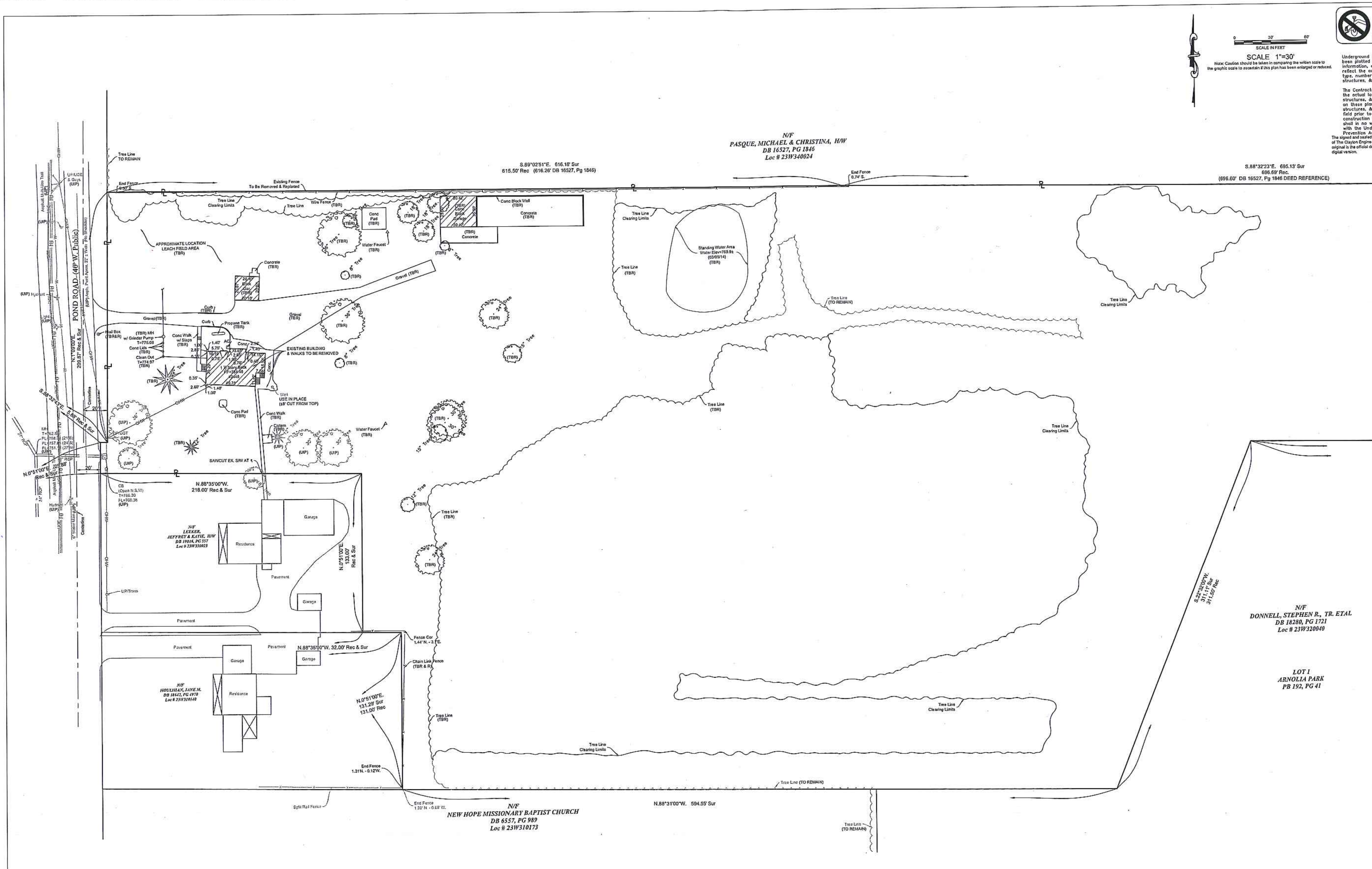
Prepared for:

HAPPY HOUNDS PLAYGROUND, LLC
895 Bolger Court
Fenton, Missouri, 63026
636-343-9770

SITE DEVELOPMENT PLAN - CUP NOTES
HAPPY HOUNDS PLAYGROUND
2448 Pond Road, Wildwood, MO 63040

Erik J. Staley - Professional Engineer (PE-2006000132)
STATE OF MISSOURI
ERIK JON STALEY
NUMBER PE-2006000132
PROFESSIONAL ENGINEER
01/11/16

Designed	SWQ
Drawn	HRL
Checked	EJS
Date	June 11, 2014
Project Number	13199
Sheet Number	2 of 14



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MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

LEGEND:

(ATG)	ADJUST TO GRADE
(TBR)	TO BE REMOVED
(TBR&R)	TO BE REMOVED & REPLACED
(UIP)	USE IN PLACE

NOTES:

1. DEMOLITION OF EXISTING BUILDINGS ON SITE WILL NEED TO BE REVIEWED BY THE CITY'S HISTORIC PRESERVATION COMMISSION DUE TO THEIR AGE (OVER 75 YEARS).
2. REFER TO SHEET L-001, TREE PRESERVATION PLAN, FOR LIMITS OF TREE REMOVAL AREAS THAT MUST BE PERFORMED WITHOUT MACHINERY GREATER THAN 1,800 POUNDS.

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MO Cert. of Authority - Prof. Engineering #000067 & Prof. Surveying #000014
IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.000878

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F.B. 1155 SUR.

F.S. PLOTTED: 1/11/2016 2:35 PM BY: EJS

FILE: G:\13xxx\13199_DOG PARK\Plans\Site Plan\03.dwg

Prepared for:

HAPPY HOUNDS PLAYGROUND, LLC
895 Bolger Court
Fenton, Missouri, 63026
636-343-9770

SITE DEVELOPMENT - DEMOLITION PLAN

HAPPY HOUNDS PLAYGROUND

2448 Pond Road Wildwood, MO 63040

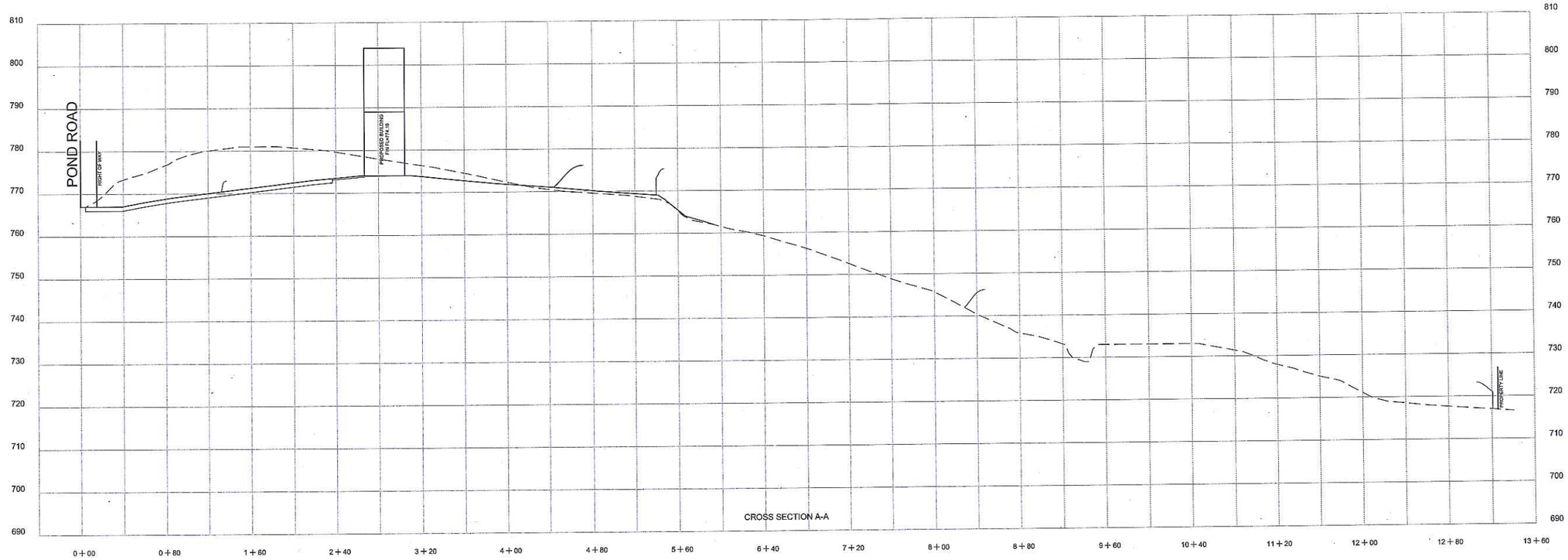
Erik J. Staley - Professional Engineer (PE-2006000132)

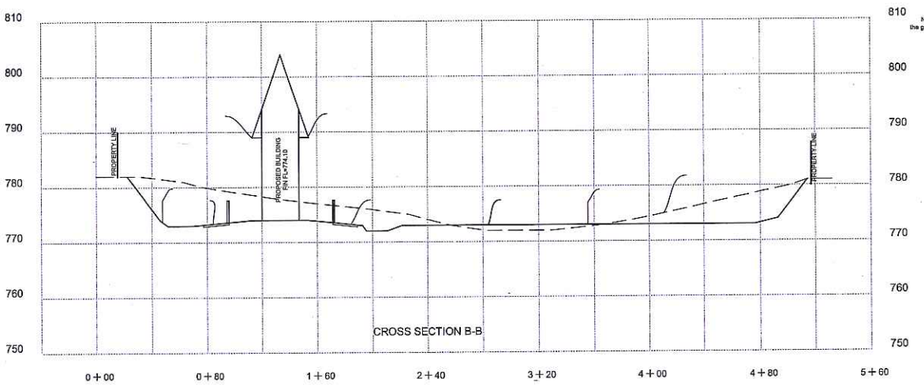
STATE OF MISSOURI
ERIK JON STALEY
NUMBER PE-2006000132
PROFESSIONAL ENGINEER
01/11/16

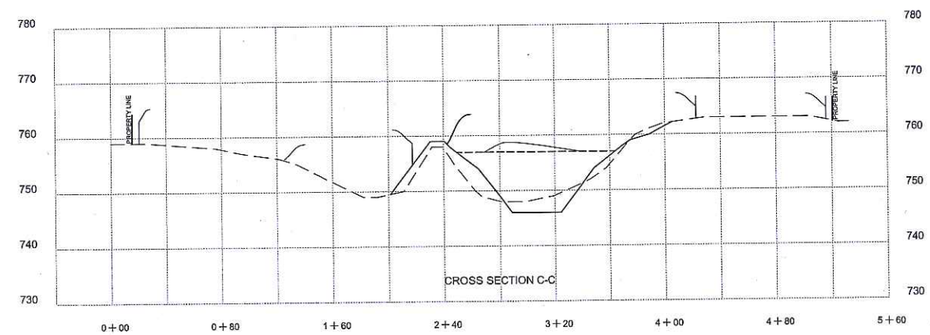
Designed	SWQ
Drawn	HRL
Checked	EJS
Date	June 11, 2014

Project Number 13199

Sheet Number 3 of 14







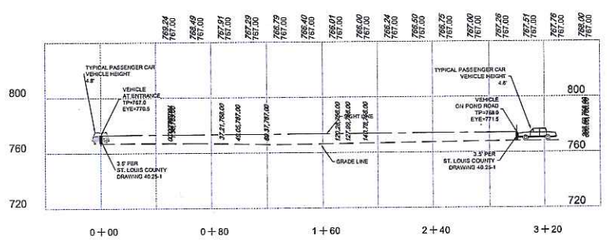
SCALE IN FEET

HORIZONTAL SCALE 1"=40'

Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

VERTICALSCALE 1"=10'

Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.



SIGHT DISTANCE TO LEFT - DISTANCE = 300' (30 MPH SPEED LIMIT)

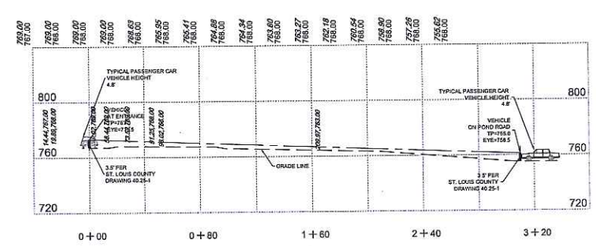
SCALE IN FEET

HORIZONTAL SCALE 1"=40'

Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

VERTICALSCALE 1"=40'

Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.



SIGHT DISTANCE TO RIGHT - DISTANCE = 310' (30 MPH SPEED LIMIT)

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the clayton engineering company, inc.
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All Civil Detailed Prof. Reg. Plat Design & Engineering Only #PE-2000019
& Civil Detailed Prof. Reg. Plat Design & Engineering Only #PLS-2000019

REVISIONS

1	09/02/14	E.J.S.	Revised per City Comments
2	12/17/14	E.J.S.	Revised Grading per City Comments
3	02/11/15	E.J.S.	Revised per City Comments & Civil3 input
4	03/30/15	E.J.S.	Revised per City Comments
5	05/11/15	E.J.S.	Revised per City Comments

F.B. 155

PLOTTED: 5/18/2015 9:49:50 | DIV. E.J.S.

FILE: S:\Clayton\13199 - 3000 W\Fenton\Happy Hounds\

Witnessed MO 65840

Prepared for:

HAPPY HOUNDS PLAYGROUND, LLC
865 Bolger Court
Fenton, Missouri, 63026
636-343-9770

DEVELOPMENT PLAN - CROSS SECTIONS

HAPPY HOUNDS PLAYGROUND

2445 Pond Road

Eric J. Stoltz - Professional Engineer
(PE-2000019)

STATE OF MISSOURI
ERIC JON STOLTZ
NUMBER
PE-2000000132
PROFESSIONAL ENGINEER
05/11/15

Designed	SWO
Drawn	HRL
Checked	EJS
Date	June 11, 2014
Project Number	13199
Sheet Number	4 of 14

CONSTRUCTION & EROSION CONTROL NOTES:

1. 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 CITY OF WILDWOOD LAND DISTURBANCE CODE AND THE APPROVED STORM WATER POLLUTION PREVENTION PLAN AT THE SITE OF THE PERMITTED ACTIVITY.
2. A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) WILL BE REQUIRED FOR THIS PROJECT, AS IT IS OVER 1 ACRE OF DISTURBANCE.
3. THE SILT CONTROLS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND DISTURBANCE.
4. ADDITIONAL SILTATION CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE CITY OF WILDWOOD AND/OR MNDR.
5. UPON COMPLETION OF CONSTRUCTION OR COMPACTION , SLOPES STEEPER THAN 5:1 SHALL BE PROTECTED BY SODDING (OR APPROVED EQUAL). ALL OTHER AREAS DISTURBED BY GRADING OPERATIONS TO BE PROTECTED BY SEEDING AND MULCHING AS SOON AS POSSIBLE (SEE SWPPP DETAILS - SEEDING & MULCHING SCHEDULES) .
6. AN APPROVED EROSION CONTROL BLANKET MAY BE USED AS A TEMPORARY EROSION CONTROL MEASURE ON SLOPES STEEPER THAN 5:1 WITH APPROVAL OF THE CIVIL ENGINEER AND THE CITY OF WILDWOOD.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY AND/OR INTERIM EROSION CONTROL MEASURES DURING CONSTRUCTION PROGRESSION OR AS REQUIRED BY CITY/MDNR INSPECTOR. ANY CHANGES/ADDITIONS TO THE SWPPP PLAN SHALL BE DOCUMENTED BY THE CONTRACTOR AND REMAIN ON FILE AT THE SITE.
8. THE CONTRACTOR TO REPAIR ANY DAMAGE THAT OCCURS TO THE EXISTING LOCAL PUBLIC STREETS RESULTING FROM WORK ON THIS SITE.
9. A CONCRETE WASHDOWN AREA SHALL BE DEDICATED ON THE SITE. THE CONTRACTOR SHALL NOT LOCATE THIS IN A STORMWATER DRAINAGE FLOW PATH.
10. DUST CONTROL SHALL BE UTILIZED FOR THIS PROJECT.
11. CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY TOILET FACILITIES TO SERVE THE NUMBER OF WORKERS ONSITE.
12. A STABILIZED CONSTRUCTION ENTRANCE AND WASHDOWN STATION SHALL BE INSTALLED IN THE LOCATION OF THE EXISTING GRAVEL DRIVEWAY ON POND ROAD. STABILIZED CONSTRUCTION PARKING AREAS SHALL BE UTILIZED FOR THE OFF-STREET TEMPORARY PARKING.
13. SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH DOWN STATION PRIOR TO LEAVING THE SITE. NO TRACKING OF MUD ONTO PUBLIC ROADS SHALL BE ALLOWED. THE CONTRACTOR MUST PROVIDE OR ESTABLISH A WATER SOURCE AT THE WASHDOWN STATION.
14. NO ONSITE TEMPORARY ACTIVITIES ARE PLANNED FOR THIS PROJECT, LIKE CONCRETE OR ASPHALT BATCH PLANTS.
15. NO ANTICIPATED POTENTIAL SOURCES OF POLLUTION (OTHER THAN SEDIMENT), WASTE, OR CONSTRUCTION MATERIALS ARE EXPECTED TO BE STORED ONSITE AND UNPROTECTED. TYPICALLY, SOURCES OF POLLUTANTS OF THIS NATURE DURING CONSTRUCTION INCLUDE SMALL FUELING ACTIVITIES, MINOR EQUIPMENT MAINTENANCE, AND SANITARY FACILITIES. TYPICAL WASTE OR CONSTRUCTION MATERIALS MAY INCLUDE GENERAL BUILDING MATERIALS, SOLVENTS, ADHESIVES, PAVING MATERIALS, PAINTS, AGGREGATES, TRASH, ETC. HOWEVER, FOR THIS PROJECT ANY MATERIALS OF THIS SORT MUST BE STORED EITHER IN ENCLOSED CONSTRUCTION TRAILERS, AND/OR IN APPROPRIATE DUMPSTER FACILITIES.
16. NO ONSITE MAINTENANCE FOR RELATED CONSTRUCTION VEHICLES IS PERMITTED FOR THIS PROJECT. ALL MAINTENANCE MUST BE PERFORMED OFFSITE.

ROUTINE INSPECTION SCHEDULE

The permit-holder shall contact the CITY/MDNR Inspector for a site inspection at least two working days prior to the following:

1. Start of construction;
2. Installation of sediment and erosion control measures;
3. Completion of site clearing;
4. Completion of rough grading;
5. Completion of final grading;
6. Close of construction season;
7. Completion of final landscaping.

Inspections by the permit-holder's inspector shall be regularly performed on land disturbance sites, including all erosion and sediment and other pollutant control measures, outfall and off-site receiving waters per the following schedule:

1. At least once per week;
2. No later than 48 hours after a rainfall that causes storm water runoff to occur onsite.

All inspections shall be documented in writing on weekly reports with copies submitted to the CITY/MDNR, if required.

The permit-holder shall notify the Contractor of any deficiencies identified. The Contractor shall have seven calendar days to correct the deficiencies.

AMENDING THE STORM WATER POLLUTION PREVENTION PLAN
THE PERMIT-HOLDER SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN WHENEVER:

1. DESIGN, OPERATION OR MAINTENANCE OF BEST MANAGEMENT PRACTICES (BMP'S) IS CHANGED.
2. DESIGN OF THE CONSTRUCTION PROJECT IS CHANGED THAT COULD SIGNIFICANTLY AFFECT THE QUALITY OF THE STORM WATER DISCHARGES.
3. SITE OPERATOR'S INSPECTIONS INDICATE DEFICIENCES IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) OR ANY BEST MANAGEMENT PRACTICES (BMP'S).
4. INSPECTIONS BY A LOCAL AUTHORITY OR BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES INDICATE DEFICIENCIES IN THE STORM WATER POLLUTION PLAN (SWPPP) OR ANY BEST MANAGEMENT PRACTICES (BMP'S).

DEWATERING PROCEDURES

1. ALTHOUGH NO DEWATERING ACTIVITIES ARE ANTICIPATED FOR THIS PROJECT, IF THEY BECOME NECESSARY DUE TO UNFORSEEN CIRCUMSTANCES, THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE RULES AND REGULATIONS FOR DEWATERING. THESE INCLUDE BUT ARE NOT LIMITED TO THE CITY OF WILDWOOD, MDNR, ST. LOUIS COUNTY, AND THE EPA.
2. DURING DEWATERING ACTIVITIES, STANDING "CLEAR, UNPOLLUTED WATER" CAN BE DECANTED AND DISCHARGED ONSITE. WATER THAT HAS BECOME TURBID DURING CLEANING SHOULD BE EITHER, (1) PUMPED AND HAULED TO AN ACCEPTABLE WASTEWATER DISPOSAL FACILITY OR (2) TREATED BY FILTRATION, SUCH AS PUMPED THROUGH A BAG FILTER AND DISCHARGED ONSITE.
3. THE CONTRACTOR IS RESPONSIBLE TO MAKE THE DETERMINATION FOR PROPER DISPOSAL MEETING LOCAL, STATE AND FEDERAL LAWS.

DEFINITIONS

CLEAR WATER: WATER THAT HAS SETTLED ITS SOLIDS FOR 24 HOURS AND CAN BE PUMPED OUT WITHOUT RE-SUSPENDING THE SOLIDS.

UNPOLLUTED WATER: DEFINED BY MSD ORDINANCE 12559 AS MEANING "ANY WATER THAT MAY BE DISCHARGED UNDER NPDES REGULATIONS INTO WATERS OF THE STATE WITHOUT HAVING TO BE AUTHORIZED BY A NPDES PERMIT AND WHICH WILL NOT CAUSE ANY VIOLATIONS OF STATE OR FEDERAL WATER QUALITY STANDARDS.

CONTAINMENT FAILURE PLAN
IN THE EVENT OF ANY LOSS OF CONTAINED SEDIMENT:

1. REPAIR ANY DAMAGED SILTATION FENCES.
2. CLEAN UP ANY NECESSARY SILTED AREAS.
3. RESTORE ANY NECESSARY SILTED AREAS.
4. PROVIDE DOCUMENTATION OF ACTIONS & MANDATORY REPORTING TO THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS.

OWNER INFORMATION :
HAPPY HOUNDS PLAYGROUND, LLC
895 BOLGER COURT
FENTON, MO 63026
(636) 343-9770

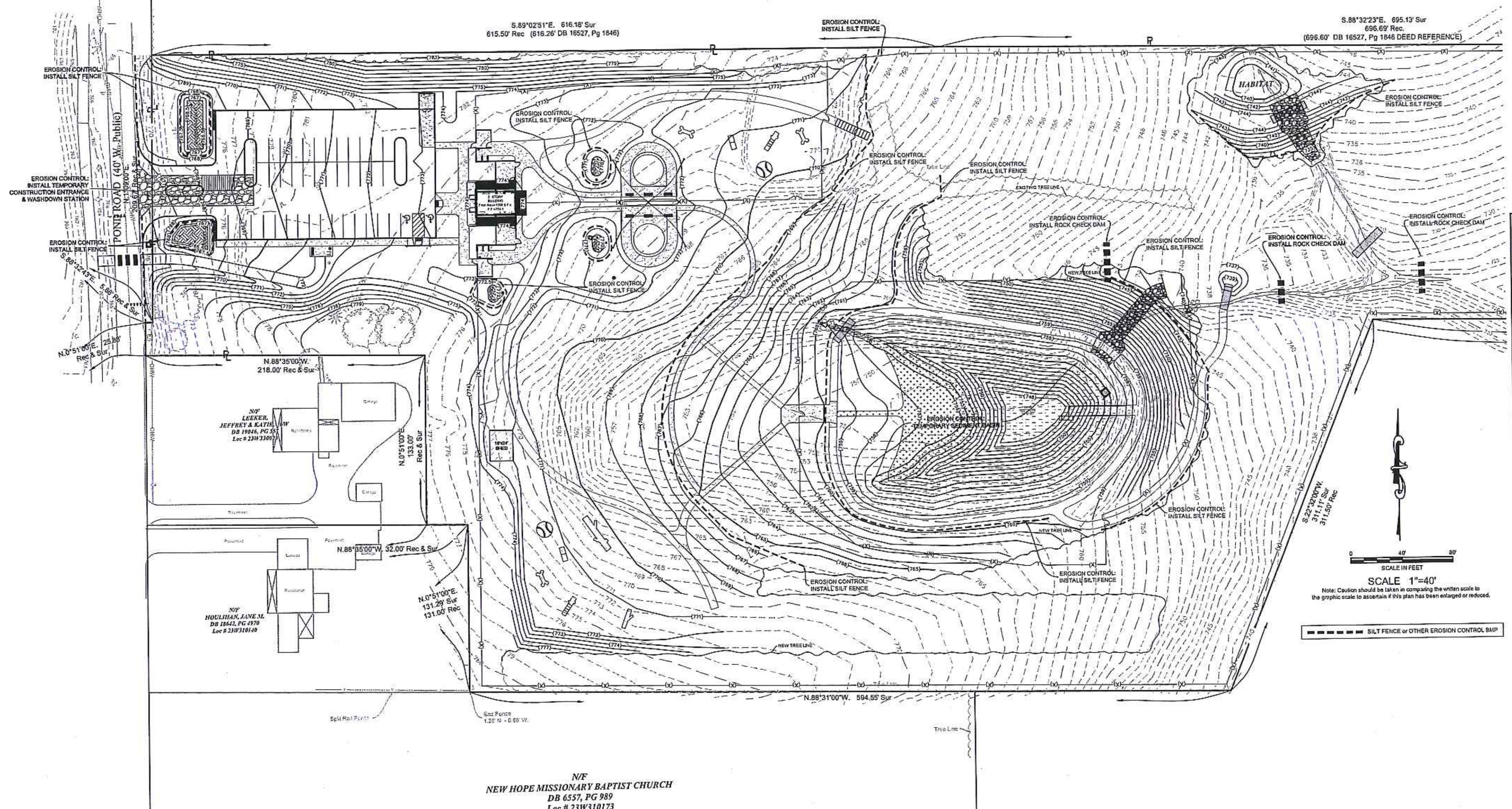
24-HOUR EMERGENCY CONTACT :
MRS. LAURA VANGERPEN
HAPPY HOUNDS PLAYGROUND, LLC
895 BOLGER COURT
FENTON, MO 63026
(636) 343-9770

SITE ADDRESS:
2448 POND ROAD
WILDWOOD, MO 63040
PARCEL 1 LOCATOR # 23W340042
PARCEL 2 LOCATOR # 23W330032

SITE INFORMATION :
PROJECT ANALYSIS AREA = 11.02 ACRES;
PRE - DEV. RUNOFF COEFFICIENT = 0.313±
POST - DEV. RUNOFF COEFFICIENT = 0.345±
AREA OF DISTURBANCE: 7.02± ACRES MAX.

HAUL ROUTE:
NO HAUL ROUTE ANTICIPATED (BALANCED EARTHWORK FOR SITE), NOT INCLUDING DEMOLITION MATERIALS. IF ALTERED BY CONTRACTOR, THEY MUST SUBMIT HAUL ROUTE TO CITY OF WILDWOOD

Additional erosion control measures may be required during construction that are not shown on these plans. Contractor is responsible for installing and maintaining temporary and/or interim erosion control measures during construction progression or as required by the City of Wildwood and/or MDNR Inspector. Any changes/additions to the Storm Water Pollution Prevention Plan (SWPPP) shall be documented by the contractor and remain on file at the site.



STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SWPPP CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE APPROVAL OF THE LOCAL GOVERNING AGENCY. ADDITIONALLY, THIS PLAN HAS BEEN PREPARED TO SUBSTANTIALLY COMPLY WITH THE GENERAL PERMIT REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. 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: [signature] DATE: 01/11/16

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 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels 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 uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fall 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.

SITING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose 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	Supported Silt Fence [2]	MARV Geotextile Requirements — Unsupported Silt Fence: Woven, Elongation ≥ 50% [1]	Non-Woven, 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) [3]	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

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow: Sheet flow only.

Contributing Slope Length: 30 foot maximum for 3:1 slopes.
50 foot maximum for slopes between 3:1 and 10:1.
100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

SEEDING REQUIREMENTS

Dates for Seeding

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Tall Fescue			O	O	O			O	O			
Smooth Brome			O	O	O			O	O			
Fescue & Brome			O	O	O	O		O	O			
Fescue, Rye & Bluegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Rye or Sudan	A	A	O	O	O	O	O	O	O	O	A	A
Oats		A	O	O	O	O	O	O	O			

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permitted seeding dates with reseeding 2 months later - Initially use 50% of seed and 75% of fertilizer. Reseed with additional 75% 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	4.8
Mixture # 1	250	5.7
Mixture # 2	210	4.8

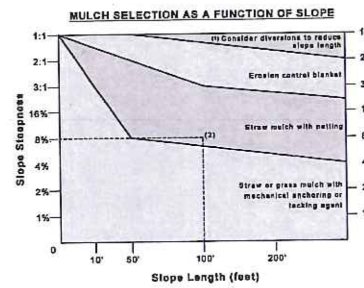
Mixture # 1 = Tall Fescue @ 150 pounds per acre and Brome @ 100 pounds per acre
Mixture # 2 = Tall Fescue @ 100 pounds per acre; Perennial Rye grass @ 100 pounds per acre; and Kentucky Blue grass @ 10 pounds per acre.
* = Seeding rate for slopes in excess of 20% (5:1), shall be 10 pounds per 1000 sq. ft.

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	200	2.5

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Lime - ENM	600	400

ENM = Effective neutralizing material per State evaluation of quarried rock.

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.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

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IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.000879

REVISIONS

1	09/23/14	EJS	Revised per City Comments
2	12/11/14	EJS	Revised Grading per City Comments
3	08/14/15	EJS	Revised per City Comments & Client Input
4	10/22/15	EJS	Revised per City Comments

F.S. | F.B. 1155 | SUR.
FILE: G:\13xxx\13199_DOG PARK\Plans\Site Plan03.dwg | PLOTTED: 1/12/2016 8:54 AM | BY: EJS

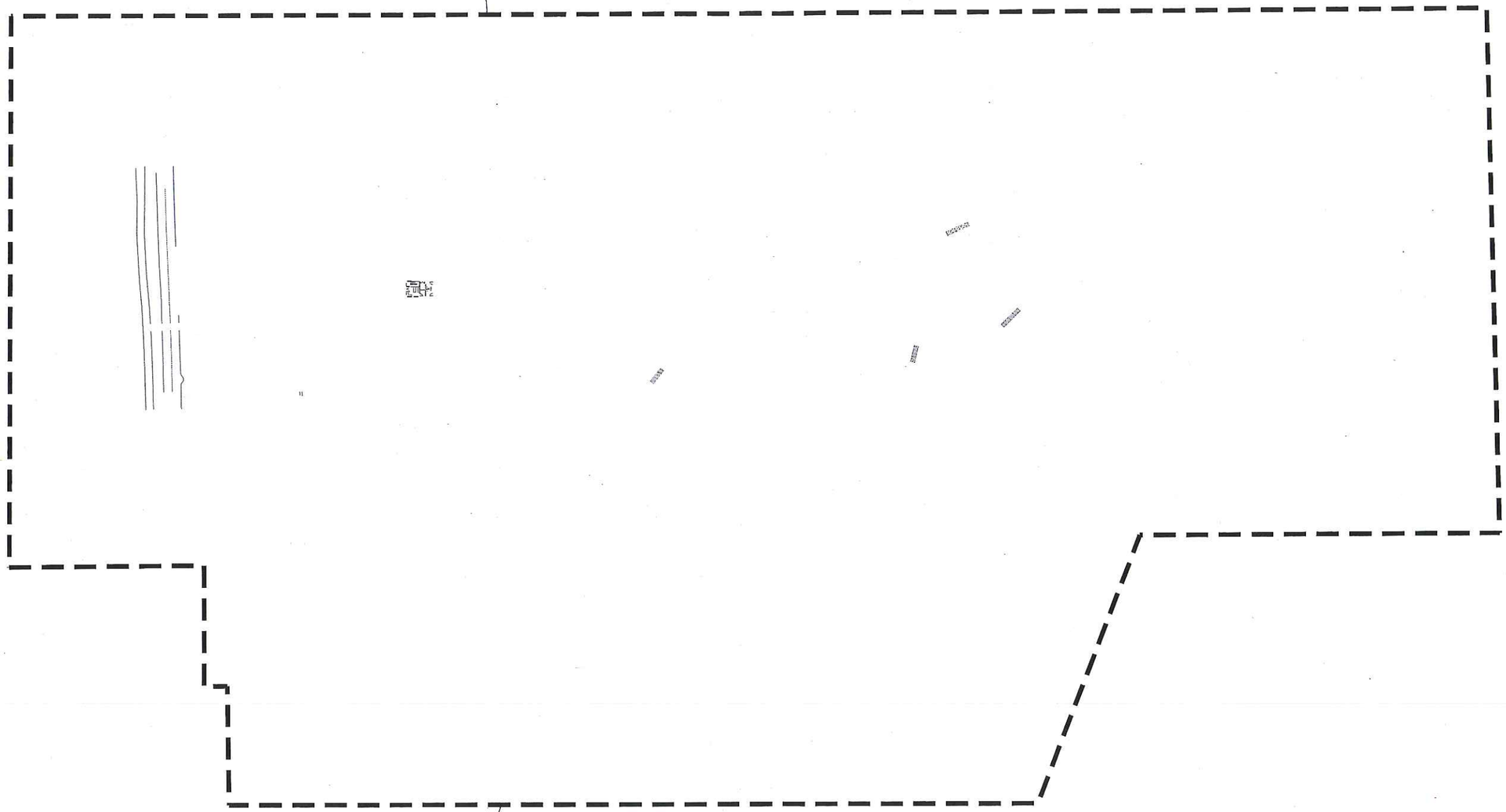
Prepared for:
HAPPY HOUNDS PLAYGROUND, LLC
895 Bolger Court
Fenton, Missouri, 63026
636-343-9770

SITE DEVELOPMENT - STORMWATER POLLUTION PREVENTION PLAN
HAPPY HOUNDS PLAYGROUND
2448 Pond Road Wildwood, MO 63040

Erik J. Staley - Professional Engineer (PE-2006000132)
STATE OF MISSOURI — ERIK JON STALEY — NUMBER PE-2006000132 — PROFESSIONAL ENGINEER — 01/11/16

Designed	SWQ
Drawn	HRL
Checked	EJS
Date	June 11, 2014
Project Number	13199
Sheet Number	5 of 14

APPROXIMATE 200' LIMITS FROM SUBJECT PROPERTY



APPROXIMATE 200' LIMITS FROM SUBJECT PROPERTY

0 50' 100'
SCALE IN FEET
SCALE 1"=50'
Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

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E Cert. Expires 6 Prof. Eng. Inst. Design & Engineering Corp. #PE-2000079

REVISIONS

1	6/23/14	EJS	Revised per City Comments
2	12/17/14	EJS	Revised Grading per City Comments
3	3/4/15	EJS	Revised per City Comments & Client input
4	5/4/15	EJS	Revised per City Comments
5	7/21/15	EJS	Revised per City Comments

Prepared for:
HAPPY HOUNDS PLAYGROUND, LLC
895 Bolger Court
Fenton, Missouri, 63026
636-343-9770

SITE DEVELOPMENT PLAN - AERIAL PHOTO
HAPPY HOUNDS PLAYGROUND

2448 Hazel Road
Wildwood, MO 63040

Eric J. Stalter - Professional Engineer
PE-2000000135

STATE OF MISSOURI
ERIK JON STALTER
NUMBER
PE-2000000132
PROFESSIONAL ENGINEER

Designed	SWQ
Drawn	HRL
Checked	EJS
Date	June 11, 2014
Project Number	13199
Sheet Number	6 of 14

F.B. 1135 SUR.
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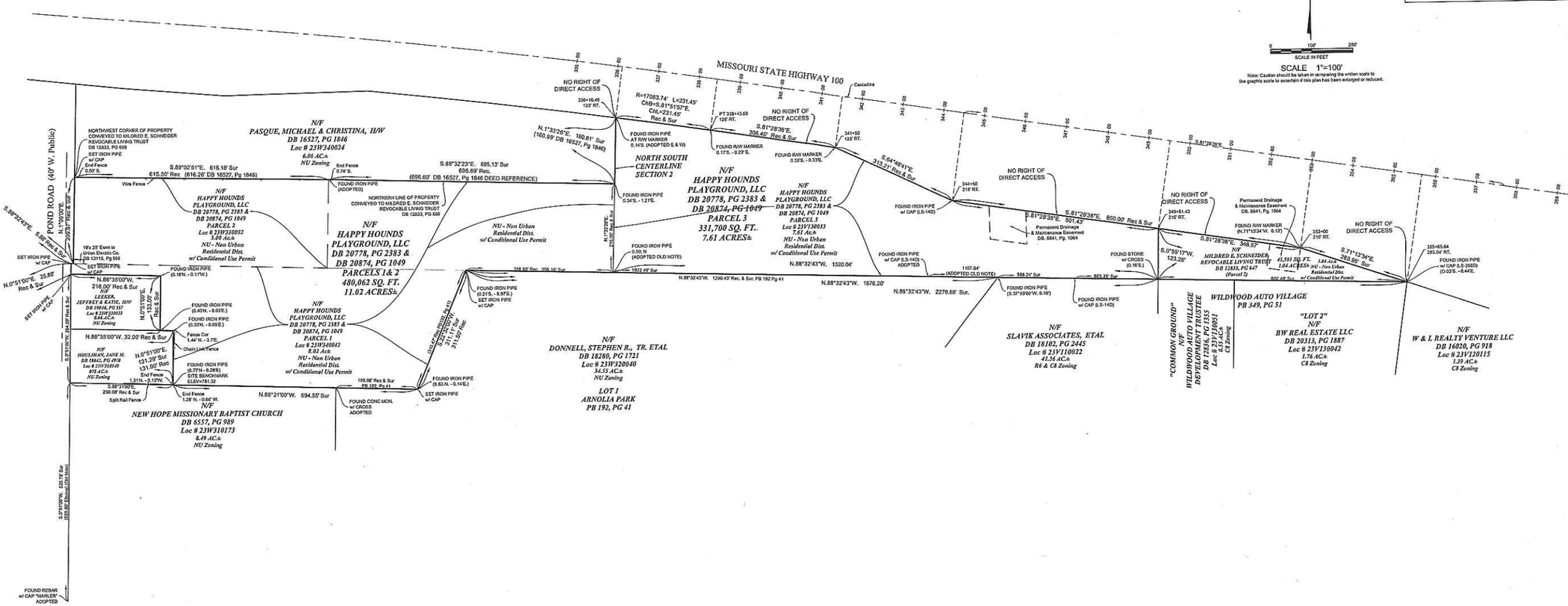
F.B. 0:\Stalter\13199_DOG HAPPY\Parcel\Site Plan01.dwg

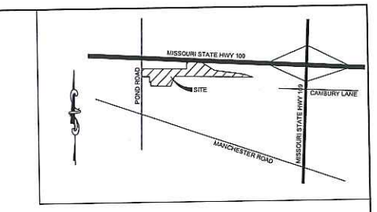
A TRACT OF LAND IN

SECTION 2

TOWNSHIP 44 NORTH RANGE 3 EAST

CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI





SCALE 1"=100'

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Mo. Cert. of Authority - Prof. Engineering #000307 & Prof. Surveying #000184

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2	12/11/14	EJS	Revised per City Comments
3	09/04/15	EJS	Revised per Commission & Client input
4	10/23/15	EJS	Revised per City Comments
5	8/31/16	EJS	Revised per City Comments

F.B. 1165

PLOTTED: 8/10/2015 2:51 PM BY: EJS

Prepared for:

NEAL & LAURA VAN GERPEN
895 Boiger Court
Fenton, Missouri, 63026
636-343-9770

2448 Pond Road

ZONING & ACREAGE PLAT

HAPPY HOUNDS PLAYGROUND

Wildwood, MO 63069

Erik J. Stacy - Professional Engineer
PE-2006000132

STATE OF MISSOURI
ERIK JON STACY
NUMBER PE-2006000132
PROFESSIONAL ENGINEER

8/31/2016

Designed	
Drawn	HRL
Checked	JDB
Date	June 11, 2014
Project Number	13199
Sheet Number	7 of 14

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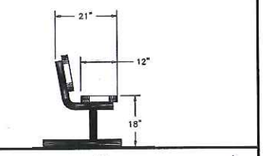
7202
6' BASIC DOG PAW BENCH

Revision: 2.3
Issued: 10/18/2011

IMAGES

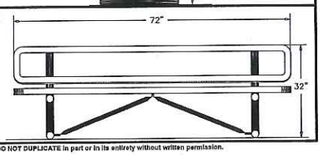
TOP VIEW

- 2 3/8" diameter pipe frames.
- In ground, portable, and surface mount options are available.
- No extra charge for surface mount or bolt down option. (mounting hardware is not included)
- Baked polyester finish on frames.
- Custom logos are available with an additional set-up cost.



FRONT VIEW

- Refer to the installation manual for all installation instructions.



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BENCHES TO BE RED

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7212
ADA -BI-LEVEL BARRIER FREE PEDESTAL FOUNTAIN

Revision: 2.4
Issued: 3/26/2013

IMAGES

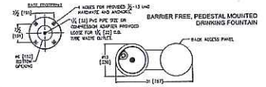
SUGGESTED SPECIFICATIONS:
Model 7212 is an ADA accessible bi-level, barrier free, pedestal mounted, vandal resistant, round drinking fountain made from an 18 gage, 304 stainless steel bowl mounted into a welded stainless steel pedestal. Unit shall be activated by a front mounted self-closing button, by using less than 5 pounds of force, which activates an internally mounted valve with an adjustable stream regulator controlling the water flow. Bubbler shall be polished chrome plated brass with a non-squirt feature and operate on water pressure range of 20 - 105 psig. Unit shall adhere to ANSI A117.1 and Americans with Disabilities Act of 1990 frontal approach and protruding objects requirements. Adult ADA parallel and frontal approach and ANSI/NSF 61, Section 9.

OPTIONAL GREEN POWDERCOAT

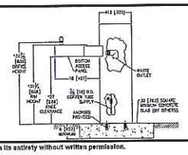
STANDARD STAINLESS STEEL FINISH
PHOTO NOT AVAILABLE

TOP VIEW

- Resistant to sunlight, heat, moisture and wear.
- 18 gage, 304 stainless steel bowl.
- Heavy duty stainless steel pedestal, corrosion resistant, brushed stainless steel finish. Powder coat colors are available
- Polished chrome plated brass, anti-rotation non-squirt bubbler.
- 100 mesh inlet strainer.
- Access door, heavy duty steel, vandal resistant.
- Vandal resistant stainless steel bottom plate.



FRONT VIEW



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TRASH RECEPTABLES TO BE GREEN POWDERCOAT

DOG-ON-it-PARKS

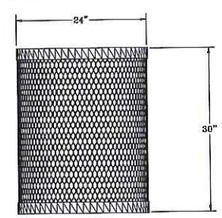
626 128th St SW #104A Everett, WA 98204
877-FIT-DOGS www.dog-on-it-parks.com

7502 - 32 Gallon "Trash Only" Receptacle w/ liner, lid & surface mount kit

Please take the time to locate and identify each part. Assemble the units on a smooth flat surface. It is also helpful to lay the tops and seats on cardboard or a drop cloth to prevent scratching of the surface during assembly. All parts have been pre-cut and pre-drilled for ease of assembly. All holes are slotted to allow for easy assembly and for final levelling of tops and seats to frames. Fully assemble all parts without totally tightening nuts and bolts. After all assembled go back and retighten nuts to bolts. DO NOT OVER TIGHTEN NUTS TO BOLTS. Over tightened nuts can crack the plastisol coating. All the necessary quantities of parts required are listed in this assembly instructions.

DO NOT BEGIN ASSEMBLY UNTIL YOU HAVE READ THESE INSTRUCTIONS AND ARE FAMILIAR WITH THE PARTS.

TRASH RECEPTABLES TO BE DARK GREEN



SPECIFICATIONS

30" X 24" STEEL RIBBED TRASH RECEPTACLE.
COATED WITH A 1/8" TO 1/4" THICK PLASTISOL ULTRAVIOLET STABILIZED VINYL COATING FUSED AND BAKED TO A 90% GLOSS.

30" TALL X 24" DIAMETER. 32 GALLON CAN SIZE

ALL HARDWARE IS NON CORROSIVE.
WEIGHT IS 70 LB.

MAINTENANCE

To maintain luster it is recommended to wash, rinse, and dry the units after prolonged use. Check for loose bolts and nuts and tighten as needed. Contact the factory for genuine Webcoat part replacements if needed.

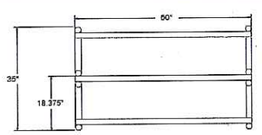
SPEC SHEET: SJDBK

5' WIDE 8 SPACES "J" FRAME BIKE RACK DOUBLE SIDED — Wt. 74 lbs

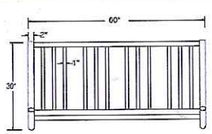
photo

10JDBK FOR SHOW ONLY

top view

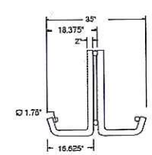


front view



BIKE RACK TO BE SILVER

side view



TUFF SHED

Premier Tall Ranch

7 YEAR WARRANTY

A taller version of our Premier Ranch with the same great Premier Series features. The taller walls of the Premier Tall Ranch add more wall and overhead storage space, plus they allow for more door placement options. For popular sizes, prices and more specs, click the tabs below.

- 7'5" interior sidewall height
- 67" tall, steel-reinforced door placed on any wall
- Galvanized steel floor joists
- Treated LP® ProStruct Floor with Smart Finish™
- 2×4 wall framing placed 16" on center
- LP SilverTech™ radiant barrier siding and roof decking
- Owens Corning® 25 Year shingles

Categories: Ranch Styles, Sheds

Specifications

- 7-Year Warranty
- Galvanized Steel Floor with 6" Joists at 2' on Center
- 6" Patented Keyed, Locking Door Handle
- 4'x 67" Steel Reinforced Door
- 7'5" Interior Clear Sidewall Height
- 2"x4" Spaced 16" On Center Wall Framing
- Double Top Plates on All Walls
- Siding: LP® SilverTech Radiant Barrier Siding w/ 50-Year Manufacturer's Warranty
- 4" Trim - 50 Year Limited Warranty Smart Trim
- 3/4" Heavy-Duty Tongue & Groove Treated LP® ProStruct Floor Decking with Smart Finish
- 7/16" Radiant Heat Barrier Roof Decking
- 4" Box w/ 4" Fascia on Sidewalls Eave
- 15# Felt Paper
- Entire Roof Perimeter covered with Colored, Baked Enamel Drip Edge
- 25-Year Limited Warranty 3-Tab Composition Shingles from Owens Corning
- Rafters and Trusses Joined w/ Steel Plates
- Roof Pitch at Peak (4/12)
- On-Site Installation Included In Price (Delivery, Access, and/or Generator fees may apply)

TUFF SHED PREMIER TALL RANCH (18'x24') w/ TAN LOUISIANA PACIFIC SMART SIDING w/ BROWN TRIM & DARK SHINGLE ROOF (PEAK HEIGHT=11'-2") ON MINIMUM 6-INCH THICK CONCRETE FOUNDATION PAD.

SITE ITEMS DISCLAIMER

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MO Cert. of Authority: Civil Engineering, Land Surveying, Structural & Chem. Processing Eng. Prof. Design & Engineering Corp. #1512000179

REVISIONS

1	05/02/14	EJS	Revised per City Comments
2	12/17/14	EJS	Revised Grading per City Comments
3	03/04/15	EJS	Revised per City Comments & Client Input
4	10/22/15	EJS	Revised per City Comments
5	01/11/16	EJS	Revised per City Comments

F.B. 1155
PLOTTED: 01/20/2015 9:14 AM BY: EJS
F.B.: D:\Clayton\TBE_DOG HHSP\Parallax Pack\Dwg
Wildwood, MO 63040

Prepared for:
HAPPY HOUNDS PLAYGROUND, LLC
895 Bolger Court
Fenton, Missouri, 63026
636-343-9770

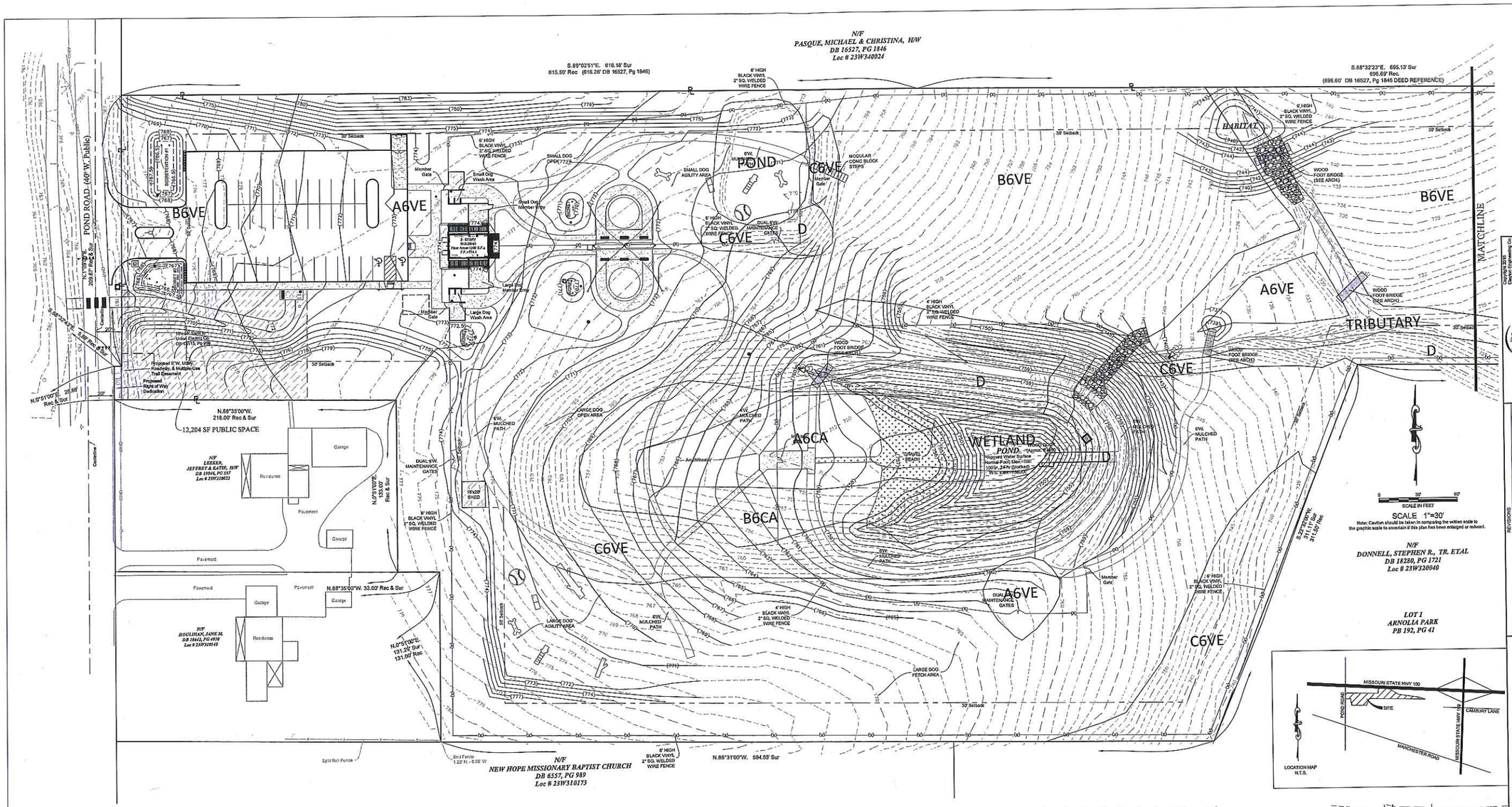
SITE DEVELOPMENT PLAN DETAILS
HAPPY HOUNDS PLAYGROUND

2448 Pond Road

Eric J. Stalla - Professional Engineer
PE-2006000132

STATE OF MISSOURI
ERIK JON-PAUL STALLA
NUMBER
PE-2006000132
PROFESSIONAL ENGINEER
01/11/16

Designed	SWQ
Drawn	HRL
Checked	EJS
Date	June 11, 2014
Project Number	13199
Sheet Number	8 of 14



SLOPE CLASS	ACREAGE	% PRESERVED	ACRES TO BE PRESERVED	ACRES PRESERVED
A6CA	0.29	0	0	0
A6VE	1.48	0	0	1.07
B6CA	0.46	60	0.28	0
B6VE	6.25	30	1.88	2.39
C6VE	1.26	50	0.63	0.74
D	0.50	100	0.50	0.33
WATERBODIES	0.67	100	0.67	0.33
WETLANDS	0.11	100	0.11	0
TOTAL	11.02	-	4.70	4.86

THIS PLAN WAS COMPLETED IN ACCORDANCE WITH THE CITY OF WILDWOOD'S SUBDIVISION CODE SECTION 1005.200 NATURAL RESOURCES PROTECTION STANDARDS AND REFLECT THE RESULTS OF THE ON-SITE FIELD INVESTIGATION CONTAINED IN THE ACCOMPANYING REPORT

SCOTT D. HARDING CPSS/SC

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

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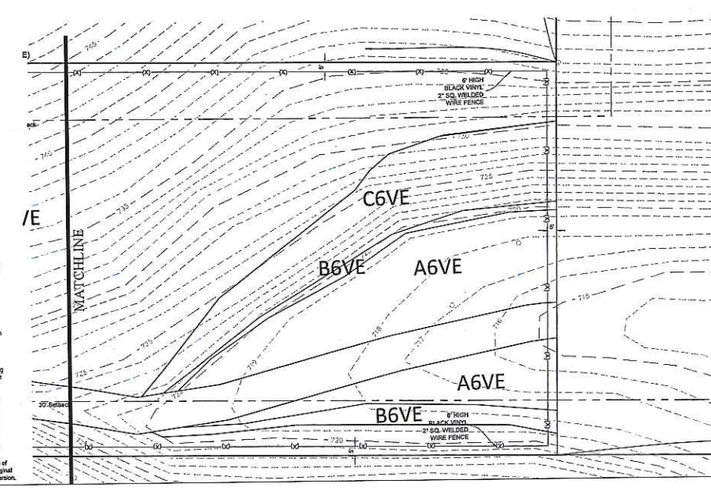

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S. Clark, Planning & Prof. Reg. Prof. Civil Engineer Corp. P.E.0100979

1	05/02/14	EJS	Revised per City Comments
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3	08/14/15	EJS	Revised per City Comments & Client Input
4	12/11/15	EJS	Revised per City Comments
5	01/11/16	EJS	Revised per City Comments

P.S. 1155

P:\PJT\TEST 01\2014\11\23.dwg BY: EJS

Wildwood_MO 63040 R:\T:\ 01\MASTER DOG PARK\

Prepared for:
HAPPY HOUNDS PLAYGROUND, LLC
985 Bolger Court
Fenton, Missouri, 63026
636-343-9770

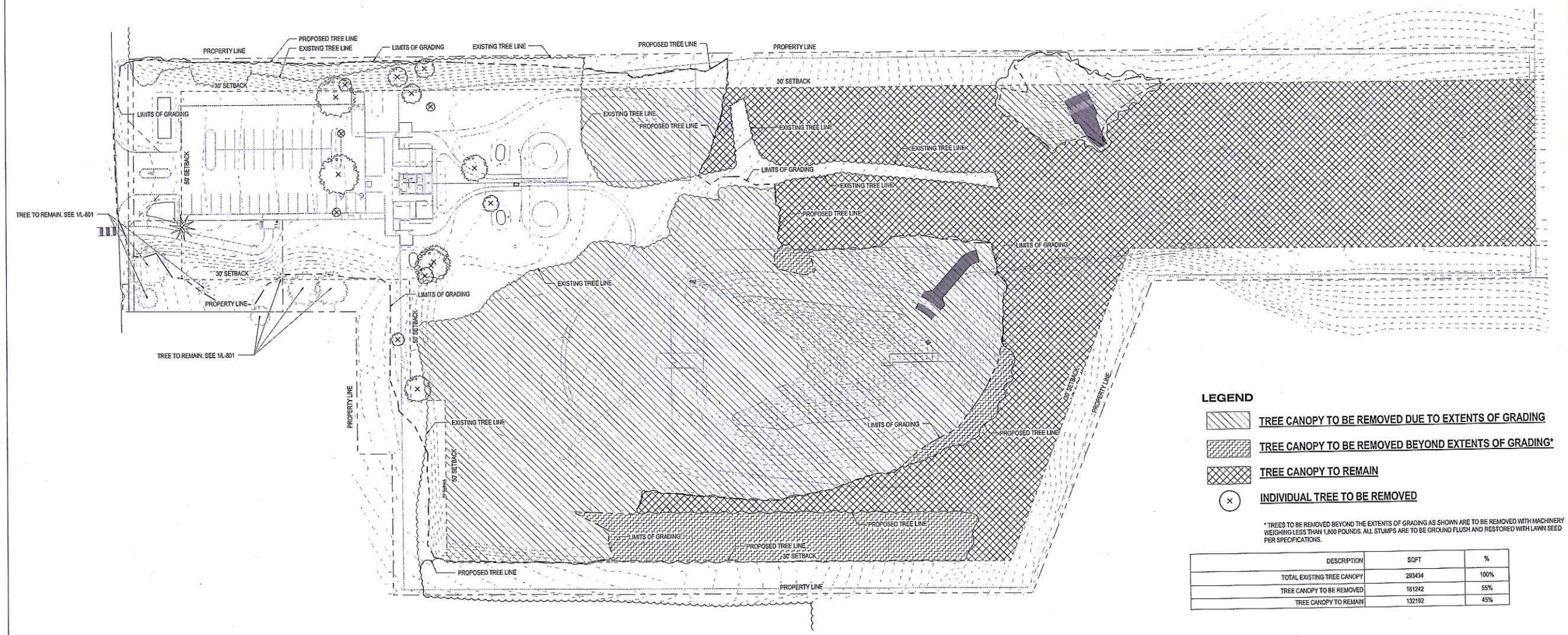
NATURAL RESOURCE DELINEATION
HAPPY HOUNDS PLAYGROUND

2489 Pond Road

Erik J. Stahl, Professional Engineer
PE-2000000132

STATE OF MISSOURI
ERIK JON-PAUL STAHL
NUMBER
PE-2000000132
PROFESSIONAL ENGINEER
10/21/16

Designed	SWG
Drawn	HRL
Checked	EJS
Date	June 11, 2014
Project Number	13199
Sheet Number	9 of 14



LEGEND

- TREE CANOPY TO BE REMOVED DUE TO EXTENTS OF GRADING
- TREE CANOPY TO BE REMOVED BEYOND EXTENTS OF GRADING*
- TREE CANOPY TO REMAIN
- INDIVIDUAL TREE TO BE REMOVED

* TREES TO BE REMOVED BEYOND THE EXTENTS OF GRADING AS SHOWN ARE TO BE REMOVED WITH MACHINERY WEIGHING LESS THAN 1,800 POUNDS. ALL STUMPS ARE TO BE GROUND FLUSH AND RESTORED WITH LAWN SEED PER SPECIFICATIONS.

DESCRIPTION	SQFT	%
TOTAL EXISTING TREE CANOPY	293434	100%
TREE CANOPY TO BE REMOVED	161242	55%
TREE CANOPY TO REMAIN	132192	45%

1 L-001 TREE PRESERVATION PLAN
1" = 40'-0"

NOTE:
1. CONTRACTOR TO STAKE TREE REMOVAL AREA WITH STAKES AND FLAGGING IN FIELD PRIOR TO TREE REMOVAL. LANDSCAPE ARCHITECT TO APPROVE IN FIELD.

NOT FOR CONSTRUCTION

Happy Hounds Playground

2448 Pond Rd.
Wildwood, MO 63040

ARCTURIS
together we create
720 OLIVE STREET, SUITE 200 SAINT LOUIS, MO 63101
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CERTIFICATE OF AUTHORITY NO. E-2000155319-D

ARCHITECT OF RECORD:
STATE OF MISSOURI
RUSSELL G. VOLMERT
MISSOURI
LA-000172
LANDSCAPE ARCHITECT
RUSSELL G. VOLMERT
MISSOURI LA-000172

ISSUE DATE	DESCRIPTION
4.16.2015	SITE PRICING SET - 75% CDS
6.12.2015	BUILDING PRICING SET
8.13.2015	SITE DEV PLAN -REVISED
1.19.2016	SITE DEV PLAN -REVISED

Revision Schedule

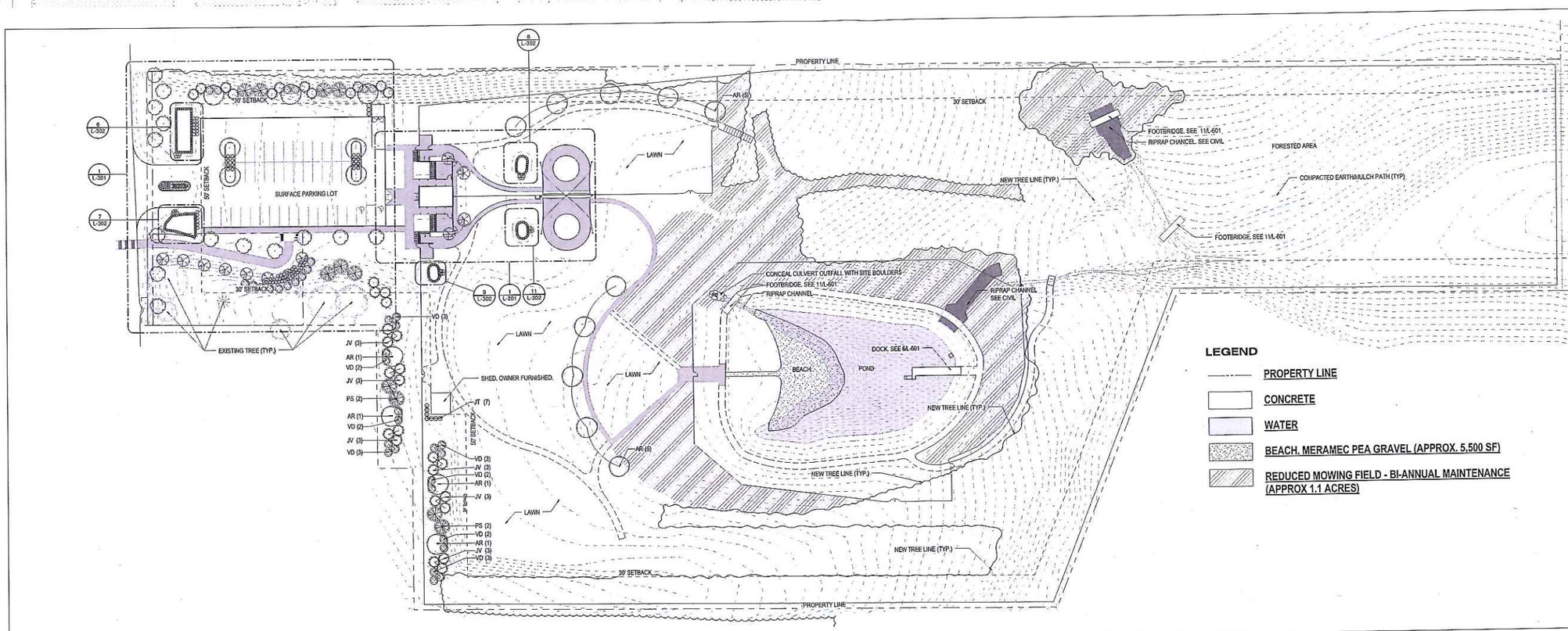
No.	Date	Description

Key Plan:

Project Number: 14-2287.00

Sheet Title:
TREE PRESERVATION PLAN P-7

L-001



11 L-201 LANDSCAPE PLAN
1" = 40'-0"

LANDSCAPE REQUIREMENTS CALCULATIONS

BUFFERYARDS

	DISTANCE	TYPE / PUs	REQUIRED*	SHOWN
NORTH	550 LF	E / 17 PUs	(17) CANOPY TREES (17) EVERGREEN TREES (17) UNDERSTORY TREES (170) SHRUBS	(3) CANOPY TREES (16) EVERGREEN TREES (0) UNDERSTORY TREES (6) SHRUBS
SOUTH	440 LF	E / 15 PUs	(15) CANOPY TREES (15) EVERGREEN TREES (15) UNDERSTORY TREES (150) SHRUBS	(6) CANOPY TREES (7) EVERGREEN TREES (8) UNDERSTORY TREES (48) SHRUBS
WEST	260 LF	E / 9 PUs	(9) CANOPY TREES (9) EVERGREEN TREES (9) UNDERSTORY TREES (90) SHRUBS	(4) CANOPY TREES (22) EVERGREEN TREES (0) UNDERSTORY TREES (20) SHRUBS
EAST	N/A	N/A		
STREET	(WAIVED 1/7/16)			

ADDITIONAL REQUIREMENTS

	DISTANCE	TYPE / PUs	REQUIRED*	SHOWN
STREET TREES	230 LF	1 PER 30 LF	(8) TREES	(8) TREES
PARKING LOT	42 SPACES	5 PUs	(10) CANOPY TREES (50) SHRUBS	(4) CANOPY TREES (16) SHRUBS (80) GRASSES
ENTRANCE DRIVE	(WAIVED 1/7/16)			
NON-RESIDENTIAL BUILDING SITES	(WAIVED 1/7/16)			

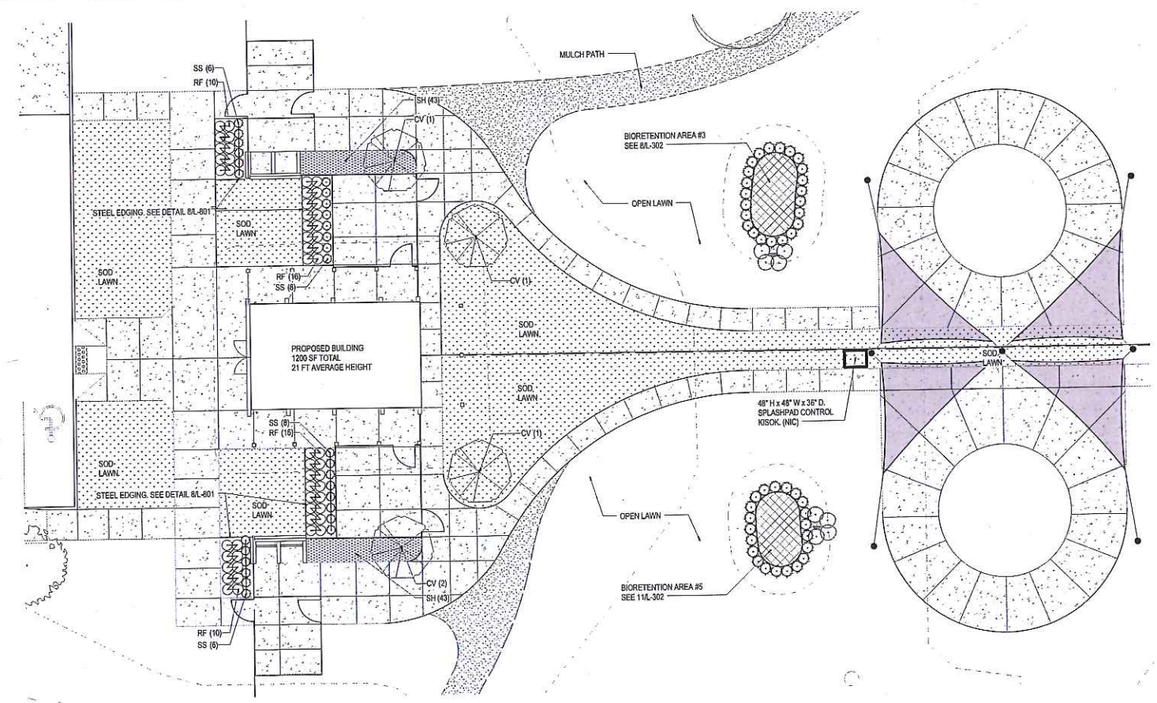
*REQUIREMENTS SHOWN WERE PROVIDED WITHIN LANDSCAPE PLAN REVIEW BY TERRASPEC, DATED NOVEMBER 16, 2015, CITY OF WILDWOOD DIRECTOR OF PLANNING HAS AGREED TO WAIVE REQUIREMENTS PER JANUARY 7, 2016 MEETING. LANDSCAPE PLAN AS SHOWN REFLECTS DIRECTION FROM THE DIRECTOR OF PLANNING

GENERAL NOTES:

1. GRADING SHOWN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR GRADING PLANS.
2. REFER TO CIVIL DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS AND INFORMATION AS WELL AS SIDEWALK AND PAVING LAYOUTS, UNLESS NOTED OTHERWISE.
3. ANY AND ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES - WHETHER SHOWN ON THE DRAWINGS OR OCCURRING IN THE FIELD - ARE TO BE RESTORED WITH SEED OR SOD. AREAS TO BE REPLACED WITH SOD WILL BE SPECIFICALLY NOTED ON LANDSCAPE PLANS. SEE SPECIFICATIONS FOR LAWN SEED MIXTURE.
4. CONTRACTOR SHALL REMOVE EXISTING BRUSH AND TREES AS NECESSARY TO INSTALL PROPOSED LANDSCAPING AS INDICATED.
5. ALL TREE REMOVAL AND NEW TREE LINES TO BE VERIFIED BY LANDSCAPE ARCHITECT IN THE FIELD.
6. CONTRACTOR SHALL PROTECT EXISTING AND NEW TREES, SEE DETAIL 1/L-801, WITHIN THE DISTURBED AREA OF THE PROJECT CONSTRUCTION LIMITS.
7. ALL PLANTINGS TO HAVE A SPADE CUT EDGE UNLESS OTHERWISE NOTED.
8. ALL WOODED MATERIAL CLEARED FROM SITE IS TO BE SHREDDED INTO MULCH FOR USE ON WALKING PATHS AND OTHER AREAS AS NOTED
9. REFER TO SHEET L-801 FOR PLANTING SCHEDULE AND DETAILS.
10. ALL AREAS SHOWN AS OPEN LAWN TO BE RESEEDED AFTER CONSTRUCTION
11. ALL SQUARE FOOTAGE ESTIMATES ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY CONTRACTOR
12. REFER TO CIVIL DRAWINGS FOR BIORETENTION AREA LAYOUTS

CITY OF WILDWOOD LANDSCAPE GENERAL NOTES

1. UNLESS OTHERWISE STIPULATED BY SPECIFIC REQUIREMENTS OF THE CITY OF WILDWOOD TREE MANUAL, THE LANDSCAPING SHOWN ON THIS PLAN MUST BE PLANTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TREE AND SHRUB TRANSPLANTING MANUAL PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (PO BOX GG, SAVOY, IL 61874-9902)
2. ALL TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 5' FROM ALL UTILITY BOXES, 5' FROM A STORM DRAIN INLET OR MANHOLE, 10' FROM A FIRE HYDRANT, 15' FROM PUBLIC STREET LIGHTS, 5' FROM DRIVEWAY APRONS, 20' FROM ANY TRAFFIC CONTROL SIGN, AND AT LEAST 30' FROM ANY INTERSECTION;
3. LOCATIONS OF STREET TREES MAY BE SUBJECT TO CHANGE IN ORDER TO AVOID CONFLICT WITH STREET LIGHTING
4. ANY PLANTING WITHIN A TREE PRESERVATION AREA, AS DESIGNATED ONT HE TREE PRESERVATION PLAN AND SHOWN ON THIS PLAN, MUST BE DONE TO AVOID ANY ADVERSE IMPACT TO THE ROOTS OF EXISTING TREES
5. PLANT TYPE SUBSTITUTIONS ARE PERMITTED WITH VERBAL OR WRITTEN APPROVAL FROM THE CITY OF WILDWOOD PLANNING DEPARTMENT
6. ALL PLANT MATERIAL WILL BE REINSPECTED FOR SURVIVAL BY THE CITY OF WILDWOOD PLANNING DEPARTMENT ONE YEAR FOLLOWING INSTALLATION AND AGAIN TWO FULL GROWING SEASONS AFTER PLANTING
7. ALL PLANS MUST MEET STANDARDS OF THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK SPONSORED BY THE ASSOCIATION OF AMERICAN NURSERYMEN
8. NO PLAN SHALL BE LOCATED IN AREAS OF OBVIOUS POOR DRAINAGE. IF SUCH CONDITIONS EXIST, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO RELOCATE AFFECTED PLANT MATERIAL.
9. SOIL CONDITIONS MUST BE TESTED, VERIFIED AND ADJUSTED BY THE LANDSCAPE CONTRACTOR TO INSURE THAT APPROPRIATE SOIL COMPOSITION AND pH LEVELS ARE SUITABLE FOR PLANT MATERIAL SPECIFIED FOR THAT SPECIFIC LOCATION.
10. GRADING - ALL GRADING FOR LANDSCAPED AREAS WILL NOT EXCEED A SLOPE GREATER THAN 3:1. ALL EXPOSED SLOPES WILL BE PROTECTED FROM EROSION AS NEEDED.
11. MAINTENANCE - THE LANDSCAPE OF ALL UNDEVELOPED AND DEVELOPED PROPERTY WILL BE PROPERLY MAINTAINED IN A SIGHTLY AND WELL-KEPT MANNER
12. REPLACEMENT - REPLANTING AND REPLACEMENT OF EXISTING PLANT MATERIALS WILL BE EXECUTED ON AN ANNUAL BASIS AS NEEDED BY THE PROPERTY OWNER.



1 L-201 LANDSCAPE DETAIL PLAN - BUILDING
1" = 10'-0"

NOT FOR CONSTRUCTION

Happy Hounds Playground
2448 Pond Rd.
Wildwood, MO 63040

ARCTURIS
together we create
720 OLIVE STREET, SUITE 200 SAINT LOUIS, MO 63101
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CLAYTON ENGINEERING GROUP- (314) 692-8686

STRUCTURAL ENGINEER
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mechanical
electrical
plumbing
fire protection
structural
CERTIFICATE OF AUTHORITY NO. E-2000155319-D

ARCHITECT OF RECORD:
STATE OF MISSOURI
RUSSELL G. VOLMERT
NUMBER LA-000172
LANDSCAPE ARCHITECT
04-12-16
RUSSELL G. VOLMERT
MISSOURI LA-000172

ISSUE DATE	DESCRIPTION
4.16.2015	SITE PRICING SET - 75% CDS
6.12.2015	BUILDING PRICING SET
6.13.2015	SITE DEV PLAN -REVISED
1.19.2016	SITE DEV PLAN -REVISED

Revision Schedule

No.	Date	Description

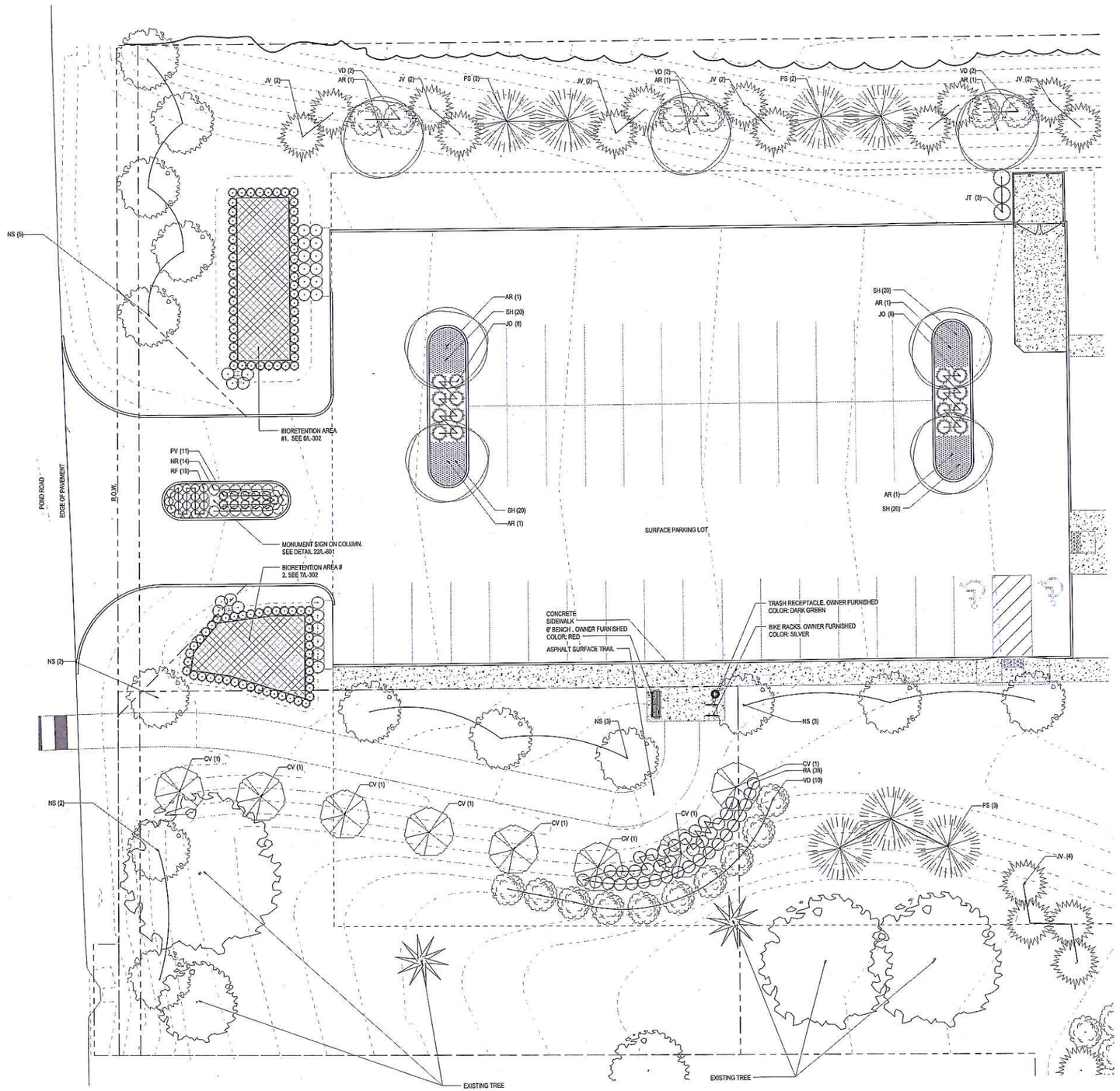
Key Plan:

Project Number: 14-2287.00

Sheet Title:
LANDSCAPE SITE PLAN

P-10

L-201



1 L-301 LANDSCAPE DETAIL PLAN - PUBLIC SPACE
1" = 10'-0"

GENERAL NOTES:

1. GRADING SHOWN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR GRADING PLANS.
2. REFER TO CIVIL DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS AND INFORMATION AS WELL AS SIDEWALK AND PAVING LAYOUTS, UNLESS NOTED OTHERWISE.
3. ANY AND ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES - WHETHER SHOWN ON THE DRAWINGS OR OCCURRING IN THE FIELD - ARE TO BE RESTORED WITH SEED OR SOD. AREAS TO BE REPLACED WITH SOD WILL BE SPECIFICALLY NOTED ON LANDSCAPE PLANS. SEE SPECIFICATIONS FOR LAWN SEED MIXTURE
4. CONTRACTOR SHALL REMOVE EXISTING BRUSH AND TREES AS NECESSARY TO INSTALL PROPOSED LANDSCAPING AS INDICATED.
5. ALL TREE REMOVAL AND NEW TREE LINES TO BE VERIFIED BY LANDSCAPE ARCHITECT IN THE FIELD.
6. CONTRACTOR SHALL PROTECT EXISTING AND NEW TREES, SEE DETAIL 1/L-601, WITHIN THE DISTURBED AREA OF THE PROJECT CONSTRUCTION LIMITS.
7. ALL PLANTINGS TO HAVE A SPADE CUT EDGE UNLESS OTHERWISE NOTED.
8. REFER TO SHEET L-601 FOR PLANTING SCHEDULE AND DETAILS.
9. ALL AREAS SHOWN AS OPEN LAWN TO BE RESEEDED AFTER CONSTRUCTION
10. REFER TO CIVIL DRAWINGS FOR BIORETENTION LAYOUTS

CITY OF WILDWOOD LANDSCAPE GENERAL NOTES

1. UNLESS OTHERWISE STIPULATED BY SPECIFIC REQUIREMENTS OF THE CITY OF WILDWOOD TREE MANUAL, THE LANDSCAPING SHOWN ON THIS PLAN MUST BE PLANTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TREE AND SHRUB TRANSPLANTING MANUAL PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (PO BOX 6G, SAVOY, IL 61874-9902)
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8. NO PLAN SHALL BE LOCATED IN AREAS OF OBVIOUS POOR DRAINAGE. IF SUCH CONDITIONS EXIST, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO RELOCATE AFFECTED PLANT MATERIAL.
9. SOIL CONDITIONS MUST BE TESTED, VERIFIED AND ADJUSTED BY THE LANDSCAPE CONTRACTOR TO INSURE THAT APPROPRIATE SOIL COMPOSITION AND pH LEVELS ARE SUITABLE FOR PLANT MATERIAL SPECIFIED FOR THAT SPECIFIC LOCATION.
10. GRADING - ALL GRADING FOR LANDSCAPED AREAS WILL NOT EXCEED A SLOPE GREATER THAN 3:1. ALL EXPOSED SLOPES WILL BE PROTECTED FROM EROSION AS NEEDED.
11. MAINTENANCE - THE LANDSCAPE OF ALL UNDEVELOPED AND DEVELOPED PROPERTY WILL BE PROPERLY MAINTAINED IN A SIGHTLY AND WELL-KEPT MANNER
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NOT FOR CONSTRUCTION

Happy Hounds Playground

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mechanical
electrical
plumbing
fire protection
structural
CERTIFICATE OF AUTHORITY NO. E-2005155319-D

ARCHITECT OF RECORD:
MISSOURI STATE CERTIFICATE OF AUTHORITY #00246198

MEGAN NASRALLAH
ARCHITECT MISSOURI 7585

ISSUE DATE	DESCRIPTION
4.16.2015	SITE PRICING SET - 75% CDS
6.12.2015	BUILDING PRICING SET
9.13.2015	SITE DEV PLAN -REVISED
1.19.2016	SITE DEV PLAN -REVISED

Revision Schedule

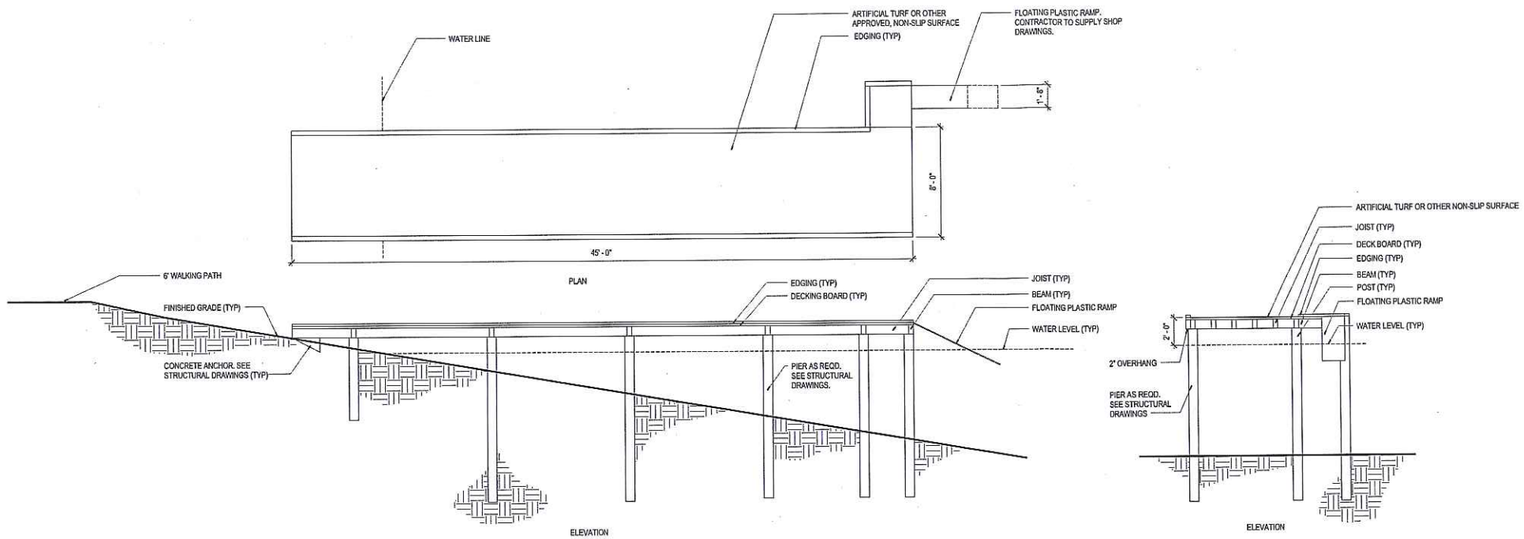
No.	Date	Description

Key Plan:

Project Number: 14-2287.00

Sheet Title:
LANDSCAPE DETAIL PLANS P-11

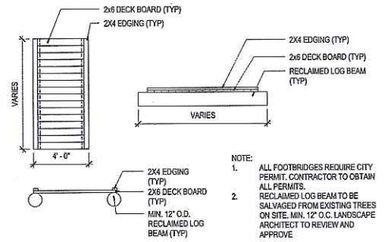
L-301



6 L-601 DOCK
1/4" = 1'-0"

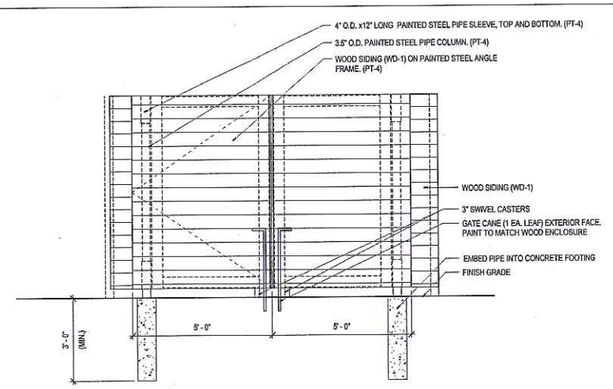
NOTES:

1. ALL WOOD TO BE PRESSURE TREATED, STAINED AND SEALED.
2. DOCK SHOWN FOR AESTHETIC DIRECTION ONLY AND SHALL CONFORM TO THE OFFICIAL DOCK JUMPING REQUIREMENTS.
3. DOCK TO BE DESIGN BUILD BY DOCK CONTRACTOR. CONTRACTOR TO FURNISH SHOP DRAWINGS AND CALCULATIONS, SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF MISSOURI.

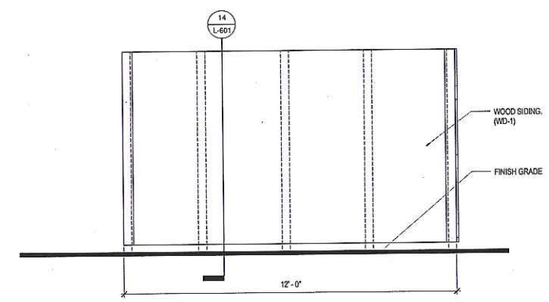


NOTE:
1. ALL FOOTBRIDGES REQUIRE CITY PERMIT. CONTRACTOR TO OBTAIN ALL PERMITS.
2. RECLAIMED LOG BEAM TO BE SALVAGED FROM EXISTING TREES ON SITE. MIN. 12" O.C. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE

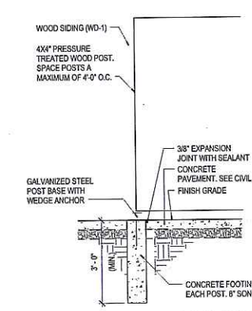
11 L-601 FOOT BRIDGE
1/4" = 1'-0"



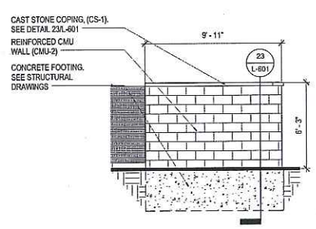
12 L-601 ELEVATION - TRASH ENCLOSURE SOUTH
1/2" = 1'-0"



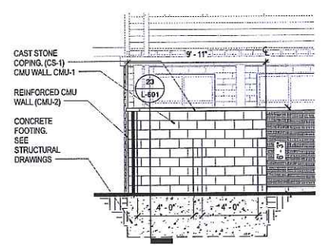
13 L-601 ELEVATION - TRASH ENCLOSURE WEST
1/2" = 1'-0"



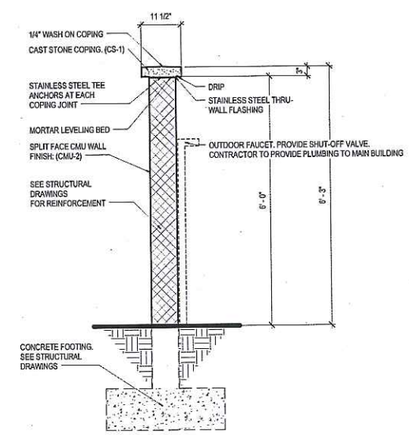
14 L-601 SECTION - TRASH ENCLOSURE
1/2" = 1'-0"



21 L-601 ELEVATION - SHOWER WALL SOUTH
1/4" = 1'-0"



22 L-601 ELEVATION - SHOWER WALL NORTH
1/4" = 1'-0"



23 L-601 SECTION - SHOWER WALL
3/4" = 1'-0"

FINISH LEGEND

PT-4 **EXTERIOR PAINT:**
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: SW 7018 E29
COLOR: DOVETAIL
LOCATION/REMARKS: EXTERIOR DOORS & FRAMES
REP: HANK MEINKING (314) 281-7465

CMU-2 **CMU:**
MANUFACTURER: TRENWYTH INDUSTRIES
DESCRIPTION: GROUND FACE MASONRY UNITS
PRODUCT: TRENDSTONE
COLOR:HAYDITE
LOCATION/REMARKS: EXTERIOR SHOWERS
REP:

CS-1 **CAST STONE:**
MANUFACTURER: MIDWEST CAST STONE
DESCRIPTION: CAST STONE COPING
COLOR: TBD
LOCATION/REMARKS: TOP OF EXTERIOR SHOWER WALLS

WD-1 **WOOD:**
MANUFACTURER: ARBORWOOD CO.
DESCRIPTION: THERMALLY MODIFIED 6" SHIPLAP ASH WOOD SIDING
SPECIES: ASH LIGHT 190
LOCATION/REMARKS: EXTERIOR SIDING
REP:

NOT FOR CONSTRUCTION

Happy Hounds Playground

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Wildwood, MO 63040

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mechanical
electrical
plumbing
fire protection
structural
CERTIFICATE OF AUTHORITY NO. E-2000155319-D

ARCHITECT OF RECORD:
STATE OF MISSOURI
RUSSELL G. VOLMERT
LA-000172
RENEWAL DATE 12/31/16
RUSSELL G. VOLMERT
MISSOURI LA-000172

ISSUE DATE	DESCRIPTION
4.16.2015	SITE PRICING SET - 75% CDS
9.12.2015	BUILDING PRICING SET
9.13.2015	SITE DEV PLAN -REVISED
1.19.2016	SITE DEV PLAN -REVISED

Revision Schedule

No.	Date	Description

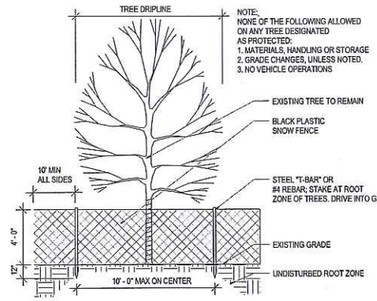
Key Plan:

Project Number: 14-2287.00

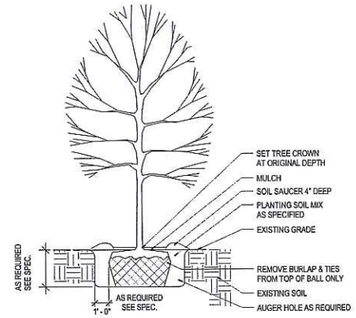
Sheet Title:
SITE STRUCTURES

P-12

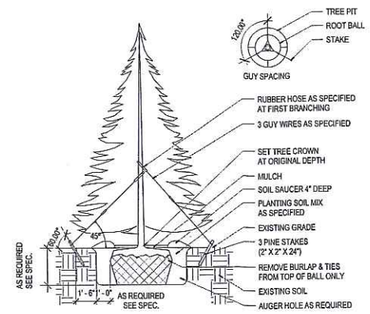
L-601



1 L-801 DETAIL - LANDSCAPE - TREE PROTECTION
1/4" = 1'-0"



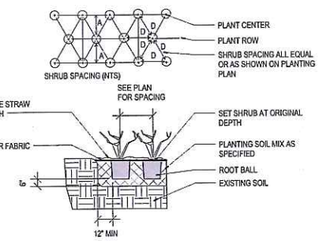
2 L-801 TREE PLANTING
1/4" = 1'-0"



3 L-801 EVERGREEN TREE PLANTING
1/4" = 1'-0"

SPACING "D"	ROW "A"	NUMBER OF PLANTS PER SQ
24"	20.8"	.290
30"	26"	.185
36"	30"	.120
4'	41.5"	.073
5'	52"	.046

QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE

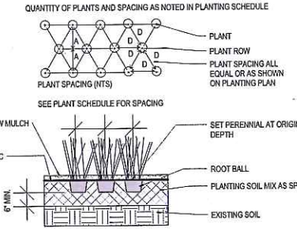


4 L-801 SHRUB PLANTING
1/4" = 1'-0"

SPACING "D"	ROW "A"	NUMBER OF BULBS PER SQ. FT.
18"	15.6"	0.50
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.5"	2.60

NOTES:
QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING

QUANTITY OF PLANTS AND SPACING AS NOTED IN PLANTING SCHEDULE

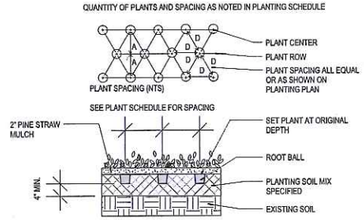


5 L-801 PERENNIAL PLANTING
1/2" = 1'-0"

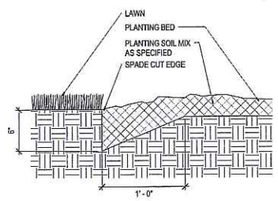
SPACING "D"	ROW "A"	NUMBER OF BULBS PER SQ. FT.
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.5"	2.60

NOTES:
QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING

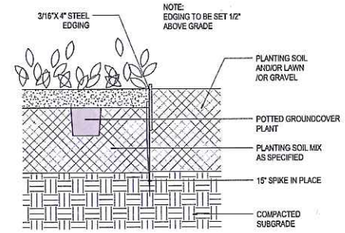
QUANTITY OF PLANTS AND SPACING AS NOTED IN PLANTING SCHEDULE



6 L-801 GROUNDCOVER PLANTING
1/2" = 1'-0"



7 L-801 SPADE CUT EDGE
1 1/2" = 1'-0"

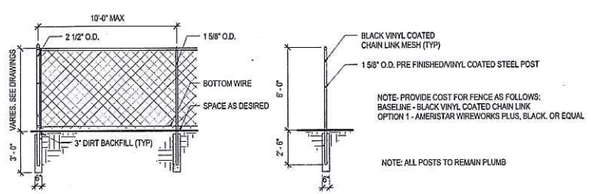


8 L-801 STEEL EDGING
1 1/2" = 1'-0"

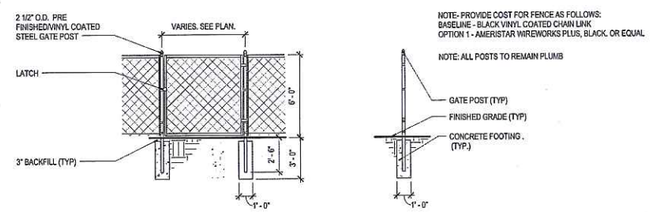
PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE/CALIPER	METHOD	SPACING	DETAIL	COMMENTS
TREES									
AR	21	Acer rubrum	'Red Sunset'	Red Maple	3" Cal.	BB	As Shown	2/L-801	
CV	12	Crataegus viridis	'Winter King'	Winter King Hawthorn	2.5" Cal.	BB	As Shown	2/L-801	
JT	10	Juniperus virginiana	'Taylor'	Columnar Red Cedar	6'	BB	As Shown	3/L-801	
JV	34	Juniperus virginiana	'Canaertii'	Canaertii Red Cedar	6'	BB	As Shown	3/L-801	
NS	14	Nyssa sylvatica	'Wildfire'	Blackgum	2.5" Cal.	BB	As Shown	2/L-801	
PS	11	Pinus strobus		White Pine	6'	BB	As Shown	3/L-801	
SHRUBS									
JO	16	Juniperus virginiana	'Grey Owl'	Grey Owl Juniper	#5				
RA	76	Rhus Aromatica	'Gro Low'	Fragrant Sumac	#3	Cont.	36" O.C.	4/L-801	
VD	36	Viburnum denatum		Arrowwood Viburnum	#5	Cont.	As Shown	4/L-801	
PERENNIAL									
NR	16	Nepeta racemosa	'Walker's Low'	Catmint	SP4	Cont.	30" O.C.	5/L-801	
RF	71	Rudbeckia fulgida	var. Sullivanti 'Goldstumm'	Black-eyed Susan	SP4	Cont.	24" O.C.	5/L-801	
ORNAMENTAL GRASSES									
PV	36	Panicum virgatum	'Northwinds'	Northwinds Switchgrass	#1	Cont.	30" O.C.	5/L-801	
SS	35	Schizachyrium scoparium	'MinniblueA' BLUE HEAVEN	Blue Heaven Little Bluestem	#1	Cont.	24" O.C.	4/L-801	
GROUNDCOVER									
SH	366	Sporobolus heterolepis		Prairie Dropseed	PLUG	Cont.	24" O.C.	4/L-801	

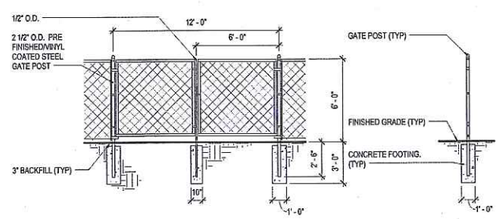
NOTE: SEE SHEET L-302 FOR BIORETENTION AREA PLANTING SCHEDULE



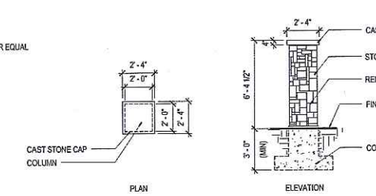
16 L-801 CHAIN LINK FENCE
1/4" = 1'-0"



17 L-801 CHAIN LINK MEMBER GATE
1/4" = 1'-0"



21 L-801 12' CHAIN LINK GATE
1/4" = 1'-0"



NOTE: FOR SIGNAGE, SEE G-101
SEE STRUCTURAL FOR FOUNDATION INFORMATION

MONUMENT SIGN TO BE AUTHORIZED UNDER PERMIT FROM THE BOARD OF ADJUSTMENT

EXTERIOR FINISHES

ST-1 STONE:
MANUFACTURER: NATURAL STONE VENEERS INC
DESCRIPTION: CHANDLER
THICKNESS:
INSTALLATION: 2 to 1 RANDOM-ASHLAR
LOCATION/REMARKS: EXTERIOR WALL.
REP: TRAVIS IRVIN (314)985-0359

22 L-801 FREE STANDING STONE COLUMN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

Happy Hounds Playground
2448 Pond Rd.
Wildwood, MO 63040

ARCTURIS
together we create
720 OLIVE STREET, SUITE 200 SAINT LOUIS, MO 63101
T 314 206 7100 F 314 231 9801

CIVIL ENGINEER
CLAYTON ENGINEERING GROUP- (314) 692-8888

STRUCTURAL ENGINEER
AEDIFICA CASE - (636) 349-1600

Aedifica engineering | case
St. Louis - Montreal
736 Mount Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1739
aedificacase.com
mechanical
electrical
plumbing
fire protection
structural
CERTIFICATE OF AUTHORITY NO. E-2000155349-D

ARCHITECT OF RECORD:
STATE OF MISSOURI
RUSSELL Q. VOLMERT
NUMBER LA-000172
LANDSCAPE ARCHITECT
01-12-16
RUSSELL Q. VOLMERT
MISSOURI LA-000172

ISSUE DATE	DESCRIPTION
4.16.2015	SITE PRICING SET - 75% CDS
6.12.2015	BUILDING PRICING SET
8.13.2015	SITE DEV PLAN -REVISED
1.19.2016	SITE DEV PLAN -REVISED

Revision Schedule

No.	Date	Description

Key Plan:

Project Number: 14-2287.00

Sheet Title:
LANDSCAPE DETAILS P-13

L-801

Attachment B:

Conditional Use Permit (CUP)

ATTACHMENT B - Conditions

1. **PERMITTED USES**

This Conditional Use Permit (CUP) shall authorize a **recreational land use (commercial type), i.e. a private dog park**, as defined by the City's Zoning Ordinance, which can offer said services to the general public. No boarding, grooming, or training services shall be authorized at this site for the general public, as part of this operation under the requirements of this Conditional Use Permit (CUP). Additionally, no dog shows shall be conducted at the site.

2. **LOT, BUILDING, AND USE REQUIREMENTS**

~~a. The maximum number of members allowed, as part of this conditional use authorized on this subject property, shall not exceed four hundred (400) in total. Modifications to this number of authorized members can be considered and amended by the Planning and Zoning Commission, upon written request of the owners, via the defined amendment request set for in the City of Wildwood Zoning Ordinance for Conditional Use Permit (CUP).~~ *Eliminated by the Planning and Zoning Commission, as part of its favorable action on this permit request (1-20-2015).*

a. The facility may have up to three (3) activity areas for large and small dogs collectively, while offering a total of two (2) splash pads within the use area as well. Equipment placement within these authorized areas shall be indicated on the submitted Site Development Plan. These splash pads must be designed to utilize only a public water supply available to the site from the Missouri American Water Company.

b. The development of the proposed trail system shall be authorized as part of this Conditional Use Permit (CUP) on the site and consist of hard and natural surface types. The locations of these trails shall be indicated on the required Site Development Plan and acted upon by the Planning and Zoning Commission, as part of its review of such.

c. No building and/or structure shall be more than two (2) stories above final grade, as determined by finish final grade in the area of the development. The size of the primary building shall not exceed 1,200 square feet in overall size. The main building shall accommodate permanent restroom facilities for the customers of this conditional use.

d. All structures or buildings that are to be constructed on the subject property shall be reviewed and acted upon by the City's Architectural Review Board. Plan submittals must be completed, signed, and sealed by a licensed, practicing architect in the State of Missouri. The selection of colors, materials, design components, and related architectural items shall adhere to the City of Wildwood's Zoning Ordinance requirements, as set forth in Chapter 415.380 Miscellaneous Regulations.

e. The minimum size of the Conditional Use Permit (CUP) area to accommodate this activity shall be eleven (11) acres in area.

f. The facility shall be authorized for operation on the following days and at these allowable times: Monday through Saturday - 6:00 a.m. to dusk; and Sunday - 7:00 a.m. to dusk.

g. No outdoor lighting shall be authorized, as part of the site's utilization, within the active use locations of the dog park, excepting standards and bollards to light specific activity areas, pathways, and entries/exits. The approval of this authorized lighting shall be as part of the Site Development Plan, which shall be acted upon by the Planning and Zoning Commission.

h. The maximum area of this 11.02 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed 7.02 acres.

i. The minimum amount of this 11.02 acre tract of land, which must be preserved as part of this development, shall be four point seven (4.7) acres in overall size.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the Conditional Use Permit (CUP) granted by the Planning and Zoning Commission, and prior to any site disturbance, the operator shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the operator, 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. Location and extent of all existing and proposed improvements, including parking lot area, play areas, splash pads, trail network, and accessory structures, along with the water feature (lake).
c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within two hundred (200) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations and easements.
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 trails, 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 three (3) 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 calculations.
i. Conceptual location and size of public space areas.
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.
n. A Stormwater Pollution Prevention Plan (SWPPP) for the site, which shall include the developer's signature and acknowledgment of its requirements.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Building Setbacks – Residential

a. No new building or structure, other than boundary and/or retaining walls, fences, detention/retention facilities, and/or light standards, shall be located within the following setbacks:

1. Fifty (50) feet from any roadway right-of-way.
2. Thirty (30) feet from any side yard property line of any individual lot, excepting a minimum of fifty (50) feet shall be maintained along the western boundary line of the permit area, which is shared by the two (2) existing single family dwellings located there.
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.

Miscellaneous Setbacks - Right-of-Way and Other Locations

c. No land disturbance shall be authorized within thirty (30) feet of any boundary line of this Conditional Use Permit (CUP), except as authorized on the Site Development Plan by the Planning and Zoning Commission.

Access and Roadway Improvements

d. Roadway improvements shall be required to Pond Road for this conditional use, specifically for ingress and egress to the site and any required sight distance modifications to it, which shall be premised on a Sight Distance Study prepared by a registered engineer. Any improvements shall minimally comply with the requirements of the City of Wildwood's construction standards. The required improvements within the public right-of-way shall be as approved by the Director of Public Works. The dedication of public right-of-way and the establishment of corresponding easements on Pond Road, if determined necessary, shall be in accordance with Chapter 420 Subdivision and Development Regulations of the City of Wildwood Municipal Code. 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.

e. Access to Pond Road shall be limited to one (1) commercial street approach located to provide required sight distance and constructed 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.

f. Dedicate, as public right-of-way, to the City of Wildwood the necessary land area along Pond Road to eliminate the existing notch located along the southern most portion of it, as directed by the City of Wildwood Department of Public Works.

Miscellaneous Roadway Requirements

g. The construction of all drainageway crossings, i.e. culverts, shall comply with the City of Wildwood standards and all other applicable Federal and State regulations in this regard. All submittals to the City shall be reviewed and approved by the Department of Public Works, as part of the Planning and Zoning Commission's consideration of the Site Development Plan.

j. A Traffic Study shall be submitted to the Planning and Zoning Commission for its review, which indicates the current Level of Service at the State Route 100/Pond Road intersection and how this facility will impact that current situation. Additionally, if Level of Service is determined to be at a "D"

through "F" Level, improvements to the State Route 100/Pond Road intersection shall be required and must comply with all requirements and standards of the Missouri Department of Transportation for their right-of-way. Review and action of these determined improvements, if required, shall be by the Planning and Zoning Commission on the Site Development Plan.

k. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

Parking Requirements

j. 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, forty-two (42) parking spaces shall be provided on the site (1% of the land use area).

Landscape Requirements - General

k. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Sustainable Plantings Guide and Tree Manual, including the submittal of a Tree Preservation Plan, in conjunction with the Site Development Plan. All roadway frontages shall be appropriately landscaped, as required by the 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 Conditional Use Permit (CUP) 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 any new building and structure.

m. All disturbed areas of the site shall be restored in compliance to the City's Sustainable Plantings Guide and Tree Manual by a combination of ground cover, landscaping, berms, natural stones, and other means to address stormwater runoff and erosion, as well as improve overall site aesthetics. The restoration of disturbed areas shall be indicated on the required Landscape Plan and acted upon by the Planning and Zoning Commission.

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

Signs

o. Signs for this Conditional Use Permit (CUP) 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. However, the one (1) allowable freestanding sign (monument type) shall not exceed an overall size of thirty (30) square feet. The location and design of this sign, and all other signage, shall be as reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process.

Lighting Requirements

p. 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 and are subject to the standards and requirements defined in the City of Wildwood's Lighting Code – Chapter 415.450 of the Zoning Ordinance. Lighting associated with the active use areas may be provided for safety and visibility purposes therein, but must placed on a timer to ensure all equipment is off one-half hour after closing. Illumination sources in these active use areas may not exceed twelve (12) feet in height.

Miscellaneous Conditions

q. 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.

r. The 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.

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

t. The generalized location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan.

u. 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.

v. No outdoor public address system is permitted on this site.

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 less than an amount that is roughly proportional to the actual or anticipated impact. The installation of public space improvements shall be as required by the applicable ordinance, but must be completed prior to issuance of any zoning authorizations for any building permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces, shall be 290.4 square feet or its equivalent.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood 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 buildings and structures.
4. 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/water quality 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 discharging from the subject site.
5. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.

Stormwater Pollution Prevention Plan

b. 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.

Waste Management Plan

c. Provide a management plan for the disposal of animal waste and by-products of the operation for review and approval by the Planning and Zoning Commission. Minimally, this plan should address the removal of animal wastes on a weekly basis to an approved location for their disposal.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Geotechnical Report

e. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions, which are susceptible to rapid erosion,

landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on the Site Development Plan. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report.

7. RECORDING

Within sixty (60) days of granting of the Conditional Use Permit (CUP) by the Planning and Zoning Commission, the approved permit language and legal description of the property 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 or building permit, all approvals from the Department of Public Works, the Missouri Department of Natural Resources, the Missouri Department of Transportation (if required), St. Louis County Department of Public Works, and the Metro West Fire Protection District must be received by the Department of Planning.

Roadway Improvements

b. Based upon the preliminary development plan, improvements to Pond Road and State Route 100 (if required) must be completed prior to issuance of the occupancy permits.

Nuisance Bond

c. Provide to the City of Wildwood a bond, letter of credit, or cash deposit in the amount of one thousand dollars ($1,000.00) for use to correct any potential nuisance violations, if the property and improvements are not maintained in accordance with said regulations (Chapter 215 Nuisances of the City of Wildwood Municipal Code). The City shall hold this deposit and it will be pre-authorized by the owner/operator, in writing, to exercise its use, if violations are noted and not abated in a timely manner.

Public Potable Water

d. The developer shall be required to provide public potable water from the Missouri American Water Company to the property. 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

e. All landscaping costs shall be submitted to the City of Wildwood through the standard bond procedures.

Land Subdivision

f. 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.

Sanitary Sewers

g. Provide an engineered plan to the City of Wildwood and the St. Louis County Department of Public Works for review and acceptance indicating the proper treatment of all wastewater generated by the use of this site. This on-site wastewater system shall meet all current St. Louis County Plumbing Code requirements for the quality of effluent and not exceed a capacity of five thousand (5,000) gallons per day.

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 controls in the form of siltation control measures are 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 licensees 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. 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.

d. 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.

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

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plan approved by the Planning and Zoning Commission and the Department of Planning. The owner/operator must acknowledge in writing that access to this site for inspection purposes by personnel of the City of Wildwood shall be authorized and, if refused, such action is grounds for revocation of said permit by the City.

j. Any other applicable zoning, subdivision, or other regulations or requirements of the City shall further apply to the development of this property, as authorized by this Conditional Use Permit (CUP), 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.

k. 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 Conditional Use Permit (CUP), except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

Attachment C:

Background Information

Metro West
Fire Protection District
of St. Louis County

P.O. Box 310
Wildwood, Missouri 63040

(636) 458-2100
Fax (636) 458-2199

www.metrowest-fire.org

Vincent T. Loyal
Chief Fire &
EMS Services

Tim Flora
Director

Ralph Starck
Director

Mark Macinski
Director

Serving all or portions of

Ballwin
Ellisville
Wildwood
Chesterfield
Clarkson Valley
Winchester

Unincorporated
Areas of

Sherman
St. Louis, Co.
Castlewood

CITY OF WILDWOOD
OCT 09 2014
DEPT OF PLANNING & PARKS

October 7, 2014

The Clayton Engineering Company, Inc.
11920 Westline Industrial Dr.
St. Louis, MO 63146

RE: Happy Hounds Dog Park

Dear Sir,

The Bureau of Fire Prevention has reviewed the above-mentioned plat as submitted. There are no additional fire requirements.

If there are any additional questions please give my office a call 636-821-5806.

Yours in Fire Safety,

David E. Phipps
Fire Marshal
Metro West Fire Protection District

MISSOURI
AMERICAN WATER

Missouri American Water
727 Craig Road, Suite 201
St. Louis, MO 63141
amwater.com

September 9, 2015

Steve Quigley
The Clayton Engineering Company
2268 Welsch Industrial Court
St Louis, MO 63146

Re: E2015-446 – Happy Hounds Dog Park – 2448 Pond Road

Thank you for the opportunity to review your revised plans for the above-referenced project. Based on the drawings received to date with respect to our existing water facilities, we do not anticipate any potential conflicts with our facilities at this time.

Please be aware that it is the responsibility of your contractor to verify the exact location of our facilities prior to any excavation as well as ensuring the water main is adequately supported along any exposed length that spans an open excavation. An approximate location of our facilities can be obtained by contacting our System Records Department at (314) 996-2244. The contractor should use care when working around these facilities, as they will be responsible for any damage to MAWC facilities caused by their construction activities. Additionally, over dig in the vicinity of our existing fittings and/or thrust blocks would disturb the supporting soil such that failure of the water main is likely.

Please verify the submitted plans are in accordance with the Department of Natural Resources Code of State Regulations 10CSR 20-8.120, which states: Sewers and laterals shall maintain a horizontal separation of at least 10-ft. from any existing or proposed water main. The distances shall be measured edge-to-edge. Sewer runs crossing water mains shall be laid to provide a minimum vertical distance of eighteen inches (18") (46cm) between the outside of the water main and the outside of the sewer and the water main must remain on an undisturbed earth shelf. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints.

MISSOURI
AMERICAN WATER

Missouri American Water
727 Craig Road, Suite 201
St. Louis, MO 63141
amwater.com

Please be advised that you will need to contact the Operations Supervisor, Tom Masters at (314) 996-2432 or Tom.Masters@amwater.com for the required specifications concerning service line configuration, location, suitability and related meter box requirements or to discuss any other requirements for your project. If you do not contact the aforementioned Operations Supervisor concerning the service line requirements for your project, this may cause delays with the approval of your service line connection, possibly requiring additional modifications to your service line installation.

If you have any questions or comments, please contact me at 314-996-2247.

Sincerely,

Monte E Griffith

Monte Griffith, PE
Project Manager

Kathy Arnett

From: Elizabeth Weiss
Sent: Monday, September 28, 2015 3:56 PM
To: Kathy Arnett
Subject: FW: Happy Hounds Playground Traffic Assessment

From: Steve Quigley [mailto:SQuigley@claytoneng.com]
Sent: Monday, September 28, 2015 2:33 PM
To: Elizabeth Weiss; Joe Vujnich
Subject: FW: Happy Hounds Playground Traffic Assessment

Steven W. Quigley
President
The Clayton Engineering Company, Inc.
2268 Welsch Industrial Court
St. Louis, Mo. 63146
314-692-8888 ext. 113

CITY OF WILDWOOD
SEP 28 2015
DEPT OF PLANNING & PARKS

From: JEANETTE K RUGGERI [mailto:Jeanette.Ruggeri@modot.mo.gov]
Sent: Monday, September 28, 2015 2:21 PM
To: Brensing.cbbtraffic.com <Brensing@cbbtraffic.com>
Cc: Steve Quigley (squigley@claytoneng.com) <squigley@claytoneng.com>
Subject: RE: Happy Hounds Playground Traffic Assessment

MoDOT has no comments or concerns regarding this development.

Thank you,

Jeanette Ruggeri

Senior Traffic Studies Specialist
Missouri Department of Transportation
South and West St. Louis County
jeanette.ruggeri@modot.mo.gov

From: Brensing.cbbtraffic.com
Sent: Wednesday, September 23, 2015 4:30 PM
To: JEANETTE K RUGGERI
Cc: Steve Quigley (squigley@claytoneng.com)
Subject: Happy Hounds Playground Traffic Assessment

Jeanette,

CBB prepared a traffic assessment in February of this year for a proposed dog park "Happy Hounds Playground" located in Wildwood, generally the southeast quadrant of Route 100 and Pond Road. It was my understanding that MoDOT did not have any specific concerns about the project or require a traffic study, so CBB did not engage MoDOT. Instead CBB did a traffic assessment to help address some comments from Wildwood regarding potential impacts to Route 100 and Pond Road. Wildwood has now asked for MoDOT's comments/concurrence on the assessment, so I am submitting the assessment to you for review/comment/concurrence.

I also included a preliminary site plan that was provided to me in January for the study. Changes were likely made to the site plans since then so I copied Steve Quigley with The Clayton Engineering Company. He is the site civil if you have questions regarding the site or want updated plans.

Thanks.

Brian Rensing, PE, PTOE
Transportation Engineer
CBB
12400 Olive Boulevard, Suite 430 | St. Louis, MO 63141
314-878-6644, Ext. 37 (Office) | 314-479-5022 (Mobile) | 314-878-5876 (Fax)
Brensing@cbbtraffic.com | www.cbbtraffic.com

TRANSPORTATION
ENGINEERS+PLANNERS

MEMORANDUM

Date:	February 6, 2015
To:	Ms. Laura VanGerpen
From:	Mr. Brian Rensing, P.E., PTOE
CBB Job Number:	013-15
Project:	Proposed Happy Hounds Playground Wildwood, Missouri

In accordance with your request, CBB has completed a traffic assessment pertaining to the proposed Happy Hounds Playground (dog park) in Wildwood, Missouri. The site is located on the east side of Pond Road, south of Route 100. It is our understanding that an 11 acre dog park is proposed with access to Pond Road approximately 500 feet south of Route 100 (centerline-to-centerline).

The purpose of this assessment was to evaluate the trip generation characteristics of the proposed dog park and to determine the estimated impact to the Route 100 at Pond Road intersection. The sole intent of this assessment is to address the City's concerns related to the potential impacts of the dog park at the intersection of Route 100. It must be acknowledged that this assessment does not constitute a detailed traffic impact study.

Existing Roadways

Route 100 is four lane divided highway (two travel lanes in each direction) with separate eastbound and westbound left-turn lanes provided at Pond Road. The striping on the right side of the road tapers and shoulders are provided to allow right-turning vehicles the ability to move out of the through lanes of Route 100. The median between the eastbound and westbound lanes is paved and provides storage for the left-turning vehicles and allow vehicles to make left-turns from the side-street (Pond Road) in two stages. The posted speed limit is 55 miles per hour (mph).

Pond Road is a two lane local road that serves residential uses on the north side of Route 100. On the south side of Route 100, Pond Road serves residential uses and a church as well as Wildwood Middle School off Old Manchester Road, just west of Pond Road. The northbound and southbound approaches of Pond Road are required to stop at the intersection with Route 100. The area around the intersection is shown in **Figure 1**.

Figure 1- Study Area

Existing Traffic

The Missouri Department of Transportation provided manual turning movement counts from 2013 at the intersection of Route 100 and Pond Road for the morning (7:00– 9:00 a.m.) and afternoon (4:00 – 6:00 p.m.) peak periods of a typical weekday. Based on the data, two peak hours were chosen for the analysis, the a.m. (7:15– 8:15 a.m.) and p.m. (4:15 – 5:15 p.m.) peak hours. The existing traffic movements are illustrated in **Figure 2.**

Based on the traffic data, the total entering volume at the intersection of Route 100 and Pond Road is relatively high, approximately 1,620 vehicles per hour (vph) and 1,600 vph during the a.m. and p.m. peak hours, respectively. The eastbound and westbound movements on Route 100 are the predominant movements which consist of approximately 90% of the intersection total entering traffic volume during the peak hours. The movements from the north and south legs (Pond Road) are generally less than 45 vph for any one movement with the exception of the northbound right-turn, which was 100 vph during the a.m. peak hour. A large majority of the northbound right-turns were made between 7:00 and 7:30 a.m., which correlates with the parent drop off times for the Wildwood Middle school.

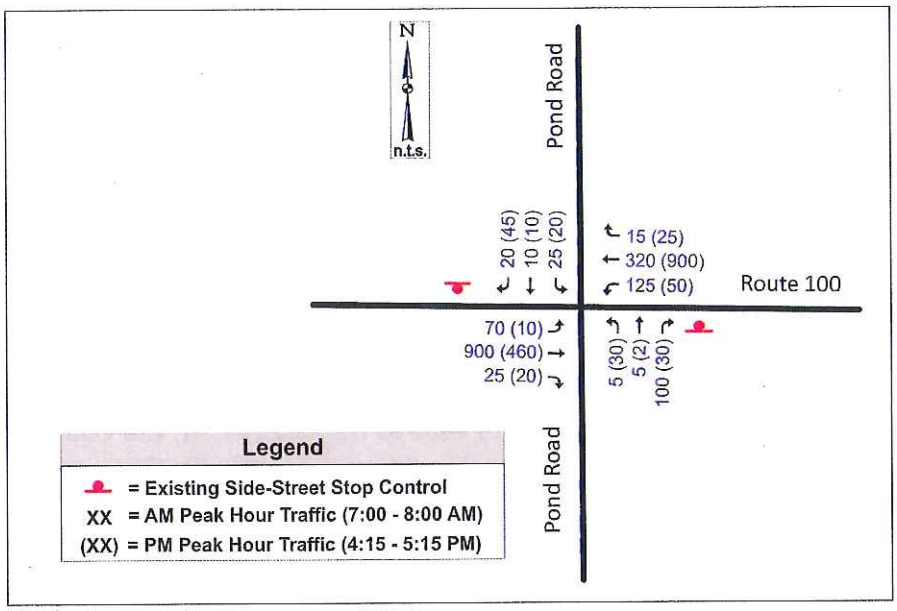


Figure 2- Existing Traffic Volumes

Trip Generation of Proposed Happy Hounds Playground

It is our understanding that an 11 acre dog park is proposed on the east side of Pond Road, south of Route 100. Access to the site is proposed via one driveway to Pond Road, approximately 500 feet south of Route 100. Based on the site plan, the dog park will have many amenities including; a dog wash area, a splash pad, open fetch areas, concrete paths, an agility area, and a pond with a dock.

Due to the unique dog park land use, typical trip generation methods could not be used directly. As a result, trip generation rates were estimated based on operational data provided by the applicant. The following summarizes information from the applicant:

> Patrons to the facility will need a membership and approximately 400 total memberships are expected. The operating hours are Monday through Saturday 6:00 a.m. to dusk and Sunday 7:00 a.m. to dusk. The peak weekday times are expected to be before and after work. The patrons are expected to visit the park for 30 to 60 minutes.

Based on the information provided and anticipated operating conditions, the trip generation for the proposed dog park was estimated to be 10 patrons during the morning peak hour and 20 patrons during the evening peak hour. These assumptions relate to the parking lot being about ¼ full during the morning peak and ½ full during the evening peak hour. It was assumed that each patron would enter and exit the site within the peak hour.

As a result, 20 total trips (10 in and 10 out) are expected during the weekday commuter a.m. peak hour and 40 total trips (20 in and 20 out) are expected during the p.m. commuter peak hour. **Table 1** summarizes the estimated trip generation during the peak hours.

Table 1 - Trip Generation Estimate

Land Use	*Size*	*AM Peak Hour*			*PM Peak Hour*		
		In	*Out*	*Total*	*In*	*Out*	*Total*
Dog Park	11 Ac	10	10	20	20	20	40

In order to verify the order of magnitude of trips to the dog park it, the County Park listed in the "Trip Generation Manual, 9th Edition," published by the Institute of Transportation Engineers was referenced. An 11 acre County/Regional Park is estimated to generate a total of less than 5 trips during the a.m. and p.m. peak hours. As a result, it would appear that the trip generation estimated for the dog park would be conservatively high.

Trip Distribution

In order to provide a conservatively high estimate, it was assumed that all the traffic to the dog park would travel through the intersection of Route 100 and Pond Road. All site-generated trips were assigned to Route 100 with a directional distribution based on existing and anticipated travel patterns as well as our knowledge of the area. It was assumed that 75 percent of the traffic would travel to/from the east, while the remaining 25 percent travel to/from the west.

The proposed dog park trips were assigned to the Route 100 and Pond Road intersection and added to the existing traffic volumes to produce the forecasted traffic volumes. **Figure 3** illustrates the Forecasted Traffic Volumes during the a.m. and p.m. commuter hours. As can be seen, the traffic added by the Happy Hounds Playground would have very little impact on the traffic volumes at the intersection of Route 100 and Pond Road.

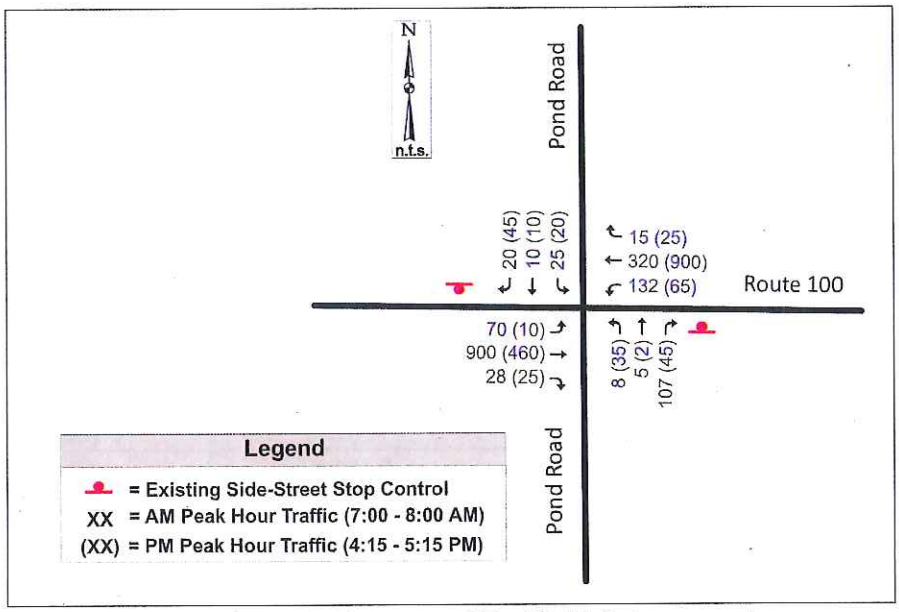


Figure 3- Forecasted Traffic Volumes

Operating Conditions

The existing and forecasted operating conditions at the intersection of Route 100 with Pond Road were analyzed using study procedures outlined in the Highway Research Report No. 209 - "Highway Capacity Manual," updated in 2010. The Manual, which is used universally by highway and traffic engineers to measure roadway capacity, established six levels of traffic service: "Free Flow" (Level A), to "Breakdown Flow" (Level F). Levels of traffic service (LOS) are quantifiable measures of traffic flow, which consider such factors as speed, travel time, traffic interruptions, safety, driving comfort, and convenience.

Level C, normally used for highway design, represents a roadway operating at 70 to 80 percent of its capacity. However, Level D is considered acceptable for peak period operating conditions in urban areas. It must be acknowledged that the perception of acceptable traffic service varies widely by area. Specifically, more delay is usually tolerated in urban and suburban areas. Based on the character of this area, we believe that LOS D would be an appropriate target for peak period traffic operations in the mainline direction even though the side street LOS maybe less than desirable.

It should be noted that overall level of service is not reported for unsignalized intersections with partial (side-street) stop control since motorists on the main road are not required to stop or yield. Instead, levels of service are provided for the secondary movements only (mainline left-turns and minor street movements). Furthermore, levels of service thresholds for unsignalized intersections are lower than those for signalized intersections, since motorists are not guaranteed service at regular intervals.

Existing Operating Conditions

The study intersection was evaluated using the methodologies described above and the existing traffic volumes. **Table 2** summarizes the results of the existing operating conditions and average delays at the intersection of Route 100 at Pond Road during the a.m. and p.m. commuter peak hours.

Table 2 – Existing Operating Conditions

Traffic Movement	*AM Peak Hour*	*PM Peak Hour*
Route 100 at Pond Road (unsignalized)		
Eastbound Route 100 Left-Turn	A (8.2)	B (10.5)
Westbound Route 100 Left-Turn	B (11.6)	A (8.6)
Northbound Pond Road Approach	C (20.5)	D (32.6)
Southbound Pond Road Approach	F (69.8)	E (35.6)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

The existing operating conditions for all approaches are acceptable (LOS D or better) except for the southbound approach of Pond Road, which currently operates at LOS F during the a.m. peak hour and LOS E during the p.m. peak hour.

The delays for southbound Pond Road are attributed to the high volumes along Route 100 during the peak hours (900 vph). It should be noted that a center median is provided between the eastbound and westbound lanes which allows vehicles from the side street to cross Route 100 or make a left-turn in two-stages. For example, a southbound left-turn vehicle will cross the westbound lanes to the median when an adequate gap is available then proceed to the south or east when a second adequate gap is available. This reduces the delay since a simultaneous gap in both directions is rare due to the heavy east-west volumes.

In addition to the heavy flows along Route 100, the northbound right-turn movement is relatively high during the a.m. peak hour (100 vph). As noted above, a large majority of this right-turn traffic occurs in 30 minutes, which is likely parent drop off traffic leaving the Wildwood Middle School to travel east on Route 100.

Consequently, there are no improvements, short of a traffic signal (which is not recommended or warranted due to the low side street traffic), that would lessen the delay for northbound and southbound motorists from Pond Road desiring to cross Route 100 or turn left onto Route 100. It is not unusual for motorists on the side-streets to incur longer delays turning onto major arterials in the St. Louis Region, such as Route 100.

Forecasted Operating Conditions

The study intersection was again evaluated using the same methodologies using this forecasted traffic volumes. **Table 3** summarizes the results of the forecasted operating conditions and average delays at the intersection of Route 100 and Pond Road during the a.m. and p.m. commuter peak hours.

Table 3 – Forecasted Operating Conditions

Traffic Movement	*AM Peak Hour*	*PM Peak Hour*
Route 100 at Pond Road (unsignalized)		
Eastbound Route 100 Left-Turn	A (8.2)	B (10.5)
Westbound Route 100 Left-Turn	B (11.7)	A (8.9)
Northbound Pond Road Approach	C (23.5)	D (34.5)
Southbound Pond Road Approach	F (75.9)	E (39.3)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

When comparing the existing and forecasted operating conditions, the change in delay is minimal at the intersection of Route 100 and Pond Road. The delay for the southbound approach on Pond Road is only expected to increase by about 6 seconds in the a.m. peak and less than 4 seconds in the p.m. peak. The delay for the northbound approach on Pond Road is expected to increase by less than 3 seconds in the a.m. and p.m. peak hours. These changes in delay are negligible and would be difficult to notice on a day to day basis.

It is also our understanding that concerns were also made regard Sunday mornings. The Living Word United Methodist Church is located on the west side of Pond Road south of Route 100. It is logical to assume that some congestion occurs on Sundays at the intersection of Route 100 and Pond Road due to the impacts of the church services. Churches are event-based traffic generators, meaning that the traffic is oriented to the use for a specific event and generally leaves directly after the event. Schools, churches, concerts, and sports events are all common examples. Generally, event-based uses will create congestion but typically are limited to a short duration.

The minimal traffic oriented to the proposed dog park on a Sunday morning is not expected to have a meaningful impact at the intersection of Route 100 at Pond Road.

Summary

This study has addressed the trip generation characteristics of the proposed Happy Hounds Playground and potential impacts to the intersection of Route 100 and Pond Road in Wildwood, Missouri. The proposed dog park is estimated to generate 20 total trips per hour during the a.m. peak hour and 40 total trips during the p.m. peak hour.

The southbound approach of Pond Road currently operates at less than desirable levels during the a.m. and p.m. peak hours. This condition is due to the heavy east-west traffic volume on Route 100, which limits the number of adequate gaps during the peak hours. The study intersection has a median between the eastbound and westbound lanes so that the north-south throughs and left-turns from Pond Road can be made in two stages.

The additional traffic from the Happy Hounds Playground dog park is expected to have minimal impacts on the intersection. The intersection could also be congested on Sundays due to the existing church, which is an event-based traffic generator. As a result, the congestion is generally short in duration. The small amount of additional traffic to the dog park is not expected to have a meaningful impact at the intersection on a Sunday.

We trust that you will find this information useful. Should you have any questions or comments, please contact our office.

Sincerely,

Brian Rensing

Brian Rensing, P.E., PTOE
Transportation Engineer

WILDWOOD

December 21, 2015

Clayton Engineering
ATTN: Steven W. Quigley, President
11920 Westline Industrial Drive
St. Louis, Missouri 63146

Re: P.Z. 20-14 Happy Hounds Playground, L.L.C.; a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a recreational land use facility (commercial dog park) at 2440 and 2448 Pond Road (Locator Numbers 23W34042 and 23W330032).

Dear Mr. Quigley:

The Department of Planning, in conjunction with the Department of Public Works, has completed its third review of the Site Development Plan being submitted in association with the approved Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a recreational land use facility (commercial dog park) at the above-referenced location. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance, the Conditional Use Permit (CUP) for the tract of land, and other related requirements and design criteria of the City of Wildwood. In this comparison, a number of items were identified that must be addressed, before this matter can be scheduled for Site Plan Subcommittee's review. These items are as follows:

Sheet 1

1. Please provide the total number of required parking spaces (twenty-nine (29)), as part of the calculation.
2. Please remove 'and MSD' in Note #3.
3. Please modify Note #3 under the Waste Management Plan to state the dumpster will be emptied 'at least' once per week.
4. Please provide details regarding the eighteen (18) foot by twenty-four (24) foot shed, specifically its height, materials, and color.
5. Please indicate, as best as possible, the full extent of the sanitary drip irrigation field.
6. Please note the color of the block steps providing access between the small and large dog park areas.

Sheet 3

7. Please revise the tree clearing limits to reflect the current grading plan, as shown on Sheet 1 of 14.

Sheet 5

8. Please add the owners' script to the SWPPP, in addition to the engineer's signature block.

Sheet 8

9. Please note the color of the trash receptacles, benches, and bicycle racks.

Sheet 9

10. Please complete the Natural Resource Protection Table to include the amount of preservation required in each area and provide the Soil Scientist script and signature block.

Sheet L-201

11. Please address the comments included in the attached review letter on future submittals of the Landscape Plan

Sheet L-201

12. Please correct the Landscape Plan to comply with the attached comment letter from the City's Landscape Consultant.

Sheet L-601

13. Please explain how the access bars (gate canes) will be accessible to the trash company. If they are to be placed on the exterior of the enclosure, please add a note stating they will be painted to match the wood enclosure and not left galvanized steel.
14. Please note the monument sign will be authorized under a separate permit. As a reminder, this sign will need a variance from the Board of Adjustment for its location within the front yard setback. The Board of Adjustment only meets once a month, so to begin this process, please see the application and instructions found on the City's website here: http://www.cityofwildwood.com/145/Board-of-Adjustment.

General

15. Please note the Department of Public Works is still reviewing the Improvement Plans and will forward its comments under a separate letter.
16. As a reminder, a consolidation plat will need to be completed, since the project overlaps multiple parcels of ground. By completing this consolidation, the interior setbacks will be removed, which currently preclude disturbance in those areas.
17. Please provide an escrow, in the amount of $1,107.09, for the future installation of a sidewalk along Pond Road. This escrow will be required prior to the issuance of any grading permit or zoning authorization for construction of any improvements.

The Department would like to schedule this item for review by the Planning and Zoning Commission Site Plan Subcommittee at its January 19, 2016 meeting. To meet this date, the resubmittal of the plans would need to occur no later than January 12, 2016. Please let us know if you are unable to meet this deadline and we will schedule this review by the Subcommittee for a later date.

Once the revisions are complete, please resubmit three (3) full sets, and a digital set, of the revised Preliminary Development Plan to the Department of Planning for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information being sought. If you should have any questions or comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

CC: The Honorable Timothy Woerther, Mayor
Council Members Glen DeHart and Larry McGowen, Ward One
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Terri Gaston, Senior Planner
Travis Newberry, Planner
Happy Hounds Playground, L.L.C., 431 Castle Glen Court, Ballwin, Missouri

November 16, 2015

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

Re: Landscape Plan Review #1
Happy Hounds Playground
2448 Pond Road
terraspec Job Number 02038-98

Dear Mr. Vujnich:

Per your request we have performed a review of the proposed landscape plan for the above referenced project and submit for consideration the following comments and recommendations.

We have reviewed the landscape plan prepared for Happy Hounds Playground. by Arcturis, Inc. dated Rev. 8/13/15 and find that the landscape development proposed for this project does not appear to meet the minimum requirements set forth in the City's Ordinances and Tree Manual/Sustainable Plantings Guide.

1. To meet the minimum drawing requirements, the plan should include General Notes from the Landscape Plans section of the Tree Manual (b through j) as well as the following notes from the Landscape Applications section:

- Grading - All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.
- Maintenance - The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.
- Replacement - Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.

2. To meet the minimum planting requirements for a non-residential application, the plan should include:

A. Street Trees along Pond Road frontage at (1) 2-1/2" tree per 30' of frontage
(230'/30 = 7.66 say **8 trees required**) Note: These trees should be grouped and not evenly spaced)

B. Parking Lot Plantings at 1 Plant Unit (PU) per 8 spaces.
(42 spaces / 8 = **5 PU's required**) Note: 1 Standard Plant Unit (PU) = (2) 3" cal. Canopy Tree, (0) 2" cal. Ornamental Tree, (5) 24" ht. evergreen shrubs and (5) 24" ht. deciduous shrubs , see Tree Manual for Alternative Plant Units) (Note: 3 additional islands are needed to achieve a minimum of 1 island per 8 spaces and eliminate long lines of parking. This requirement will reduce the total parking to 39 spaces, which does not affect the total number of PU's required for the parking area)

C. Entrance Drive at 3 PUs per 8000 sf of drive area.
(10,250 sf / 8000 = 1.28 x 3 PUs = 3.84 say **4 PUs required**) Note: PU requirements for entrance drive is the same as for parking areas.

(Continued on page 2)

D. Non-Residential Building Sites at 1 PU (Plant Unit) for every 75' of new building perimeter
(100 lf / 75' = 1.33 say **1 PU required**) Note: 1 Standard Plant Unit PU = (1) 3" cal. Canopy Tree, (1) 2" cal. Understory Tree, (10) 24" ht. shrubs and (1) 8' ht. Evergreen Tree, see Tree Manual for Alternative Plant Units)

In addition to the above requirement regarding building perimeter, each acre of non-wooded landscape surface not designated for parking, pavements, buildings or bufferyards shall contain 15 PUs. (Approx. 5 acres of non-wooded landscape area x 15 PUs = **75 PUs required**)
Note: Exact calculations were not performed by this office as part of the review. Applicant should show calculations for non-wooded landscape surface planting requirements on the next submittal along with the calculations for all landscape requirements indicating requirements and how those requirements are being met.

E. Bufferyards - Type 'E' required for separation between NU and "Commercial" Use
North Bufferyard at 5 PU's per 150 lf of bufferyard
(550 lf / 150 = 3.33 x 5 PUs = 16.66 say **17 PUs required**) (Note: Due to the extensive amount of woodlands on the property, adjacent to the property line, it is our recommendation that bufferyard requirements be applied only to the first 550' of the 1300'+/- property line
South Bufferyard at 5 PUs per 150 lf of bufferyard
(440 lf / 150 = 2.93 x 5 PUs = 14.66 say **15 PUs required**) (Note: Due to the extensive amount of woodlands on the property, adjacent to the property line, it is our recommendation that bufferyard requirements be applied only to the first 440' of the 1300'+/- south property lines)
East Bufferyard at 5 PUs per 150 lf of bufferyard
Due to the extensive amount of woodlands on the property, adjacent to the property line, it is our recommendation that bufferyard requirements be waived along this property line.
West Bufferyard at 5 PUs per 150 lf of bufferyard
(260 lf / 150 = 1.73 x 5 PUs = 8.66 say **9 PUs required**)

Bufferyard Note: 1 Standard Plant Unit (PU) = (1) Canopy Tree, (1) Understory Tree, (1) Evergreen Tree and (10) 24" ht. shrubs, see Tree Manual for Alternative Plant Units and the various size requirements for each type of plant listed.

F. Street Bufferyard - Type 'C' required along Pond Rd. at 3 PUs per 150 lf of frontage
(230 lf / 150 = 1.53 x 3 PUs = 4.6 say **5 PUs required**)
Note: the Standard Plant Unit (PU) requirements for Street Bufferyards is the same as Indicated above for Bufferyards.

3. Additional Comments:

A. The proposed plant materials indicated on the submitted landscape plan are considered hardy to the area and are reasonable selections for the particular applications with a couple of exceptions. We highly recommend that a different species of tree be utilized in lieu of the specified Cornus florida (Flowering Dogwood) due to the fact that, even though this tree is native to MO, it is susceptible to all sorts of problems when sited in stressful locations. Also, we recommend that another tree species be selected for the parking lot islands. Liriodendron tulipifera (Tulip Tree) is a very large, fast growing, weak wooded tree that is best utilized in large, open areas, not confined landscape islands.

terraspec

B. The site specific ordinance requires that the landscape plan be prepared, signed and sealed by a Missouri registered landscape architect.

C. It appears that clearing and grading are proposed within the 30' no land disturbance setback along a large portion of the northern property line of this development as well as portions of the western property line where it adjoins the existing residential properties along Pond Road. Clearing and grading limits should be adjusted so as to not encroach in these setbacks.

D. How are the bio retention basins to be planted?

E. Additional labeling of the plans, indicating hardscape elements would be very helpful.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec

Kenneth J. Keitel, PLA, ASLA
Landscape Architect

terraspec

WILDWOOD

September 16, 2015

Happy Hounds Playground, L.L.C.
c/o Clayton Engineering, Steven W. Quigley, President
11920 Westline Industrial Drive
St. Louis, Missouri 63146

Re: P.Z. 20-14 Happy Hounds Playground, L.L.C.; a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a recreational land use facility (commercial dog park) at 2440 and 2448 Pond Road (Locator Numbers 23W34042 and 23W330032).

Dear Mr. Quigley:

The Department of Planning, in conjunction with the Department of Public Works, has completed its second review of the Site Development Plan being submitted in association with the approved Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a recreational land use facility (commercial dog park) at the above-referenced location. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance, the Conditional Use Permit (CUP) for the tract of land, and other related requirements and design criteria of the City of Wildwood. In this comparison, a number of items were identified that must be addressed, before this matter can be scheduled for Site Plan Subcommittee's review. These items are as follows:

Additional Information/Requirements:

1. Please overlay the Natural Resource Protection Standard Areas onto the overall development plan for the site, per the requirements of the Subdivision and Development Regulations. Additionally, the attribute areas and percentages of preservation will need to be included, as a related sheet, in relation to the Natural Resource Protection Standards report that was submitted.
2. Please add the catalog cut sheets of all trash receptacles, benches, bicycle racks, and other human items that are planned to be placed at the facility on to a plan sheet.
3. Please provide MoDOT's comments on the traffic study completed at State Route 100 and Pond Road.
4. Please provide details regarding whether the St. Louis County – Plumbing Section will allow an active use area of the facility on top of the drip irrigation field.
5. Please note the demolition of the buildings on site will need to be reviewed by the City's Historic Preservation Commission due to their age (over seventy-five (75) years). To begin this process, please identify, on a survey section, the buildings to be removed and email the information to Liz Weiss, staff liaison to the Historic Preservation Commission. Liz's email is liz@cityofwildwood.com.
6. Due to the high level of detail already shown on the submitted plans, please consider combining them with the Improvement Plans and submit as one. The City will combine the review in an effort to streamline the final stages of this process.
7. Please provide a Stormwater Management Plan, including full stormwater calculations for the site and floodwater and water quality calculations, in accordance with City standards (these standards are identical to the Metropolitan St. Louis Sewer District's requirements).
8. Please provide greater detail in the area by Bioretention #2, by better illustrating the terminus of the sidewalk that defines the southern edge of the parking lot area.
9. Please provide more detail relating to the two (2) outfall and rip rap areas.
10. Please provide details on the inlet and pipe from the retention basin, as part of the requested stormwater construction plans.

11. Please provide details/clarification on how water is discharged from the site, at the eastern portion of the property, then north into Bonhomme Creek.
12. Please provide a drainage area map, as part of the stormwater calculations.
13. Please note the monument sign, at the entrance, will need a variance from the Board of Adjustment for its location within the front yard setback. The Board of Adjustment only meets once a month, so to begin this process, please see the application and instructions found on the City's website here: http://www.cityofwildwood.com/145/Board-of-Adjustment.
14. Please be advised that, if any of the sheets reflecting architectural details of the building are to change, the details must be updated as well. The Department had been advised the cost of the building precluded its construction, and the property owner was going to seek modifications.
15. Please revise the location of the dual six foot (6') wide maintenance gates and the disturbance in the setback area on the west side of the property, near the large dog area. Both extend into this setback limit, which is a non-disturbance area.
16. Please provide an escrow, in the amount of $1,107.09, for the future installation of a sidewalk along Pond Road.
17. Please amend the type of easement shown for the sidewalk along Pond Road to a utility, roadway, and multiple-use trail easement.
18. In addition to the striped crosswalk, please provide, and identify on the plans, the appropriate signage.
19. Please dimension the two (2) accessible spaces, and the aisle between them, in addition to details and the location of the required signs for these spaces.
20. Please add information in the waste management plan to provide a schedule for when the dumpster will be emptied.
21. Please overlay the proposed site grading on the Tree Preservation Plan sheet and determine if there are any areas where the amount of tree protection can be increased.
22. Please note a consolidation plat will need to be completed, since the project overlaps multiple parcels of ground. By completing this consolidation, the interior setbacks will be removed, which currently preclude disturbance in those areas.

Once the revisions are completed, please resubmit three (3) full sets of the revised Preliminary Development Plan and other requested items to the Department of Planning for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information being sought. If you should have any questions or comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Sincerely,
CITY OF WILDWOOD

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

CC: The Honorable Timothy Woerther, Mayor
Council Members Glen DeHart and Larry McGowen, Ward One
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Senior Planner I
Liz Weiss, Senior Planner II
Terri Gaston, Planner
Happy Hounds Playground, L.L.C., 431 Castle Glen Court, Ballwin, Missouri

WILDWOOD

June 18, 2015

Happy Hounds Playground, L.L.C.
c/o Clayton Engineering, Steven W. Quigley
11920 Westline Industrial Drive
St. Louis, Missouri 63146

Re: P.Z. 20-14 Happy Hounds Playground, L.L.C.; a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a recreational land use facility (commercial dog park) at 2440 and 2448 Pond Road (Locator Numbers 23W34042 and 23W330032).

Dear Mr. Quigley:

The Department of Planning, in conjunction with the Department of Public Works, has completed its initial review of your Site Development Plan in association with the approved Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a recreational land use facility (commercial dog park) at the above-referenced location. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance, the Conditional Use Permit (CUP) for the tract of land, and other related requirements and design criteria of the City of Wildwood. In this comparison, a number of items were identified that must be addressed, before this matter can be scheduled for Site Plan Subcommittee review. These items are as follows:

Additional Information/Requirements:

1. Provide the Natural Resource Protection Plan and Analysis to the City.
2. Provide the Geotechnical Report to the City. Additionally, the Professional Engineer preparing the geotechnical report must sign and seal the plan.
3. Provide to the City the catalog cut sheets of all trash receptacles, play equipment, and other items planned to be placed at the facility.
4. Provide a copy of the plan set to the Metro West Fire Protection District for its review and comments.
5. Provide a copy of the traffic study completed at State Route 100 and Pond Road to MoDOT, along with a copy of the plan set, for its review and analysis.
6. Provide a copy of the plan set to St. Louis County – Plumbing Section for its review and comments. Also, please note if this entity will allow an active use area of the facility on top of the drip irrigation field.
7. Provide a copy of the plan set to Missouri American Water Company for its review and comments.
8. Provide a copy of the supporting documentation (profile along sight distance line) for determining sight distance measurements.
9. Please note the demolition of the buildings on site will need to be reviewed by the City's Historic Preservation Commission due to their age (over seventy-five (75) years).
10. Please provide a Stormwater Management Plan for the development area, in accordance with City standards (these standards are identical to the Metropolitan St. Louis Sewer District's requirements).
11. Please note the monument sign, at the entrance, will need a variance from the Board of Adjustment for its location within the front yard setback.

Preliminary Development Plan:

12. Please provide the size and zoning district designations of adjoining parcels of ground.
13. Please identify the pavement width along Pond Road.
14. Please remove all play features in the Small Dog Agility Area, Large Dog Agility Area, along with the mulched path on the north side of the property from the thirty (30) foot side setback area.
15. Please add a page to the plan set that has all CUP conditions to the Site Development Plan.
16. Please modify the Existing Zoning, listed on the Site Development Plan, to be NU Non-Urban Residence District, with a Conditional Use Permit.
17. Please number the plan sheets for ease in reference.
18. Please provide details regarding the proposed building's height.
19. Please note how the pond's size was determined and if it was based upon normal pool elevations.
20. Please provide mitigation for the grading in the side yard setback area along the northern boundary of the property.
21. Please consider a different material for the steps, other than railroad ties, since wood would be slippery when wet.
22. Please add a note that all bridges will require building permits.
23. Please add to the Waste Management Plan the disposal schedule for the facility.
24. Please overlay the proposed improvements on to the Tree Preservation Plan.
25. Please better define the forest management activity that is identified on the Tree Preservation Plan.
26. Please provide a minimum five (5) foot sidewalk along Pond Road, with handicapped curbs and ramps at the driveway access points. This improvement will help meet the City's public space requirement.
27. Please indicate a striped crosswalk on Pond Road to connect the eight (8) foot trail shown south of the parking lot, to connect to the existing pedestrian network on the west side of Pond Road. This crosswalk is also a public space requirement.

Once the revisions are completed, please resubmit three (3) full sets of the revised Preliminary Development Plan and other requested items to the Department of Planning for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information being sought. If you should have any questions or comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Sincerely,
CITY OF WILDWOOD

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

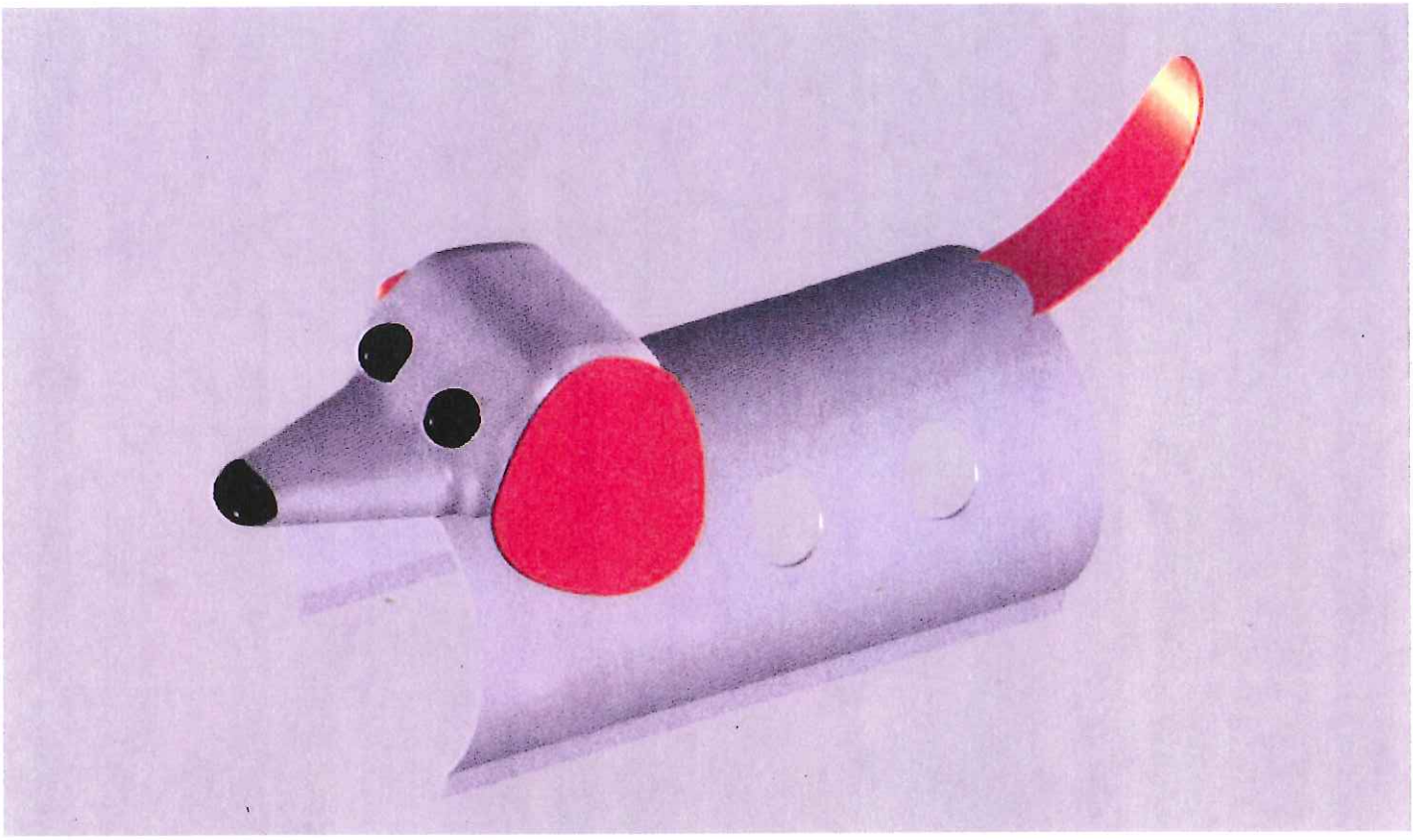
CC: The Honorable Timothy Woerther, Mayor
Council Members Glen DeHart and Larry McGowen, Ward One
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Senior Planner I
Liz Weiss, Senior Planner II
Terri Gaston, Planner
Happy Hounds Playground, L.L.C., 431 Castle Glen Court, Ballwin, Missouri

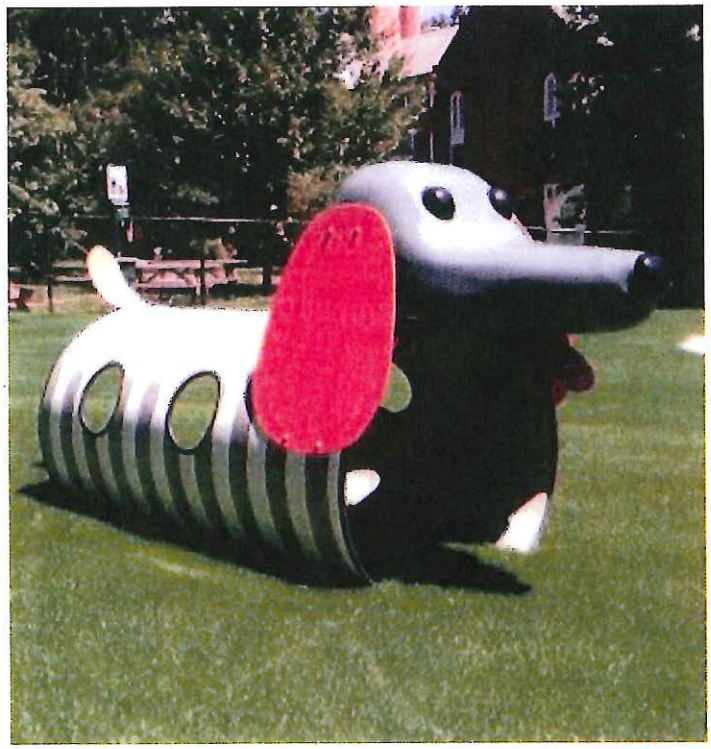
K9RECREATION

Materials: FRP Composite with smooth finish
Optional: Graphics Wrap (choice of images)
Tunnel Dimensions: 6' x 3'
Overall: 9' x 4'
Shipping Weight: Approx. 260lbs

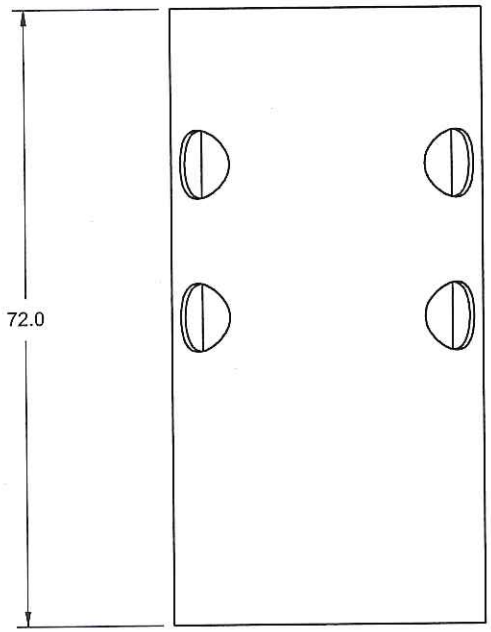
** Tunnels are handcrafted so slight variations in size and weight are expected*

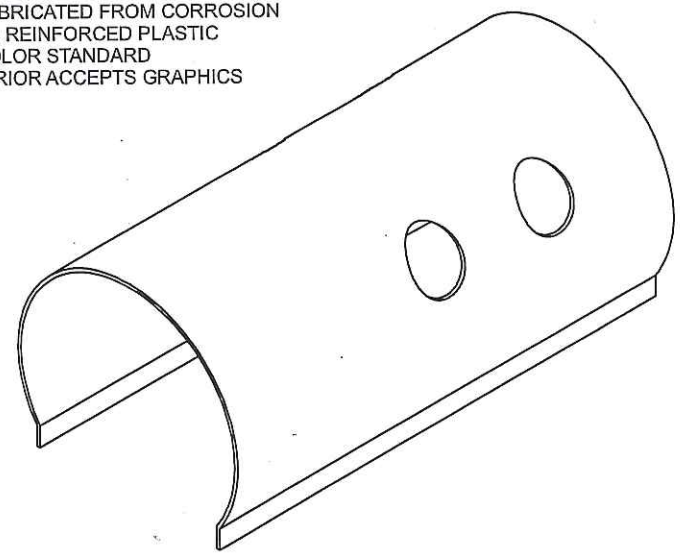
"Doxie" Tunnel

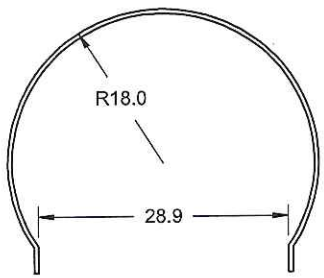


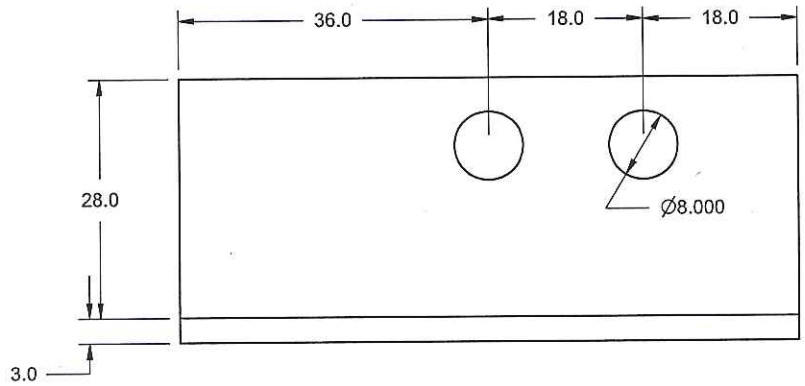


NOTES:
1. BODY TO BE FABRICATED FROM CORROSION RESISTANT FIBER REINFORCED PLASTIC
2. LIGHT GRAY COLOR STANDARD
3. SMOOTH EXTERIOR ACCEPTS GRAPHICS









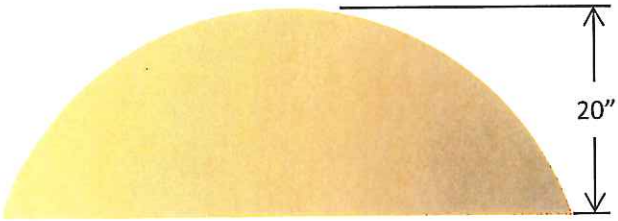
	SIZE	PART NO.	DESCRIPTION.	REV
Aqua Play Solutions Inc.	A		DOXIE BODY	1
	SCALE 1:20		SHEET 1 0F 1	

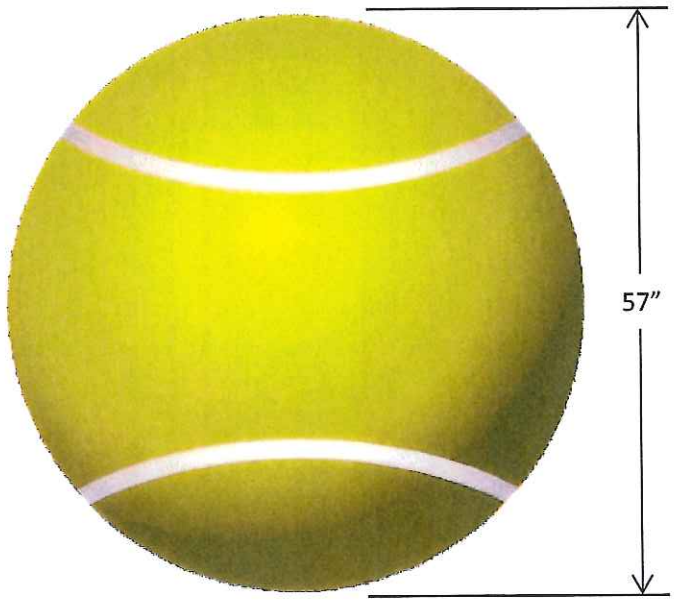
K9RECREATION

Materials: FRP Composite
Finish: Semi-smooth w/1/3 Tennis Ball Graphics
Dimensions: 57" W x 20" H
Shipping Weight: Approx. 220lbs

** FRP Features are handcrafted so slight variations in size and weight are expected*

"Tennis" Ball





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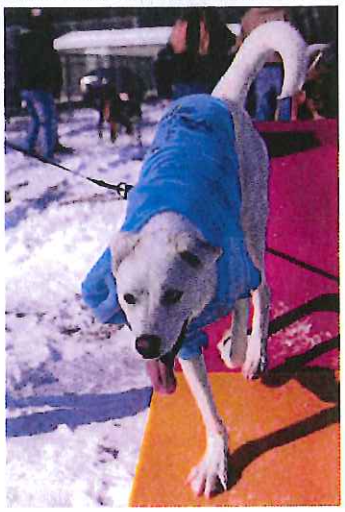
6401
A-FRAME

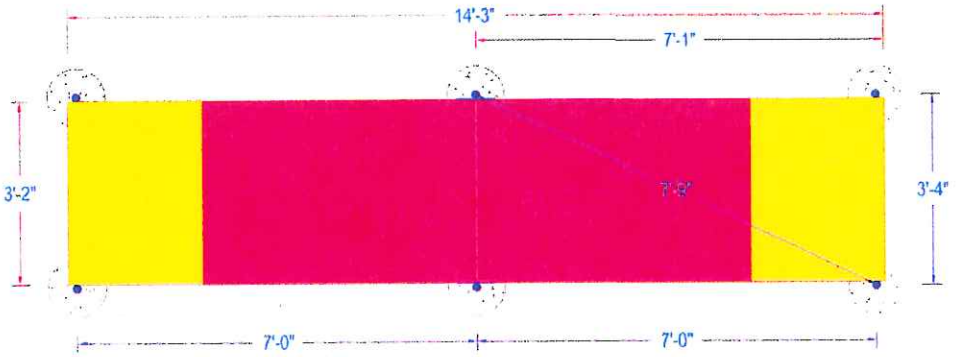
Revision: 2.3
Issued: 10/18/2011

IMAGES



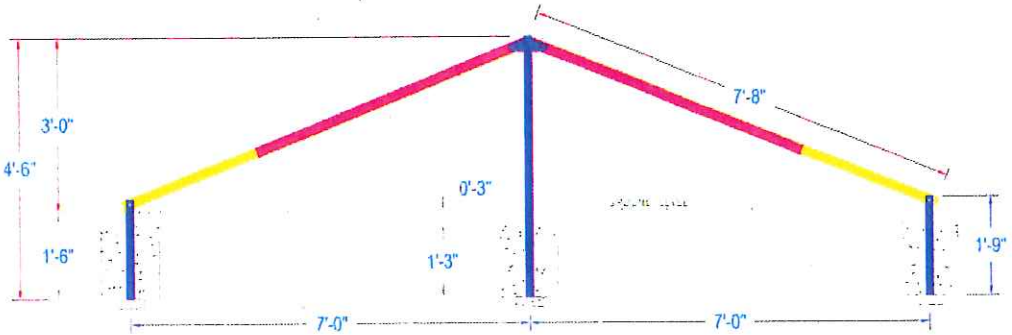
TOP VIEW

- *One-piece 10 gauge reinforced aluminum planks.*
- *Highly-textured Paws Grip™ poly urea coating for superior slip-resistance.*
- *Two-color UV-resistant polymeric top coat finish.*
- *Stainless steel hardware.*
- *Schedule 40 aluminum posts.*



FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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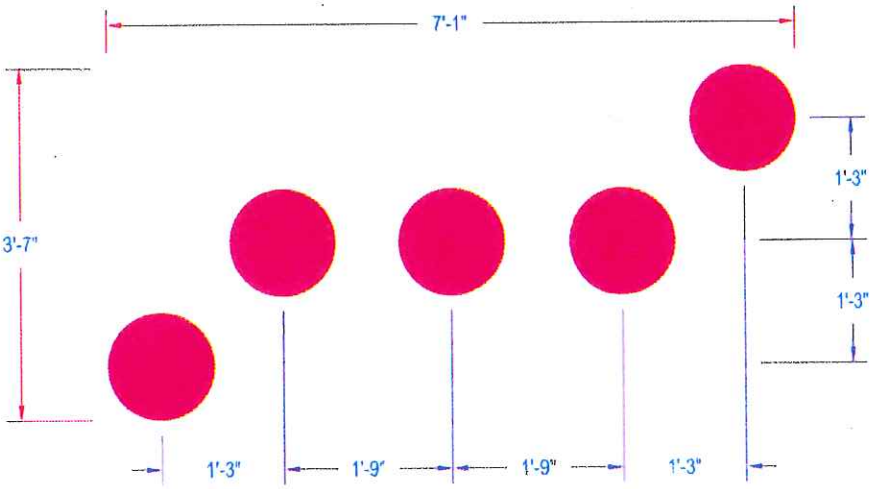
6413
AGILITY WALK

Revision: 2.3
Issued: 10/18/2011

IMAGES

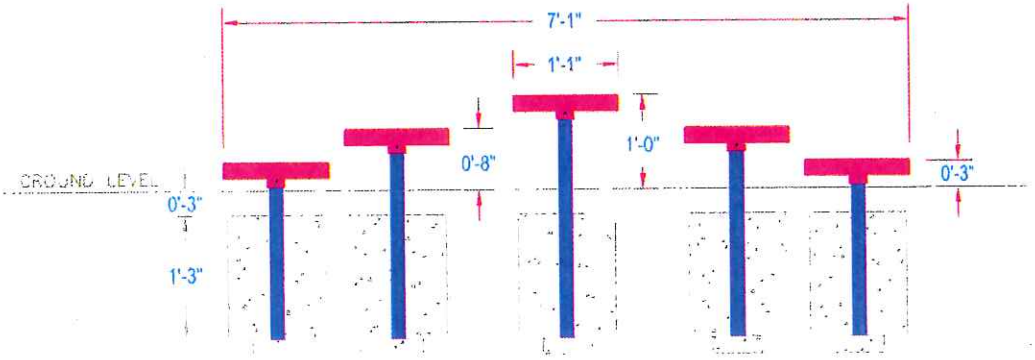
TOP VIEW

- *10 gauge reinforced aluminum discs.*
- *Highly-textured Paws Grip™ poly urea coating for superior slip-resistance.*
- *Varied heights.*
- *Schedule 40 aluminum posts.*



FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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6520
ADJUSTABLE TIRE JUMP

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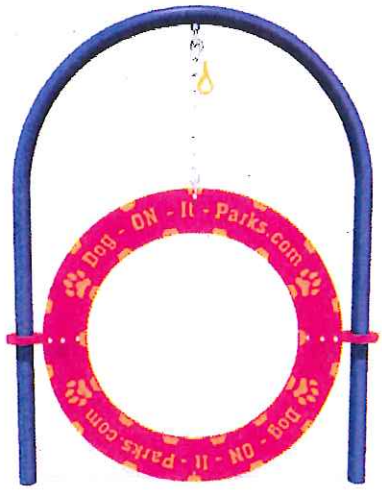
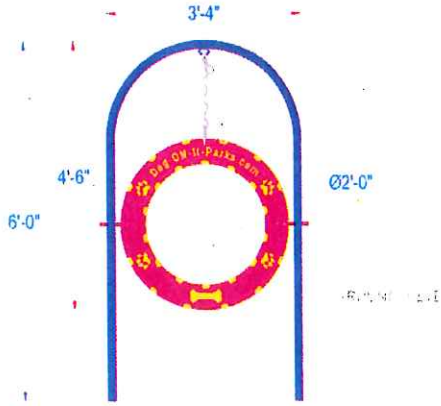


TOP VIEW

- *Height easily adjusted by useres*
- *Multi-colored precision machined solid polyethylene plastic is 3/4" thick.*
- *Sliding brackets reduce noise.*
- *Stainless steel hardware.*
- *Inside diameter is big enough for the largest dogs.*
- *Approximatley 14" range of height adjustment*
- *Schedule 40 aluminum arch with baked polyester finish.*

FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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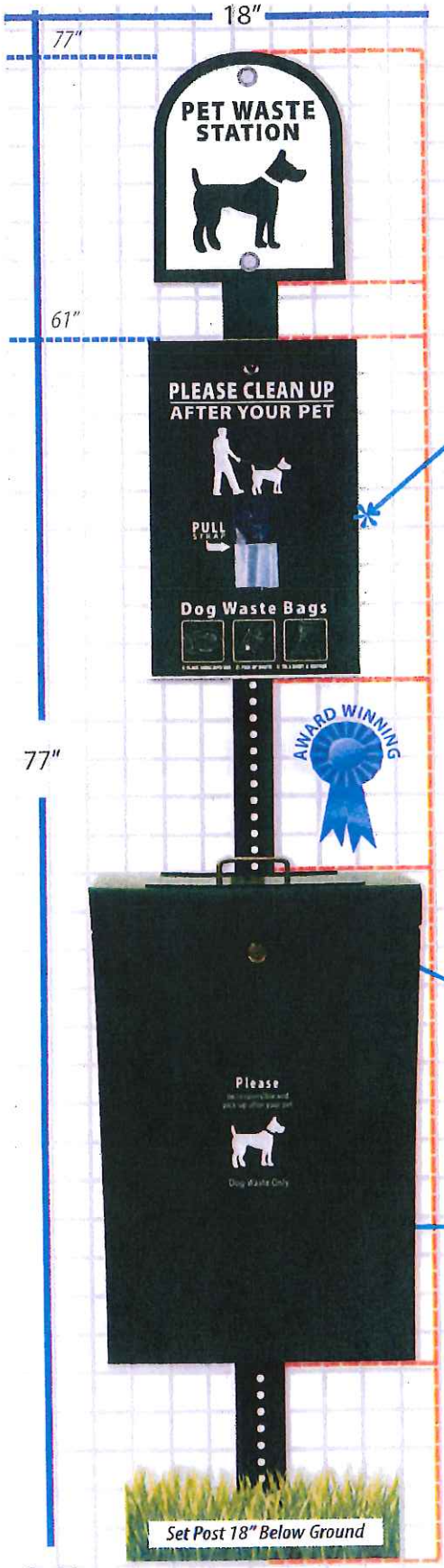
The GLADIATOR® PET WASTE STATION

AWARD WINNING • FULLY SEALED • LOCKING CAN



Weight: 48 lbs

Includes EVERYTHING:

- 7 ft Square Post
- Bag Dispenser (Zero Waste or Roll Bag)
- 11 Gallon Locking Can
- Hardware & Keys
- Installation Instructions
- Sign
- Sign Bracket
- 50 Can Liners
- 400 Waste Bags

Clear & Simple
Easy To See, Simple To Use
Highly visible integrated signage. Simple instructions show how to dispense and use bags.
(permanent screened lettering will not peel or fade)

NO RUST ALUMINUM

Strong & Durable
Commercial Aluminum, Rust-Proof
Manufactured to endure the harshest elements. Commercial-grade aluminum is built to last—will not rust like metal pet waste stations; will not crack like polyresin or plastic stations.

Locking Can, Sealed Chute
Large, Sealed System, Locking
The Gladiator can is made from heavy gauge, rust-proof aluminum. The sealed chute keeps out the elements while the large can holds 11gallons of waste.

Commercial-Grade Post
Heavy weight, Commercial-Grade.
A sturdy 14 gauge steel square post. A two piece telescoping 7 ft post for easy installation. Powder-coated.

6402
DOG WALK RAMP

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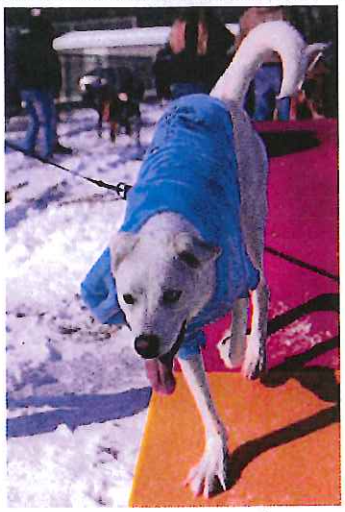
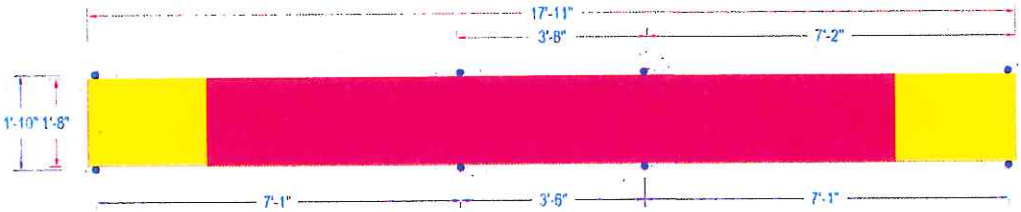
Revision: 2.3
Issued: 10/18/2011

IMAGES



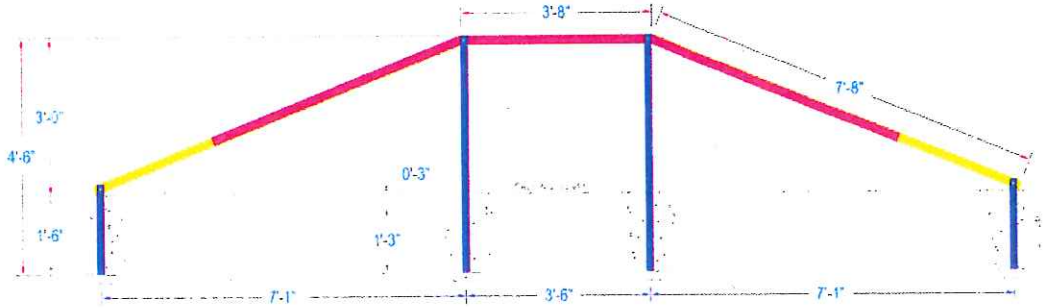
TOP VIEW

- *One-piece 10 gauge reinforced aluminum planks.*
- *Highly-textured Paws Grip™ poly urea coating for superior slip-resistance.*
- *Two-color UV-resistant polymeric top coat finish.*
- *Stainless steel hardware.*
- *Schedule 40 aluminum posts.*



FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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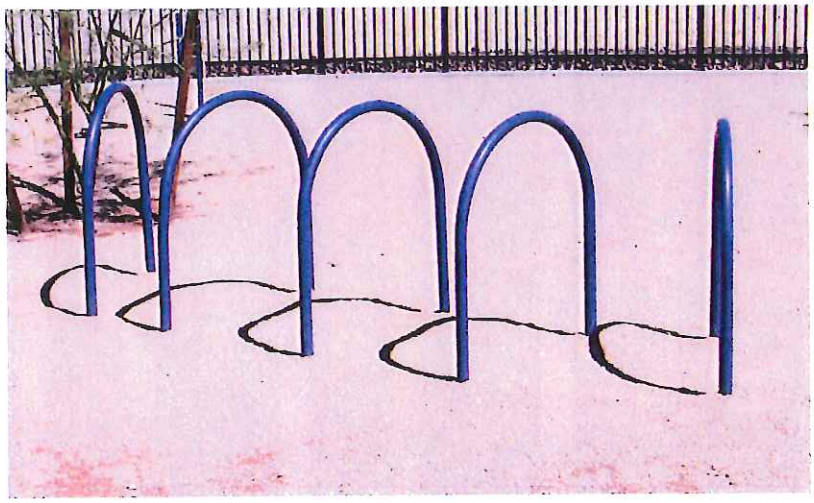
6415
HOUND HOOPS

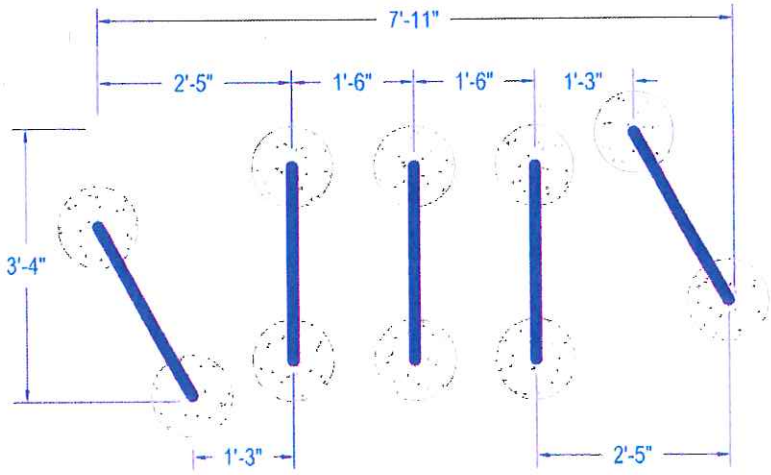
Revision: 2.3
Issued: 10/18/2011

IMAGES



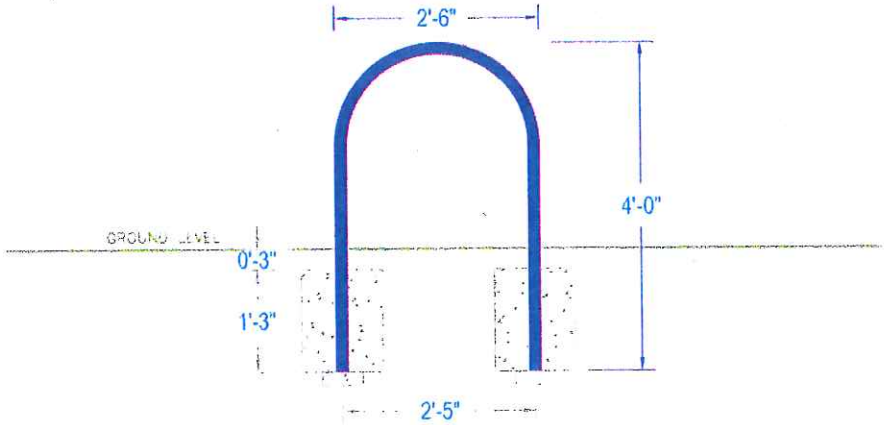
TOP VIEW

- *Schedule 40 aluminum posts with baked polyester finish.*
- *Includes 5 hoops (arranged in a serpentine shape)*



FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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6521
ADJUSTABLE JUMP BAR W/ HYDRANTS

Revision: 2.3
Issued: 10/18/2011

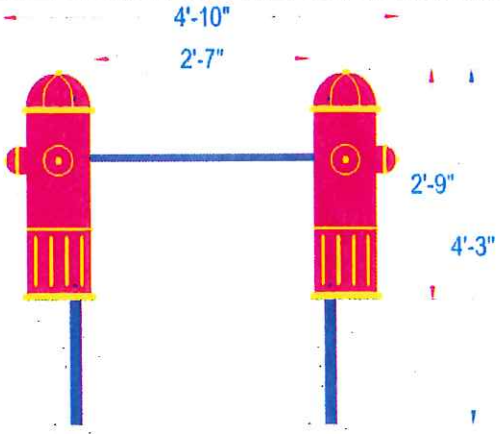
IMAGES

TOP VIEW

- *Extra strong solid aircraft aluminum crossbar adjust to 7 positions.*
- *Multi-colored precision machined solid polyethylene plastic is 3/4" thick.*
- *Crossbar will fall from jumping position with minimal impact from a jumping dog.*
- *Stainless steel hardware.*
- *Schedule 40 aluminum posts.*

FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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6404
WAIT TABLE

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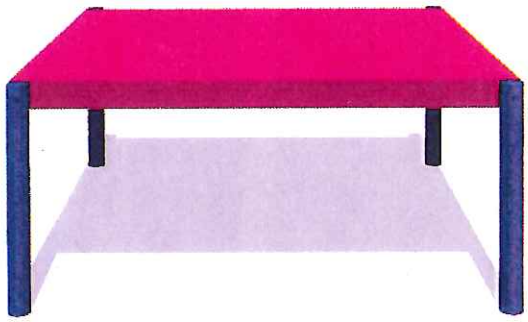
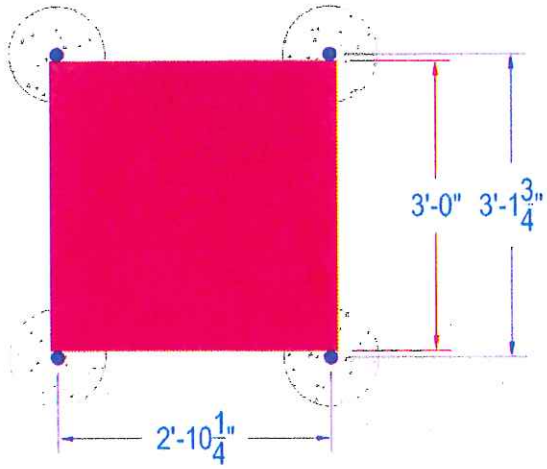
Revision: 2.3
Issued: 10/18/2011

IMAGES



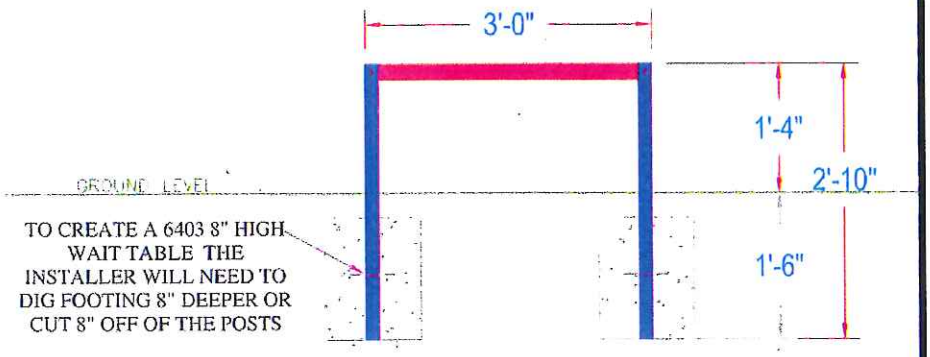
TOP VIEW

- *One-piece 10 gauge aluminum planks.*
- *Highly-textured Paws Grip™ poly urea coating for superior slip-resistance.*
- *UV-resistant polymeric top coat.*
- *Availbe in 8" & 16" heights*
- *Stainless steel hardware.*
- *Schedule 40 aluminum posts.*



FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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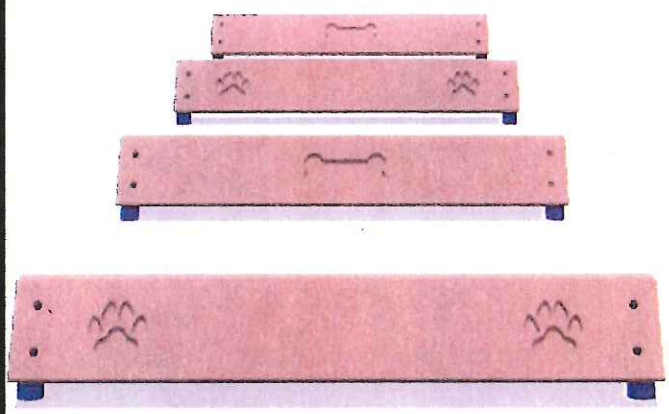
6509
HOUND HURDLES

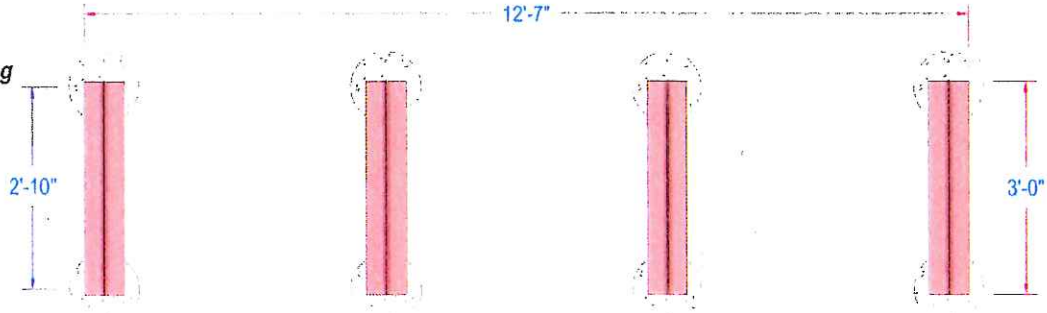
Revision: 2.3
Issued: 10/18/2011

IMAGES



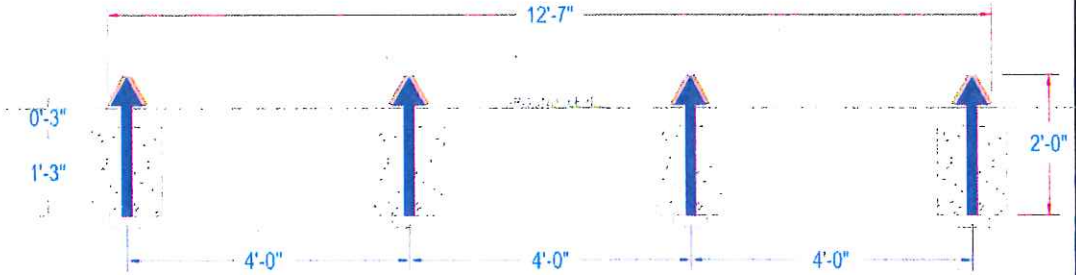
TOP VIEW

- *Attractive engraved recycled plastic planks.*
- *Arrange with appropriate spacing for intended dog sizes.*
- *Stainless steel hardware.*
- *Schedule 40 aluminum posts with welded 10 gauge aluminum brackets.*



FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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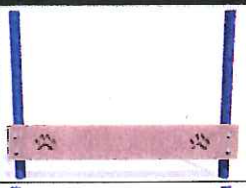
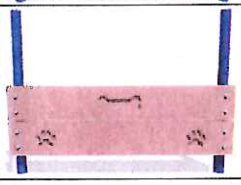
6601-6603
WALL JUMPS
(SINGLE, DOUBLE & TRIPLE PLANK)

Revision: 2.3
Issued: 10/18/2011

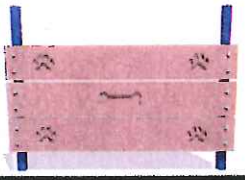
IMAGES



6601



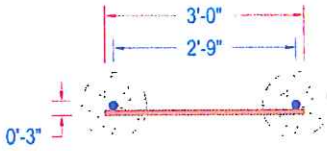
6602



6603

TOP VIEW

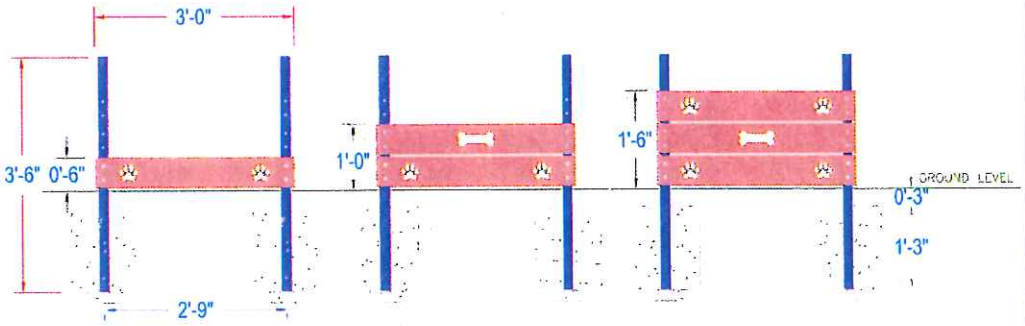
- *Attractive engraved recycled plastic planks.*
- *Arrange with appropriate spacing for intended dog sizes.*
- *Stainless steel hardware.*
- *Schedule 40 aluminum posts.*



FRONT VIEW

- *Refer to the installation manual for all installation instructions.*

6601 **6602** **6603**



MADE IN U.S.A

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6412
TEETER TOTTER

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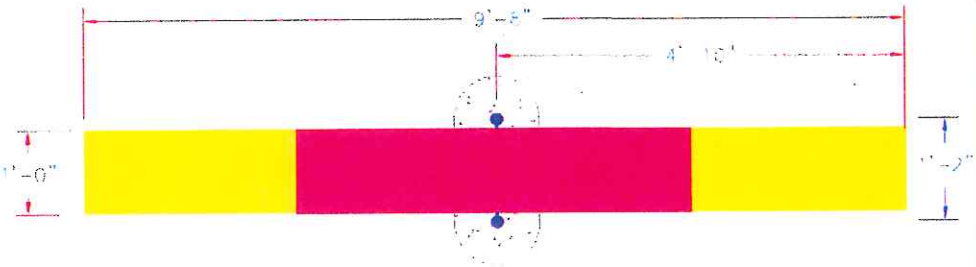
Revision: 2.3
Issued: 10/18/2011

IMAGES

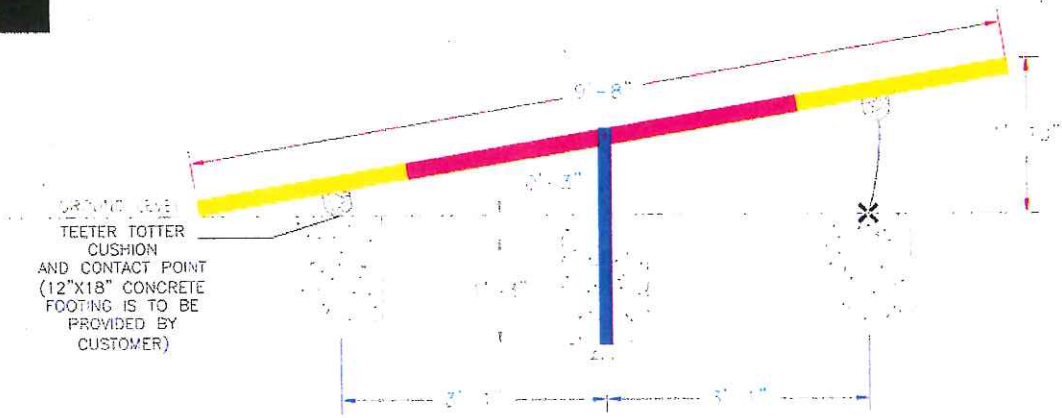
TOP VIEW

- *One-piece 10 gauge reinforced aluminum planks.*
- *Highly-textured Paws Grip™ poly urea coating for superior slip-resistance.*
- *Two-color UV-resistant polymeric top coat finish.*
- *Stainless steel hardware.*
- *Cushioned bumpers for soft landgings.*
- *Schedule 40 aluminum posts.*



FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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6516
WEAVE POLES

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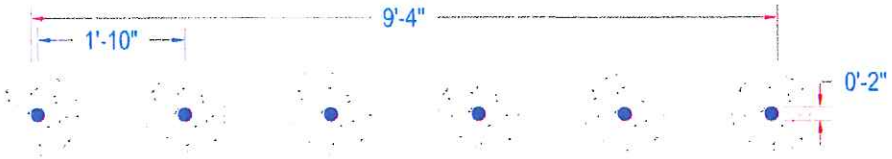
Revision: 2.3
Issued: 10/18/2011

IMAGES

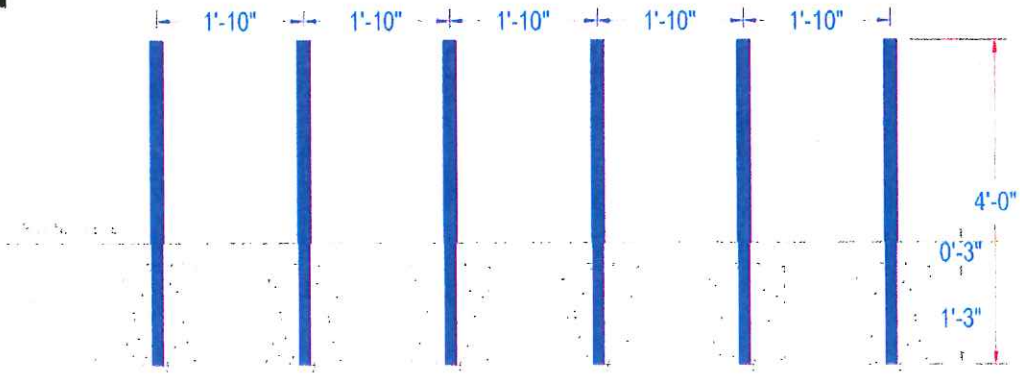
TOP VIEW

- *Flexible urethane poles can collapse without breaking, and return to an upright position with very little spring back (patent pending).*
- *Urethane poles are very resilient and hold up well against chewing.*
- *Stainless steel hardware.*
- *Schedule 40 aluminum post in ground assembly.*



FRONT VIEW

- *Refer to the installation manual for all installation instructions.*



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6801

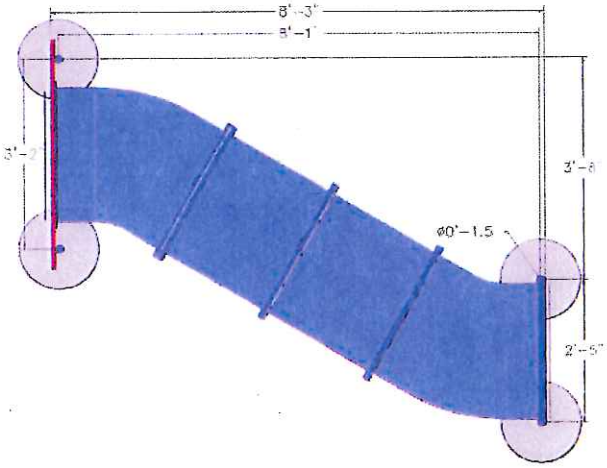
S-TUNNEL W/ DOG HOUSE & PIPE ARCH

Issued / Revised: A 12/08

3-D & PHOTO

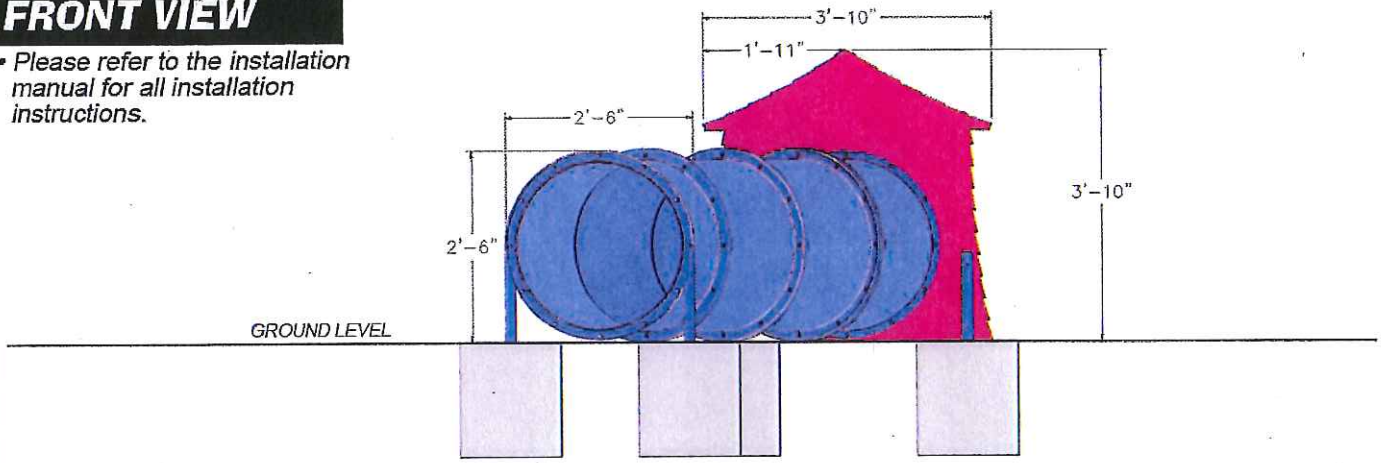
TOP VIEW

- *Extra large 27" diameter tube.*
- *Large tube fits wider range of dogs.*
- *Non-toxic "Paws Grip"™ slip-resistant texture is impregnated into the plastic for long life.*
- *Multi-colored precision-machined 3/4" thick solid poly-ethylene on optional dog house entrances.*
- *Stainless steel hardware.*
- *Galvanized steel posts with baked polyester finish.*



FRONT VIEW

- *Please refer to the installation manual for all installation instructions.*



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