AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers · 16860 Main Street

July 5, 2016 - Tuessday

7:00 P.M.

Action Items on Tonight's Agenda ----------> One (1) Public Hearing, One (1) Information Report, Three (3) Correspondence Items, One (1) Site Development Plan Recommendation Report, and One (1) Other Item.

I. Welcome To Attendees And Roll Call Of Commission Members

II. Public Comments On Recommendation

III. Review Tonight's Agenda/Questions Or Comments

IV. Approval Of Minutes Of The Meeting Of Monday, June 20, 2016

Documents: III. JUNE 20, 2016 DRAFT MINUTES.PDF

V. Department Of Planning's Opening Remarks/Updates

VI. Public Hearings – One (1) Item For Consideration

1. P.Z. 9-16 Fick Supply Service, 501 North Eatherton Road, Wildwood, Missouri 63005 A request to amend the current M-3 Planned Industrial District Ordinance that governs this property (#1697), along with the review and action upon an Amended Site Development Plan, all being on a 21.7 acre tract of land, which is located on the west side of North Eatherton Road, north of Centaur Road (Locator Numbers: 17X32088 and 18X640013/Street Addresses: 501 and 495 North Eatherton Road). **Proposed Use: The expansion of the existing mulch storage and composting facility, with wholesaling and limited retail, to accommodate increased storage, processing, and accessory operations at this location. (Ward One)**

Documents: V.A. FICK SUPPLY.PDF

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

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

a. P.Z. 27, 28, And 29-15 Valley Road Subdivision, Pulte Homes Of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017

A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 One (1) Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for a 124 acre tract of land that is located west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). **Proposed Use: A total of one hundred sixteen (116) individual lots, with common ground, and required public space areas. (Ward Two)**

Documents: VI.A. VALLEY ROAD SUBDIVISION.PDF

a.1. Public Comments On Recommendation

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

a. A Response To A Communication From Mike Falkner, Sterling Engineers And Surveyors, Dated March 25, 2016, Regarding P.Z. 12 And 13-15 The Villages At Bright Leaf

R-3 10,000 square foot Residence District (Town Center "Neighborhood General District" and "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V330022, 23V310064, 23V330233, 23V330031, 23V330206, 23V330215, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16602, 16615, 16618, and 16618A Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Development Overlay District Ordinance #2145) that governs this development to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sizes. **(Ward Five)**

Documents: VI.B. VILLAGES AT BRIGHTLEAF.PDF

a.1. Public Comments On Recommendation

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

1. A Report, With Recommendation, Regarding P.Z. 25, 26, And 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., C/O Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132

a request for the modification of the current Planned Residential Development Overlay District (PRD) Ordinance #2116 for this approximately thirty (30) acre area (Locator Number: 23V120094/Street Address: 2461 Eatherton Road); east side of State Route 109, south of State Route 100; R-4 7,500 square foot Residence District (Town Center "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); to allow for certain allowances/relief to existing requirements relating to required roadway improvements and utility issues, so as the project can proceed to eventual construction. **(Ward Eight)**

Documents: VII.A. MAIN STREET CROSSING.PDF

a. Public Comments On Recommendation

2. A Report, With Recommendation, Regarding P.Z. 14-06 City Of Wildwood And Neichter/Throckmorton Development
   NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD); east side of Ossenfort Road, north of Brook Hollow Drive; that requests a modification to the site-specific ordinance that governs this fifty-five (55) lot residential subdivision to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe. **(Ward One)**

   Documents: VII.B. NEICHTERTHROCKMORTON.PDF

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

1. A Site Development Plan (SDP) Report, With Recommendation, Regarding The City Of Wildwood's Salt Storage Facility And Its Construction On Dedicated Public Right-Of-Way Of St. Albans Road; Northwest Corner Of Manchester Road And St. Albans Road (Formally Part Of The Kelpe Contracting Company Site)
   NU Non-Urban Residence District; which recommends approval of this structure that would be approximately five thousand (5,000) square feet in size and provide all-weather storage of salt and other deicing materials for the City of Wildwood. **(Ward One)**

   Documents: VIII.A. SALT STORAGE FACILITY.PDF

   a. Public Comments On Recommendation

X. Other – One (1) Item For Consideration

1. Formation Of The Planning And Zoning Commission's Nominating Committee For Its Officer Positions - Year 2016/2017 (See Attached By-Laws For Process).

   Documents: IX.A NOMINATING COMMITTEE.PDF

XI. 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
June 20, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:00 p.m., on Monday, June 20, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

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

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

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

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the June 6, 2016 Meeting

A motion was made by Council Member Manton, seconded by Commissioner Bauer, to approve the minutes from the June 6, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

Director Vujnich noted Commission Members received a letter dated June 15, 2016, regarding a Center Avenue neighborhood meeting to discuss future improvements to that roadway and determine how best to maintain it in the future, i.e. dedicating for public ownership, as the principle option for consideration.

V. Public Hearings – No Items for Consideration

VI. Old Business – Three (3) Items for Consideration

Letters of Recommendation – Three (3) Items for Consideration

P.Z. 5 and 5(a)-16 Stonecrest at Wildwood, NorthPoint Development, 5015 Northwest Canal Street, Suite 200, Riverside, Missouri 64150 – A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 1.6 acre area of the Phase II portion of the Wildwood Town Center Project, thereby altering their current designation from "Downtown District" to "Neighborhood General District" to accommodate a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this site, all being located on the south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive). **Proposed Use: A three (3), story senior housing facility, which would allow a maximum of eighty-one (81) units. (Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich explained the request to modify the Town Center Plan's Regulating Plan and amend the existing C-8 Planned Commercial District to allow for a senior living facility, with a commercial component. He noted the draft Letter of Recommendation reflects the Commission's affirmative vote at its June 6, 2016, meeting. He noted, after the Department conducted further research on Item 10(K) regarding the payment in lieu of taxes and it was removed from the draft Letter of Recommendation.

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

A discussion was held among Commission Members regarding the petitioner's experience with incorporating commercial components into facilities like such here; the amount of commercial space being proposed; the latitude of the Planning and Zoning Commission through the Site Development Plan review process to require a certain amount of commercial space; the use of the commercial space by a third party; and the anticipated viability of the commercial space.

Dan Thies, representative of the petitioner, stated this senior living facility with ground-floor commercial component was the first of its kind for NorthPoint Development. He stated it is anticipated that third party entities will lease and operate the commercial component of the development.

A motion by Commissioner Archeski, seconded by Council Member Manton, to accept the draft Letter of Recommendation.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Archeski, Commissioner Bauer, Commissioner Gragnani, Council Member Manton, Mayor Bowlin, and Chair Bopp
Nays: Commissioner Kohn and Commissioner Bartoni
Absent: Commissioner Renner and Commissioner Lee
Abstain: None
Whereupon, Chair Bopp declared the motion passed by a vote of 6-2.

a) **P.Z. 7-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to evaluate possible amendments to Chapter 415.590. "Sexually-Explicit Business Regulations," of the City of Wildwood Municipal Code, which would thereby consider the addition of new language to expand the types of businesses that would be regulated as sexually-oriented businesses and expand regulations in regard to particular activities

conducted within sexually-oriented businesses. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich presented the draft Letter of Recommendation, noting it reflected the Planning and Zoning Commission's affirmative action at its June 6, 2016 meeting. Director Vujnich explained the history of the existing regulations on sexually-explicit businesses. City Attorney Young discussed the legal issues and relevant case law relating to the proposed amendments.

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

No discussion was held among Commission Members.

A motion by Mayor Bowlin, seconded by Commissioner Archeski, to accept the draft Letter of Recommendation.

Chair Bopp called the question.

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

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)**

Planner Newberry read the request into the record.

Director Vujnich explained the draft Letter of Recommendation and noted it had been revised to reflect the Planning and Zoning Commission's action to not recommend the application of the Planned Residential Development Overlay District (PRD) upon this site and included the Commission's reasons for its action.

Chair Bopp invited members of the public to comment on the item.

Tom Cummings, Payne Family Homes, 1047 Baur Boulevard, Suite B, St. Louis, Missouri, stated that it was his belief the proposal met the requirements set forth in the City of Wildwood's Master Plan and Zoning Regulations regarding the application of the Planned Residential Development Overlay District (PRD). Mr. Cummings respectfully asked the Planning and Zoning Commission act favorably on the Department of Planning's Information Report, dated May 2, 2016, to allow the application of the Planned

Residential Development Overlay District (PRD).

No discussion was held among Commission Members.

A motion by Commissioner Gragnani, seconded by Commissioner Archeski, to accept the draft Letter of Recommendation dated June 20, 2016, which does not support the requested Planned Residential Development Overlay District (PRD).

Chair Bopp called the question.

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

Information Reports – No Items for Consideration

VII. New Business – Three (3) Items for Consideration

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

Planner Newberry read the request into the record.

Director Vujnich shared a slideshow of photographs depicting the subject site and the installed outdoor game court and associated lighting. He explained a number of components of the installed outdoor game court were not in compliance with the City's Zoning Regulations. He explained the Department of Planning is not recommending the Planning and Zoning Commission act to allow the outdoor game court, given the number of compliance issues that need to be addressed.

Chair Bopp invited members of the public to comment on the item.

Heather Fieser, 10 Whitsetts Fork Ridge Road, stated she and her husband are willing to bring the outdoor game court, and associated lighting, into compliance with the City's Zoning Regulations. She also noted they are working with the neighbor to complete a boundary adjustment.

Discussion was held among Commission Members regarding the reasons behind the regulations regarding outdoor game courts and lighting; the need to continue ensuring all outdoor game courts

meet the minimum requirements set forth in the City's Zoning Ordinance; and the non-compliance of the outbuilding on the subject site's western property line.

A motion by Mayor Bowlin, seconded by Commissioner Bauer, to accept the Department's recommendation to not approve the outdoor game court.

Chair Bopp called the question.

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

b) A response to a communication from Hassan Abdiannia, Icell Enterprises, L.L.C., that is dated May 11, 2016, regarding **St. Louis County P.C. 6-89 Amoco Oil Company,** which seeks the City's review and action on a requested change to the current, governing site-specific ordinance for the existing BP Amoco Station and, if granted, would thereby allow for the sale of wine and beer at this location; southeast corner of State Route 109 and Wild Horse Creek Road (Locator Number 19W420224/300 State Route 109); Amended C-8 Planned Commercial District. The City of Wildwood's ***Amended Master Plan – 2016*** - was modified to accommodate this consideration, which previously treated this location as a legal, non-conforming use, precluding any changes to the current, governing ordinance. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich explained the history of this request over the past several decades. He explained the Master Plan 2016 Update process and noted that, through that process, a change to the Master Plan was approved to allow the possible amendment of the site-specific ordinance for the sale of wine and beer at this location.

Chair Bopp invited members of the public to comment on the item.

Hassan Abdiannia, Icell Enterprises, L.L.C., 300 State Route 109, stated he is the owner and operator of this business and asked the Planning and Zoning Commission to act favorably on this request. He noted that many of his customers over the years had inquired as to why the sale of wine and beer was not allowed at this location. He stated this allowance would benefit his business and help it compete with surrounding stations.

Kandy Kelcher, 18307 Wild Horse Creek Road, stated she is in support of the petitioner's request and referenced previous opposition from surrounding neighbors.

Council Member Larry McGowen, Ward One, 18538 Wild Horse Creek Road, stated he is a customer at this station and he is in support of the petitioner's request. He noted the positive economic impact the sale of beer and wine would have for this business.

Council Member Glen DeHart, Ward One, 2347 Ossenfort Road, stated he is in support of the

petitioner's request.

Maria Wilmas, 17719 Wild Horse Creek Road, did not wish to speak at tonight's meeting, but would like the following comments included in the record, "I would like to see this station receive a liquor license. It would be nice to be able to purchace locally! Every other station is allowed, can't really understand this. I also speak for my husband, John, and Daughters who patronize this station. Thank you."

Discussion was held among Commission Members regarding the operating times outlined in the Department's report, which had been chosen to be in compliance with State of Missouri requirements.

A motion by Commissioner Archeski, seconded by Mayor Bowlin, to accept the Department's recommendation to recommend beer and wine sales be authorized at this facility.

Commissioner Bartoni stated he would be abstaining from voting because the petitioner is a client of his employer.

Chair Bopp called the question.

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

c) A response to a communication from Mike Falkner, Sterling Engineers and Surveyors, dated March 25, 2016, regarding **P.Z. 12 and 13-15 The Villages at Bright Leaf;** R-3 10,000 square foot Residence District (Town Center "Neighborhood General District" and "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V330022, 23V310064, 23V330233, 23V330031, 23V330206, 23V330215, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16602, 16615, 16618, and 16618A Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance #2145) that governs this development to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sizes. **(Ward Five)**

Planner Newberry read the request into the record.

Director Vujnich explained the requested amendments to the recently approved ordinance are to address some inconsistencies between it and the Preliminary Development Plan that had been acted upon by the City Council, with the rezoning of the subject site.

Chair Bopp invited members of the public to comment on the item.

Council Member Debra Smith McCutchen, Ward Five, 16548 Birch Forrest Drive, referenced her comment letter that had been provided to Commission Members. She stated her concerns regarding the scheduling and notification to residents regarding this meeting, as well as the Public Hearing

scheduled to be before City Council on June 27, 2016. She also expressed her concerns regarding the information about the possible Pond-Grover Loop Road Extension provided in the Department of Planning's report. She asked the concerns outlined in her comment letter be addressed, before the item is forwarded to City Council.

Jane LaCasse Finnegan, 2517 Rain Forest Drive, stated her concerns regarding the Villages at Brightleaf development. She asked that the Planning and Zoning Commission consider this request carefully.

James Gardner, 16708 Hickory Crest Drive, Hickory Manor Subdivision Trustee, stated his concerns regarding the Villages at Brightleaf development and the possible extension of the Pond-Grover Loop Road.

Discussion was held among Commission Members regarding the impact of the proposed changes on the size and configuration of the lots; and specifically what the increase and decrease in lot size would be and where the changes would occur. Chair Bopp invited the representative of the petitioner to address the Commission.

Mike Falkner, Sterling Engineering, stated he did not have the information requested at tonight's meeting, but he would provide it to the Commission.

Further discussion was held among Commission Members regarding the desire to minimize amendments to the site-specific governing ordinance for the Villages at Brighleaf, moving forward; and the need to postpone action on this request, until more complete information is provided to the Planning and Zoning Commission.

A motion by Council Member Manton, seconded by Commissioner Gragnani, to postpone action on this request, until more information could be gathered regarding the requested amendments. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

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

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Motion by Mayor Bowlin, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:45 p.m.

Approved by:

Chair – 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.

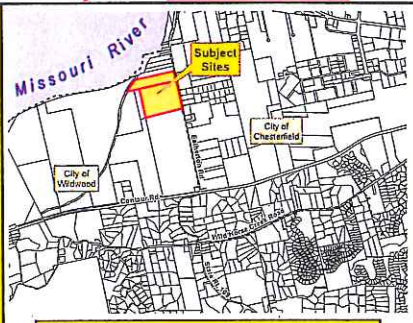
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
TUESDAY, July 5, 2016, at 7:00 p.m.

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

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



Street Addresses of Subject Site:
501 and 495 North Eatherton 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 **TUESDAY, July 5, 2016, at 7:00 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

P.Z. 9-16 Fick Supply Service, 501 North Eatherton Road, Wildwood, Missouri 63005 – A request to amend the current M-3 Planned Industrial District Ordinance that governs this property (#1697), along with the review and action upon an Amended Site Development Plan, all being on a 21.7 acre tract of land, which is located on the west side of North Eatherton Road, north of Centaur Road (Locator Numbers: 17X32008 and 18X640013/Street Addresses: 501 and 495 North Eatherton Road). **Proposed Use: The expansion of the existing mulch storage and composting facility, with wholesaling and limited retail, to accommodate increased storage, processing, and accessory operations at this location. (Ward One)**

Please note, as of June 6, 2016, all Planning and Zoning Commission meetings will begin at 7:00 p.m.

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

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

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

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

PETITION

CITY OF WILDWOOD
APR 11 2016
DEPT OF PLANNING & PARKS

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)

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

APPLICANT/OWNER INFORMATION

Applicant's Name: Fick Supply Service, Inc.
Mailing Address: 501 North Eatherton Rd.
Wildwood, MO 63005
Telephone Number, with Area Code: (636) 532-4978
Fax Number, with Area Code: _____
E-Mail Address: dave@ficksupply.com
Interest in Property (Owner or Owner Under Contract):
Owner

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

Owner's Name (if different than applicant):

_____

Address: _____

_____

Telephone Number, with Area Code: _____

SITE INFORMATION

Postal Address of the Petitioned Property(ies):
501 & 495 North Eatherton Rd..
Wildwood, MO 63005

Locator Number(s) of the petitioned Property(ies):
17X320088 & 18X640013

Total Acreage of the Site to the Nearest Tenth of an Acre:
Proposed Lot B: 21.7 Ac.

Current Zoning District Designation: M-3 Planned Industrial District (Ord. 1697)

Proposed Zoning District Designation: Amended M-3 Planned Industrial District

Proposed Planned District or Special Procedure:

USE INFORMATION

Current Use of Petitioned Site: Mulch Storage and Processing Facility

Proposed Use of Site: (Expanded Use) Compost Facility, as defined by St. Louis County Waste Management Code, Chapter 607 (Waste Classes Allowed: D, E & H)

Proposed Title of Project: Fick Supply

Proposed Development Schedule (include approximate date of start and completion of the project):
Construction Schedule: 07/01/16 to 10/01/16

CONSULTANT INFORMATION

Engineer's/Architect's Name: Stock & Associates Consulting Engineers, Inc.

Address: 257 Chesterfield Business Parkway
Chesterfield, MO 63005

Telephone Number, with area code: (636) 530-9100

Fax Number, with area code: (636) 530-9130

E-Mail Address: george.stock@stockasoc.com

Soil Scientist/Forester's Name:

Address:

Telephone Number, with area code:

Fax Number, with area code:

E-Mail Address:

ACKNOWLEDGEMENT INFORMATION

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

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

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

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

(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: _____

NAME (PRINTED): Gregory M. Stock

ADDRESS: 257 Chesterfield Business Parkway
Chesterfield, MO 63005

TELEPHONE NUMBER: (636) 530-9100

[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 11 DAY OF April, 2016.

SIGNED: _____
(NOTARY PUBLIC)

NOTARY PUBLIC Daniel Stock,
STATE OF MISSOURI.

MY COMMISSION EXPIRES 3/17/17.

NOTARY PUBLIC SEAL STATE OF MISSOURI

DANIEL JOSEPH STOCK
My Commission Expires
March 17, 2017
St. Louis County
Commission #13486125

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____
FEE: _____; RECEIVED BY: _____
PRELIMINARY DEVELOPMENT PLAN: YES NO
PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

WILDWOOD

May 27, 2016

George Stock, Jr.
Stock and Associates
257 Chesterfield Business Parkway
Chesterfield, Missouri 63017

Re:	First Review of the Amended Site Development Plan for Fick Supply Services
Location:	West side of North Eatherton Road, north of Centaur Road
Zoning:	M-3 Planned Industrial District
Ward:	One

Dear Mr. Stock:

The Department of Planning has completed its review of the submitted Site Development Plan for the expansion of the compost facility that is located on North Eatherton Road. This review compared the compliance of the submitted plan to the requirements of the governing site-specific ordinance, the Zoning Ordinance, and the design criteria of the City of Wildwood for development proposals in all zoning district designations. The results of this review indicated a number of items that must be addressed before the matter can be posted for the required public hearing before the Planning and Zoning Commission. These items are as follows:

1. Please verify the following requirements of the site-specific ordinance are being met by the current operation:

    a. That no grass, hay or yard clippings are being composted at the current site.
    b. That authorized equipment parked or stored on the property does not exceed a front-loader, backhoe, and three (3) dump trucks.
    c. That storage bins do not exceed twenty-two (22) in total.
    d. That all parking spaces and access drives are paved.
    e. That the required public space strip of landscaping/wildflowers has been installed along the northern boundary of the site (between the existing western end of the bleeder ditch and the permanent easement of the Levee District).

2. Please revise the general notes, as shown on the attached sheet.
3. Please correct the spelling of "Plat" in Line #2 of the Title Block (PLAF)
4. Please overlay the proposed lots on the remainder of the adjoining tract of land, where the additional acreage for the expansion of this site originates. This information is needed to determine the impact on this previously approved industrial subdivision (Preliminary Plat).

5. Please be advised the project will be required to provide public space, with the addition of any new parking spaces in conjunction with this expanded use. Please provide the Public Space Table and calculations to determine the obligation, if any.
6. Please provide comments or approvals from the City of Chesterfield, the Monarch Fire Protection District, the Chesterfield-Monarch Levee District, the Metropolitan St. Louis Sewer District (MSD), and the St. Louis County Department of Transportation.
7. Please be advised the cross section details for the reverse filter and gravel yard are still under review by the Department of Public Works.
8. Please verify the appropriate Flood Map is referenced in this regard.

If you should have any questions or comments regarding this review process, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your patience during this review and your anticipated cooperation in this regard.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members De Hart and McGowen, Ward One
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
John A. Young, City Attorney
Kathy Arnett, Assistance Director of Planning and Parks
Travis Newberry, Planner

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GENERAL NOTES:

1. BOUNDARY INFORMATION BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, TOPOGRAPHICAL INFORMATION FROM RECORD. PROPERTY IS SUBJECT TO AN ACTUAL FIELD SURVEY.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD, METROPOLITAN ST. LOUIS SEWER DISTRICT, AND THE CITY OF WILDWOOD.
4. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE ~~COMMENCEMENT OF ANY OFF-SITE GRADING.~~ ISSUANCE OF ANY GRADING PERMIT BY THE CITY OF WILDWOOD
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF WILDWOOD STANDARDS.
6. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY, ~~AND~~ MSD STANDARDS. CITY OF WILDWOOD,
7. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
8. PARKING AND LOADING SPACES FOR THIS DEVELOPMENT WILL BE AS REQUIRED IN THE CITY OF WILDWOOD CODE.

PARKING CALCULATIONS

REQUIRED PARKING: 15 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 2/3 = 10 SPACES
5 OPERATING VEHICLES TO BE STORED ON SITE = 5 SPACES
4 SPACES FOR EVERY 1,000 SQ. FT. SALES ROOM = 4 SPACES REQ.
TOTAL REQUIRED PARKING = 19 SPACES

PROVIDED PARKING: 22 SPACES INCLUDING 1 HANDICAP SPACE.

9. NO ADDITIONAL LIGHTING IS PROPOSED FOR THIS PLAN.
10. PROPOSED USE: COMPOST FACILITY, AS DEFINED BY ST. LOUIS COUNTY WASTE MANAGEMENT CODE, CHAPTER 607 (WASTE CLASSES ALLOWED: CLASS D – ORGANIC WASTE, WASTE CLASS E – YARD BY-PRODUCTS, WASTE CLASS H – LIQUID WASTE)
11. THE PROPERTY IS SLOPED AT AN AVERAGE OF 2%.

GRAPHIC SCALE

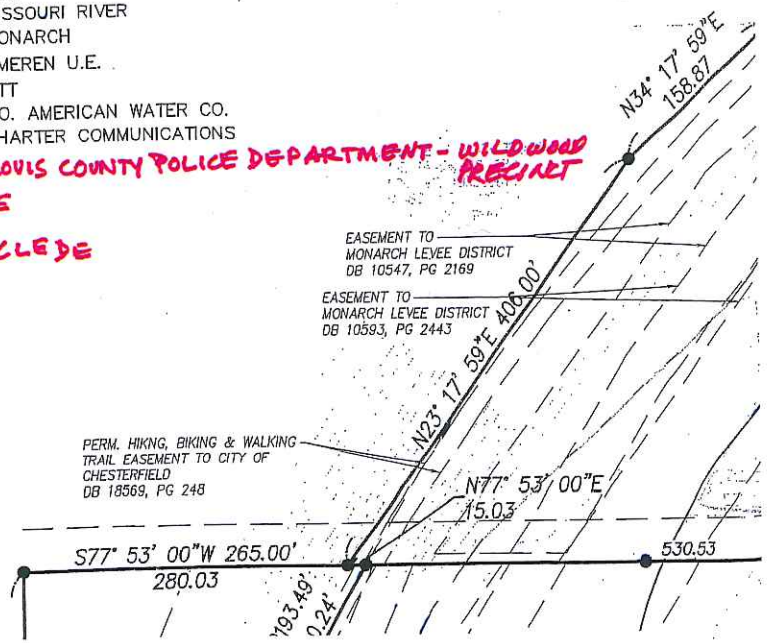
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SITE INFORMATION

SITE ADDRESS	= 501 NORTH EATHERTON ROAD WILDWOOD, MO 63005
PROPOSED SITE AREA	= 21.683 Ac.
OWNER	= FICK SUPPLY SERVICE INC.
LOCATOR NO.	= 17X320088
CITY	= CITY OF WILDWOOD
FLOOD MAP	= 29189C0145K (DATED 2/4/15)
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= ATT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS

POLICE: ST. LOUIS COUNTY POLICE DEPARTMENT - WILDWOOD PRECINCT
WARD: ONE
GAS: LACLEDE



STOCK & ASSOCIATES
Consulting Engineers, Inc.

June 16, 2016

City of Wildwood
16860 Main Street
Wildwood, MO 63040

Attention: Mr. Joe Vujnich, Director-Department of Planning

Re: Fick Supply Services – First Review of Amended Site Development Plan - West side of North Eatherton Road, North of Centaur Road – M-3 Planned Industrial District, Ward One (Stock Project No. 205-4476.1)

Dear Mr. Vujnich:

The following are written responses to comments from The City of Wildwood regarding the above-referenced submittal.

Comment 1. *Please verify the following requirements of the site-specific ordinance are being met by the current operation:*

a.) That no grass, hay or yard clippings are being composted at the current site.

Response: **The proposed use, Compost Facility, as defined by St. Louis County Waste management Code, Chapter 607 (Waste Classes Allowed: Class D – Organic Waste, Waste Class E – Yard By-products, Waste Class H – Liquid Waste) allows for the composting of grass, yard clippings, etc. This line should be removed from the new ordinance.**

b.) That authorized equipment parked or stored on the property does not exceed a front-loader, backhoe, and three (3) dump trucks.

Response: **Currently parked/stored at the site are seven (7) tractor trailers, four (4) dump trucks and six (6) front end loaders. We identify the areas where the equipment is parked overnight on the site plan.**

c.) That storage bins do not exceed twenty-two (22) in total.

Response: **There are currently 31 storage bins. The nine (9) additional bins were added in the center of the facility, west of the shop.**

d.) That all parking spaces and access drives are paved.

Response: **Access drives are all paved. Customer and handicap parking in front of the office and shop is paved as well. The 10 spaces used for employee parking behind (north) of the office are gravel.**

257 CHESTERFIELD BUSINESS PARKWAY •ST. LOUIS, MO 63005 •(636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

e.) That the required public space strip of landscaping/wildflowers has been installed along the northern boundary of the site (between the existing western end of the bleeder ditch and the permanent easement of the Levee District).

Response: **The public space landscape strip was planted.**

Comment 2. *Please revise the general notes, as shown on the attached sheet.*

Response: **Revised.**

Comment 3. *Please correct the spelling of "Plat" in Line #2 of the Title Block (PLAF).*

Response: **Corrected**

Comment 4. *Please overlay the proposed lots on the remainder of the adjoining tract of land, where the additional acreage for the expansion of this site originates. This information is needed to determine the impact on this previously approved industrial subdivision (Preliminary Plat).*

Response: **Overlaid and screened the lots from Eatherton Road Corporate Park.**

Comment 5. *Please be advised the project will be required to provide public space, with the addition of any new parking spaces in conjunction with this expanded use. Please provide the Public Space Table and calculations to determine the obligation, if any.*

Response: **Provided public space calculations. Public space provided under the original Site Development is greater than required.**

Comment 6. *Please provide comments or approvals from the City of Chesterfield, the Monarch Fire Protection District, the Chesterfield-Monarch Levee District, the Metropolitan St. Louis Sewer District (MSD), and the St. Louis County Department of Transportation.*

Response: **Correspondence with all agencies is included in this submittal. The City of Chesterfield is requesting Chesterfield Valley Stormwater Easements on the Eatherton Road Corporate Park Parcel, which will be provided when that parcel is developed.**

Comment 7. *Please be advised the cross section details for the reverse filter and gravel yard are still under review by the Department of Public Works.*

Response: **Acknowledged.**

Comment 8. *Please verify the appropriate Flood Map is referenced in this regard.*

Response: **Updated Flood Map information.**

Should you have any further comments and/or questions, please feel free to contact me.

Sincerely,

George M. Stock

George Stock, P.E.,
President

CC: Mr. Andrew Dixon, P.E., (andrew.dixon@stockassoc.com)
Mr. Dave Fick - dave@ficksupply.com (w/pdf)
Mr. Kraig Kreikemeier - kraigk1@sbcglobal.net (w/pdf)

Andrew Dixon

From: Heine, Robert <RHeine@stlouisco.com>
Sent: Wednesday, April 20, 2016 1:36 PM
To: Andrew Dixon
Cc: George Stock; Cheri Evans; Dave Fick; kraigk1@sbcglobal.net
Subject: RE: 4476 Fick Supply

Andrew,

I have reviewed the Amended Site Development plan for Fick Supply at 4476 Eatherton Road (dated 4/11/16). The Airport has no objections to this plan and will not require further review unless new buildings are added to the project. Feel free to call if you have any questions.

Bob

Robert S. Heine, P.E.
Airport Engineer
Spirit Of St. Louis Airport
Ph: 636-532-2222
Cell: 314-220-2189

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Wednesday, April 20, 2016 1:10 PM
To: Heine, Robert
Cc: George Stock; Cheri Evans; Dave Fick; kraigk1@sbcglobal.net
Subject: 4476 Fick Supply

Mr. Heine, attached is an Amended Site Development Plan for Fick Supply located at 501 N Eatherton Road that we have submitted to the City of Wildwood. The City review process requires review and conceptual approval of the plan by the Spirit of St. Louis Airport. The proposed plan consists of an expansion of Fick Supply's gravel storage yard, associated grading and drainage. Should you have any questions, please feel free to contact me.
Thanks, Drew
636-530-9100

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Andrew Dixon

From: Knoll, James <JMKnoll@stlouisco.com>
Sent: Monday, April 25, 2016 2:36 PM
To: 'rbrown@cityofwildwood.com'
Cc: Andrew Dixon; George Stock
Subject: FW: 4476 Fick Supply
Attachments: 4476-Base-SDP.pdf

Rick,

Please consider this email as St. Louis County conceptual approval of the attached site development plan.

Feel free to call if any questions.

Thanks,
Jim

James M. Knoll, PE, CFM
Supervisor, Project Managers | Civil Plan Review and Special Use Permits Groups
St. Louis County Department of Transportation
41 S. Central Ave. | Clayton, MO 63105
direct 314-615-8554 | office 314-615-8517 | fax 314-615-7084
jmknoll@stlouisco.com | www.stlouisco.com

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Wednesday, April 20, 2016 1:03 PM
To: Knoll, James <JMKnoll@stlouisco.com>
Cc: George Stock <george.stock@stockassoc.com>; Cheri Evans <cheri.evans@stockassoc.com>; Dave Fick <dave@ficksupply.com>; kraigk1@sbcglobal.net
Subject: 4476 Fick Supply

Jim, attached is an Amended Site Development Plan for Fick Supply located at 501 N Eatherton Road that we have submitted to the City of Wildwood. The City review process requires review and conceptual approval of the plan by St. Louis County Department of Highways and Traffic. The proposed plan consists of an expansion of Fick Supply's gravel storage yard, associated grading and drainage. Should you have any questions, please feel free to contact me.
Thanks, Drew
636-530-9100

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HORNER SHIFRIN

THE POWERHOUSE AT UNION STATION • 401 S. 18th ST., STE. 400 • SAINT LOUIS, MISSOURI 63103-2296
314-531-4321 • FAX 314-531-6966 • www.HornerShifrin.com

Memorandum

TO: David Human, Monarch-Chesterfield Levee District
Diane Summers

FROM: Karen Frederich

SUBJECT: Amended Site Development Plan for Fick Supply
501 North Eatherton Road

DATE: April 27, 2016

H&S JOB NO.: 1610000

CC: Andrew Dixon, Stock & Associates
Mike Geisel, City of Chesterfield
Matt Hunn & Rachel Lopez, Corps of Engineers

The Amended Site Development Plan prepared by Stock & Associates (209-4476) with a seal date of 04/11/2016 has been reviewed. The development is located west of Eatherton Road, north of Wings Corporate Drive. The plan shows the gravel yard for stockpiling material being extended southward, landward of the levee and on the underseepage berm.

The plans show the proposed reverse filter's top elevation as 461; the filter will need to extend to the adjacent grade to prevent runoff from entering the filter and fouling the openness of the surface aggregate.

Due to the proximity of the improvements to the primary flood protection system, design plans and construction documents should be submitted to the Monarch-Chesterfield Levee District for review and comment. When received, the plans will be forwarded to the St. Louis District Corps of Engineers for review and approval under Federal Statute 33 U.S.C. Section 408.

The Levee District is not making a determination of the project's general conformance with the Chesterfield Valley Master Stormwater Plan. It should be noted that we have not reviewed nor analyzed any aspect of the interior stormwater drainage system or water quality and those are the responsibility of the City and MSD, respectively.

The Levee District has no other comments at this time.

MONARCH FIRE PROTECTION DISTRICT

13725 Olive Blvd., Chesterfield, MO 63017-2640
Phone: 314.514.0900 Fax: 314.514.0696
www.monarchfpd.org

April 28, 2016

Andrew Dixon
Stock & Associates, Inc.
257 Chesterfield Business Pkwy.
Chesterfield, MO 63005

Re: Fick Supply, 501 Eatherton Road North

Dear Mr. Dixon:

I have reviewed and approved the Amended Site Development Plan for the project mentioned above. This project is being reviewed for compliance with the 2009 International Fire Code as adopted by Ordinance 31 *The Fire Prevention Code* of the Monarch Fire Protection District. Please make note of the following conditions of approval:

- Approved as submitted.

If you have any questions, please contact me at 314-514-0900 ext. 313, or at herin.r@monarchfpd.org.

Yours in Firesafety,

Roger N. Herin

Roger N. Herin, MCP
Deputy Chief/Fire Marshal

Metropolitan St. Louis
Sewer District
2350 Market Street
St. Louis, MO 63103

May 2, 2016

Stock and Associates
Attn: Andrew Dixon
257 Chesterfield Business Parkway
St. Louis, MO 63005

Re: Fick Supply – 501 N. Eatherton
Amended Site Development Plan

Dear Mr. Dixon,

MSD has reviewed the Amended Site Development Plan dated 4-11-16 for the above referenced site and offers the following preliminary comments:

1. Based on the extent of the scope depicted on this plan, formal MSD review, approval, and permits will be required prior to construction. For a disturbed area greater than one acre, Post Construction Best Management Practices (BMPs) will be required to treat the extents of the project's disturbed area and should be integrated on the proposed plan.

    a. The proximity of the seepage berm and flood zones should be taken into consideration as the grading plan and water quality strategy are developed.

    b. Maintenance Agreements are required for the BMPs and shall be executed by each property owner whose parcel contains a BMP.

    c. Land disturbance and impervious areas added on Lot B shall also factor into future development activities that may occur on Proposed Lot A.

2. Approval from the Monarch Chesterfield Levee District and the City of Chesterfield with regards to their requirements for work in the proximity of the levee and for the project's compliance with the Chesterfield Valley master drainage plan will be required prior to MSD approval of final plans.

3. The site is located within the Caulks Creek Surcharge area. The scope depicted on this amended site development plan does not warrant an assessment of the Caulks Creek surcharge at this time.

This review is subject to the requirements of detailed formal review of final design plans and is subordinate to the review and approval of final design plans. Please call me at (314) 768-2773 if you have any questions.

Sincerely,

Jason Peterein, P.E.
Principal Engineer
Engineering/Planning-Development Review

Andrew Dixon

From: Kim Streicher <KStreicher@chesterfield.mo.us>
Sent: Wednesday, June 01, 2016 1:59 PM
To: Andrew Dixon
Cc: George Stock; Cheri Evans
Subject: RE: 4476: Fick Supply
Attachments: 4476-Base-SDP.pdf; Chesterfield Valley Stormwater Easement.doc

Drew,

The master plan shows a 15' flat bottom with 4:1 side slopes centered on the southern property line and a 15' wide flat bottom with 4:1 side slopes along the eastern property line. It looks like a 50' easement along that southern property line and a 100' easement along the eastern property line will encompass the future channel, allow for the required future 80' ROW on North Eatherton, and should line up with the existing Chesterfield Valley Storm Easement on Lot B. See attached.

Thanks,
Kim

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Wednesday, June 01, 2016 9:25 AM
To: Kim Streicher <KStreicher@chesterfield.mo.us>
Cc: George Stock <george.stock@stockassoc.com>; Cheri Evans <cheri.evans@stockassoc.com>
Subject: RE: 4476: Fick Supply

Kim, please indicate what easements you need for the Chesterfield Master Storm Water infrastructure. There are no other proposed improvements, just the expansion of the gravel yard, berm and swale.
Thanks, Drew

From: Kim Streicher [mailto:KStreicher@chesterfield.mo.us]
Sent: Tuesday, May 31, 2016 7:35 AM
To: Andrew Dixon
Subject: RE: 4476: Fick Supply

Hi Drew,

We will need easements for the Chesterfield Valley Master Storm Water infrastructure to be recorded even though the infrastructure doesn't need to be built until the parcel is developed. When I spoke to Joe Vujnich about it he said he had thought that they were going to be building buildings/pavement and had requested an updated plan. My plan is dated 4/26/16. Is that the most recent? Are they proposing any development other than a gravel yard, landscape berm and swale?

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Friday, May 27, 2016 3:26 PM
To: Kim Streicher <KStreicher@chesterfield.mo.us>
Subject: 4476: Fick Supply

Hi Kim, I wanted to follow up regarding your review of the Fick expansion. Do you have any comments/approvals of the SDP I can forward to the City of Wildwood?
Thanks, Drew

From: Kim Streicher [mailto:KStreicher@chesterfield.mo.us]
Sent: Tuesday, May 03, 2016 10:13 AM
To: Andrew Dixon
Subject: RE: Fick Supply

And who is the Wildwood contact for the project?

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Tuesday, May 03, 2016 9:39 AM
To: Kim Streicher <KStreicher@chesterfield.mo.us>
Subject: RE: Fick Supply

Kim, see attached. Thanks, Drew

From: Kim Streicher [mailto:KStreicher@chesterfield.mo.us]
Sent: Tuesday, May 03, 2016 9:32 AM
To: Andrew Dixon
Subject: RE: Fick Supply

Thanks Drew,

Do you have a copy of the zoning Ordinance 1697?

From: Andrew Dixon [mailto:andrew.dixon@stockassoc.com]
Sent: Friday, April 29, 2016 2:16 PM
To: Kim Streicher <KStreicher@chesterfield.mo.us>; Ryan Schriber <ryan.schriber@stockassoc.com>
Subject: RE: Fick Supply

Kim, attached is the current plan for your review. Please let me know if you need anything else.
Thanks, Drew

From: Kim Streicher [mailto:KStreicher@chesterfield.mo.us]
Sent: Wednesday, April 27, 2016 10:16 AM
To: Ryan Schriber
Cc: Andrew Dixon
Subject: RE: Fick Supply

Thanks,

Drew,

Could you send me just a pdf of the plan?

Thanks,
Kim

From: Ryan Schriber [mailto:ryan.schriber@stockassoc.com]
Sent: Wednesday, April 27, 2016 9:59 AM

To: Kim Streicher <KStreicher@chesterfield.mo.us>
Cc: Andrew Dixon <andrew.dixon@stockassoc.com>
Subject: Re: Fick Supply

Drew Dixon.

On Apr 27, 2016, at 9:55 AM, Kim Streicher <KStreicher@chesterfield.mo.us> wrote:

> Good morning Ryan,
>
> Do you know who from Stock is working on the Fick Supply Amended Site Development Plan? I was wondering if I could get a copy so I can take a look at it as it relates to the Chesterfield Valley Master Storm Water Plan.
>
> Thanks!
> Kim
> <image001.jpg>

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AMENDED SITE DEVELOPMENT PLAN

PROPOSED LOT 5B OF THE PROPOSED BOUNDARY ADJUSTMENT PLAF OF TRACTS OF LAND IN U. S. SURVEY 132, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

CURRENT ZONING: M3 - Planned Industrial District (Ord. # 1697)

GENERAL NOTES

1. BOUNDARY INFORMATION BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, TOPOGRAPHICAL INFORMATION FROM RECORD. PROPERTY IS SUBJECT TO AN ACTUAL FIELD SURVEY.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
4. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF WILDWOOD STANDARDS.
6. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY AND MSD STANDARDS.
7. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
8. PARKING AND LOADING SPACES FOR THIS DEVELOPMENT WILL BE AS REQUIRED IN THE CITY OF WILDWOOD CODE.

PARKING CALCULATIONS

REQUIRED PARKING: 15 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 2/3 = 10 SPACES
5 OPERATING VEHICLES TO BE STORED ON SITE = 5 SPACES
4 SPACES FOR EVERY 1,000 SQ. FT. SALES ROOM = 4 SPACES REQ.
TOTAL REQUIRED PARKING = 19 SPACES

PROVIDED PARKING: 22 SPACES INCLUDING 1 HANDICAP SPACE.

9. NO ADDITIONAL LIGHTING IS PROPOSED FOR THIS PLAN.
10. PROPOSED USE: COMPOST FACILITY, AS DEFINED BY ST. LOUIS COUNTY WASTE MANAGEMENT CODE, CHAPTER 607 (WASTE CLASSES ALLOWED: CLASS D - ORGANIC WASTE, WASTE CLASS E - YARD BY-PRODUCTS, WASTE CLASS H - LIQUID WASTE)
11. THE PROPERTY IS SLOPED AT AN AVERAGE OF 2%.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SITE INFORMATION

SITE ADDRESS	= 501 NORTH EATHERTON ROAD WILDWOOD, MO 63005
PROPOSED SITE AREA	= 21.683 Ac.
OWNER	= FICK SUPPLY SERVICE INC.
LOCATOR NO.	= 17X320088
CITY	= CITY OF WILDWOOD
FLOOD MAP	= 29189C0145K (DATED 2/4/15)
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= ATT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER — 8" SS —
PROPOSED STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES — G — W — T — E —
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION ( )
HANDICAPPED PARKING

ABBREVIATIONS

C.O.	-	CLEANOUT
DB.	-	DEED BOOK
E	-	ELECTRIC
FL	-	FLOWLINE
FT	-	FEET
FND.	-	FOUND
G	-	GAS
M.H.	-	MANHOLE
N/F	-	NOW OR FORMERLY
PB.	-	PLAT BOOK
PG.	-	PAGE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R.I.M.U.S.E.	-	ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY AND SEWER EASEMENT
SQ.	-	SQUARE
T	-	TELEPHONE CABLE
V.C.P.	-	VITRIFIED CLAY PIPE
W	-	WATER
(50'W)	-	RIGHT-OF-WAY WIDTH

GRAVEL YARD SECTION
(n.t.s.)

REVERSE FILTER CROSS-SECTION
(n.t.s.)

ST. LOUIS COUNTY BENCHMARK

MSD 11-109 ELEV. STANDARD ALUMINUM DISK STAMPED SL-41 1993 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER, 19' EAST OF THE CENTERLINE OF EATHERTON AND 80' NORTH OF THE EAST PIPELINE MARKER. APPROX 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. ELEV. 461.36 (USGS DATUM)

PREPARED FOR:
Fick Supply Service, Inc.
501 North Eatherton Road
Wildwood, MO 63005

LOCATION MAP

PROPOSED LOT A

A tract of land being part of a larger tract of land as conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records located in part of U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of said Eatherton Investments, L.L.C. tract, said point also being located on the west right-of-way line of Eatherton Road; thence along said right-of-way line, South 11 degrees 55 minutes 01 seconds East, 1323.65 feet to a point, from which a found iron pipe bears South 03 degrees 39 minutes 24 seconds East, 0.32 feet; thence departing said right-of-way line, South 77 degrees 53 minutes 00 seconds West, 1710.00 feet to the west line of said Eatherton Investments, L.L.C. tract, from which a concrete monument bears, South 17 degrees 32 minutes 25 seconds West, 0.10 feet; thence along said west line, North 11 degrees 55 minutes 00 seconds West, 1323.65 feet to the north line west corner of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 280.03 feet to the beginning of a non-tangential curve to the left having a radius of 2193.49 feet; thence departing said north line the following courses and distances: along said curve with an arc length of 150.24 feet and a chord which bears South 15 degrees 09 minutes 42 seconds West, 150.21 feet; South 09 degrees 36 minutes 36 seconds West, 220.10 feet to the beginning of a non-tangential curve to the right having a radius of 481.59 feet; along said curve with an arc length of 179.80 feet and a chord which bears South 16 degrees 48 minutes 42 seconds West, 178.75 feet; South 54 degrees 55 minutes 11 seconds East, 512.77 feet; North 35 degrees 04 minutes 49 seconds East, 172.45 feet to a point of curvature to the left having a radius of 300.00 feet; along said curve with an arc length of 187.28 feet and a chord which bears North 17 degrees 11 minutes 48 seconds East, 184.25 feet to a point of tangency; North 00 degrees 41 minutes 14 seconds West, 234.90 feet to a point of curvature to the right having a radius of 62.00 feet, along said curve with an arc length of 85.24 feet and a chord which bears North 38 degrees 41 minutes 53 seconds East, 78.68 feet, North 11 degrees 55 minutes 00 seconds West, 268.14 feet AND North 46 degrees 28 minutes 25 seconds East, 97.15 feet to the north line of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 899.44 feet to the Point of Beginning, containing 1,871,945 square feet or 42.974 acres more or less.

PROPOSED LOT B

A tract of land being part of a larger tract of land as conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 and all of a tract of land as conveyed to Fick Supply Service, Inc by instrument recorded in Book 1399, PG. 1645 both of the St. Louis County Records, located in U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a found iron pipe located at the northeast corner of a tract of land conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records, said point also being located on the west right-of-way line of Eatherton Road, thence along the north line of said Eatherton Investments, L.L.C. tract, South 77 degrees 53 minutes 00 seconds West, 24.00 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said north line, South 77 degrees 53 minutes 00 seconds West, 875.44 feet; thence departing said north line the following courses and distances: South 46 degrees 28 minutes 25 seconds West, 97.15 feet, South 11 degrees 55 minutes 00 seconds East, 268.14 feet to the beginning of a non-tangential curve to the left having a radius of 62.00 feet, along said curve with an arc length of 85.24 feet and a chord which bears South 38 degrees 41 minutes 53 seconds West, 78.68 feet to a point of tangency; South 00 degrees 41 minutes 14 seconds East, 234.90 feet to a point of curvature to the right having a radius of 300.00 feet; along said curve with an arc length of 187.28 feet and a chord which bears South 17 degrees 11 minutes 48 seconds West, 184.25 feet to a point of tangency; South 35 degrees 04 minutes 49 seconds West, 172.45 feet; North 54 degrees 55 minutes 11 seconds West, 512.77 feet to the beginning of a non-tangential curve to the left having a radius of 481.59 feet; along said curve with an arc length of 179.80 feet and a chord which bears North 16 degrees 48 minutes 42 seconds East, 178.75 feet, North 06 degrees 36 minutes 36 seconds East, 220.10 feet to the beginning of a non-tangential curve to the right having a radius of 2193.49 feet and along said curve with an arc length of 150.24 feet and a chord which bears North 15 degrees 09 minutes 42 seconds East, 150.21 feet to the north line of above said Eatherton Investments, L.L.C. tract; thence along said north line, South 77 degrees 53 minutes 00 seconds West, 15.03 feet to the east line of a tract of land as conveyed to Charlotte M. Hoch Trust tract, by instrument recorded in Book 14454, Page 779 of above said records; thence along the east lines of said Hoch tract the following courses and distances: North 23 degrees 17 minutes 59 seconds East, 406.00 feet and North 34 degrees 17 minutes 59 seconds East, 158.87 feet to the south line of a tract of land as conveyed to The Conservation Commission of the State of Missouri, by instrument recorded in Book 7075, Page 723 of above said records a point; thence along said south line, North 77 degrees 53 minutes 00 seconds East, 1072.17 feet to the west line of Eatherton Road; thence along said west right-of-way line, South 11 degrees 54 minutes 59 seconds East, 440.40 feet to the Point of Beginning and containing 944,638 square feet or 21.732 acres more or less.

TOTAL TRACT

A tract of land being located in part of U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of a tract of land conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records, said point also being located on the west right-of-way line of Eatherton Road, thence along said right-of-way line, South 11 degrees 55 minutes 01 seconds East, 1323.65 feet to a point, from which a found iron pipe bears South 03 degrees 39 minutes 24 seconds East, 0.32 feet; thence departing said right-of-way line, South 77 degrees 53 minutes 00 seconds West, 1710.00 feet to the west line of said Eatherton Investments, L.L.C. tract, from which a concrete monument bears, South 17 degrees 32 minutes 25 seconds West, 0.10 feet; thence along said west line, North 11 degrees 55 minutes 00 seconds West, 1323.65 feet to the north line west corner of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 265.00 feet to the east line of a tract of land as conveyed to Charlotte M. Hoch Trust tract, by instrument recorded in Book 14434, Page 778 of above said records; thence along the east lines of said Hoch tract the following courses and distances: North 23 degrees 17 minutes 59 seconds East, 406.00 feet and North 34 degrees 17 minutes 59 seconds East, 158.87 feet to the south line of a tract of land as conveyed to The Conservation Commission of the State of Missouri, by instrument recorded in Book 7075, Page 723 of above said records a point, thence along said south line, North 77 degrees 53 minutes 00 seconds East, 1072.17 feet to the west line of Eatherton Road, thence along said west right-of-way line, South 11 degrees 54 minutes 59 seconds East, 440.40 feet to the Point of Beginning, containing 2,818,580 square feet or 64.705 acres more or less.

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.

AMENDED SITE DEVELOPMENT PLAN

FICK SUPPLY - 501 N EATHERTON RD

CITY OF WILDWOOD
ST. LOUIS COUNTY, MISSOURI

04/29/19

REVISIONS:

1	20190429 - RELABELED FIRE HYDRANTS - YARD HYDRANTS PER MONARCH FPD COMMENTS

DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 04/11/19	JOB NO. 204-4476
M.S.D. P # P-XXXXX-XX	BASE MAP # XXX
S.L.C. H&T # XXXX	S&I H&T # XX-XXX-XX
SLCPR. # MO-XXXXXX	

SHEET TITLE: AMENDED SITE DEVELOPMENT PLAN

SHEET NO.: 1 OF 1

EASEMENT

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, That _____,for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to _____in hand paid by the City of Chesterfield, the receipt of which is hereby acknowledged, do(es) hereby give, grant, extend, and confer on the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the basins, reservoirs, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A", and made a part hereof, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said basins, reservoirs, channels, drainage facilities and sewer lines. The property owner(s) shall be responsible for maintaining the dry/wet basins, channels, drainage facilities and sewer lines in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to adequately maintain the basins, reservoirs, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for the services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

The City of Chesterfield may from time to time enter upon said premises to construct, reconstruct, or maintain the sewers or stormwater improvements aforesaid, and may assign its rights in this easement to the State, County, or other political subdivisions of the State. The right-of-way hereby granted is irrevocable and shall continue forever.

All stormwater easements as dedicated to the City of Chesterfield per the above, shall not be in the possession or control of the City. Nor shall the City be responsible for the maintenance, inspection, alteration, repair, operation, removal or relay on any stormwater drainage system.

IN WITNESS WHEREOF, the above named grantor(s) has(ve) signed these presents this _____ day of _____, 20 _____.

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

On this _____ day of _____, 20_____, before me, the undersigned Notary Public, personally appeared _____ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

Notary Public

_____

My Commission Expires:

AMENDED SITE DEVELOPMENT PLAN

PROPOSED LOT B OF THE PROPOSED BOUNDARY ADJUSTMENT PLAT OF
495 & 501 N EATHERTON RD
LOCATED IN U. S. SURVEY 132, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

CURRENT ZONING: M3 - Planned Industrial District (Ord. # 1697)

GENERAL NOTES:

1. BOUNDARY INFORMATION BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, TOPOGRAPHICAL INFORMATION FROM RECORD. PROPERTY IS SUBJECT TO AN ACTUAL FIELD SURVEY.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT, CITY OF CHESTERFIELD, AND THE CITY OF WILDWOOD.
4. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT BY THE CITY OF WILDWOOD.
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF WILDWOOD STANDARDS.
6. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF WILDWOOD, SAINT LOUIS COUNTY AND MSD STANDARDS.
7. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
8. PARKING AND LOADING SPACES FOR THIS DEVELOPMENT WILL BE AS REQUIRED IN THE CITY OF WILDWOOD CODE.

PARKING CALCULATIONS

REQUIRED PARKING: 15 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 2/3 = 10 SPACES
4 SPACES FOR EVERY 1,000 SQ. FT. SALES ROOM = 4 SPACES REQ.
TOTAL REQUIRED PARKING = 14 SPACES

PROVIDED PARKING: 19 SPACES INCLUDING 1 HANDICAP SPACE.

EQUIPMENT STORAGE: 7 TRACTOR TRAILERS
4 DUMP TRUCKS
6 FRONT END LOADERS

9. NO ADDITIONAL LIGHTING IS PROPOSED FOR THIS PLAN.
10. PROPOSED USE: COMPOST FACILITY, AS DEFINED BY ST. LOUIS COUNTY WASTE MANAGEMENT CODE, CHAPTER 607 (WASTE CLASSES ALLOWED: CLASS D – ORGANIC WASTE, WASTE CLASS E – YARD BY-PRODUCTS, WASTE CLASS H – LIQUID WASTE)
11. THE PROPERTY IS SLOPED AT AN AVERAGE OF 2%.
12. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH"; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE ELEVATIONS DETERMINED BFE=461 AND SHADED ZONE "X" (AREAS OF .2% CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 29189C0145 K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. (PLOTTED GRAPHICALLY)
13. PUBLIC SPACE FOR THIS DEVELOPMENT WILL BE AS REQUIRED IN THE CITY OF WILDWOOD CODE.

PUBLIC SPACE CALCULATIONS

REQUIRED: 290.4 SF OF PUBLIC SPACE PER NEW PARKING SPACE.
19 PARKING SPACES PROVIDED (19 x 290.4 SF/SPACE) = 5,517.6 SF

PROVIDED: PER THE ORIGINAL SITE DEVELOPMENT PLAN
8,385 SF OF MULTI-USE TRAIL
2,500 SF OF LANDSCAPE SCREENING

SITE INFORMATION

SITE ADDRESS	= 501 NORTH EATHERTON ROAD WILDWOOD, MO 63005
PROPOSED SITE AREA	= 21.683 Ac.
OWNER	= FICK SUPPLY SERVICE INC.
LOCATOR NO.	= 17X320088
CITY	= CITY OF WILDWOOD
FLOOD MAP	= 29183C0445G (DATED 1/20/16)
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= ATT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS
GAS	= LACLEDE
POLICE	= ST. LOUIS COUNTY POLICE DEPT. – WILDWOOD PRECINCT
WARD	= ONE

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER — 8" SS
- PROPOSED STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES — G — W — T — E —
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION ( )
- HANDICAPPED PARKING

ABBREVIATIONS

C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E	–	ELECTRIC
FL	–	FLOWLINE
FT	–	FEET
FND.	–	FOUND
G	–	GAS
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.C.P.	–	REINFORCED CONCRETE PIPE
R.I.M.U.S.E.	–	ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY AND SEWER EASEMENT
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
V.C.P.	–	VITRIFIED CLAY PIPE
W	–	WATER
(86'W)	–	RIGHT-OF-WAY WIDTH

GRAVEL YARD SECTION
(n.t.s.)

REVERSE FILTER CROSS-SECTION
(n.t.s.)

ST. LOUIS COUNTY BENCHMARK

MSD 11-109 ELEV: STANDARD ALUMINUM DISK STAMPED SL-41 1990. DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER; 19' EAST OF THE CENTERLINE OF EATHERTON AND 60' NORTH OF THE EAST PIPELINE MARKER. APROX 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD.
ELEV: 461.36 (USGS DATUM)

PREPARED FOR:

Fick Supply Service, Inc.
501 North Eatherton Road
Wildwood, MO 63005

LOCATION MAP
(NOT TO SCALE)

PROPOSED LOT A

A tract of land being part of a larger tract of land as conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records located in part of U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of said o Eatherton Investments, L.L.C. tract, said point also being located on the west right-of-way line of Eatherton Road; thence along said right-of-way line, South 11 degrees 55 minutes 01 seconds East, 1323.65 feet to a point, from which a found iron pipe bears South 03 degrees 59 minutes 24 seconds East, 0.32 feet; thence departing said right-of-way line, South 77 degrees 53 minutes 00 seconds West, 1710.00 feet to the west line of said Eatherton Investments, L.L.C. tract, from which a concrete monument bears, South 17 degrees 32 minutes 25 seconds West, 0.10 feet; thence along said west line, North 11 degrees 55 minutes 00 seconds West, 1323.65 feet to the north line west corner of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 280.03 feet to the beginning of a non-tangential curve to the left having a radius of 2193.49 feet; thence departing said north line the following courses and distances: along said curve with an arc length of 150.24 feet and a chord which bears South 15 degrees 09 minutes 42 seconds West, 150.21 feet; South 06 degrees 36 minutes 36 seconds West, 220.10 feet to the beginning of a non-tangential curve to the right having a radius of 481.59 feet; along said curve with an arc length of 179.80 feet and a chord which bears South 16 degrees 48 minutes 42 seconds West, 178.75 feet; South 54 degrees 55 minutes 11 seconds East, 512.77 feet; North 35 degrees 04 minutes 49 seconds East, 172.45 feet to a point of curvature to the left having a radius of 300.00 feet; along said curve with an arc length of 187.28 feet and a chord which bears North 17 degrees 11 minutes 48 seconds East, 184.25 feet to a point of tangency; North 00 degrees 41 minutes 14 seconds West, 234.90 feet to a point of curvature to the right having a radius of 62.00 feet; along said curve with an arc length of 85.24 feet and a chord which bears North 38 degrees 41 minutes 53 seconds East, 78.68 feet; North 11 degrees 55 minutes 00 seconds West, 266.14 feet AND North 46 degrees 26 minutes 25 seconds East, 97.15 feet to the north line of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 899.44 feet to the Point of Beginning, containing 1,871,945 square feet or 42.974 acres more or less.

PROPOSED LOT B

A tract of land being part of a larger tract of land as conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 and all of a tract of land as conveyed to Fick Supply Service, Inc by instrument recorded in Book 1399, PG. 1665 both of the St. Louis County Records, located in U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a found iron pipe located at the northeast corner of a tract of land conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records, said point also being located on the west right-of-way line of Eatherton Road; thence along the north line of said Eatherton Investments, L.L.C. tract, South 77 degrees 53 minutes 00 seconds West, 24.00 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said north line, South 77 degrees 53 minutes 00 seconds West, 875.44 feet; thence departing said north line the following courses and distances. South 46 degrees 26 minutes 25 seconds West, 97.15 feet, South 11 degrees 55 minutes 00 seconds East, 266.14 feet to the beginning of a non-tangential curve to the left having a radius of 62.00 feet; along said curve with an arc length of 85.24 feet and a chord which bears South 38 degrees 41 minutes 53 seconds West, 78.68 feet to a point of tangency; South 00 degrees 41 minutes 14 seconds East, 234.90 feet to a point of curvature to the right having a radius of 300.00 feet; along said curve with an arc length of 187.28 feet and a chord which bears South 17 degrees 11 minutes 46 seconds West, 184.25 feet to a point of tangency, South 35 degrees 04 minutes 49 seconds West, 172.45 feet; North 54 degrees 55 minutes 11 seconds West, 512.77 feet to the beginning of a non-tangential curve to the left having a radius of 481.59 feet; along said curve with an arc length of 179.80 feet and a chord which bears North 16 degrees 48 minutes 42 seconds East, 178.75 feet, North 06 degrees 36 minutes 36 seconds East, 220.10 feet to the beginning of a non-tangential curve to the right having a radius of 2193.49 feet and along said curve with an arc length of 150.24 feet and a chord which bears North 15 degrees 09 minutes 42 seconds East, 150.21 feet to the north line of above said Eatherton Investments, L.L.C. tract; thence along said north line, South 77 degrees 53 minutes 00 seconds West, 15.03 feet to the east line of a tract of land as conveyed to Charlotte M. Hoch Trust tract, by instrument recorded in Book 14454, Page 778 of above said records, thence along the east lines of said Hoch tract the following courses and distances: North 23 degrees 17 minutes 59 seconds East, 406.00 feet and North 34 degrees 17 minutes 59 seconds East, 158.87 feet to the south line of a tract of land as conveyed to The Conservation Commission of the State of Missouri, by instrument recorded in Book 7075, Page 723 of above said records a point; thence along said south line, North 77 degrees 53 minutes 00 seconds East, 1072.17 feet to the west line of Eatherton Road; thence along said west right-of-way line, South 11 degrees 54 minutes 59 seconds East, 440.40 feet to the Point of Beginning and containing 944,636 square feet or 21.732 acres more or less.

TOTAL TRACT

A tract of land being located in part of U.S. Survey 132, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of a tract of land conveyed to Eatherton Investments, L.L.C. by deed recorded in Book 13816 Page 1 of the St. Louis County Records, said point also being located on the west right-of-way line of Eatherton Road; thence along said right-of-way line, South 11 degrees 55 minutes 01 seconds East, 1323.65 feet to a point, from which a found iron pipe bears South 03 degrees 59 minutes 24 seconds East, 0.32 feet; thence departing said right-of-way line, South 77 degrees 53 minutes 00 seconds West, 1710.00 feet to the west line of said Eatherton Investments, L.L.C. tract, from which a concrete monument bears, South 17 degrees 32 minutes 25 seconds West, 0.10 feet; thence along said west line, North 11 degrees 55 minutes 00 seconds West, 1323.65 feet to the north line west corner of above said Eatherton Investments, L.L.C. tract; thence along said north line, North 77 degrees 53 minutes 00 seconds East, 265.00 feet to the east line of a tract of land as conveyed to Charlotte M. Hoch Trust tract, by instrument recorded in Book 14454, Page 778 of above said records; thence along the east lines of said Hoch tract the following courses and distances: North 23 degrees 17 minutes 59 seconds East, 406.00 feet and North 34 degrees 17 minutes 59 seconds East, 158.87 feet to the south line of a tract of land as conveyed to The Conservation Commission of the State of Missouri, by instrument recorded in Book 7075, Page 723 of above said records a point; thence along said south line, North 77 degrees 53 minutes 00 seconds East, 1072.17 feet to the west line of Eatherton Road; thence along said west right-of-way line, South 11 degrees 54 minutes 59 seconds East, 440.40 feet to the Point of Beginning, containing 2,818,580 square feet or 64.705 acres more or less.

CITY OF WILDWOOD
JUN 16 2016
DEPT OF PLANNING & PARKS

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
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AMENDED SITE DEVELOPMENT PLAN

FICK SUPPLY - 501 N EATHERTON RD

CITY OF WILDWOOD
ST. LOUIS COUNTY, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
06/10/16

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER 000996

REVISIONS:

1	2016.04.26 - RELABELED FIRE HYDRANTS - YARD HYDRANTS PER MONARCH FPD COMMENTS
2	2016.06.10 - CITY COMMENTS

DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 04/11/16	JOB NO: 209-4476
M.S.D. P #: P-0030875-00	BASE MAP #: 17-X/18-X
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE:
AMENDED SITE DEVELOPMENT PLAN

SHEET NO.:
1 OF 1

OLD BUSINESS **AGENDA ITEM**

WILDWOOD

INFORMATION REPORT

City of Wildwood, Missouri
Prepared by the Department of Planning
Draft Date: July 5, 2016
"Planning Tomorrow Today"

Petition Nos.:	**P.Z. 27, 28, and 29-15**
Petitioner:	**Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017**
Request:	A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 One (1) Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD) are sought. **Proposed Use: A total of one hundred sixteen (116) individual lots, with common ground, and required public space areas.**
Tract Size:	124 acres
Location:	West side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive)
Hearing Date:	May 2, 2016
Date and Vote on Information Report:	July 5, 2016 - TBD
Report:	Attachment A
Plan Sheets:	Attachment B
Background Information:	Attachment C
Fire District:	Metro West and Monarch
School District:	Rockwood
Police:	St. Louis County Police Department – Wildwood Precinct
Ward:	Two
Recommendation:	The Department recommends the Planning and Zoning Commission not support the requested change to the Conceptual Land Use Category Map of the Master Plan for two (2) of the three (3) lots, thereby negating any

allowance for the consideration of the rezoning of the parcel of ground and the application of the Planned Residential Development Overlay District (PRD).

ATTACHMENT A - REPORT

Area Synopsis (includes land use and zoning history) –

The site of this request is one (1) of the largest, remaining contiguous parcels of ground located within the City of Wildwood. This parcel of ground is one hundred twenty (120) acres in overall size and consists of three (3) separate lots of record. Access to these three (3) lots is via Valley Road, with two (2) stub streets along its southern boundary, which originate from the Brentmoor Place Subdivision. These two (2) stub streets include Peppermill Drive and Peppermill Ridge Drive. The three (3) lots, when combined, being that all are approximately rectangular or square in shape, form a L-shaped tract of land.

The principle access to this large parcel of ground has always been from Valley Road, along a single lane width driveway. This driveway trends west from Valley Road, climbs a hill, and follows the southern boundary of the site to the area, where the former residence used to be situated, until its removal many years ago. This driveway has restricted access at this time and is in poor condition. No other paved surfaces exist on the property, other than what appears to have been the driveway apron at the former location of the garage that was in association with the dwelling.

Valley Road is a City-maintained roadway that is two (2) lanes in width. This roadway has an asphalt surface, with no sidewalks, but limited shoulders, which includes earthen swales for stormwater runoff and its management. The right-of-way width varies, depending on development proposals that have been authorized along it over time, which were required to provide dedications of land toward increasing in width. The roadway has a north/south alignment along petitioner's frontage and traffic volumes are moderate. The surrounding land use pattern that is served by this roadway is all residential in nature at this time. This roadway is maintained by the City of Wildwood.

The two (2) stub streets were platted at the time of the development of the Brentmoor Place Subdivision. These stub streets are Peppermill Drive and Peppermill Ridge Drive and were designed and constructed according to St. Louis County Standards, given their age, which includes fifty (50) foot wide rights-of-way areas. The roadways are two (2) lanes in width, with rolled curbs, and sidewalks on both sides of the street, improved stormwater management facilities, and mature street trees, being located in the respective tree lawn areas on both sides of the public rights--of-way. Traffic is light and all residential in nature. These streets are maintained by the City of Wildwood.

The site is located in the Caulks Creek Watershed, one (1) of the largest in size within the City of Wildwood. This watershed has also experienced the greatest amount of growth in the last thirty-five (35) years and the creek itself has been significantly degraded. A major tributary of Caulks Creek meanders through the subject site in a north/south direction toward Valley Road. This subject

site is also very diverse in terms of its physical characteristics. The site has rolling topography, with some slopes exceeding thirty (30) percent. Overall relief of the site is --- feet. The soils are generally clay, with silty loam, and include chert nodules appearing in many of the soil profiles. Despite some unfavorable soils, the property has many large expanses of woodlands, which led to a permitted timber harvest in 2010, which the property is still recovering from at this time. At least two (2) of the site's major ridgelines are overgrown fields, which would indicate at one time, they were areas of lawn and/or pasture.

The property is currently vacant and has been for a number of years. As noted earlier in his report, it appears to have had a number of buildings and structures upon it over the years, with remnants of them apparent on the site. Beside the aforementioned residence near the southern boundary of the site, a small outbuilding foundation is just to the west of it. Along with these two (2) former structures/buildings, the property has the old driveway.

The current zoning district designation of this property is NU Non-Urban Residence District, which has been in place on these lots since 1995. Prior to 1995, St. Louis County designated these lots NU Non-Urban District, which was a holding category for future land use changes. However, despite being a holding category for future land use determinations, it did establish the three (3) acre minimum lot size that now defines much of the City of Wildwood in 2016. The area around the subject site is a mix of zoning district designations and reflected in the summary of land use patterns provided below:

To the North: Abutting in this direction are two (2), large NU Non-Urban Residence District zoned parcels of ground, being twenty-five (25) and forty (40) acres in size. Beyond these properties is the Strecker/Valley Roads intersection and Caulks Creek, at its confluence with a major tributary (Shotwell Creek).

To the East: Located in this direction is the Pleasant Valley Meadows Subdivision, a thirty (30) lot development, with common ground, zoned R-1 One Acre Residence District and R-1A 22,000 square foot Residence District, with a Planned Environment Unit approved by St. Louis County in 1984. Directly east is a sixteen (16) lot development, zoned NU Non-Urban Residence District, also approved by St. Louis County in the late 1970's, a few three (3) acre tracts of land, and Valley Road. Across Valley Road is the Forest Hills Golf & Country Club, in the City of Clarkson Valley, and Powders Mill Subdivision, a twenty-eight (28) lot residential development, with common ground, which is zoned R-1 One Acre Residence District, with a Residential Design Development Procedure approved by St. Louis County in 1978. This subdivision is located in the City of Wildwood.

To the South: Adjoining in this direction is the Brentmoor Place Subdivision, zoned R-1 One Acre Residence District and R-1A 22,000 square foot Residence District, with a Planned Environment Unit, by St. Louis County in 1978 for

one hundred ten (110) lots, with common ground, which has been amended by the City of Wildwood to allow for one (1) additional lot. Further south is the Wynncrest Subdivision and Addition, seventy-two (72) and fifty-nine (59) lots respectively. These residential developments are zoned R-1A 22,000 square foot Residence District, with Planned Residential Development Overlay Districts. Levinson Homes and Fischer and Fritchel completed the original three (3) plats of this residential subdivision. Wynncrest Addition has an additional two (2) plats.

To the West: Adjacent in this direction are a number of private properties, including lots within the Forest Gate and Quaethem Farms Estates Subdivisions, both containing nine (9) lots, and all zoned NU Non-Urban Residence District. These lots are three (3) acres or greater in size. Further west is Wildwood Meadows Estates, a twenty-seven (27) lot residential subdivision, zoned R-1A 22,000 square foot Residence District and FPR-1A Floodplain 22,000 square foot Residence District, with a Planned Residential Development Overlay District. Beyond these tracts of land is Strecker Road, paralleling Caulks Creek.

Current Request -

The petitioner is seeking to develop this approximately one hundred twenty-four (124) acre site with at least ninety-eight (98) single family dwellings on individual lots. The number of dwellings and lots have changed since the public hearing was held on this matter and been reduced by a total of eighteen (18). Along with the dwellings and lots that are planned on this parcel of ground, the developer is proposing to provide common ground and public space for the purposes of compliance to the City's requirements in this regard. The amount of common ground is approximately forty-seven (47) acres in size, with public space planned at 27.1 acres of area. The site would be served by a system of internal roadways that would access via Valley Road, under the current design. The petitioner is indicating the extension of two (2) stub streets, but designed as secondary emergency access and for pedestrian/bicycle movements only.

The petitioner noted at the public hearing the following highlights of this proposed project and the units to be constructed in conjunction with the development of this site:

1. The units would be divided into two (2) villages – east and west - one of which would be intended to have full maintenance of the grounds, despite the dwellings being located on individual lots. This approach would be focused on empty nesters, which would like to stay in Wildwood, but no longer have the desire to maintain a large lot.
2. The lots will all exceed 15,000 square feet in size. These lots will generally be placed on two (2) well-defined ridgelines that are located on the site.
3. The widths of the lots appear to be approximately ninety (90) feet at the front building lines, which will allow the individual properties to accommodate three (3) car garages, if chosen.

Not all of the lots can accommodate three (3) car garages, given the planned grades in the immediate vicinity.

4. The units are expected to range in cost from four hundred fifty thousand dollars ($450,000.00) to over six hundred thousand dollars ($600,000.00).
5. The design preserves approximately forty-one (41) acres of the site's existing tree canopy, which is also part of the protected area, based upon the application of the City's Natural Resource Protection Standards.
6. The amount of public space exceeds thirty (30) acres and is the area of the site that is north of the Ameren Missouri high voltage transmission towers and lines. This transmission line easement is significant in size, with a width of two hundred fifty (250) feet. The towers located therein exceed one hundred (100) feet in height.
7. The management of stormwater is planned through a system of basins and bio-retention facilities. The bio-retention facilities include plantings suitable for these wet types of environments.
8. The terrain of the property requires the installation of some retaining walls, including near the entry into the development, along with other locations on the site, specifically in conjunction with some of the stormwater facilities.

As part of the application process for the Master Plan change to the current land use designation (Non-Urban Residential Area to Sub-Urban Residential Area for two (2) of the three (3) subject properties, since the smallest lot is designated Sub-Urban Residential Area at this current time), and the accompanying rezoning and application of the Planned Residential Development Overlay District (PRD), a Preliminary Development Plan must be provided. This plan details other information about the project, which, in this case, includes the following items:

1. The street grades range up to twelve (12) to fifteen (15) percent in certain locations due to the desire of the petitioner to limit grading on the site.
2. The revised plan indicates that buffer distances between the rear of proposed lots and the nearby three (3) acre subdivisions have been increased along the northern, southern, and eastern boundaries of the site, but remains unchanged along with the western boundary at approximately eighty (80) feet. Of these buffer areas, the petitioner, as indicated on the revised plan, has reduced the number of lots along the property's common boundary with the Brentmoor Place Subdivision, while increasing the separation from their rear lot yard areas of the proposed lots to approximately forty (40) feet. With the reduction in number of lots, their respective sizes have increased as well.
3. The petitioner proposes extensive landscaping in association with this project, which includes the City's required street tree plantings, along with the plantings required in the bio-retention areas that are set forth by the Metropolitan St. Louis Sewer District (MSD).
4. The area of proposed public space, north of the Ameren Missouri transmission easement area includes a natural surface trail system, with one (1) trailhead to be established in association with it.
5. The systems of internal roadways/streets, which are to be public in nature, are defined within a forty (40) foot right-fo-way area, with the pavement width at twenty-six (26) feet.

Sidewalks are indicated on both sides of these proposed streets. Easements are indicated on both sides of the rights-of-way edges for utility and other purposes.

Analysis -

Incumbent to the Department's consideration of these requests is the definition of their respective characteristics. These characteristics are analyzed to determine the appropriateness of the requests relative to several key predictors. These predictors are as follows: (1) compliance of the request to the City's Master Plan; (2) consistency with the Comprehensive Zoning Plan – City Charter; and (3) design components consistent with the City's land use codes and regulations. Each of these predictors must be favorable before the Department can consider a recommendation, which supports the requests and approval of the proposed project.

Compliance of the Requests to the City's Master Plan >>>

Compliance to the Master Plan 2016 Update - During the update of the Master Plan in 2016, the group of citizen volunteers forming the Master Plan Advisory Committee was asked to review possible changes to land use categories for certain properties submitted by their owners or owners under contract. This process entailed almost two (2) months of the overall fourteen (14) month update process and involved approximately sixteen (16) total properties that were located in the City of Wildwood. These properties were distributed throughout the City and covered a range of requests affecting the ultimate use of them. At the conclusion of this process, the volunteer group changed the land use designations of a limited number of properties.

This process is integral to the discussion of these current requests submitted by the petitioner, since one (1) of the sixteen (16) requests involved this subject site. These properties were submitted to the volunteer committee for consideration. As part of this process, the Department of Planning provided input on all of the sixteen (16) land use change requests. In this particular case, the Department did note that it had recommended a partial change to its current Master Plan land use designation from the Non-Urban Residential Area to the Suburban Residential Area for its first one thousand (1,000) feet of depth, as measured from its southern boundary, when the document was considered for updates in 2006. This recommendation was premised on the proximity of the site to Brentmoor Place Subdivision, the existence of two (2) stub streets to serve it, the relative favorable topography on this portion of the tract of land, and the availability of all utilities for service to the homesites. These factors offered a limited opportunity for a greater density of residential use than afforded under the Non-Urban Residential Area designation.

However, as in 2006, the 2016 volunteer committee did not support this recommendation and chose not to change the land use designation of these properties. The Committee noted concerns about the extent of the development (over one hundred twenty (120) acres in size), the potential stormwater impacts associated with the site's development, the relative inconsistency of it with the surrounding land use pattern, and the environmental considerations associated with the property's use. The volunteer group of citizens was unanimous in this lack of support for the requested change to the Sub-Urban Residential Area category for this parcel of ground. Thereafter, It is

important to note the Planning and Zoning Commission, when it acted upon the 2016 Update, continued to maintain that, as had been over the past ten (10) years, the site's best use was under the Non-Urban Residential Area designation of the Master Plan. The NU Non-Urban Residence District zoning designation would then define all activities associated with the properties' use, which would be primarily single family detached dwellings on lots generally at a three (3) acre density.

Therefore, the current Master Plan continues to designate these two (2) larger properties as Non-Urban Residential Area (121 acres of the overall 124 acre site). One (1) of the petitioner's properties, abutting Valley Road, and 2.89 acres in size, is currently designated Sub-Urban Residential Area under the City's Master Plan. The Planning and Zoning Commission adopted this updated Master Plan on April 4, 2016, and the City Council ratified their action on May 9, 2016. Along with the City Council's ratification of the Master Plan, it also adopted the Conceptual Land Use Categories Map of this document as the City's Comprehensive Zoning Plan, as required by the Charter.

In the context of this process on land use changes, the citizen committee recognized the desire of some to achieve a greater utilization of their respective properties, but remained unaltered in their commitment to maintain the land use policies of the City that had been hard-fought over the past twenty (20) years, principally that single family residential activities at a density of one (1) unit per every three (3) acres was an appropriate land use approach for Wildwood, given topography, infrastructure levels, utility networks, surrounding development patterns, mature woodlands, and damages to Caulks Creek. The volunteer committee was cognizant that certain properties may not have all of these characteristics and could be claimed as potential Sub-Urban Residential Area sites, but it was convinced that none of the submitted properties for consideration during the 2016 Update of the Master Plan met this standard.

Sub-Urban and Non-Urban Residential Area Designations for Properties - In considering the descriptions of the land use categories in the Master Plan, it is important to note they are not to be considered individual representations of conclusions of law, but rather variables in creating a product for their collective application. That product is the Conceptual Land Use Categories Map, which takes into account the five (5) descriptions contained in the Master Plan and creates a map from them. Therefore, the outcome of this land use process of describing the five (5) categories is not the individual descriptions as stand-alone items, but combined, a map that is the land use component for all decisions relating to future zoning requests.

Under the City's Charter, this map is also the Comprehensive Zoning Plan for the City of Wildwood. In the Charter, the requirement actually prohibits the City Council from approving any zoning change request that is inconsistent with the Comprehensive Zoning Plan, which again is the Conceptual Land Use Categories Map of the Master Plan[1]. Therefore, the Department cannot

[1]A comprehensive zoning plan generally establishing appropriate zoning districts within the City shall be adopted by ordinance. The portion of any City Master Plan designating such districts and previously adopted and in effect at the time of the effective date of this Charter shall be deemed the adopted comprehensive zoning plan required by this Section. The comprehensive zoning plan shall be reviewed not less than once every ten (10) years, and amendments may be initiated by the Council and approved from time to time as provided by state law. No amendment to such comprehensive zoning plan shall be adopted except by an affirmative vote of at least two-thirds (2/3) of the members of

support a zoning change request and application of the Planned Residential Development Overlay District on the site, without first changing the Master Plan. Changing the Master Plan's designation of these properties solely on the claims of petitioner, i.e. availability of utilities and surrounding land use, is not an appropriate act on the part of the City.

During the course of the discussions held on current requests (**P.Z. 27, 28, and 29-15.**), as well as in material submitted by the petitioner in conjunction therewith, the petitioner has stated that, based upon the land use description contained within the Master Plan of the City of Wildwood relating to where the Sub-Urban Residential Area designations are suitable, including these respective properties. This description is as follows:

> **SUB-URBAN RESIDENTIAL** - This category contains the areas of the City currently zoned for more intensive urban designations, such as the R-1 One Acre Residence District to the R-6A 4,000 square foot Residence District, including eight (8) commercially zoned properties (Amended C-8 Planned Commercial District). These two (2) areas are located east of the State Route 109 corridor and within the northeast and southeast quadrants of the City. Public sewer and water systems, along with a number of other services from additional utilities, generally serve these areas. The land's characteristics in these designations are more varied than the Non-Urban Residential areas of the City. Primarily, the land varies between steeply- sloping to rolling topography, forested to pasture, and to some extent has been disturbed by previous development, particularly in the Caulks Creek Watershed. Surrounding land use patterns are low to medium density residential, with limited commercial and institutional development as well. Access into these areas is principally from the State Route 100 or 109 corridors onto a system of formerly rural roads somewhat improved as development progressed into these areas. Given their proximity to existing development, a low-medium density residential development pattern would be compatible in this area, subject to the environ- mental limitations of any given site that may re- quire lower densities or alternative designs. With the variability of site characteristics in these areas, the appropriate zoning designations in the range of the NU Non-Urban District to the R-1 One Acre Residence District, with a minimum lot size of 15,000 square feet as part of a Planned Residential Development (PRD), are appropriate, excepting three (3) properties located at the terminuses of Center and West Avenues. These three (3) properties can be considered suitable for a greater residential land use density of one point seven five (1.75) units per acre, where appropriate, given their relative placements between high density land uses associated with St. Louis County's past actions and proximity to the Town Center Area's Boundary. Regarding the eight (8) commercially-zoned properties located in and around the Clayton Road/Strecker Road intersection, their designation should be retained as part of an Amended C-8 Planned Commercial District classification within this land use area limiting the intensity of the commercial uses to C-1 authorized uses and requiring the neighborhood compatibility of the development. However, no future commercial designations of

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the City Council, or by initiative or referendum process. Zoning ordinances may be adopted or amended only to the extent that such ordinances are consistent with the comprehensive zoning plan.

properties located in either of these areas should be considered, thereby acknowledging all such previous zonings were part of St. Louis County's rejected land use policy and not the City of Wildwood's. The relative level of appropriateness for individual lot sizes within these zoning designations is premised on a number of variables, not withstanding surrounding development patterns and the extent of natural resource attribute restrictions exhibited by the individual sites. Therefore, the smallest minimum lot size of 15,000 square feet may not be appropriate on all sites and shall be viewed on a case-by-case basis to ensure its sensitivity to the objectives and policies of this Master Plan.

In reviewing this description, the Department would disagree with the conclusion relating to these subject properties. Specifically, the Department notes the description contains several carefully crafted sentences intended to avoid the blanket application of higher density residential proposals in Sub-Urban Residential designated areas, regardless of site features. Principally, these sentences are:

> Given their (suburban residential areas) proximity to existing development, a low-medium density residential development pattern would be compatible in this area, subject to the environmental limitations of any given site that may require lower densities or alternative designs. With the variability of site characteristics in these areas, the appropriate zoning designations in the range of the NU Non-Urban District to the R-1 One Acre Residence District .... are appropriate.

Furthermore, this plan for ninety-eight (98) lots and dwellings would appear to be inconsistent with the Master Plan's recognition that environmental characterisitcs do create limitations that may require lower densitites. The City of Wildwood has never based its zoning decisions soley on the surrounding land use pattern of the area in the vicinity of the subject site, but on a mix of considerations, including environmental limitations. This policy is premised on several factors, which include the mixed record of zoning actions by the previous jurisdication – St. Louis County - that led to the over-development of properties with difficult terrain causing eroision and siltation; the impacts of overdevelopment on Caulks Creek and the problems associated with its degradation of public infrastructure; and the desired change in previous land use policies and practices witnessed by the vote to incorporate by a majoirty of this area's residents in February 1995. Therefore, the Department holds the opinion that environmental features, as well as factors relating to Caulks Creek and the surrounding development pattern, all combine to indicate a Sub-Urban Residential Area designation at this subject site is not justified.

Additionally, in regard to this request to change the Master Plan for these properties, the Department would also note the following considerations:

1. The abutting land use and zoning pattern on five (5) of the six (6) sides is single family residential within the NU Non-Urban Residence District. This pattern is consistent with the Non-Urban Residential Area description in the Master Plan.

2. The City has approved new developments in the vicinity of the site, which include Wills Trace and Wynncrest Subdivisions, with both not needing a change in the Master Plan to accommodate their rezoning.
3. The access to the subject site is from Valley Road, a narrow, two (2) lane roadway, with curves and no shoulders, and it is not scheduled to be improved to a standard like Clayton Road.
4. The petitioner was advised prior to submitting this proposal of the limitations associated with this property and the Non-Urban Residential Area designation associated with it and the inconsistency of the design to this category's requirements.

All of these factors indicate to the Department of Planning the character of the area does not support the requested change to the Master Plan Conceptual Land Use Categories for these properties.

Non-Urban Residential Area Designation for Properties - The Department believes it is also appropriate to consider the aspects of the description of the Non-Urban Residential Area, when determining the appropriateness of the Master Plan's current designation of these properties. The description is as follows:

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

Compliance to the Comprehensive Zoning Plan >>>

City Charter - In November 1997, the City's Charter Commission submitted to the residents of Wildwood a proposal for the adoption of a Charter to guide the activities of this community. The

Charter Commission had worked for almost a year to create a document that would balance the powers of authority within the community and guarantee citizen input in all aspects of the government. Adoption of the Charter was approved in November 1997.

> In Section 3.9 (b.) of the Charter – Adoption of Special Matters – the Commission, and the voters, approved language creating a Comprehensive Zoning Plan and Ordinance. This plan and ordinance are intended to assure decisions regarding land use and district locations are consistent with the Master Plan adopted and in place at the time of the Charter's approval. Accordingly, the Charter also states, "a Comprehensive Zoning Plan generally establishing appropriate zoning districts within the City shall be adopted by ordinance. The portion of any City Master Plan designating such districts and previously adopted at the time of the effective date of this Charter shall be deemed the adopted Comprehensive Zoning Plan required by this Section." With the approval of this language as part of the Charter, the Master Plan Land Use Designations have become the Comprehensive Zoning Plan of the City. Any zoning request must be consistent with the Comprehensive Zoning Plan, which in turn must reflect the uses and densities permitted by the four (4) categories of the Master Plan adopted as the City's Comprehensive Zoning Plan and Ordinance. The City Charter prohibits passage of ordinances that are in violation of this Comprehensive Zoning Plan, which may be amended only by legislative act subject to procedures established in the Charter. Additionally, in one (1) of the City's most recent court cases (City of Wildwood, Missouri vs. JMB, L.L.C. No. 2) the St. Louis County Circuit Court ruled "the City Council could not have lawfully granted the partical rezoning application sought by JMB due to the constraints placed upon the Council by the City's Charter."

In the case of the petitioner's proposal, the R-1 One Acre Residence District request is not consistent with the Master Plan Conceptual Land Use Categories and, thereby, inconsistent with the City's Comprehensive Zoning Plan. This request is not permitted in this designated area. The Department would note such a proposal, as submitted by the petitioner, is prohibited by the City's Charter and cannot be considered without an amendment to the Master Plan. Given an amendment to the Master Plan is not supported, the Department is recommending denial of the zoning change and application of the Planned Residential Development Overlay District upon the subject tract of land.

Design Components Consistent with the City's Land Use Codes and Regulations >>>

In considering aspects of the proposed Prerliminary Development Plan, its design does not meet certain enviromental regulations of the City and further leads the Department to believe the set of requests are not favorable to the use of the site for the following reasons in this regard:

1. Land disturbance is planned within fifty (50) feet of a major creek tributary located on the property (Grading Code).
2. Portions of the creek are further disturbed by the installation of dry detention basins (Natural Resource Protection Standards).

3. Ephemeral drainageways are disturbed and utilized for the purposes of constructing improvements, utilities, infrastructure, and homesites (Natural Resource Protection Standards).
4. Sloped areas, greater than thirty (30) percent, which are one hundred percent (100%) protected under the Natural Resource Protection Standards of the City's Subdivision and Development Regulations, are disturbed.
5. Tree preservation characteristics suffer on a number of lots due to planned grading (Tree Preservation and Restoration Standards).
6. Stormwater improvements are placed in the perimeter setback areas of the parcel of ground, which leads to disturbance in protected locations (Grading Code).

Summary and Recommendation

For all of the reasons set forth herein, the Department is recommending the change in Master Plan Conceptual Land Use Categories and associated map be denied, along with the modification of the site's zoning and application of the Planned Residential Development Overlay District (PRD) for these properties. This recommendation is premised the foregoing and is summarized as follows:

1. The Department of Planning has determined the requested change to the Master Plan Conceptual Land Use Category for these properties is not appropriate and not supported by the environmental characteristics of the properties or the City's most recent review of this same request by the Master Plan Advisory Committee during the update of this planning document in 2016. The group of twenty-three (23) volunteers denied the request, as did the Planning and Zoning Commission and the City Council.
2. The petitioner has premised the design of this property on considerations not authorized by the Master Plan.
3. The City's Charter precludes the approval of a zoning change request that is not consistent with the Comprehensive Zoning Plan, which is the Conceptual Land Use Categories Map of the Master Plan.
4. The nature of these requests, if approved, would create an unwanted precedence for the City in the future.

Given the information and rationales developed in this report the Department of Planning is recommending the Planning and Zoning Commission deny the change to the Master Plan Conceptual Land Use Categories and associated map.

ATTACHMENT B
Plan Sheets

VALLEY ROAD SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

R-1, 1 Acre Residence District, with a Planned
Residential Development (PRD) Overlay District, Ordinance #______

A TRACT OF LAND BEING THE SW 1/4 OF THE SE 1/4 OF SECTION 19, PART OF NW 1/4 OF
SECTION 29, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 30
TOWNSHIP 44 NORTH, RANGE 3 EAST
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

SHEET INDEX

C1	TITLE SHEET
C2	DETAILS
C3	PRELIMINARY DEVELOPMENT PLAN
C4	ENLARGED PLAN AREAS
C5	FINE GRADING EXAMPLE PLAN
C6	DISTURBANCE PLAN
L-1, -2	LANDSCAPE PLANS BY LOOMIS (6-30-2016)
FIG. 1	NATURAL RESOURCE PLAN (DISTURBED) BY SCI (6/2016)
FIG. 3	NATURAL RESOURCE MAP BY SCI (11/2015)

7

LEGEND

ELECTRIC MANHOLE	E
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	12"
EXISTING BUILDING	
EXISTING CONTOUR	533
EXISTING SPOT ELEVATION	+533.25
EXISTING UTILITIES	G — W — T — E
PROPOSED CONTOUR	530
PROPOSED SPOT	x530.50
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	SS
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	18
GUY WIRE	
POWER POLE	
WATER MANHOLE	W
WATER VALVE	WV
DENOTES RECORD INFORMATION	( )
HANDICAPPED PARKING	
PHONE MANHOLE	P
OVERHEAD ELECTRIC	OE
UNDERGROUND TELEPHONE	UT
CONCRETE	CONC
ASPHALT	ASPH
POLYVINYL CHLORIDE	PVC
DENOTES WITH	W/
TRANSFORMER	T
SANITARY	SAN
SWALE	
CHAIN-LINK FENCE	
TRAFFIC FLOW	
SAWCUT	

LEGEND

BENCH MARK	FIRE HYDRANT
FOUND IRON ROD	FIRE DEPARTMENT CONNECTION
FOUND IRON PIPE	WATER MANHOLE
RIGHT OF WAY MARKER	WATER METER
UTILITY POLE	WATER VALVE
SUPPORT POLE	POST INDICATOR VALVE
UTILITY POLE WITH LIGHT	CLEAN OUT
LIGHT STANDARD	STORM MANHOLE
ELECTRIC METER	GRATED MANHOLE
ELECTRIC MANHOLE	STORMWATER INLET
ELECTRIC PEDESTAL	GRATED STORMWATER INLET
ELECTRIC SPLICE BOX	SANITARY MANHOLE
GAS DRIP	TREE
GAS METER	BUSH
GAS VALVE	TRAFFIC SIGNAL
TELEPHONE MANHOLE	PARKING METER
TELEPHONE PEDESTAL	STREET SIGN
TELEPHONE SPLICE BOX	SPRINKLER
CABLE TV PEDESTAL	

ABBREVIATIONS

C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH
M.B.	MAIL BOX

ABBREVIATIONS

W	WATER	DB	DEED BOOK
E	ELECTRIC	PB	PLAT BOOK
OE	OVERHEAD ELECTRIC	PG	PAGE
UE	UNDERGROUND ELECTRIC	(_'W)	RIGHT-OF-WAY WIDTH
G	GAS	(REC)	RECORD INFORMATION
T	TELEPHONE	FT	FEET
TBR	TO BE REMOVED	N/F	NOW OR FORMERLY
TBR & R	TO BE REMOVED AND REPLACED	FND	FOUND
UIP	USE IN PLACE	SQ	SQUARE
ATG	ADJUST TO GRADE	CO	CLEANOUT
BC	BACK OF CURB	MH	MANHOLE
FC	FACE OF CURB	AI	AREA INLET
TW	TOP OF WALL	CI	CURB INLET
BW	BOTTOM OF WALL	GI	GRATE INLET
PVMT	PAVEMENT	YD	YARD DRAIN
ASPH	ASPHALT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
GRND	GROUND	CMP	CORRUGATED METAL PIPE
FG	FINISHED GRADE	VCP	CLAY PIPE
FF	FINISHED FLOOR	FL	FLOWLINE
LL	LOWER LEVEL	TS	TAILSTAKE
TT	TOP OF TURF	ELEV, EL	ELEVATION
TC	TOP OF CURB	PROP, PR	PROPOSED
SG	SUBGRADE	EXIST, EX	EXISTING
MG	METHANE GAS	TYP	TYPICAL
		BMP	BEST MANAGEMENT PRACTICES
		SWPPP	

PERTINENT DATA

OWNER	= PWM PROPERTIES
OWNER UNDER CONTRACT	= PULTE HOMES OF ST. LOUIS LLC
SITE LOCATOR, ADDRESS	= 21U520284 (2443 VALLEY RD) = 21U610242 (2485 VALLEY RD) = 20U210014 (2121 QUAETHEM DR) = WILDWOOD, MO 63005
EXISTING ZONING	= "NU" NON URBAN
PROPOSED ZONING	= "R-1" RESIDENCE DISTRICT WITH = PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY DISTRICT = + EXISTING "NU" FOR PRESERVATION EASEMENT AREA
WARD	= 2 = 21U520284 (2443 VALLEY RD) = 21U610242 (2485 VALLEY RD) = 20U210014 (2121 QUATHEM DR)
WATER SHED	= CAULKS CREEK
WUNNENBERG'S	= PG. 31, GRID HH22, GG22
FIRE DISTRICT	= MONARCH FIRE (212 QUANTHEM) = METRO WEST (2443, 2485 VALLEY RD)
SCHOOL DISTRICT	= ROCKWOOD
WATER SERVICE	= MISSOURI AMERICAN WATER CO.
ELECTRIC SERVICE	= AMEREN MISSOURI
GAS SERVICE	= LACLEDE GAS COMPANY
SEWER SERVICE	= METROPOLITAN ST. LOUIS SEWER DISTRICT
CABLE	= CHARTER COMMUNICATIONS
POLICE	= ST. LOUIS COUNTY - WILDWOOD PRECINCT

7

PROPERTY DESCRIPTION

A tract of land being part of Sections 19, 29 and 30 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at an Iron pipe marking the common corner of Sections 19, 20, 29 and 30 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri; thence along the common line between Sections 29 and 30 South 00 degrees 34 minutes 49 seconds West, 825.27 feet to a point; thence leaving said line North 87 degrees 49 minutes 39 seconds East, 379.69 feet to a point on the Western right-of-way line of Valley Road (40 feet wide); thence in a Southerly direction along said Western line along a curve to the left having a radius of 920.00 feet, an arc length of 62.73 feet, the chord of which bears South 17 degrees 58 minutes 15 seconds West, a chord distance of 62.71 feet to a point; thence continuing along a cure to the left having a radius of 920.00 feet, an arc length of 150.83 feet, the chord of which bears South 11 degrees 19 minutes 15 seconds West, a chord distance of 150.66 feet to a point; thence South 06 degrees 37 minutes 27 seconds West, 163.90 feet to an Iron Pipe; the..ce leaving said Western right-of-way line South 86 degrees 24 minutes 52 seconds West, 316.00 feet to a point on the aforesaid common line between Sections 29 and 30 thence along said line South 00 degrees 34 minutes 49 seconds West, 130.37 feet to a stone marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 30; thence along the Southern lien of the Northeast Quarter of the Northeast Quarter and the Southern lien of the Northwest Quarter of the Northeast Quarter of Section 30 North 89 degrees 05 minutes 30 seconds West, 2651.59 feet to a Stone marking the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 30; thence along the Western line of said Northwest Quarter of the Northeast Quarter of Section 30 North 00 degrees 40 minutes 28 seconds East, 1325.13 feet to an old axle marking the North Quarter Corner of Section 30, being the South Quarter Corner of Section 19; thence along the Wester line of the Southwest Quarter of the Southeast Quarter of Section 19 North 00 degrees 35 minutes 52 Seconds East, 1333.18 feet to an Iron Pipe marking the Northwest corner of said Southwest Quarter of the Southeast Quarter of Section 19; thence along the Northern line of said Southwest Quarter of the Southeast Quarter South 89 degrees 17 minutes 27 seconds East, 1326.94 feet to an Iron pipe marking the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 19; thence along the Eastern line of said Southwest Quarter of the Southeast Quarter of Section 19 South 00 degrees 41 minutes 39 seconds West, 1334.46 feet to an iron pipe marking the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 19, said corner being on the common line between Sections 19 and 30; thence along said common line South 89 degrees 12 minutes 39 seconds East, 1324.69 feet to the Point of beginning and containing 5,415,063 square feet or 124.313 acres more or loss as per a survey by Stock & Associat3es Consulting Engineers, Inc. during January, 2016.

NOTES

1. EXISTING SURVEY INFORMATION FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO AN ACTUAL TOPOGRAPHIC AND BOUNDARY SURVEY.
2. THIS PLAN IS FOR THE EXCLUSIVE USE OF PULTE HOMES. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
3. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN LIMITED WETLAND DELINEATION, GEOTECHNICAL AND ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
4. NO UTILITY MEETINGS HAVE BEEN PERFORMED TO VERIFY EXISTING OR PROPOSED UTILITY FACILITIES AS WELL AS CONFIRMATION OF DESIGN REQUIREMENTS FOR THIS SITE. ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS ARE SUBJECT TO REVIEW & APPROVAL BY EACH RESPECTIVE AGENCY HAVING JURISDICTION OVER THIS SITE.
5. ALL IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.
6. STORMWATER BASINS AND SANITARY LIFT STATION LOCATIONS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND ENGINEERING REVIEWS.
7. NO GRADE SHALL EXCEED 3:1 SLOPE UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF WILDWOOD, AND SUPPORTED BY THE APPROVED GEOTECHNICAL REPORT.
8. SIGNAGE AND STREET LIGHTING PER THE CITY OF WILDWOOD REQUIREMENTS.
9. STORMWATER POLLUTION PREVENTION MEASURES TO BE IN ACCORDANCE WITH CITY OF WILDWOOD AND MSD REQUIREMENTS.
10. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0276K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
11. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN EASEMENTS.
12. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD AND MSD REQUIREMENTS.
13. ALL CONSTRUCTION MATERIALS, MEANS AND METHODS SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD REQUIREMENTS.
14. SITE LIGHTING SHALL COMPLY WITH SECTIONS 415.450 "OUTDOOR LIGHTING" AND 420.320 "STREET LIGHTING". DEVELOPER SHALL PROVIDE AMEREN PLANS TO CITY.
15. ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD, AND ADA STANDARDS.
16. MAXIMUM BUILDING HEIGHT IS 3 STORIES, OR 45 FEET (415.120.F.1.).
17. ENTRANCE, STREET INTERSECTION, CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD
18. STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
19. PROPOSED STREETS SHALL BE PUBLIC, WITH 26' WIDE PAVEMENT, WITHIN A 40' RIGHT-OF-WAY.
20. NO PLANTS, TREES, SIGNS, ETC. SHALL BE PLACED IN THE SITE TRIANGLE AT THE STREET INTERSECTIONS TO RESTRICT SIGHT DISTANCE.
21. NO PLANTS, TREES, SIGNS, ETC. SHALL BE PLACED IN THE INTERSECTION SIGHT TRIANGLES AS TO RESTRICT SIGHT DISTANCE.

7

LOT COUNTS

GRAND TOTAL = 98 LOTS, MIN. 15,000 MINIMUM S.F./EACH

BULK LOT DENSITY COMPARED TO SOUTH SUBDIVISIONS:

DENSITY = 98 LOTS/124.313 AC = 0.79 LOTS/AC

COMPARE TO EXISTING SOUTHERN ADJACENT SUBDIVISIONS:
BRENTMOOR PLATS 1, 2, & 3:
43.647 + 20.097 + 20.681 = 84.425 AC
DENSITY = 110 LOTS/84.425 AC = 1.30 LOTS/AC > 0.79 LOTS/AC PROPOSED, O.K.

DENSITY CALCULATIONS:

PER CITY OF WILDWOOD MUNICIPAL CODE SECTION "R1" 415.111.G.1.a., "PRD" 415.510.I.2.:

TOTAL SITE AREA 124.313 AC
- TOTAL RIGHT-OF-WAY AREA 7.23 AC
= 117.08 AC

117.08 AC/(1 AC/LOT DISTRICT DENSITY) = 117 MAXIMUM LOTS ALLOWED VS. 98 LOTS PROPOSED AT 15,000 SF MIN. ACTUAL LOT SIZE

PARKING CALCULATIONS:

PER CITY OF WILDWOOD MUNICIPAL CODE SECTION 415.340
2 SPACE/DWELLING UNIT IS EXPECTED, AS A MINIMUM IN THE GARAGES.
98 DWELLING UNITS x 2 SPACE/DWELLING UNIT = 196 SPACES REQUIRED
196 TOTAL SPACES PROVIDED

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SKETCH PLAN FROM RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SKETCH PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: [signature] 6/30/16
DANIEL EHLMANN, MISSOURI L.S. NO. 2215

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2215
PROFESSIONAL LAND SURVEYOR

7

City Public Space Requirements Chart
Date: 6-29-2016 (98 HOMES)

Number of Parking Spaces (Provided):	196	Spaces
Standard for Public Space Calculation:	1,742.4 square feet per new single-family dwelling (4 acres per 100 single-family dwelling units)	
Amount of Required Public Space	170,755	Square feet
Maximum Public Space allowed from Common Ground = 50%	85,378	Square feet
Amount of Provided Public Space	1,303,486	Square feet
- Multiple Use Trail		Square feet
- Underground Detention Area		Square feet
- Public Land Dedication		Square feet
- Privately-Held Common Ground		Square feet
(Northwest Preservation Easement)	1,179,283	Square feet
- Other (Bioretention Areas)	124,703	Square feet
- Other (Culdesac Islands x 50%)	2,010	Square feet
Total Provided Public Space:	1,303,486	Square feet
List installed improvements:	Total Number (list below on lines)	
- Picnic Tables		
- Benches (at Overlooks/Trailheads)	8	Each
- Trash Receptacles		
- Bicycle Racks		
- Other (Signage at Overlooks)	2	Each
Other Public Space Items (if provided)		
Fee in Lieu (if applicable)		

PREPARED FOR:

PULTE HOMES OF ST. LOUIS, LLC
16305 SWINGLEY RIDGE ROAD, SUITE 350
CHESTERFIELD, MISSOURI 63017
Phone: (636) 537-7122
Fax: (636) 537-9952

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

MISSOURI ONE CALL SYSTEM, INC. — STOP CALL BEFORE YOU DIG

DRAWING FILE: O:\DRAW5400\2145466\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C01Title PLOTTED: Jun 30, 2016 - 9:47am PLOTTED BY: chris.mueller

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY ROAD SUBDIVISION
2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
JUN 30 2016

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

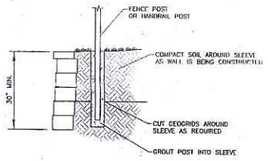
1. 1-12-2016 CITY MEETING
2. 2-4-2016 PRESENTATION
3. 3-7-2016 CITY SUBMITTAL
4. 3-11-2016 ESTIMATE
5. 4-8-2016 CITY SUBMITTAL
6. 5-25-2016 LOT LAYOUT
7. 6-30-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/31/2015	JOB NO: 214-5466
M.S.D. P #: -	BASE MAP #: 20U, 21U
S.L.C. HAT #: -	H&T S.U.P. #:
M.D.N.R. #: -	

SHEET TITLE: TITLE SHEET

SHEET NO.: C1

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

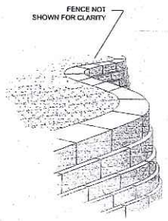


-PLACE SONOTUBE IN FILL AS BACKFILL IS BEING COMPACTED.
-THE FENCE DESIGN AND SUITABILITY IS THE RESPONSIBILITY OF OTHERS & SHALL BE PART OF WALL SHOP DRAWINGS.

FENCE DETAIL
NOT TO SCALE

DETAIL COURTESY OF "ASPEN CONSULTANTS, 12/05/2003, 636-349-2225".

CONTRACTOR SHALL VERIFY IF FENCE WILL BE REQUIRED WITH CITY.



THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

RETAINING WALL NOTES:

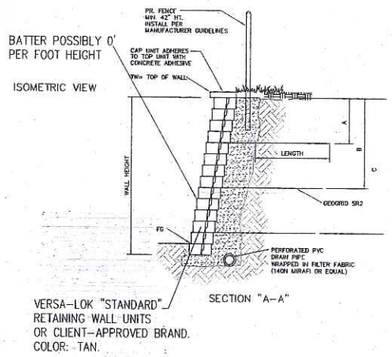
1.) ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATION. GLOBAL & FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER & SUBMITTED TO STOCK & ASSOCIATES PRIOR TO INSTALLATION. FOOTING & COMPACTION TESTING SHALL BE PERFORMED BY PROJECT GEOTECHNICAL ENGINEER.

2.) THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO STOCK & ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLAN PRIOR TO WALL CONSTRUCTION.

3.) VERIFY ALTERNATE WALL SYSTEMS WITH OWNER.

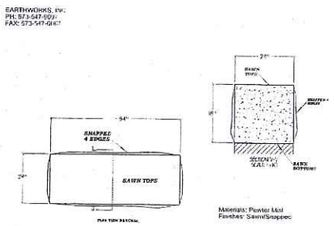
4.) SHOP DRAWINGS & STABILITY ANALYSES SHALL BE SUBMITTED BY WALL DESIGNER TO COUNTY PRIOR TO WALL CONSTRUCTION.

5.) GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE TO BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).

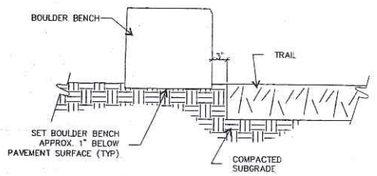


SEGMENTAL BLOCK RETAINING WALL DETAILS

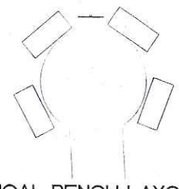
EARTHWORKS, Inc.
PH: 573-647-0001
FAX: 573-547-0447



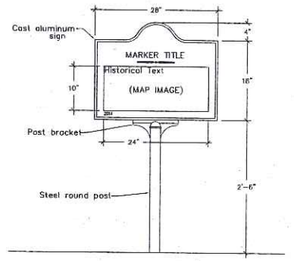
Materials: Pavers Mid Finishes: Sawn/Snapped



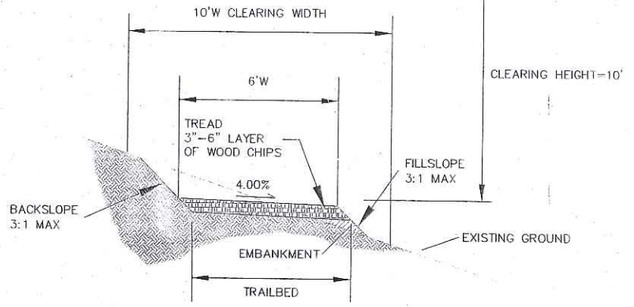
BOULDER BENCH (AT TRAIL LOOKOUTS)



TYPICAL BENCH LAYOUT



SIGNAGE (AT TRAIL LOOKOUTS)

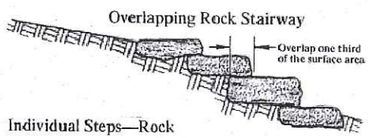


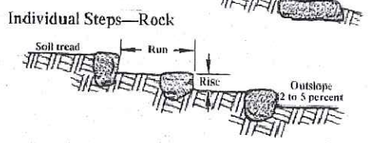
TRAIL GRADE GUIDELINES:

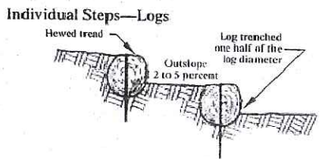
1. LIMIT SUSTAINED GRADE (1000' OR MORE) TO 10% OR LESS.
2. LIMIT STEEP GRADES UP TO 25% TO 50 YARDS.
3. PREFFERED GRADE IS 2 TO 6%.
4. RULE OF THUMB: 1/3 LEVEL, 1/3 UPHILL AND 1/3 DOWNHILL.
5. LOG STEPS MAY BE USED FOR SHORT, STEEP SLOPES.

CLEARING NOTES:

1. PICK ROUTE WHICH REQUIRES THE MINIMUM AMOUNT OF CLEARING.
2. REMOVE FALLEN TREES, BRUSH AND ROCK FROM THE TREAD.
3. ESTABLISH THE TRAIL CLEARENCE WIDTH AND HEIGHT.
4. CUT SHRUBS AND SMALL TREES FLUSH WITH THE GROUND TO PREVENT TRIPPING AND TO REDUCE STUMP SPROUTING.
5. LIMIT VEGETATION REMOVAL TO 2" DIAMETER OR LESS.
6. PRUNE OVERHANGING BRANCHES CLEANLY AT THE BRANCH COLLAR ON THE TREE TRUNK OR WHERE A BRANCH FORKS.
7. REMOVE LARGE ROCKS AND FALLEN LOGS FROM THE TRAIL.







STEP DETAILS COURTESY OF UNITED STATES DEPARTMENT OF AGRICULTURE, UNITED STATES FOREST SERVICE, T&D PUBLICATIONS, TRAIL CONSTRUCTION AND MAINTENANCE NOTEBOOK: ADDITIONAL TRAIL ELEMENTS. http://www.fs.fed.us/t-d/pubs/htmlpubs/htm07232806/page12.htm

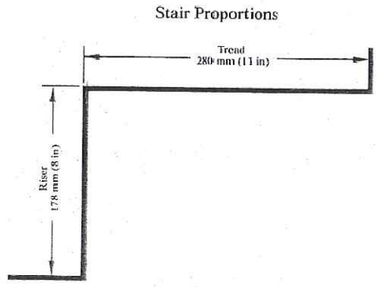


Figure 81—A general rule of thumb for stairs: twice the riser plus the tread should equal 635 to 686 millimeters (25 to 27 inches).

HIKING TRAIL DETAILS

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 Ph: (636) 530-9730 FAX: (636) 530-9731
email: stock@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO. 63005

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER 2011016 — NOTARIAL SEAL — JUN 30 2016

GEORGE M. STOCK E-2011016
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 2009016

REVISIONS:
1. 1-12-2016 CITY MEETING
2. 2-4-2016 PRESENTATION
3. 3-7-2016 CITY SUBMITTAL
4. 3-11-2016 CSTIMATE
5. 4-8-2016 CITY SUBMITTAL
6. 5-25-2016 LOT LAYOUT
7. 6-30-2016 CITY SUBMITTAL

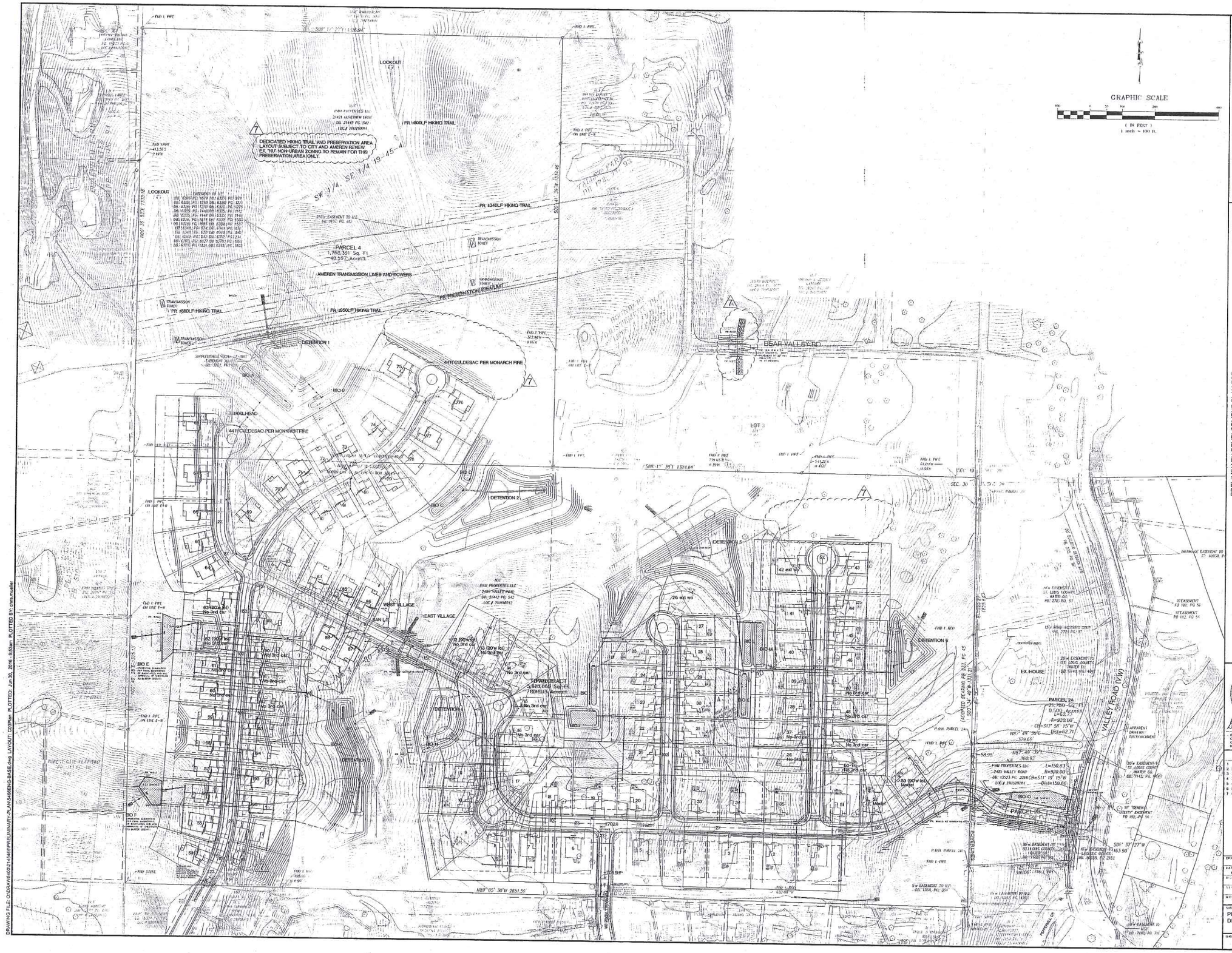
DRAWN BY: CAM	CHECKED BY: GMS
DATE: 12/15/2015	JOB NO: 214-5466
M.S.D. #	BASE MAP # 2001, 2111
S.L.C. 1987 #	MAT. SURF. #
NGVD #	

SHEET TITLE: DETAILS

SHEET NO: C2

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

DRAWING FILE: O:\DRAWS\4002\1-5466\PRELIMINARY\PLANS\5466BENCH-BASE.dwg LAYOUT: C02DETAILS PLOTTED: Jun 30, 2016 - 9:48am PLOTTED BY: chris.mayer



PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER: PE-2316
PROFESSIONAL ENGINEER
JUN 30 2016

GEORGE M. STOCK E-2316
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER 00000

REVISIONS

1. 1-12-2016 CITY MEETING
2. 2-4-2016 PRESENTATION
3. 3-7-2016 CITY SUBMITTAL
4. 3-11-2016 ESTIMATE
5. 4-8-2016 CITY SUBMITTAL
6. 5-25-2016 LOT LAYOUT
7. 6-30-2016 CITY SUBMITTAL

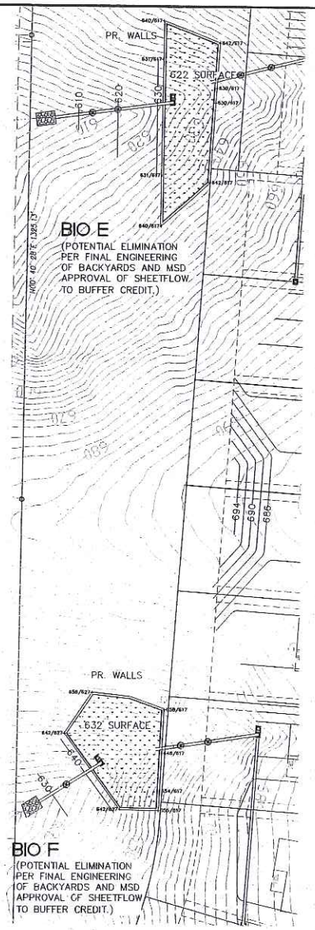
DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/31/2015	FILE NO.: 214-546E
MSD P:	MSD MAP #: 202, 210
S.L.C. NO. 2	DIST. MAP #:
MRRP #:	

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

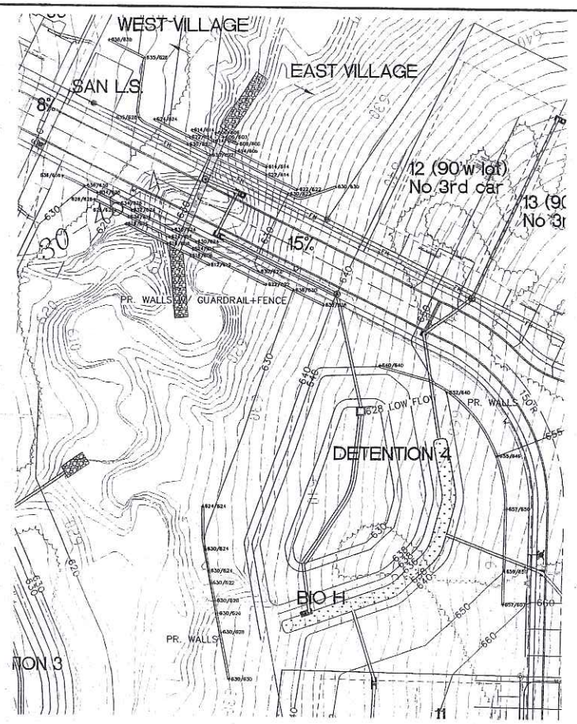
SHEET NO.
C3

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

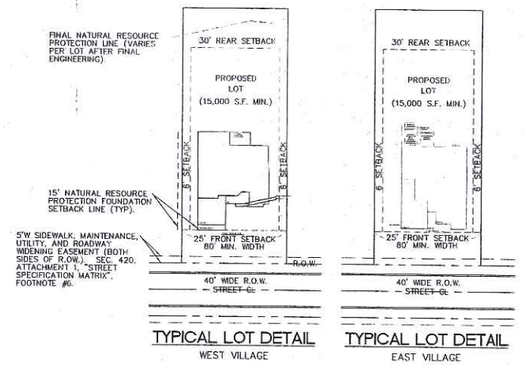
DRAWING FILE: O:\DRAW\5400\2145466\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C03Plan PLOTTED: Jun 30, 2016 - 9:53am PLOTTED BY: chris.mueller

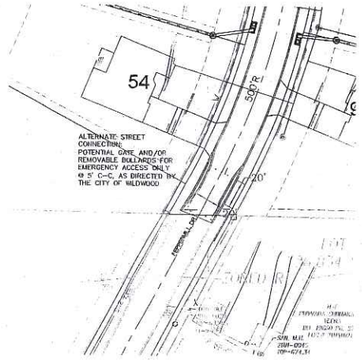


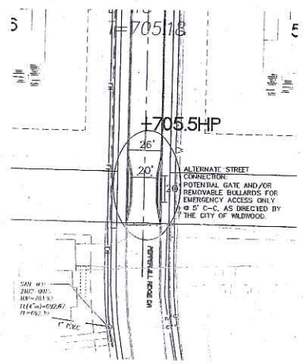
WEST RETAINING WALLS



MIDDLE RETAINING WALLS

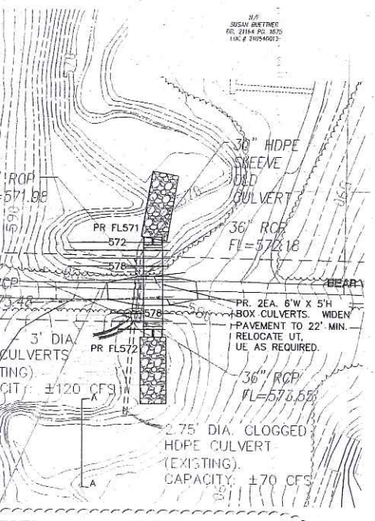




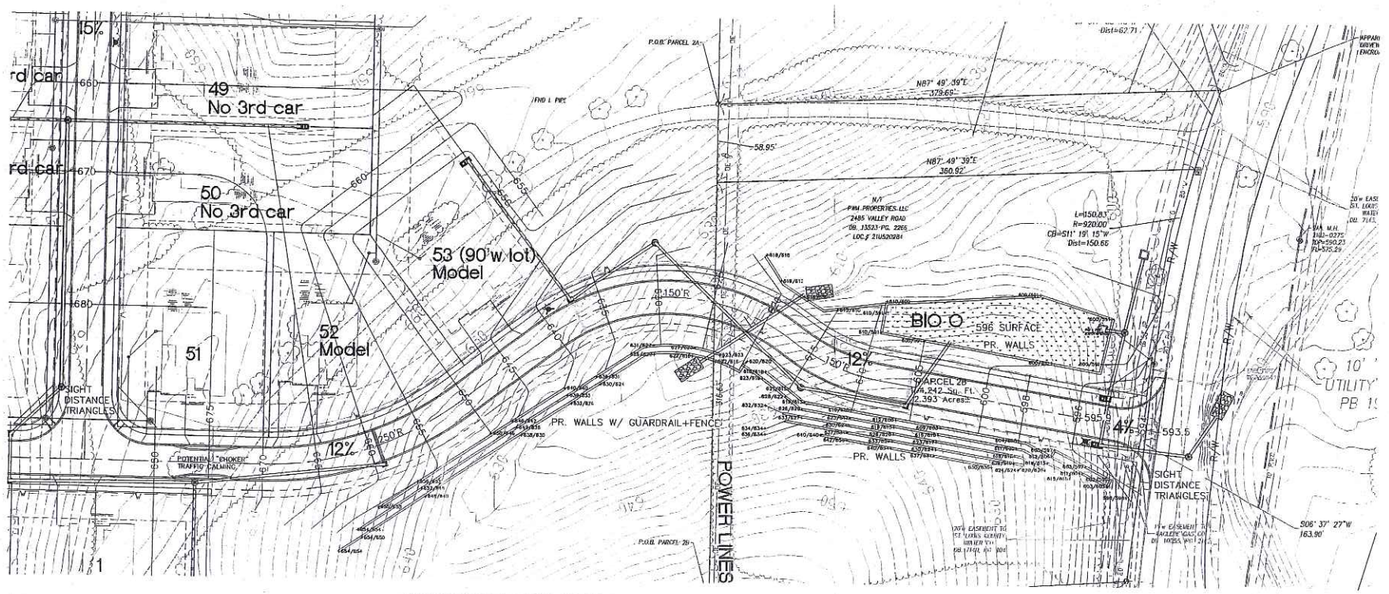


ALTERNATE BRENTMOOR SUBDIVISION CONNECTIONS

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



OFFSITE CULVERT REPLACEMENT



PROPOSED VALLEY ROAD ENTRANCE AND EAST WALLS

EXAMPLE KEY: 611/605 = TOP OF WALL/FINISH GRADE AT TOE OF WALL
(IN BIORETENTIONS, FINISH GRADE IS PRIOR TO ADDING SPECIAL SOILS.)

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
http://www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

GEORGE MICHAEL STOCK NUMBER PE-2511 — STATE OF MISSOURI — PROFESSIONAL ENGINEER — FINAL
JUN 30 2016
GEORGE M. STOCK E-2511 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000900

REVISIONS:
1 1-12-2016 CITY MEETING
2 2-4-2016 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL
6 5-25-2016 LOT LAYOUT
7 6-30-2016 CITY SUBMITTAL

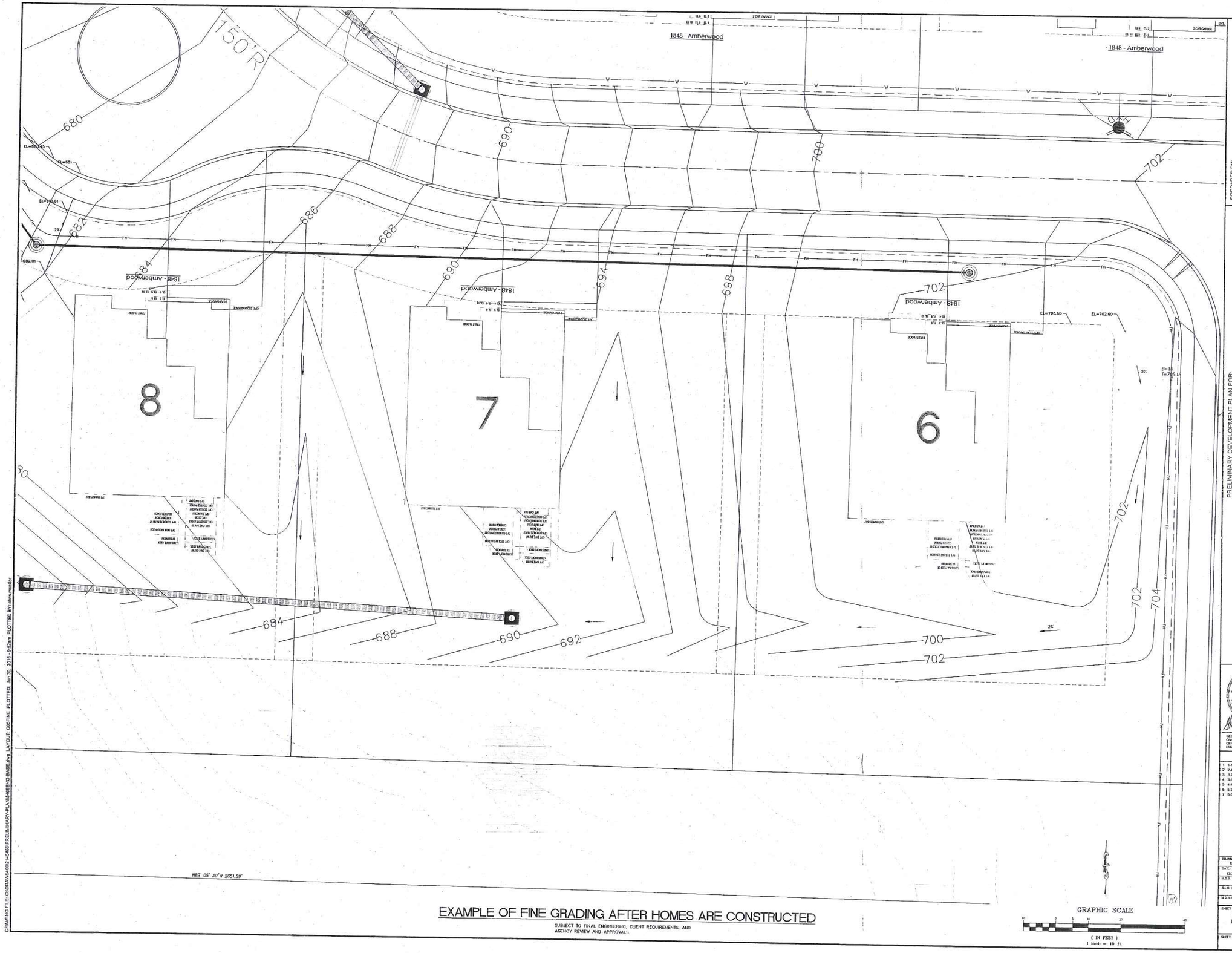
DRAWN BY: CAM	CHECKED BY: GMS
DATE: 12/31/2015	JOB NO.: 216-5456
M.S.D. P. #:	BASE MAP #: 2482, 2121
S.L.C. MAT. #:	MAT SUP. #:
MO.RX. #:	

SHEET TITLE: ENLARGED PLAN AREAS

SHEET NO.: C4

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

DRAWING FILE: O:\DRAWS\4000\5456\PRELIMINARY-PLANS\5456ENS-BASE.dwg LAYOUT: C04ENLARGED-PLAN-AREAS PLOTTED: Jun 30, 2016 - 9:54am PLOTTED BY: chris.rutenic



EXAMPLE OF FINE GRADING AFTER HOMES ARE CONSTRUCTED

SUBJECT TO FINAL ENGINEERING, CLIENT REQUIREMENTS, AND AGENCY REVIEW AND APPROVALS.

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

DRAWING FILE: C:\DRAWS\40921-15466\PRELIMINARY-PLANS\466ENG-BASE.dwg LAYOUT: C5FINE PLOTTED: Jun 30, 2016 - 9:52am PLOTTED By: chris.mueller

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
251 Diamond Field Enterprise Parkway
St. Charles, MO 63303 (636) 724-8570
330-8700 FAX (636) 530-9330
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2465 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

GEORGE M. STOCK, MISSOURI, STOCK, NUMBER, PE-2010, JUN 30 2016

GEORGE M STOCK E-25110
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER 000842

REVISIONS:

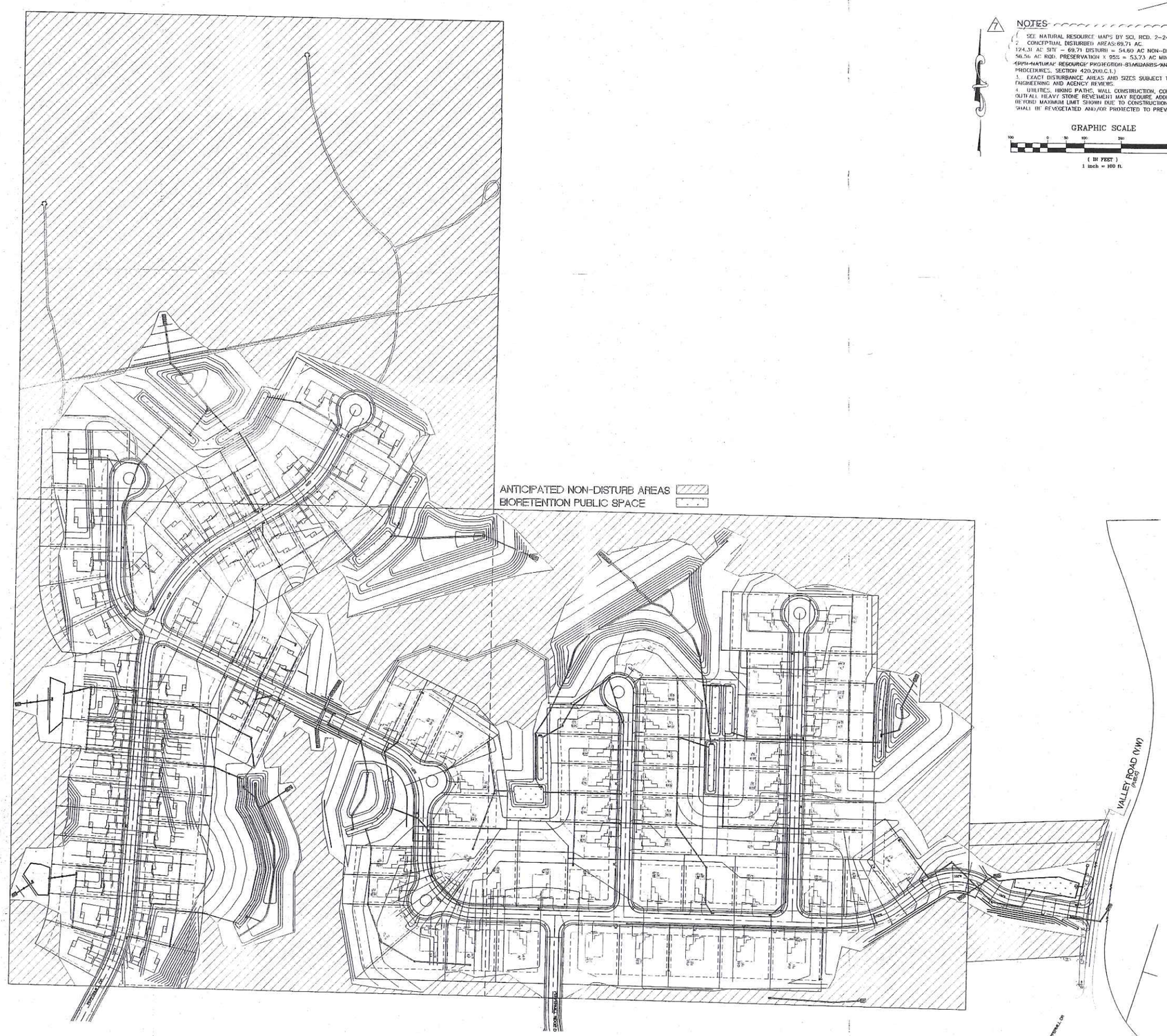
1 1-12-2016 CITY MEETING
2 2-4-2016 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL
6 5-25-2016 LOT LAYOUT
7 6-30-2016 CITY SUBMITTAL

DRAWN BY: CAM	CHECKED BY: GMS
DATE: 12/31/2015	JOB NO.: 214-5466
M.S.D. P. #:	BASE MAP #: 2082, 2161
S.L.C. INT. #:	INT. SUP. #:
MONR. #:	

SHEET TITLE: FINE GRADING EXAMPLE PLAN

SHEET NO.: C5

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS



NOTES

1. SEE NATURAL RESOURCE MAPS BY SCI, RCD. 2-24-2016.
2. CONCEPTUAL DISTURBED AREAS: 69.71 AC.
124.31 AC SITE – 69.71 DISTURB = 54.60 AC NON-DISTURB
56.56 AC ROD. PRESERVATION X 95% = 53.73 AC MIN NEEDED, O.K.
(PER NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES, SECTION 420.200.C.1.)
3. EXACT DISTURBANCE AREAS AND SIZES SUBJECT TO CHANGE DURING FINAL ENGINEERING AND AGENCY REVIEWS.
4. UTILITIES, HIKING PATHS, WALL CONSTRUCTION, CONSTRUCTION ACCESS, PIPE OUTFALL HEAVY STONE REVETMENT MAY REQUIRE ADDITIONAL DISTURBANCE BEYOND MAXIMUM LIMIT SHOWN DUE TO CONSTRUCTION. DISTURBED AREAS SHALL BE REVEGETATED AND/OR PROTECTED TO PREVENT EROSION.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-2416
PROFESSIONAL ENGINEER
JUN 30 2016

GEORGE M. STOCK E-2516
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER 00000

REVISIONS:

1. 1-12-2016 CITY MEETING
2. 2-4-2016 PRESENTATION
3. 3-7-2016 CITY SUBMITTAL
4. 3-11-2016 ESTIMATE
5. 4-8-2016 CITY SUBMITTAL
6. 5-25-2016 LOT LAYOUT
7. 6-30-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/31/2015	JOB NO: 214-5466
M.S.D. # /	BASE MAP #: 200, 210
S.L.C. MAT #:	HST SMP #:
M.D.N.R. #:	

SHEET TITLE:
DISTURBANCE PLAN

SHEET NO.:
C6

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

DRAWING FILE: O:\DRAW\5400\2145466\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C06DISTURB PLOTTED: Jun 30, 2016 - 9:53am PLOTTED BY: chris.mueller

KEY

- Existing individual Tree to remain
- Gr — Existing individual Grand Tree to remain
- Bioretention Areas per MSD specifications
- Existing canopy to remain
- Tree protection fence
- Root pruning

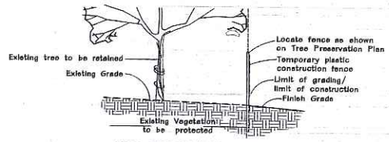
Total site area = 5,415,063 sq. ft. or 124.31 Ac.
Total existing canopy = 2,773,296 sq. ft. or 63.66 Ac.

Required 30% preservation:
2,776,296 x .3 = 831,989 sq. ft. or 23.39 Ac.

Total canopy to be removed = 915,889 sq. ft. or 21.02 Ac. (32.92%)
Total canopy to remain = 1,860,407 sq. ft. or 42.7 Ac. (67.08%)

PLANTING SCHEDULE

Symbol	Quantity	Botanical Name	Common Name	Size	Remarks
Canopy Trees (Street Trees)					
A	56	Quercus bicolor	Swamp White Oak	2.5"	
B	44	Gingko biloba 'Autumn Gold'	Autumn Gold Gingko	2.5"	
C	101	Acer x freemanii 'FR 102'	Autumn Fantasy Maple	2.5"	
D	41	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5"	
E	44	Ulmus 'Patriot'	Patriot Elm	2.5"	
F	40	Gleditsia triacanthos var inermis 'Skyline'	Skyline Honeylocust	2.5"	
Canopy Trees (Buffer Enhancements)					
Az	8	Quercus bicolor	Swamp White Oak	2.5"	
Dz	5	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5"	
Fz	7	Gleditsia triacanthos var inermis 'Skyline'	Skyline Honeylocust	2.5"	
Evergreens Trees (Buffer Enhancements)					
Gz	15	Picea abies	Norway Spruce	6'	
Hz	14	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6'	
Understory Trees (Buffer Enhancements)					
Jz	13	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	1.5"	
Kz	15	Malus 'Purple Prince'	Purple Prince Crabapple	1.5"	
Deciduous Shrubs (Buffer Enhancements)					
a	99	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24"	
b	141	Viburnum x juddii	Fragrant Viburnum	24"	
c	55	Weigela florida 'Minuet'	Minuet Weigela	5 Gal	



TREE PROTECTION DETAIL, TYP.
(see plan for actual location)

TREE PROTECTION NOTES:

1) Preserved woodland canopy is delineated with shading.

2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.

3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.

4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.

5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.

6) Tree protection measures to be maintained throughout construction sequence.

LANDSCAPE PLAN
SCALE 1"=100'

0 100 200 400

STATE OF MISSOURI
JERALD SAUNDERS
Number LA-7
LANDSCAPE ARCHITECT
6/30/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Valley Road Subdivision
Wildwood, Missouri

Pulte Homes

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

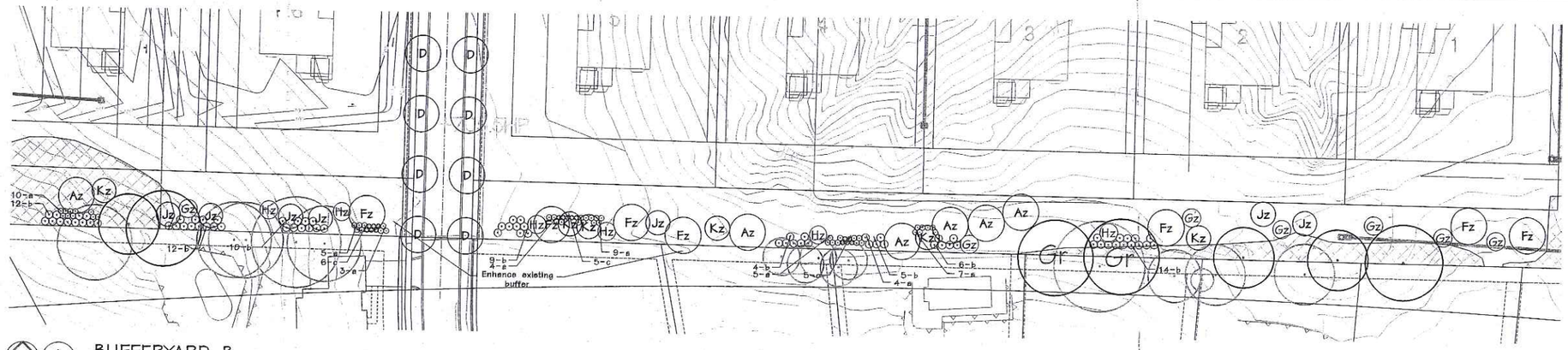
Revisions:

Date	Description	No.
6/29/16	Plan revision	

Drawn: KP
Checked: JS

loomisAssociates
landscape+architects+planners
Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 5/5/16
Job #: 935.016

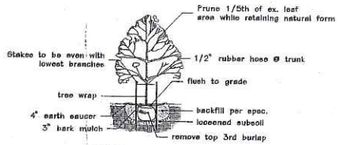


2 L-2 BUFFERYARD B
SCALE 1"=30'

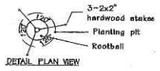
0 30 60 120

KEY

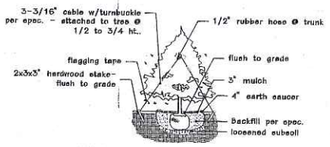
- Existing Individual Tree to remain
- Gr Existing Individual Grand Tree to remain
- Bioretention Areas per MSD specifications
- Existing canopy to remain



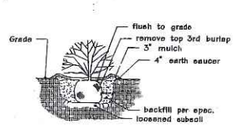
CANOPY TREE PLANTING



DETAIL PLAN VIEW

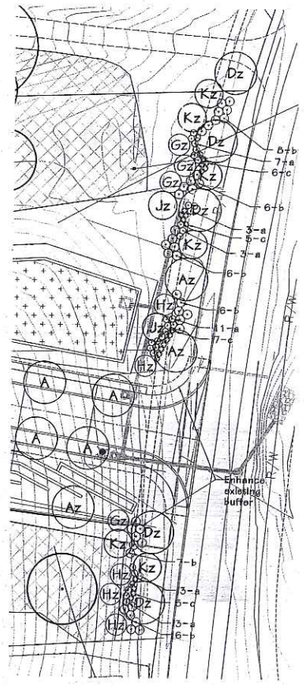


TYPICAL EVERGREEN PLANTING



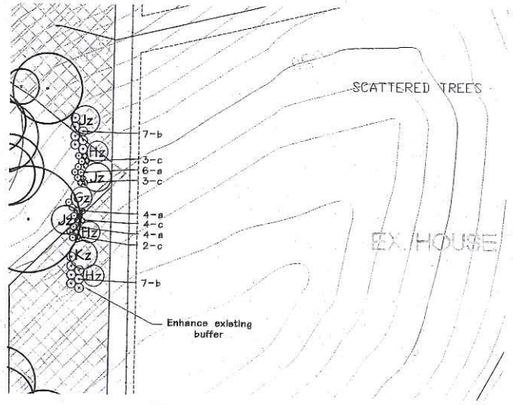
SCARIFY ROOT BALL OF ALL CONTAINER STOCK.

TYPICAL SHRUB PLANTING



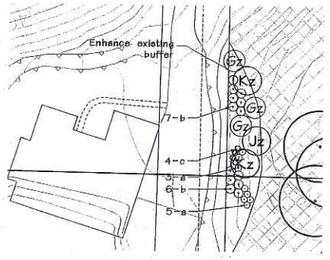
1 L-2 BUFFERYARD A
SCALE 1"=30'

0 30 60 120



4 L-2 BUFFERYARD D
SCALE 1"=30'

0 30 60 120



3 L-2 BUFFERYARD C
SCALE 1"=30'

0 30 60 120

Jerald Saunders - Landscape Architect
MO License # LA-007

1/30/16

Consultants:

Valley Road Subdivision
Wildwood, Missouri

Pulte Homes

CITY OF WILDWOOD
JUN 30 2016
DEPT. OF PLANNING & PARKS

Revisions:

Date	Description	No.
6/29/16	Plan revision	

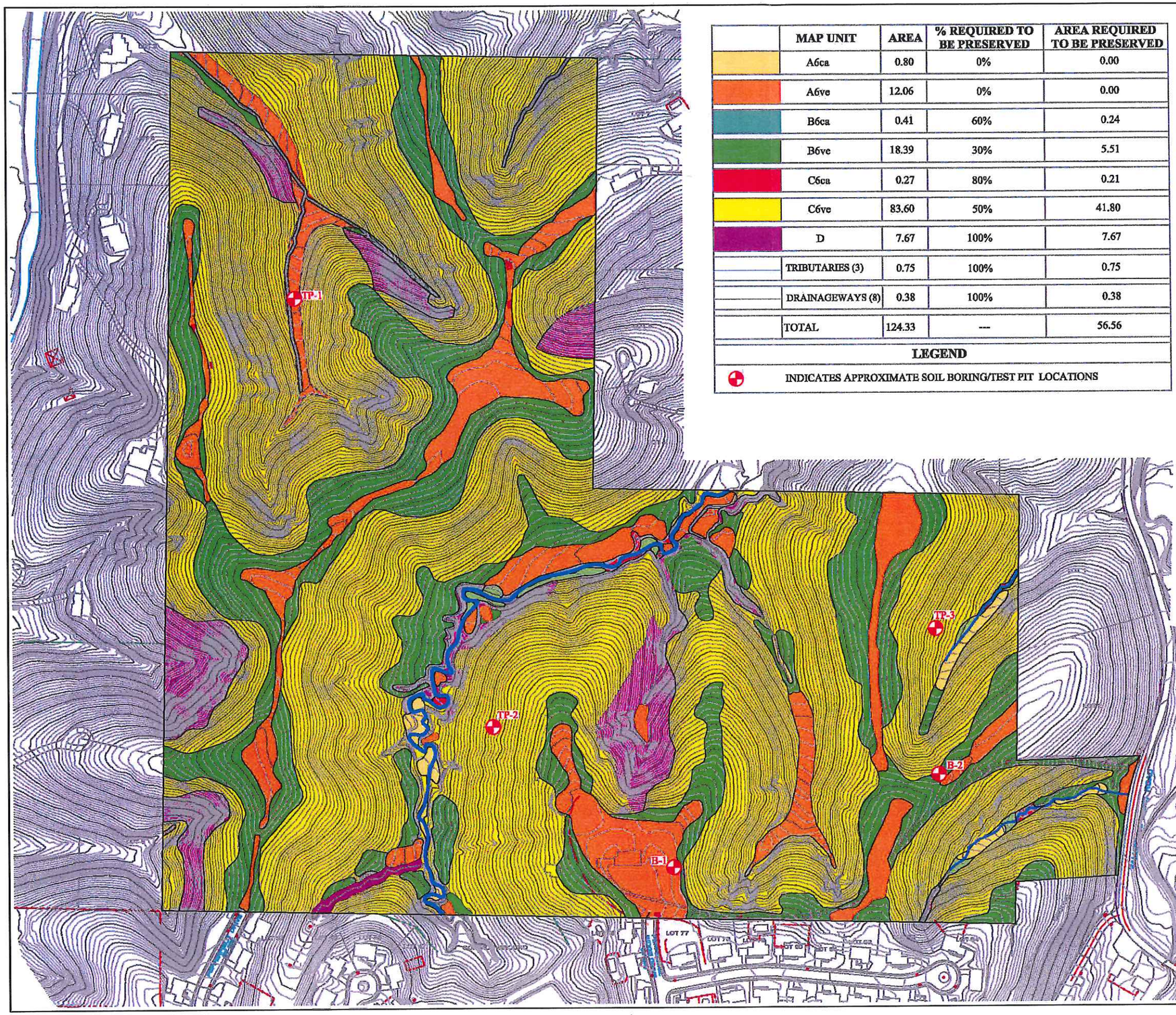
Drawn: KP
Checked: JS

loomisAssociates
landscapeArchitectsplanners
Missouri State Certificate of Authority #: LAC #2003019

Sheet Title: Landscape Plan

Sheet No: L-2

Date: 5/5/16
Job #: 935.016



	MAP UNIT	AREA	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED
	A6ca	0.80	0%	0.00
	A6ve	12.06	0%	0.00
	B6ca	0.41	60%	0.24
	B6ve	18.39	30%	5.51
	C6ca	0.27	80%	0.21
	C6ve	83.60	50%	41.80
	D	7.67	100%	7.67
	TRIBUTARIES (3)	0.75	100%	0.75
	DRAINAGEWAYS (8)	0.38	100%	0.38
	TOTAL	124.33	---	56.56

LEGEND

INDICATES APPROXIMATE SOIL BORING/TEST FIT LOCATIONS

SCI ENGINEERING, INC.
WWW.SCIENGINEERING.COM
CONSTRUCTION
GEOTECHNICAL
ENVIRONMENTAL
NATURAL RESOURCES
CULTURAL RESOURCES

General Notes/Legend

SLOPE PERCENTAGES AND CATEGORIES PROVIDED BY COLE & ASSOCIATES.

BASED ON UNDATED PLAN PROVIDED ELECTRONICALLY ON AUGUST 25, 2004 FROM COLE & ASSOCIATES, INC. DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.

PROJECT NAME

PULTE- VALLEY ROAD
WILDWOOD, MISSOURI

NATURAL RESOURCE MAP

N
W E
S

SCALE	1" = 300'
JOB NUMBER	2015-0339.39
DATE	11/2015
DRAWN BY	LAP
CHECKED BY	SDH
FIGURE	3

ATTACHMENT C
Background Information

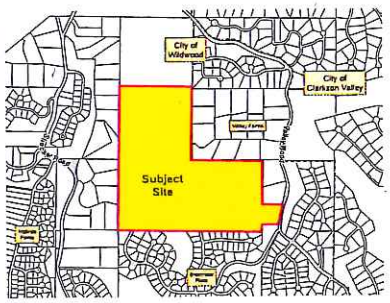
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
TUESDAY, July 5, 2016, at 7:00 p.m.

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

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



Street Addresses of Subject Site:
2443 and 2485 Valley Road &
2121 Quantham Drive

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 May 2, 2016. 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. Written comments are requested to be submitted prior to this meeting and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The meeting will be held on **TUESDAY, July 5, 2016 at 7:00 p.m.,** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017 – A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R1 one (1) acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for a 124 acre tract of land that is located west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U5202874, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quantham Drive). **Proposed Use: A total of one hundred sixteen (116) individual lots, with common ground, and required public space areas. (Ward Two)**

Please note, as of June 6, 2016, all Planning and Zoning Commission meetings will begin at 7:00 p.m.

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

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the 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

WED - JUNE 22, 2016

ATTN P & Z COMMISSION:

I STRONGLY URGE YOU TO REJECT PULTE HOMES PROPOSAL TO USE THE 124 ACRE TRACT OF LAND UNDER CONSIDERATION TO A PROPOSED USE OF 116 INDIVIDUAL LOTS. SIMILAR PROPOSALS OVER THE YEARS HAVE BEEN REJECTED FOR VERY GOOD REASONS.

(A) OTHER NEARBY HOMESITES ARE 3+ ACRES

(B) WATER RUNOFF WILL BECOME A SERIOUS PROBLEM - FLOODING, ROAD & BRIDGE EROSION, ETC.

(C) WELL CONTAMINATION, HEALTH PROBLEMS ETC. - RESULTING LAWSUITS

OVERCONSTRUCTION OF HOMES IN THE AREA IS CAUSING SERIOUS, DANGEROUS, TRAFFIC PROBLEMS. I WOULD HOPE THE COMMISSION WILL REMEMBER ALL THE VALID REASONS WHY SIMILAR PROPOSALS HAVE BEEN REJECTED IN THE PAST AND USE COMMON SENSE TO REJECT THIS PROPOSAL ALSO.

SINCERELY,

Charles D Maxvill

CHARLES D. MAXVILL
1115 EAGLE CREEK RD.
63005

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, June 22, 2016 4:04 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I am opposed to this subdivision because it does not conform to the current zoning. We voted for the incorporation of Wildwood because we were told they would not change the zoning for dense subdivisions. If this were to pass I would have 13 homes backing up to my property. I also do not think Valley Rd can handle the additional traffic.
Suggestions	*Field not completed.*
	(Section Break)
Name	Wayne Copple
Address	2467 Valley Rd
City	Wildwood
State	MO
Zip	63005
Phone Number	636-236-8699
Email	wcopps52@yahoo.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, June 23, 2016 5:41 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I would like to reiterate my previous comments presented for the initial public meeting regarding this project. As noted then, I immediately abut the project to the north, being one of the closest residents to the proposed development. At the time of our home purchase, with a career working with real estate developers, I understood the risk of development immediately behind my house. Specifically, coming from St. Charles County we lived through the vast construction of high volume residential neighborhoods. And coming from St. Charles County, we intentionally left the cookie cutter neighborhoods behind, looking for a more peaceful setting. With that said, prior to purchasing our home, I did do research. Part of this was reviewing the Wildwood Master Plan and website detailing the zoning of the subject land. In review, it provided a level of comfort to know that Wildwood had spent considerable time and money in researching land management and controlled and proper development, specifically in Non Urban zoning districts such as the subject land. As such, I was able to make a sizable investment in our home, believing that high volume neighborhoods would not be developed in Non-Urban Residence Districts. Then to even greater comfort, this was re-confirmed with the update to the Master Plan in 2016 stating identical concerns in developing Non Urban areas. As

thoroughly vetted in the initial Public Meeting, there are numerous reasons why this project would be ill advised at this site. One, the current road system (ie. Valley Road) could not support the additional increased traffic. Specifically, at the intersection of Clayton and Clarkson the height of traffic will be exactly at the time of Crestview Elementary's pick up and drop off. With the vast majority of residents, children and teenage drivers heading that way in the morning for work and school, the intersection would need a major overhaul. There is one traffic officer already there trying to direct the flow of traffic. Having 50% additional cars (which seems to be a conservatively low number from the traffic report) would overload this intersection. Then, with no shoulders, combined with the amount of subdivision entrances condensed in one 100 yard section, this poses a greater risk to all travelers, in addition to the children walking to school. Secondly, though this is 124 acres, the plan is to have 116 homes condensed on under 1/3 acre lots. Per the developer, this meets the requirements of R1 - one acre lot minimum. However, this is completely disingenuous of what the zoning codes were meant to control. This becomes just another cookie cutter subdivision, the very reason why Wildwood was incorporated to prevent such development. I believe, as the Wildwood Master Plan lays out, there are considerable environmental concerns to removing the natural wildlife that is in place. With the erosion of the natural surroundings, to the danger presented to the lower lying neighbors to the north with septic systems and well water. Currently Valley Farms is already battling runoff issues from this very issue, just from the trees that have already been removed. Though the developer notes their intention of creating runoff basins to help alleviate, can this be guaranteed with money set aside in escrow for any future damages. Can this be guaranteed in 10, 20, 30 years when those homes are still in harms way? And, can this be guaranteed from when the first tree goes down until those rain basins are completed? With the understanding that Pulte is one of the bigger developers in the country, they have significant legal teams and money that can be used (and has been used) to delay lawsuits for years to avoid issues such as this. Lastly, if this development were to proceed, then what point is having the Wildwood Master Plan. This would seem to open the flood gates for future similar development in Non Urban districts. It would appear that the time, effort and money spent to put the Master Plan together would be all for nothing. From the initial comments by the residents, as well as the Planning and Zoning members present at the initial Public Meeting, I have confidence this development will be rejected. However, I wanted to again reconfirm my objection through this comment

	period. Thank you for your time.
Suggestions	As zoned, 40 homes on 3 acre lots would be ideal for the natural settings that Wildwood residence have come to enjoy. Though, these homes would need to be place in a way to keep disruption to the natural contours/slopes, streams and water runoff to a minimum. This would also provide limited additional traffic to the surrounding road system.
	(Section Break)
Name	Rick Orf
Address	16216 Bear Valley Road
City	Wildwood
State	MO
Zip	63005
Phone Number	314.302.2215
Email	rick.orf@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Saturday, June 25, 2016 9:36 AM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	This open land is the highest point of the ridge between Strecker Rd and Valley Rd. This ridge today is scenic and tranquil tree covered space that adds value to the properties surrounding it. Allowing this to be built with high density housing, as the development immediately to the west of this area demonstrates, will inevitably result in virtual elimination of the tree line, replacing it with a view of structures and open space. This will diminish property values across the area as well as further reduce the tree element that is so integral to the Wildwood appeal.
Suggestions	I suggest allowing low density housing with minimum of 3 acres with requirement to preserve trees on at least 2.5 of the acres of each lot. This maintains treed lots and balances the expectation for development with the preservation of greenery and foliage integral to Wildwood appeal.
	(Section Break)
Name	James K Raney
Address	706 Wycliffe Place Ct

City	Wildwood
State	MO
Zip	63005
Phone Number	636-812-2373
Email	sn3kr@aol.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, June 26, 2016 10:36 AM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	This proposal is not compliant with the zoning laws established by the Wildwood city council in terms of lot size. Furthermore, the natural habitat it will destroy will only contribute to more Caulks creek flow and restrict living space for many forms of wildlife. We did not move here to look out our window at more homes but to enjoy the beauty of nature. Please do not pass this change in residential zoning laws!
Suggestions	*Field not completed.*
	(Section Break)
Name	James Saena
Address	2292 Ridgley Woods Drive
City	Clarkson Valley
State	MO
Zip	63005
Phone Number	6366757452

Email jvsaena101@aol.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, June 26, 2016 6:42 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Valley Road traffic is already constant and dangerous without another neighborhood off it burdening the load. The bicyclists slow vehicles and cause back-up, having more traffic would cause it to become an impossible route, and for many it is the ONLY route. Brentmoor Place should NOT be attached to the new neighborhood, keep it an independent neighborhood, plus there is no benefit to attaching as it does not relieve Valley Rd's burden. This area is low density and should remain that way to keep traffic down and property values up. Last, but very important, we have a ton of deer in the area, maintain some green space for their habitat!
Suggestions	I would only be in favor of the new neighborhood if the lots were 2+ acres and there weren't more than 15-20 homes, but I really feel strongly about maintaining green space. Especially since there is a new neighborhood off Strecker and Kehrs Mill instead of having that prairie-type field and treed hillside.
	(Section Break)
Name	Sharise King
Address	16106 Elkton Ct

City	Wildwood
State	MO
Zip	63005
Phone Number	952-484-9002
Email	scb_king@yahoo.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, June 27, 2016 2:29 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	DON'T DO IT...BAD BAD IDEA!
Suggestions	Pay me a million dollars and they can have my property
	(Section Break)
Name	Robert Nagel
Address	2163 Quaethem Drive
City	Wildwood
State	Missouri
Zip	63005
Phone Number	6367281335
Email	incenticoinc@yahoo.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, June 27, 2016 5:50 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	*Field not completed.*
Suggestions	Pulte agree to 50 up to 60 homes coming closer to original zoning requirements. Also would require widening Valley to allow all the turns in an approximate 300 foot distance.
	(Section Break)
Name	Edmund Hugill
Address	16354 Peppermill Drive
City	Chesterfield
State	Mo
Zip	63005
Phone Number	6365329136
Email	ehugill@charter.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, June 27, 2016 10:03 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I'd just like to reiterate my comments that I shared prior to the last Commission meeting (although I'm not sure it was submitted in time to be considered prior to that meeting). My wife and I recently purchased 16385 Peppermill Dr in August '15 which is at the very end of Peppermill Dr. with the proposed development sight directly North of our house. We recently had Quadruplets (3 Boys & 1 Girl) in November '15 and bought this house with that in mind. The privacy and safety for raising our 4 kids. They were born prematurely and still have *2 at Children's Hospital in the NICU now after 5 months. They are very sensitive to noise and scare easily. I'm afraid all the increased traffic, equipment and ensuing construction will impact their development. We would strongly object to the proposed development and do not support the request. Thank you for the consideration. Chris & Erin Woehle *as of this writing, 6/27/16, we still have one of our kids at Children's Hospital in the NICU after 7+ months. In addition to our situation, after learning more of the proposed development and what Wildwood's Master Plan was set in place to do, I think the proposal would be disingenuous to the Plan as well as the Residents who would directly and indirectly be effected by it. It's not the right project for the site.

Suggestions	If it is approved and the neighborhood is built, please do not extend Peppermill Dr.
	(Section Break)
Name	Chris Woehle
Address	16385 Peppermill Dr.
City	Wildwood
State	MO
Zip	63005
Phone Number	314-369-8262
Email	crw2ad@yahoo.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, June 28, 2016 2:25 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel
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	Pond Grover Loop Extension
Position on Request	Do Not Support
General Comments	There are two flaws that in scanning the Lochmueller Group traffic study (1) it appears that the study was conducted in July 2015 and did not take into consideration that Green Pines School was out of session for the summer and (2) again in scanning the traffic study did not see mention to the additional traffice that Bright Leaf Subdivision would produce on Highway 100. Also, I have a problem with the current committee (a) the prior Mayor appointed this committee and it is my opinion that it should be totally disbanded and eliminate any biase that the committee could show to the residents of Ward 5. In addition it my understanding that the Pond Grover Loop extension would still past extremely near the Birch Forest Drive residents and would create (a) additional noise and lights and could poise a potential hazard to those people using the walking trail that begins at Birch Forest. With all of the concerns that Ward 5 residents have it is my hope that the proposed Bright Leaf will not be started and that the PGL committee be eliminate and a new independent traffic survey be conducted when Green Pines school is in session to give a more accurate determination as to the traffic flow.
Suggestions	(1) Abolish the current PGL Extension committee and have the new Mayor seek volunteers from Ward 5 residents excluding

	any members of the current committee. (2) That a new traffic study be conducted to account for added traffic during the school year at the Green Pines, Pond Grover and Forest Leaf intersections and that the study includes the potential traffic increase on Highway 100 at Taylor Road (3) A noise polution study be conducted to determine the impact on the residents of Birch Forest Dr. and the Ward 5 residents wishes for PGL not to be accomplished since Wildwood listens or suppose to listens.
	(Section Break)
Name	James Sanders
Address	16556 Birch Forest Drive
City	Wildwood
State	Missouri
Zip	63011
Phone Number	6366752802
Email	jsanders3162@att.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, May 2, 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:
2443 and 2485 Valley Road &
2121 Quantham Drive

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, May 2, 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 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. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017 – A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R1 one (1) acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for a 124 acre tract of land that is located west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U5202874, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quantham Drive). **Proposed Use: A total of one hundred sixteen (116) individual lots, with common ground, and required public space areas. (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.

Stock Project No. 214-5466
12/30/2015

CITY OF WILDWOOD
DEC 31 2015
DEPT OF PLANNING & PARKS

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

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

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

APPLICANT/OWNER INFORMATION

Applicant's Name: Pulte Homes of St. Louis, LLC
Mailing Address: 16305 Swingley Road, Suite 350
Chesterfield, MO 63017
Telephone Number, with Area Code: (636) 537-7122
Fax Number, with Area Code: _____
E-Mail Address: matthew.segal@pultegroup.com / benjamin.keane@pultegroup.com
Interest in Property (Owner or Owner Under Contract):
Owner under contract

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

Owner's Name (if different than applicant):
PWM Properties, c/o Convy Group (Mike Convy)
Address: P.O. Box 220610, St. Louis, MO 63122

Telephone Number, with Area Code: (314) 378-0951

SITE INFORMATION

Postal Address of the Petitioned Property(ies):
2443, 2435 Valley Rd., 2121 Quatham Dr., Wildwood, MO 63005

Locator Number(s) of the petitioned Property(ies):
21U5202874 (2443 Valley Road), 21U610242 (2485 Valley Road),
20U210014 (2121 Quantham Dr.)

Total Acreage of the Site to the Nearest Tenth of an Acre:
81.69 + 2.89 + 40.00 = +/- 124.58 Acres.

Current Zoning District Designation: "NU" - (Non-Urban)

Proposed Zoning District Designation: "R1A" - PRD

Proposed Planned District or Special Procedure: PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY DISTRICT

USE INFORMATION

Current Use of Petitioned Site: Vacant Property

Proposed Use of Site: 116 Lot Residential Subdivision

Proposed Title of Project: Valley Road Subdivision

Proposed Development Schedule (include approximate date of start and completion of the project):
To be determined.

CONSULTANT INFORMATION

Engineer's/Architect's Name: Stock & Associates Consulting Engineers, Inc., c/o George M. Stock, P.E.

Address: 257 Chesterfield Business Parkway
Chesterfield, MO 63005

Telephone Number, with area code: (636) 530-9100

Fax Number, with area code: (636) 530-9130

E-Mail Address: george.stock@stockassoc.com/chris.mueller@stockassoc.com

Soil Scientist/Forester's Name: SCI Engineering, Inc., c/o Scott Harding, Rick Gundlach

Address: 130 Point West Blvd.
St. Charles, MO 63301

Telephone Number, with area code: (636) 949-8200

Fax Number, with area code: (636) 949-8269

E-Mail Address: sharding@sciengineering.com / rgundlach@sciengineering.com

ACKNOWLEDGEMENT INFORMATION

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

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

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

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

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

SIGNATURE: _____

NAME (PRINTED): Matthew Segal, Land Acquisition Manager, St. Louis Division

ADDRESS: Pulte Homes of St. Louis, LLC
16305 Swingley Road, Suite 350
Chesterfield, MO 63017

TELEPHONE NUMBER: (636) 537-7122

[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 30 DAY OF March 20 15.

SEAL:

SIGNED: _____
(NOTARY PUBLIC)

NOTARY PUBLIC Daniel Stock,
STATE OF MISSOURI.

MY COMMISSION EXPIRES 3/17/17.

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____
FEE: _____; RECEIVED BY: _____
PRELIMINARY DEVELOPMENT PLAN: YES NO
PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DANIEL JOSEPH STOCK
My Commission Expires
March 17, 2017
St. Louis County
Commission #13486125

VALLEY ROAD SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN

R-1, 1 Acre Residence District, with a Planned
Residential Development (PRD) Overlay District, Ordinance #______

A TRACT OF LAND BEING THE SW 1/4 OF THE SE 1/4 OF SECTION 19, PART OF NW 1/4 OF
SECTION 29, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 30
TOWNSHIP 44 NORTH, RANGE 3 EAST
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

SHEET INDEX

C1	TITLE SHEET
C2	DETAILS
C3	PRELIMINARY DEVELOPMENT PLAN
C4	ENLARGED PLAN AREAS
C5	FINE GRADING EXAMPLE PLAN
C6	DISTURBANCE PLAN
~~L-1, -2~~	~~LANDSCAPE PLANS BY LOOMIS (3-4-2016)~~
FIG. 1	NATURAL RESOURCE PLAN (DISTURBED) BY SCI (2/2016)
FIG. 3	NATURAL RESOURCE MAP BY SCI (11/2015)

5

LEGEND

ELECTRIC MANHOLE	(E)
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	12"
EXISTING BUILDING	
EXISTING CONTOUR	533
EXISTING SPOT ELEVATION	+533.25
EXISTING UTILITIES	G — W — T — E
PROPOSED CONTOUR	530
PROPOSED SPOT	x530.50
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	SS
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	(18)
GUY WIRE	
POWER POLE	
WATER MANHOLE	(W)
WATER VALVE	
DENOTES RECORD INFORMATION	( )
HANDICAPPED PARKING	
PHONE MANHOLE	(P)
OVERHEAD ELECTRIC	OE
UNDERGROUND TELEPHONE	UT
CONCRETE	CONC
ASPHALT	ASPH
POLYVINYL CHLORIDE	PVC
DENOTES WITH	W/
TRANSFORMER	T
SANITARY	SAN
SWALE	
CHAIN-LINK FENCE	
TRAFFIC FLOW	→
SAWCUT	

ABBREVIATIONS

W	WATER	DB	DEED BOOK
E	ELECTRIC	PB	PLAT BOOK
OE	OVERHEAD ELECTRIC	PG	PAGE
UE	UNDERGROUND ELECTRIC	(_'W)	RIGHT-OF-WAY WIDTH
G	GAS	(REC)	RECORD INFORMATION
T	TELEPHONE	FT	FEET
TBR	TO BE REMOVED	N/F	NOW OR FORMERLY
TBR & R	TO BE REMOVED AND REPLACED	FND	FOUND
UIP	USE IN PLACE	SQ	SQUARE
ATG	ADJUST TO GRADE	CO	CLEANOUT
BC	BACK OF CURB	MH	MANHOLE
FC	FACE OF CURB	AI	AREA INLET
TW	TOP OF WALL	CI	CURB INLET
BW	BOTTOM OF WALL	GI	GRATE INLET
PVMT	PAVEMENT	YD	YARD DRAIN
ASPH	ASPHALT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
GRND	GROUND	CMP	CORRUGATED METAL PIPE
FG	FINISHED GRADE	VCP	CLAY PIPE
FF	FINISHED FLOOR	FL	FLOWLINE
LL	LOWER LEVEL	TS	TAILSTAKE
TT	TOP OF TURF	ELEV, EL	ELEVATION
TC	TOP OF CURB	PROP, PR	PROPOSED
SG	SUBGRADE	EXIST, EX	EXISTING
MG	METHANE GAS	TYP	TYPICAL
		BMP	BEST MANAGEMENT PRACTICES
		SWPPP	

LEGEND

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE	WV	WATER VALVE
	SUPPORT POLE	PIV	POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT	C.O.	CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRATED STORMWATER INLET
	ELECTRIC SPLICE BOX		SANITARY MANHOLE
	GAS DRIP		TREE
	GAS METER		BUSH
GV	GAS VALVE		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		PARKING METER
	TELEPHONE PEDESTAL		STREET SIGN
	TELEPHONE SPLICE BOX		SPRINKLER
	CABLE TV PEDESTAL		

ABBREVIATIONS

C.O.	CLEANOUT
DB.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PB.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH
M.B.	MAIL BOX

PERTINENT DATA

OWNER	= PWM PROPERTIES
OWNER UNDER CONTRACT	= PULTE HOMES OF ST. LOUIS LLC
SITE LOCATOR, ADDRESS	= 21U520284 (2443 VALLEY RD) = 21U610242 (2485 VALLEY RD) = 20U210014 (2121 QUAETHEM DR) = WILDWOOD, MO 63005
EXISTING ZONING	= "NU" NON URBAN
PROPOSED ZONING	= "R-1" RESIDENCE DISTRICT WITH = PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY DISTRICT
WARD	= 2 = 21U520284 (2443 VALLEY RD) = 21U610242 (2485 VALLEY RD) = 20U210014 (2121 QUATHEM DR)
WATER SHED	= CAULKS CREEK
WUNNENBERG'S	= PG. 31, GRID HH22, GG22
FIRE DISTRICT	= MONARCH FIRE (212 QUANTHEM) = METRO WEST (2443, 2485 VALLEY RD)
SCHOOL DISTRICT	= ROCKWOOD
WATER SERVICE	= MISSOURI AMERICAN WATER CO.
ELECTRIC SERVICE	= AMEREN MISSOURI
GAS SERVICE	= LACLEDE GAS COMPANY
SEWER SERVICE	= METROPOLITAN ST. LOUIS SEWER DISTRICT
CABLE	= CHARTER COMMUNICATIONS
POLICE	= ST. LOUIS COUNTY - WILDWOOD PRECINCT

PROPERTY DESCRIPTION

A tract of land being part of Sections 19, 29 and 30 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at an Iron pipe marking the common corner of Sections 19, 20, 29 and 30 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri; thence along the common line between Sections 29 and 30 South 00 degrees 34 minutes 49 seconds West, 825.27 feet to a point; thence leaving said line North 87 degrees 49 minutes 39 seconds East, 379.69 feet to a point on the Western right-of-way line of Valley Road (40 feet wide); thence in a Southerly direction along said Western line along a curve to the left having a radius of 920.00 feet, an arc length of 62.73 feet, the chord of which bears South 17 degrees 58 minutes 15 seconds West, a chord distance of 62.71 feet to a point; thence continuing along a cure to the left having a radius of 920.00 feet, an arc length of 150.83 feet, the chord of which bears South 11 degrees 19 minutes 15 seconds West, a chord distance of 150.66 feet to a point; thence South 06 degrees 37 minutes 27 seconds West, 163.90 feet to an Iron Pipe; thence leaving said Western right-of-way line South 86 degrees 24 minutes 52 seconds West, 316.00 feet to a point on the aforesaid common line between Sections 29 and 30 thence along said line South 00 degrees 34 minutes 49 seconds West, 130.37 feet to a stone marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 30; thence along the Southern lien of the Northeast Quarter of the Northeast Quarter and the Southern lien of the Northwest Quarter of the Northeast Quarter of Section 30 North 89 degrees 05 minutes 30 seconds West, 2651.59 feet to a Stone marking the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 30; thence along the Western line of said Northwest Quarter of the Northeast Quarter of Section 30 North 00 degrees 40 minutes 28 seconds East, 1325.13 feet to an old axle marking the North Quarter Corner of Section 30, being the South Quarter Corner of Section 19; thence along the Wester line of the Southwest Quarter of the Southeast Quarter of Section 19 North 00 degrees 35 minutes 52 Seconds East, 1333.18 feet to an Iron Pipe marking the Northwest corner of said Southwest Quarter of the Southeast Quarter of Section 19; thence along the Northern line of said Southwest Quarter of the Southeast Quarter South 89 degrees 17 minutes 27 seconds East, 1326.94 feet to an Iron pipe marking the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 19; thence along the Eastern line of said Southwest Quarter of the Southeast Quarter of Section 19 South 00 degrees 41 minutes 39 seconds West, 1334.46 feet to an Iron pipe marking the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 19, said corner being on the common line between Sections 19 and 30; thence along said common line South 89 degrees 12 minutes 39 seconds East, 1324.69 feet to the Point of beginning and containing 5,415,063 square feet or 124.313 acres more or less as per a survey by Stock & Associat3es Consulting Engineers, Inc. during January, 2016.

NOTES:

1. EXISTING SURVEY INFORMATION FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO AN ACTUAL TOPOGRAPHIC AND BOUNDARY SURVEY.
2. THIS PLAN IS FOR THE EXCLUSIVE USE OF PULTE HOMES. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
3. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN LIMITED WETLAND DELINEATION, GEOTECHNICAL AND ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
4. NO UTILITY MEETINGS HAVE BEEN PERFORMED TO VERIFY EXISTING OR PROPOSED UTILITY FACILITIES AS WELL AS CONFIRMATION OF DESIGN REQUIREMENTS FOR THIS SITE. ALL PROPOSED UTILITY CONNECTIONS AND SITE DESIGN ELEMENTS ARE SUBJECT TO REVIEW & APPROVAL BY EACH RESPECTIVE AGENCY HAVING JURISDICTION OVER THIS SITE.
5. ALL IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND APPROVALS OF GOVERNING AGENCIES AND UTILITY COMPANIES.
6. STORMWATER BASINS AND SANITARY LIFT STATION LOCATIONS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND ENGINEERING REVIEWS.
7. NO GRADE SHALL EXCEED 3:1 SLOPE, UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY OF WILDWOOD, AND SUPPORTED BY THE APPROVED GEOTECHNICAL REPORT.
8. SIGNAGE AND STREET LIGHTING PER THE CITY OF WILDWOOD REQUIREMENTS.
9. STORMWATER POLLUTION PREVENTION MEASURES TO BE IN ACCORDANCE WITH CITY OF WILDWOOD AND MSD REQUIREMENTS.
10. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0276K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
11. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN EASEMENTS.
12. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD AND MSD REQUIREMENTS.
13. ALL CONSTRUCTION MATERIALS, MEANS AND METHODS SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD REQUIREMENTS.
14. SITE LIGHTING SHALL COMPLY WITH SECTIONS 415.450 "OUTDOOR LIGHTING" AND 420.320 "STREET LIGHTING". DEVELOPER SHALL PROVIDE AMEREN PLANS TO CITY.
15. ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD, AND ADA STANDARDS.
16. MAXIMUM BUILDING HEIGHT IS 3 STORIES, OR 45 FEET (415.120.F.1.).
17. ENTRANCE, STREET INTERSECTION, CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD.
18. STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS. (5)
19. PROPOSED STREETS SHALL BE PUBLIC, WITH 26' WIDE PAVEMENT, WITHIN A 40' RIGHT-OF-WAY.
20. NO PLANTS, TREES, SIGNS, ETC. SHALL BE PLACED IN THE SITE TRIANGLE AT THE STREET INTERSECTIONS TO RESTRICT SIGHT DISTANCE.
21. NO PLANTS, TREES, SIGNS, ETC. SHALL BE PLACED IN THE INTERSECTION SIGHT TRIANGLES AS TO RESTRICT SIGHT DISTANCE.

LOT COUNTS

GRAND TOTAL = 116 LOTS, MIN. 15,000 MINIMUM S.F./EACH

BULK LOT DENSITY COMPARED TO SOUTH SUBDIVISIONS:

DENSITY = 116 LOTS/124.313 AC = 0.93 LOTS/AC

COMPARE TO EXISTING SOUTHERN ADJACENT SUBDIVISIONS:
BRENTMOOR PLATS 1, 2, & 3:
43.647 + 20.097 + 20.681 = 84.425 AC
DENSITY = 110 LOTS/84.425 AC = 1.30 LOTS/AC > 0.93 LOTS/AC PROPOSED, O.K.

DENSITY CALCULATIONS:

PER CITY OF WILDWOOD MUNICIPAL CODE SECTION "R1" 415.111.G.1.a., "PRD" 415.510.I.2.:

TOTAL SITE AREA 124.313 AC
- TOTAL RIGHT-OF-WAY AREA 7.57 AC
= 116.74 AC

116.74 AC/(1 AC/LOT DISTRICT DENSITY) = 116 MAXIMUM LOTS ALLOWED
VS. 116 LOTS PROPOSED AT 15,000 SF MIN. ACTUAL LOT SIZE

PARKING CALCULATIONS:

PER CITY OF WILDWOOD MUNICIPAL CODE SECTION 415.340
2 SPACE/DWELLING UNIT IS EXPECTED, AS A MINIMUM IN THE GARAGES.
116 DWELLING UNITS x 2 SPACE/DWELLING UNIT = 232 SPACES REQUIRED
232 TOTAL SPACES PROVIDED

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SKETCH PLAN FROM RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SKETCH PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: ______________________
DANIEL EHLMANN, MISSOURI L.S. NO. 2215

5

City Public Space Requirements Chart
Date: 4-8-2016

Number of Parking Spaces (Provided):	232	Spaces
Standard for Public Space Calculation:	1,742.4 square feet per new single-family dwelling (4 acres per 100 single-family dwelling units)	
Amount of Required Public Space	202,118	Square feet
Maximum Public Space allowed from Common Ground = 50%	101,059	Square feet
Amount of Provided Public Space	1,283,514	Square feet
- Multiple Use Trail		Square feet
- Underground Detention Area		Square feet
- Public Land Dedication		Square feet
- Privately-Held Common Ground		Square feet
(Northwest Preservation Easement)	1,179,800	Square feet
- Other (Bioretention Areas)	103,714	Square feet
- Other (Culdesac Islands x 50%)	2,412	Square feet
Total Provided Public Space:	1,283,514	Square feet
List Installed Improvements	Total Number (list below on lines)	
- Picnic Tables		
- Benches (at Overlooks/Trailheads)	3	Each
- Trash Receptacles		
- Bicycle Racks		
- Other (Signage at Overlooks)	3	Each
Other Public Space Items (if provided)		
Fee in Lieu (if applicable)		

PREPARED FOR:

PULTE HOMES OF ST. LOUIS, LLC
16305 SWINGLEY RIDGE ROAD, SUITE 350
CHESTERFIELD, MISSOURI 63017
Phone: (636) 537-7122
Fax: (636) 537-9952

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

MISSOURI ONE CALL SYSTEM, INC. — STOP-CALL BEFORE YOU DIG

DRAWING FILE: O:\DRAW5400\2145466\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C01Title PLOTTED: Apr 08, 2016 - 12:46pm PLOTTED BY: chris.mueller

PREPARED BY:
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Consulting Engineers, Inc.
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e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
VALLEY ROAD SUBDIVISION
2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

ORIGINAL SUBMITTAL

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
4/8/16

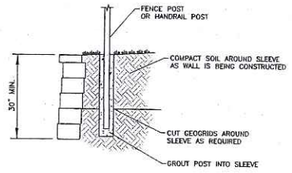
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000990

REVISIONS:

1. 1-12-2016 CITY MEETING
2. 2-4-2016 PRESENTATION
3. 3-7-2016 CITY SUBMITTAL
4. 3-11-2016 ESTIMATE
5. 4-8-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/31/2015	JOB NO: 214-5466
M.S.D. P #: -	BASE MAP #: 20U, 21U
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
TITLE SHEET



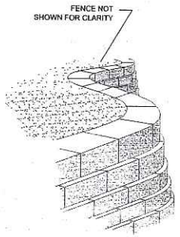
-PLACE SONOTUBE IN FILL AS BACKFILL IS BEING COMPACTED.
-THE FENCE DESIGN AND SUITABILITY IS THE RESPONSIBILITY OF OTHERS & SHALL BE PART OF WALL SHOP DRAWINGS.

FENCE DETAIL

NOT TO SCALE

DETAIL COURTESY OF "ASPEN CONSULTANTS, 12/05/2003, 636-349-2225".

CONTRACTOR SHALL VERIFY IF FENCE WILL BE REQUIRED WITH CITY.



THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

RETAINING WALL NOTES:

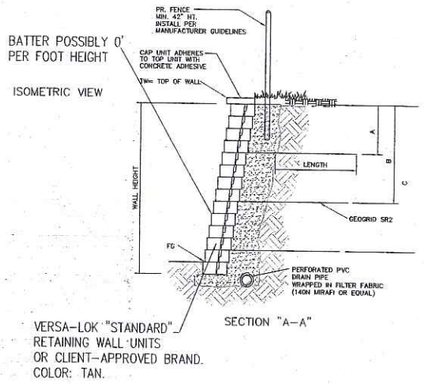
1.) ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATION. GLOBAL & FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER & SUBMITTED TO STOCK & ASSOCIATES PRIOR TO INSTALLATION. FOOTING & COMPACTION TESTING SHALL BE PERFORMED BY PROJECT GEOTECHNICAL ENGINEER.

2.) THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO STOCK & ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLAN PRIOR TO WALL CONSTRUCTION.

3.) VERIFY ALTERNATE WALL SYSTEMS WITH OWNER.

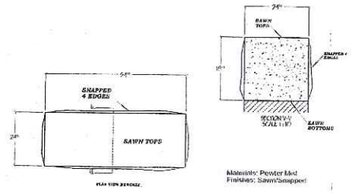
4.) SHOP DRAWINGS & STABILITY ANALYSES SHALL BE SUBMITTED BY WALL DESIGNER TO COUNTY PRIOR TO WALL CONSTRUCTION.

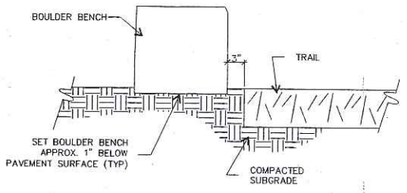
5.) GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE TO BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).



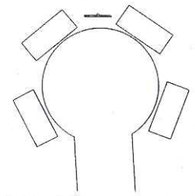
SEGMENTAL BLOCK RETAINING WALL DETAILS

EARTHWORKS, INC
PH: 573-547-9007
FAX: 573-547-0807

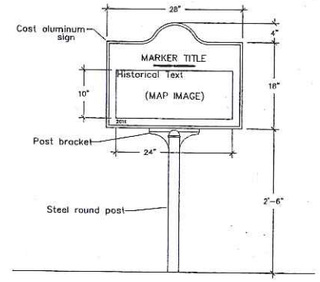




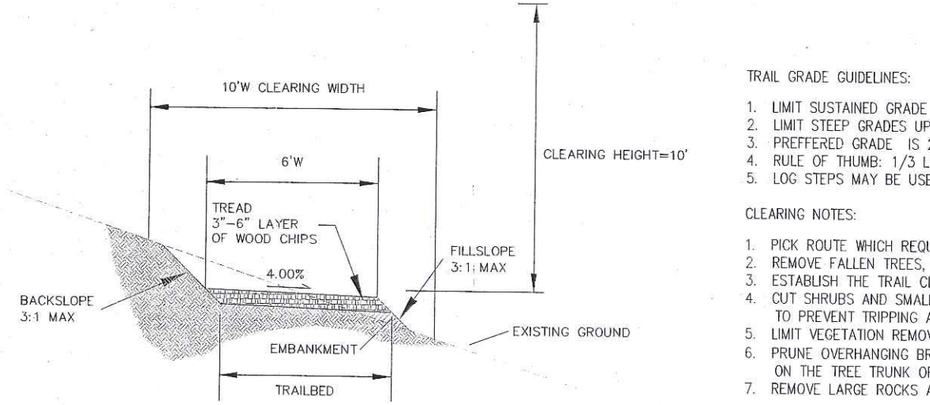
BOULDER BENCH (AT TRAIL LOOKOUTS)



TYPICAL BENCH LAYOUT



SIGNAGE (AT TRAIL LOOKOUTS)

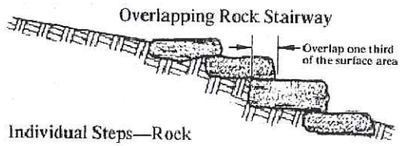


TRAIL GRADE GUIDELINES:

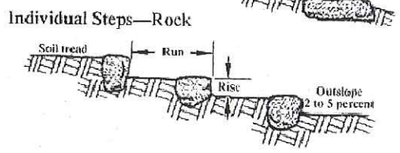
1. LIMIT SUSTAINED GRADE (1000' OR MORE) TO 10% OR LESS.
2. LIMIT STEEP GRADES UP TO 25% TO 50 YARDS.
3. PREFFERED GRADE IS 2 TO 6%.
4. RULE OF THUMB: 1/3 LEVEL, 1/3 UPHILL AND 1/3 DOWNHILL.
5. LOG STEPS MAY BE USED FOR SHORT, STEEP SLOPES.

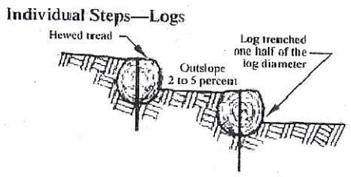
CLEARING NOTES:

1. PICK ROUTE WHICH REQUIRES THE MINIMUM AMOUNT OF CLEARING.
2. REMOVE FALLEN TREES, BRUSH AND ROCK FROM THE TREAD.
3. ESTABLISH THE TRAIL CLEARENCE WIDTH AND HEIGHT.
4. CUT SHRUBS AND SMALL TREES FLUSH WITH THE GROUND TO PREVENT TRIPPING AND TO REDUCE STUMP SPROUTING.
5. LIMIT VEGETATION REMOVAL TO 2" DIAMETER OR LESS.
6. PRUNE OVERHANGING BRANCHES CLEANLY AT THE BRANCH COLLAR ON THE TREE TRUNK OR WHERE A BRANCH FORKS.
7. REMOVE LARGE ROCKS AND FALLEN LOGS FROM THE TRAIL.



STEP DETAILS COURTESY OF UNITED STATES DEPARTMENT OF AGRICULTURE, UNITED STATES FOREST SERVICE, T&D PUBLICATIONS, TRAIL CONSTRUCTION AND MAINTENANCE NOTEBOOK: ADDITIONAL TRAIL ELEMENTS. http://www.fs.fed.us/t-d/pubs/htmlpubs/htm07232806/page12.htm





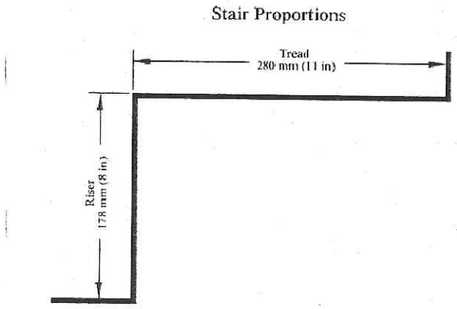


Figure 81—A general rule of thumb for stairs: twice the riser plus the tread should equal 635 to 686 millimeters (25 to 27 inches).

HIKING TRAIL DETAILS

PREPARED BY:
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Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-29116
4/8/16

GEORGE M. STOCK E-29116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

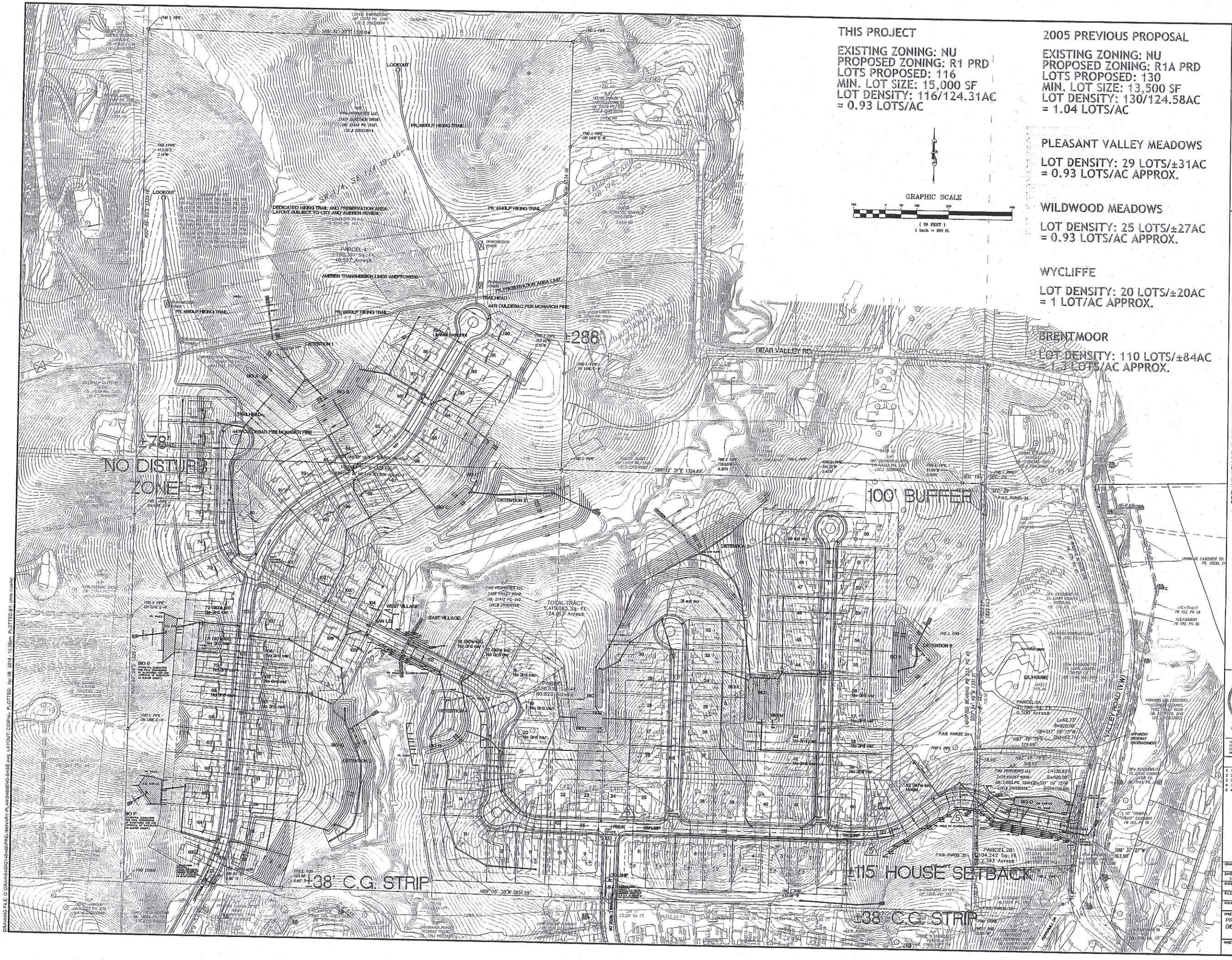
REVISIONS:
1 1-12-2016 CITY MEETING
2 2-4-2016 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL

DRAWN BY: C.A.H.	CHECKED BY: G.M.S.
DATE: 12/01/2015	JOB NO: 214-5466
M.S.D. P #:	BASE MAP #: 20U, 21U
S.L.C. HAT #:	HAT SUP. #:
M.D.N.R. #:	

SHEET TITLE: DETAILS
SHEET NO: 5

ORIGINAL SUBMITTAL

DRAWING FILE: C:\DRAWS\5400\214546\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C02DETAILS PLOTTED: Apr 08, 2016 - 12:42pm PLOTTED BY: chris.mueller



THIS PROJECT

EXISTING ZONING: NU
PROPOSED ZONING: R1 PRD
LOTS PROPOSED: 116
MIN. LOT SIZE: 15,000 SF
LOT DENSITY: 116/124.31AC
= 0.93 LOTS/AC

2005 PREVIOUS PROPOSAL

EXISTING ZONING: NU
PROPOSED ZONING: R1A PRD
LOTS PROPOSED: 130
MIN. LOT SIZE: 13,500 SF
LOT DENSITY: 130/124.58AC
= 1.04 LOTS/AC

PLEASANT VALLEY MEADOWS

LOT DENSITY: 29 LOTS/±31AC
= 0.93 LOTS/AC APPROX.

WILDWOOD MEADOWS

LOT DENSITY: 25 LOTS/±27AC
= 0.93 LOTS/AC APPROX.

WYCLIFFE

LOT DENSITY: 20 LOTS/±20AC
= 1 LOT/AC APPROX.

BRENTMOOR

LOT DENSITY: 110 LOTS/±84AC
= 1.3 LOTS/AC APPROX.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PREPARED BY:
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PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

ORIGINAL SUBMITTAL

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-23116
PROFESSIONAL ENGINEER
4/8/16

GEORGE M. STOCK E-23116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000096

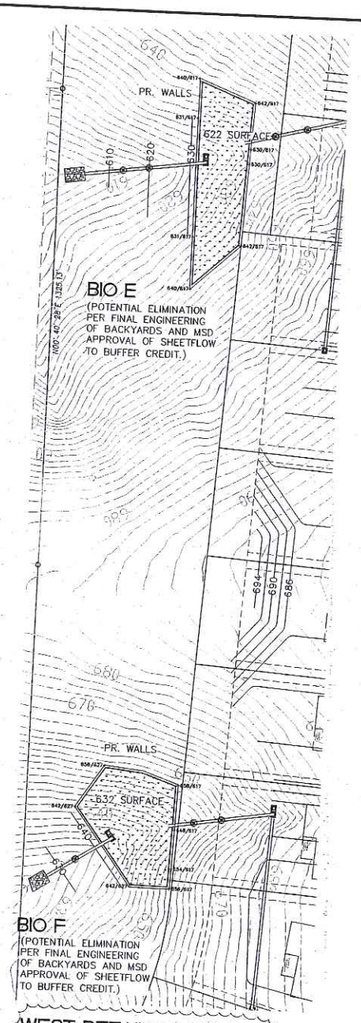
REVISIONS:

1 1-12-2016 CITY MEETING
2 2-4-2016 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL

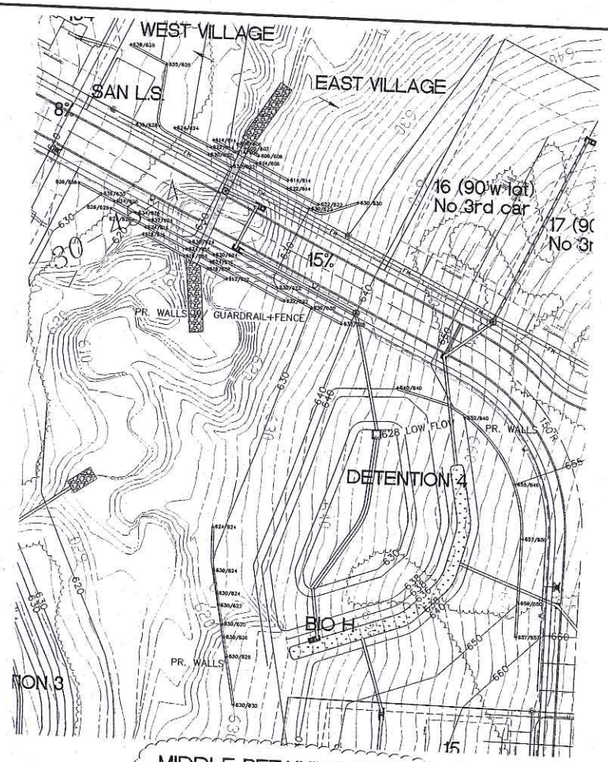
DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/31/2015	JOB NO. 214-5466
M.S.D. P. #:	BASE MAP #: 20U, 21U
S.L.C. HWY #:	RAT SUP. #:
M.B.K.R. #:	

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

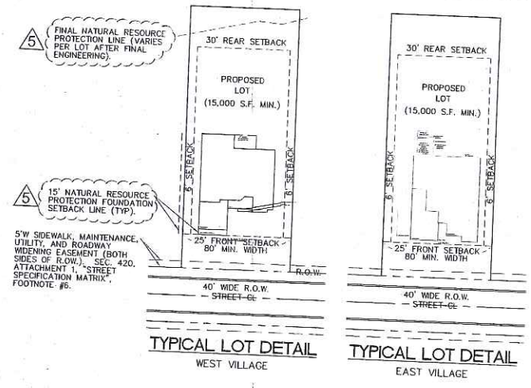
SHEET NO.: C3



WEST RETAINING WALLS 5

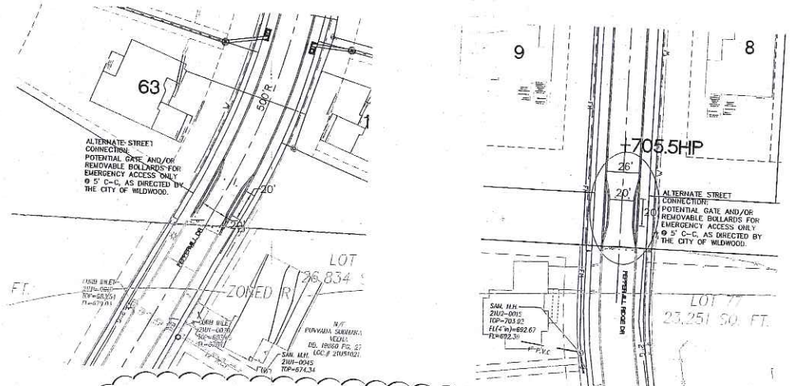


MIDDLE RETAINING WALLS 5

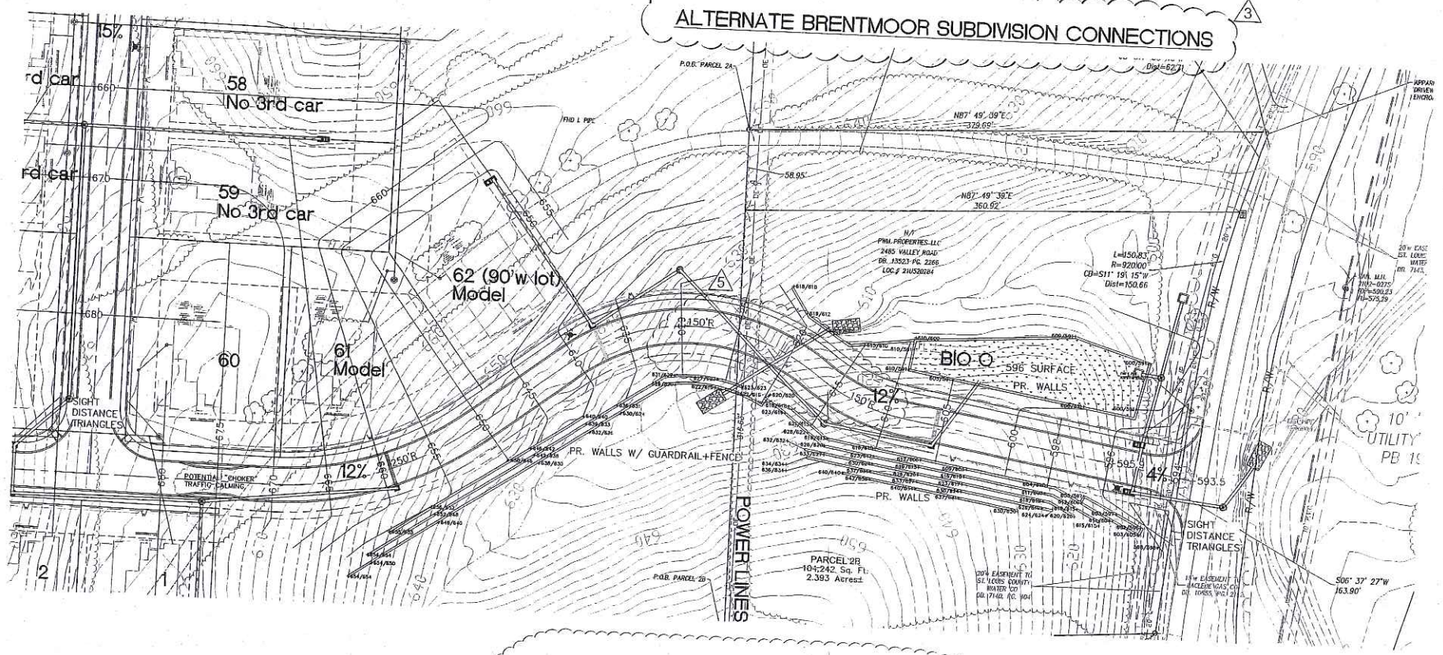


TYPICAL LOT DETAIL
WEST VILLAGE

TYPICAL LOT DETAIL
EAST VILLAGE



ALTERNATE BRENTMOOR SUBDIVISION CONNECTIONS 3



PROPOSED VALLEY ROAD ENTRANCE AND EAST WALLS

EXAMPLE KEY: 611/605 = TOP OF WALL/FINISH GRADE AT TOE OF WALL (IN BIORETENTIONS, FINISH GRADE IS PRIOR TO ADDING SPECIAL SOILS.) 5

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PREPARED BY:
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Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-2511V
PROFESSIONAL ENGINEER
4/8/16

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER 000666

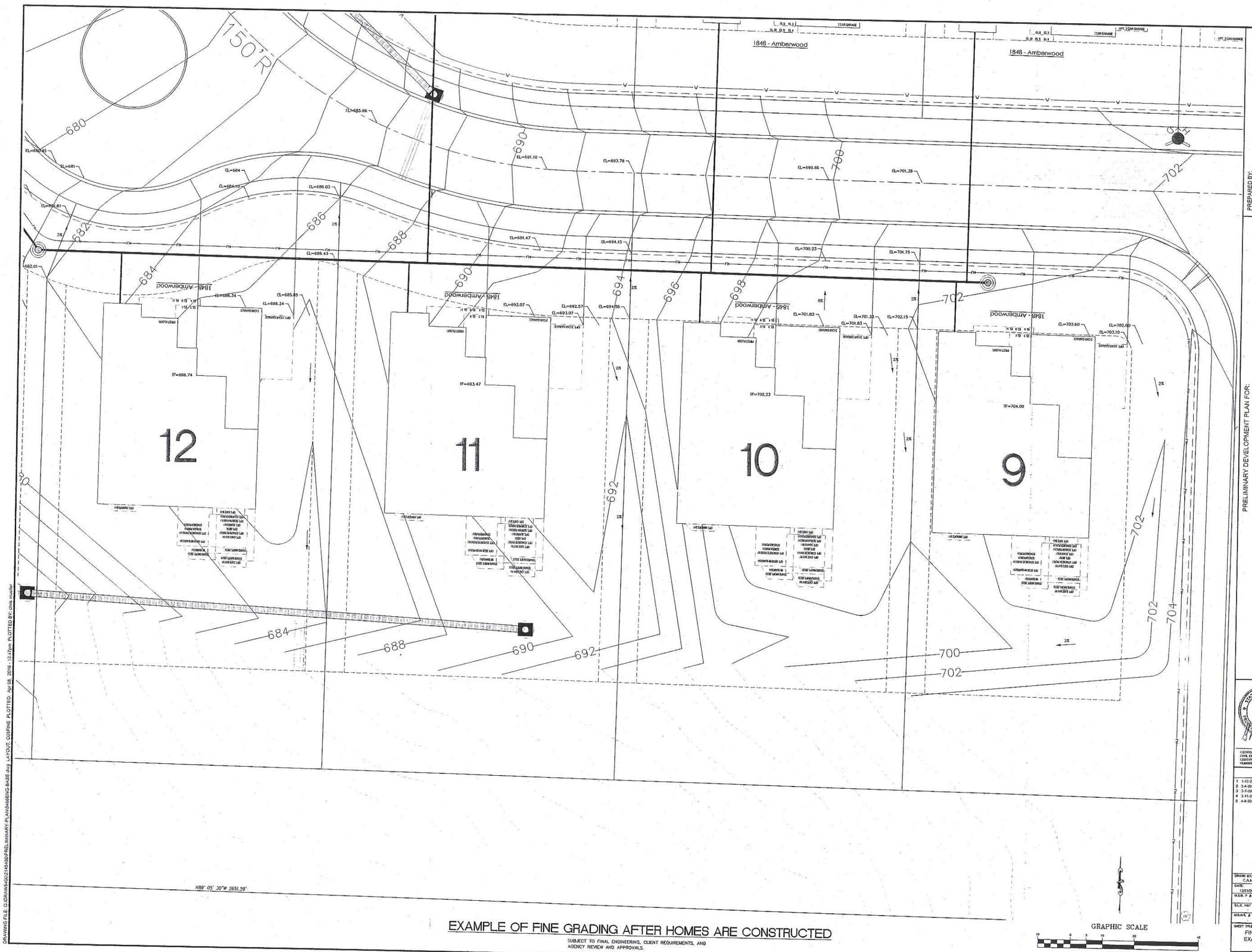
REVISIONS:
1 1-12-2015 CITY MEETING
2 2-4-2015 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/31/2015	JOB NO: 214-5466
M.S.D. P. #	BASE MAP #: 24U, 21U
S.L.C. H&T #.	H&T S.U.P. #
M.D.M.R. #	

SHEET TITLE:
ENLARGED PLAN AREAS

ORIGINAL SUBMITTAL

DRAWING FILE: O:\DRAWS\400\2145466\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C04ENLARGED-PLAN-AREAS PLOTTED: Apr 08, 2016 - 12:46pm PLOTTED BY: chris.mueller



EXAMPLE OF FINE GRADING AFTER HOMES ARE CONSTRUCTED

SUBJECT TO FINAL ENGINEERING, CLIENT REQUIREMENTS, AND AGENCY REVIEW AND APPROVALS.

DRAWING FILE: Q:\DRAWS\400\2145\160\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C05FINE PLOTTED: Apr 08, 2016 - 12:47pm PLOTTED BY: chris mueller

PREPARED BY:

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Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

ORIGINAL SUBMITTAL

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER 25-23416
PROFESSIONAL ENGINEER
4/8/16

GEORGE M. STOCK E-23416
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000096

REVISIONS:

1 1-12-2016 CITY MEETING
2 2-4-2016 PRESENTATION
3 3-7-2016 CITY SUBMITTAL
4 3-11-2016 ESTIMATE
5 4-8-2016 CITY SUBMITTAL

DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/31/2015	JOB NO. 214-5466
M.S.D. P. #: -	BASE MAP #: 20U, 21U
S.L.C. HIT #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
FINE GRADING EXAMPLE PLAN

SHEET NO.: C5

DRAWING FILE: O:\DRAWS\4002\2145466\PRELIMINARY-PLAN\5466ENG-BASE.dwg LAYOUT: C09DISTURB PLOTTED: Apr 08, 2016 - 12:51pm PLOTTED BY: chris.mueller

NOTES

1. SEE NATURAL RESOURCE MAPS BY SCI, RCD: 2-24-2016.
2. CONCEPTUAL DISTURBED AREAS: 69.76 AC.
   TOTAL SITE: 124.29 AC
   PROPOSED DISTURB = 54.53 AC NON-DISTURB
   56.56 AC RCD. PRESERVATION = 45.53% OF SITE
   (PER NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES ORDINANCE #2700.C.1.)
3. EXACT DISTURBANCE AND LOT LINES SIZES SUBJECT TO CHANGE DURING FINAL ENGINEERING AND AGENCY REVIEWS.
4. ADDITIONAL EROSION CONTROL MEASURES, CONSTRUCTION ACCESS, OUTFALL, HEAVY STONE PENETRATION MAY REQUIRED. CONTRACTOR SHALL REMAIN BEHIND MAXIMUM LIMIT SHOWN DUE TO CONSTRUCTION. DISTURBED AREAS SHALL BE REVEGETATED AND/OR PROTECTED TO PREVENT EROSION.

GRAPHIC SCALE
1 INCH = 100 FT.

SHEET NO.	SHEET TITLE
C8	DISTURBANCE PLAN

ISSUE DATE	
PROJECT NO.	2145466
FILE NAME	5466ENG-BASE.DWG
SCALE: 1" =	100'
DRAWN BY:	CMM
CHECKED BY:	BDS
APPROVED:	BDS

REVISIONS:
1. 3-24-2016-PRELIMINARY
2. 3-31-2016-RESUBMITTAL
3. 4-8-2016-CITY SUBMITTAL

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI.

PRELIMINARY DEVELOPMENT PLAN FOR:

VALLEY ROAD SUBDIVISION

2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

PREPARED BY:
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e-mail: general@stockassoc.com
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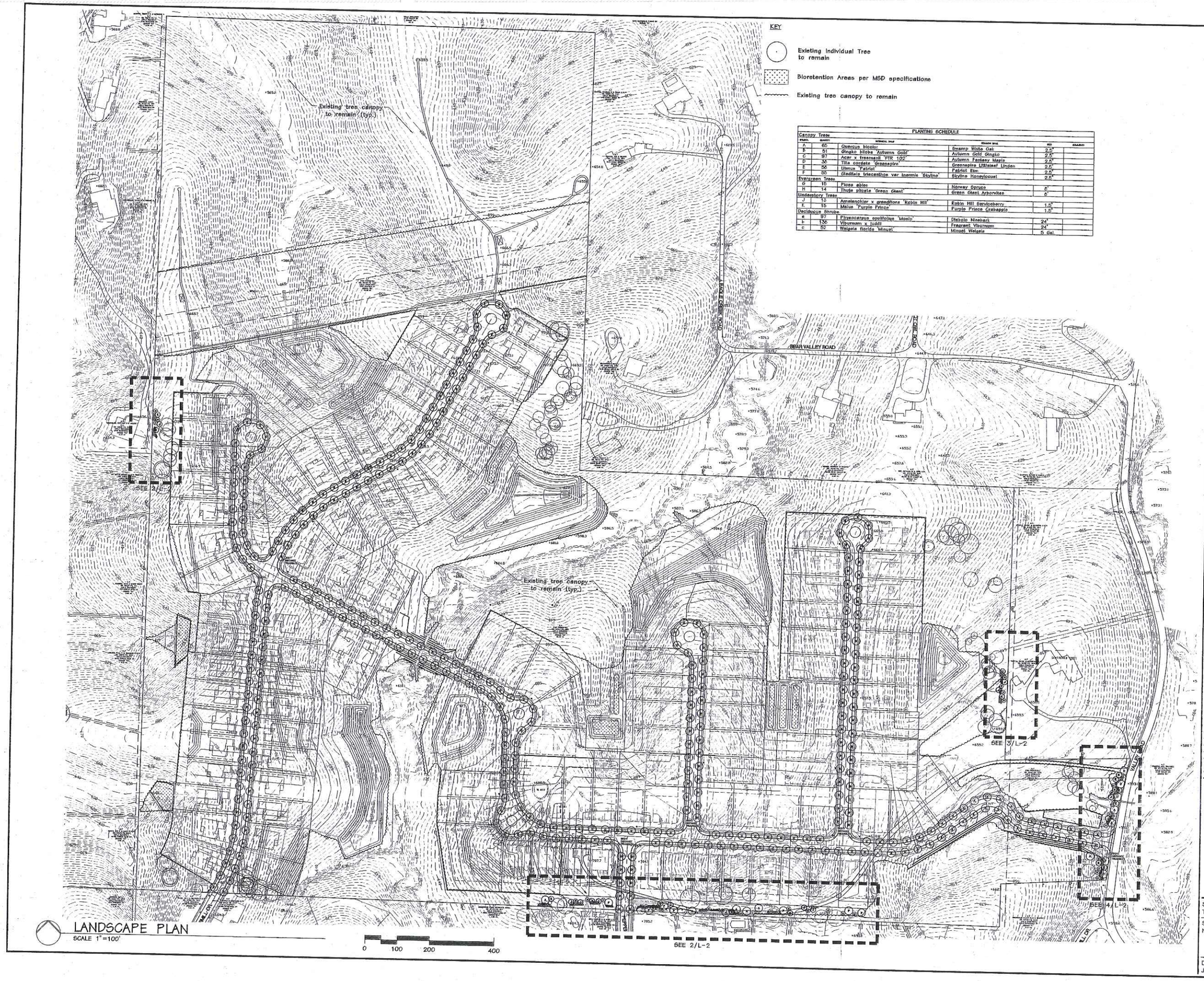
ORIGINAL SUBMITTAL



LANDSCAPE PLAN
SCALE 1"=100'

KEY

- Existing Individual Tree to remain
- Bioretention Areas per MSD specifications
- Existing tree canopy to remain

PLANTING SCHEDULE

Symbol	Quantity	Botanical Name	Common Name	Size	Remarks
Canopy Trees					
A	65	Quercus bicolor	Swamp White Oak	2.5"	
B	51	Gingko biloba 'Autumn Gold'	Autumn Gold Gingko	2.5"	
C	97	Acer x freemanii 'PTR 102'	Autumn Fantasy Maple	2.5"	
D	36	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5"	
E	56	Ulmus 'Patriot'	Patriot Elm	2.5"	
F	55	Gleditsia triacanthos var inermis 'Skyline'	Skyline Honeylocust	2.5"	
Evergreen Trees					
G	16	Picea abies	Norway Spruce	6'	
H	14	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6'	
Understory Trees					
J	13	Amelanchier x grandflora 'Robin Hill'	Robin Hill Serviceberry	1.5"	
K	15	Malus 'Purple Prince'	Purple Prince Crabapple	1.5"	
Deciduous Shrubs					
a	97	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24"	
b	136	Viburnum x juddii	Fragrant Viburnum	24"	
c	52	Weigela florida 'Minuet'	Minuet Weigela	5 Gal.	

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007
3/4/16

Consultants:

Valley Road Subdivision
Wildwood, Missouri

Pulte Homes

Revisions:

Date	Description	No.

Drawn: BB
Checked: JS

loomisAssociates

landscapeArchitects/planners
707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1304
(636) 519-9668 Fax: (636) 519-9669
e-mail: loomis@loomisassociates.com

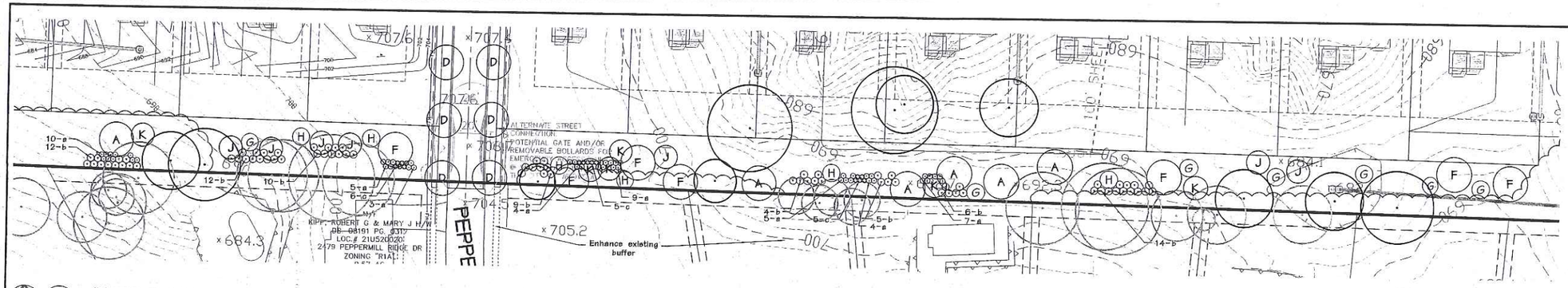
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 02/05/16
Job #: 935.016

ORIGINAL SUBMITTAL



2 L-2 BUFFERYARD B
SCALE 1"=30'

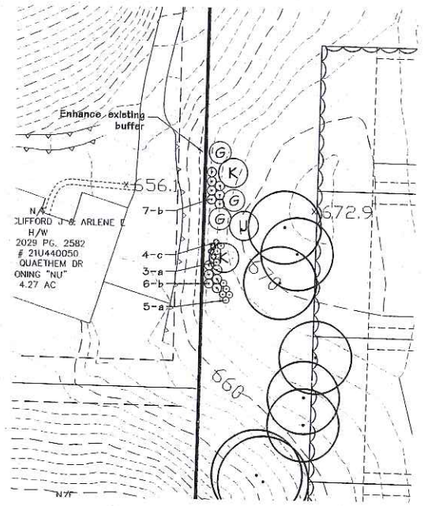
0 30 60 120

KEY

Existing Individual Tree to remain

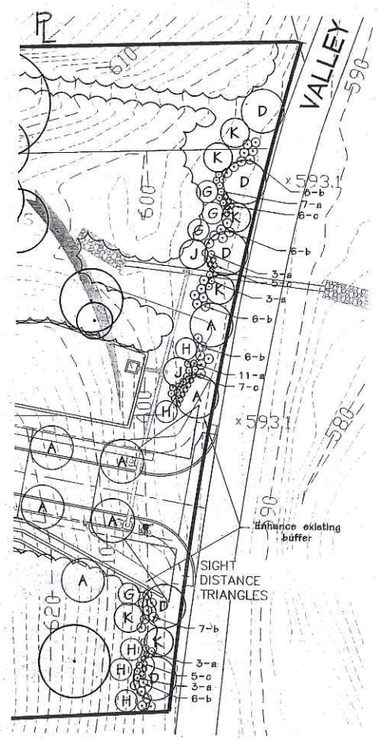
Existing tree canopy to remain

PLANTING SCHEDULE					
Canopy Trees					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
A	65	Quercus bicolor	Swamp White Oak	2.5"	
B	51	Gingko biloba 'Autumn Gold'	Autumn Gold Gingko	2.5"	
C	97	Acer x freemanii 'FTR 102'	Autumn Fantasy Maple	2.5"	
D	35	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5"	
E	56	Ulmus 'Patriot'	Patriot Elm	2.5"	
F	55	Gleditsia triacanthos var inermis 'Skyline'	Skyline Honeylocust	2.5"	
Evergreen Trees					
G	15	Picea abies	Norway Spruce	6'	
H	14	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6'	
Understory Trees					
J	13	Amelanchier x grandflora 'Robin Hill'	Robin Hill Serviceberry	1.5"	
K	15	Malus 'Purple Prince'	Purple Prince Crabapple	1.5"	
Deciduous Shrubs					
a	97	Physocarpus opulifolius 'Monic'	Diabolo Ninebark	24"	
b	135	Viburnum x juddii	Fragrant Viburnum	24"	
c	52	Weigela florida 'Minuet'	Minuet Weigela	5 Gal.	



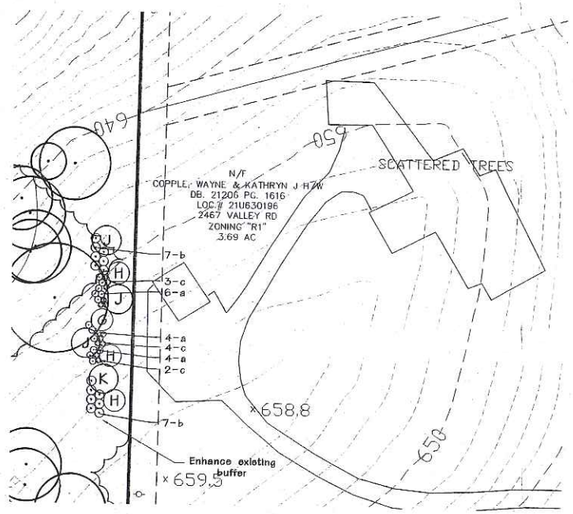
3 L-2 BUFFERYARD C
SCALE 1"=30'

0 30 60 120



1 L-2 BUFFERYARD A
SCALE 1"=30'

0 30 60 120



4 L-2 BUFFERYARD D
SCALE 1"=30'

0 30 60 120

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Valley Road Subdivision
Wildwood, Missouri

Pulte Homes

Revisions:

Date	Description	No.

Drawn: BB
Checked: JS

loomisAssociates

landscapeArchitectsplanners
709 Sixth Ave Plaza Suite 105
Chesterfield, Missouri 63005-1934
(636) 519-4666 fax (636) 519-0997
e-mail: loomis@loomisassociates.com

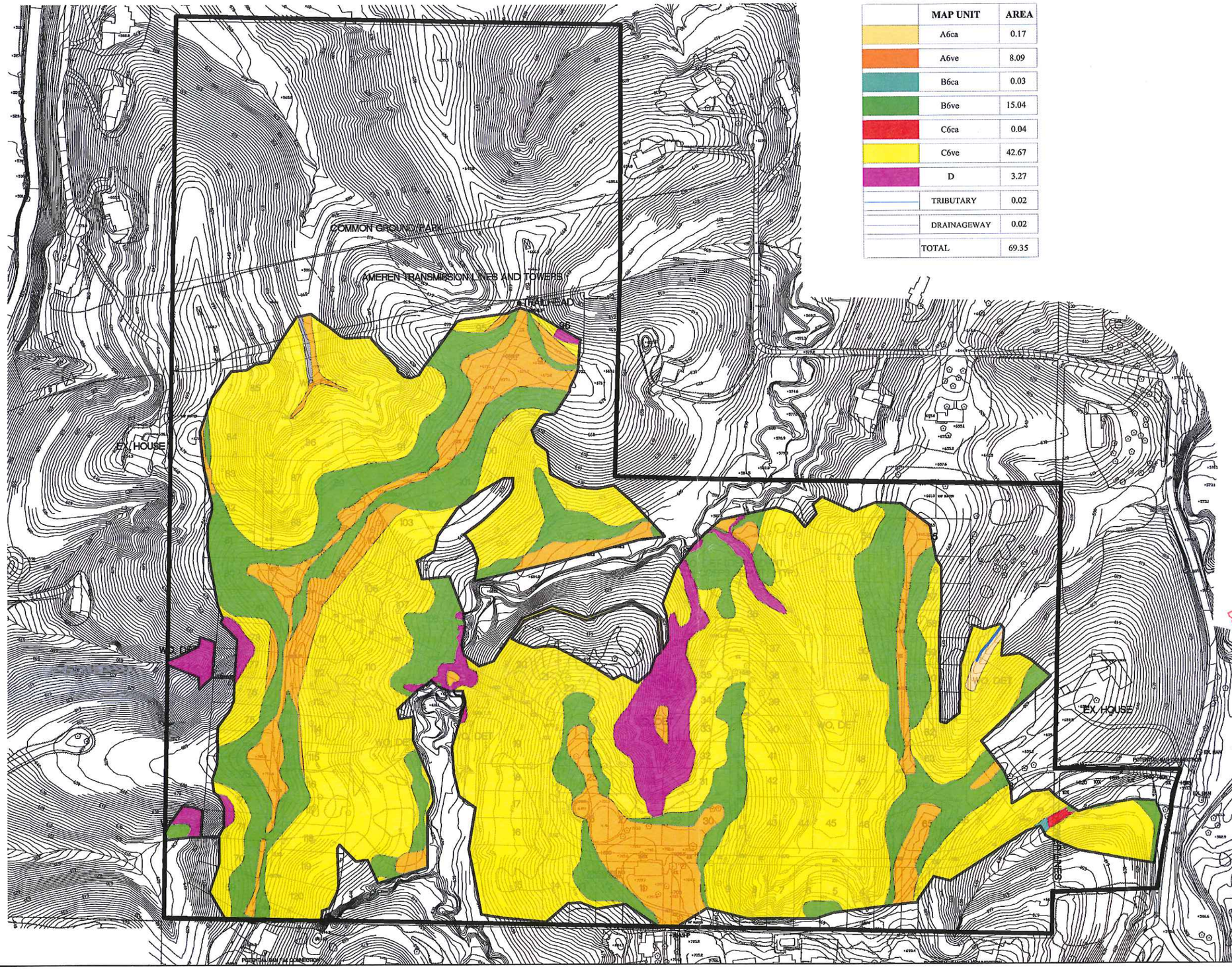
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-2

Date: 02/05/16
Job #: 935.016

ORIGINAL SUBMITTAL



	MAP UNIT	AREA
	A6ca	0.17
	A6ve	8.09
	B6ca	0.03
	B6ve	15.04
	C6ca	0.04
	C6ve	42.67
	D	3.27
	TRIBUTARY	0.02
	DRAINAGEWAY	0.02
	TOTAL	69.35

CITY OF WILDWOOD
MAR 08 2016
DEPT. OF PLANNING & PARKS

ORIGINAL SUBMITTAL

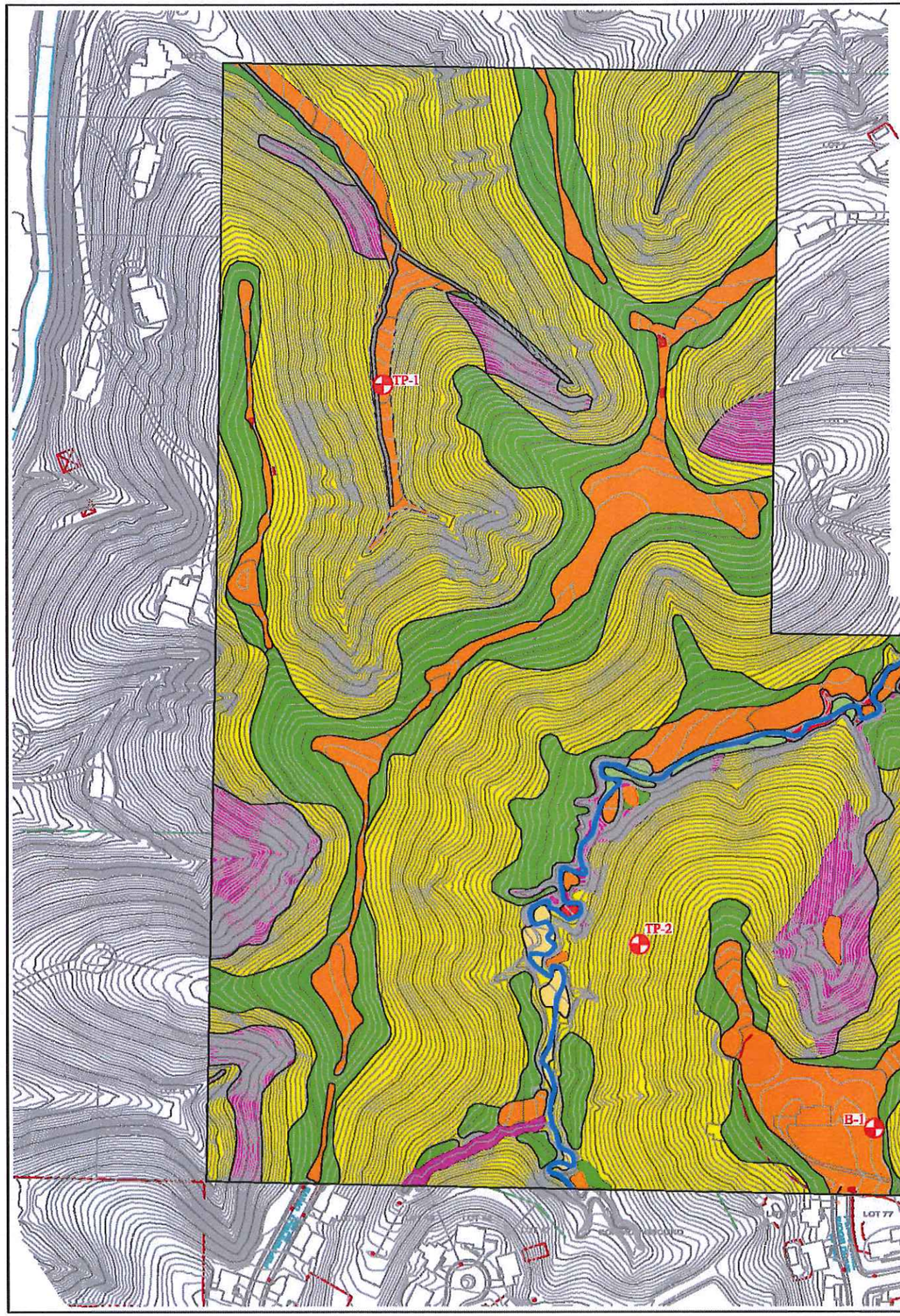
GENERAL NOTES/LEGEND

PROJECT NAME
PULTE - VALLEY ROAD
WILDWOOD, MISSOURI

NATURAL RESOURCE MAP

N
W E
S

JOB NUMBER 2015-0339.39
DATE 02/2016
DRAWN BY LAP
CHECKED BY SDH
FIGURE 1



	MAP UNIT	AREA	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED
	A6ca	0.80	0%	0.00
	A6ve	12.06	0%	0.00
	B6ca	0.41	60%	0.24
	B6ve	18.39	30%	5.51
	C6ca	0.27	80%	0.21
	C6ve	83.60	50%	41.80
	D	7.67	100%	7.67
	TRIBUTARIES (3)	0.75	100%	0.75
	DRAINAGEWAYS (8)	0.38	100%	0.38
	TOTAL	124.33	---	56.56

LEGEND

INDICATES APPROXIMATE SOIL BORING/TEST PIT LOCATIONS

CITY OF WILDWOOD
DEC 31 2015
DEPT OF PLANNING & PARKS

SCI ENGINEERING, INC.
WWW.SCIENGINEERING.COM
CONSTRUCTION
GEOTECHNICAL
ENVIRONMENTAL
NATURAL RESOURCES
CULTURAL RESOURCES

General Notes/Legend

SLOPE PERCENTAGES AND CATEGORIES PROVIDED BY COLE & ASSOCIATES.

BASED ON UNDATED PLAN PROVIDED ELECTRONICALLY ON AUGUST 25, 2004 FROM COLE & ASSOCIATES, INC. DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.

PROJECT NAME

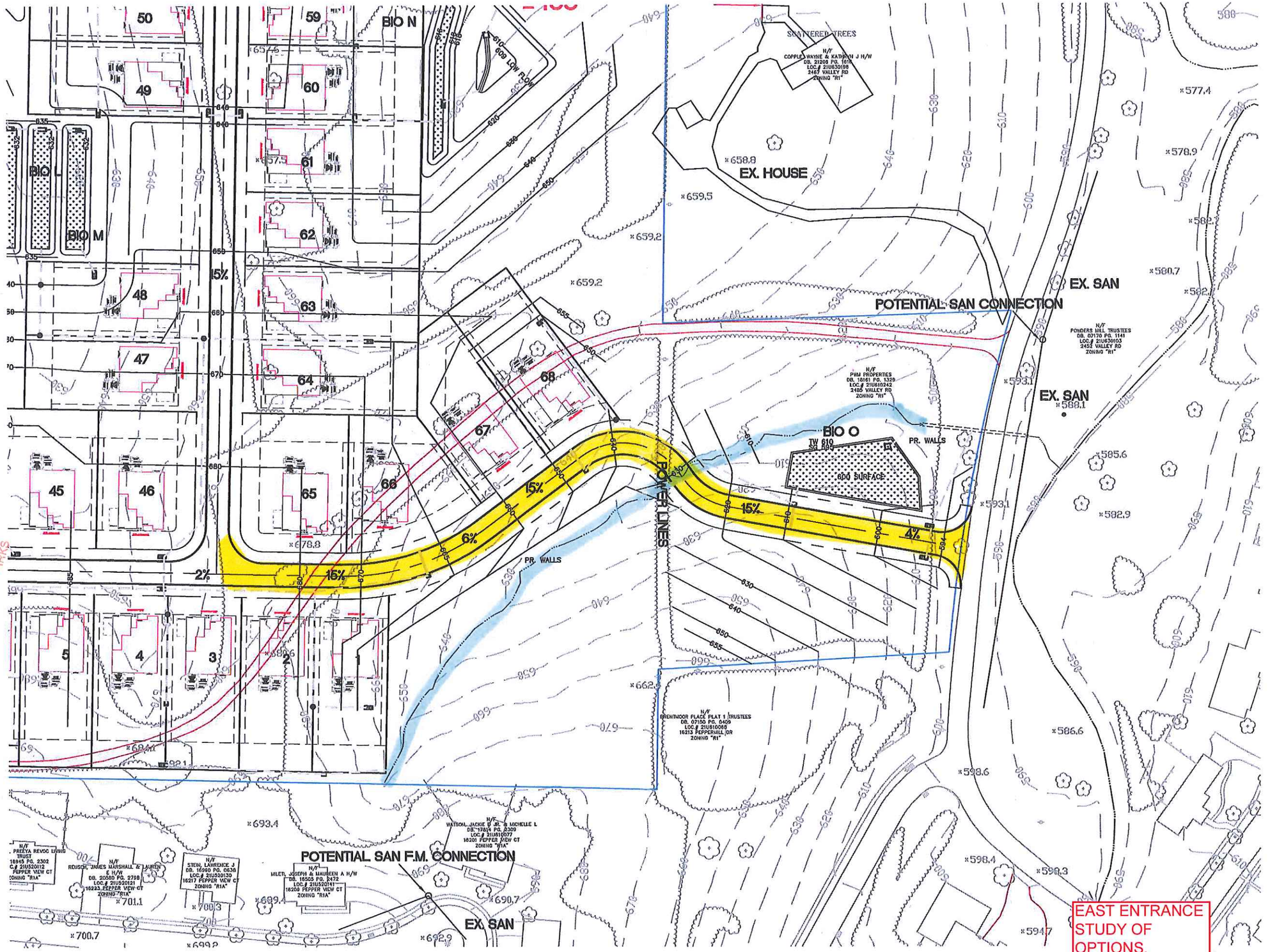
PULTE- VALLEY ROAD
WILDWOOD, MISSOURI

NATURAL RESOURCE MAP

N
W E
S

SCALE	1" = 300'
JOB NUMBER	2015-0339.39
DATE	11/2015
DRAWN BY	LAP
CHECKED BY	SDH
FIGURE	3

ORIGINAL SUBMITTAL



CITY OF WILDWOOD
DEC 31 2015
DEPT OF PLANNING & PARKS

ORIGINAL SUBMITTAL

EAST ENTRANCE STUDY OF OPTIONS, 12-8-2015

12-8-2015 CURRENT

1"=100'

EX. HOUSE

POTENTIAL SAN CONNECTION

EX. SAN

EX. SAN

POTENTIAL SAN F.M. CONNECTION

EX. SAN

BIO N

BIO L

BIO M

BIO O

PR. WALLS

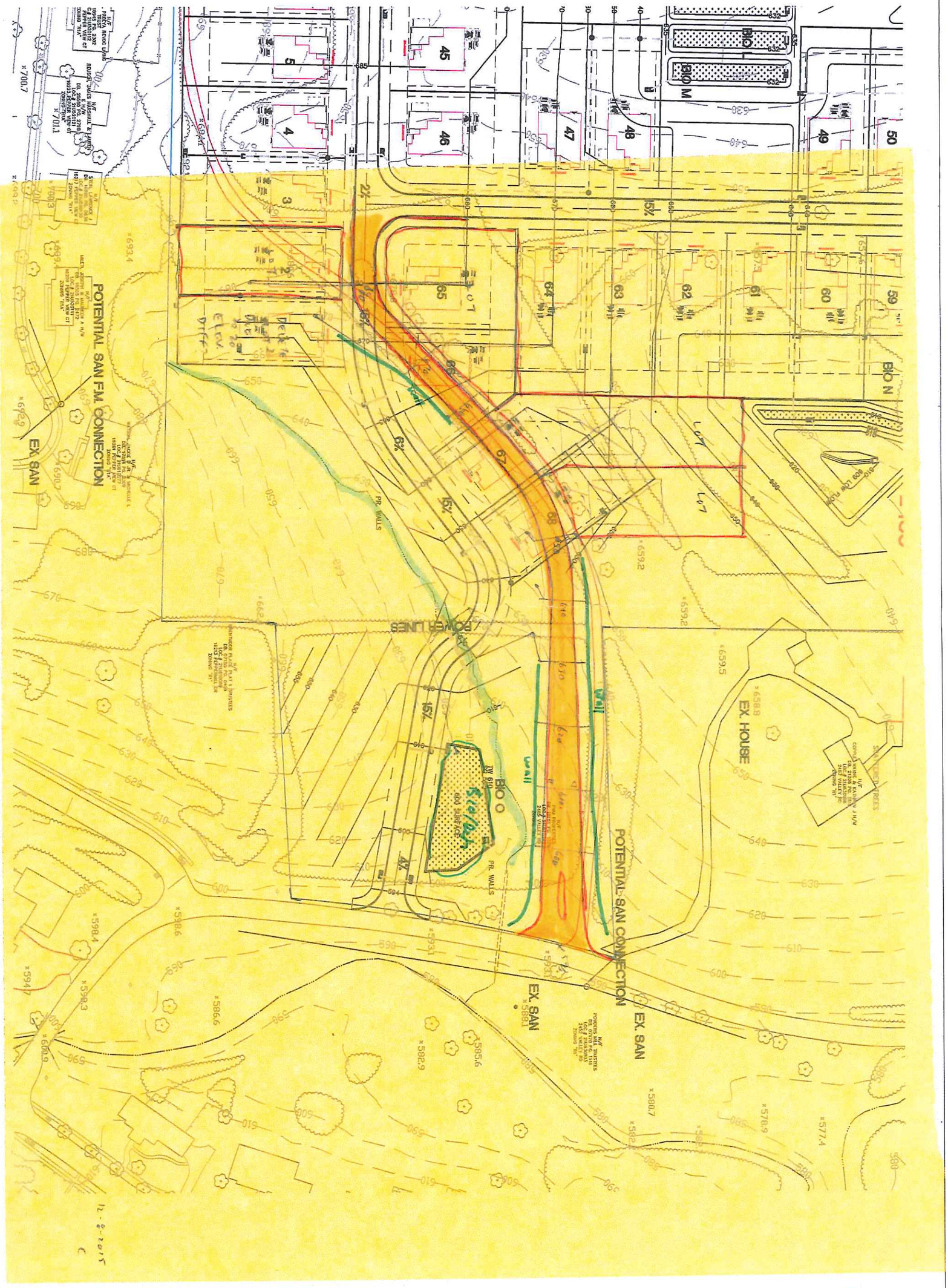
PR. WALLS

20' Fill

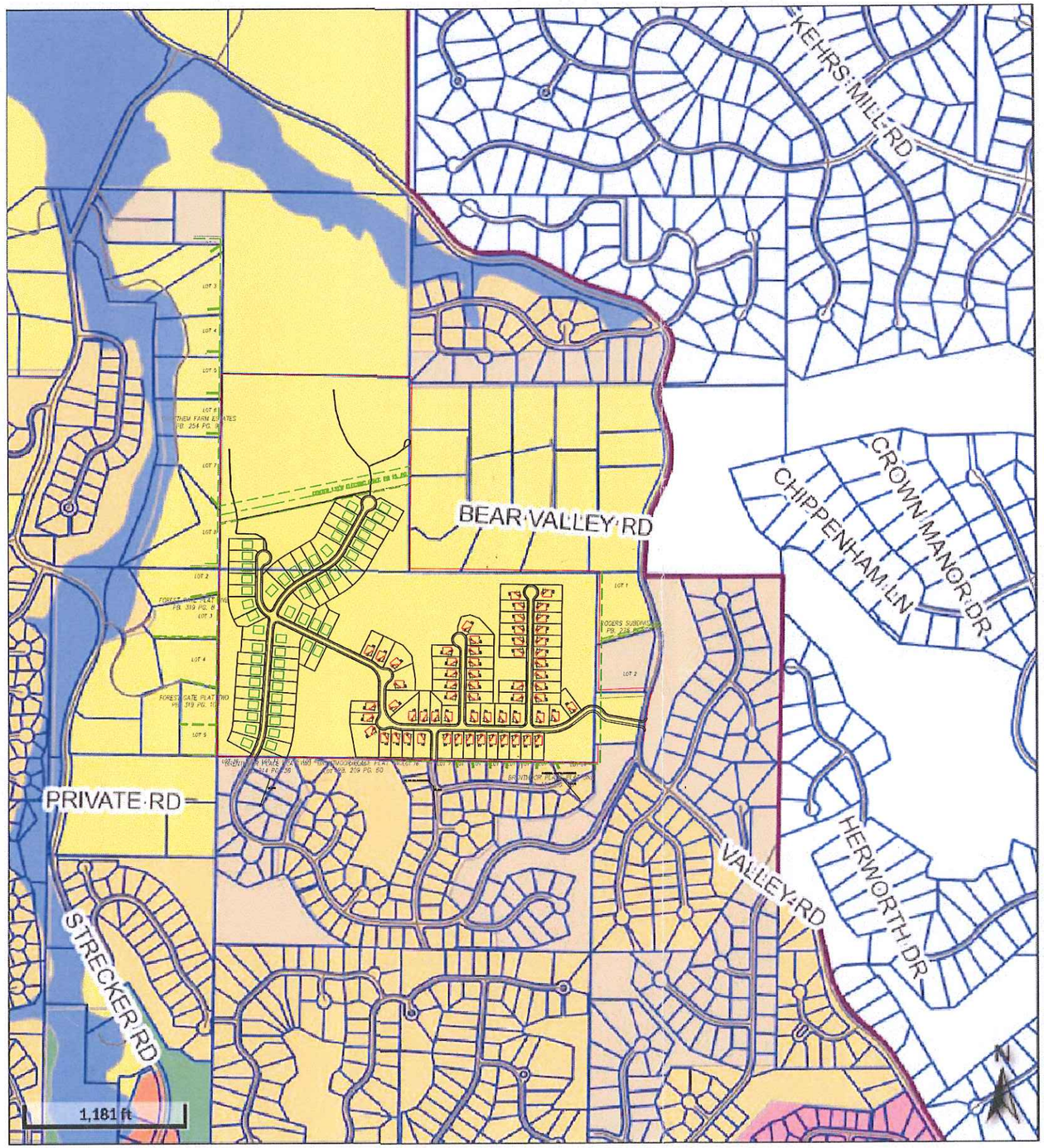
ORIGINAL SUBMITTAL

12-8-2015 A

ORIGINAL SUBMITTAL



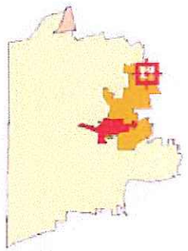
ORIGINAL SUBMITTAL



GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

Overview



Legend

- City Limits
- Street Centerlines
- Parcels

Zoning Districts

- C1
- C2
- C8
- FPC8
- FPM3
- FPNU
- FPPS
- FPR1
- FPR1A
- FPR3
- M3
- MXD
- NU
- PS
- R1
- R1A
- R2
- R3
- R4
- R6
- R6A

CITY OF WILDWOOD
DEC 31 2015
DEPT OF PLANNING & PARKS

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SKETCH PLAN:
VALLEY ROAD SUBDIVISION
2443, 2485 VALLEY ROAD, 2121 QUATHEM DRIVE, WILDWOOD, MO 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-23116
12/31/15
GEORGE M. STOCK E-23116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 200006

REVISIONS:

DRAWN BY: C.A.M.	CHECKED BY: G.M.S.
DATE: 12/31/2015	JOB NO: 214-6466
M.S.D. P. # -	BASE MAP # 200, 21U
S.L.C. HIST # -	HIST SUP. # -
M.D.N.R. # -	

SHEET TITLE:
CITY ZONING MAP EXHIBIT

SHEET NO.:
Z1

ORIGINAL SUBMITTAL

DRAWING FILE: O:\DRAWS\400\2145466\PRELIMINARY-PLAN\5466base.dwg LAYOUT: Zoning PLOTTED: Dec 31, 2015 - 11:49am PLOTTED BY: cmiluneller

PulteGroup
16305 Swingley Road, Suite 350
Chesterfield, MO 63017
Phone: (636) 537-7122
Email: Matthew.Segal@Pultegroup.com

Statement of Intent for Pulte Valley Road Subdivision

Pulte is pleased to present a unique 124.58 acre, open space, transitional zoning community that respects and embraces the natural surroundings and topography of the Valley Road and Eastern Wildwood corridor.

The site plan promotes a natural transitional land use from the greater than 1.3 units per acre density of the adjacent subdivisions to the South, while respecting the NU – 3 acre communities to the North. With a total density of .93 units per acre (116 lots on 124.58 acres). When designing the community, we limited the use of retaining walls, respected the rolling topography and waterways. Additionally, the design has a long street prior to the first home site, similar to the adjacent community to the south. All of the lots are at minimum of 15,000 square feet, and have significant spacing between them. This design allows for a new sustainable community that will cater to two different consumer demographics. Lastly, the economic development will assist the surrounding community as the majority of our homes will sell in excess of neighboring and adjacent property owners.

Eastern Village (New Move-up construction)

This 62 lot village will cater to move-up family consumers. It will satisfy a demand for newer homes in the Eastern Wildwood market ranging from a 2300+ square foot Ranch designed home, to a 2-story 3500+ square foot home. With Pulte LifeTested homes starting in the Mid- $400k's to $500k+, it will provide a move-up shopping experience that has been unavailable in the Eastern Wildwood corridor in more than a decade. These homes will have lots in excess of 15,000 square feet, have minimal retaining walls, and respect the natural topography. Additionally, they will have 3 car side-optional garage, that many move-up families desire.

Western Village (Maintenance Free – Ranch Homes)

This 54 lot maintenance free village will be reserved for Ranch Style homes, and will cater to the Empty-Nest consumer who wants a maintenance free lifestyle, while living in the natural beauty of Wildwood. This consumer will most likely be an existing Wildwood or Western Chesterfield resident, who chooses to age in the community they raised their family in. They will be likely downsizing from an acre or 3 acre house that typically is larger than 3,000 sq. ft. These single story homes will average around 2300 square feet, and will be priced from the low $400k's to $500k. The consumer will desire a single family home, their own lot, and not downsize to an attached lifestyle home (villa/duplex). The lots of these homes will also be in excess of 15,000 sq ft, and landscaping, snow removal will be maintained by the homeowner's association. This unique village will be unlike any community ever built in Wildwood, and will focus on allowing Wildwood residents to age in the community they love.

Open Space

PulteGroup

In an effort to respect and promote the natural beauty of the site and the surrounding community, we are proposing to dedicate the furthest north portion of the site to be hiking trails, and a natural preservation area. The dedicated trails would be almost 3000 linear feet or greater than ½ mile of dedicated trails. Additionally, large areas of open space around the perimeter of the site give very comfortable amounts of space between existing homeowners in the adjacent zoning districts (some SU, some NU). The total open space is approximately 54.8 acres.

Stormwater Management

Stormwater management systems are designed to meet MSD volume reduction and water quality treatment requirements. The BMPs (Best Management Practices) are enhanced with sustainable and aesthetically appealing landscaping. Bioretention Basins/Rain Gardens are proposed for treatment of Water Quality Volume, prior to discharge to dry Detention Basins. Some of the Bioretention Basins will be designed to accommodate Channel Protection and Flood Protection Volumes, as well. 15 Bioretention Basins and 6 dry Detention Basins are proposed.

The results of the Stormwater Management System, in the area of development, is as follows:

- 2-year 24-hour Postdeveloped Discharge = 3.46 cfs < 46.64 cfs predeveloped, a 92% decrease.
- 100-year 24-hour Postdeveloped Discharge = 68.24 cfs < 258.41 cfs predeveloped, a 74% decrease.

Approximately 27 acres are to be set aside as a Woodland Conservation Area on the north side of the site. No development is proposed in this area, other than hiking trails, a detention basin berm, and the existing Ameren power lines. Grading of the subdivision site has also been minimized to preserve the native woodland vegetation in and around the residential yards.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, April 28, 2016 10:20 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	Pulte Home Development
Position on Request	Do Not Support
General Comments	I live on Peppermill Drive in Brentmoor Subdivision off Valley Road. I am opposed to this development as it appears to be rather dense for this area and could lead to much more traffic on Valley Road. The street I live on dead ends where this development begins. I would not want to see that street go through to carry a lot of traffic.
Suggestions	It would be nice to see this land become a park. If however, the development is approved, I would like to see it separated more from our subdivision (more green space between), be a little less dense in housing, and put a gate at the end of Peppermill Drive for use by emergency vehicles only. That is, not allow normal traffic to connect via Peppermill Drive.
	(Section Break)
Name	Marvin & Diana Raymond
Address	16374 Peppermill Dr.
City	Wildwood
State	MO

Zip	63005
Phone Number	636-537-1226
Email	marvinlraymond@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, April 27, 2016 10:59 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	Rezoning from non-urban residential to sub-urban residential
Position on Request	Do Not Support
General Comments	Prior to purchasing my property in October 2014, which backs to the proposed Pulte development, I spoke to the seller and did some additional research. I understood a previous development was turned down based on a similar rezoning efforts. Since I work with real estate developers across the country on a daily basis I knew the risk of development in my back yard. However in review of Wildwood's Master Plan prior to my home investment I realized that significant research had already been completed by many elected officials and hired professionals which specifically detailed the need to keep the non-urban residential zoning in place. Understanding the City of Wildwood's Master Plan mirrored my view regarding limiting development in this area I purchased our home. Then in later research my concern with large development behind me was put at ease once again when the 2015-2016 update to the Master Plan reconfirmed the previous research by Wildwood. In that update additional professionals were consulted which again showed that high volume development was ill advised and the non-urban residential zoning should not be changed. Items to note for this specific property is that it currently backs to a non urban residential development with lots in excess of 3 acres. Having this development proposed with 15,000 SF lots would not be consistent with the surrounding community.

	Further, part of the Pulte development is proposed in areas of steep terrain, which is specifically noted in the Master Plan as of high concern. With a creek running below the development on the north side, along with an existing community with septic systems and wells this would be of major concern for waste water runoff. With existing runoff issues noted currently from logging activity which has damaged existing structures in the Valley Farms subdivision, high volume development is strongly discouraged. Another item to note would be the increased traffic a 116 home development this would create. Additional sidewalks extending to the subdivision would be required. Also the intersection at Valley Rd and Clayton would need to be redesigned. Specifically, during drop off and pick up at Crestview Elementary this intersection is already heavily congested with a police officer already directing traffic and children in crosswalks. Without appropriate design this intersection could then become dangerous and would be susceptible to an uneeded tragedy. In summary, the City of Wildwood's Master Plan already outlines my argument against high residential development with strong research and opinions, which took significant time and money to complete. I would anticipate that the Planning and Zoning Department would keep to the conclusions provided in this report and deny the rezoning request of Pulte Homes.
Suggestions	Keeping to the non urban residential zoning but also keeping to a minimum lot size. Limiting development to 40 homes, as currently zoned, with at least 2-3 acres per lot that keep to the natural contors of the land not disturbing steep terrain would be recommended. 100 feet of non disturbance of wildlife is currently proposed by Pulte at the boundaries. This is basically 30-35 steps from my backyard. Additional non disturbance should be required specifically to existing non urban communities that border the proposed development. A minimum of 250-300 feet is requested. Public sewer and water should be addressed for the Valley Farms subdivision Sidewalks to the development along Valley Road should be required. Revisions to the intersection at Valley Rd and Clayton Road, next to Crestview Elementary, needs to be studied thoroughly.
	(Section Break)
Name	Rick Orf
Address	16216 Bear Valley Rd
City	Wildwood

State	MO
Zip	63005
Phone Number	3143022215
Email	Rick.orf@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: frank gervascio <fgervascio@hotmail.com>
Sent: Tuesday, April 26, 2016 12:53 PM
To: Travis Newberry
Subject: Pulte Homes

April 26, 2016
To: Travis Newberry

Thank you for the time you spent with me over the phone yesterday. This letter is in reference to the proposed Pulte Homes to build some 116 homes next to my subdivision, Brentmoor Place.

During the informal meeting with Pulte, these were some of the issues I heard raised by attending participants that I think are still a concern:

First, how is a change in the master plan zoning from non-urban residence to R-1A Residence District beneficial to currently surrounding residents. The Pulte representative gave points that participants cited were beneficial to Pulte not to residents.

Second, I heard significant concern that Pulte wants to connect to two (2) of the Brentmoor Place streets. Residents cited a concern of significant increase in traffic flow onto our subdivision streets while building was underway, as well as after completion of building.

One participant stated that the grading to Pulte Homes subdivision would be too steep for large trucks, earth movers, moving vans and the like to go up thereby shifting traffic into the Brentmoor Place subdivision.

One former resident had mentioned to me that the current grading was so steep the fire department had trouble with getting to homes off of eagle Creek in the past.

With regard to traffic flow at the informal meeting, residents, as well as Pulte representative, said they had proposed to have any connecting streets "gated" and the fire department would have access to them via "keys".

After this meeting I understood Pulte had not formally requested the gating of streets which questions integrity to further promises made.

I think the "gating" of streets to be the only wise way to control traffic flow, especially to ensure the safety of the neighborhood children.

Third, during the informal meeting residents off of Eagle Creek were quite concerned with an increase of traffic flow onto Valley Road. Especially with blind spots to the entrance of the new subdivision. As I stated to you, there did appear to be on the corner of Peppermill Drive and Valley Road a traffic counter but most of the time it had fallen to the ground counting nothing.

Four, those residents living off of Eagle Creek brought video and pictures to the informal meeting showing tremendous rain water run-off that was alarming and definitely a potential life hazard, especially to children.

Their concern was improper grading would only enhance those dangers that had been predicted by them six (6) years ago (one of the residents said he was an engineer).

It seemed to me that the Pulte "engineer" dismissed these concerns basically stating that he had assessed everything and there would be no problems.

I strongly think that before any continued thought to building of homes in this area, the City of Wildwood needs to have an independent engineering firm (agreeable to residents) to assess concerns of a massive rain water run-off . Anything less than that I think would result in a lack of due diligence on Wildwood's part and open to lawsuits in the event of a tragedy to human life not to mention property erosion.

Again, there were so many other concerns at this informal meeting. For example, a resident in our subdivision was concerned about maintaining the integrity of the pond/lake already in the subdivision. His concern was its subterranean collapse.

Finally, I would like to know at this meeting on Monday if Pulte Homes has made any contributions to any of Wildwood's officials from the mayor downward (a listing of names, time and dollar amounts).

Thank you for your attention to this letter

Frank Gervascio
16255 Peppermill Drive
Wildwood, Missouri 63005

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, April 26, 2016 9:11 AM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	2443 and 2485 Valley Road and 2121 Quantham Drive
Position on Request	Do Not Support
General Comments	City of Wildwood Planning Commission: The City of Wildwood is at a crossroads. There is a definite divide between some people's ideas of development and the concepts of open spaces and quality of life. It is my understanding that Pulte wants to change the zoning of a piece of land that is currently Non-Urban Residence. Pulte proposes to build over 110 houses on this piece of land. Here are some thoughts the Planning Commission might consider: 1. Pulte came in with this proposal after the City adopted its current Master Plan. While a plan is a fluid document, why have a Master Plan, if developers can come in at any time to change it? 2. Pulte will destroy one of the oldest neighborhoods in Wildwood by attaching this new neighborhood to Brentmoor Place. Pulte will remove the attractiveness of this and surrounding neighborhoods. They will no longer be quiet places, with "green spaces" surrounding some of its homes (Wynncrest has destroyed the open space on one side of Brentmoor Place already.) 3. In a recent meeting, Pulte explained to homeowners that they would get gates to help with the added traffic. It was pointed out to Pulte that this request would not be granted by the Fire department and/or ambulance services. Thus, not only would there be added traffic passing through our neighborhood during construction, by attaching the streets, there would be added

	traffic passing through Brentmoor Place to this development upon its completion. 4. A councilman argued that the streets in Brentmoor Place were expected to continue. I disagree. One street in Brentmoor Place was blocked recently by a homeowner so that this house could now become a part of Wynncrest. 5. Traffic on Valley Road will increase. I don't think this road can handle much more traffic. There are many cyclists who come to ride on Valley Road. More car traffic will affect this activity, an activity that should be promoted. 6. When I asked Pulte how this neighborhood will help surrounding neighborhoods, they responded that this neighborhood would add value to our properties. I think they meant that our taxes should increase! If I wanted to sell my property, wouldn't prospective buyers want Pulte's newer homes? 7. We heard from neighbors on the north side of this property that clearing done on this property has had some dramatic effects on water/drainage already. Major changes to this land will cause major changes in the animal and plant ecosystem. Where will the animals go? In the spirit of the current Master Plan, I urge the Planning Commission not to change the zoning of this parcel of land. Thank-you. Peter Harris 2502 Peppermill Lake Ct.
Suggestions	Please use the Master Plan as a guide for sensible development that does not destroy existing neighborhoods. If zoning changes are granted, please only allow a minimum number of houses.
	(Section Break)
Name	Peter Harris
Address	2502 Peppermill Lake Ct.
City	Widlwood
State	MO
Zip	63005
Phone Number	636-532-2173
Email	pkharris1@gmail.com

Email not displaying correctly? View it in your browser.

April 23, 2016

Planning and Zoning Commission
Att: Joe Vujnich (Director of Planning and Parks)
City of Wildwood
16860 Main Street
Wildwood, Mo. 63040

This letter is in response to P.Z 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, LLC request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area.

The trustees of Brentmoor Place are adamantly opposed to this change in the Master Plan for the following reasons.

1. The Master Plan was just recently reviewed and approved in late 2015 for this area to remain as Non-Urban Residential Area.
2. I believe one of the priorities of the newly elected Mayor is adherence to the Master Plan, particularly in the area of rules relating to minimum lot size.
3. The Pulte subdivision plan shows the width of most of the lots to be approximately 80 feet. This is not in keeping with the lot widths of the homes on Pepper View Court that would back up to the Pulte lots. Our home lots range in width from 110 to 115 feet. As a minimum, we feel the lot widths of the Pulte homes should match the Pepper View Court home lot widths.

In addition any approval for a subdivision for this site must include the following stipulation.

1. The two streets that deadend at the end of Peppermill Drive and Peppermill Ridge should NOT be connected to the proposed subdivision. Our subdivision presently has too much traffic and too many speeders which present unsafe conditions within the subdivision. Extension of these streets into the Pulte subdivision would only exasperate the safety and speeding problems and would accelerate the deterioration of our streets. If a second access to the Pulte subdivision is required for the fire department, then the Brentmoor Subdivision recommends the use of locked gates keyed for use by the fire department or other government organizations. In an unofficial pole of the Brentmoor Place subdivision ALL are vehemently opposed to any connection of these streets to the Pulte proposed subdivision. Connection of the sidewalks between the subdivisions is not an issue.

Brentmoor Place Subdivision Trustees respectfully request your consideration in these matters.

Respectfully,
Brentmoor Place Subdivision Trustees
Paul Bernache
16318 Peppermill Dr.
636-536-2031

Heather Davis
16380 Peppermill Dr.
636-778-0893

Melissa Wagner
16317 Peppermill Dr.
636-530-1562

Cc: Ray Manton (Ward 2 City Councilmember)
Ed Marshall (Ward 2 City Councilmember)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, April 20, 2016 11:38 AM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	This proposed change is the antithesis of what Wildwood was founded for. Additionally the Revised Master Plan Non-Urban Residential portion is identified by "land area is steeply sloping, heavily vegetated, and relatively undeveloped in terms of traditional urban densities." This property is all that. Plus "existing developments of three (3) acres or more in these areas strongly weigh against any new development of higher densities in this land use designation." This would be Valley Farms. The proposed development has all of the houses clustered and a common ground of land that is around and under the power lines and thus undevelopable. This land use can not be compared to the other divisions that predate the founding of Wildwood. Compare the actual property size and common ground of Brentmoor to the Pulte plan. The connecting of the roads, Peppermill and Peppermill Ridge will drastically change the secure neighbor feel that Brentmoor Place has enjoyed for 30 plus years. If this would be approved a dangerous precedent is being set for future cheapening of Wildwood for more highly density divisions. This is not what I want.
Suggestions	Have Pulte Homes submit a proposal for a nice three (3) acre subdivision.

(Section Break)

Name	Robert Kipp
Address	2479 Peppermill Ridge Dr
City	Wildwood
State	MO
Zip	63005
Phone Number	636-537-5550
Email	rgkipp@charter.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, April 20, 2016 7:18 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	We live in wildwood to appreciate nature and a less congested area. Additionally, the rough terrain in the area lends itself better to larger, 3 acre or more lots as this tract is currently zoned for. Putting this many lots and homes on this tract will cause water runoff to adjoining properties and increased traffic on roads that are more rural in nature.
Suggestions	Developing the property as currently zoned will be better suited to the terrain and will more closely blend in with some of the adjoining property while also reducing traffic load on Valley Road. Additionally this will be less disruptive to wildlife and cause less runoff.
	(Section Break)
Name	Jan P. Bauer
Address	16400 Forest Gate Lane
City	Wildwood
State	Missouri
Zip	63011

Phone Number	3146109946
Email	jan.bauer@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, April 20, 2016 7:07 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	The impact of adding 116 homes in this terrain would be devastating to the quality if the neighborhoods on Valley Road. The narrow two lane VALLEY ROAD is not suitable for any additional development. A similar proposal was shot down years ago. The situation has not changed.
Suggestions	*Field not completed.*
	(Section Break)
Name	Michael Rusert
Address	2562 Valley Oaks Estates Drive
City	Wildwood
State	Missouri
Zip	63005
Phone Number	6362363660
Email	mike_rusert@yahoo.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, April 20, 2016 4:17 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Proposal does not conform to Master Plan; Pulte proposal deceptive ("avg lot size" inclusive of common ground vs. a true comparative to actual "avg lot size" on surrounding properties); property is critical element of Caulks Creek watershed (prior removal of trees and ground clearance led to catastrophic damage to Bear Valley and surrounding areas); homes planned to be built on site inconsistent with adjoining properties/neighborhoods; proposed "buffer" between one side of development (Brentmoor Place) insufficient in comparison to other 5 sides; preparation of land (tie/retaining walls, ponds, trails, building lots, roads, water/sewer/power) will eliminate majority of trees/established ground cover currently minimizing erosion; wildlife impact; proposed MSRP of homes to be built a misrepresentation at best, outright lie by Pulte at worst (comps inconsistent with actual selling price attained elsewhere); "cookie cutter" house plans do nothing to enhance surrounding area/city of Wildwood; proposal as submitted does nothing to enhance/improve surrounding area nor the city of Wildwood.
Suggestions	Conform to current zoning or require minimum 3 acre ACTUAL LOT SIZE and homes consistent with same. Retain majority of trees and existing topography vs. stripping home sites and adjacent areas in the interest of minimizing expense.

(Section Break)

Name	Neil Burns
Address	2500 Pepperfield Ct
City	Wildwood
State	MO
Zip	63005
Phone Number	6365379171
Email	neil.burns@charter.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, April 19, 2016 4:02 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 27, 28 & 29 Valley Road Subdivision
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Our family is opposed to the change in zoning to allow the development of 116 home sites on the property adjacent to our subdivision, Brentmoor. Valley Road is a dangerous road with blind curves at every turn. There have been several injury accidents at the curve adjacent to the proposed development. We reside at the back of our subdivision, close to the dead end of Peppermill Rd. which we understand the developers wish to open up to access the new subdivision. The families in this subdivision enjoy a peaceful, quiet, kid-friendly neighborhood. Construction traffic and then resident traffic into the new subdivision through our streets would negatively impact our property values and quality of life, as well as seriously impact safety, as we have a number of children who both walk and ride their bikes on the subdivision streets, which have never been through streets since the inception of the neighborhood. It is categorically unfair to ask residents of our subdivision and neighboring streets to experience the countless negative impacts a higher density development brings with it simply to line the pockets of the developer and land owner. This is not what the master plan envisioned for Wildwood, and it would do a grave injustice to the families in this community.
Suggestions	Maintain the current zoning.

(Section Break)

Name	Melinda Maxson
Address	16358 Peppermill Dr.
City	Wildwood
State	MO
Zip	63005
Phone Number	314-609-2792
Email	mmaxson72@gmail.com

Email not displaying correctly? View it in your browser.

Chris Mueller

From: King, Brenda J <BKing2@ameren.com>
Sent: Friday, December 04, 2015 1:19 PM
To: Chris Mueller
Cc: Jaksetic, Jim J
Subject: FW: New residential subdivision Wildwood 5466 Ameren
Attachments: 2015-12-03SITE.PDF; 2015-12-03AERIAL.PDF

Chris –

Please see comments and requests from Ameren Transmission Maintenance regarding the new residential subdivision in Wildwood.

CITY OF WILDWOOD
MAR 08 2016
DEPT OF PLANNING & PARKS

Regards,

BRENDA J. KING
Sr. Real Estate Representative
Real Estate
T 314-554-2483
C 314-488-5483
F 314-554-2570
E bking2@ameren.com

Ameren Missouri
1901 Chouteau (MC 700)
St. Louis, MO 63103
www.ameren.com
Please consider the environment before printing this e-mail.

From: Jaksetic, Jim J
Sent: Friday, December 04, 2015 1:14 PM
To: King, Brenda J
Cc: Grass, Terry L
Subject: FW: New residential subdivision Wildwood 5466 Ameren

Brenda,

I reviewed the attached development plans for new residential subdivision plans Wildwood 5466 that shows the dam for the detention 1 encroaching on the easement. There is a deep ravine where the fill for the proposed detention pond dam would be placed. There would remain adequate vertical clearance between the proposed fill elevation of 625 at the south edge of the existing easement for the dam and both the 34.5 kV distribution line and the 138 kV transmission lines. The drawing shows no grading near and under the 345 kV lines also on the easement.

Ameren Transmission Maintenance Department request final grading plans for the dam to be submitted for review. Ameren Maintenance Department representative will be available to discuss grading logistics when working near energized power lines with the grading contractor prior to start of construction of the detention pond dam.

Please pass my comments on to Chris Mueller at Stock and associates.

If you have any questions, please contact me.

Thanks,

JIM JAKSETIC
Career Engineer
Transmission
T 314-554-2703
F 314-206-0797
E jjaksetic@ameren.com

.....

Ameren Services
1901 Chouteau Avenue
PO Box 66149, MC658
St. Louis, MO 63166-6149

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MONARCH FIRE PROTECTION DISTRICT

13725 Olive Blvd., Chesterfield, MO 63017-2640
Phone: 314.514.0900 Fax: 314.514.0696
www.monarchfpd.org

December 23, 2015

CITY OF WILDWOOD
MAR 08 2016
DEPT OF PLANNING & PARKS

Chris Mueller
Stock and Associates
257 Chesterfield Business Pkwy.
Chesterfield, MO 63005

RE Valley Road

Dear Mr. Mueller:

I have reviewed the Site Development Plan for the project mentioned above. This project is being reviewed for compliance with the 2009 International Fire Code as adopted by Ordinance 31 *The Fire Prevention Code* of the Monarch Fire Protection District. Please make note of the following:

1. Street widths are acceptable as shown.

2. Please see the attached Policy 2009-1 for turning radii requirements.

3. In accordance with Section B105.1 of the 2009 International Fire Code as adopted by Monarch Fire District, the minimum required fire flow will be 2,000 gpm at a residual pressure of 20 psi. This is based on the information provided regarding the proposed size and construction type of the largest anticipated building. A fire flow of 2,000 gpm at a residual pressure of 20 psi will allow for a building with a fire-flow calculation area of up to 6,200 sq. ft.

4. In accordance with Section C105.1, the maximum spacing between fire hydrants shall be 350 feet, and the maximum distance from a fire hydrant to any point on the street shall be 175 feet.

If you have any questions, please call me at 514-0900 ext. 313, or email me at herin.r@monarchfpd.org.

Yours in Firesafety,

Roger N. Herin

Roger N. Herin, MCP
Fire Marshal

Chris Mueller

From: Dave Phipps <daveph@metrowest-fire.org>
Sent: Wednesday, November 25, 2015 2:53 PM
To: Chris Mueller
Subject: RE: 5466 Valley Road - Fire

Chris,

Streets width and turning radius looks good, fire flow is 1500 GPM at 20 PSI, fire hydrant spacing is 600 feet.

CITY OF WILDWOOD
MAR 08 2016
DEPT OF PLANNING & PARKS

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

From: Chris Mueller [mailto:chris.mueller@stockassoc.com]
Sent: Wednesday, November 25, 2015 11:14 AM
To: Dave Phipps <daveph@metrowest-fire.org>
Cc: benjamin.keane@pultegroup.com; George Stock <george.stock@stockassoc.com>
Subject: 5466 Valley Road - Fire

Dave,
Per my voicemessage, on behalf of Pulte Homes, we respectfully request review of the attached multi-page exhibit for a proposed 120-lot residential subdivision. I noticed the site is divided between Metro West and Monarch Fire Districts near the Ameren high-tension power lines. How do we get this resolved?
Thank you,
Chris

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March 1, 2016

Mr. George Stock, PE
Stock & Associates, Inc.
257 Chesterfield Business Parkway
St. Louis, Missouri 63005

RE: Traffic Impact Study
Valley Road Subdivision
Wildwood, Missouri
516-0024-0TE

Dear Mr. Stock:

Lochmueller Group has completed the following traffic impact study for the proposed development of a residential subdivision in Wildwood, Missouri. A total of 116 home sites are proposed on a currently undeveloped tract located along the west side of Valley Road between the Brentmoor Place subdivision and Bear Valley Road. A preliminary site plan (by others) is illustrated in **Exhibit 1.**

The proposed subdivision would have a single point of access onto Valley Road just north of Peppermill Drive. Proposed stub street connections to the Brentmoor Place subdivision would be gated and available for emergency access purposes only, and therefore did not factor into this analysis.

The purpose of this study was to forecast the amount of traffic that would be generated by the proposed subdivision, identify the impact of those trips upon the subdivision's entrance intersection with Valley Road, and determine the need for supporting roadway and/or traffic control improvements at that location or at the adjacent intersection of Valley Road and Peppermill Drive.

Traffic conditions were evaluated during the morning and afternoon commuter peak hours on a typical weekday. The study area included the intersections of Valley Road with Peppermill Drive and the proposed subdivision entrance. Existing conditions and forecasted conditions including the proposed subdivision were evaluated and then compared to identify potential traffic impacts. The methodology employed by this study, along with its findings and conclusions, are discussed in greater detail in the following sections.

Existing Conditions

Valley Road is a two-lane roadway with a curvilinear alignment that traverses mostly rolling terrain. A typical section provides 20 to 22 feet of pavement width and ditch drainage. The

411 North 10th Street, Suite 200
St. Louis, Missouri 63101
PHONE: 314.621.3395

roadway is classified as a collector, meaning that its primary function is to provide local access and distribute local traffic to intersecting arterial roadways, such as Clayton Road and Kehrs Mill Road. Valley Road has a posted speed limit of 30 miles per hour and is maintained by the City of Wildwood.

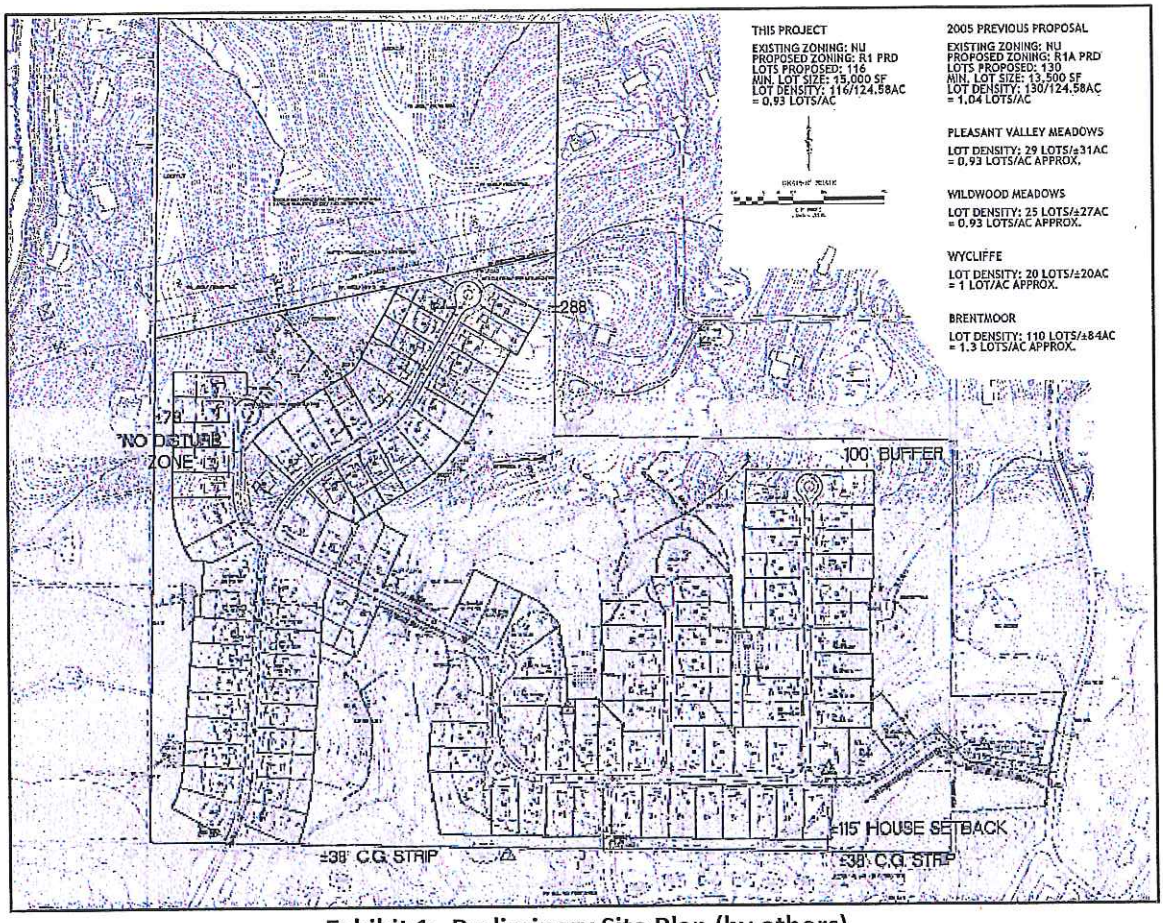


Exhibit 1: Preliminary Site Plan (by others)

To quantify existing traffic volumes, a turning movement count of the intersection of Valley Road and Peppermill Drive was performed during the weekday morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak periods on a typical weekday. From the count, it was determined that the morning and afternoon peak hours of traffic occur from 7:00 to 8:00 a.m. in the morning and from 4:30 to 5:30 p.m. in the afternoon.

These peak periods for traffic on Valley Road would coincide with the peak trip generation for the proposed subdivision. Therefore, if traffic from the subdivision can be accommodated at these times, it can be reasoned that adequate capacity would be available to accommodate its

traffic throughout the remainder of the day. Existing traffic volumes are summarized in **Exhibit 2**.

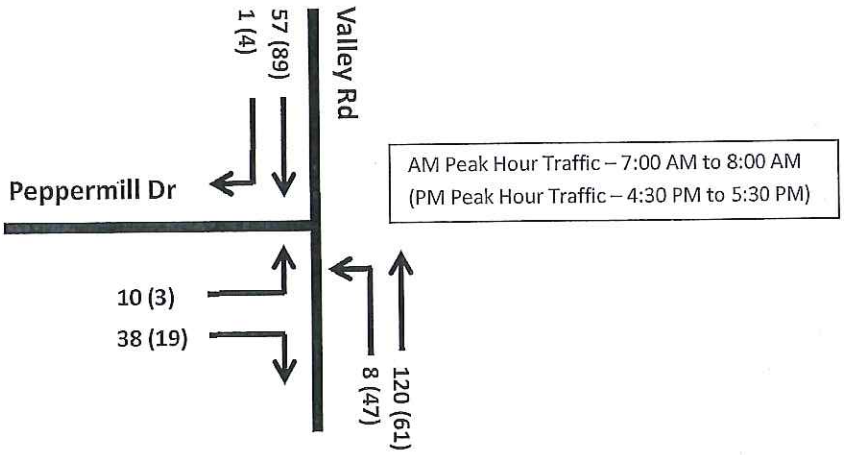


Exhibit 2: Existing Traffic Volumes

As shown, a total of 188 and 157 vehicles per hour pass by the site on Valley Road during the morning and afternoon peak hours, respectively. Volumes are heavier in the northbound direction during the morning and southbound during the afternoon. Based on this count, Valley Road carries just under 2,000 vehicles over the course of a full weekday.

Existing operating conditions were quantified based on the performance of the intersection of Valley Road and Peppermill Drive. Intersections are the most commonly evaluated roadway component, since roadway capacity is typically dictated by the number of vehicles that can be served at intersections.

The analysis was completed using Synchro 7, which is a commonly used traffic analysis tool based on the "Highway Capacity Manual" (HCM), published in 2010 by the Transportation Research Board. The HCM quantifies transportation system performance using Levels of Service (LOS). There are six levels of service ranging from LOS A ("free flow") to LOS F ("oversaturated"). LOS C is commonly used for design purposes and represents a roadway with volumes utilizing 70 to 80 percent of its capacity. LOS D is generally considered acceptable for peak period conditions and is an appropriate target LOS for this study.

Levels of service criteria vary depending upon the roadway component being evaluated. For unsignalized intersections, which are the focus of this study, the criteria are based on control delay as summarized in **Table 1**.

Table 1: Unsignalized Intersection Level of Service Thresholds

Level of Service	Delay (sec/veh)
A	0-10
B	> 10-15
C	> 15-25
D	> 25-35
E	> 35-50
F	> 50

The existing operating conditions at the study intersections are summarized in **Table 2**. For intersections with partial (side-street) stop control, such as Valley Road and Peppermill Drive, delay is calculated for the minor movements only (Peppermill Drive approach and Valley Road left-turns), since through traffic on the major road is not required to stop. Overall intersection delay and levels of service are not reported. As shown, the minor movements at the intersection currently operate favorably at LOS A during both peak hours.

Table 2: Existing Operating Conditions

Intersection & Movements	Level of Service (delay in seconds)	
	AM Peak Hour	PM Peak Hour
Valley Road at Peppermill Drive (unsignalized)		
Northbound Left-Turn	A (7.4)	A (7.6)
Eastbound Approach	A (9.4)	A (9.2)

XX (XX) – Level of Service (average delay per vehicle)

Trip Generation and Directional Distribution

The proposed subdivision would consist of 116 single-family home sites. The number of trips that would be generated by the subdivision was forecasted using data provided in the Trip Generation Manual, Ninth Edition, published by the Institute of Transportation Engineers (ITE). This manual is a standard resource for transportation engineers and is based on a compilation of nationwide studies documenting the traffic-generating characteristics of various land uses.

Based on data for Land Use Code: 210 Single-Family Detached Housing, the proposed subdivision would generate approximately 91 total trips during the morning peak hour and 120 total trips during the afternoon peak hour. This traffic forecast is summarized in **Table 3**.

Table 3: Trip Generation Forecast

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour		
	In	Out	Total	In	Out	Total
Single-Family Detached Homes	23	68	91	76	44	120

Given existing traffic patterns in the area informed by the turning movements into and out of the Brentmoor Place subdivision, the majority of the site's traffic would be oriented to/from the south on Valley Road. The following directional distribution percentages were assumed for the site-generated trips:

- To/From North on Valley Road.....15%
- To/From South on Valley Road.....85%

Site-generated traffic volumes are depicted in **Exhibit 3.** The site-generated volumes were aggregated with existing traffic volumes to produce a forecast of traffic including the proposed subdivision in **Exhibit 4.**

Proposed Subdivision Access

Access into and out of the subdivision would be provided via a single street connection to Valley Road, located approximately 200 feet north of Peppermill Drive. Although Valley Road is maintained by the City of Wildwood, Missouri Department of Transportation (MoDOT) "Access Management Guidelines" were consulted in determining an appropriate configuration for the Valley Road intersection with the subdivision's entrance.

Based on the subdivision's forecasted trip generation, the subdivision street should provide one lane for entering traffic and one lane for exiting traffic at Valley Road. The need for a dedicated left-turn lane on Valley Road was considered on the basis of warrants criteria specified in the "Access Management Guidelines". The criteria indicating when an auxiliary lane should be *considered* are based on nomographs, which depict minimum volume requirements. A turn lane should be considered when the data point reflecting peak hour volumes lies to the right of the nomograph's boundary line.

Exhibit 5 illustrates the warrant analysis for a dedicated northbound left-turn lane on Valley Road at the subdivision's entrance. As shown, data points for both the morning and afternoon peak hour volumes lie well to the left of the boundary lines. Therefore, a dedicated northbound left-turn lane is <u>not</u> warranted at the proposed entrance in accordance with MoDOT's "Access Management Guidelines". Accordingly, the remainder of this analysis assumed Valley Road would have a single lane in each direction at the subdivision's entrance.

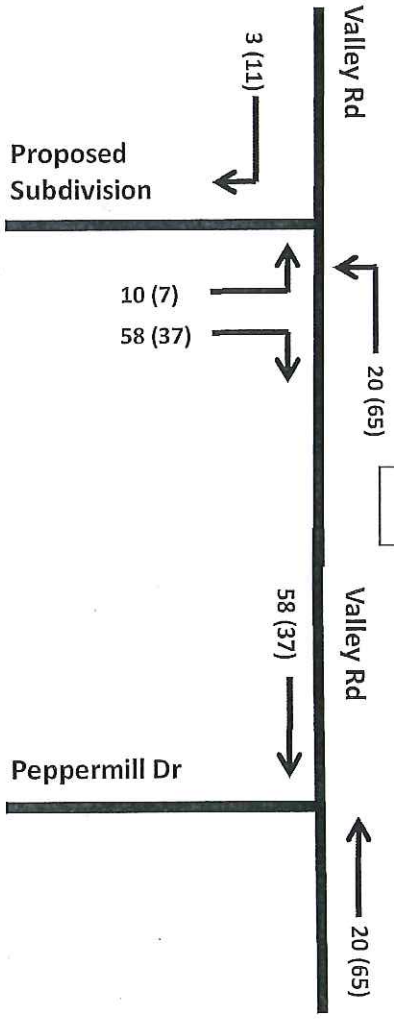


Exhibit 3: Site-Generated Traffic Volumes

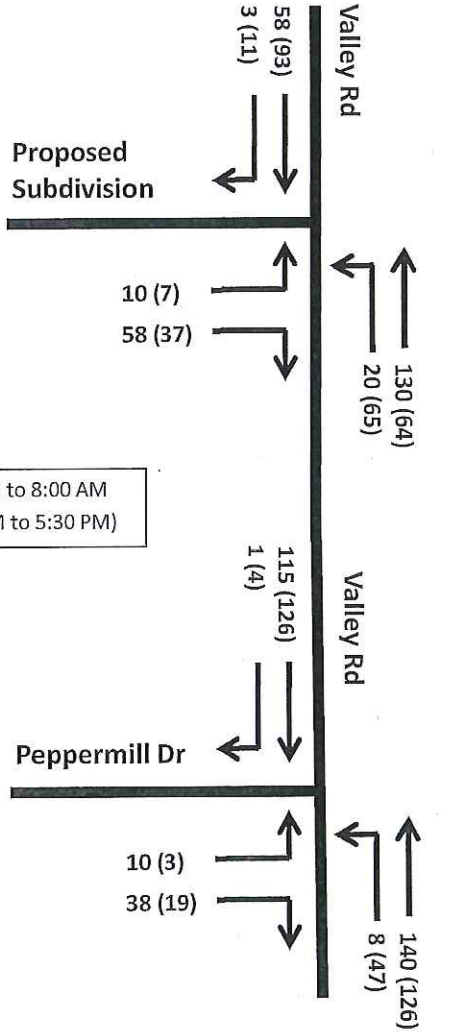


Exhibit 4: Forecasted Traffic Volumes

In addition, the prevailing sight distance at the proposed subdivision entrance intersection with Valley Road was field verified and determined to exceed the sight distance requirements published by the American Association of State Highway and Transportation Officials (AASHTO) in *A Policy on the Geometric Design of Highways and Streets, 2004 Edition* ("Green Book"). Based on the 30 mph speed limit on Valley Road, intersection sight distance of 335 feet is required. Field measurements confirmed that motorists turning into or out of the site would have visibility in excess of 335 feet to complete all turning maneuvers.

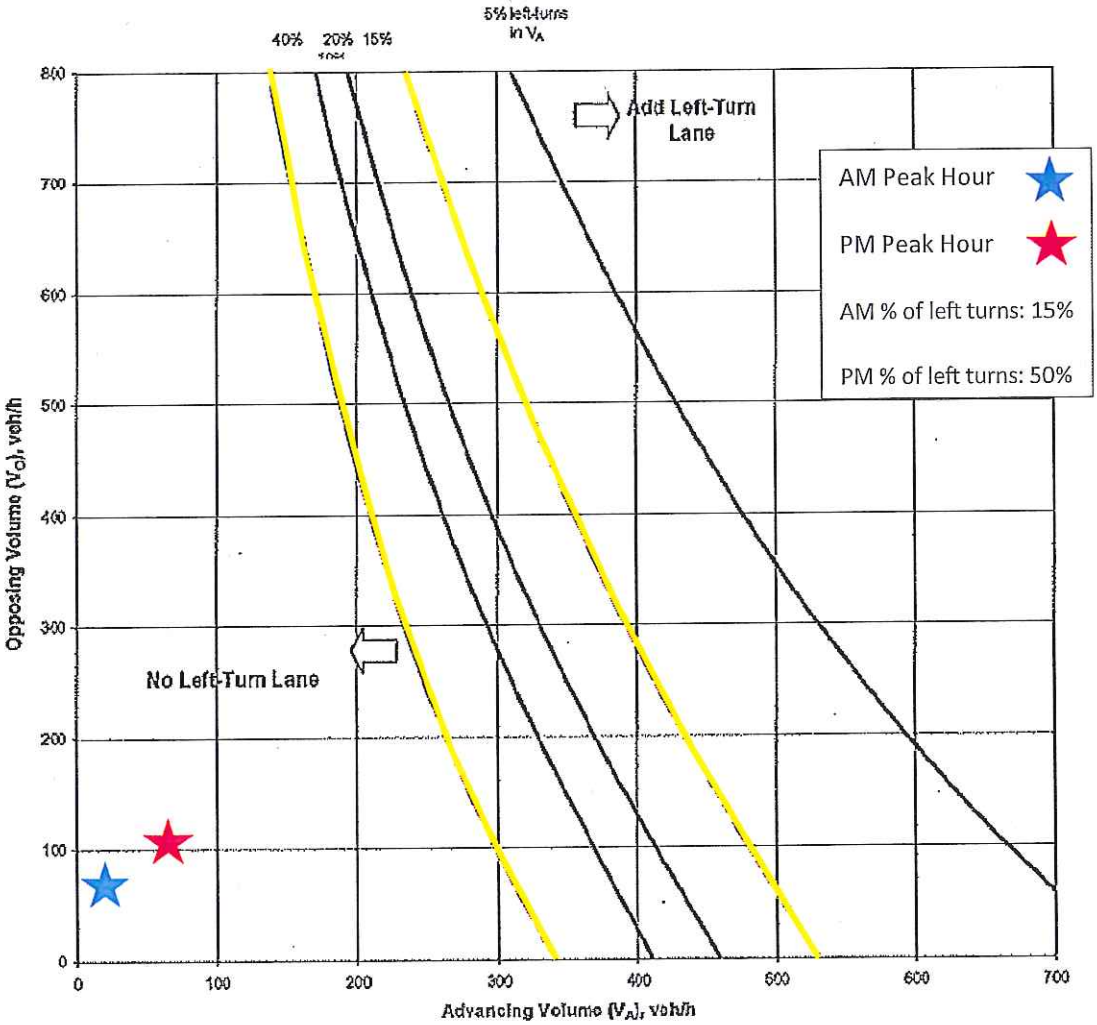


Exhibit 5: Left-Turn Lane Warrant Analysis for Valley Road

Forecasted Conditions

Forecasted conditions were evaluated to determine if roadway improvements would be needed to support the proposed subdivision. Forecasted operating conditions, summarized in **Table 4**, were analyzed using the same methodology applied to existing conditions.

As shown, the subdivision's main entrance intersection with Valley Road would operate efficiently at LOS A, and the trips generated by the proposed subdivision would have a negligible effect on the adjacent intersection of Valley Road and Peppermill Drive. In light of these findings, the proposed subdivision would not impact traffic on Valley Road, and therefore off-site transportation improvements would not be needed in conjunction with the proposed development.

Table 4: Forecasted Operating Conditions with Proposed Subdivision

Intersection & Movements	Level of Service (delay in seconds)	
	AM Peak Hour	PM Peak Hour
Valley Road at Proposed Subdivision Entrance		
Northbound Left-Turn	A (7.4)	A (7.6)
Eastbound Approach	A (9.1)	A (9.3)
Valley Road at Peppermill Drive		
Northbound Left-Turn	A (7.6)	A (7.7)
Eastbound Approach	B (10.1)	A (9.7)

XX (XX) – Level of Service (average delay per vehicle)

Conclusion

Lochmueller Group completed the preceding traffic impact study for a proposed residential subdivision in Wildwood, Missouri. A total of 116 home sites are proposed on a currently undeveloped tract located along the west side of Valley Road between the Brentmoor Place subdivision and Bear Valley Road. The proposed subdivision would have a single point of access onto Valley Road just north of Peppermill Drive.

The purpose of this study was to forecast the amount of traffic that would be generated by the proposed subdivision, identify the impact of those trips upon the subdivision's entrance intersection with Valley Road, and determine the need for supporting roadway and/or traffic control improvements at that location or at the adjacent intersection of Valley Road and Peppermill Drive.

The proposed subdivision would be expected to generate a total of approximately 91 and 120 trips during the morning and afternoon peak hours, respectively. In terms of off-site impacts, the proposed subdivision would not impact traffic on Valley Road, and therefore off-site transportation improvements would not be needed in conjunction with the proposed development.

The subdivision's main entrance intersection with Valley Road would provide adequate sight distance to accommodate all turning maneuvers in and out of the subdivision. Additionally, the need for a dedicated left-turn lane on Valley Road at the subdivision entrance was considered in accordance with MoDOT's "Access Management Guidelines". Forecasted traffic volumes would not satisfy the warrants criteria, and therefore a left-turn lane would not be warranted on Valley Road at the subdivision's main entrance.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed development. Please do not hesitate to contact me at (314) 621-3395 if you have any questions or comments regarding this information.

Sincerely,
Lochmueller Group, Inc.

Christopher W. Beard, PE, PTOE
Manager of Transportation Planning, Associate

Metropolitan St. Louis
Sewer District
2350 Market Street
St. Louis, MO 63103

March 24, 2016

Stock and Associates
Attn: Mr. Chris Mueller, P.E.
257 Chesterfield Business Parkway
St. Louis, MO 63005

RE: Valley Road Subdivision
Basic Conceptual Review of Preliminary Development Plans
MSD Ref. No. D-363-00

Dear Mr. Mueller:

MSD has completed a **basic conceptual review** of preliminary plans for a proposed 116 lot single family residential subdivision located at 2443 & 2485 Valley Road and 2121 Quaethem Dr. in the City of Wildwood.

Project Overview

The project is located in the Caulks Creek watershed and Missouri River WWTP service area (Caulks Creek sanitary sub shed). Based on historical aerial photography, the approximately 124.58 ac subject tract is heavily wooded and was previously occupied by a residence, shed/barn, ponds, and a driveway. Access to the site is off of the west side of Valley Road and terminal roads within the Brentmoor Place Plat One (P.B. 190 Pg 43) and Brentmoor Place Plat Two (P.B. 209 Pg 60) subdivisions that abut the southern boundary of the development. The site is very rugged, consisting of numerous concentrated tributaries that channelize and convey runoff to the north, west, and eastern boundaries of the site.

The nearest sanitary sewer is located within the Pepper Mill Ridge ROW, which is adjacent to the south central portion of the site.

Pulte Homes proposes to construct 116 ~ 15,000 square foot minimum single family lots, along with public streets, cul-de-sacs, sidewalks, utilities, sewers, and common ground areas on the property. A sanitary sewer lift station is proposed within a centralized location of the development that would pump into manhole 21U2-001S located within the Pepper Mill Ridge ROW. Storm water management is proposed within numerous bioretention basins and detention basins, situated in the areas throughout the site where the runoff naturally concentrates today.

Stormwater Management

Given the quantity of land disturbance and additional runoff proposed by this preliminary plan, post-construction storm water quality BMPs will be required. Runoff generated by all disturbed areas shall be treated. Information provided on the site plan and submittal sheet indicate a 5% existing impervious area. For an existing site impervious footprint of less than 20%, this site is designated as "new development" for the purpose of evaluating BMP performance and

compliance with the Phase II permit. Water quality strategies and practices that provide for volume reduction shall be employed such that the site's post developed runoff condition mimics its preconstruction runoff condition. Site specific continuous simulation modeling (utilizing RECARGA, EPA SWMM, etc.) may be used to evaluate BMP runoff volume reduction per the intention you indicate in the preliminary storm water management facilities report submitted for review.

An existing natural resource inventory map was completed by SCI and provided in the preliminary Stormwater Management Facilities Report. This map identified tributaries, drainage ways, test pit location, and other map unit designations to be preserved. Please clarify the designation of the map units (i.e. what does Map Unit A6ca represent?) on the map when it is submitted with the project's formal stormwater management facilities report.

The natural resource inventory should also be expanded to assess and acknowledge the presence or absence of wetlands, streams, floodplains, and Karst; the nature of the existing topography (i.e. slopes exceeding 20%), the extents of vegetated cover and preservation, and the existing property use and surrounding property use. The extent of these features should be summarized in a table presented on the map. Please refer to MSD's Site Design Guidance document for preparation guidelines. Note that a project that affects wetlands or waters of the U.S. or State (jurisdictional waters) will likely be accompanied by an additional assessment of the feature as required by U.S. Army Corps of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD will require documentation that the project has satisfied 401/404 permitting requirements necessary to begin construction prior to issuing formal plan approval, or, documentation from the appropriate agency confirming that the project's development activities are exempt.

Channel Protection (extended detention of the runoff originating from the 1yr 24 hour storm) is required. Detention is required such that the site's post developed flow rates resulting from the 2yr 24 hr and 100yr 24 hour storms are within the limits prescribed by MSD for the Caulks Creek Watershed (0.2 CFS/ac for the 2yr-24 hr storm and 1.4 cfs/ac for the 100yr-24 hour storm).

Nested bioretention basins (to manage water quality, channel protection, and detention) may be utilized when the drainage area tributary to the biocell is less than five acres. Pretreatment in the form of forebays are necessary for point discharges for which the tributary acreage exceeds 2.5 acres. Alternatives to a forebay may be used for pretreatment for basins receiving point discharges and managing an area less than 2.5 acres. Typical details and guidance for nested bioretention, along with appropriate pretreatment features can be accessed from MSD's BMP Toolbox at the following link: http://www.stlmsd.com/what-we-do/stormwater-management/bmp-toolbox/stormwater-quality/bioretention/nested-bioretention

Bioretention Basins "C", "D", "E", "F", "G", "N" and Detention basins "2", "3", and "6" appear to have limited access. Grades and common ground/easement configuration shall provide for sufficient accessibility to these bioretention and detention basins for maintenance. Fence placement shall not inhibit maintenance equipment ingress/egress if access corridors will be provided between lots. Basins that require retaining walls shall be supported by a design by a geotechnical engineer registered in Missouri, and shall be configured to allow sloped access to the basin on at least one accessible side. Walls supporting an embankment within the basin should be monolithic and watertight in order to prevent seepage.

The Sheet Flow to Buffer Credit (as outlined in Section 5.4 of the 2000 Maryland Stormwater Design Manual) may be implemented to manage runoff originating from the rear yards. This could potentially reduce the footprint of some of the bioretention basins (which in turn could allow for more accessible configurations) or even eliminate the necessity for some of the

bioretention basins if each of the requirements outlined in the credit can be achieved. Final plans will need to depict preservation limits and final grading for each lot that will benefit from the credit.

Site grading shall provide overland flow paths such that proposed homes will not be subject to overland flooding. Where swales are proposed, cross sections and open channel calculations should be provided with the formal design submittal in order to demonstrate their adequacy. The grading plan shall also provide for a sufficient overland flow path for conditions in which the proposed storm sewer system becomes blocked or surcharged. If topography will not allow for an overland flow path, designated ponding areas shall be provided based on the 100yr-24 hour storm and identified on the improvement plans. The finish floor/low sills of the proposed homes shall be positioned above the 100yr-24 hour high water ponding elevation and overland conveyance limits.

The existing storm sewer culvert that crosses beneath Valley Road is unmapped and not part of MSD's storm sewer system. Connecting the new public sewer to it as part of a continuously enclosed system will require that the storm culvert be dedicated to MSD as a public sewer and conform to public sewer standards. In order to facilitate dedication, the developer would need to do the following:

- The hydraulic capacity of the culvert shall be analyzed. If in the existing configuration it lacks capacity, it will require upsizing.
- Provide MSD with easements (with working room rights) for the sewer. Additional easement will be required downstream for working room and a properly placed and adequately sized outlet revetment.
- Provide MSD with a CCTV inspection of the existing sewer for review. Please contact Brian Dunn (314-335-2072) prior to doing so.
- MSD will review the findings of the inspection. Any deficiencies found in the line would need to be corrected by the developer under the permit for this project.

A cursory review of the stormwater management facilities report was conducted. The following observations were noted based on a review of the Pond Pack Inputs, MEP spreadsheet, and information on the plans:

- The minimum time of concentration was assumed for each post developed subarea. MSD takes no exception to this as this factors towards a larger peak discharge for each detention basin to manage.
- Basins are designed to release at or below the Caulks Creek Release Rates for their tributary area. Reach routes should link each basin's outflow to a common Q junction node identified at the property line where releases from multiple basins converge within a tributary. While the individual basins will be designed to release per the Caulk's Creek watershed release rates, the timing of their individual releases shall be such that their collective impact does not exceed the predeveloped release rates at the site boundary.
- Provide hydrographs with the report.
- Control structure input assumptions will be reviewed based on details provided in the improvement plans. If design for CPv is done via spreadsheet and the Maryland Manual Appendix D procedure, intermediate weir placement on the overflow structure shall be above the elevation of maximum ponding depth used to size the CPv orifice. MSD Rules and Regulations allow for a minimum 1.5" orifice with internal protection.
- 100yr – 24 hour Low Flow blocked calculations and pond routing summaries should be included in the report. Maximum ponding depth in dry detention basins shall not exceed 8 feet unless justified and supported by a design signed and sealed by a professional engineer registered in the State of Missouri with demonstrated expertise in geotechnical engineering.

- The MEP spreadsheet must demonstrate that BMP performance achieves sufficient volume reduction such that the site's post developed runoff condition mimics its preconstruction runoff condition. Continuous simulation modeling may be done to determine site specific BMP efficiencies for use in the MEP spreadsheet.
- Further review and comments will be provided during formal review.

Sanitary

The sanitary pump station proposed to service this development shall comply with MSD's latest Pump Station Design Requirements (PSDR) in place at the time of development. The District's hydraulic model of the existing sanitary sewer system extends to the development's proposed sanitary sewer service point of connection. A review of the model indicates that the receiving gravity system has sufficient capacity to serve the 116 homes proposed by the development. Per the PSDR, the manhole receiving the force main connection, and a minimum five gravity manholes downstream will need to be lined.

An existing pump station (P-773 Brentmoor) located between Lots 54 and 55 in Brentmoor Plat 2 currently services the homes located upgradient from the southwest boundary of this development. Easement corridor shall be provided within this development to facilitate future abandonment of the Brentmoor pump station, and subsequent reroute into the proposed public gravity system provided by this development. In addition, the pump station site proposed on this development shall be configured with sufficient easement and usable area to allow for future retention expansion to accommodate the homes served by the Brentmoor pump station.

Easement corridor shall also be provided within the development to one day abandon the newly proposed pump station should the downstream properties to the north develop and extend gravity sewers. MSD understands that the project is in a very preliminary phase. As the development's site design and layout stabilizes, the District will work with you to determine an appropriate easement route that is collectively compatible with the development and MSD's future planning efforts.

Sewers and manholes shall be located out of the zone of influence of nearby buildings and retaining walls. Working room shall be provided, including a six foot diameter flat area centered at the manhole structures (Sanitary and Storm).

In accordance with the Local Plumbing Codes, proposed homes with fixture elevations lower than the rim elevation of the next upstream sanitary manhole shall have sanitary backwater valves. Note that facilities equipped with backwater valves will be inoperable until the conditions actuating the valve have been subsided.

Other Items

A Maintenance Agreement is required to ensure long term maintenance and operations of all storm water BMPs and detention basins.

A subdivision plat will be required showing the new property lines. Easements will be required for new public storm and sanitary sewers, including a perimeter easement for each lot. The BMP reserve areas required for all storm water Best Management Practices should be shown on the improvement plans and established on the record plat and the Maintenance Agreement. BMP reserve areas shall not encroach upon MSD maintained sewers or easements.

Natural areas, if intended to be preserved as buffers for stormwater management credits shall be protected by a BMP Reserve Area, acceptable conservation easement, or other enforceable instrument that ensures perpetual protection of the proposed area.

Encroachments upon MSD easements and facilities, specifically by retaining walls and their tie back systems shall be avoided. If public sewers are to be routed through the crossing connecting the east and west villages, the crossing shall be of sufficient width to provide this separation from MSD facilities should maintenance or capital improvements to District assets be necessary in the future.

The connection fee for this project will be determined during the formal plan review. The current single family rate is $1072/residence.

The project is located within the Caulks Creek Surcharge area, assessed at $2750/acre. Based on this current plan, the surcharge applies to the total site acreage excluding the approximately 40 ac tract located at 2121 Quaethem Dr., noted to be dedicated hiking trail and preservation area, subject to City and Ameren Review.

The project proposes offsite public sewer construction. Proof of a general liability certificate will be required of the contractor prior to pulling permits from the District. In addition to the offsite nature of both the storm and sanitary sewer construction, existing easements may be utilized if the easement language allows MSD temporary use of adjacent ground for working room. New easements allowing for working room will be necessary if the language for the existing easements considered for utilization do not provide for this.

Limitations of Conceptual Review

Formal MSD review, approval, and permits are required prior to construction.

Unless otherwise indicated, any requirements mentioned in the conceptual review should be addressed during the formal P-job plan review process. Conceptual review is normally done only once. Any new questions or other additional changes to the originally submitted plans should normally be resolved during formal plan review.

Conceptual review is subject to the requirements of detailed review of final design plans and is subordinate to the review and approval of said final design plans. This project is not currently under review of final project plans.

Sincerely,

Jason Peterein, P.E.
Principal Engineer
Engineering/Planning-Development Review

CITY OF WILDWOOD

DEC 31 2015

DEPT OF PLANNING & PARKS

REAL ESTATE SALE CONTRACT

This Real Estate Sale Contract (this "**Contract**") is entered into between **PWM PROPERTIES, LLC**, a Missouri limited liability company ("**Seller**"), and **PULTE HOMES OF ST. LOUIS, LLC**, a Nevada limited liability company ("**Buyer**").

WHEREAS, Seller is the owner of approximately 124.58 acres of real property located at 2443 and 2485 Valley Road and 2121 Quaethem Drive (locator # 20U210014, 21U520284, and 21U610242) in the City of Wildwood ("**City**"), St. Louis County ("**County**"), Missouri, legally described on **Exhibit "A"**, attached hereto and incorporated herein by this reference (the "**Land**"); and

WHEREAS, Seller desires to sell the Property, and Buyer desires to acquire such Property from Seller, on the terms and conditions set forth in this Contract.

NOW, THEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter expressed, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

1. **Purchase and Sale**. Seller agrees to sell and Buyer agrees to purchase the Land together with (a) all improvements thereon, (b) Seller's rights, title and interest in all minerals, rights and appurtenances belonging or pertaining thereto, (c) all right, title and interest of Seller in and to all strips, gores, easements, leases, rights of ingress or egress, streets, alleys and other rights-of-way abutting, adjoining or benefiting the Land or improvements, and (d) all right, title and interest of Seller in and to all applications, permits, plats, plans, governmental approvals, soils and engineering reports, reimbursements for costs or fees paid relating to the Land, development fees, development fee waivers or other entitlements from any applicable governmental authority relating to the Land, utility service commitments or allocations, and all other rights and benefits relating to the development of the Land, if any of the foregoing is applicable and in Seller's ready possession and to the extent transferrable (the Land and the improvements, rights, title, interests and appurtenances described in clauses (a) through (d) above are collectively referred to as the "**Property**").

2. **Purchase Price**. At Closing (as hereinafter defined), Buyer will pay, in immediately available funds, a purchase price of [redacted] (the "**Purchase Price**").

3. **Earnest Money Deposit**. Within five (5) business days following the Effective Date (defined below), Buyer will deliver to St. Louis Title Company (the "**Title Company**"), 7701 Forsyth Boulevard, Suite 200, Clayton, Missouri 63105 Attention: John Schaefer, Phone (314) 480-4575 and Facsimile (314) 480-4576 the sum of [redacted] to be held by the Title Company as the earnest money deposit (the "**Deposit**"). The Title Company will hold the Deposit in a federally insured, interest-bearing account and the Deposit shall include all interest earned thereon. At Closing, the Deposit will be credited towards the Purchase Price pursuant to the terms of this Contract.

4. **Seller's Delivery of Documents**. Within five (5) days after the Effective Date, Seller will deliver to Buyer copies of all leases and occupancy agreements, surveys, market studies, environmental reports, preliminary and/or final plats, engineering and construction plans, wetland studies, hydrology studies, flood and flood plain studies, soil studies, utility agreements and commitments pertaining to the condition, use, development or proposed development of the Property or that would require the owner of the Property to perform any executory commitment or obligation (including, but not limited to, approvals and acceptance letters from Governmental Authorities (as defined below), special assessments, tax statements, judgments and orders) which have been prepared by or at the direction of Seller with respect to the Property and are currently in Seller's ready possession (collectively, the "**Property Documents**"). Buyer acknowledges that Seller is providing such information solely as an accommodation to Buyer and Seller makes no representation or warranty regarding the completeness or accuracy of such information nor reliance on any such information.

f. **Title Policy**. At Closing, the Title Company will furnish to Buyer, at Buyer's cost, an owner's policy of title insurance based on the Title Commitment in a form acceptable to Buyer (the "**Title Policy**"); Buyer shall determine whether the form of Title Policy is satisfactory to Buyer during the Review Period. Seller shall satisfy all monetary liens, assessments and encumbrances affecting the Property (other than any of the foregoing arising from Buyer's actions) at or prior to Closing. The Title Policy will be issued by the Title Company, will be in the amount of the total Purchase Price and will insure Buyer's fee simple title to the Property subject to no exceptions other than the Permitted Exceptions, except that (i) the printed exception relating to restrictions will be amended to describe the specific recording information of any restrictive covenants affecting the Property that have been approved by the Buyer or deleted, (ii) any exception as to the rights of parties in possession will be deleted, (iii) the exception as to the lien for taxes and standby fees will be limited to the year of Closing and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership and (iv) if Buyer has not elected to obtain a Survey, the Title Policy will be subject to printed exceptions which require a survey for deletion. Buyer shall be responsible for all endorsements to the Title Policy requested.

6 **Inspection of Property** From the Effective Date until [redacted] days after the Effective Date (the "**Inspection Period**"), and, if Buyer does not terminate this Contract, from the end of the Inspection Period until the Closing, Buyer shall, at its sole cost and expense, have the right to enter upon the Land and to make all inspections, tests, studies and investigations of the condition of the Property which it may deem necessary, all of which inspections and preparations shall be undertaken at Buyer's expense; provided, however, Buyer may not perform any invasive environmental testing or Phase II investigation without the prior written approval of Seller. Buyer shall be able to conduct soil testing (including soil borings) as part of Buyer's due diligence without obtaining Seller's prior consent. Buyer shall have the right, at Buyer's expense, to have Seller's soils tests and/or environmental reports, to the extent there are any delivered to Buyer, updated and reissued to Buyer and to have reliance letters issued to Buyer by the engineers who issued same, at Buyer's cost. Buyer shall not permit any liens to attach to the Land by reason of the exercise of such rights. After completing its investigation of the Property, if Buyer does not consummate the purchase of the Property, Buyer will repair any damage to the Land caused by Buyer or its agents, employees or contractors or arising from any entry or exercise of Buyer's rights under this Section and restore the Land to substantially the same condition in which it existed on the Effective Date. Buyer shall provide information and plans if it desires to perform any soil borings, test pits and other feasibility studies which require the use of heavy equipment or which by its nature may cause some damage to the terrain, trees, shrubs, and other vegetation on the Land. Because hunting occurs on the Property, Seller will provide Buyer at least forty-eight (48) hours prior notice of hunting activities on the Property and Buyer shall provide Seller at least forty-eight (48) hours prior notice of any due diligence activities on site. Buyer will hold Seller harmless from and indemnify Seller against any and all damages, liens, expenses and liability occasioned by or arising from any claim asserted against Seller related to or caused by such inspections, tests, studies, entry or other activities of Buyer, its agents, contractors or employees on the Property or under the rights in this Section. This section will survive a termination of this Contract.

7. **Feasibility Period**. Buyer will have the period from the Effective Date until the date [redacted] days after the Effective Date (the "**Feasibility Period**"), in which to review and examine the Property for Buyer's intended use and to seek, at Buyer's sole expense, the satisfaction of the conditions described in Section 8 below (collectively, the "**Development Requirements**"). If Buyer has been unable to satisfy all of the Development Requirements during the Feasibility Period, then Buyer shall have the option, but not the obligation, to extend the Feasibility Period for one [redacted] days in order to satisfy such Development Requirements. Buyer may exercise such right to extend the Feasibility Period by delivering written notice thereof to Seller prior to the expiration of the Feasibility Period and by depositing in escrow with the Title Company the nonrefundable amount of [redacted] e "**Extension Payment**"). In the event that the Closing does not occur, the Extension Payment shall be immediately delivered to Seller except in the event of Seller's default. If the Closing occurs as provided in this Contract, the Extension Payment shall be a credit against the purchase price. Notwithstanding anything to the contrary contained in this Contract, at any time prior to the expiration of the Feasibility Period (or extended Feasibility Period if applicable), Buyer may terminate this Contract if, for any reason and in its sole discretion, Buyer determines that the Property or Buyer's intended use of the Property is not acceptable to Buyer by delivering written notice thereof to Seller. If Buyer so terminates this Contract on or before the expiration of the Feasibility Period, as extended, (i) the Deposit will be refunded to Buyer, (ii) the Extension Payment, if made, shall be delivered to Seller, (iii) Buyer shall return all copies of all Property Documents, (v) Buyer shall pay all costs incurred by the Title Company

and (v) executing any document that obligates the owner of the Property after the date of Closing and/or recording any document against the Property without the prior written consent of Buyer, such consent not to be unreasonably withheld. During such period, Seller will use reasonable efforts to cause the Property to be maintained in substantially the condition as of the Effective Date, except for force majeure or other acts beyond the control of Seller and Seller will observe all applicable laws, ordinances, regulations and restrictions affecting the Property. The obligations of Seller under this section shall survive the Closing for a period of thirty six (36) months.

10. **Closing; Closing Date**. The closing of the purchase and sale transaction described herein (the "**Closing**") shall occur through an escrow established with the offices of Title Company on the date (the "**Closing Date**") that is no more than thirty (30) days after the expiration of the Feasibility Period on a date mutually agreed upon by the parties. If the Closing Date should fall after the 15th day of the third calendar month in any fiscal quarter of Buyer, then Buyer may elect in its sole discretion, upon at least fifteen (15) days prior written notice to Seller, to extend the Closing Date to the first day of the next calendar fiscal quarter of Buyer. As used herein, "**Closing**" means the act of conveying title to the Property to Buyer concurrently with the delivery of the Purchase Price to Seller. The Closing shall be held at the office of the Title Company, unless otherwise designated by Seller and Buyer.

11. **Conditions to Closing of Buyer**. In addition to the performance by Seller hereunder, the obligation of Buyer to purchase the Property is subject to the satisfaction, as of the Closing Date or the date referenced below, of the following conditions (the "**Conditions to Closing**"), any of which may be waived in whole or in part by Buyer in writing at or before Closing:

    a. **Compliance with Representations, Warranties and Covenants**. The representations and warranties of Seller set forth herein will be true on the Closing Date with the same force and effect as if such representations and warranties were made on and as of the Closing Date, and Seller's covenants shall have been performed in accordance with the terms of this Contract.

    b. **No Moratorium**. There will be no general moratorium or similar restriction imposed by any Governmental Authority or utility supplier with respect to the issuance of building permits lasting longer that six (6) months for the Property, or sanitary sewer, water or electricity connections with respect thereto.

    c. **Title Policy**. The Title Company is unconditionally prepared upon the Closing to issue to the Buyer the Title Policy or a marked Commitment for the Property on the terms and conditions provided by this Contract.

    d. **Assignment of Seller's Development Rights**. Seller shall assign, or cause to be assigned, any Development rights to Buyer, if applicable.

    e. **Parties in Possession**. Seller shall provide written notice to the tenants in possession of the Property, if any, terminating their tenancy at least a month prior to the Closing Date. All parties in possession of the Property, if any, shall be removed from the Property as a condition precedent to Closing.

    If the Conditions to Closing are not satisfied at or prior to Closing, Buyer shall have the right, but not the obligation, to terminate this Contract and obtain a refund of the Deposit or extend the Closing until the Conditions to Closing are satisfied, provided that such extension shall not extend the Closing Date beyond eighteen (18) months following the Effective Date. If the failure to Close is due to Seller's default under this Contract, Buyer may pursue any remedies available to Buyer as set forth in Section 17 herein.

12. **Conditions to Closing of Seller**. In addition to the performance by Buyer hereunder, the obligation of Seller to sell the Property is subject to the satisfaction as of the Closing Date of the following conditions (the "**Seller's Conditions to Closing**"), any of which may be waived in whole or in part by Seller in writing at or before Closing:

    a. **Compliance with Representations, Warranties and Covenants**. The representations and warranties of Buyer set forth herein will be true on the Closing Date with the same force and effect as if such

- Survey
- The premium for any title policy endorsements requested by Buyer
- Preparation and recording of Deed
- One-half of any escrow fee
- Attorney fees of Buyer
- Any other expenses customarily charged to the Buyer

14. **Representations and Warranties**.

a. **Seller's Representations and Warranties**. Seller represents and warrants to Buyer as follows as of the Effective Date and as of the date of the Closing:

i) Authority. Seller's execution and delivery of this Contract and consummation of the transaction contemplated by this Contract are within Seller's authority and capacity and all requisite action has been taken to make this Contract a valid and binding obligation of Seller in accordance with its terms.

ii) No Legal Bar. Seller's execution of this Contract and consummation of the transaction contemplated hereby does not and will not (i) result in a breach of or default under any indenture, agreement, instrument or obligation to which Seller is a party and which affects all or any portion of the Property, including all trust agreements, or (ii) to Seller's knowledge, violate any applicable law.

iii) No Litigation or Actions. There are no actions, suits, proceedings, or investigations pending against the Property or, to Seller's actual knowledge, threatened against the Property or any portion thereof, or any pending or, to Seller's actual knowledge, threatened condemnation, federal forfeiture action or similar proceeding affecting the Property or any portion thereof, nor is Seller aware of any event which could give rise to a federal forfeiture action concerning the Property.

iv) Title. Seller is the holder of record fee simple title to the Property, free and clear of all liens, claims, encumbrances and restrictions except those which are filed of record against the Property or other Permitted Exceptions. To Seller's actual knowledge, no circumstance or event exists that may allow any Governmental Authority to seize the Property under any civil or criminal law authorizing seizure or forfeiture.

v) No Hazardous Materials. To Seller's actual knowledge, without independent inquiry, (i) the environmental condition of the Property is not in violation of any Governmental Requirements, and (ii) the soil, surface water and ground water of or on the Property do not contain Hazardous Materials (as defined below) in violation of Governmental Requirements. Except as provided in **Exhibit "C"** attached hereto and incorporated herein by this reference (**"Seller's Disclosure"**), neither Seller nor, to the actual knowledge of Seller without independent inquiry or investigation, any other person has ever caused any Hazardous Materials to be treated, placed, held, located or disposed of on, under or at the Property, or any part thereof, and the Property has never been used (whether by Seller or, to the best of Seller's actual knowledge, by any other person) as a treatment, dump, disposal or storage (whether permanent or temporary) site for any Hazardous Materials. Except as provided in Exhibit C attached hereto and incorporated herein, to Seller's actual knowledge without independent inquiry, there are no underground storage tanks located on or under the Property. Seller has not received any summons, citation, directive or other communication, written or oral, from any Governmental Authority concerning any release, spill, leak or dumping of Hazardous Materials on the Property. For the purposes of this Contract, "Hazardous Materials" means any hazardous, toxic or dangerous waste, substance, contaminant or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation, and Liability Act, any so-called "Superfund" or "Superlien" law, or any other Governmental Requirements regulating, relating to, or imposing liability or standards of or for conduct concerning, any hazardous, toxic or dangerous waste,

implied warranties or representations of any nature of Seller with respect to the Property's fitness for a particular purpose, merchantability, profitability, or ability to be developed in any manner. Buyer acknowledges and agrees that, except for the express covenants, warranties and representations of Seller contained in this Contract, Seller has not made, does not make, and specifically disclaims any representations, warranties, covenants, agreements, or guaranties of any kind or character whatsoever with respect to the Property, whether express or implied, oral or written, past, present or future. Buyer waives and releases Seller from all obligations, liabilities, claims, liens or encumbrances, demands, losses, damages, causes of action, costs and expenses (including reasonable attorneys' fees), ("**Claims**") pertaining to the Property (except for Claims from the express covenants, warranties and representations of Seller specifically contained in this Contract and which are brought during the one-year survival period after Closing), including without limitation all of the following concerning or with respect to (a) the value, nature, quality or condition of the Property; (b) the income to be derived from the Property; (c) the suitability of the Property for any activities and uses which Buyer or anyone else may conduct thereon; (d) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body including without limitation environmental compliance; (e) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property; and (f) any other condition or matter with respect to the Property. This provision shall survive the Closing.

15. **Condemnation**. If before Closing, all or any portion of the Property or any rights or easements therein will be taken by condemnation or rights of eminent domain or like process, or will be threatened therewith, and the same, in Buyer's reasonable opinion, would have a materially adverse impact upon Buyer's proposed development of the Property, Buyer will, within thirty (30) days after having received notice thereof from Seller, elect in writing to either (a) continue this Contract in full force and effect, notwithstanding such taking or threatened taking, in which case Buyer will be required to continue the purchase of the Property, (b) delete the portion of the Property condemned or threatened to be condemned from this Contract, with a proportionate reduction in the Purchase Price, or (c) terminate this Contract, whereupon the Deposit delivered to the Title Company shall be refunded to Buyer, regardless of whether such funds were previously distributed to the Seller. Failure of Buyer to make a written election as aforesaid will constitute an election to continue this Contract.

16. **Real Estate Commission**. Buyer and Seller hereby represent that they have not engaged the services of any broker or finder in connection with this Contract or the transaction contemplated hereby, except that Seller represents that Seller has engaged or utilized the services of Tom Shaw Realtors (the "**Broker**") and at Closing Seller shall be responsible for the payment of a commission to Broker pursuant to a separate agreement between Seller and Broker. Seller hereby agrees to indemnify, defend and hold harmless Buyer from and against any and all claims, losses, damages, costs or expenses of any kind or character arising out of or resulting from any agreement, arrangement or understanding made or alleged to have been made by Seller or on its behalf with any broker or finder in connection with this Contract or the transaction contemplated hereby, including Broker. Buyer hereby agrees to indemnify, defend and hold harmless Seller from and against any and all claims, losses, damages, costs or expenses of any kind or character arising out of or resulting from any agreement, arrangement or understanding made or alleged to have been made by Buyer or on its behalf with any broker or finder in connection with this Contract or the transaction contemplated hereby, excluding Broker. This section shall survive Closing.

17. **Seller's Default**. If Seller fails to fulfill any of its obligations hereunder and does not cure such failure within ten (10 days) after receipt of written notice thereof from Buyer, then Seller will be in default under this Contract and Buyer may either (a) enforce specific performance of this Contract, or (b) terminate this Contract by written notice delivered to Seller, in which event the Deposit delivered into Escrow shall be immediately returned to Buyer. Notwithstanding any provision herein and without limiting Buyer's rights in the preceding sentence, if Buyer terminates the Contract pursuant to section (b) in the preceding sentence, Buyer shall be entitled to recover actual, out of pocket damages incurred by Buyer (but excluding consequential, special, exemplary or punitive damages) for Seller's breach of this Contract in an amount not to exceed $300,000. This Section shall survive Closing for a period of thirty-six (36) months.

18. **Buyer's Default**. If Buyer fails to fulfill any of its obligations hereunder and does not cure such failure within ten (10 days) after receipt of written notice thereof from Seller, then Buyer will be in default under this Contract

Michael C. Convy
Convy Group, LLC
P.O. Box 220610
St. Louis, MO 63122
(314) 378-0951 Cell
Email: convygroup@aol.com

Catherine Phillips
Lewis Rice LLC
600 Washington Suite 2500
St. Louis, MO 63101
Phone: 314 444 7680
Fax: 314 612 7680
Email: cphillips@lewisrice.com

If to Buyer: Pulte Homes of St. Louis, LLC
17107 Chesterfield Airport Road, Suite 120
Chesterfield, Missouri 63005
Attn: Matt Segal
Phone: (636) 537-7122
Fax: (636) 537-9952
Email: Matthew.Segal@Pultegroup.com

With a copy to: PulteGroup, Inc.
Legal Department
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173
Attn: Kristina M. Dalman, Esq.
Phone: (847) 230-5411
Fax: (847) 969-9395
Email: Tina.Dalman@Pultegroup.com

Any party may change its address, email address or facsimile or telephone number for the purpose of this paragraph by giving written notice of such change to each of the other parties in the manner herein provided. To be effective, such notice of change must expressly state that it is given for the purpose of changing the notice provisions of this Contract.

e. **Entire Agreement**. This Contract and attached Exhibits embodies the entire agreement (and supersedes any letter of intent) between the parties and cannot be varied except by the written agreement of the parties.

f. **Attorneys' Fees**. If any legal action is commenced by any party to enforce any provision of this Contract, the losing party (as determined by a court of competent jurisdiction) will pay to the prevailing party all actual expenses incurred by the prevailing party, including costs and reasonable attorneys' fees. The prevailing party is the party who receives substantially the relief sought whether by judgment, summary judgment, dismissal, settlement or otherwise.

g. **Dates**. If the final day of a period or a date of performance under this Contract falls on a Saturday, Sunday or legal holiday, then the final day of any such period or any such date of performance will be deemed to fall on the next day which is not a Saturday, Sunday or legal holiday.

h. **Counterparts**. This Contract may be executed in several original counterparts, each of which and all together will constitute this Contract in its entirety.

Seller shall complete and deliver to Buyer the questionnaire in the form attached to this Contract as **Exhibit "B"**. Buyer shall keep all non-public information provided by Seller pursuant to this paragraph confidential and shall not disclose such information to any third party except (i) to Buyer's attorneys, accountants and authorized agents, (ii) as necessary to comply with rules, orders or pronouncements of the Financial Accounting Standards Board, or (iii) as required by law.

t. **Facsimile/Electronic Execution**. This Contract may be signed and transmitted electronically or by facsimile machine or telecopier; the signature of any person on an electronically or facsimile transmitted copy hereof shall be considered an original signature; and an electronically or facsimile transmitted copy hereof shall have the same binding effect as an original signature on an original document. At the request of any party hereto, any electronic, facsimile or telecopy copy of this Contract shall be re-executed in original form. No party hereto may raise the use of electronic mail, a facsimile machine or telecopier or the fact that any signature was transmitted through the use of electronic mail or a facsimile or telecopier as a defense to the enforcement of this Contract or any amendment or other document executed in compliance with this section.

u. **Signage**. After the expiration of the Feasibility Period (and provided this Contract is not earlier terminated by Buyer or Seller), Buyer shall have the right to place a marketing sign on the Property in compliance with all applicable sign regulations, such sign to be approved in advance by Seller, which approval will not be unreasonably conditioned or withheld.

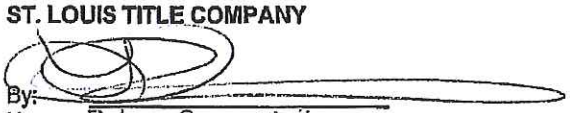
20. **Tax Deferred Exchange**. At Closing, Seller shall be permitted to assign, via an assignment form reasonably acceptable to Buyer, Seller's interest under this Contract to a Qualified Intermediary (as such term is defined in Section 1031 of the Internal Revenue Code) in accordance with the provisions of Section 1031 of the Internal Revenue Code to permit Seller to treat the transaction contemplated herein as a tax deferred exchange. Seller's ability to cause the transaction contemplated herein to qualify for deferment of taxes pursuant to I.R.S. Section 1031 is not a condition to closing. Buyer's only obligation with respect to a tax-deferred exchange is that Buyer agrees that Seller may direct that the closing funds be paid directly to another party and assign this Contract to a Qualified Intermediary provided that: (a) the Qualified Intermediary assumes all of Seller's obligations herein, subject to the limitation of liability set forth below; (b) Seller is not relieved of any obligations or liabilities under this Contract; and (c) the Property is deeded directly from the Seller to Buyer. To limit the liability of the Qualified Intermediary, Buyer agrees (and the assignment document may provide) that the liability of the Qualified Intermediary for Qualified Intermediary's failure to perform Seller's obligations herein shall be borne solely by Seller, rather than the Qualified Intermediary; provided, however, Buyer shall have the right to bring an action for specific performance to prevent the Qualified Intermediary from performing an act in breach of this Contract or to cause the Qualified Intermediary to cure an act performed by the Qualified Intermediary that is a breach of this Contract. The foregoing sentence does not limit or waive any rights that Buyer may have against Seller. After an assignment to a Qualified Intermediary, no further assignments are permitted. Any assignment other than as specifically permitted herein is null and void. Buyer shall not be obligated to take title to any other property nor spend any money or assume any liability greater than that contemplated in this Contract.

[*The remainder of this page intentionally left blank.*]

TITLE COMPANY ACKNOWLEDGMENT

The undersigned Title Company acknowledges its receipt of an executed copy of this Contract as of the date set forth below, agrees that it is the "reporting person" for purposes of Section 6045(e) of the Internal Revenue Code of 1986, as amended, and agrees to comply with the terms of this Contract applicable to Title Company, including the obligation to hold and disburse the Deposit in accordance herewith.

ST. LOUIS TITLE COMPANY

By: 
Name: Betsy Guze-Foltz
Title: Escrow Officer
Date: 4/27/15

7701 Forsyth Boulevard, Suite 200
Clayton, Missouri 63105
Telephone: (314) 480-4575
Facsimile: (314) 480-4576
Attn: ~~John Schaefer~~
Betsy Guze-Foltz

EXHIBIT "B"

Variable Interest Entity Questionnaire

In connection with that certain Real Estate Sale Contract (the "**Contract**") dated _____, between PULTE HOMES OF ST. LOUIS, LLC, a Nevada limited liability company ("**Buyer**") and PWM PROPERTIES, LLC, a Missouri limited liability company (collectively "**Seller**") for the purchase and sale of the real property described in the Contract (the "**Property**"), Seller agreed to complete and deliver this questionnaire to Buyer in order for Buyer to comply with the Financial Accounting Standards Board requirements related to variable interest entities ("**VIEs**") as required by Accounting Standards Codification 810.

1. Seller is (check one):
   - _____ an individual (Note: if Seller is an individual skip questions 2 and 3 below.)
   - _____ a corporation (C or S)
   - ✓ a limited liability company
   - _____ a partnership (general or limited)
   - _____ a trust
   - _____ other (please specify): _____

2. Does Seller own any assets other than the land subject to the Contract?

   ☐ Yes ☑ No

   If yes, does the estimated fair market value of the Property being sold by Seller make up more than fifty percent (50%) of the estimated fair market value of all the assets of Seller?

   ☐ Yes ☐ No

3. Does Seller have any project specific debt or other financing structures related solely to the Property being sold to Buyer?

   ☐ Yes ☑ No

   If yes, at the time the Contract was entered into, what percentage of the Property being sold to Buyer was financed by project specific debt or other financing structures related solely to the Property?

   _____

Seller has read this questionnaire and the related responses and acknowledges that the information provided in this questionnaire is accurate and complete to the best of Seller's knowledge.

PWM PROPERTIES, LLC, a
Missouri limited liability company

By: Anna Wright Mullins
Name: ANNA MULLINS
Title: MEMBER/MANAGER

Date: _____

CITY OF WILDWOOD

MAR 08 2016

DEPT OF PLANNING & PARKS

STOCK & ASSOCIATES
Consulting Engineers, Inc.

STORMWATER MANAGEMENT FACILITY:
CONCEPTUAL CALCULATIONS REPORT

Valley Road Subdivision
2443, 2485 Valley Road, 2121 Quaethem Drive
Wildwood, Missouri 63005

Prepared For:
Pulte Homes of St. Louis, LLC
16305 Swingley Ridge Road, Suite 350
Chesterfield, MO 63017
Attn: Benjamin Keane, ph 636-537-7126, cel 314-565-6000
benjamin.keane@pultegroup.com

Prepared By:
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, Missouri 63005
Ph. 636-530-9100
Fax 636-530-9130
Contact: Mr. George M. Stock, P.E.

3-2-2016
STOCK JOB #: 214-5466

STATE OF MISSOURI
GEORGE MICHAEL STOCK
MAR 2 2016
PE-25116

Report prepared by:

Chris Mueller E-29788
Associate

Under the direct supervision of:

George M. Stock E-25116
President

1. EXECUTIVE SUMMARY

2. INTRODUCTION

Evaluation of existing conditions

1. Discussion of existing site conditions. The existing site consists of approximately 124 acres. A soil survey map (attached) indicates that the existing site mainly consists of Goss, Menfro, and Winfield Silt Loams, Hydrologic Soil Group "C". The existing site contains an abandoned asphalt driveway, powerlines, and mostly woods.

2. Determination of whether site is new development or redevelopment. Per the MSD MEP Water Reduction spreadsheet this site is to be considered "new development".

3. Determination of minor watershed and whether release rate or zero differential detention requirements apply. The site flows north to Caulks Creek, a "release rate" watershed.

2-year, 24-hour detention release rate: 0.2 cfs/ac.

100-year, 24-hour detention release rate: 1.4 cfs/ac.

4. Determination of any special conditions that warrant mitigation. Not aware of any special conditions.

Evaluation of proposed conditions

1. Development use. A 116-lot single family residential subdivision is proposed at this site. A public sanitary lift station and forcemain is proposed as part of this development. The proposed minimum size of the subdivision lots is 15,000 s.f. (1/3 acre); therefore the impervious coverage is equivalent to 40% (MSD 4.030.01.2). CN used is 86, assuming disturbed soils having a Hydrologic Soil Group of D.

2. Total disturbed acres. ±70 acres approximate.

3. Differential runoff for 15-year 20-minute storm.

- Predeveloped runoff: +/-124 acres x 1.70 cfs/ac (5% imperviousness) = 211 cfs
- Postdeveloped runoff: 51 acres x 2.39 cfs/ac (40% imperviousness) = 122 cfs
- Postdeveloped runoff: 73 acres x 1.70 cfs/ac (5% imperviousness) = 124 cfs
- Total Postdeveloped runoff = 246 cfs
- Differential runoff = 246 – 211 = 35 cfs

4. Description of stormwater management facilities proposed, with BMP Drainage Area Map. Water Quality is proposed due to site disturbance of more than 1 ac (4.080.01.2.a.).

The bioretention basins are proposed for treatment of Water Quality volume prior to discharge to the stormwater detention basins. Some of the bioretention basins will be "stacked" to accommodate Channel Protection and Flood Protection Volumes.

A Woodland Conservation Area of approximately 27 acres is proposed in the northwest portion of the site.

3. WATER QUALITY/CHANNEL PROTECTION/FLOOD PROTECTION

Hydrology

1. Sizing of stormwater quality BMPs

SUMMARY OF BIORETENTION WATER QUALITY VOLUMES
DATE: 3-1-2016

BIORETENTION	RQD. WQ VOLUME (CF)	PROVIDED WQ VOLUME (CF)
A	5,454	8,959
B	5,051	8,709
C	3,813	7,032
D	3,047	8,250
E	2,625	11,488
F	2,350	10,910
G	6,943	9,398
H	5,578	7,044
I	5,494	9,786
J	2,195	5,433
K	4,047	5,770
L	5,815	7,426
M	5,733	7,426
N	3,653	5,369
O	2,364	15,673

Rock check dams are to be used in lieu of forebays, as per Woods of Ladue P-0029796-00, Creekside at Mason P-0030152-00, and Wildwood Trail P-0030298-00.

A Woodland Conservation Area of approximately 27 acres is proposed in the northwest portion of the site. No development other than hiking trails and a detention basin berm are proposed. Existing Ameren electric power lines are to remain in place.

Volume reduction calculations

Due to the project being "new development", the BMP's installed are required to reduce the volume of discharged rainfall to the site's pre-construction condition to the maximum extent practicable. We respectfully request credit for setting aside the Woodland Conservation Area to prevent additional development of this portion of the site.

MSD Water Reduction Spreadsheets were used to analyze runoff reduction. RECARGA is proposed to be used for each bioretention basin to determine runoff reduction credits, during final engineering.

2. Sizing of channel protection volume

Channel Protection is required per MSD (Amendment No. 1, 4.080.02.3.c.),"To protect channels from erosion, a 24-hour extended detention of the one-year, 24-hour storm event shall be required at all sites that do required Flood Volume Detention (Qp)."

SUMMARY OF CHANNEL PROTECTION VOLUMES
DATE: 3-1-2016

BASIN	REQUIRED CP VOLUME (CF)	PROVIDED CP VOLUME (CF)	CP HWL ELEVATION
1	29,773	46,174	618
2	20,751	43,386	620
3	18,760	23,958	626
4	14,824	16,553	632
5	67,589	92,391	615
6	10,796	14,593	614
E	6,361	11,488	1.5'
F	5,885	10,910	1.5'
O	6,389	15,673	1.5'

3. Flood protection volume

Detention basins and "stacked" bioretention basins are proposed to attenuate the flow from the basins to below the existing conditions peak flowrates and maximum allowable release rates (Caulks Creek Watershed). See appendix for plans, drainage areas, and Pondpack routings.

SUMMARY OF FLOOD PROTECTION DETENTION
DATE: 3-2-2016

BASIN	TRIBUTARY ACRES	EXISTING 2YR 24HR (CFS)	2YR 24HR (0.2 CFS/AC) ALLOWABLE (CFS)	DETAINED PEAK OUT 2YR 24HR (CFS)
1	11.24	6.86	2.25	0.40
2	7.83	5.86	1.57	0.22
3	7.07	5.32	1.41	0.45
4	5.30	3.59	1.06	0.56
5	23.02	16.83	4.60	1.26
6	4.31	3.21	0.86	0.42
E	2.27	1.70	0.45	0.09
F	2.12	1.55	0.42	0.06
O	2.28	1.72	0.46	0.00
Total =		46.64	13.09	3.46

Post Discharge = 3.46 cfs < 46.64 cfs predeveloped

BASIN	EXISTING 100YR 24HR (CFS)	100YR 24HR (1.4 CFS/AC) ALLOWABLE (CFS)	DETAINED PEAK OUT 100YR 24HR (CFS)
1	38.50	15.74	4.70
2	32.01	10.96	5.08
3	29.45	9.90	8.79
4	19.96	7.42	7.01
5	93.44	32.23	31.06
6	17.79	6.03	5.91
E	9.34	3.18	1.69
F	8.45	2.97	1.58
O	9.47	3.19	2.42
	258.41	91.62	68.24

Post Discharge = 68.24 cfs < 258.41 cfs predeveloped

Hydraulic Calculations

1. Pipe sizing/hydraulic grade line calculations.
   See forthcoming Improvement Plans for the hydraulic calculations spreadsheets.
2. Any special structures. Not applicable.
3. Flow velocities/erosion/revetment calculations. See forthcoming bioretention detail sheets, hydraulic grade line calculation spreadsheets in the forthcoming Improvement Plans.

Bear Valley Road Culvert Study

Downstream of the proposed Valley Road Subdivision is Valley Farms Subdivision. CMP culverts are located at the Bear Valley Road crossing inside Valley Farms Subdivision. The creek flowing through the culverts collects stormwater runoff from the south.

We have been notified via discussions with residents on 2-4-2016 at Crestview Middle School (Town Hall meeting presented by Pulte Homes, LLC) that an existing culvert had been clogged and was recently replaced. Per a site visit by Stock and Associates on 2-22-2016, an existing 33" HDPE (clogged per visual inspection at upstream end) and two (2) newer-looking 36" CMP pipes cross Bear Valley Road.

Assuming a flowline of around 10' from the road to the flowline of the 1 – 33" HDPE pipe, with a freeboard of 1', calculated capacity (before it was clogged) =
HW/D x D = HW
HW/D x 2.75 = 9
HW/D = 3.3
Capacity = 70 cfs

Assuming flowlines of around 7' from the road to the flowline of the 2 – 36" CMP pipes, with a freeboard of 1', calculated capacity =
HW/D x D = HW
HW/D x 3 = 6
HW/D = 2
Capacity = 60 cfs/pipe x 2 pipes = 120 cfs

Per preliminary Pondpack software calculations, the Existing/predeveloped 100-year 24-hour peak flowrate to the culverts is 533 cfs. The postdeveloped peak flowrate is calculated to be 408 cfs.

In response to neighbors' concerns about their street flooding in the past, we reviewed what they would need to have in place to manage the existing conditions:

Box culverts to handle the existing peak flowrate (533 cfs) have been sized:
Try two (2) – 8'W x 5'H concrete box culverts:
Assuming flowlines of around 7' from the road to the flowline of the culverts, with a freeboard of 1', calculated capacity =
HW/D x D = HW
HW/D x 5 = 6
HW/D = 1.2
Capacity = 36 cfs/ft x 8'W x 2 culverts = 576 cfs > 533 cfs calculated runoff.

Box culverts to handle the postdeveloped peak flowrate (408 cfs) have been sized, as a comparison:
Try two (2) – 6'W x 5'H concrete box culverts:
Assuming flowlines of around 7' from the road to the flowline of the culverts, with a freeboard of 1', calculated capacity =
HW/D x D = HW
HW/D x 5 = 6
HW/D = 1.2
Capacity = 36 cfs/ft x 6'W x 2 culverts = 432 cfs > 408 cfs calculated runoff.

A sample creek channel section was analyzed via Hydraflow software within Autocad, just near the existing 33" HDPE culvert opening. The channel capacity was calculated to be approximately 651 cfs.

Appendix

1. Existing site resources map, 11"x17" (Predeveloped Drainage Area Maps): *Included in plan sheets below.*
2. BMP Drainage Area Map, 11"x17": *Included in plan sheets below.*
3. Infiltration Tests/Borings/Geotech report – not applicable
4. BMP Reserve Area Plat – separate documents, not in report
5. Proprietary BMP Cut-Sheets and O&M Manuals – not applicable
6. Structural Calculations – not applicable
7. Planting Plan, dated: *forthcoming during Final Engineering.*
8. Other:

- USGS map, 1 p.
- FIRM map, 1 p.
- Table 4-5 Watershed Release Rates, 1 p.
- Soil Maps (offsite and onsite areas), 12 p.
- Runoff Curve Numbers for Urban Areas, Table 2-2a, 1 p.
- Runoff Curve Numbers for Other Agricultural Lands, Table 2-2c, 1 p.
- Water Quality (Bioretention) Spreadsheets, 15 p.
- Channel Protection Spreadsheets, 9 p.
- Volume Reduction Spreadsheets, 6 p.
- Bear Valley Road exhibits, 5 p.
- Pondpack Output - Predeveloped
- Pondpack Output – Postdeveloped
- Natural Resource Map - Existing by SCI, 11/2015, 11"x17", 2 p.
- Natural Resource Map - Proposed by SCI, 2/2016, 11"x17", 2 p.
- Preliminary Development Plans:– 11"x17": C1-8

WILDWOOD

March 30, 2016

Pulte Homes of St. Louis, LLC
Attn: Matthew Segal
16305 Swingley Road, Suite 350
Chesterfield, MO 63017

Re: Preliminary Development Plan for Valley Road Subdivision – An amendment to the Master Plan's Conceptual Land Use Categories Map and a change in zoning from NU Non-Urban Residence District to the R-1A 22,000 Square Foot Residence District, with a Planned Residential Development Overlay District.

Dear Mr. Segal:

The Department of Planning has completed its second review of the Preliminary Development Plan that has been submitted for the 124.58 acre tract of land located west of Valley Road, north of Peppermill Drive. This review compared the compliance of this plan and related components to the Zoning Ordinance requirements for residential developments of this type. In this comparison, a number of items were found that need to be addressed before the plan can be scheduled for a public hearing before the Planning and Zoning Commission. These items can be summarized as follows:

1. Please remove the owner and City scripts from Sheet C1, at this time. Completed.
2. Please omit Note #21 from Sheet C1. Competed.
3. Please include the Natural Resource Protection Standards, as part of the full-sized set of plan sheets. Completed.
4. Please provide comments from Metropolitan St. Louis Sewer District (MSD), as soon as they are available. 3-24-16 Basic Conceptual Review Letter is attached. In discussions with Jason Peterein of MSD, there are no substantive effects to the plan.
5. The Department of Public Works has received the 'Traffic Impact Study' and it is currently under review. Understood.
6. The inclusion of the alternate street connections and proposed gates shown on Sheet C2 for Peppermill Drive and Peppermill Ridge Drive is acceptable, but, please be advised, the Departments of Planning and Public Works are requesting the extension of the existing stub streets. Understood.
7. The 'Traffic Impact Study' states, "Proposed stub street connections to the Brentmoor Place Subdivision would be gated and available for emergency access purposes only and, therefore, did not factor into this analysis." Please note, again, the Departments of Planning and Public Works are requesting the extension of the existing stub streets. Understood.
8. Please consider providing traffic calming features at several points along the proposed east-west street. Completed. "Chokers" shown at Lots 25 & 60, as recommended by Lochmueller Group. C3.
9. Please justify the two (2), seventy-five foot (75') turning radii just to the west of the entrance from Valley Road. Street has been adjusted to 150' centerline turning radii. C3, C4.

10. Please be advised any street grade greater than eight percent (8%) will be submitted to special review requirements, as directed by the Department of Public Works. Understood.
11. Please be advised only fifty percent (50%) of the total required public space can be credited from privately-held common ground (2.32 acres/101,059 square feet). Therefore, other public space dedications must be added. C1, C6. The "Public Space" chart has been adjusted. The Wildwood Trail Public Space Plan is attached as an example of the Bioretention Area and Cul-De-Sac Island Credits we are using.
12. Please add a Natural Resource Protection foundation setback line to the 'Typical Lot Details' on Sheet C2. Completed. C4.
13. Please provide details of the improvements associated with the proposed trailhead. Completed. C2.
14. Please provide dimensions, details, and cross-sections, where applicable, of the proposed hiking trails located in the northwest portion of the site. Completed. C2.
15. Please identify all proposed retaining walls by height and materials, along with the color of the block. Completed. C2, C4.
16. Please show the extent of the existing tree harvest that has been conducted by others on the site in recent years, including haul roads, staging areas, etc. Per onsite visits and aerial photography research by SCI, no tree harvest information was found.

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 this submittal will need to be reviewed before a public hearing is scheduled at the City's Planning and Zoning Commission, which will occur no earlier than May 2, 2016.

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

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Council Members Manton and Marshall, Ward 2
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Chris Mueller, Stock and Associates Consulting Engineers, Inc.

Stock Responses
Dated 3-07-2016
Stock No. 214-5466

WILDWOOD

CITY OF WILDWOOD
MAR 0 8 2016
DEPT OF PLANNING & PARKS

January 29, 2016

Pulte Homes of St. Louis, LLC
Attn: Matthew Segal
16305 Swingley Road Suite 350
Chesterfield, MO 63017

Re: Preliminary Development Plan for Valley Road Subdivision – Change in zoning from NU Non-Urban Residence District to the R-1A 22,000 Square Foot Residence District with a Planned Residential Development Overlay District

Dear Mr. Segal,

The Department of Planning has completed its initial review of the Preliminary Development Plan that has been submitted for the 124.58 acre tract of land located west of Valley Road and north of Peppermill Drive. This review compared the compliance of this plan and related components to the Zoning Ordinance requirements for residential developments of this type. In this comparison, a number of items were found that need to be addressed before the plan can be submitted to the Planning and Zoning Commission for its review and action. These items can be summarized as follows:

1. Please be advised the request for R-1A 22,000 square foot Residence District zoning category is contrary to the City's Master Plan and its designation of future land use for the overall site. The current land use designation, under the Master Plan Conceptual Land Use Categories Map is Non-Urban Residential Area, which limits density to one (1) unit for every three (3) acres. Therefore, a Master Plan change is needed for this design to the Conceptual Land Use Category Map of the Master Plan for it. It is important to note that, even if the property's designation is changed to the Suburban Residential Area designation of the Master Plan, the requested zoning district designation associated with this submittal is too great. The Suburban Residential Area designation limits density to one (1) unit per acre. A separate letter is required for these changes to the Master Plan and must explain, in detail, the benefits derived from such changes to the larger Wildwood community. (A "Statement of Intent" is attached. A revised "Home Exhibit" book is attached).
2. Please be advised that a left turn lane will be required on Valley Road to accommodate the access point that is planned onto this roadway. The design of this additional lane will be provided to the developer by the City's Department of Public Works. Additionally, the issue of sight distance at this same location is a component of this design and needs to be considered, as part of this site's use of Valley Road. (Traffic Impact Study is attached).
3. Please be advised the Department appreciates the reduction in grading at the front of the subdivision, at the entry/exit from Valley Road, but would note some concerns with a fifteen (15) percent grade in certain locations along it. This percentage is almost twice the amount typically

considered acceptable for public streets. This matter will be discussed, as part of the review of this request. (The proposed entry off Valley Road has been reduced to 12%, up to the 1st cul-de-sac street - C2).

4. Please provide preliminary comments from the two (2) fire districts, the Metropolitan St. Louis Sewer District (MSD), Ameren Missouri, and the U.S. Army Corp of Engineers regarding this design and associated development of this site. (Fire, Ameren attached. MSD, Corps forthcoming).
5. Please provide the required Natural Resource Protection Standards information, including "Final Resource Protection Line" on the applicable lots, accompanying foundation setbacks (15 feet), table, and report from the qualified soil scientist in this regard. The Department assumes the depiction on Sheet C2 by the green dot pattern indicates common ground, not protected area, since many of the stormwater features are located within it and are planned to be graded. (Natural Resource Exhibits are Attached).
6. Please be advised the calculation and depiction of required public space, under the City's Public Space Requirements of the Zoning Ordinance, is not correct or in the appropriate format for consideration. Please revise and see attached table for information. (Addressed - C1).
7. Please be advised, as a preliminary design of the development's grading profiles are understandably not finalized, but the Department would note that certain lots, i.e. 11, 12, 13, 14, 15, 16, 21, 22, 69, 70, 71, 108, 109, 110, 111, 112, 113, 114, 115, and 116, create concerns regarding how the dwellings and associated improvements will be placed upon them and function thereafter for the residents. (Please see the Examples Grading Exhibit - C2).
8. Please see the attached sheet for additional comments regarding this submittal. (Addressed)
9. Please provide the property's outboundary dimensions and an accompanying legal description from best available sources that corresponds to it. (Addressed - C1, C3).
10. Please provide zoning district designations, ownership information, locator numbers, and size of all abutting parcels of ground around the entire perimeter of the subject site. (Addressed - C3).
11. Please be advised the extension of utilities from surrounding subdivisions, and through existing residential lots that abut this property, must be identified and will be addressed, as part of any change in zoning district designation of it, if approved. (Understood).
12. Please revise the provided parking calculations, given the Department does not believe each of these dwellings will have just one (1) parking space in the garage. (Addressed - C1).
13. Please revise the Title Block to indicate this plan as a "Preliminary Development Plan," not a Sketch Plan. (Addressed - C1).
14. Please revise Note #3 to read "No grade shall exceed 3:1 slope. Unless otherwise noted and approved by the City of Wildwood, and supported by the approved geotechnical report." (Addressed - Note 7).
15. Please add a note to Pertinent Data identifying the Police for this site as St. Louis County Police – Wildwood Precinct. (Addressed - C1).

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 will follow after this resubmittal, given the extent of information that will be necessary as part of the Master Plan conceptual land use change and the rezoning.

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

Sincerely,
CITY OF WILDWOOD
Kathy Arnett for JV
Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Council Members Manton and Marshall, Ward 2
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Chris Mueller, Stock and Associates Consulting Engineers, Inc.

CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST

Please note: All checked items must be responded to on plan's resubmittal

P. Z. # 27-15 DEVELOPMENT NAME Valley Road Subdivision

—Provide Missouri Department of Transportation Conceptual Approval.

✓ Provide Metropolitan St. Louis Sewer District Conceptual Approval. Forthcoming. A Conceptual Storm Report is Attached.

____ Submit a Flood Plain Study to the Department of Public Works.

____ Submit a Geotechnical Study to the Department of Public Works.

____ A Professional Engineer and Engineer preparing geotechnical report must sign and seal the mylar.

____ Submit a street stub study to the Department of Public Works.
NOTE: Developer shall install a street extension sign at roadway terminus which reads "THIS STREET TO BE EXTENDED AS PART OF FUTURE DEVELOPMENT"

____ Submit steep grade verification to Department of Public Works.

____ Add all ordinance conditions to the Site Development Plan, including TGA language.

____ Identify pavement and right-of-way width along _____.

____ Show and dimension all improvements, i.e., existing and new right-of-way and pavement, sidewalks, TSCL, etc.

____ Provide Temporary Slope Construction License (TSCL) as directed by the Department of Public Works.

____ Provide photos per Section 30 of the Department of Public Works "Design Criteria Handbook."

____ Provide verification of required sight distance at all access points.

____ Please add as a note: Entrance, street intersection, cul-de-sac shall be constructed to City of Wildwood standards.

✓ Indicate Driveways with on-site turnaround capabilities as directed by the Department of Public Works. (See note 21, C1).

✓ Show sight triangle at intersection/median. No plants, trees, signs, etc. shall be placed in this area as to restrict sight distance. (Addressed - Note 22, C1, C3).

____ Show and note all sidewalks will be constructed to City of Wildwood ADA standards.

____ Provide easement for sidewalk conforming to City of Wildwood ADA standards adjacent to right-of-way.

✓ Clarify if grading is proposed. If so, show and note grading per City of Wildwood standards. (Addressed-Note 7, C1)

✓ Provide a Landscaping Plan and Legend. (Attached).

____ Provide a rendering of all Proposed Signs, which identifies their Size, Height and Location on the Plan.

____ Locate all Easements - Existing and Proposed.

____ Identify all Light Standards - Location and Height.

____ Identify any Other Structures (Fences, Canopies, etc.) - with Dimensions.

If you should have any questions regarding the information provided on these sheets, please feel free to contact the Department of Planning at 636-458-0440

Number of Parking Spaces (Provided):	_____Spaces
Standard for Public Space Calculation:	**1,742.4** square feet per new single-family dwelling (4 acres per 100 single-family dwelling units)
Amount of Required Public Space	_____Square feet
Amount of Provided Public Space	_____Square feet
⇒ Multiple Use Trail	_____Square feet
⇒ Underground Detention Area	_____Square feet
⇒ Public Land Dedication	_____Square feet
⇒ Privately-Held Common Ground	_____Square feet
⇒ Other	_____Square feet
List Installed Improvements	Total Number (list below on lines)
⇒ Picnic Tables	
⇒ Benches	
⇒ Trash Receptacles	
⇒ Bicycle Racks	
⇒ Other	
Other Public Space Items (if provided)	
Fee In Lieu (if applicable)	

WILDWOOD

July 5, 2016

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

Re:	**P.Z. 12 and 13-15**
Petitioner:	A response to a communication from Mike Falkner, Sterling Engineers and Surveyors, dated March 25, 2016, regarding **The Villages at Bright Leaf**
Zoning:	R-3 10,000 square foot Residence District, with Planned Residential Development Overlay District (PRD)
Town Center:	Neighborhood Edge and General District Designations
Location:	Northwest corner of State Route 100 and Taylor Road
Tract Size:	78 acres
Locator Numbers:	Multiple
Ward:	Five

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of a correspondence from the Project Engineer for the Villages of Bright Leaf development that is dated March 25, 2016. In this correspondence, the Project Engineer is seeking the Planning and Zoning Commission's review of the site-specific ordinance recently approved by the City Council to address some inconsistencies between the revised plan and the ordinance's requirements for lot sizes ~~and widths~~. These inconsistencies, according to the petitioner, occurred when the design of the plan changed to eliminate the ten (10) lot cul-de-sac that was to be located along the common boundary of the subject site and the Evergreen Subdivision and relocate it to the western part of the project site. **When this change occurred, the Department of Planning did not correctly reflect it in the site-specific ordinance, as it was presented to City Council.**

With the submittal of this correspondence, the Planning and Zoning Commission has reviewed the files and related information regarding this request and prepared this report for City Council's consideration. Accordingly, acting at the July 5, 2016 Executive Meeting, and by a vote of --- to ---, the Planning and Zoning Commission has hereby completed its review of this requested matter and taken action in this regard. This review was conducted via the requirements of the Zoning

Ordinance for matters and amendments of this nature. Postings and mailings were also completed, all being in accordance with the City's requirements or past practices for the same.

BACKGROUND AND HISTORY - The set of petitions was recently heard and acted upon by the City, with the site-specific ordinance being approved by the City Council in early 2016. The petitions, P.Z. 12 and 13-15, sought a change in the existing zoning district designations of the overall tract of land, which was over seventy-eight (78) acres in size, and the application of a Planned Residential Development Overlay District (PRD) upon the same area, to allow for the development of one hundred ninety-four (194) homesites, some of which were to be neo-traditional in terms of their access and other design components. These one hundred four (104) homesites would also be served by a system of Town Center designed streets, new stormwater facilities and over nine (9) acres of public space. Two (2) major roadway considerations were included in these requests, which included the development of the Pond-Grover Loop Road through the subject site and the construction of a parallel roadway along the north side of State Route 100 that would connect Taylor Road and Eatherton Road (east and west respectively).

The design of this project, from its presentation at the public hearing in July 2015 to its passage in 2016, underwent several changes to better address the transitioning of lots along the Evergreen Subdivision (in place since the late 1970's), better traffic calming, less land disturbance, and consideration of the loop road concept altogether. The disposition of the loop road and the extension of Birch Forest Drive from its current terminus on the Evergreen Subdivision into the new development area required a number of meetings to reach a consensus on how to proceed, which included the following two (2) major points:

1. Birch Forest Drive would not be extended into the new development, but only provide emergency vehicle access, along with pedestrian and bicycle types as well.
2. Pond-Grover Loop Road would be included in the site-specific ordinance, but a citizen committee be formed to review the matter in detail and make a recommendation on the same to City Council.

These discussions leading to the aforementioned consensus enabled the passage of the Planned Residential Development Overlay District (PRD) ordinance by City Council in 2016, with the submittal of the Site Development Plan following approximately two (2) months later. The latest copy of this Site Development Plan is attached to this report for the consideration of all parties. This revised plan has not been submitted to the Planning and Zoning Commission for its consideration at this stage, since the Departments of Public Works and Planning have yet to complete their required reviews.

CURRENT REQUEST - The current request that is being submitted to the City for consideration relates to the Villages of Bright Leaf Subdivision and the specifics associated with **three (3) of the six (6) villages** located therein and the characteristics of their lots in terms of size ~~and width~~. These characteristics were not corrected, when the site-specific ordinance was finally acted upon by the City Council for the one hundred ninety-four (194) lots, due to the deletion of the ten (10) lot cul-de-sac in the north portion of the site and the allocation of those properties to the western portion of

the site. The Department utilized the provided information for lot sizes ~~and widths~~ for these certain lots within the defined villages, but failed to reflect the changes due to the shift in lots.

Specifically, the villages that are subject to this current issue regarding the lot specifications includes **three (3)** ~~five~~ of the six (6) villages A, B, and C ~~D, and E~~. The current language of the ordinance defines these villages as such:

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

A. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:

i. Village A – Eighty (80) foot minimum lot width and lot size of 12,000 square feet.
ii. Village B – Sixty-three (63) foot minimum lot width and lot size of 9,000 square feet.
iii. Village C – Sixty-two (62) foot minimum lot width and lot size of 9,000 square feet.

The requested amendments to this condition would be as follows:

i. Village A – Eighty (80) foot minimum lot width and lot size of **9,600** ~~12,000~~ square feet.
ii. Village B – Sixty-three (63) foot minimum lot width and lot size of **7,400** ~~9,000~~ square feet.
iii. Village C – Sixty-two (62) foot minimum lot width and lot size of **7,400** ~~9,000~~ square feet.

The petitioner has also revised the original request the Planning and Zoning Commission heard at its June meeting to eliminate the rear yard setback requirement from the proposal. The developer has changed the type of home that necessitated the request for this reduction in the rear yard setback area. With this change, the request regarding this large Town Center development now is solely the lot sizes in the aforementioned three (3) villages.

ANALYSIS - The consideration of this request, from the perspective of the Planning and Zoning Commission, focuses on the differences between the last plan presented to the City Council and the overall community, before the final passage of the current site-specific ordinance was completed, and now. This approach is necessary, given the extent of discussion on this matter and the amount of public participation. With this amount of discussion and participation, it is incumbent on the Planning and Zoning Commission to ensure the conditions of the ordinance asking to be modified are consistent with that last plan.

From this perspective, the Planning and Zoning Commission would note the last plan represented in conjunction with these proposals, prior to passage by the City Council, remains unchanged with these modifications. As has been explained to the Planning and Zoning Commission by the Department of Planning that, when the petitioner altered the design of the project to address certain recommended changes, the proposed ordinance was amended, but the lot sizes ~~and widths~~ of these certain villages were not updated on the 'Typical Lot Diagrams,' which the Department utilized to create the requirements. Therefore, the plan was correct in its representation of the desired action of the City, but the requirements of the ordinance were not simultaneously updated.

This action would coordinate the two (2) components, as was planned, when the City agreed to the revised design, which placed more lots on the west side of the proposed Pond-Grover Loop Road than in earlier versions of it. Accordingly, the Planning and Zoning Commission is supportive of the changes to the proposed lot sizes. ~~and widths~~

Additionally, the Planning and Zoning Commission would note the layout of proposed streets, stormwater improvements, public space, and other site components are not altered by this recommended change to the lot sizes and widths in certain villages of the subdivision. Therefore, the project retains its character from almost all other perspectives. To the Planning and Zoning Commission, this change indicates a minimal impact on the development, and the surrounding area to it.

SUMMARY AND RECOMMENDATION – The Planning and Zoning Commission believes, based upon its review of the provided information, the requested modifications to lot sizes ~~and widths~~ are reasonable, when viewed against the criteria of the Town Center Neighborhood Design Standards and consistent with the last plan submitted by the petitioner in support of the City Council's action in this regard. Accordingly, the Planning and Zoning Commission is recommending Planned Residential Development Overlay District Ordinance #2145 be amended to read as follows:

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

A. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:

i. Village A – Eighty (80) foot minimum lot width and lot size of **9,600** ~~12,000~~ square feet.
ii. Village B – Sixty-three (63) foot minimum lot width and lot size of **7,400** ~~9,000~~ square feet.
iii. Village C – Sixty-two (62) foot minimum lot width and lot size of **7,400** ~~9,000~~ square feet.

All other conditions remain in full force and effect. Accordingly, this recommendation has no bearing on the matters relating to Pond-Grover Loop Road and the current consideration that is underway with the citizen committee.

If any of the City Council Members should have questions or comments, or need additional information on this request, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this recommendation.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

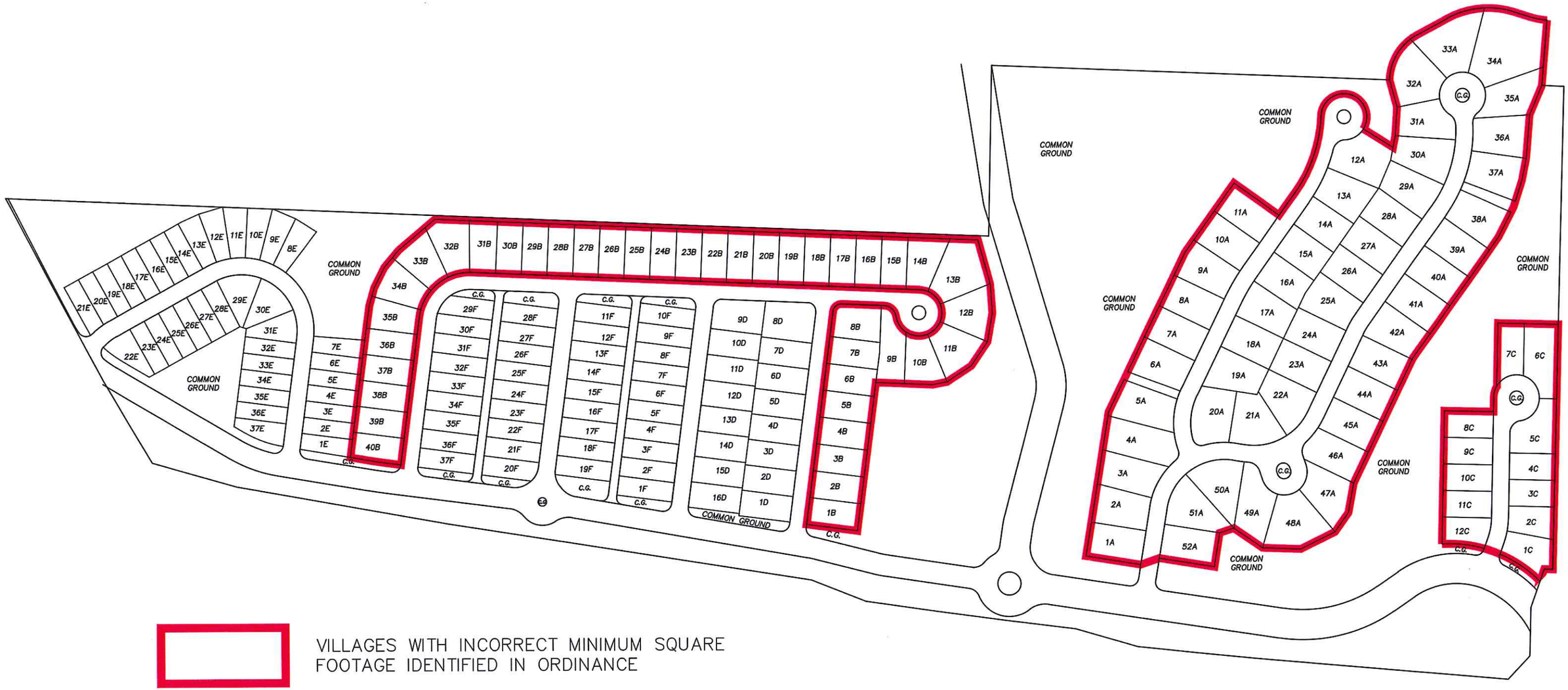
Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members Garritano and Goodson, Ward Eight
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Mike Falkner, Sterling Engineering

Editor's Note: Changes to this recommendation letter, since the Commission's June 20, 2016 meeting, are reflected as follows: additions by bold, blue text and deletions by a single, strike-through line.

DEPT OF PLANNING & PARKS
JUN 30 2016
CITY OF WILDWOOD

THE VILLAGES AT BRIGHT LEAF
APPROVED PRELIMINARY PLAN



VILLAGES WITH INCORRECT MINIMUM SQUARE FOOTAGE IDENTIFIED IN ORDINANCE

CITY OF WILDWOOD
JUN 30 2016
DEPT OF PLANNING & PARKS

THE VILLAGES AT BRIGHT LEAF

SITE DEVELOPMENT PLAN

VILLAGES WITH INCORRECT MINIMUM SQUARE FOOTAGE IDENTIFIED IN ORDINANCE

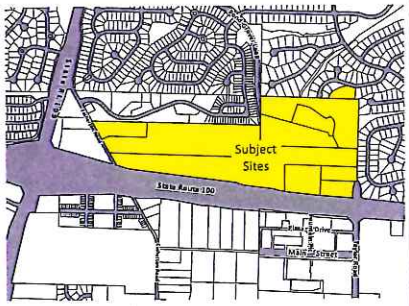
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
TUESDAY, July 5, at 7:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 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 Planning and Zoning of the City of Wildwood will conduct a public meeting on **TUESDAY, July 5, 2016, at 7:00 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This meeting is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are accepted and can be emailed to **joe@cityofwildwood.com** or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

A response to a communication from Mike Falkner, Sterling Engineers and Surveyors, dated March 25, 2016, regarding **P.Z. 12 and 13-15 The Villages at Bright Leaf;** R-3 10,000 square foot Residence District (Town Center "Neighborhood General District" and "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance # 2145) that governs this development to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sizes. **(Ward Five)**

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

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

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

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the City Council
Monday, June 27, at 7:30 p.m.

This Public Hearing before the City Council has been POSTPONED.

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.

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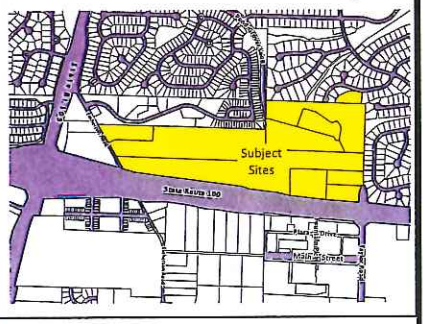

The City Council of the City of Wildwood will conduct a public hearing on **Monday, June 27, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, changes 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 City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com**. The following request will be considered at this time:

POSTPONED

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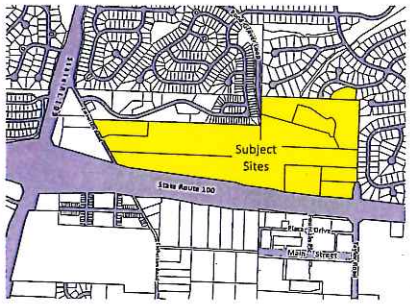

The City Council of the City of Wildwood will conduct a public hearing on **Monday, June 27, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district 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 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:

A response to a communication from Mike Falkner, Sterling Engineers and Surveyors, dated March 25, 2016, regarding **P.Z. 12 and 13-15 The Villages at Bright Leaf;** R-3 10,000 square foot Residence District (Town Center "Neighborhood General District" and "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance # 2145) that governs this development to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sizes. **(Ward Five)**

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

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

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

WILDWOOD

June 20, 2016

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

Re:	**P.Z. 12 and 13-15**
Petitioner:	A response to a communication from Mike Falkner, Sterling Engineers and Surveyors, dated March 25, 2016, regarding **The Villages at Bright Leaf**
Zoning:	R-3 10,000 square foot Residence District, with Planned Residential Development Overlay District (PRD)
Town Center:	Neighborhood Edge and General District Designations
Location:	Northwest corner of State Route 100 and Taylor Road
Tract Size:	78 acres
Locator Numbers:	Multiple
Ward:	Five

Council Members:

INTRODUCTION - The Planning and Zoning Commission in receipt of a correspondence from the Project Engineer for the Villages of Bright Leaf development that is dated March 25, 2016. In this correspondence, the Project Engineer is seeking the Planning and Zoning Commission's review of the site-specific ordinance recently approved by the City Council to address some inconsistencies between the revised plan and the ordinance's requirements for lot sizes and widths. These inconsistencies, according to the petitioner, occurred when the design of the plan changed to eliminate the ten (10) lot cul-de-sac and relocate those lots to the western part of the project site.

With the submittal of this correspondence, the Planning and Zoning Commission has reviewed the files and related information regarding this request and prepared this report for City Council's consideration. Accordingly, acting at the June 20, 2016 Executive Session, and by a vote of --- to ---, the Planning and Zoning Commission has hereby has completed its review of this requested matter and taken action in this regard. This review was conducted via the requirements of the Zoning Ordinance for matters and amendments of this nature. Postings and mailings were also completed, all being in accordance with the City's requirements or past practices for the same.

BACKGROUND AND HISTORY - The set of petitions was recently heard and acted upon by the City, with the site-specific ordinance being approved by the City Council in early 2016. The petitions, P.Z. 12 and 13-15, sought a change in the existing zoning district designations of the overall tract of land, which was over seventy-eight (78) acres in size, and the application of a Planned Residential Development Overlay District (PRD) upon the same area, to allow for the development of one hundred ninety-four (194) homesites, some of which were to be neo-traditional in terms of their access and other design components. These one hundred four (104) homesites would also be served by a system of Town Center designed streets, new stormwater facilities and over nine (9) acres of public space. Two (2) major roadway considerations were included in these requests, which included the development of the Pond-Grover Loop Road through the subject site and the construction of a parallel roadway along the north side of State Route 100 that would connect Taylor Road and Eatherton Road (east and west respectively).

The design of this project, from its presentation at the public hearing in July 2015 to its passage in 2016, underwent several changes to better address the transitioning of lots along the Evergreen Subdivision (in place since the late 1970's), better traffic calming, less land disturbance, and consideration of the loop road concept altogether. The disposition of the loop road and the extension of Birch Forest Drive from its current terminus on the Evergreen Subdivision into the new development area required a number of meetings to reach a consensus on how to proceed, which include the following two (2) major points:

1. Birch Forest Drive would not be extended into the new development, but only provide emergency vehicle access, along with pedestrian and bicycle types as well.
2. Pond-Grover Loop Road would be included in the site-specific ordinance, but a citizen committee be formed to review the matter in detail and make a recommendation on the same to City Council.

These discussions leading to the aforementioned consensus enabled the passage of the Planned Residential Development Overlay District (PRD) ordinance by City Council in 2016, with the submittal of the Site Development Plan following approximately two (2) months later. The latest copy of this Site Development Plan is attached to this report for the consideration of all parties. This revised plan has not been submitted to the Planning and Zoning Commission for its consideration at this stage, since the Departments of Public Works and Planning have yet to complete their required reviews.

CURRENT REQUEST - The current request that is being submitted to the City for consideration relates to the Villages of Bright Leaf Subdivision and the specifics associated with certain villages located therein and the characteristics of their lots in terms of size and width. These characteristics were not corrected, when the site-specific ordinance was finally acted upon by the City Council for the one hundred ninety-four (194) lots, due to the deletion of the ten (10) lot cul-de-sac in the north portion of the site and the allocation of those properties to the western portion of the site. The Department utilized the provided information for lot sizes and widths for these certain lots within the defined villages, but failed to reflect the changes due to the shift in lots.

Specifically, the villages that are subject to this current issue regarding the lot specifications includes five of the six (6) villages A, B, C, D, and E. The current language of the ordinance defines these villages as such:

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

A. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:

i. Village A – Eighty (80) foot minimum lot width and lot size of 12,000 square feet.
Ii. Village B –Sixty-three (63) foot minimum lot width and lot size of 9,000 square feet.
Iii. Village C – Sixty-two (62) foot minimum lot width and lot size of 9,000 square feet, excepting four (4) lots, which shall have direct frontage onto the Pond-Grover Loop Road, with on-site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty-five (35) feet, and a depth no less than one hundred sixty (160) feet.
iv. Village D – Sixty (60) foot minimum lot width and lot size of 6,500 square feet.
v. Village E – Thirty-eight (38) foot minimum lot width and lot size of 4,000 square feet.
vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

The requested amendments to this condition would be as follows:

i. Village A – Eighty (80) foot minimum lot width and lot size of **9,600** ~~12,000~~ square feet.
Ii. Village B – **Sixty -two (62)** ~~Sixty three (63)~~ foot minimum lot width and lot size of **7,400** ~~9,000~~ square feet.
Iii. Village C – Sixty-two (62) foot minimum lot width and lot size of **7,400** ~~9,000~~ square feet, excepting four (4) lots, which shall have direct frontage onto the Pond-Grover Loop Road, with on-site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty-five (35) feet, and a depth no less than one hundred sixty (160) feet.
iv. Village D – **Sixty-two (62)** ~~Sixty (60)~~ foot minimum lot width and lot size of **7,400** ~~6,500~~ square feet.
v. Village E – **Forty (40)** ~~Thirty-eight (38)~~ foot minimum lot width and lot size of 4,000 square feet.
vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

Additionally, the petitioner has noted the need for a reduction in the rear yard setback areas of some lots to accommodate decks, given the depths of the proposed housing units in the Neo-Traditional Area of the project's boundaries have much greater than their respective widths. The current language in this regard is as follows:

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

(1) **Twenty (20)** feet from any right-of-way line, except any unit served by a rear entry garage, which shall have a **build-to distance of ten (10) feet** (see Condition 2(a.)).
(2) **Five (5) feet** for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
(3) **Fifteen (15) feet from any rear yard property line** and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.
(4) **Five (5) feet from any rear yard property line** for any unit served by a rear entry garage.

The proposed change would reduce the distance associated with the rear yard setback from fifteen (15) feet to ten (10) feet, in some instances.

ANALYSIS - The consideration of this request, from the perspective on the Planning and Zoning Commission, focuses on the differences between the last plan presented to the City Council and the overall community, before the final passage of the current site-specific ordinance was completed, and now. This approach is necessary, given the extent of discussion on this matter and the amount of public participation. With this amount of discussion and participation, it is incumbent on the Planning and Zoning Commission to ensure the conditions of the ordinance asking to be modified are consistent with that last plan.

From this perspective, the Planning and Zoning Commission would note the last plan represented in conjunction with these proposals, prior to passage by the City Council, remains unchanged with these modifications. As has been explained to the Planning and Zoning Commission by the Department of Planning that, when the petitioner altered the design of the project to address certain recommended changes, the proposed ordinance was amended, but the lot sizes and widths of these certain villages were not updated on the 'Typical Lot Diagrams,' which the Department utilized to create the requirements. Therefore, the plan was correct in its representation of the desired action of the City, but the requirements of the ordinance were not simultaneously updated.

This action would coordinate the two (2) components, as was planned, when the City agreed to the revised design, which placed more lots on the west side of the proposed Pond-Grover Loop Road than in earlier versions of it. Accordingly, the Planning and Zoning Commission is supportive of the changes to the proposed lot sizes and widths (it is important to note that, while some decrease in both regards, other villages increase).

Additionally, the Planning and Zoning Commission would note the layout of proposed streets, stormwater improvements, public space, and other site components are not altered by this recommended change to the lot sizes and widths in certain villages of the subdivision. Therefore, the project retains its character from almost all other perspectives. To the Planning and Zoning Commission, this slight change indicates a minimal impact on the development, and the surrounding area to it.

With regards to the rear yard setback areas of the proposed lots, the Commission is not supporting this request at this time, given the limited information it has in this regard and concerns about impacts, given the rear yard areas of many lots are used to create swales and other improvements for the management of stormwater runoff. From the Planning and Zoning Commission's perspective, the Town Center Plan allows the encroachment of porch areas into the established front yard setback area at this time and addressing the depth of the units by utilizing these locations at the frontage of the lots would appear more appropriate. Importantly, the Planning and Zoning Commission wants to ensure the perimeter rear yard areas are retained at current distances, given the importance of providing adequate light, space, and air in these portions of each of the future lots.

SUMMARY AND RECOMMENDATION – The Planning and Zoning Commission believes, based upon its review of the provided information, the requested modifications to lot sizes and widths are reasonable, when viewed against the criteria of the Town Center Neighborhood Design Standards and consistent with the last plan submitted by the petitioner in support of the City Council's action in this regard. The reduction in the rear yard setback, however, is not being supported and would prefer for the petitioner to use the allowable provision for the placements of the front porch structures into an area of the front yard setback locations, as already allowed in the Town Center Neighborhood Design Standards. Accordingly, the Planning and Zoning Commission is recommending Planned Residential Development Overlay District Ordinance #2145 be amended to read as follows:

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

A. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:

i. Village A – Eighty (80) foot minimum lot width and lot size of **9,600** ~~12,000~~ square feet.
Ii. Village B – **Sixty -two (62)** ~~Sixty three (63)~~ foot minimum lot width and lot size of **7,400** ~~9,000~~ square feet.

iii. Village C – Sixty-two (62) foot minimum lot width and lot size of **7,400** ~~9,000~~ square feet, excepting four (4) lots, which shall have direct frontage onto the Pond-Grover Loop Road, with on-site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty-five (35) feet, and a depth no less than one hundred sixty (160) feet.

iv. Village D – **Sixty-two (62)** ~~Sixty (60)~~ foot minimum lot width and lot size of **7,400** ~~6,500~~ square feet.

v. Village E – **Forty (40)** ~~Thirty-eight (38)~~ foot minimum lot width and lot size of 4,000 square feet.

vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.

vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

All other conditions remain in full force and effect.

If any of the City Council Members should have questions or comments, or need additional information on this request, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this recommendation.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members Garritano and Goodson, Ward Eight
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Mike Falkner, Sterling Engineering

From: **Mike Falkner** mfalkner@sterling-eng-sur.com
Subject: The Villages at Bright Leaf
Date: March 25, 2016 at 9:54 AM
To: Joe Vujnich joe@cityofwildwood.com
Cc: John Fischer (JFischer@fandfhomes.com) JFischer@fandfhomes.com, Chris DeGuentz CDeGuentz@fandfhomes.com, Ken Stricker kstricker@consort-homes.com, Cox, Roger rcox@consort-homes.com, Al Hicks ahicks@jhberra.com, Josh Foster jfoster@jhberra.com, George Gower GGower@sterling-eng-sur.com, Mike Boerding MBoerding@sterling-eng-sur.com, John Luetkenhaus JLuetkenhaus@sterling-eng-sur.com

Good Morning Joe,
Per our meeting and phone conversations, I have attached a copy of section 2.a of Ordinance no.#2145 that I have shown the proposed amendments we spoke about.
There are no changes in the total number of lots and we are not asking for any other changes to Ordinance # 2145.
It is our understanding that the requested amendments will run concurrently with the Site Development Plan review and approval process.
If you need additional information, please do not hesitate to call or email me.
Again, Thanks for all your help regarding the development of the Villages at Bright Leaf.
Mike

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages: 9600
   i. Village A – Eighty (80) foot minimum lot width and lot size of ~~12,000~~ square feet.
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   iii. Village C – Sixty-two (62) foot minimum lot width and lot size of ~~9,000~~ square feet, ~~excepting four (4) lots, which shall have direct frontage onto the Pond Grover Loop Road, with on-site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty five (35) feet, and a depth no less than one hundred sixty (160) feet.~~ 7,400
   iv. Village D – Sixty (~~60~~) foot minimum lot width and lot size of ~~6,500~~ square feet. 7,400 (62')
   v. Village E – Thirty-eight (~~38~~) foot minimum lot width and lot size of 4,000 square feet. (40')
   vi. Village F – Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
   vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least **thirty percent (30%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **one hundred fifty-seven (157) ~~fifty-three (153)~~** of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **seven point five (7.5)** feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage, excepting those units in Villages A, C, and E. **Units in two (2) of those villages shall be as reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan (Villages A and C). *Garage doors) associated with any unit located within***

Village E shall be a minimum of six (6) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than twenty (20) feet in width and must be carriage types, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

From: **Mike Boerding** MBoerding@sterling-eng-sur.com
Subject: Bright Leaf -Questions regarding site
Date: June 9, 2016 at 4:12 PM
To: Joe Vujnich JVujnich@cityofwildwood.com
Cc: Josh Foster jfoster@jhberra.com, Mike Falkner mfalkner@sterling-eng-sur.com, John Luetkenhaus JLuetkenhaus@sterling-eng-sur.com, George Gower GGower@sterling-eng-sur.com

Joe,
I am sorry that I missed your call yesterday evening. I thought that an email may be a better way to communicate on these questions. As you know, Sterling prepared a revised SDP based upon comments from you and your staff. A few questions are outlined below and I appreciate your guidance as we move forward through the SDP and improvement plans.

Questions;

1. Has there been any resolution with the Fire Protection District? The splitter islands and speed platform have been shown on the latest version of the SDP as requested, however we understood there would be further discussion between the City and the FPD.
2. Correspondence with the school district was requested, however we are not aware of any concerns by the school district. Are we corresponding with the school district for informational purposes?
3. Mike Falkner said you were drafting the revised ordinance to run concurrently with the SDP approval. We have the old ordinance attached to the SDP. Should we remove those sheets or, should we add a water mark stating the ordinance is being amended?
4. Sterling understood that a clearing and grubbing permit request would be reviewed during the SDP. The comments asked for a SWPPP plan to be submitted with the SDP. Will the City review the SWPPP in anticipation of issuing a grading permit as soon as the SDP is approved?

Thank you,
Mike

Mike Boerding, PE
Vice President
The STERLING Company
5055 New Baumgartner Rd
St. Louis, MO 63129
314-446-5781 direct
314-487-0440 office
314-393-3813 cell
www.sterling-eng-sur.com

From: **Mike Boerding** MBoerding@sterling-eng-sur.com
Subject: RE: Bright Leaf -Questions regarding site
Date: June 10, 2016 at 8:13 AM
To: Joe Vujnich JVujnich@cityofwildwood.com
Cc: Josh Foster jfoster@jhberra.com, Mike Falkner mfalkner@sterling-eng-sur.com, John Luetkenhaus JLuetkenhaus@sterling-eng-sur.com, George Gower GGower@sterling-eng-sur.com

Joe,
I also meant to inquire about getting an additional variance allowing the decks to encroach the rear yard setback by an additional 5 feet. Please let us know if this could be incorporated into the ordinance or if this may be something that you could grant as Director.
Thank you,
Mike

From: Mike Boerding
Sent: Thursday, June 09, 2016 4:12 PM
To: 'Joe Vujnich' <JVujnich@cityofwildwood.com>
Cc: 'Josh Foster' <jfoster@jhberra.com>; 'Mike Falkner (mfalkner@sterling-eng-sur.com)' <mfalkner@sterling-eng-sur.com>; 'John Luetkenhaus (jluetkenhaus@sterling-eng-sur.com)' <jluetkenhaus@sterling-eng-sur.com>; George Gower <GGower@sterling-eng-sur.com>
Subject: Bright Leaf -Questions regarding site

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Thank you,
Mike

Mike Boerding, PE
Vice President
The STERLING Company
5055 New Baumgartner Rd

The Villages at Bright Leaf

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

SITE DEVELOPMENT PLAN

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

GENERAL NOTES:

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

DEVELOPMENT NOTES:

1. LOCATOR NUMBERS: 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, 23V610917
2. SITE ADDRESS: 2344 EATHERTON RD
   WILDWOOD, MO. 63011
3. CURRENT OWNERS:
   WILLIAM JONES, 2350 EATHORTON RD
   WILLIAM JONES JR, 2531 TAYLOR RD
   GOBBLER GROVER, 2344 EATHERTON RD
   MERA VAL INC., 2567 TAYLOR RD
   MERA VAL INC., 2555 TAYLOR RD
   WILLIAM JONES JR, 16602 OVERLOOK HILLS DR
   DEBORAH STRAIN, 16615 OVERLOOK HILLS DR
   OVERLOOK HILLS LLC, 16618 OVERLOOK HILLS DR
   MERA VAL INC., 16721 MANCHESTER RD
4. EXISTING ZONING: R–3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), ORDINANCE #2145
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
6. GROSS AREA OF SITE: 78.82 ACRES
   LESS RIGHT–OF–WAY: <13.58> ACRES
   NET AREA: 65.24 ACRES
7. DENSITY = 65.27 AC. X 43,560 S.F./AC. / 10,000 SQ.FT. =284 LOTS ALLOWABLE

   NUMBER OF LOTS PROPOSED: 194
8. PARKING REQUIREMENTS:
   2 EA. X 194 LOTS = 388 SPACES
   PROVIDED = 388 SPACES + 7 GUEST SPACES
9. COMMON GROUND = 20.97 AC.
   PUBLIC OPEN SPACE = 7.76 AC.
   TOTAL SPACE = 28.55 AC.

PROPERTY DESCRIPTION:

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

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

KEY MAP
SCALE: 1"=300'

FLOOD NOTE:

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

LOCATION MAP
N.T.S.

LEGEND

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

TYPICAL "F" LOT
NOT TO SCALE

TYPICAL "A" LOT
NOT TO SCALE

TYPICAL "D" LOT
NOT TO SCALE

TYPICAL "B" LOT
NOT TO SCALE

TYPICAL "E" LOT
NOT TO SCALE

TYPICAL "C" LOT
NOT TO SCALE

SHEET INDEX

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

LOT/UNIT TOTALS:

"A" 80'W. ~ 53 LOTS
"B" 62'W. ~ 39 LOTS
"C" 62'W. ~ 11 LOTS
"D" 62'W. ~ 16 LOTS
"E" 40'W. ~ 37 LOTS
"F" 45'W. ~ 38 LOTS

TOTAL LOTS ~ 194

GEOTECHNICAL ENGINEER'S STATEMENT:

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

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

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

ACCORDANCE WITH THESE PLANS.

JACOBI GEOTECHNICAL
ENGINEERING, INC

CITY OF WILDWOOD
JUN 06 2016
DEPT OF PLANNING & PARKS

SURVEYOR'S CERTIFICATION:

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

THE STERLING COMPANY

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

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

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

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
4	6-6-2016 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC
and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
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Corporate Certificate of Authority #001348

The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN

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Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	June 6, 2016
Designed: MF	Sheet 1.1
Drawn: SL	
Checked: SL	SDP

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The Villages at Brightleaf

Wildwood, Missouri

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GRADING PLAN

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STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28843
PROFESSIONAL ENGINEER

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28843
Civil Engineer

Job Number	14-04-138
Date	June 6, 2016
Designed: MF	Sheet 2.1
Drawn: SL	
Checked: SL	SDP

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KEY MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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

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SANDALWOOD CREEK DR. (50'W)
P.B. 320 PGS. 25 & 26

HUNTERS RUN
P.B. 320 PGS. 25 & 26

S87°41'40"E 771.42'

MATCHLINE SHEET 2.1

MATCHLINE SHEET 2.3

STREET 'E' (40' R/W, PUBLIC 28' PVMT.)

STREET 'F' (40' R/W, PUBLIC 28' PVMT.)

STREET 'A' (40' R/W, PUBLIC 28' PVMT.)

STREET 'D' (40' R/W, PUBLIC 28' PVMT.)

ALLEY 'A' (20' R/W, PUBLIC 16' PVMT.)

ALLEY 'B' (20' R/W, PUBLIC 16' PVMT.)

BOND GROVER LOOP RD. (50' R/W, PUBLIC 28' PVMT.)

FEATHERTON RD. (50' R/W, PUBLIC 28' PVMT.)

N81°02'40"W 865.00'

MISSOURI STATE HIGHWAY 100 (WIDTH VARIES)
AKA MANCHESTER ROAD

N68°37'23"W 137.03' (S)
135.23' (R)

L=495.64' R=17038.74'
CHD=495.62'

COMMON GROUND

WATER QUALITY
NORMAL HIGH WATER ELEV.-727.0

DETENTION & WATER QUALITY
NORMAL HIGH WATER ELEV.-717.0

DETENTION
NORMAL HIGH WATER ELEV.-714.0

WATER QUALITY
NORMAL HIGH WATER ELEV.-730.0

NORMAL HIGH WATER ELEV.-714.0

EXIST. TREES (TO REMAIN)

PROPOSED RETAINING WALL

JURISDICTIONAL FLAGGING

15' WIDE C.G.

15' WIDE COMMON GROUND

20' BUILDING LINE

10' BUILDING LINE

6' WIDE C.G.

AREA INLET 23V4-010D TOP=734.01' FL=720.68'

CURB INLET 23V5-011D TOP=735.21' FL=722.34'

SANITARY M.H. 23V4-001S TOP=739.74' FL=732.70'

AREA INLET 23V3-072D TOP=733.64' FL=727.39'

SANITARY M.H. 23V3-074S TOP=737.86' FL=726.66'

CURB INLET 23V3-076D TOP=733.57' FL=727.37'

STORM M.H. 23V3-086D TOP=738.38' FL=728.60'

STORM M.H. 23V3-088D TOP=736.37' EL=731.26'

AREA INLET BURIED 23V3-075D TOP=734.73' FL=730.10'

AREA INLET 23V3-078D TOP=737.00' FL=732.64'

AREA INLET 23V3-080D TOP=746.58' FL=732.09'

FLARED END FL=748.61'

FLARED END FL=751.05'

FLARED END FL=732.92'

END PIPE FL=736.23'

36" CMP 120.0' 0.9%

TELEPHONE PULL BOX

EX. TELEPHONE LINE AS LOCATED

EX. OVERHEAD UTILITY LINE AS LOCATED

EX. WIRE FENCE

PROPOSED RETAINING WALL

PROPOSED 10' WIDE ASPHALT TRAIL CONNECTION AT 4% GRADE

10W EASEMENT FOR WATER PIPE D.B. 8972 PG. 191

HIGH ELECTRIC EASEMENT D.B. 12488 PG. 482 BLANKET EASEMENT

RIGHTS OF INGRESS AND EGRESS D.B. 12477 PG. 257 BLANKET EASEMENT

MATCHLINE SHEET 2.2

KEY MAP

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
4	6-4-2016 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC and Consor Homes, LLC
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Corporate Certificate of Authority #001348

The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
GRADING PLAN

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STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28843
PROFESSIONAL ENGINEER

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28843
Civil Engineer

Job Number	
14-04-138	
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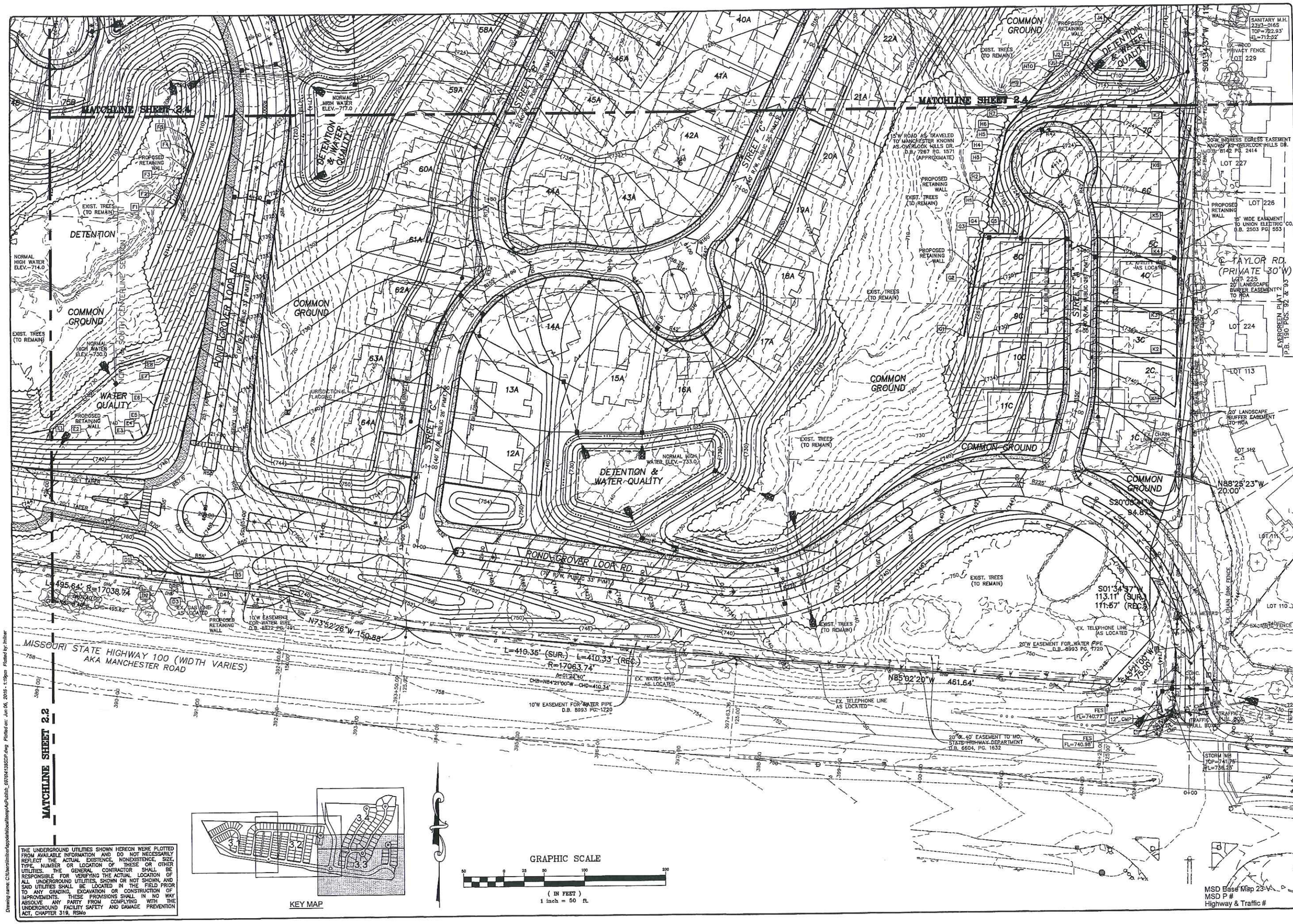
June 6, 2016	
Designed: MF	Sheet
Drawn: SL	2.2
Checked: SL	SDP

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



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License No. E-28643
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June 6, 2016	
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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
GRADING PLAN

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MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE PLAN

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 78.88 Acres 194 Lots x 1,742.4 s.f. = 338,026 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Required Public Space	338,026 Square Feet
Amount of Provided Public Space	338,071 Square Feet
~ Multiple Use Trail	15,938 Square Feet
~ Underground Detention Area	Square Feet
~ Public Land Dedication	Square Feet
~ Privately-Held Common Ground	Square Feet
List of Installed Improvements	Total Number (list below on lines)
~ Picnic Tables	
~ Benches	
~ Trash Receptacles	
~ Bicycle Racks	
~ Other	
Other Public Space Items (if provided)	
Fee in Lieu	

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KEY MAP

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

Date: 06-06-2016
MICHAEL G. BOERDING
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Job Number	14-04-138
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Checked: SL	SDP

Drawing name: C:\Users\mfrey\appdata\local\temp\AcPublish_6972\641585DP.dwg Plotted on: Jun 06, 2016 - 1:19pm Plotted by: lmillsor

SANDALWOOD CREEK DR. (50'W)
P.B. 320 PGS. 25 & 26

HUNTERS RUN
P.B. 320 PGS. 25 & 26

S82°41'40"E 771.44

STREET "E"
(40' R/W, PUBLIC 28' PVMT.)

STREET "F"
(40' R/W, PUBLIC 28' PVMT.)

STREET "G"
(40' R/W, PUBLIC 28' PVMT.)

STREET "D"
(40' R/W, PUBLIC 28' PVMT.)

ALLEY "A"
(PRIVATE 22' W. PAVED WAY)

LEATHERTON RD.
(50' R/W, PUBLIC 28' PVMT.)

POND-GROVER LOOP RD.
(70' R/W, PUBLIC 33' PVMT.)

MATCHLINE SHEET 3.4

MATCHLINE SHEET 3.3

MISSOURI STATE HIGHWAY 100 (WIDTH VARIES)
AKA MANCHESTER ROAD

KEY MAP

ISSUE	REMARKS	DATE
1		3-22-2016, INITIAL SUBMITTAL
4		6-6-2016 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC
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CHESTERFIELD, MISSOURI 63005
Ph. 636-770-7300

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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE PLAN

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STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER 2008-0043
PROFESSIONAL ENGINEER

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138	
Date	June 6, 2016	
Designed: MF		Sheet 3.2
Drawn: SL		
Checked: SL		SDP

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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

MSD Base Map 23-V
Highways & Traffic #

Drawing name: C:\Users\mlimher\appdata\local\temp\AcPublish_6976\41385DP.dwg Plotted on: Jun 06, 2016 - 1:19pm Plotted by: lmlimher

MATCHLINE SHEET 3.4

MATCHLINE SHEET 3.4

MATCHLINE SHEET 3.2

MISSOURI STATE HIGHWAY 100 (WIDTH VARIES)
AKA MANCHESTER ROAD

POND-GROVER LOOP RD.
(70' R/W, PUBLIC 33' PVMT.)

STREET "B"
(40' R/W, PUBLIC 28' PVMT.)

STREET "C"
(40' R/W, PUBLIC 28' PVMT.)

STREET "A"
(40' R/W, PUBLIC 28' PVMT.)

E. TAYLOR RD.
(PRIVATE 30'W)

DETENTION & WATER QUALITY

DETENTION

WATER QUALITY

COMMON GROUND

PUBLIC SPACE
(213,523 SQ.FT.)

58A 9,624 SQ. FT.
59A 10,152 SQ. FT.
60A 10,235 SQ. FT.
61A 11,591 SQ. FT.
62A 10,183 SQ. FT.
63A 10,970 SQ. FT.
64A 9,624 SQ. FT.
75B 8,006 SQ. FT.
46A 10,426 SQ. FT.
45A 9,652 SQ. FT.
44A 13,504 SQ. FT.
43A 12,204 SQ. FT.
42A 10,485 SQ. FT.
41A 9,624 SQ. FT.
40A 9,624 SQ. FT.
22A 10,134 SQ. FT.
21A 9,624 SQ. FT.
20A 9,624 SQ. FT.
19A 9,687 SQ. FT.
18A 11,066 SQ. FT.
17A 10,903 SQ. FT.
16A 11,105 SQ. FT.
15A 13,414 SQ. FT.
14A 13,892 SQ. FT.
13A 12,684 SQ. FT.
12A 9,624 SQ. FT.
7C 8,066 SQ. FT.
6C 7,719 SQ. FT.
5C 7,547 SQ. FT.
4C 7,646 SQ. FT.
3C 7,464 SQ. FT.
2C 8,286 SQ. FT.
1C 8,995 SQ. FT.
8C 7,464 SQ. FT.
9C 7,464 SQ. FT.
10C 7,695 SQ. FT.
11C 8,354 SQ. FT.

LOT 229 · LOT 228 · LOT 227 · LOT 226 · LOT 225 · LOT 224 · LOT 113 · LOT 112 · LOT 111 · LOT 110

EVERGREEN PLAT 2
P.B. 190 PGS. 92 & 93

SANITARY M.H. 23V3-016S TOP=722.93' EL=715.32'

EX. WOOD PRIVACY FENCE

EX. WOOD PRIV. FENCE

EX. CHAIN LINK FENCE

EX. VINYL FENCE

EXIST. TREES (TO REMAIN)

PROPOSED RETAINING WALL

PROPOSED LIGHT STANDARD (TYP.)

PROPOSED STORM SEWER (TYP.)

PROPOSED SANITARY SEWER (TYP.)

NORMAL HIGH WATER ELEV.=717.0

NORMAL HIGH WATER ELEV.=730.0

NORMAL HIGH WATER ELEV.=733.0

NORMAL HIGH WATER ELEV.=714.0

H.C. RAMP (TYP.)

JURISDICTIONAL FLAGGING

PROPOSED 10' WIDE ASPHALT TRAIL

3' RAISED ISLANDS (TYP)

5' CONC. SIDEWALK (TYP.)

20' BUILDING LINE

15'W ROAD AS TRAVELED TO MANCHESTER KNOWN AS OVERLOOK HILLS DR. D.B. 7267 PG. 1571 (APPROXIMATE)

30'W INGRESS EGRESS EASEMENT KNOWN AS OVERLOOK HILLS DR. D.B. 8142 PG. 2414

15' WIDE EASEMENT TO UNION ELECTRIC CO. D.B. 2503 PG. 553

20' LANDSCAPE BUFFER EASEMENT TO HOA

EXISTING UTILITY POLE (TO BE RELOCATED)

EX. UTILITY LINE AS LOCATED

EX. CHAIN LINK FENCE

EX. GAS LINE AS LOCATED

EX. TELEPHONE LINE AS LOCATED

EX. WATER LINE AS LOCATED

10'W EASEMENT FOR WATER PIPE D.B. 8972 PG. 191

10'W EASEMENT FOR WATER PIPE D.B. 8993 PG. 1720

20'W EASEMENT FOR WATER PIPE D.B. 8993 PG. 1720

20' X 40' EASEMENT TO MO. STATE HIGHWAY DEPARTMENT D.B. 6604, PG. 1632

L=495.64' R=17038.74
CHB=N84°48'48"W CHD=495.62'

L=410.35' (SUR.) L=410.33' (REC.)
R=17063.74'
Δ=01°22'40"
CHB=N84°21'00"W CHD=410.34'

N73°52'26"W 150.88'

N85°02'20"W 461.64'

S01°34'37"W 113.11' (SUR.) 111.57' (REC.)

S20°00'34"W 94.87'

N88°25'23"W 20.00'

N64°21'00"W 75.00'

12" CMP

FES FL=740.77'

FES FL=740.98'

STORM MH TOP=741.75' FL=736.25'

TRAFFIC PULL BOX

SECTION A

SECTION B

SECTION C

SECTION D

SECTION E

SECTION F

KEY MAP

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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

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ISSUE	REMARKS	DATE
1		3-22-2016, INITIAL SUBMITTAL
2		6-6-2016 REVISED PER CITY COMMENTS
3		
4		

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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer assumes no responsibility for their completeness, accuracy, coverage or purpose and exhibiting this notice and signature.

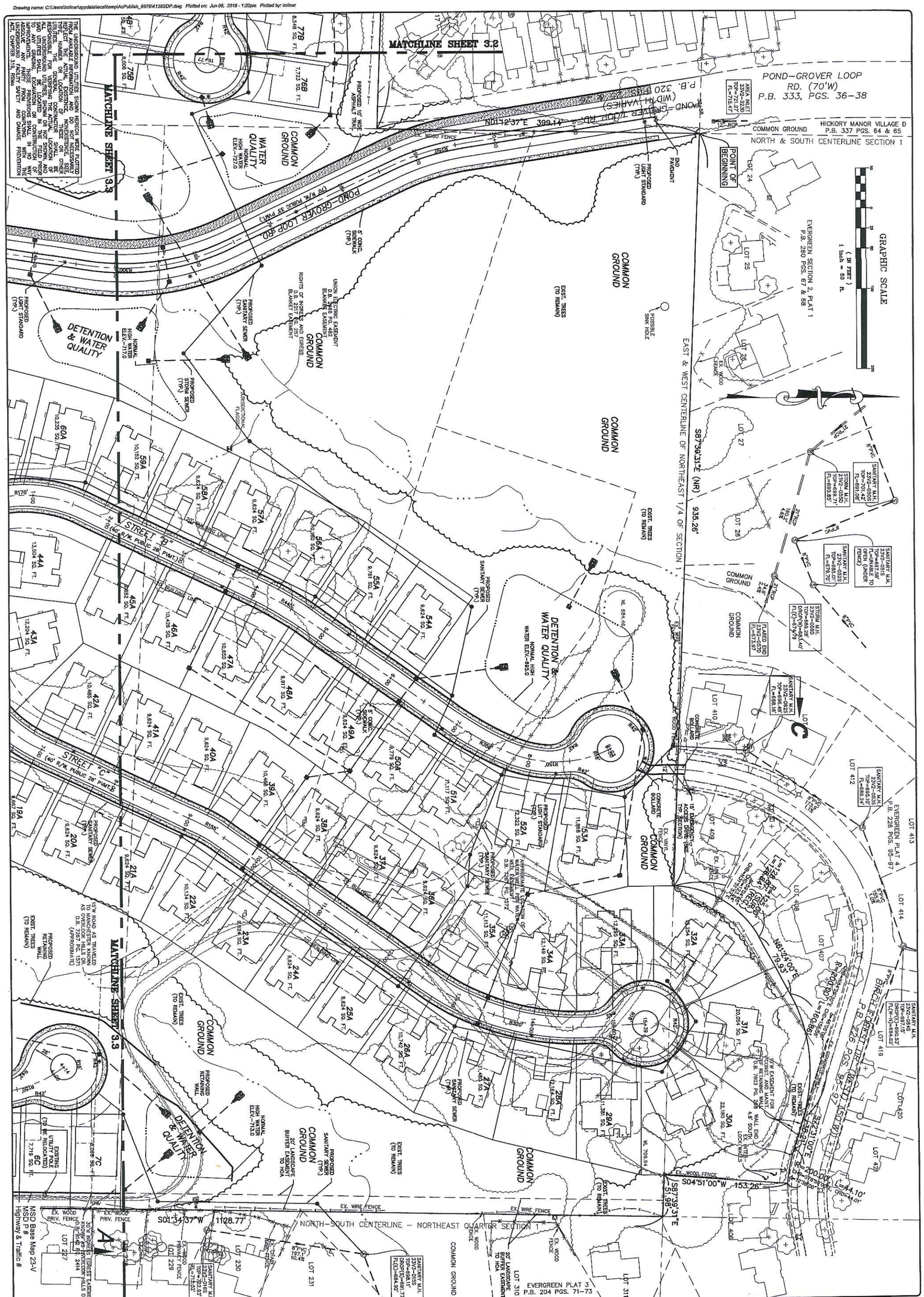
STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
June 6, 2016	
Designed: MF	Sheet 3.3
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\mlinnes\appdata\local\temp\AcPublish_6976\4193SDP.dwg Plotted on: Jun 06, 2016 - 1:18pm Plotted by: mlinnes

Drawing name: C:\Users\mlinler\appdata\local\temp\AcPublish_6976\4138SDP.dwg Plotted on: Jun 06, 2016 - 1:20pm Plotted by: mlinler



Date	June 6, 2016
Designed:	MF
Drawn:	SL
Checked:	SL
Job Number	14-04-138
Sheet	3.4
	SDP

Date: 06-06-2016
Matthew E. Furstrong
License No. E-28643
Civil Engineer

The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
SITE PLAN

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ISSUE	REMARKS/DATE
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4	6-6-2016 REVISED PER CITY COMMENTS

EAST & WEST CENTERLINE OF NORTHWEST 1/4 OF SECTION 1

SANDALWOOD CREEK DR. (50'W)
P.B. 241, PGS. 27

SANDALWOOD CREEK DR. (50'W)
P.B. 320 PGS. 25 & 26

HYDROLOGIC SOIL GROUP "C"

JURISDICTIONAL BY FIELD DETERMINATION

MISSOURI STATE HIGHWAY 100 (WIDTH VARIES)
AKA MANCHESTER ROAD

PROPOSED 8' PEDESTRIAN BRIDGE

EXISTING TRAIL

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

ISSUE	REMARKS/DATE
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and Consort Homes, LLC
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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

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STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28543
PROFESSIONAL ENGINEER

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28543
Civil Engineer

Job Number	14-04-138
Date	June 6, 2016
Designed: MF	Sheet 4.1
Drawn: SL	
Checked: SL	SDP

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

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Corporate Certificate of Authority #001348

The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

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

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
June 6, 2016	
Designed: MF	Sheet 4.2
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\mfrichtel\appdata\local\temp\Archicadx_697\641983DP.dwg Plotted on: Jun 06, 2016 - 1:29pm Plotted by: mfrichtel

ISSUE	REMARKS/DATE
3	3-22-2016, INITIAL SUBMITTAL
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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
ENTRANCE DETAIL

LOT 111

LOT 110

PROPOSED LIGHT STANDARD (TYP.)

PROPOSED 5' CONC.I SIDEWALK

EX. UTILITY POLE (TO BE RELOCATED)

EX. METERS

EX. CHAIN LINK FENCE

EX. VINYL FENCE

EX. TELEPHONE LINE AS LOCATED

EXISTING HYDRANT TO BE RELOCATED

20'W EASEMENT FOR WATER PIPE D.B. 8993 PG. 1720

PROPOSED 6" VERTICAL CONC. CURB AND GUTTER

CONC. PAD

EX. ELEC. METER (TO BE RELOCATED)

EX. GUY WIRE (TO BE RELOCATED)

END PROPOSED CURB

TRAFFIC PULL BOX

TRAFFIC PULL BOXES

EX. STORM SEWER (TO BE REMOVED)

FES FL=740.77'

FES FL=740.88'

FES FL=727.91'

42" CMP

STORM MH TOP=741.25' FL=736.25' (TO BE REMOVED)

402+25.00

125.00'

0+00

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-26843
Civil Engineer

Job Number	14-04-138
Date	June 6, 2016
Designed: MF	Sheet 5.1
Drawn: SL	
Checked: SL	SDP

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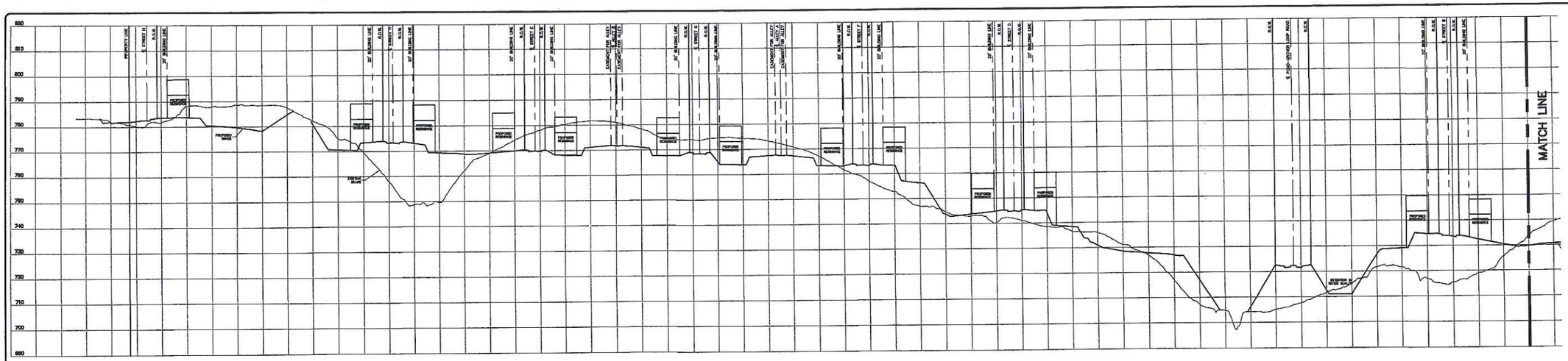
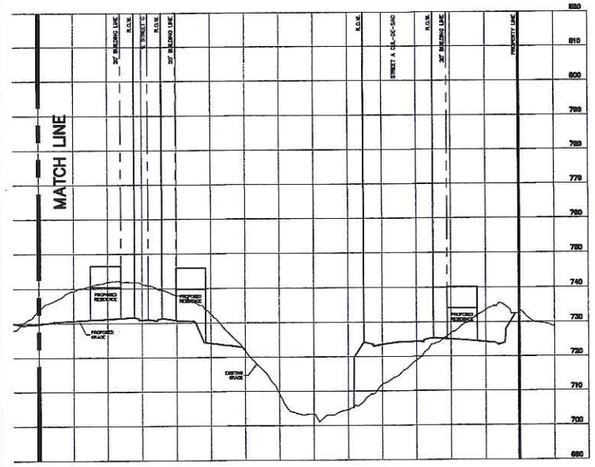
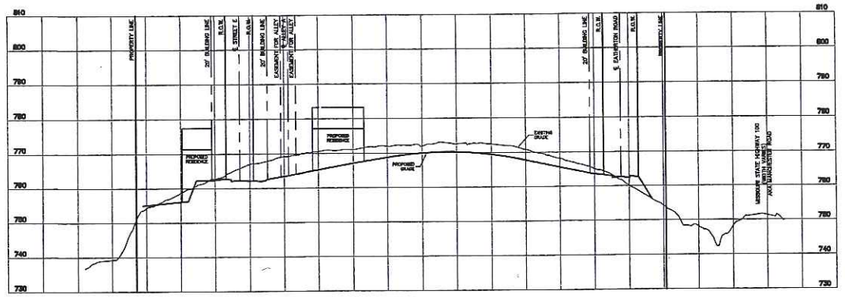


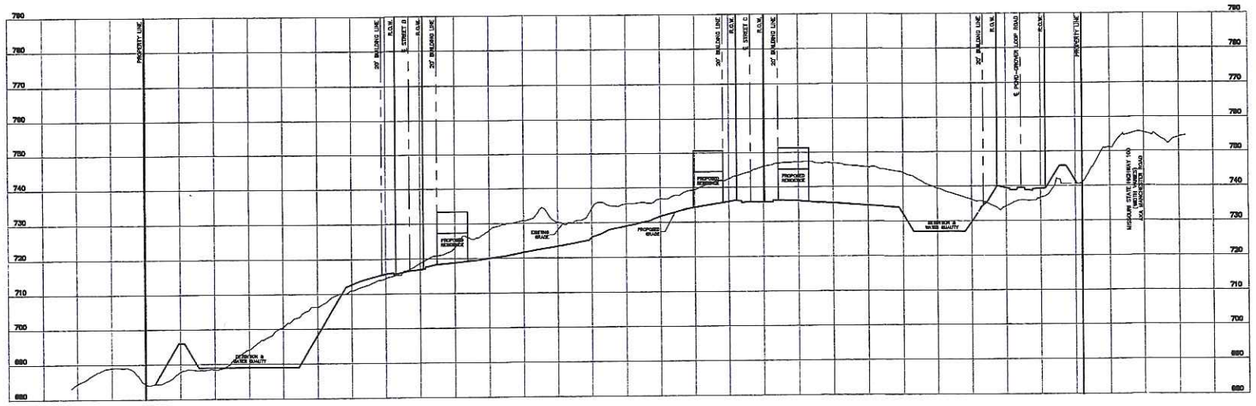
SECTION A-A



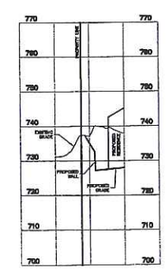
SECTION A-A



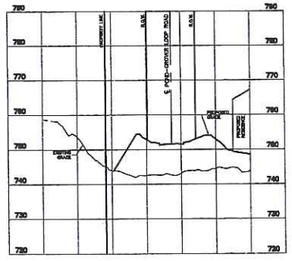
SECTION B-B



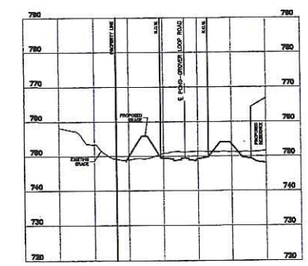
SECTION C-C



SECTION D-D



SECTION E-E



SECTION F-F

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

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
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Corporate Certificate of Authority #001348

The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE SECTIONS

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STATE OF MISSOURI
MICHAEL G. BOERDING
PROFESSIONAL ENGINEER

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	June 6, 2016
Designed: MF	Sheet 6.1
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\lmilner\appdata\local\temp\AcPublish_6976\4138SDP.dwg Plotted on: Jun 06, 2016 - 1:21pm Plotted by: lmilner

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
A1	734.0	734.0	0.0			
				2.0	43.6	87
A2	734.0	730.0	4.0			
				2.0	42.6	85
A3	734.0	734.0	0.0			
				TOTALS	86	172

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
B1	749.6	749.0	0.6			
				1.1	48	53
B2	755.1	753.5	1.6			
				4.2	66.7	280
B3	761.8	755.0	6.8			
				6.6	62.2	414
B4	760.6	754.1	6.5			
				9.6	62.2	597
B5	759.3	746.6	12.7			
				17.9	62.2	1110
B6	758.1	735.1	23.0			
				17.9	62.2	1110
B7	756.8	744.1	12.7			
				8.1	62.2	507
B8	755.6	752.0	3.6			
				2.4	20.7	50
B9	755.2	754.0	1.2			
				TOTALS	446	4121

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
C1	736.1	736.0	0.1			
				0.5	30.5	15
C2	734.0	733.1	0.9			
				3.1	90.3	284
C3	730.0	724.6	5.4			
				6.7	50.8	340
C4	729.2	721.2	8.0			
				7.2	15.4	111
C5	728.0	721.6	6.4			
				4.6	31	144
C6	726.0	723.1	2.9			
				1.4	18.8	27
C7	725.0	725.0	0.0			
				TOTALS	237	922

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
D1	756.7	756.7	0.0			
				1.2	16.6	20
D2	756.4	754.0	2.4			
				3.0	18.3	55
D3	755.6	752.0	3.6			
				2.8	33.6	94
D4	754.0	752.0	2.0			
				1.1	12	13
D5	753.1	753.0	0.1			
				TOTALS	81	182

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
E1	732.0	732.0	0.0			
				1.8	55	96
E2	732.0	728.5	3.5			
				3.5	54.9	192
E3	732.0	728.5	3.5			
				3.5	11.5	40
E4	732.0	728.5	3.5			
				3.5	11.2	39
E5	732.0	728.5	3.5			
				3.5	31.3	110
E6	732.0	728.5	3.5			
				3.5	41	144
E7	732.0	728.5	3.5			
				1.8	23.7	41
E8	732.0	732.0	0.0			
				TOTALS	229	662

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
F1	708.3	707.4	0.9			
				1.6	7.9	13
F2	709.7	707.4	2.3			
				3.7	33.2	121
F3	709.7	704.7	5.0			
				4.8	33.6	160
F4	709.7	705.2	4.5			
				2.3	22.7	51
F5	704.8	704.8	0.0			
				TOTALS	97	344

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
G1	722.3	722.0	0.3			
				2.8	7.9	22
G2	722.3	717.0	5.3			
				8.6	33.2	286
G3	723.0	711.1	11.9			
				10.4	33.6	348
G4	722.8	714.0	8.8			
				4.9	22.7	111
G5	723.0	722.0	1.0			
				TOTALS	97	767

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
H1	712.0	711.3	0.7			
				3.5	19.3	68
H2	716.0	709.7	6.3			
				9.8	34.9	342
H3	720.0	706.7	13.3			
				13.9	17.1	238
H4	720.0	705.5	14.5			
				14.3	10.1	144
H5	718.7	704.6	14.1			
				14.0	9.7	136
H6	717.6	703.7	13.9			
				13.8	9	124
H7	717.0	703.3	13.7			
				12.5	30.8	383
H8	714.0	702.8	11.2			
				9.0	22.9	205
H9	710.0	703.3	6.7			
				4.0	27.3	108
H10	706.0	704.8	1.2			
				TOTALS	181	1748

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
J1	714.0	713.9	0.1			
				2.1	12.2	25
J2	714.0	710.0	4.0			
				5.5	17.4	96
J3	714.0	707.0	7.0			
				7.0	50.5	354
J4	714.0	707.0	7.0			
				6.3	51	319
J5	714.0	708.5	5.5			
				4.8	5.6	27
J6	714.0	710.0	4.0			
				2.0	11.9	24
J7	714.0	714.0	0.0			
				TOTALS	149	843

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
K1	740.0	739.5	0.5			
				1.1	41.7	46
K2	738.8	737.1	1.7			
				2.7	62.2	171
K3	736.8	733.0	3.8			
				4.5	62.2	283
K4	734.5	729.2	5.3			
				5.3	62.2	333
K5	731.8	726.4	5.4			
				4.8	62.2	302
K6	728.3	724.0	4.3			
				2.2	62.2	137
K7	724.0	723.9	0.1			
				TOTALS	353	1271

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
4	6-6-2016 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC
and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
CHESTERFIELD, MISSOURI 63005
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Corporate Certificate of Authority #001348

The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
WALL SCHEDULE

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents bearing this seal and signature are not to be altered in any way. If altered, the engineer named hereon shall be relieved of responsibility for such plans, drawings or documents and existing this seal and signature.

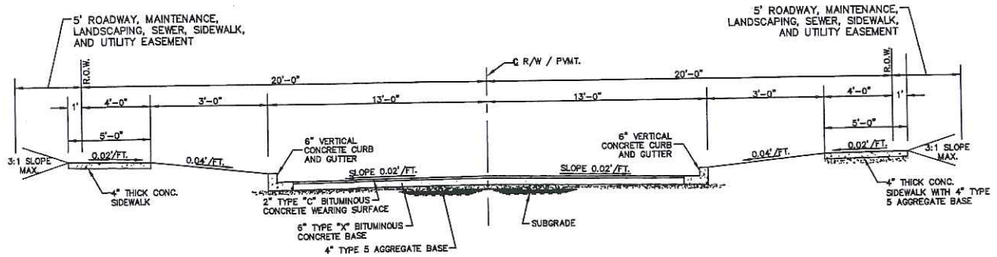
STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28643
PROFESSIONAL ENGINEER

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

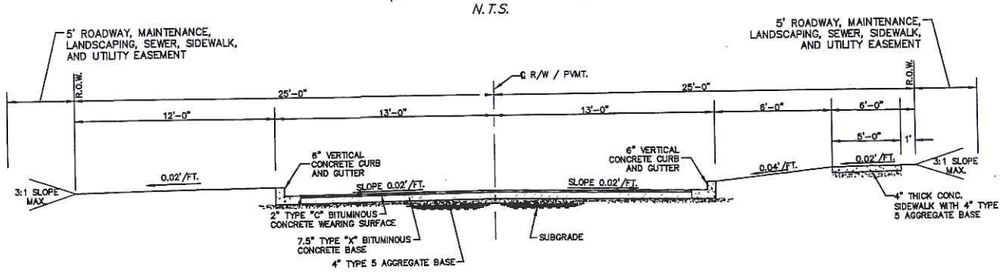
Job Number	14-04-138
Date	June 6, 2016
Designed: MF	Sheet 7.1
Drawn: SL	
Checked: SL	SDP

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

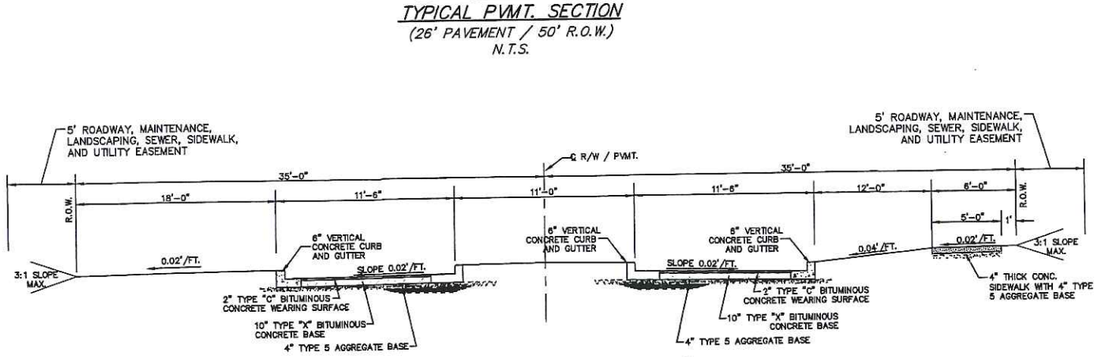
Drawing name: C:\Users\timhartappdata\local\temp\AcPublish_6976\41358SDP.dwg Plotted on: Jun 06, 2016 - 1:21pm Plotted by: timher



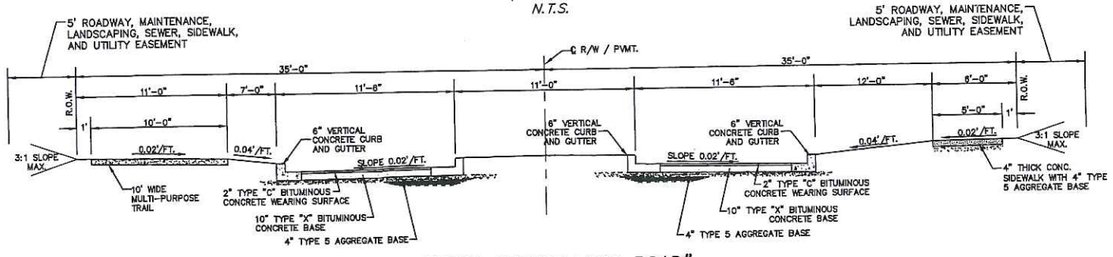
TYPICAL PVMT. SECTION
(26' PAVEMENT / 40' R.O.W.)
N.T.S.



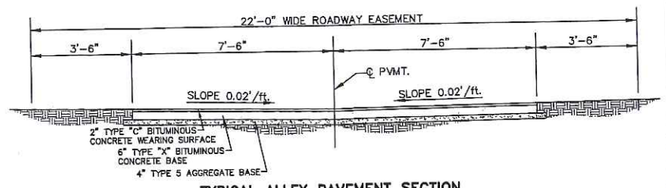
"EATHERTON ROAD"
TYPICAL PVMT. SECTION
(26' PAVEMENT / 50' R.O.W.)
N.T.S.



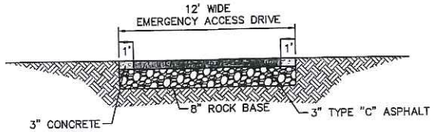
"POND GROVER LOOP ROAD"
HIGHWAY 100 TO ROUNDABOUT
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



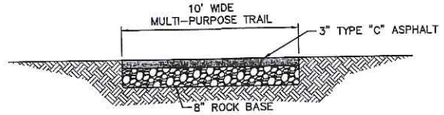
"POND GROVER LOOP ROAD"
ROUNDABOUT TO POND GROVER LOOP ROAD EXTENSION
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



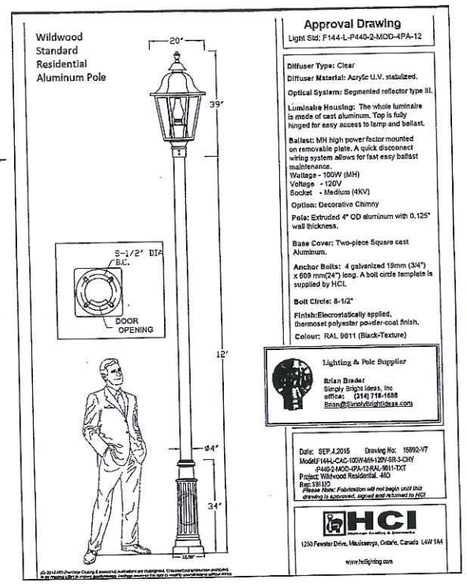
TYPICAL ALLEY PAVEMENT SECTION
(15' PAVEMENT/22' ROADWAY EASEMENT)



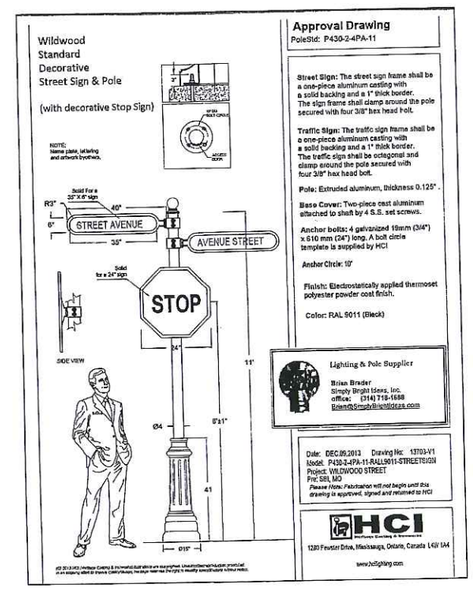
12 ft. EMERGENCY ACCESS DRIVE
N.T.S.



MULTI-PURPOSE TRAIL
N.T.S.



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



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

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
4	6-4-2016 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC
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Corporate Certificate of Authority #001348

The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
DETAILS

The Professional Engineer's seal and signature affixed to this drawing applies only to the material and items shown on the sheet. All drawing, instruments or other documents not exhibiting the 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 the seal and signature.

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

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
June 6, 2016	
Designed: MF	Sheet 8.1
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\mlinn\appdata\local\temp\AcPublish_6976\14SEDP.dwg Plotted on: Jun 06, 2016 - 1:27pm Plotted by: lmlinn

AMENDED BILL NO. #2145 ORDINANCE NO. #2145

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

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

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

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

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

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

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

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

WHEREAS, after this Work Session, refinements were made to the design concept for this large Town Center Area site, which included revised designs of the some of the residential units relative to the proximity of the garage doors to the fronting streets, increases in public space areas, inclusion of sound mitigation efforts along State Route 100, alterations to the street network to improve safety, function, and calm traffic, and a modification to the design of a cul-de-sac and other lots to increase the bufferyard distance between them and abutting residential lots located in surrounding subdivisions; and

WHEREAS, with this direction from the Planning and Zoning Commission, the petitioner did revise the plan, but concerns lingered regarding the Pond-Grover Loop Road, Birch Forest Drive, and the front-facing garages, which led to another design that did not include the inclusion of any street extensions, i.e. Pond-Grover Loop Road and Birch Forest Drive; and

WHEREAS, this revised plan was reviewed by the Planning and Zoning Commission and it could not reach a majority vote on this project and the associated rezoning of the property and application of the special procedures permit (Planned Residential Development Overlay District); and

WHEREAS, the Planning and Zoning Commission deadlock, with a vote of 5 to 5, which meant the proposal failed for a lack of majority; and

WHEREAS, the Letter of Recommendation from the Planning and Zoning Commission was forwarded to City Council on December 14, 2015, where it conducted another public hearing on this matter, and heard from those individuals in attendance regarding this proposal; and

WHEREAS, at the conclusion of the public hearing, the City Council noted its concerns with the roadway issues and sought an appropriate solution, if possible, which was offered as the following: not connect Birch Forest Drive for all vehicular traffic, but rather design it to accommodate emergency access only, along with pedestrian and bicycle facilities, while requiring the dedication of the necessary and prescribed amount of right-of-way for the Pond-Grover Loop Road, along with requiring the developers to provide an escrow in the amount sufficient to accommodate its construction in the future, but not at this time, thereby allowing further consideration of it by the community; and

WHEREAS, with this direction for design changes to the roadway plan and other conditions, the City Council authorized the preparation of legislation in this regard for presentation on January 11, 2016, along with noting the project, notwithstanding the roadway components described above, was a positive for the Town Center Area and would address a difficult property that had been the subject of many discussions, since the update of the Town Center Plan during the years of 2008 to 2012; and

WHEREAS, the City Council, through its established authority under Chapter 89 of Missouri Revised Statutes and the Wildwood Charter, believes this action is consistent with good planning practice and will protect the public's health, safety, and general welfare by improving the conditions at this site with its redevelopment under a new owner.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, are hereby amended to reflect the change in zoning from the NU Non-Urban Residence District, the R-3 10,000 square foot Residence District, the R-4 7,500 square foot Residence District, and the R-6 and R-6A 4,500 square foot Residence District, with a Planned Environment Unit (PEU) and a Planned Residential Development Overlay District (PRD), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTERLINE OF SECTION 1 AND BEING THE SOUTHWEST CORNER OF EVERGREEN SECTION 2, PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 160, PAGES 67 AND 68 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTH LINE OF SAID EVERGREEN SECTION 2, SOUTH 87°39'31" EAST, 535.26 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 409 OF EVERGREEN PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 226, PAGES 95-97 OF SAID COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 59°04'05", AN ARC LENGTH OF 128.87 FEET, THE CHORD OF WHICH BEARS NORTH 31°31'57" EAST, 123.24 FEET TO A POINT; THENCE NORTH 61°24'00" EAST, 79.93 FEET TO A POINT; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 46°05'00", AN ARC LENGTH OF 160.86 FEET, THE CHORD OF WHICH BEARS NORTH 84°26'30" EAST, 156.56 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF BIRCH FOREST DRIVE (50' WIDE); THENCE ALONG THE SOUTHERN EDGE OF SAID RIGHT-OF WAY SOUTH 72°31'00" EAST, 38.21 FEET TO A POINT; THENCE ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°38'00", AN ARC

LENGTH OF 44.10 FEET, THE CHORD OF WHICH BEARS SOUTH 78°50'00" EAST, 44.01 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 406 OF SAID EVERGREEN PLAT 4; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 406, SOUTH 04°31'00" WEST, 153.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 406, SAID POINT BEING IN THE SOUTH LINE OF SAID EVERGREEN PLAT 4; THENCE ALONG SAID SOUTH LINE SOUTH 87°39'31" EAST, 51.98 FEET TO A FOUND AXLE, SAID POINT BEING THE NORTHWEST CORNER OF EVERGREEN PLAT 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 204, PAGES 71-73 OF SAID COUNTY RECORDS, FROM WHICH POINT A STONE BEARS SOUTH 01°34'37" WEST, 98.54 FEET SAID POINT ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, SOUTH 01°34'37" WEST, 1,128.77 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERN LINE OF LOT 112 OF EVERGREEN PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 190, PAGE 89 OF SAID COUNTY RECORDS, SAID POINT BEING LOCATED ON THE CENTERLINE OF TAYLOR ROAD (30 FEET WIDE), THENCE LEAVING SAID CENTERLINE AND PROCEEDING NORTH 88°25'23"W, 20.00 FEET TO A POINT; THENCE SOUTH 20°00'41" WEST, 94.87 FEET; SOUTH 01°34'37" WEST, 113.11 FEET; SOUTH 45°21'00" WEST, 75.00 FEET TO A POINT BEING ON THE NORTH LINE OF MISSOURI STATE HIGHWAY 100 (ALSO KNOWN AS MANCHESTER ROAD); THENCE WITH SAID NORTH LINE NORTH 85°02'20" WEST, 461.64 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,063.74 FEET, A CENTRAL ANGLE OF 01°22'40", AN ARC LENGTH OF 410.35 FEET, THE CHORD OF WHICH BEARS NORTH 84°21'00" WEST, 410.34 FEET TO A POINT; THENCE NORTH 73°52'26" WEST, 150.88 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,038.74 FEET, A CENTRAL ANGLE OF 01°40'00", AN ARC LENGTH OF 495.64 FEET, THE CHORD OF WHICH BEARS NORTH 82°19'40" WEST, 495.62 FEET TO A POINT; THENCE NORTH 68°37'23" WEST, 157.03 FEET; NORTH 81°12'40" WEST, 863.00 FEET; NORTH 79°53'55" WEST, 500.10 FEET; NORTH 73°28'36" WEST, 230.48 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD (40' WIDE); THENCE ALONG LAST SAID RIGHT-OF-WAY NORTH 27°33'18" WEST, 688.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A 15 FOOT DEDICATION STRIP AS PER EASEMENT PLAT FOR SANDALWOOD CREEK PHASE 1, AS RECORDED IN PLAT BOOK 234, PAGE 33, AND AMENDED IN PLAT BOOK 243, PAGE 3 OF SAID COUNTY RECORDS, FROM WHICH POINT A CONCRETE MONUMENT BEARS SOUTH 87°37'57" EAST, A DISTANCE OF 17.32 FEET; THENCE ALONG THE SOUTH LINE OF SANDALWOOD CREEK CONDOMINIUMS PHASE ONE-A, (PLAT BOOK 234, PAGE 8), SANDALWOOD CREEK CONDOMINIUMS PHASE TWO-A (PLAT BOOK 242, PAGES 84-87), SANDALWOOD CREEK CONDOMINIUMS PHASE SIX-A, (PLAT BOOK 270, PAGES 57-61), AND SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, (PLAT BOOK 285, PAGES 35-38) OF ST. LOUIS COUNTY RECORDS, SOUTH 87°33'57" EAST, 1,534.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, AND ALSO BEING THE SOUTHWEST CORNER OF HUNTERS RUN, A SUBDIVISION AS RECORDED IN PLAT BOOK 320, PAGES 25-28 OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID HUNTERS RUN SOUTH 87°41'40" EAST, 771.44 FEET TO A POINT IN THE AFOREMENTIONED NORTH AND SOUTH CENTERLINE OF SECTION 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID HUNTERS RUN; THENCE ALONG SAID CENTERLINE AND EAST LINE OF SAID HUNTERS RUN NORTH 01°12'37" EAST, 399.14 FEET TO THE NORTHEAST CORNER OF SAID HUNTERS RUN AND THE POINT OF BEGINNING AND CONTAINING 3,436,491 SQUARE FEET MORE OR LESS (78.8898 ACRES MORE OR LESS)

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated December 7, 2015, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of one hundred ninety-four (194)[1] ~~eighty-seven (187)~~, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property. If the Homeowners Association should want to construct an in-ground swimming pool and related cabana, such is allowed within the boundaries of this Planned Residential Development Overlay District (PRD), but must be located in subdivision-owned common ground.

[1] These requests were advertised for 194 units; therefore, a greater number cannot be considered, unless a new public hearing is held.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:
   i. Village A – Eighty (80) foot minimum lot width and lot size of 12,000 square feet.
   ii. Village B – Sixty-three (63) foot minimum lot width and lot size of 9,000 square feet.
   iii. Village C – Sixty-two (62) foot minimum lot width and lot size of 9,000 square feet. ~~excepting four (4) lots, which shall have direct frontage onto the Pond-Grover Loop Road, with on-site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty five (35) feet, and a depth no less than one hundred sixty (160) feet.~~
   iv. Village D – Sixty (60) foot minimum lot width and lot size of 6,500 square feet.
   v. Village E – Thirty-eight (38) foot minimum lot width and lot size of 4,000 square feet.
   vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
   vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least thirty percent (30%) of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to one hundred fifty-seven (157) ~~fifty-three (153)~~ of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of seven point five (7.5) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage, excepting those units in Villages A, C, and E. Units in two (2) of these villages shall be as reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan (Villages A and C). *Garage door(s) associated with any unit located within Village E shall be a minimum of six (6) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage.* Individual garage doors shall not be greater than twenty (20) feet in width and must be carriage types, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of thirty-seven (37) ~~thirty-three (33)~~ of the allowable one hundred ninety-four (194) ~~eighty-seven (187)~~ lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.

f. The first story, interior clear height for all single family dwellings shall be not less than nine (9) feet.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure (in its entirety). The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than 78.7 acres in total.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.

e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the rezoning of the subject site and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

   (1) Twenty (20) feet from any right-of-way line, except any unit served by a rear entry garage, which shall have a build-to distance of ten (10) feet (see Condition 2(a.)).
   (2) Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
   (3) Fifteen (15) feet from any rear yard property line and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.
   (4) Five (5) feet from any rear yard property line for any unit served by a rear entry garage.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of twenty-five (25)

feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

c. State Route 100 - Dedicate the required amount of right-of-way and/or easements along this property's State Route 100 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes and, subject to Subsection 4(d.), construct within this area the extension of the Pond-Grover Loop Road, all necessary intersection modifications and upgrades, and other improvements required therein. Improvements to State Route 100 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 100 and directed by the Department of Public Works.

d. Pond-Grover Loop Road – Subject to the conditions that follow in this Subsection [4 (d.)], petitioners/developer shall construct the Pond-Grover Loop Extension, as shown on the approved Preliminary Plan; ~~deviations in~~ modifications to the location and design of the extension from what is shown on the plan may be approved by the Directors of the Departments of Planning and Public Works, so long as the purpose of the extension, as contemplated by the Town Center Plan, is ~~fulfilled~~ satisfied; the final location, design and specifications of the ~~plan~~ extension shall be shown on the applicable plat of the subdivision, as approved by City Council.
   i. The extension shall be constructed pursuant to applicable City standards;
   ii. The cost of constructing the extension shall be determined by petitioners/developer, subject to ~~approval~~ review and acceptance by the Directors of Planning and Public Works, prior to approval of the applicable plat;
   iii. Upon acceptance ~~approval~~ of the cost by the Directors of Planning and Public Works, and prior to approval of the applicable plat, the petitioners/developer and the City shall execute an agreement that provides for the following:
      1. The dedication of right-of-way to the City for the extension, pursuant to the applicable plat, and such other instruments, as may be reasonably required by the City;
      2. A Letter of Credit, in the amount of the cost, issued to the City, as beneficiary, shall be obtained by petitioners/developer from a financial institution and with terms and conditions and an outside expiration date (including any renewal terms) that are acceptable to the Directors of Planning and Parks and the City Attorney and in accord with the terms and conditions of this Subsection [4(d.)] for the purpose of securing the performance of the construction of the extension; and the Letter of Credit shall be issued and delivered to the City, prior to approval of the applicable plat;
      3. Commencement of construction of the extension within ninety (90) days after a Notice to Proceed is issued by the Directors of Planning and Public Works to petitioners/developer and petitioners/developer shall proceed and complete the extension in accordance with a schedule approved by the Directors of Planning and Public Works;

      4. If Notice to Proceed is not issued by the second ~~first~~ anniversary date of the approval of the applicable plat or if the City issues a notice to petitioners/developers stating the extension should not be constructed, petitioners/developer's obligation to construct the extension shall terminate, the Letter of Credit shall terminate, and the dedication shall be released/reconveyed to the petitioners/developers, or their successor(s), in title; the area on the plan set aside for the extension shall, in the event of such release and reconveyance, be converted to common ground, with trail(s) and associated public easements for them, as approved by the Director of Planning and Parks; and
      5. The City shall execute and record such instruments and documents, as may be reasonably necessary to effect the foregoing terminations and release/reconveyance.

~~e. Establish a minimum seventy (70) foot wide public right-of-way dedication to the City of Wildwood and construct the Pond Grover Loop Road Extension through the site that provides a total of two (2), eleven (11) foot wide lanes (not inclusive of the concrete vertical curb and gutter), a minimum ten (10) foot wide grass median, and a five (5) foot wide sidewalk on east side of this internal roadway, and a ten (10) foot wide multiple use trail on its west side, all of which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Tree lawn areas and all stormwater management facilities shall be the developer's responsibility to provide and construct as well. Along with this dedication of seventy (70) feet of right of way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right of way of Pond Grover Loop Road and directed by the Department of Public Works.~~

   ~~i. The developer is also responsible for the construction of a roundabout at a location approved by the Planning and Zoning Commission on the Site Development Plan. This roundabout shall be designed, engineered, and constructed in accordance with the Town Center Plans Street Specifications and Streetscape Requirements. The Departments of Public Works and Planning shall direct determinations in this regard, along with final action by the Planning and Zoning Commission.~~

e. Internal Streets - Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. The construction of these improvements is the sole responsibility of the developer(s) of this project. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be

installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Eatherton Road Extension - Dedicate the required amount of right-of-way and/or easements within the boundaries of this property to the City of Wildwood for the construction of the Eatherton Road Extension for public roadway purposes, which include a minimum driving surface of two (2) lanes that total twenty-six (26) feet in width, a five (5) foot wide sidewalk on both sides of this driving surface, and street trees and lights, including a minimum seven (7) foot wide tree lawn area for these improvements. A roundabout, and related channelization islands and other improvements as set forth therein, is required within the Eatherton Road Extension right-of-way area and the developer is responsible for its construction. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Birch Forest Drive – The trail/emergency extension of ~~extend~~ Birch Forest Drive, from its current terminus into the subject site, shall be limited to a design that accommodates only emergency and pedestrian/bicyclist access. The construction ~~and~~ of this trail/emergency extension shall adhere to established and accepted design, engineering, and material standards and specifications, which would allow for emergency vehicles only, pedestrians, and bicyclists to access across it, while blocking any other vehicle by a system of bollards (or acceptable alternative), to be selected in terms of their types and placements, as directed by the ~~Town Center Plan's Street Specifications and the Streetscape Design Requirements~~ Department of Public Works and the Metro West Fire Protection District, all needing final action by the Planning and Zoning Commission on the Site Development Plan. Safety Components determined necessary for the design and construction/reconstruction of this alternative, trail/emergency/pedestrian/bicyclist ~~any stub street~~ extension shall be indicated on the Site Development Plan and reviewed and acted upon thereafter by the Planning and Zoning Commission.

h. Service Lanes (alleys) - Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

j. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

k. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

l. Construction access shall be from State Route 100 during the development of this site, not via Birch Forest Drive and/or Eatherton Road.

m. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

n. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

o. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

p. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

q. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

r. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

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

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
4	6-6-2016 REVISED PER CITY COMMENTS

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

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

The Villages at Brightleaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
ORDINANCE #2145

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All 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 — PROFESSIONAL ENGINEER — E-28643

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	June 6, 2016
Designed: MF	Sheet 9.1
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\lmilner\appdata\local\temp\AcPublish_6976\14138SDP.dwg Plotted on: Jun 06, 2016 - 1:21pm Plotted by: lmilner

s. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

t. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred ninety-four (194) ~~eighty-seven (187)~~ dwelling units.

u. The developer shall provide a minimum twenty (20) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire eastern boundary of the site, where existing woodlands are not preserved, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

v. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

w. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

x. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

y. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

z. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

(11)

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for the purposes of assisting with completion of required improvements within the right-of-way of the Pond-Grover Loop Road, if constructed. Additionally, credits may also be considered toward the construction of the Eatherton Road extension through the subject site, but would be solely based upon the difference in cost of a residential type street, of the same dimensions, versus this arterial type roadway. Credits would only be considered for the Eatherton Road Extension, if Pond-Grover Loop Road were not to be constructed. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate points of natural discharge and may not be disturbed.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development, unless otherwise accepted by the Metropolitan St. Louis Sewer District.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and

(13)

the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

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

Roadway Improvements

c. Improvements to State Route 100 and Eatherton Road must be completed prior to the issuance of building permits in excess of ten (10) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

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

(15)

Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,741.4 square feet per new single family dwelling. The provision of public space shall substantially comply with the Preliminary Development Plan submitted in conjunction at the public meeting on November 2, 2015.

Editor's Note: Changes to the report from its October 5, 2015 version to the November 2, 2015 are with a single strike-through line. Previous changes considered by the members at their October 5, 2015 Planning and Zoning Commission meeting are indicated by blue-type. No modifications have been made to the Letter of Recommendation, since the Planning and Zoning Commission took action upon it on November 16, 2015, excepting Condition 2(d.). This condition was recommended for a change, as part of the motion and vote on the overall Letter of Recommendation, which, again, failed for a lack of majority. Changes to the Letter of Recommendation, which were supported by the City Council and authorize for inclusion in the proposed Bill, are indicated in brown, bolded type. Blue, bolded type reflects changes from the January 11, 2016 City Council meeting.

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

This Bill was passed and approved this 25 day of January, 2015, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer — Timothy Woerther, Mayor

ATTEST:

City Clerk — Liz Weiss, City Clerk

(17)

aa. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

bb. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

cc. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

dd. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

~~ee. No portion of any lot that is to be located within the proposed eight (8) lot cul-de-sac solely served by Pond-Grover Loop Road shall extend closer than thirty (30) feet to the abutting Planned Residential Development Overlay District (PRD) boundary to their north. This buffer area shall be protected from all land disturbance activities. Additionally, the common boundary between this site and the Sandalwood Creek and Hunters Run Subdivisions shall be separated by a minimum ten (10) foot buffer area that is common ground. This area shall also be protected from all land disturbance activities.~~

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of provided parking spaces by the following rate:

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

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space.)

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

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

(12)

the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

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

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

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

Floodplain Study and Plans/Wetlands Study

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in

(14)

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

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

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required.

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

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

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District

(16)

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

Drawing name: C:\Users\lmilner\appdata\local\temp\AcPublish_6976\14138SDP.dwg Plotted on: Jun 06, 2016 - 1:21pm Plotted by: lmilner

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
4	6-6-2016 REVISED PER CITY COMMENTS

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

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

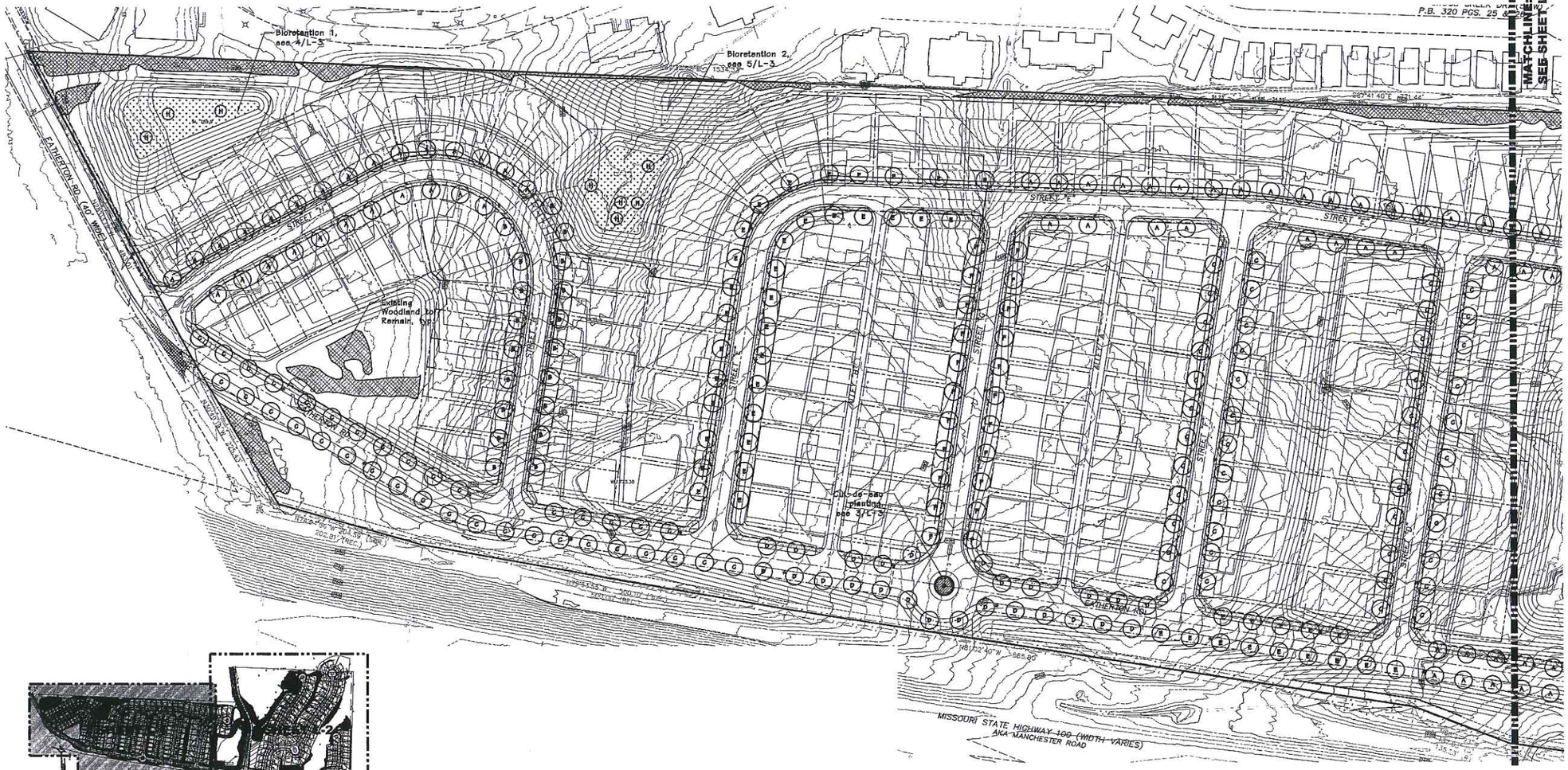
The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
ORDINANCE #2145

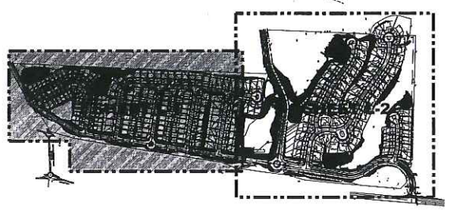
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and this engineer expressly disclaims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

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

Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number 14-04-138
Date June 6, 2016
Designed: MF
Drawn: SL
Checked: SL
Sheet 9.2
SDP





KEY PLAN
N.T.S.

LANDSCAPE PLAN
SCALE 1"=60'

0 60 120 240

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	CANOPY PROVIDED	PERCENTAGE
STREET TREES							
A	121	Quercus rubra	Red Oak	2.5"	Deciduous	1000 sq.ft.	20.0%
B	93	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5"	Deciduous	1000 sq.ft.	15.3%
C	126	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	Deciduous	1000 sq.ft.	20.8
D	65	Acer rubrum 'Frankred'	Red Sunset Maple	2.5"	Deciduous	700 sq.ft.	10.7%
E	128	Quercus bicolor	Swamp White Oak	2.5"	Deciduous	1000 sq.ft.	20.8%
F	75	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	2.5"	Deciduous	700 sq.ft.	12.4%
	608	TOTAL STREET TREES					=100%

WILDWOOD GENERAL NOTES:

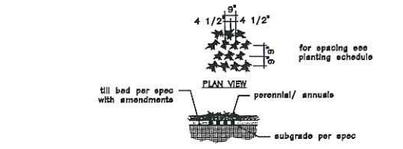
A. Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
B. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (P.O.Box GG, Savoy, IL 61874-9902)
C. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign and at least 30' from any intersection.
D. Locations of street trees may be subject to change in order to avoid conflict with street lighting.
E. Any planting within a tree preservation area, as designated on the Tree Preservation Plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
F. Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
G. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
H. All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
I. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landsape Architect immediately to relocate affected plant material.
J. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil compostion and pH levels are suitable for plant material specified for that specific location.

LANDSCAPE CALCULATIONS:

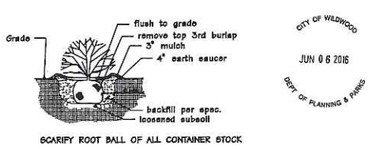
A) Street Trees
1. Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
17,241 LF ÷ 40 = 431 minimum street trees required

2. A maximum of forty percent (40%) of one (1) species may be utilized to meet planting requirements.

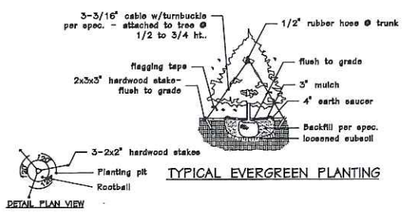
3. Street trees shall not be planted closer than three (3) feet to any curb.



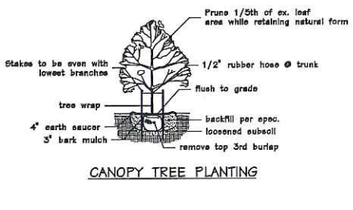
TYPICAL PERENNIAL PLANTING



TYPICAL SHRUB PLANTING



TYPICAL EVERGREEN PLANTING



CANOPY TREE PLANTING

CITY OF WILDWOOD
JUN 06 2016
DEPT OF PLANNING & PARKS

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

loomisAssociates
landscape+architects+planners
Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 07/07/15
Job #: 643.006

Grand Trees

ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
1	Elm	35	50	2	some trunk decay at 4'
2	Sycamore	26	50	2	UTIL trimmed
3	Cottonwood	34	50	2	
4	White Ash	27	50	3	
5	Red Oak	27	40	2	
6	White Pine	20	25	3	
7	White Pine	24	30	2	broken lower limbs
8	Red Oak	24	60	2	some deadwood
9	Shingle Oak	25	50	2	ivy
10	Red Oak	25	60	3	
11	Red Oak	24	60	3	
12	Hickory	24	60	4	
13	Elm	24	50	3	
14	Elm	24	50	3	vines
15	White Oak	30	60	2	fork at 5'
16	Red Oak	25	50	2	
17	White Oak	25	60	2	some deadwood
18	Hickory	30	60	2	dork at 6'
19	White Oak	26	70	2	some deadwood
20	White Oak	37	70	2	fork at 5'
21	Hickory	24	50	3	
22	Sassafras	28	40	3	
23	Silver Maple	46	60	2	some deadwood
24	Hickory	25	40	2	fence
25	Red Oak	28	50	3	
26	Red Oak	26	70	3	fork at 4'
27	Red Oak	24	60	2	fork at 4', fence
28	White Oak	28	60	3	vines
29	Shingle Oak	26	60	3	
30	Cedar	20	25	3	vines
31	Elm	43	80	3	vines
32	Elm	26	50	2	
33	Shingle Oak	24	50	2	fork at 4'
34	White Oak	36	70	3	
35	Elm	25	60	3	lower deadwood
36	Shingle Oak	39	70	2	
37	Elm	30	70	3	
38	Elm	24	60	3	some deadwood
39	Shingle Oak	30	60	3	deadwood
40	Shingle Oak	25	60	2	
41	Shingle Oak	28	50	3	
42	White Oak	25	50	3	
43	Red Oak	25	50	2	
44	White Oak	24	50	3	
45	White Oak	25	50	3	
46	White Oak	34	60	2	lower deadwood
47	White Oak	29	70	2	some deadwood
48	White Oak	28	60	3	
49	Shingle Oak	24	60	2	lower deadwood
50	White Pine	20	35	3	
51	Shingle Oak	24	60	2	
52	Shingle Oak	27	20	2	some deadwood
53	White Pine	26	50	3	
54	Shingle Oak	27	40	3	
55	White pine	20	50	2	vines
56	Shingle Oak	27	30	2	
57	Catalpa	27	50	2	
58	Pin Oak	29	60	3	
59	Cedar	20	30	3	
60	Red Oak	34	60	2	
61	Red Oak	24	50	3	
62	Red Oak	24	50	2	
63	Red Oak	28	50	2	

RATING: 1 = Poor
2 = Fair
3 = Good
4 = Excellent

Report

A.	Acreage of Stand:	48±
B.	Foresty Type:	Oak-Hickory Hardwoods
C1.	Dominant species:	Red and White Oaks, Shingle Oak, Hickory
C2.	Co-dominant species:	Sassafras, Elm, Cedar, Persimmon
D.	Density per acre:	272± of 2.5" DBH or greater
E.	Avg. Canopy diameter:	19.4"
F.	Avg. overstory DBH:	7.69"
G.	% of dominant species:	24% Red and White Oaks, 24% Hickory, 14% Shingle Oak,
H.	Understory vegetation:	Bush Honeysuckle, Gooseberry, Multiflora Rose, Trumpet Honeysuckle, Virginia Creeper, Wintercreeper, May Apple
I.	Apparent health problems:	Deadwood

BAF-10 Data:

Average Tree Basal Area (Sq.Ft.) / Basal Area per Acre (Sq.Ft.)

SP1: 0.593 / 1718.69
SP2: 0.633 / 1835.00
SP3: 0.307 / 1260.69
SP4: 0.386 / 1159.11
SP5: 0.443 / 753.47
SP6: 0.514 / 1079.89
SP7: 0.542 / 1355.32
SP8: 0.466 / 1070.89
SP9: 0.320 / 959.90

Total: 0.467 / 1327.34

BAF-10 Sample Plots

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP1	100	Hickory	14	35	3	
SP1	101	White Oak	14	35	2	
SP1	102	Red Oak	24	45	2	
SP1	103	White Oak	5	15	2	
SP1	104	Hickory	12	30	3	
SP1	105	Red Oak	14	30	2	
SP1	106	Sassafras	5	20	3	
SP1	107	Hickory	10	35	3	
SP1	108	Red Oak	7	15	2	
SP1	109	Sassafras	7	15	2	
SP1	110	Sassafras	10	20	2	
SP1	111	Dogwood	3	15	3	
SP1	112	Hickory	4	20	3	
SP1	113	White Oak	5	12	3	
SP1	114	Hickory	14	40	3	fork at 2'
SP1	115	White Oak	10	20	2	
SP1	116	White Oak	10	30	3	
SP1	117	Sugar Maple	2.5	12	4	
SP1	118	Hackberry	2.5	10	3	
SP1	119	Hackberry	6	20	2	
SP1	120	Hickory	2.5	15	3	
SP1	121	Cedar	2.5	8	4	
SP1	122	Dogwood	5	15	2	
SP1	123	Dogwood	4	12	2	
SP1	124	Elm	3	12	2	
SP1	125	Hickory	30	60	2	
SP1	126	Cedar	4	8	2	
SP1	127	Hickory	2.5	8	2	
SP1	128	Sassafras	4	15	3	
SP2	129	White Oak	8	25	2	
SP2	130	White Oak	7	15	2	
SP2	131	White Oak	12	25	2	
SP2	132	Hickory	6	20	4	
SP2	133	Hickory	6	15	4	
SP2	134	Hickory	3	8	3	
SP2	135	White Oak	10	25	3	
SP2	136	White Oak	14	35	2	
SP2	137	Shingle Oak	22	40	2	
SP2	138	Shingle Oak	7	20	2	
SP2	139	White Oak	6	20	2	
SP2	140	Hickory	7	20	3	
SP2	141	Hickory	6	25	3	
SP2	142	Red Oak	12	40	2	
SP2	143	Hickory	4	15	3	
SP2	144	Hickory	16	35	3	
SP2	145	Hickory	2.5	8	3	
SP2	146	White Oak	6	20	3	
SP2	147	White Oak	10	40	3	
SP2	148	Hickory	6	20	4	
SP2	149	White Oak	20	35	3	
SP2	150	Red Oak	18	35	1	
SP2	151	Hickory	2.5	8	3	
SP2	152	Shingle Oak	12	30	2	
SP2	153	White Oak	6	20	3	
SP2	154	Shingle Oak	14	20	2	
SP2	155	White Oak	12	40	2	
SP2	156	White Oak	14	35	3	
SP2	157	Cedar	6	12	3	
SP3	158	Shingle Oak	12	20	3	
SP3	159	Shingle Oak	20	35	2	
SP3	160	Dogwood	2.5	12	3	
SP3	161	Shingle Oak	14	30	3	
SP3	162	Shingle Oak	12	30	2	
SP3	163	Shingle Oak	8	15	3	
SP3	164	Sassafras	8	20	2	
SP3	165	Sassafras	3	6	2	
SP3	166	Persimmon	8	15	3	
SP3	167	Persimmon	8	15	3	Ivy
SP3	168	Sassafras	3	6	2	
SP3	169	Hickory	5	12	3	
SP3	170	Hickory	4	12	3	
SP3	171	Sassafras	3	6	2	
SP3	172	Sassafras	4	8	2	
SP3	173	Persimmon	5	8	3	
SP3	174	Cedar	5	8	2	
SP3	175	Shingle Oak	5	8	2	
SP3	176	Shingle Oak	14	40	2	
SP3	177	Cedar	6	20	2	
SP3	178	Shingle Oak	12	40	2	
SP3	179	Persimmon	3	6	3	
SP3	180	Shingle Oak	6	15	2	
SP3	181	Sassafras	6	0	0	
SP3	182	Sassafras	8	0	0	
SP3	183	Sassafras	8	0	0	
SP3	184	Sassafras	3	0	0	
SP3	185	Sassafras	6	0	0	
SP3	186	Sassafras	4	0	0	
SP3	187	Sassafras	5	6	1	
SP3	188	Elm	6	10	3	
SP3	189	Sassafras	4	6	3	
SP3	190	Elm	6	10	3	
SP3	191	Sassafras	8	0	0	
SP3	192	Sassafras	8	0	0	
SP3	193	Shingle Oak	6	20	2	
SP3	194	Sassafras	3	6	1	
SP3	195	Sassafras	4	8	2	
SP3	196	Sassafras	4	8	2	
SP3	197	Elm	3	10	2	
SP3	198	Elm	6	20	3	
SP4	199	Shingle Oak	24	60	3	
SP4	200	Hickory	8	25	3	
SP4	201	Hickory	6	20	3	
SP4	202	Hickory	6	20	3	
SP4	203	Hickory	4	8	3	
SP4	204	Hickory	4	8	3	
SP4	205	White Oak	12	35	2	
SP4	206	Sassafras	8	15	2	
SP4	207	Hickory	10	30	4	
SP4	208	Hickory	8	25	4	
SP4	209	Hickory	5	15	3	
SP4	210	Hickory	7	25	4	
SP4	211	Hickory	6	15	4	
SP4	212	Hickory	4	10	4	
SP4	213	Elm	5	15	2	
SP4	214	Shingle Oak	12	35	2	
SP4	215	Hickory	5	12	4	
SP4	216	Hickory	8	25	4	
SP4	217	Hickory	10	25	4	
SP4	218	Hickory	7	20	4	
SP4	219	Hickory	6	20	3	
SP4	220	Hickory	6	20	4	
SP4	221	Hickory	7	20	4	
SP4	222	White Oak	10	35	3	
SP4	223	White Oak	12	35	2	
SP4	224	Elm	8	25	2	
SP4	225	Shingle Oak	4	20	3	
SP4	226	Hickory	3	15	4	
SP4	227	Hickory	3	15	4	
SP4	228	Sassafras	4	10	2	

BAF-10 Sample Plots

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP5	229	Hickory	6	20	3	
SP5	230	Hickory	6	20	3	
SP5	231	Hickory	4	8	3	
SP5	232	Shingle Oak	4	20	3	
SP5	233	Hickory	3	15	4	
SP5	234	Sassafras	4	10	2	
SP5	235	Elm	6	10	3	
SP5	236	Sassafras	6	12	2	
SP5	237	White Oak	12	35	2	
SP5	238	Sassafras	8	15	2	
SP5	239	Red Oak	18	35	1	
SP5	240	Hickory	2.5	8	3	
SP5	241	White Oak	14	35	2	
SP5	242	White Oak	10	30	3	
SP5	243	Sugar Maple	2.5	12	4	
SP5	244	Shingle Oak	14	20	2	
SP5	245	White Oak	12	40	2	
SP6	246	White Oak	10	25	3	
SP6	247	White Oak	14	35	2	
SP6	248	Shingle Oak	22	40	2	
SP6	249	Shingle Oak	7	20	2	
SP6	250	White Oak	6	20	2	
SP6	251	Cedar	5	8	3	
SP6	252	Cedar	7	8	4	
SP6	253	Cedar	8	8	3	
SP6	254	Cedar	4	8	4	
SP6	255	Hickory	4	8	3	
SP6	256	White Oak	12	35	2	
SP6	257	Cedar	6	20	2	
SP6	258	Sassafras	8	15	2	
SP6	259	Hickory	10	30	4	
SP6	260	White Oak	12	40	2	
SP6	261	White Oak	14	35	3	
SP6	262	Cedar	6	12	3	
SP6	263	Cedar	8	8	3	
SP6	264	Cedar	10	8	4	
SP6	265	Sassafras	5	6	2	
SP6	266	Elm	6	10	2	
SP7	267	Shingle Oak	14	30	3	
SP7	268	Shingle Oak	12	30	2	
SP7	269	Shingle Oak	8	15	3	
SP7	270	Sassafras	8	20	2	
SP7	271	Sassafras	3	6	2	
SP7	272	Persimmon	8	15	3	
SP7	273	Cedar	5	8	2	
SP7	274	Shingle Oak	5	8	2	
SP7	275	Hickory	3	15	4	
SP7	276	Sassafras	4	10	2	
SP7	277	White Oak	5	15	2	
SP7	278	Hickory	12	30	3	
SP7	279	Red Oak	14	30	2	
SP7	280	Sassafras	5	20	3	
SP7	281	Hickory	10	35	3	
SP7	282	Shingle Oak	5	8	2	
SP7	283	Shingle Oak	14	40	2	
SP7	284	Cedar	6	20	2	
SP7	285	White Oak	7	15	2	
SP7	286	White Oak	12	25	2	
SP7	287	Hickory	6	20	4	
SP7	288	White Oak	20	35	3	
SP7	289	Red Oak	18	35	1	
SP7	290	Elm	5	15	2	
SP7	291	Shingle Oak	12	35	2	
SP8	292	Red Oak	18	35	1	
SP8	293	Hickory	2.5	8	3	
SP8	294	Shingle Oak	12	30	2	
SP8	295	Hickory	6	20	4	
SP8	296	Shingle Oak	7	20	2	
SP8	297	White Oak	6	20	2	
SP8	298	Hickory	7	20	3	
SP8	299	White Oak	6	20	3	
SP8	300	White Oak	10	40	3	
SP8	301	Shingle Oak	12	30	2	
SP8	302	Red Oak	18	35	1	
SP8	303	Cedar	5	8	2	
SP8	304	Shingle Oak	5	8	2	
SP8	305	Hickory	3	15	4	
SP8	306	Sassafras	4	10	2	
SP8	307	Sassafras	4	8	2	
SP8	308	Elm	3	10	2	
SP8	309	Hickory	12	30	3	
SP8	310	Red Oak	14	30	2	
SP8	311	Dogwood	3	12	3	
SP8	312	Dogwood	3	12	3	
SP8	313	White Oak	14	35	3	
SP8	314	Sassafras	8	20	2	
SP9	315	White Oak	5	15	2	
SP9	316	Hickory	12	30	3	
SP9	317	Red Oak	7	15	2	
SP9	318	Sassafras	7	15	2	
SP9	319	Sugar Maple	4	12	4	
SP9	320	Sugar Maple	4	15	4	
SP9	321	Dogwood	4	12	2	
SP9	322	Elm	3	12	2	
SP9	323	Persimmon	6	15	3	
SP9	324	Persimmon	8	15	3	
SP9	325	Sassafras	3	6	2	
SP9	326	Hickory	5	12	3	
SP9	327	White Oak	10	20	2	
SP9	328	White Oak	10	30	3	
SP9	329	Persimmon	8	15	3	
SP9	330	Elm	3	12	2	
SP9	331	White Oak	5	15	2	
SP9	332	Hickory	12	30	3	
SP9	333	Shingle Oak	12	30	2	
SP9	334	Red Oak	18	35	1	
SP9	335	Persimmon	6	15	3	
SP9	336	Sassafras	3	6	2	
SP9	337	Elm	6	10	3	
SP9	338	Sassafras	8	0	0	
SP9	339	White Oak	6	20	3	
SP9	340	White Oak	10	40	3	
SP9	341	Hickory	6	20	4	
SP9	342	Persimmon	5	8	3	
SP9	343	Cedar	5	8	2	
SP9	344	Shingle Oak	5	8	2	

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
6/2/16
Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

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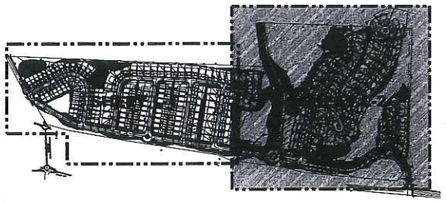
e-mail: lainfo@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

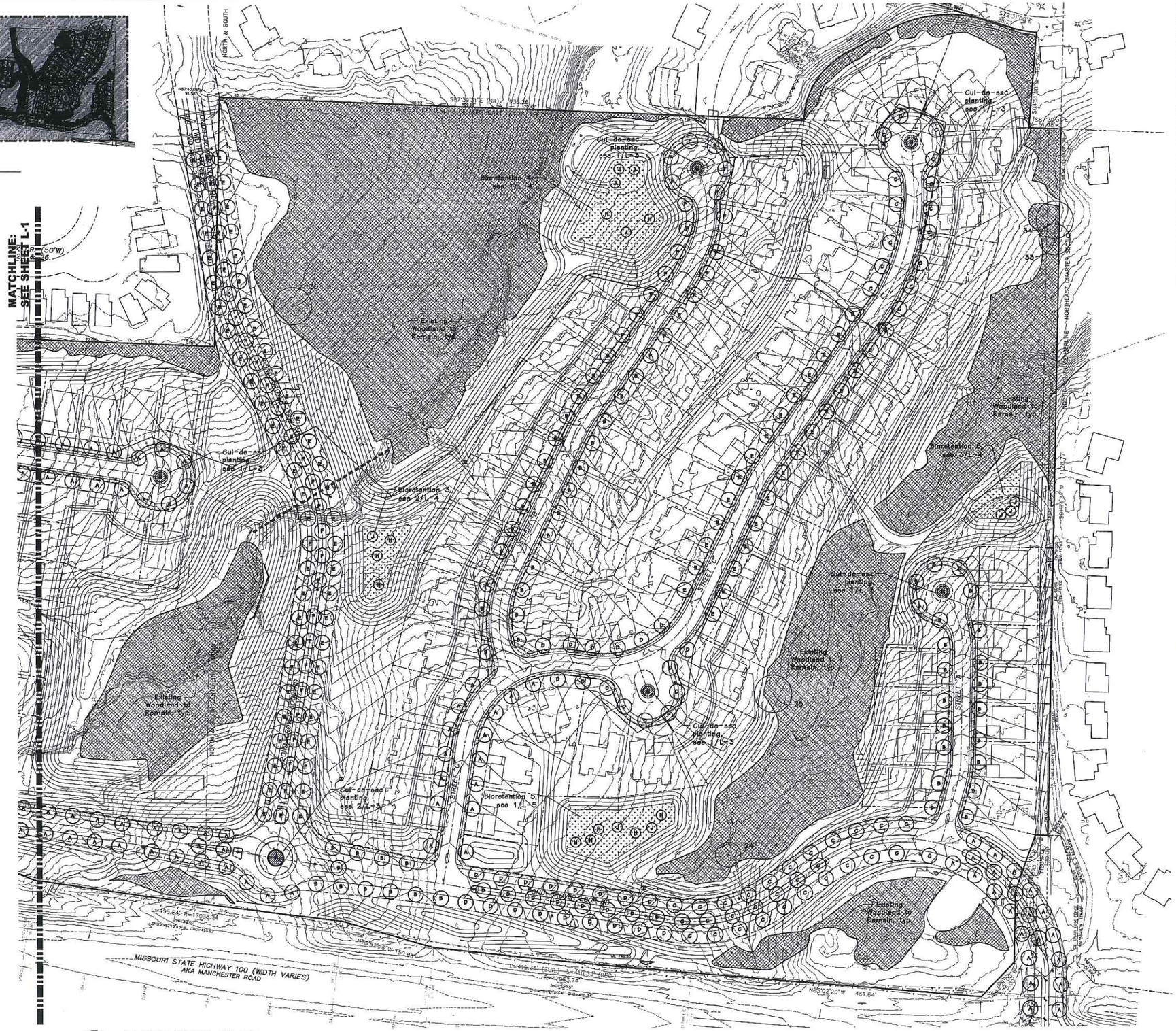
Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-3

Date: 05/11/16
Job #: 643.006



KEY PLAN
N.T.S.



LANDSCAPE PLAN
SCALE 1"=60'

0 60 120 240

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

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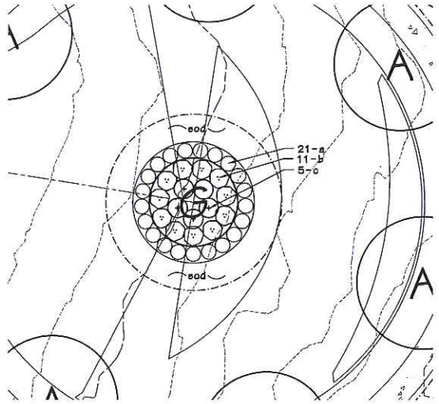
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

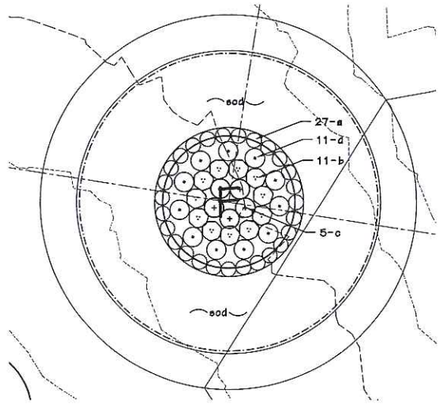
Sheet Title: Landscape Plan

Sheet No: L-2

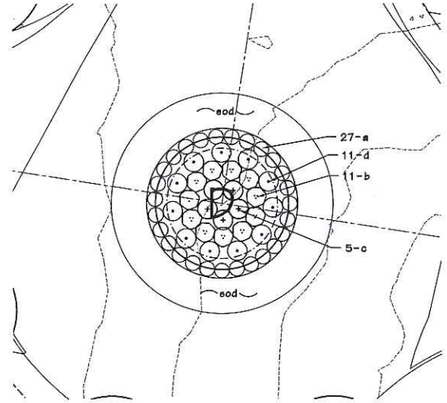
Date: 07/07/15
Job #: 643.006



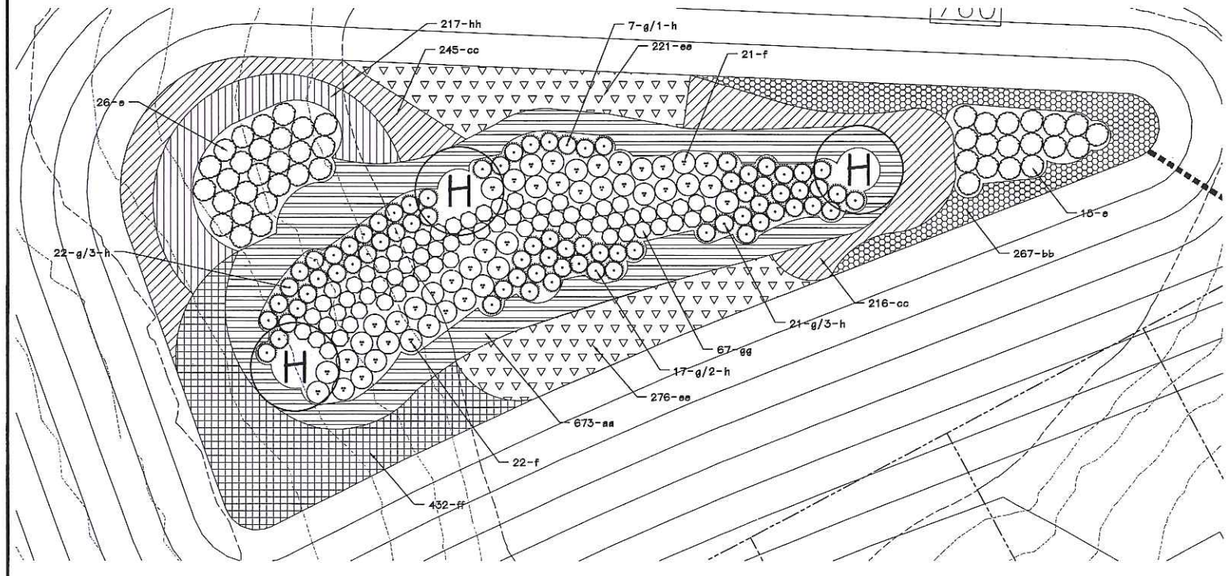
1 L-3 CUL-DE-SAC LANDSCAPE PLAN
SCALE 1"=10'



2 L-3 ROUNADABOUT LANDSCAPE PLAN
SCALE 1"=10'

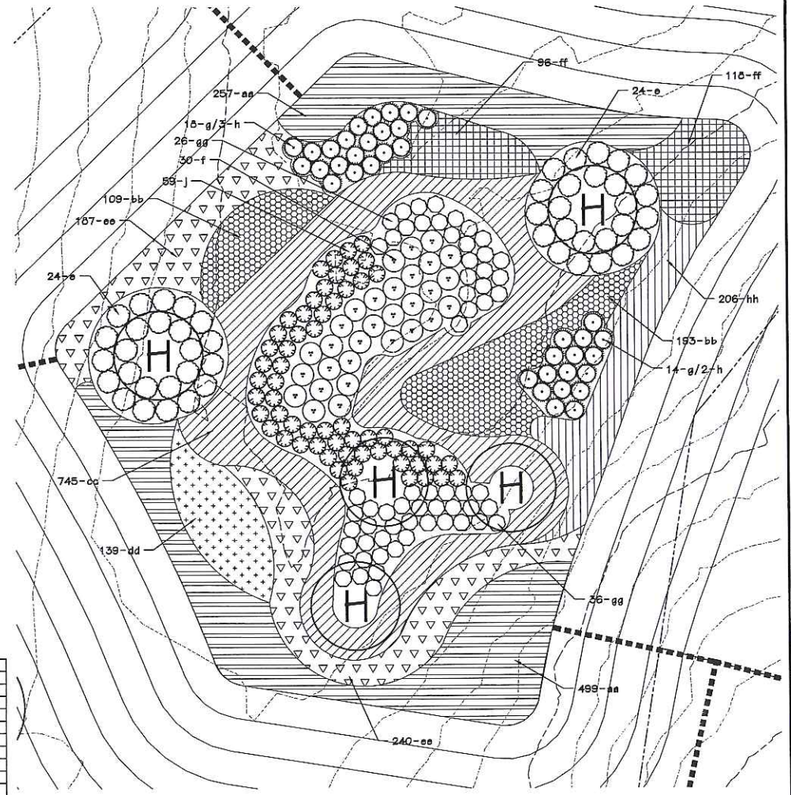


3 L-3 ROUNDABOUT LANDSCAPE PLAN
SCALE 1"=60'



4 L-3 BIORETENTION 1 LANDSCAPE PLAN
SCALE 1"=10'

0 10 20 40



5 L-3 BIORETENTION 2 LANDSCAPE PLAN
SCALE 1"=10'

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
CUL-DE-SAC PLANTINGS					
TREES					
G	5	Malus x 'Spring Snow'	Spring Snow Crabapple	2"	Deciduous, Understory
SHRUBS					
a	159	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	24-36"	Evergreen shrub
b	77	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24-36"	Deciduous shrub
c	35	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24-36"	Deciduous, shrub
d	22	Rosa 'Radrazz'	Red Knockout Rose	24-36"	Deciduous, shrub

PLANTING SCHEDULE

QUANTITY		BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
BIORETENTION PLANTINGS					
TREES					
H	14	Carpinus caroliniana 'JFS-KWS'	Native Flame Hornbeam	2"	Deciduous, Understory
J	8	Chionanthus virginicus	Fringe Tree	2"	Deciduous, Understory
SHRUBS					
e	223	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 gal	Deciduous, shrub
f	244	Cornus sericlea 'Isanti'	Isanti Red Twig Dogwood	3 gal	Deciduous, shrub
g	240	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal	Deciduous, shrub
h	29	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal	Deciduous, shrub
j	331	Itea virginana 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal	Deciduous, shrub
PERENNIALS AND GRASSES					
aa	3442	Carex vulpinoidea	Fox Sedge	plug	space 18" o.c.
bb	1889	Echinacea purpurea	Purple Coneflower	plug	space 18" o.c.
cc	2393	Iris fulva	Copper Iris	plug	space 18" o.c.
dd	1078	Liatris spicata 'Kobold'	Kobold Blazing Star	plug	space 18" o.c.
ee	1776	Lobelia cardinalis	Cardinal Flower	plug	space 18" o.c.
ff	1537	Monarda fistulosa	Bee Balm	plug	space 18" o.c.
gg	425	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 gal	space as shown
hh	2410	Rudbeckia fulgida	Black-eyed Susan	plug	space 18" o.c.

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
6/2/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

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Checked: JAS

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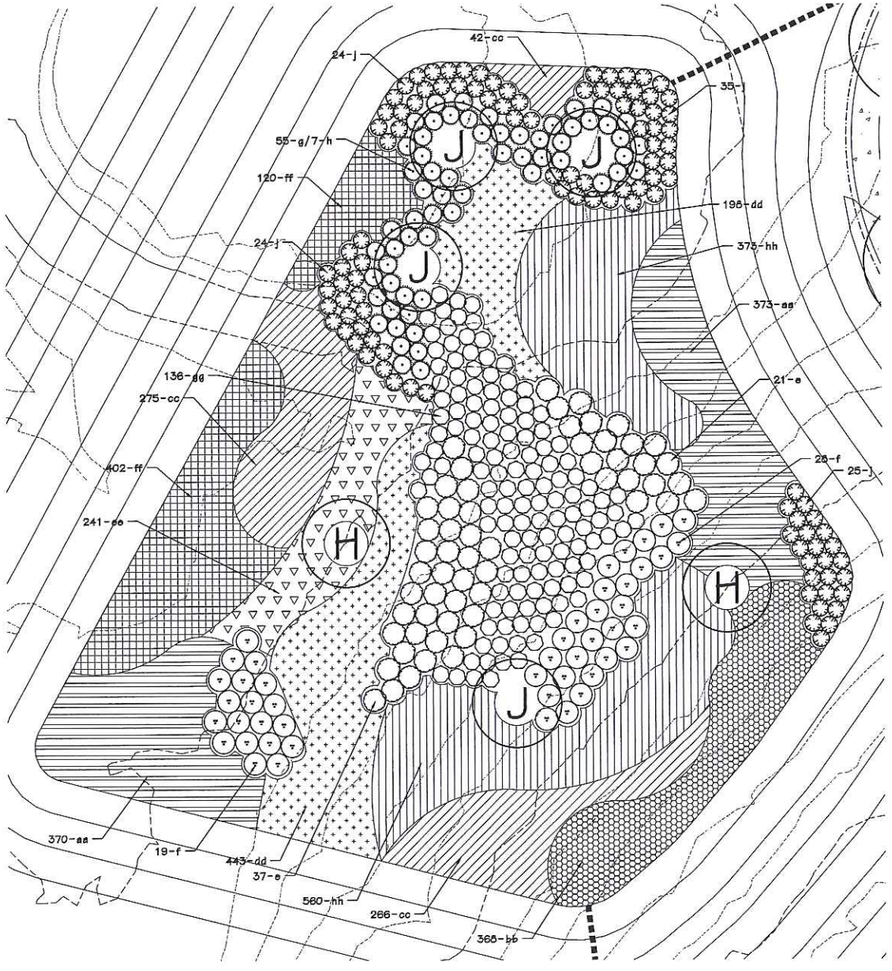
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

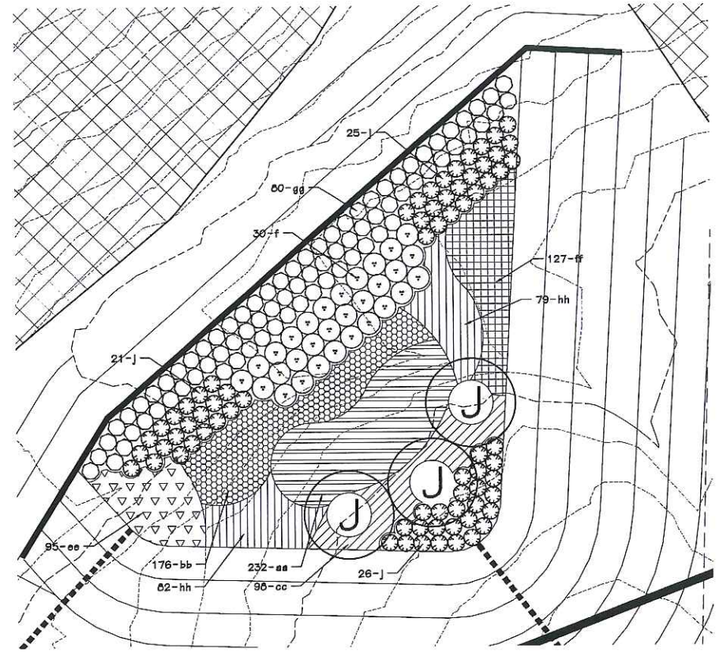
Sheet No: L-3

Date: 07/07/15
Job #: 643.006

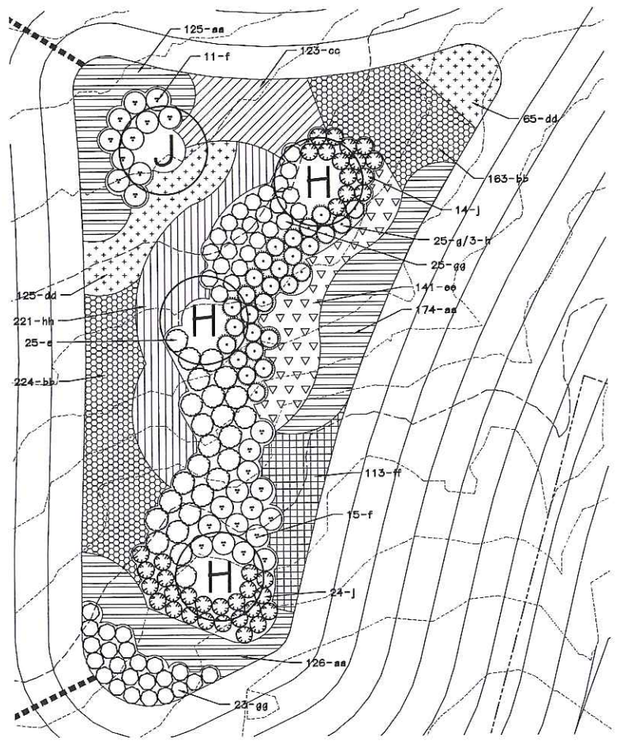


1 L-4 BIORETENTION 4 LANDSCAPE PLAN
SCALE 1"=10'

0 10 20 40



3 L-4 BIORETENTION 6 LANDSCAPE PLAN
SCALE 1"=10'



2 L-4 BIORETENTION 3 LANDSCAPE PLAN
SCALE 1"=10'

Jerald Saunders - Landscape Architect
MO License # LA-007
6/2/16

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

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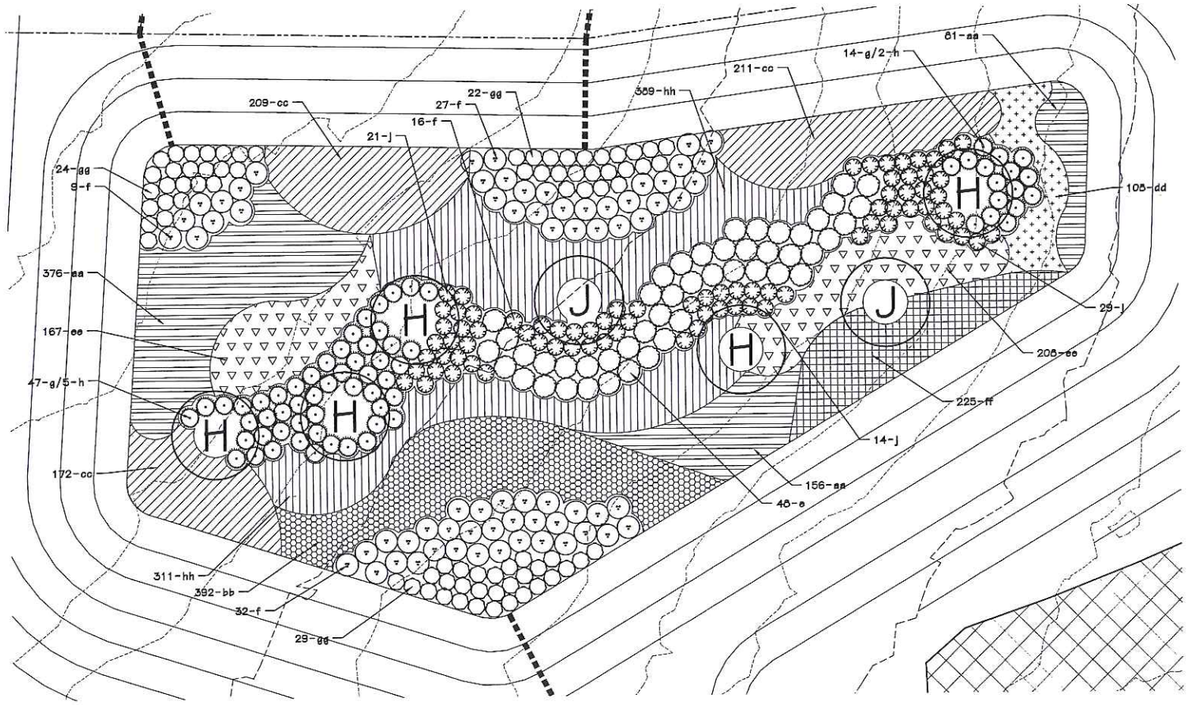
Missouri State Certificate of Authority #: LAC #2000178

Sheet Title: Bioretention Landscape Plan

Sheet No: L-4

Date: 07/07/15
Job #: 643.006



BIORETENTION 5 LANDSCAPE PLAN
SCALE 1"=10'

0 10 20 40

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

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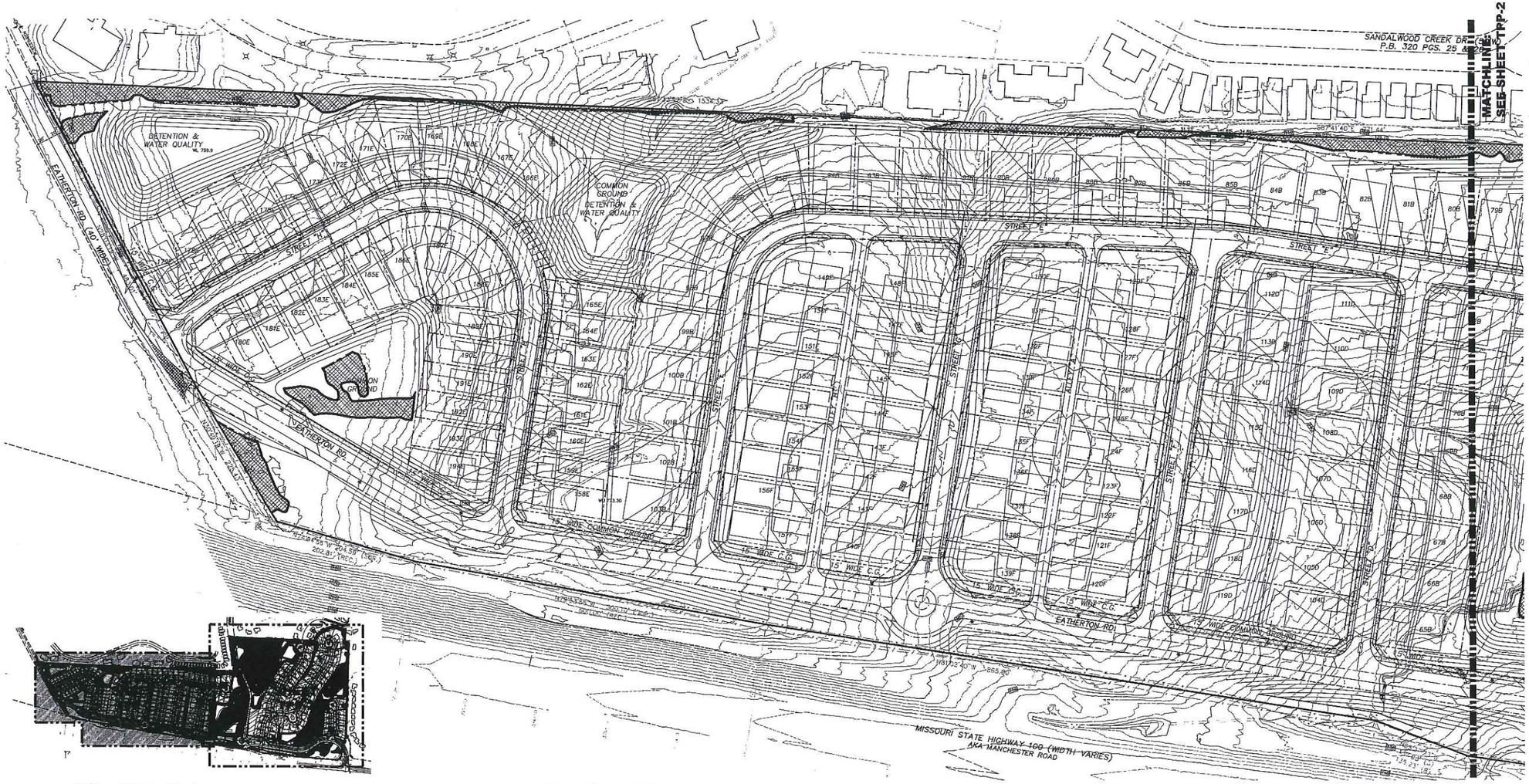
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Bioretention Landscape Plan

Sheet No: L-5

Date: 07/07/15
Job #: 643.006



KEY PLAN
N.T.S.

TREE PRESERVATION PLAN
SCALE 1"=60'

0 60 120 240

Zone:	Single-family residential		
Site Area:	3,436,441 sq. ft.	or	78.88 Ac.
Existing Woodland Canopy:	2,090,744 sq. ft.	or	47.99 Ac.
Canopy Preservation Required:	30%	or	14.39 Ac.
Total Existing Canopy Preserved:	483,990 sq. ft.	or	11.11 Ac. (23.15%)
Tree Canopy Planted:	605		
Total Tree Canopy Provided:	1,089,990 sq. ft.	or	25.02 Ac.
Proposed Units:	194		

TREE PROTECTION NOTES:

1) Preserved woodland canopy is delineated with shading. Grand Trees designated to be preserved shall be located by surveyor.

2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.

3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.

4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.

5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.

6) Tree protection measures to be maintained throughout construction sequence.

TREE PROTECTION ACTION KEY SEQUENCE:

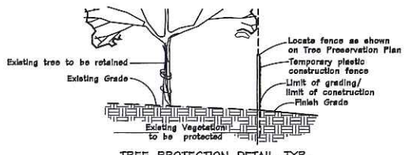
1) Survey limit of disturbance.

2) Perform root pruning as shown on plan.

3) Install tree protection fencing.

4) Post tree protection signage on fence (No signs will be posted on trees).

5) Maintain tree protection area as an off-limits zone.



TREE PROTECTION DETAIL ,TYP.
(see plan for actual location)

KEY

- Existing Grand Tree to remain
- Existing Woodland Canopy to remain
- Tree protection fence
- Root pruning

STATE OF MISSOURI JERALD A. SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

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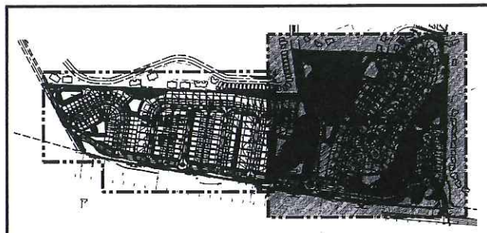
Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000019

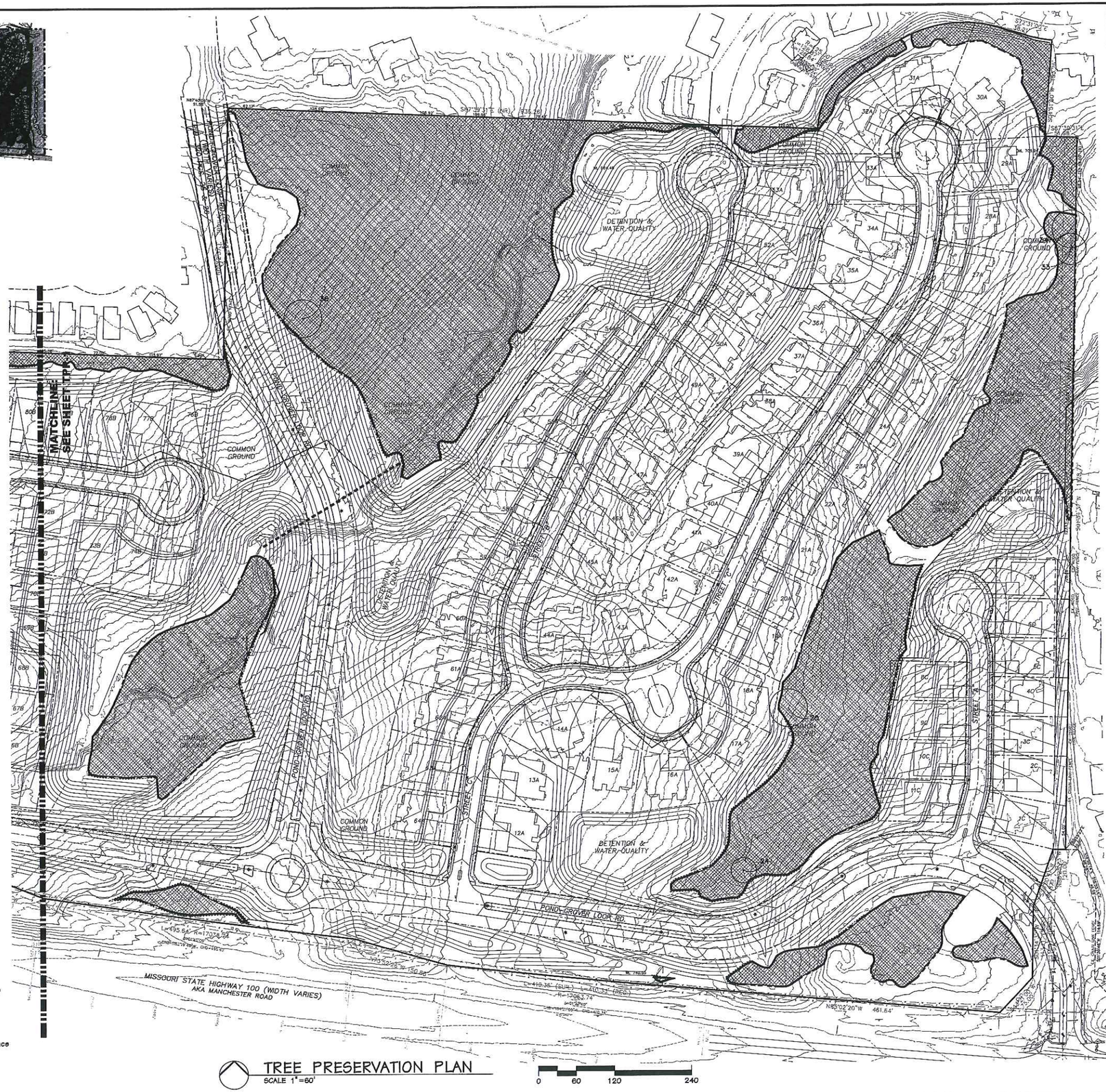
Sheet Title: Tree Preservation Plan

Sheet No: TPP-1

Date: 05/11/16
Job #: 643.006



KEY PLAN
N.T.S.



KEY

- Existing Grand Tree to remain
- Existing Woodland Canopy to remain
- Tree protection fence
- Root pruning

TREE PRESERVATION PLAN
SCALE 1"=60'

0 60 120 240

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT

5/2/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

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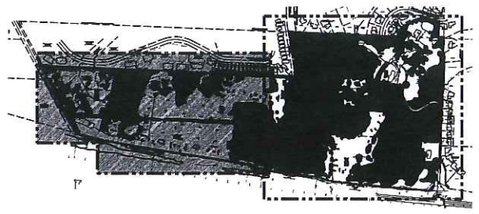
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000319

Sheet Title: Tree Preservation Plan

Sheet No: TPP-2

Date: 05/11/16
Job #: 643.006



KEY PLAN
NTS

SHEET TSD-1

SHEET TSD-2

Tree Stand Delineation Narrative
May 5, 2016

This project site comprises is a total of 78.88 Ac. and has a total of 47.99 Ac. of woodland canopy. The primarily oak-hickory woodland contains lesser populations of elm, sassafras, persimmon, and sugar maple. The understory is primarily dense bush honeysuckle. Where not outcompeted by bush honeysuckle small caliper redbuds and dogwoods can be found. Small pockets of gooseberry, deciduous holly, and multiflora rose can be found sporatically. The ground plane consists of trumpet honeysuckle (Lonicera sempervirens), virginia creeper, wintercreeper, and may apple at the time of the field investigation.

The large woodland patch in the western portion of the site has a higher density of persimmon than the rest of the site. Two areas of the site contain higher densities of cedar mixed with the hardwoods: the northwest corner bordering the proposed location of Pond-Grover Loop Road, and an area south central leading into the main stream line. Areas outside the woodland canopy are open grass fields with bramble, callery pear, lespedeza sericea, and poison ivy, with sporadic individual trees.

There are no State Champion or rare trees found on the site.

Total Site Area = 3,436,441 sq. ft. or 78.88 Ac.
Total Existing Woodland = 2,090,744 sq. ft. or 47.99 Ac.

KEY

- Existing Grand Tree
- Existing Individual Tree
- Existing Woodland Canopy
- BAF-10 Study Sample Plots

TREE STAND DELINEATION PLAN
SCALE 1"=100'

0 100 200 400

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

STATE OF MISSOURI
JERALD A. SAUNDERS
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LANDSCAPE ARCHITECT
6/2/16

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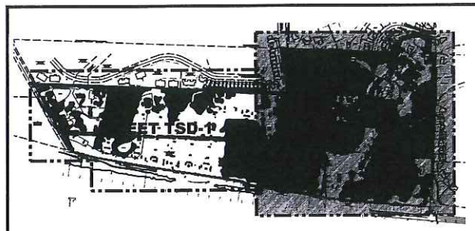
Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-1

Date: 05/11/16
Job #: 643.006



KEY PLAN
N.T.S.

KEY

- Existing Grand Tree
- Existing Individual Tree
- Existing Woodland Canopy
- BAF-10 Study Sample Plot

MATCHLINE: SEE SHEET TSD-1

TREE STAND DELINEATION PLAN
SCALE 1"=100'

0 100 200 400

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

STATE OF MISSOURI
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LANDSCAPE ARCHITECT

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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000316

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-2

Date: 05/11/16
Job #: 643.006

WILDWOOD

July 5, 2016

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

Re:	**P.Z. 25, 26, and 26a–14**
Petitioner:	**Main Street Crossing, Payne Family Homes L.L.C.**
Request:	To allow for certain allowances/relief to existing requirements relating to required roadway improvements and utility issues, so as the project can proceed to eventual construction.
Zoning:	R-4 7,500 square foot Residence District ("Neighborhood Edge" District), with a Planned Residential Development Overlay District (PRD).
Location:	Locator Number: 23V120094/Street Address: 2461 Eatherton Road; east side of State Route 109, south of State Route 100
Tract Size:	28 acres
Locator Numbers:	
Ward:	Eight

Council Members:

INTRODUCTION AND ACTION >>> The Planning and Zoning Commission is in receipt of the request from the City Council that seeks its review of the site-specific ordinance that governs this large Town Center Area residential development called Main Street Crossing. The request of City Council is to review the current site-specific ordinance to determine if the developer's (Payne Family Homes) requests for amendments are reasonable regarding changes to roadway requirements and utilities improvements. Given the City Council's request, the Planning and Zoning Commission has reviewed the files relating to this twenty-eight (28) acre site, along with other supporting information, and completed a recommendation in this regard. Accordingly, acting at its July 5, 2016 Executive Meeting, and by a vote of -- to --, hereby submits its report and recommendation to the City Council for its consideration and action. The development of this information has complied with the requirements of the Zoning Ordinance for the amendment of a special procedures permit, including postings.

BACKGROUND >>> Since the approval of the site-specific ordinance for this Town Center project, a number of meetings and actions have continued to occur regarding its development. The impetus for these meetings and actions was the developer of this project's desire to seek public financing incentives from the City of Wildwood to offset the cost of roadway improvements associated with

the development of the allowable one hundred four (104) lots on this twenty-eight (28) acre site. Specifically, the developer was seeking an undefined amount of funding from these public incentives to address expenses associated with infrastructure and utilities, which at the start of this review process by City Council would have been approximately one million dollars ($1,000,000.00). Ultimately, through the crediting of Traffic Generation Assessment Fees and the planned funding of the mandatory twenty (20) percent of a grant application to the East-West Gateway Council of Governments, the City was planning on contributing approximately seven hundred fifty thousand dollars ($750,000.00) to the project.

Key to this contribution, and in addition to it, was a grant application component of it, which was intended to cover the entire cost of State Route 109 improvements, to be submitted by the City to the East-West Gateway Council of Governments. The proposal was for the City to provide the twenty (20) percent matching requirement, while the grant itself would fund the remaining one million three hundred thousand dollar ($1,300,000.00) amount. This one point six million dollar ($1,600,000.00) project would provide for the roundabout at the project's entrance onto State Route 109. With the use of this grant funding approach for this project, the developer would then only be responsible for the roadway components interior to the subject site and along Eatherton Road (the east boundary of the property).

The grant application was not funded by the East-West Gateway Council of Governments, which meant the desired funding source for the State Route 109 roundabout, and related improvements, would be delayed at least to the next funding cycle (2017) or become the sole responsibility of the developer, as the existing site-specific ordinance requires at this time. The developer advised City Council it could not fund the entirety of the required roadway improvements and would need assistance, which would include the committed Traffic Generation Assessment fee credit, both for the one hundred four (104) home sites approved for Main Street Crossing, but also the future development of the commercial outlots to the west of the subject site. The City Council, in directing staff in this regard, referred the matter to the Planning and Zoning Commission to address the developer's request to allow the phasing of improvements or outright changes to them, so as to reduce cost and allow the project to proceed.

CURRENT REQUEST >>> To this end, the developer has identified a number of requested changes to the project's existing requirements relative to infrastructure and utilities to address the current, estimated costs associated with the roadway and utility related items. With these changes significant savings would occur and allow the project to proceed to its next phase, which includes the review and action of the Planning and Zoning Commission on the Site Development Plan. These items for consideration, as defined by the developer, include the following roadway and utility related improvements:

Cost Items – Main Street	Proposed Changes	Potential Savings
Street Lights	Alternating 75 foot spacing; no lights in street median	$144,000.00
Utility Relocations	Request Ameren Missouri to absorb these costs, as they are related to development of City roads in public rights-of-way	$130,000.00

Street Improvements (Street trees, sidewalks, handicapped ramps)	Costs to be paid by commercial outlots, when developed	$128,151.00
Water Main	Remove cost for water main, per Missouri American Water Company e-mail	$144,340.00

Cost Items – Eatherton Road	Proposed Changes	Potential Savings
Street Lights	Alternating 75 foot spacing	$31,500.00
Utility Relocations	Request Ameren Missouri to absorb these costs, as they are related to development of City roads in public rights-of-way	$140,000.00

Other Items	Proposed Changes
State Route 109 Improvements and Access Restrictions	The current site-specific ordinance requires the developer to construct a roundabout at the property's frontage onto State Route 109 for access purposes. The City is now offering to fund this roundabout through a grant process, but will have to wait to the next funding cycle to apply. Therefore, some form of temporary access arrangement needs to be considered at this time. The current site-specific ordinance prohibits the use of Eatherton Road, until such time forty (40) percent of the building permits for the 104 homesites have been issued, which assumed the roadway improvements to State Route 109 would be completed by that stage of the development. Request this prohibition be removed from the ordinance, given the proposed access to the site is via a right-in/right-out curb cut onto State Route 109.
Building Permit Limitations	The current site-specific ordinance requires all roadway improvements be completed, which would include Eatherton Road, Main Street, and State Route 109, before more than twenty (20) percent of the building permits for the dwellings are issued. Request this prohibition be modified in the ordinance to allow more dwellings to be completed.

These requested changes would amend the current governing ordinance for this site and, according to the developer, create the needed relief to allow the project to be fiscally achievable.

ANALYSIS >>> In considering these items, the Planning and Zoning Commission would have to first note that the Department of Planning, and this membership, defined all of these improvements and requirements to the developer at the start of the zoning process. In the first correspondence prepared by the City, it identified the level, type, and extent of these roadway and utility requirements, before the public hearing had been scheduled on the Regulating Plan change and associated rezoning and application of the Planned Residential Development Overlay District (PRD). The Commission makes note of this matter to assure the City Council that a developer has a full understanding of the City's requirements before beginning any zoning process in Wildwood, which leads to a great deal of resources and time being put forth by all parties.

In considering the items the developer has identified relative to this project, the Commission has determined the following in regards to each. These determinations are as follows:

Cost Items – Main Street	Proposed Changes	Commission's Position
Street Lights	Alternating 75 foot spacing; no lights in street median	The developer is seeking a change to the spacing pattern of the planned street lighting, which is set forth in the Town Center Plan's Streetscape Requirements and corresponding Street Specifications. These two (2) sources for the design criteria of streets and roadways have been utilized in their current forms for all public improvements constructed in this special area, since its adoption in 1998. However, with the development of the first two (2) phases of the Manchester Road Streetscape Projects, both Phase I and Phase II, the City has used a different pattern of street light spacing due to cost and comparable benefit. The Planning and Zoning Commission approved the changes to the lighting design of these two (2) phases of the City's project, before implementation, given their respective inclusion in the Town Center Plan. The pattern of spacing was doubled, from seventy-five (75) feet to one hundred fifty (150) feet, but with the standards being staggered on opposite sides of the street or roadway to ensure no area along them has more than seventy-five (75) feet separation from a light source. This pattern has provided the needed lighting to address safety and visibility along these Town Center streets and roadways, while addressing a criticism of the early lighting pattern on Taylor Road, and others, as having too many lights and illumination. Accordingly, in the case of this current request, the Commission is supportive of the revised pattern of street light spacing being used for these planned Town Center streets. This allowance for an increase in the spacing allocations of streetlights is premised on the City's use of this same standard for its past and current projects, specifically on Manchester Road. Additionally, the spacing pattern provides the needed, and minimum, levels of illumination for safety and visibility on the streets of this project, which are the principal needs in this regard. Along with these reasons, the Commission believes this change also will assist to preserve the night sky of Wildwood by providing the minimum needed lighting, but no more than such.
Utility Relocations	Request Ameren Missouri to absorb these costs, as they are related to development of City roads in public rights-of-way	The developer has asked the City to address the costs of the utility relocations associated with the overhead electrical lines that parallel the eastern edge of the State Route 109 right-of-way and Eatherton Road. These electrical lines are so placed, and at a height, that makes the relocations of them essential for access to the site. The relocations of these lines, if developer driven due to its project, are costs that must be assumed by the private entity, not Ameren Missouri. This cost can be substantial, which is the reason the developer is seeking the City's assumption of these components, and would lead to reduced costs, since public projects do not have to compensate the utility for the line relocations.

Cost Items – Main Street	Proposed Changes	Commission's Position
		This approach, from the developer's perspective, would provide major cost savings to it. Despite this developer's request, the Commission does not believe this approach can be accommodated due to these relocations are not initiated by the City, nor includes any funding from Wildwood, and would not likely pass the review processes of Ameren Missouri. However, the City can certainly make the argument of the public benefit associated with these roadway projects, which have prompted the need for these utility relocations, but this request, if granted and accepted by Ameren Missouri, would inevitably lead to no new development ever being responsible for utility relocations in the future, if the City was always considered as the project source for new roadways and streets they require to address new demand created by development projects by initiated by private entities. Therefore, the request does not appear to be feasible, and does not require any change to the governing ordinance for this project. Regardless, the City can certainly ask Ameren Missouri about this matter.
Street Improvements (Street trees, sidewalks, handicapped ramps)	Costs to be paid by commercial outlots, when developed	The developer is also seeking the relief to completing all of the Main Street improvements associated with the required streetscape through a portion of the overall site, specifically, where the commercial outlots are planned. The roadway would make a complete connection between Eatherton Road and State Route 109, but not be consistent in character along its length. This relief includes the streetlights, trees, tree grates, and furniture. Along with these improvements associated with the required streetscape for Main Street, the developer is also noting the need to minimize the pedestrian facilities in this same area as well, including handicap ramps. Collectively, the developer would construct the currently required Main Street improvements through the eastern portion of the site, but not for its entire length, thereby leaving the remaining improvements to a future time, again when the commercial outlots are developed for use. The Commission does not support this request for relief from the ordinance identified requirements for all of Main Street. The need for a completed street, including pedestrian facilities, is necessary, given the eventual addition of one hundred four (104) new homesites upon the overall site. Additionally, there is no timeline for the development of the commercial outlots, so such could happen very quickly or take many years. This undetermined timeline would create major safety considerations for the future and lessen the efficiency and function of the overall use of the roadway. This non-support is also premised on creating a non-accessible route, when no community should ever ignore the need to create accessible facilities for those individuals and groups with special needs.

Cost Items – Main Street	Proposed Changes	Commission's Position
		Additionally, the City, in the past, has required completed and full improvements to roadways to service Town Center Area, regardless of cost or other factors. Taylor Road, between State Route 100 and Manchester Road, was a requirement of Dierbergs Markets to complete and had to meet the improvement levels of the Street Specifications and Streetscape Requirements of the Town Center Plan. Therefore, for consistency and equitability, the Commission does not believe allowing a lesser street to be constructed on such an important roadway connection is appropriate.
Water Main	Remove cost for water main per Missouri American Water Company e-mail	The current language in the site-specific ordinance states as follows: "The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same." Although the Commission is just ensuring that adequate potable water is available to the new development, while not impacting existing residences in the vicinity, it will not support any action that leads to a less than cohesive system for all public utilities that not only fails to meet current demands, but future needs. This consideration is premised on certain developments and residential subdivisions in the area struggling with appropriate water pressures and flows to address minimum fire standards, as well as quality of life issues. Therefore, the Commission is not recommending any change to the current language in the site-specific ordinance, but would also seek the direction of the Metro West Fire Protection District in this regard, before the Site Development Plan is acted upon by it.

Cost Items – Eatherton Road	Proposed Changes	Commission's Position
Street Lights	Alternating 75 foot spacing	The developer is seeking a change to the spacing pattern of the planned street lighting, which is set forth in the Town Center Plan's Streetscape Requirements and corresponding Street Specifications. These two (2) sources for the design criteria of streets and roadways have been utilized in their current forms for all public improvements constructed in this special area, since its adoption in 1998. However, with the development of the first two (2) phases of the Manchester Road Streetscape Projects, both Phase I and Phase II, the City has used a different pattern of street light spacing due to cost and comparable benefit. The Planning and Zoning Commission approved the changes to the lighting design of these two (2) phases of the City's project, before implementation, given their respective inclusion in the Town Center Plan. The pattern of spacing was doubled, from seventy-five (75) feet to one hundred fifty (150) feet, but with the standards being staggered on opposite sides of the street or roadway to ensure no area along them has more than seventy-five (75) feet separation from a light source.

Cost Items – Eatherton Road	Proposed Changes	Commission's Position
		This pattern has provided the needed lighting to address safety and visibility along these Town Center streets and roadways, while addressing a criticism of the early lighting pattern on Taylor Road, and others, as having too many lights and illumination. Accordingly, in the case of this current request, the Commission is supportive of the revised pattern of street light spacing being used for these planned Town Center streets. This allowance for an increase in the spacing allocations of streetlights is premised on the City's use of this same standard for its past and current projects, specifically on Manchester Road. Additionally, the spacing pattern provides the needed, and minimum, levels of illumination for safety and visibility on the streets of this project, which are the principal needs in this regard. Along with these reasons, the Commission believes this change also will assist to preserve the night sky of Wildwood by providing the minimum needed lighting, but no more than such.
Utility Relocations	Request Ameren Missouri to absorb these costs, as they are related to development of City roads in public rights-of-way	The developer has asked the City to address the costs of the utility relocations associated with the overhead electrical lines that parallel the eastern edge of the State Route 109 right-of-way and Eatherton Road. These electrical lines are so placed, and at a height, that makes the relocations of them essential for access to the site. The relocations of these lines, if developer driven due to its project, are costs that must be assumed by the private entity, not Ameren Missouri. This cost can be substantial, which is the reason the developer is seeking the City's assumption of these components, and would lead to reduced costs, since public projects do not have to compensate the utility for the line relocations. This approach, from the developer's perspective, would provide major cost savings to it. Despite this developer's request, the Commission does not believe this approach can be accommodated due to these relocations are not initiated by the City, nor includes any funding from Wildwood, and would not likely pass the review processes of Ameren Missouri. However, the City can certainly make the argument of the public benefit associated with these roadway projects, which have prompted the need for these utility relocations, but this request, if granted and accepted by Ameren Missouri, would inevitably lead to no new development ever being responsible for utility relocations in the future, if the City was always considered as the project source for new roadways and streets they require to address new demand created by private development projects initiated by private entities. Therefore, the request does not appear to be feasible, and does not require any change to the governing ordinance for this project. Regardless, the City can certainly ask Ameren Missouri about this matter.

Other Items	Proposed Changes	Commission's Position
State Route 109 Improvements and Access Restrictions	Allow for a right-in/right-out access point onto State Route 109, in lieu of the current roundabout, for temporary use into/out of the site. Request this prohibition be removed from the ordinance restricting access to Eatherton Road, given the proposed main access point into site is via a right-in/right-out curb cut onto State Route 109.	The Commission, given the City's desire to oversee and complete the State Route 109 improvements along this site's frontage, is supporting a modification to the current governing ordinance to allow for a temporary access point onto this roadway, while the roundabout is pursued through other channels, including grant funding and the development of surrounding properties in the future. However, this allowance would be premised upon the developer meeting all of the Missouri Department of Transportation's (MoDOT) requests for additional information, studies, and improvements set forth hereafter. If the developer does not meet these requirements, the Commission would not support proceeding forward in this manner. The current language of the site-specific ordinance prohibits the use of Eatherton Road for access purposes to the new homes, until at least forty (40) percent of them are completed, which was intended to correspond to the completion of the roundabout at the site's frontage onto State Route 109. The Commission is wary of allowing too much traffic onto Eatherton Road, given its current design and capacity. However, it recognizes the need to allow for potential access at some point sooner than forty (40) percent of the building permits being issued for the project. Accordingly, the Commission is recommending the forty (40) percent requirement be eliminated, but the prohibition on the use of Eatherton Road for construction traffic remain in place, as-is, while requiring the minimum level of roadway improvements be completed, so as to provide multiple locations of ingress/egress. This approach would still allow for an amount of time for the developer and the City to address the State Route 109 access issue with the roundabout and determine if all of the remaining portions of Eatherton Road could be constructed to a new standard that would better accommodate increased traffic upon it.
Building Permit Limitations	Modify the current site-specific ordinance's language that requires all roadway improvements be completed, which would include Eatherton Road, Main Street, and State Route 109, before more than twenty (20) percent of the building permits for the dwellings are issued.	Given the fluid nature of the roadway components of this project, and the inability of the developer to meet them, the Commission is willing to address this request by amending the percentage to a higher level, which again provides all of the parties an opportunity for more time.

SUMMARY AND RECOMMENDATION >>> The Planning and Zoning Commission is supporting a limited extent of the requested changes sought by the petitioner in this case. These changes are necessary, given the direction of the City Council from its action on the developer's request for

public finance incentives, while recognizing the need to minimize potential impacts to existing neighborhoods in the vicinity of the site. These changes provide more flexibility to the developer and reduce costs. Accordingly, the Planning and Zoning Commission is recommending Planned Residential Development Overlay District Ordinance #2116 be amended to read as follows:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **one hundred four (104)**, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each of the allowable residential properties.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of **4,000 square feet** in size. The minimum width of any lot within this P.R.D. Overlay District shall be **forty (40) feet** in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These lot widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across **at least twenty percent (20%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **seventy-six (76)** of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **six (6)** feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than **twenty (20) feet** in width and must be **carriage types**, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

e. **The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of twenty-eight (28) of the allowable one hundred four (104) lots. These lots do not need to incorporate the garage-offset distance noted in Condition 2(d.) of this Ordinance.**

f. The first story, interior clear height for all single family dwellings shall be not less than **nine (9) feet**.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, **excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board**. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than twenty-eight (28) acres and no greater than 28.5 acres.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.

c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the Regulating Plan changes, the rezoning of the subject site, and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

    (1) **Twenty (20)** feet from any right-of-way line.
    (2) **Five (5) feet** for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.

(3) **Fifteen (15) feet from any rear yard property line** and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of **twenty-five (25) feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.**

Access and Roadway Improvements

c. Dedicate the required amount of right-of-way and/or easements along this property's State Route 109 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes, ***which shall incorporate the ultimate design for the planned installation of a roundabout and related items, while constructing a temporary, right-in/right-out access point*** ~~***a roundabout***~~ ***and related channelization island(s) and other improvements required therein***. Improvements, ***whether temporary or permanent in nature***, to State Route 109 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. ~~All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 109 and directed by the Department of Public Works.~~

d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights ***(spacing of lights on one (1) side of any street/roadway shall be no greater than one hundred fifty (150) feet in distance)***, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Main Street and directed by the Department of Public Works.

e. Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Extend all existing stub streets abutting the subject site into it and these extensions shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing

Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

j. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

k. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

l. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

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

n. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

o. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior

to completion of roadway improvements. ***The City of Wildwood will assist, where applicable, with the discussions on said utility requirements, so as to minimize delays and costs to the developer. Any decision in this regard shall be acted upon by the City Council, if funding is associated with such.***

p. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

q. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

Landscape Requirements - Specific

r. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

s. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

t. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

u. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred four (104) dwelling units.

v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

x. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

y. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

z. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

aa. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

bb. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

cc. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

dd. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

ee. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

ff. Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, **until such time as all necessary street and roadway improvements, including temporary access to State Route 109, have been completed to an acceptable minimum level to the Missouri Department of Transportation (MoDOT) and the City of Wildwood.** ~~forty (40) percent of the authorized units within its boundaries are owner occupied~~. Until this threshold is reached, access shall be restricted/blocked to Eatherton Road, as shown on the Site Development Plan and reviewed and acted upon by the Department of Public Works and the Planning and Zoning Commission. Specifications for the manner in which access shall be controlled to Eatherton Road shall be at the discretion of the City of Wildwood, but all costs associated with such are the responsibility of the developer.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	***Required Contribution***
Single Family Dwelling **(detached)**	$1,055.10/Parking Space

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

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

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

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

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

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

Floodplain Study and Plans

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

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

Roadway Improvements

c. Improvements to State Route 109 and Eatherton Road must be completed prior to the issuance of building permits in excess of **fifty (50)** ~~twenty (20)~~ percent of the units. **These required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these allowable residential units, if authorized by the City Council.** Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

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

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

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

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

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

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

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the

requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, **based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling**.

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
Council Members Garritano and Goodson, Ward Eight
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Tom Cummings, Representative of the Developer – Payne Family Homes

PUBLIC FINANCING APPLICATION AND REPORT

WILDWOOD

PRIMER

PUBLIC FINANCING PROPOSAL

Proposal 2015-01

Payne Family Homes
(Main Street Crossing Project)

City of Wildwood, Missouri
Development Finance Group's Recommendation
Issue Date – June 13, 2016
"Planning Tomorrow Today®"

The Development Finance Group (DFG) has been meeting on a regular basis to address the requests of City Council on a proposal by Payne Family Homes ("PFH") to the City of Wildwood for the Main Street Crossing Project. These requests from the City Council were set forth during its meeting on this matter that was held on March 14, 2016. Specifically, the City Council was seeking more information on the costs of the roadway improvements prompting the developer's request and how these costs could be allocated to the parties in a more clear and concise fashion.

To this end, the DFG has held meetings with PFH over the course of the past few weeks, first on April 5, 2016 and then again on April 19, 2016, to discuss project costs, proposed allocation of funding and other considerations to improve the financial viability of the development. As a result, the DFG prepared a final recommendation to the City Council for its consideration at the April 25, 2016 City Council Work Session, from which it authorized the scheduling of a Public Hearing to receive public input for consideration of the request and recommendation. This recommendation is organized in two separate parts, for costs associated with MO Route 109 Improvements and Main Street Improvements.

PART ONE: MO ROUTE 109 IMPROVEMENTS

Principally, the MO Route 109 Improvements include the construction of a roundabout to accommodate the intersection of Main Street with MO Route 109, including associated right-of-way improvements within the State right-of-way. An application for federal transportation funding had been submitted to the East-West Gateway Council of Governments, which, if awarded, would have funded 80% of the cost of these improvements, in addition to an upgrade from a single-lane to multi-lane roundabout and additional improvements to the north and south along MO Route 109.

Current Cost Estimate:	**$1,518,225**
Federal Share of Cost (80%):	$1,214,580
Local Share of Cost (20%):	**$ 303,645**

It has since been learned that the City's 2016 application for federal funding is not recommended to receive funding; therefore, it will be necessary to reapply for this funding in 2017. The East-West Gateway Council of Governments has provided some guidance on how to improve our chance for funding next year, which includes a reduced scope of work to improve the cost-effectiveness score.

If PFH wishes to proceed with the Main Street Crossing development, without the certainty of funding for the roundabout, it may request approval of an interim improvement for access to MO Route 109. This request would require the approval of both the City and MoDOT. The City's review would begin with its Planning & Zoning Commission. If approved, the interim condition would likely remain in place until the year 2019 at the earliest, when the federal funding may become available.

DFG Recommendations for Local Share of Cost for MO Route 109 Improvements:

1. $303,645 funded 100% by the City of Wildwood
2. Sources of City funding:
    a. Current East Area and West Area TGA Fund Balances: $165,000
    b. Future Collected East Area and West Area TGA Funds: $138,645
3. Recommendation subject to the approval of the City's application for federal funding in 2017

Reasons for Recommendation:

1. Although required as a condition of the rezoning of the Main Street Crossing site, the improvements to MO Route 109 serve a regional benefit, and would be desired with or without the development.
2. With the construction phase of the federally-funded project not scheduled until the Year 2019 at the earliest, adequate time remains to increase the balance of the East Area and West Area TGA Funds from monies collected from other planned developments, thereby making it possible to fund the improvements without necessitating the use of general revenue and/or capital project funds.

PART TWO: MAIN STREET IMPROVEMENTS

Principally, the Main Street Improvements include the construction of Main Street, including associated streetscape improvements, between Eatherton Road and MO Route 109.

Current Cost Estimate:	**$1,471,517**
Committed Developer Funding:	$ 400,000
Unfunded Cost:	**$1,071,517**

DFG Recommendations for Unfunded Cost of Main Street Improvements:

1. Waiver of the TGA Funds to be collected from the Main Street Crossing development (approximately $250,000).
2. Provide to PFH TGA Funds collected by the City at the time the commercial outlots are developed (approximately $200,000).
3. Remaining unfunded cost ($621,517) to be funded by PFH, except as it may be reduced through identified design modifications, if approved by the appropriate divisions of City Government,

including the Planning & Zoning Commission and/or Department of Public Works [not a function of the DFG and outside the scope of this review]

Reasons for Recommendations:

1. The waiver of the TGA Funds to be collected from the Main Street Crossing development is justified, in light of the off-site improvements provided across the commercial outlots and as acknowledged in the conditions of the rezoning.
2. Completing the improvements to both Route 109 and Main Street, as provided herein, should spur development of the commercial outlots, justifying the allocation of the to-be collected TGA Funds to PFH.
3. A number of potential design modifications have been identified, which involve lighting, utilities and contributions by other parties, which could reduce the remaining identified unfunded cost [not a function of the DFG and outside the scope of this review].
4. Notwithstanding any further cost reductions due to approved design modifications, the total unfunded cost of $621,517 would result in a minimal additional cost of less than $6,000 per residential lot.

SUMMARY OF RECOMMENDED CITY CONTRIBUTION:

Route 109 Improvements:	$303,645
Main Street Improvements:	$450,000
Total Recommended Contribution:	**$753,645**
Percentage funded by current/future TGA funds:	***100%***

Following public comment, if the City Council wishes to proceed with the recommendation of the DFG (subject to the uncertainty of funding for the Route 109 roundabout), the appropriate next step would be to refer the matter to the Planning & Zoning Commission to review the site specific conditions associated with the current zoning approval.

Attachments:

Letter from Payne Family Homes, identifying cost saving opportunities (April 21, 2016)
Updated Cost Estimate – Main Street (April 19, 2016)
Updated Cost Estimate – MO Route 109 Improvements (April 12, 2016)
Updated Cost Estimate – Eatherton Road (April 12, 2016)
DFG's 2nd Addendum to Report and Recommendation (April 25, 2016)
DFG's 1st Addendum to Report and Recommendation (March 14, 2016)
DFG's Original Report and Recommendation (February 22, 2016)

PAYNE family HOMES

April 21, 2016

VIA ELECTRONIC MAIL
City of Wildwood
Department of Planning
Attn.: Mr. Joe Vujnich
16860 Main Street
Wildwood, MO 63040

RE: Main Street Crossing Development Cost Saving Opportunities

Dear Mr. Vujnich:

During our meeting with the Development Finance Group (DFG) on 4/5/16, the Payne Family Homes (PFH) team and the DFG discussed several potential opportunities for development cost savings related to the above property.

This effort was undertaken after the Director of Public Works identified cost savings, and scope adjustments in an email dated 3/28/16. These changes are reflected in the attached cost estimates entitled "CURRENT" for each of Hwy 109 Improvements, Main Street, and Eatherton Rd.

During our subsequent meeting on 4/19/16, the DFG stated to the PFH team that the Hwy 109 Roundabout and associated Improvements are planned to be undertaken by the City as part of a project that would not require PFH financial contribution, so any reference to that portion of the table below has been removed, and the figures adjusted accordingly.

The following potential cost savings were identified in our meeting on 4/5/16 as possible ways to decrease project cost:

[The remainder of this page was intentionally left blank.]

MAIN STREET CROSSING POTENTIAL COST SAVINGS

Cost item	Proposed Change	Potential Savings
Street Lights	Alternating 75' spacing; no lights in the street median	$144,000.00
Utility Relocations	Request Ameren to absorb these costs, as they are related to development of City roads in ROW	$130,000.00
Street Improvements (Street trees, sidewalk, handicapped ramp)	Costs to be paid by commercial outlots when developed	$128,151.00
Water Main	Remove cost for water main per Missouri American Water email	$144,340.00

EATHERTON ROAD POTENTIAL COST SAVINGS

Cost Item	Proposed Change	Potential Savings
Street Lights	Alternating 75' spacing;	$31,500.00
Utility Relocations	Request Ameren to absorb these costs, as they are related to development of City roads in ROW	$140,000.00

CONTINGENCY SAVINGS

Cost Item	Proposed Change	Potential Savings
Contingency	Reduction in overall project contingency as reflected by potential reduced project cost	$71, 799.10

Total potential project cost savings: ~~$789,790.10~~

It is acknowledged by PFH, and it should be noted here, that some of the above potential cost savings require additional City approvals, and/or the agreement and cooperation of third parties in order to be achieved—including but not limited to City entities other than the DFG, the owners of adjacent parcels, utility companies, etc. These agreements and approvals are not assumed by PFH, or guaranteed in any way by the City or the DFG, but could be obtained through PFH's continued cooperation with the City, and ongoing efforts of PFH with third parties.

We would like to thank the DFG for its efforts in helping to identify the potential synergies and cost saving opportunities listed above, and note that we look forward to working with all parties to see as many of these opportunities implemented as possible.

Please contact me if you should have any questions, or require additional input on this very important subject.

Very truly yours,

PAYNE FAMILY HOMES, L.L.C.

By: _____

Thomas E. Cummings, VP of Land Acquisition

Cc via email with attachments:

Hon. Tim Woerther
Rob Golterman
Ryan Thomas
Rick Brown
David Neiers
Bill Allen
Mike Falkner

THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
Revised April 19, 2016

"MAIN STREET" IMPROVEMENTS:

GRADING / SILTATION CONTROL - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	$6,500	$8,450
WASHDOWN STATION	0	EA.	$5,750	$0
TEMPORARY SEDIMENT BASIN	1	EA.	$3,500	$3,500
ROUGH GRADING	21,600	C.Y.	$2.50	$54,000
SOD WITHIN RIGHT-OF-WAY	7,263	S.Y.	$3.50	$25,421
HYDROSEEDING SLOPES	8,070	S.Y.	$1.15	$9,281
NATURAL RESOURCE PROTECTION FENCE	773	L.F.	$3.00	$2,319
SILT FENCE	1,590	L.F.	$2.00	$3,180
SILT FENCE MAINTENANCE	1,590	L.F.	$1.00	$1,590
SOIL TESTING	21,600	C.Y.	$0.35	$7,560
			TOTAL:	**$115,300**

STREETS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	4,033	S.Y.	$47.00	$189,551	
4" TYPE 1 AGGREGATE BASE (PAVEMENT)	4,840	S.Y.	$4.40	$21,296	
22' ACCESS DRIVE ENTRANCE APRON (2"c,10"x)	0	S.Y.	$47.00	$0	
6" VERTICAL CONC. CURB & GUTTER	7,264	L.F.	$20.70	$150,365	
5' WIDE CONCRETE SIDEWALK	3,632	L.F.	$19.00	$69,008	(1)
4" TYPE 1 AGGREGATE BASE (SIDEWALK)	2,020	S.Y.	$4.40	$8,888	(1)
STREET SIGNS	5	S.F.	$200	$1,000	
GUARDRAIL	635	L.F.	$21.00	$13,335	
HANDICAP RAMP	10	EA.	$1,035	$10,350	(1)
			TOTAL:	**$463,793**	

WATER MAIN- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
8" D.I. / VALVES AND FITTINGS	1,892	L.F.	$70	$132,440	
HYDRANT AND VALVE	6	EA.	$1,900	$11,400	
CONNECTION TO EXISTING MAIN	1	EA.	$500	$500	
			TOTAL:	**$144,340**	(1)

STORM SEWERS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	$1,640.00	$1,640
DOUBLE CURB INLET	9	EA.	$2,650.00	$23,850
18" R.C.P.	460	L.F.	$38.00	$17,480
PIPE BEDDING (18" R.C.P.)	460	L.F.	$4.80	$2,208
24" R.C.P.	170	L.F.	$48.50	$8,245
PIPE BEDDING (24" R.C.P.)	170	L.F.	$4.90	$833
30" R.C.P.	140	L.F.	$68.00	$9,520
PIPE BEDDING (30" R.C.P.)	140	L.F.	$5.00	$700
24" FLARED END SECTION	1	EA.	$1,295.00	$1,295
30" FLARED END SECTION	2	EA.	$1,400.00	$2,800
JETTING	790	L.F.	$1.50	$1,185
GRANULAR FILL UNDER PAVEMENT	385	TN.	$11.00	$4,235
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	$47.00	$4,700
MSD INSPECTION FEE	790	L.F.	$3.39	$2,678
			TOTAL:	**$81,369**

ENGINEERING AND CONSTRUCTION SURVEY	0	EA.	$45,000.00	**$0**

LANDSCAPING - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
STREET TREES (Every 30 ft)	126	L.S.	$275	$34,650	(1)
LANDSCAPING (Waldbart Bid)	1	L.S.	$7,240	$7,240	
			TOTAL:	**$41,890**	

MISC. UTILITY - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
AMEREN FACILITY RELOCATIONS	1	L.S.	$110,000	$110,000	(1) (2)
CABLE & ATT RELOCATIONS	1	L.S.	$20,000	$20,000	(1)
ELECTRIC -STREET LIGHTS	60	EA.	$4,500	$270,000	(1)
ELECTRIC -2" CONDUIT	3,945	L.F.	$6.30	$24,854	
ELECTRIC TRENCHING	3,945	L.F.	$3.50	$13,808	
ELECTRIC PULL BOX	8	EA.	$875.00	$7,000	
			TOTAL:	**$445,661**	

IRRIGATION SYSTEM- MAIN STREET	QTY		UNIT COST	TOTAL
R/W (27'X1940') = 52,380 SQ FT	52,380	S.F.	$0.75	**$39,285**
ISLAND (11'X740') = 8,140 SQ FT	8,140	S.F.	$0.75	**$6,105**
			TOTAL:	**$45,390**

"MAIN STREET" IMPROVEMENTS SUBTOTAL	**$1,337,743**

CONTINGENCY	10 %	$133,774

"MAIN STREET" IMPROVEMENTS TOTAL	**$1,471,517**

(1) Potential cost savings exist, as identified by PFH and the DFG. These cost savings require additional agreements, approvals, and/or cooperation from third parties, and are not assumed to be a part of this revised cost estimate.
(2) Price received from Ameren in email dated August 13, 2014 from Bob Bailey

GENERAL NOTES:

1) This cost estimate was prepared from the preliminary plan and is not based on actual final engineering and approved plans.
2) This estimate is not based on actual bids from contractors and is merely an opinion of the probable cost.
3) No construction management fees, permits, finance fees, offsite easements, utility services, etc. are included in this analysis.
4) No cost for hauling additional grading material on or off site has been included. Balance onsite is anticipated.
5) Grading cost wiill vary depending on the time of year grading takes place.
6) Excluded items:
   Land Cost
   Real Estate Taxes
   Submittal Fees

THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
April 12, 2016

"MODOT / 109" IMPROVEMENTS:

GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
CLEARING & CHIPPING	1.4	AC.	$6,500	$9,100	
ROUGH GRADING	31,090	C.Y.	$3.50	$108,815	(3)
EARTH HAUL / IMPORT	31,090	C.Y.	$10.00	$310,900	
SOD	7,744	S.Y.	$3.50	$27,104	
SILT FENCE	1,275	L.F.	$4.00	$5,100	
SILT FENCE MAINTENANCE	1,275	L.F.	$1.00	$1,275	
SOIL TESTING	31,900	C.Y.	$0.35	$11,165	
			TOTAL:	**$473,459**	

IMPROVEMENTS - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
1 3/4" SP125CLP RESURFACE OF EX. PAVEMENT	1,360	S.Y.	$10.00	$13,600
1 3/4" SP125CLP / 9 1/4" SP250C OVER 4" TYPE 5	3,319	S.Y.	$49.70	$164,954
7" STAMPED CONCRETE TRUCK APRON	370	S.Y.	$70.00	$25,900
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	$47.00	$42,300
4" TYPE 1 AGGREGATE BASE	1,068	S.Y.	$4.40	$4,699
FULL DEPTH SAWCUT	1,200	L.F.	$6.00	$7,200
8" MEDIAN ISLAND	630	S.Y.	$62.50	$39,375
TYPE A CURB & GUTTER	890	L.F.	$20.70	$18,423
6" VERTICAL CURB	550	L.F.	$10.62	$5,841
6" MOUNTABLE CURB	290	L.F.	$27.77	$8,053
8' WIDE CONCRETE SIDEWALK	995	L.F.	$30.00	$29,850
HANDICAP RAMP	3	EA.	$1,035.00	$3,105
GUARD RAIL (STANDARD, NOT WOOD FACED)	660	L.F.	$21.00	$13,860
CRASHWORTHY END TERMINAL	2	EA.	$1,984.00	$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	438	S.Y.	$42.00	$18,396
TEMPORARY TRAFFIC CONTROL	1	L.S.	$10,000	$10,000
CONSTRUCTION STAGING	1	L.S.	$50,000	$50,000
			TOTAL:	**$459,525**

STORM SEWERS- MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	$68.00	$1,360
PIPE BEDDING (30" R.C.P.)	20	L.F.	$5.00	$100
30" FLARED END SECTION	1	EA.	$1,400.00	$1,400
JETTING	20	L.F.	$1.50	$30
GRANULAR FILL UNDER PAVEMENT	36	TN.	$11.00	$396
RIP-RAP / HEAVY STONE REVETMENT	33	S.Y.	$47.00	$1,551
5' x 3' CONCRETE BOX CULVERT	10	L.F.	$210.00	$2,100
10'x10' CONCRETE BOX CULVERT	315	L.F.	$975.00	$307,125
MSD INSPECTION FEE	345	L.F.	$3.39	$1,170
			TOTAL:	**$315,232**

LANDSCAPING:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
STREET TREES (Every 30 ft.)	33	EA.	$275.00	$9,075	(1)
LANDSCAPING ROUNDABOUT	1	L.S.	$5,000	$5,000	(1)
			TOTAL:	**$14,075**	

DETENTION AND WATER QUALITY:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
BIORETENTION AND UNDERDRAINS	595	S.F.	$18.00	$10,710
CONTROL STRUCTURE	1	EA.	$6,000	$6,000
			TOTAL:	**$16,710**

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	**$50,000**

MISC. UTILITY - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS (LUMP SUM)	4	EA.	$11,926	$47,704
ELECTRIC - TRENCHING	1,000	L.F.	$3.50	$3,500
NOTE: Street light unit cost includes conduit, wire, post, light and footing			**TOTAL:**	**$51,204**

MODOT / 109 IMPROVEMENTS SUBTOTAL	**$1,380,204**

CONTINGENCY	10 %	$138,020

MODOT / 109 IMPROVEMENTS TOTAL	**$1,518,225**

(1) Potential cost savings exist, as identified by PFH and DFG. These cost savings require additional agreements, approvals, and/or cooperation from third parties, and are not assumed to be a part of this revised cost estimate.

(3) Grading unit cost is reflective of extra costs that will be incurred due to restricted construction zone along Hwy 109 ROW.
NOTE: No cost has been added to acquire the additional R/W to construct Roundabout

GENERAL NOTES:

1) This cost estimate was prepared from the preliminary plan and is not based on actual final engineering and approved plans.
2) This estimate is not based on actual bids from contractors and is merely an opinion of the probable cost.
3) No construction management fees, permits, finance fees, offsite easements, utility services, etc. are included in this analysis.
4) Grading cost wiill vary depending on the time of year grading takes place.

5) Excluded items:
   Land Cost
   Real Estate Taxes
   Submittal Fees
6) No cores have been taken of the existing highway 109 pavement to ensure the pavement base is suitable as a base to use in place.

THE **STERLING** CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
April 12, 2016

EATHERTON ROADWAY IMPROVEMENTS PER CITY REQUEST:

GRADING / SILTATION CONTROL - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ROUGH GRADING	1,300	C.Y.	$2.50	$3,250
SOD	570	S.Y.	$3.50	$1,995
SOIL TESTING	1,300	C.Y.	$0.35	$455
			TOTAL:	**$5,700**

IMPROVEMENTS - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	1,270	S.Y.	$47.00	$59,690
4" TYPE 1 AGGREGATE SUBBASE	1,533	S.Y.	$4.40	$6,745
FULL DEPTH SAWCUT	908	L.F.	$6.00	$5,448
6" VERTICAL CONCRETE CURB & GUTTER	947	L.F.	$20.70	$19,603
TEMPORARY TRAFFIC CONTROL	1	L.S.	$10,000	$10,000
CONSTRUCTION STAGING	1	L.S.	$10,000	$10,000
			TOTAL:	**$111,486**

MISC. UTILITY - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL	
AMEREN FACILITY RELOCATIONS	6	EA.	$20,000	$120,000	(1)
CABLE & ATT RELOCATIONS	1	L.S.	$20,000	$20,000	(1)
STREET LIGHTING	15	EA.	$4,500	$67,500	(1)
ELECTRIC - CONDUIT TRENCHING	930	L.F.	$3.50	$3,255	
			TOTAL:	**$210,755**	

LANDSCAPING - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES	33	EA.	$275	$9,075
BUFFER (Waldbart Bid)	1	L.S.	$16,466	$16,466
			TOTAL:	**$25,541**

EATHERTON ROAD IMPROVEMENTS SUBTOTAL		**$353,482**
CONTINGENCY	10 %	$35,348
EATHERTON ROAD IMPROVEMENTS TOTAL		**$388,830**

(1) Potential cost savings exist, as identified by PFH and the DFG. These cost savings require additional agreements, approvals, and/or cooperation from third parties, and are not assumed to be a part of this revised cost estimate.

WILDWOOD

PUBLIC FINANCING PROPOSAL

Proposal 2015-01

Payne Family Homes
(Main Street Crossing Project)

City of Wildwood, Missouri
Development Finance Group's 2nd Addendum to Report and Recommendation
Issue Date – April 25, 2016
"Planning Tomorrow Today"

The Development Finance Group (DFG) has been meeting on a regular basis to address the requests of City Council on a proposal by Payne Family Homes ("PFH") to the City of Wildwood for the Main Street Crossing Project. These requests from the City Council were set forth during its meeting on this matter that was held on March 14, 2016. Specifically, the City Council was seeking more information on the costs of the roadway improvements prompting the developer's request and how these costs could be allocated to the parties in a more clear and concise fashion.

To this end, the DFG has held meetings with PFH over the course of the past few weeks, first on April 5, 2016 and then again on April 19, 2016, to discuss project costs, proposed allocation of funding and other considerations to improve the financial viability of the development. As a result, the DFG has reached a final recommendation to the City Council for its consideration at the April 25, 2016 City Council Work Session. This recommendation is organized in two separate parts for costs associated with MO Route 109 Improvements and Main Street Improvements.

PART ONE: MO ROUTE 109 IMPROVEMENTS

Principally, the MO Route 109 Improvements include the construction of a roundabout to accommodate the intersection of Main Street with MO Route 109, including associated right-of-way improvements within the State right-of-way. An application for federal transportation funding has been submitted to the East-West Gateway Council of Governments, which, if awarded, would fund 80% of the cost of these improvements, in addition to an upgrade from a single-lane to multi-lane roundabout and additional improvements to the north and south along MO Route 109.

Current Cost Estimate:	**$1,518,225**
Federal Share of Cost (80%):	$1,214,580
Local Share of Cost (20%):	**$ 303,645**

DFG Recommendations for Local Share of Cost for MO Route 109 Improvements:

1. $303,645 funded 100% by the City of Wildwood
2. Sources of City funding:
    a. Current East Area and West Area TGA Fund Balances: $165,000
    b. Future Collected East Area and West Area TGA Funds: $138,645
3. Recommendation subject to the approval of the City's application for federal funding

Reasons for Recommendation:

1. Although required as a condition of the rezoning of the Main Street Crossing site, the improvements to MO Route 109 serve a regional benefit, and would be desired with or without the Main Street Crossing development.
2. With the construction phase of the federally-funded project not scheduled until the Year 2019, adequate time remains to increase the balance of the East Area and West Area TGA Funds from funds collected from other planned developments, thereby making it possible to fund the improvements without necessitating the use of general revenue and/or capital project funds.

PART TWO: MAIN STREET IMPROVEMENTS

Principally, the Main Street Improvements include the construction of Main Street, including associated streetscape improvements, between Eatherton Road and MO Route 109.

Current Cost Estimate:	**$1,471,517**
Committed Developer Funding:	$ 400,000
Unfunded Cost:	**$1,071,517**

DFG Recommendations for Unfunded Cost of Main Street Improvements:

1. Waiver of the TGA Funds to be collected from the Main Street Crossing development (approximately $250,000)
2. Refund to PFH of TGA Funds collected by the City at the time the commercial outlots are developed (approximately $200,000)
3. Remaining unfunded cost ($621,517) to be funded by Payne Family Homes, except as it may be reduced through identified design modifications, if approved by the appropriate divisions of City Government, including the Planning & Zoning Commission and/or Department of Public Works [not a function of the DFG and outside the scope of this review]

Reasons for Recommendations:

1. The waiver of the TGA Funds to be collected from the Main Street Crossing development is justified, in light of the off-site improvements provided across the commercial outlots and as acknowledged in the conditions of the rezoning.
2. Completing the improvements to both Route 109 and Main Street, as provided herein, should spur development of the commercial outlots, justifying the refund of the to-be collected TGA Funds.
3. A number of potential design modifications have been identified, which involve lighting, utilities and contributions by other parties, which could reduce the remaining identified unfunded cost [not a function of the DFG and outside the scope of this review].

4. Notwithstanding any further cost reductions due to approved design modifications, the total unfunded cost of $621,517 would result in a minimal additional cost of less than $6,000 per residential lot.

SUMMARY OF RECOMMENDED CITY CONTRIBUTION:

Route 109 Improvements:	$303,645
Main Street Improvements:	$450,000
Total Recommended Contribution:	**$753,645**
Percentage funded by current/future TGA funds:	***100%***

If any of the City Council members should have questions or comments in this regard, please feel free to contact any of the members of the DFG. A presentation is planned on this matter at tonight's City Council meeting. Thank you for your consideration of this information and action on the same.

Attachments:

Letter from Payne Family Homes, identifying cost saving opportunities (April 21, 2016)
Updated Cost Estimate – Main Street (April 19, 2016)
Updated Cost Estimate – MO Route 109 Improvements (April 12, 2016)
Updated Cost Estimate – Eatherton Road (April 12, 2016)
DFG's 1st Addendum to Report and Recommendation (March 14, 2016)
DFG's Original Report and Recommendation (February 22, 2016)

WILDWOOD

PUBLIC FINANCING PROPOSAL

Proposal 2015-01

Payne Family Homes
(Main Street Crossing Project)

City of Wildwood, Missouri
Development Finance Group's Addendum to Previous Report and Recommendation
Issue Date – March 14, 2016
"Planning Tomorrow Today"

The Development Finance Group (DFG) has continued its review of the application that was submitted by Payne Family Homes ("Payne") for the Main Street Crossing Project. The group met with the applicant to address some of the referenced misunderstandings that were described by Payne at the City Council meeting on this matter, as well as to have an understanding of the applicant's intent in terms of any payments or planned participation in regards to the cost of these collective required roadway improvements. The latter of these two (2) matters was of prime importance to the DFG, since the original application in this regard noted no participation/funding from Payne.

At this meeting, the following items were noted by the applicant relating to these improvements.

1. The applicant is funding the entirety of the Eatherton Road improvements set forth in the site-specific ordinance for the project. This amount is just less than three hundred seventy thousand dollars (<$370,000.00).
2. The applicant had set aside in its budget for this project approximately four hundred thousand dollars ($400,000.00) for Main Street construction, thinking of it as a collector street, not an arterial type of roadway.
3. The applicant had not budgeted any funding for State Route 109 improvements, despite being advised in its first meeting with the City on this potential project of this requirement to provide a connection to it from this site.
4. The on-going desire of the applicant for the City to offer the solution to this funding shortfall, given the housing project is a positive for Town Center.
5. The detailed discussion of cost breakdowns for these two (2) roadways, particularly the inclusion of the contingency amounts in the applicant's request for City funding, did not result in an agreement for their removal from the submitted application (contingency amounts assigned for both roadways totals over $286,000.00).

6. The future allocation of fees from the Traffic Generation Assessment that will be placed on the development of the three (3) commercial outlots be allocated to Payne, given that these outlots benefit from these required roadway improvements. The DFG believes that payment to Payne upon collection of TGA's for development of these outlots is a reasonable approach to offset the cost of the Main Street Improvements.
7. The fees available from the current East and West Funds of the Traffic Generation Assessment Trust Fund total under one hundred sixty-five thousand dollars ($165,00.00), which the applicant requested be paid toward these roadway costs. The DFG believes providing the current funds that are available from the West Traffic Generation Assessment Fee (TGA) for the State Route 109 improvements is a reasonable accommodation to the applicant's request and would reduce the amount of its twenty (20) percent match to the Transportation Improvement Program (TIP) referenced below by approximately eighty-two thousand dollars ($82,000.00). The contribution from the West TGA was found to be reasonable by DFG due to the roundabout design exceeding what would be minimally necessary for the proposed Main Street Crossing Project, i.e. western leg to roundabout, additional widening.
8. The applicant would agree to participate in the Transportation Improvement Program (TIP) for the State Route 109 improvements, thereby incurring almost three hundred thousand dollars ($300,000.00) of its costs.

The outcome of the meeting can be summarized in the following requested terms:

Improvements (Estimated Cost)	Applicant's Contribution ($)	City's Requested Contribution from City or Other Sources ($)
State Route 109 ($1,832,563.00)	284,351.33 (20% match to City's TIP Application minus TGA Contribution)	1,466,050.00 (Federal funding if awarded to City) $82,161.67 (West TGA Fund)
Main Street ($1,306,802.00)	400,000.00 (Amount budgeted in the project's original Pro Forma)	906,802.00
Total	684,351.33	2,455,013.67

The DFG still has reservations regarding this request and cannot support the City's sharing in the cost of these improvements beyond the $82,161.67 West TGA Fund contribution and future TGA's from development of the commercial outlots. In addition, the City will be providing its efforts and expertise in proceeding with the TIP application. Finally, as noted in the DFG's initial report dated February 22, 2016, it is also recommended that the TGA's assessed for the Main Street Project itself (approximately $250,000.00) be waived in light of the off-site improvements.

If any of the City Council members should have questions or comments in this regard, please feel free to contact any of the members of the DFG. A presentation is planned on this matter at tonight's City Council meeting. Thank you for your consideration of this information and action on the same.

WILDWOOD

PUBLIC FINANCING PROPOSAL

Proposal 2015-01
Payne Family Homes
(Main Street Crossing Project)

City of Wildwood, Missouri
Development Finance Group's Report and Recommendation
Issue Date - February 22, 2016
"Planning Tomorrow Today"

I. History of Zoning Process

In accordance with the procedures established by the City Council in 2006, the Development Finance Group has been reviewing the information provided by the developer of this twenty-eight (28) acre site that is interested in constructing one hundred four (104) single family dwellings on individual lots. This developer, Payne Family Homes, began the City's rezoning process in 2014 and received approval for a change in the property's zoning district designation in late 2015, along with an accompanying Planned Residential Development Overlay District (PRD). During this period of time, approximately one year, the developer and City staff worked to address a number of issues relating to this use of the property, including the extent of infrastructure needed to provide efficient, safe, and appropriate levels of improvements for traffic utilizing the surrounding system of State and City roadways, along with addressing other important considerations relating to the City's Town Center Plan, since this site is located within this special area of Wildwood. These additional issues included the level of roadway and site improvements within the property itself for the purposes of service to the intended users, the pedestrian connections and related system of improvements to meet the walkability standards of the Town Center Plan, the architecture of the built environment, the treatment of stormwater runoff from the development, public space provisions, and the design of landscaping and lighting. Additionally, the land use designation of the portion of the property abutting Eatherton Road was also studied thoroughly, given its classifications were requested for changes (Downtown District/Neighborhood General District to Neighborhood Edge District).

A portion of this one year timeframe was spent with the developer, City staff, and representatives of the Missouri Department of Transportation (MoDOT) working on what changes to State Route 109 would be needed to handle the extent of anticipated traffic generated by this development. Numerous meetings were held, the traffic study reviewed, and modifications made to the proposed design to incorporate traffic calming features and facilities for both pedestrians and bicyclists. Funding of these improvements to the State right-of-way, as well as for the City's required

improvements to Main Street and Eatherton Road were also discussed during this time. The outcome of these discussions was a plan that was presented to City officials and the community in 2015, prior to the zoning change request before the Planning and Zoning Commission was acted upon. This plan called for constructing a roundabout on State Route 109, widening its current configuration, and adding multi-modal transit options. As mentioned above, this level of improvement within the State's right-of-way did not take into account the on-site roadways needed and required by the City, which were substantial, given the proximity of this site to two of the four major streets in the Wildwood Town Center Area (State Route 109 and Old Manchester Road).

Internal roadway improvements included the construction of Main Street, one of the most significant roadways in the Town Center Area, in terms of width, amenities, and design considerations and the planning, engineering, and dedication of land area for a roundabout at the intersection of Eatherton Road and Main Street. The Main Street improvements internal to the site included two stub street connections from Cambury Subdivision, while connecting another from Old Grover Estates. These required roadway improvements were identified in the Town Center Plan, given this site has always been designated for a number of mixed districts and development allowances since its adoption. All of these roadway considerations were reviewed, along with the Traffic Study for this project, and needed to meet the City's and State's goals of providing a system of streets and pedestrian facilities that were safe, efficient, and appropriate for this purpose.

Along with the designs of the roadways themselves, these roadways had to also meet the streetscape requirements of the City's Town Center Area. These requirements include the standard set of street trees, lights, and grates, stormwater improvements, and pedestrian amenities, like trash receptacles, signage, and benches. These features make this public environment very special and add to the character of the project and enhance the overall architecture of the buildings. These features are integral to the success of a Town Center project and must be provided as part of any design.

Once all of the roadway issues had been studied, presented to the interested parties, and agreed upon, the developer began assessing costs for these identified items. After study, the developer determined an overall cost of over three million dollars ($3,000,000) for all of these roadway items. This figure includes both State and City-mandated items. City officials, from the start of the zoning process on this property, anticipated a significant cost.

As mentioned, the zoning of the property was completed in late 2015 and, since that time, the developer has been working on several considerations relating to this project. One of the primary considerations includes the preparation of the Site Development Plan for submittal to the Planning and Zoning Commission. This Site Development Plan process has also worked toward a better understanding of costs associated with the project's infrastructure and utilities. Specifically, during this process, the issue of the remaining outlots that directly front onto State Route 109 and their associated access were further refined for future considerations, along with the water line component needed to serve this site.

II. Other Public Finance Incentive Project (s)

This understanding of the project's cost has led the developer to consider all means to address them and allow it to move forward at this time. Acknowledging these costs and the desire to provide all improvements, as part of its construction, the developer is requesting the City consider providing a Public Finance Incentive Package for the purposes of this Town Center Area Project. This application is the third submitted to the City in the last fifteen (15) years of development within the Town Center Area. The first of those was Koman Properties' Wildwood Town Center, which is located at the intersection of State Route 100 and Taylor Road and which was submitted prior to adoption by the Council of the formal procedures. This proposal was for a Community Improvement District (CID) at an amount of approximately ten million dollars ($10,000,000) to assist in offsetting costs for constructing Main Street, a public parking garage, street identification piers, a fountain, a public plaza, and other related infrastructure costs. This project included over 350,000 square feet of commercial and residential type activities, but only on a fifteen (15) acre site. This public finance incentive was approved by the City Council in December 2005 and is currently in place and operational. Key components of this Public Finance Incentive Package can be summarized as follows:

1. A one percent sales tax on all retail sales;
2. A property tax assessment on all real property; and
3. A special assessment on real property.

Each of these assessments are intended to ensure the bonds that were issued for monies relating to improvements on the site would provide the required return and meet the agreements set forth at the time of their offering. In many ways, the use of these three revenue sources provides a substantial safety net for the investors in this project, the City and the CID.

The Community Improvement District formed for the Wildwood Town Center Project has been in place for almost ten (10) years. The bonds for improvements were issued and the improvements constructed, inspected, and accepted by the Board of Directors, with another ten (10) year period of time left to complete the payments to the bond holders. Principally, certain streets, street identification piers, the fountain, and the parking garage have been the subject of recent requests. All of the features were considered appropriate for inclusion in the district due to the public benefit derived from them to Wildwood residents by providing a higher standard of quality in terms of the public environment. Upgrading projects in the Town Center Area, like Koman Properties' Wildwood Town Center, was ultimately the necessary justification for its support by the City Council.

The second proposal focused on the Slavik Tract that is located in the southwest quadrant of the State Route 100 and State Route 109 intersection and was submitted by the developer – The Desco Group. This proposal requested over ten million dollars ($10,000,00.00) for the improvements to this large fifty (50) plus acre site that was to be used for a major commercial development, which included a Target Store. The funding was intended for State Route 100, State Route 109, Manchester Road, and utility improvements that were planned for this site, given its intensity of development. This project was approved by the City Council, via an Amended C-8 Planned

Commercial District Ordinance, and, thereafter, the public financing application was submitted to the City.

The Development Finance Group reviewed the application and noted the scale of this project justified the level of improvements and considerations for public financing, but had reservations, given the experience with the only other similar proposal that had been acted upon by the City for the Wildwood Town Center Project underway by Koman Properties. Concerns were identified relating to the mix of financial tools sought by the developer, which included a Community Improvement District (CID) and Industrial Revenue Bonds. Additionally, the lack of a safety net for less than anticipated sales tax revenues, the only source of payment for all of the bonds issued by this combination, also led the Development Finance Group to seek more information, before making a final recommendation. However, the group did note, in its report, that such improvements did exceed what would normally be anticipated and justified on-going and positive consideration of this application. However, after the issuance of the Group's report to City Council, the developer withdrew the request and decided not to proceed with the overall project. This decision was made in 2007, just as an economic recession was starting to make headlines across the world.

III. Current Request

The current application filed by Payne Family Homes seeks the City's support through a combination of direct sources from the City for the purposes of funding roadway and limited utility improvements. The developer provided a detailed summary of these roadway and limited utility improvements to the Development Finance Group, along with costs, as part of the official submittal package for this proposal. These improvements and costs are summarized on the next four pages and are broken down into two components, Main Street improvements and MoDOT/State Route 109 improvements:

THE STERLING CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MAIN STREET" IMPROVEMENTS:

GRADING / SILTATION CONTROL - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	$6,500	$8,450
WASHDOWN STATION	1	EA.	$5,750	$5,750
TEMPORARY SEDIMENT BASIN	2	EA.	$3,500	$7,000
ROUGH GRADING	21,600	C.Y.	$2.25	$48,600
SOD WITHIN RIGHT-OF-WAY	13,068	S.Y.	$3.50	$45,738
HYDROSEEDING SLOPES	5,171	S.Y.	$1.15	$5,947
NATURAL RESOURCE PROTECTION FENCE	1,643	L.F.	$6.00	$9,858
SILT FENCE	2,460	L.F.	$4.00	$9,840
SILT FENCE MAINTENANCE	2,460	L.F.	$1.00	$2,460
SOIL TESTING	21,600	C.Y.	$0.30	$6,480
			TOTAL:	**$150,123**

STREETS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	3,875	S.Y.	$59.00	$228,625
4" TYPE 1 AGGREGATE BASE	5,861	S.Y.	$4.40	$25,788
22' ACCESS DRIVE ENTRANCE APRON (2"c,10"x)	82	S.Y.	$59.00	$4,838
6" VERTICAL CONC. CURB & GUTTER	7,152	L.F.	$20.70	$148,046
5' WIDE CONCRETE SIDEWALK	3,658	L.F.	$19.00	$69,502
STREET SIGNS	5	S.F.	$200	$1,000
GUARDRAIL	532	L.F.	$16.25	$8,645
HANDICAP RAMP	10	EA.	$1,035	$10,350
			TOTAL:	**$496,795**

WATER MAIN- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
8" P.V.C.	1,892	L.F.	$70.00	$132,440
HYDRANT AND VALVE	6	EA.	$1,900	$11,400
CONNECTION TO EXISTING MAIN	1	EA.	$500	$500
			TOTAL:	**$144,340**

STORM SEWERS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	$1,350.00	$1,350
DOUBLE CURB INLET	9	EA.	$2,575.00	$23,175
18" R.C.P.	460	L.F.	$27.60	$12,696
PIPE BEDDING (18" R.C.P.)	460	L.F.	$4.80	$2,208
24" R.C.P.	170	L.F.	$35.50	$6,035
PIPE BEDDING (24" R.C.P.)	170	L.F.	$4.90	$833
30" R.C.P.	140	L.F.	$48.00	$6,720
PIPE BEDDING (30" R.C.P.)	140	L.F.	$5.00	$700
24" FLARED END SECTION	1	EA.	$1,295.00	$1,295
30" FLARED END SECTION	2	EA.	$1,400.00	$2,800
JETTING	790	L.F.	$1.50	$1,185
GRANULAR FILL UNDER PAVEMENT	385	TN.	$10.00	$3,850
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	$47.00	$4,700
MSD INSPECTION FEE	790	L.F.	$3.39	$2,678
			TOTAL:	$70,225
ENGINEERING AND CONSTRUCTION SURVEY	LUMP SUM		TOTAL	$45,000

LANDSCAPING - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft)	126	L.S.	$275	$34,650
LANDSCAPING (Waldbart Bid)	1	L.S.	$7,240	$7,240
			TOTAL:	$41,890

MISC. UTILITY - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
AMEREN FACILITY RELOCATIONS *	1	L.S.	$110,000	$110,000
CABLE & ATT RELOCATIONS	1	L.S.	$20,000	$20,000
ELECTRIC - STREET LIGHTS (Every 65' both sides)	60	EA.	$1,500	$50,400
ELECTRIC - CONDUIT	3,945	L.F.	$3.50	$13,839
			TOTAL:	$194,239

IRIGATION SYSTEM- MAIN STREET	QTY		UNIT COST	TOTAL
R/W (27'X1940') = 52,380 SQ FT	52,380	S.F.	$0.75	$39,285
ISLAND (11'X740') = 8,140 SQ FT	8,140	S.F.	$0.75	$6,105
			TOTAL:	$45,390

"MAIN STREET" IMPROVEMENTS SUBTOTAL	$1,188,002
MISC. 10 %	$118,800
"MAIN STREET" IMPROVEMENTS TOTAL	$1,306,802

* PRICE RECEIVED FROM AMEREN IN EMAIL DATED AUGUST 13, 2014 FROM BOB BAILEY

THE STERLING CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MODOT / 109" IMPROVEMENTS:

GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.4	AC.	$6,500	$9,100
WASHDOWN STATION	1	EA.	$5,750	$5,750
ROUGH GRADING	31,090	C.Y.	$2.25	$69,953
EARTH HAUL / IMPORT	31,090	C.Y.	$10.00	$310,900
SOD	7,744	S.Y.	$3.50	$27,104
SILT FENCE	1,275	L.F.	$4.00	$5,100
SILT FENCE MAINTENANCE	1,275	L.F.	$1.00	$1,275
SOIL TESTING	31,900	C.Y.	$0.30	$9,570
			TOTAL:	**$438,752**

IMPROVEMENTS - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
12" P.C. CONCRETE PAVEMENT	3,030	S.Y.	$87.50	$265,125
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	1,900	S.Y.	$59.00	$112,100
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	$59.00	$53,100
4" TYPE 1 AGGREGATE BASE	5,330	S.Y.	$4.40	$23,452
FULL DEPTH SAWCUT	100	L.F.	$5.00	$500
8" MEDIAN ISLAND	630	S.Y.	$62.50	$39,375
TYPE A CURB & GUTTER	890	L.F.	$38.00	$33,820
6" VERTICAL CURB	550	L.F.	$38.00	$20,900
6" MOUNTABLE CURB	290	L.F.	$38.00	$11,020
8' WIDE CONCRETE SIDEWALK	995	L.F.	$30.00	$29,850
HANDICAP RAMP	3	EA.	$1,035.00	$3,105
GUARD RAIL	660	L.F.	$16.25	$10,725
CRASHWORTHY END TERMINAL	2	EA.	$1,984.00	$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	3,200	S.Y.	$42.00	$134,400
TEMPORARY TRAFFIC CONTROL	1	L.S.	$10,000	$10,000
CONSTRUCTION STAGING	1	L.S.	$50,000	$50,000
			SUB-TOTAL:	$801,440
			10% Maint.	$80,144
			TOTAL:	**$881,584**

STORM SEWERS- MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	$48.00	$960
PIPE BEDDING (30" R.C.P.)	20	L.F.	$5.00	$100
30" FLARED END SECTION	1	EA.	$1,400.00	$1,400
JETTING	20	L.F.	$1.50	$30
GRANULAR FILL UNDER PAVEMENT	36	TN.	$10.00	$360
RIP-RAP / HEAVY STONE REVETMENT	33	S.Y.	$47.00	$1,551
5' x 3' CONCRETE BOX CULVERT	10	L.F.	$210.00	$2,100
8'x6' CONCRETE BOX CULVERT	315	L.F.	$680.00	$214,200
MSD INSPECTION FEE	345	L.F.	$3.39	$1,170
			SUB-TOTAL:	$221,871
			10% Maint.	$22,187
			TOTAL:	**$244,058**

LANDSCAPING:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft.)	33	EA.	$275.00	$9,075
LANDSCAPING ROUNDABOUT	1	L.S.	$5,000	$5,000
			SUB-TOTAL:	$14,075
			10% Maint.	$1,408
			TOTAL:	**$15,483**

DETENTION AND WATER QUALITY:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
BIORETENTION AND UNDERDRAINS	595	S.F.	$18.00	$10,710
CONTROL STRUCTURE	1	EA.	$6,000	$6,000
			SUB-TOTAL:	$16,710
			10% Maint.	$1,671
			TOTAL:	**$18,381**

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	**$50,000**

MISC. UTILITY - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS	15	EA.	$840	$12,600
ELECTRIC - CONDUIT	1,000	L.F.	$3.50	$3,500
			SUB-TOTAL:	$16,100
			10% Maint.	$1,610
			TOTAL:	**$17,710**

MODOT / 109 IMPROVEMENTS SUBTOTAL		**$1,665,967**
MISC.	10 %	$166,597
MODOT / 109 IMPROVEMENTS TOTAL		**$1,832,563**

NOTE: No cost has been added to acquire the additional R/W to construct Roundabout

In defining this list of roadway and utility items, the developer has limited it to those improvements that are required by the site-specific ordinance or necessary for the project to receive needed services to function. Equally important to note is the structure of the proposal does ultimately set forth that almost all public infrastructure improvements associated with this project will be paid by either this proposed Public Finance Incentive Package or credited Traffic Generation Assessment Fees from the City of Wildwood. This analysis of funding for these public improvements is reflected in the table provided below:

1. Direct Funding from the City (Operating Revenues -?)
2. Capital Improvement Funds
3. East Trust Fund Contribution
4. West Trust Fund Contribution

Principally, the developer is requesting the allocation of over three million dollars ($3,000,000.00) from these sources for the improvements necessary for access and water service to the site. Two important points of the developer's proposal include the desire to not participate in any of the costs for the two major street improvements or the water line extension from State Route 100 to the south. Additionally, the developer also does not distinguish from which of these four sources the funding should be directed or the requested amounts from each.

IV. Analysis

In considering this application, the Development Finance Group has determined that said application does not meet a reasonability test for its support and the members have identified the following reasons for a position of non-support in this regard:

1. The development of the property, under the current zoning district designation, required Regulating Plan changes and an accommodation to allow for the majority of the units to have front-entry garages, instead of rear-entry types, as set forth in the Town Center Plan. If the City were to provide a substantial infusion of funds to this project, it would surely seek a more compliant design to the Town Center Plan's intent for the Neighborhood Edge District, which the developer has noted on many occasions cannot be provided at this site, given its lack of experience on New Urbanism housing designs.
2. The Town Center Plan's Regulating Plan identifies this site as suitable for residential uses at a very high-density, which was intended to offset greater development costs associated with any future project due to the Town Center Area's Street Specifications and Streetscape Requirements.
3. The site is a greenfield and does not have a zoning legacy, nor other unusual development circumstances associated with it. In fact, the site has more favorable physical characteristics than most others located in Town Center and the surrounding parts of the community, which reduce certain costs.
4. The overall site's use, which includes the three Workplace District outlots, was intended to compensate for development costs. Therefore, the developer needs to address some of the costs it is seeking from the City through an agreement or reciprocity with the owner of these

outlots.

5. The planned improvements to State Route 109 are beneficial to the City and its residents by improving both the driver and pedestrian/bicycle environments along its associated length, but not immediately necessary, to the extent identified, if this site were not to develop with these new homesites. Therefore, the need for these improvements is premised on this project, not from organic traffic growth that is occurring on State Route 109.
6. The development of this property furthers the goals of the City in extending Main Street through the subject site and promoting the Street Network Map of the Town Center Plan, which is the major reason the City Council supported granting a credit to the required Traffic Generation Assessment Fee assigned to this project - $250,000.00.
7. The limited number of community-based enhancements included in the proposal at this time offers no incentive for support of the application. In the case of Koman's Wildwood Town Center Project, a fountain, numerous street identification piers, a public plaza, and a public parking garage were included in the design of the project, which enhanced its character and created a very nice environment for employees, customers, and visitors to the site. None of these types of extras are contemplated in the current application.
8. The extent of improvements to the site and surrounding roadway system are at such a level that consideration of a public finance incentive package is not reasonable, when compared to other projects that sought no such assistance in this regard.
9. The level of the funding requested provides for almost the entire amount of these public improvements to be absorbed by outside sources, rather than the developer's own. This arrangement reflects more of a philosophical concern and the level of commitment on the part of the developer to truly make this project special.

Given these considerations, the Development Finance Group does not support this application and, unless otherwise directed by City Council, will not pursue any additional information from the developer on this matter.

V. Recommendation

The Development Finance Group appreciates the opportunity to provide this review to the City Council on such an important matter of this nature. This Group has determined, based upon the submitted application and its review process, that such an application does not have potential merit and the City Council should not proceed with further discussions, as set forth in the adopted "Procedures for the Review and Processing of Requests for Development Finance Incentives." However, given that this is only a recommendation, if the City Council believes it is worth further discussions and negotiations with the developer on the key points identified herein, the Group can certainly undertake them, under an expedited timeframe. Conversely, if the City is successful with its Transportation Improvement Program (TIP) application for State Route 109 work, the developer may not be obligated for many of those roadway improvements, but rather, could participate in such by providing the required twenty (20) percent match of funding under the program's guidelines and requirements, which the Development Finance Group believes to be very reasonable.

VI. Development Finance Group Members

Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Joe Vujnich, Department of Planning

VII. Attachments

- Developer's Proposal
- Policy Documents for the City's Review of Public Financing Proposals
- Other Information and Background

WILDWOOD

January 11, 2016

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

Re:	Development Finance Incentives Application Packet for Main Street Crossing Project
Permitted Use:	One Hundred Four (104) Single Family Detached Dwellings on Individual Lots
Location:	Town Center Area; east side of State Route 109, south of State Route 100
Applicant:	Payne Family Homes, L.L.C.

Council Members:

Recently, the City was in receipt of a filing relating to the City's Development Finance Incentives Policy, which was first adopted by the City Council in 2006. The development of this policy, and corresponding ordinance, was in response to the outcomes and considerations of the City's first public finance project, which was Koman Properties' Wildwood Town Center Project and the anticipated submittal of future applications of a similar or like nature. Thereafter, the City Council, in developing and adopting this policy and ordinance, wanted a more formal approach followed for these types of requests, along with having more information available about it, sooner than later in this overall review process. This policy and related ordinance are attached to this letter for the City Council's review.

The applicant for this public financing request is Payne Family Homes, L.L.C. and specific to the Main Street Crossing Project that is located on State Route 109, south of State Route 100, and extends to the east to Eatherton Road. This project, as the City Council may recall, includes the extension of Main Street and work within the State Route 109 right-of-way area, which requires the installation of a roundabout. The applicant has noted in previous conversations during the rezoning process at the City Council the costs of these two (2) improvements is substantial and cannot necessarily be carried by a residential development of one hundred four (104) homesites. The most recent cost estimate has the total amount of these two (2) roadways, i.e. State Route 109 and Main Street, around three million dollars ($3,000,000.00), which according to Payne Family Homes, L.L.C. is the reason for this application to the City.

As noted in the attached materials, the Development Finance Group will review the application. This group includes the City Administrator, City Attorney, Director of Public Works, and the Director of Planning. This group will review all of the application materials, request any additional information

that is determined to be needed for full consideration of the request, and provide a recommendation to the City Council in this regard. This process is funded by the applicant, under the requirements of the adopted policy and will take at least through February of this year for the Development Finance Group to complete its task and be prepared to present its recommendation to the City Council for its review and associated action.

If any of the City Council members should have questions or comments in regards to this process, please feel free to contact the Departments of Planning or Public Works or the City Administrator at (636) 458-0440. A presentation is planned on this matter at tonight's Work Session. Thank you for your review of this information and any input you might provide in this regard.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Tom Cummings, Applicant for Payne Family Homes

PAYNE family HOMES

CITY OF WILDWOOD
DEC 29 2015
DEPT OF PLANNING & PARKS

December 29, 2015

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

Re: Main Street Crossing Development Financing/Funding Assistance Request

Dear Mr. Vujnich:

Payne Family Homes, LLC ("Applicant") is in receipt of your letter dated October 28, 2015 from the City of Wildwood ("City") with reference to Applicant's recent application for Development Finance Incentives and/or Development Funding Assistance for the above referenced property.

The following are Applicant's responses to the questions asked in the above referenced letter:

1. The Five Thousand and 00/100 Dollar ($5,000.00) fee requested by City is enclosed herewith.

2. The types of assistance that Applicant is seeking include any, all, or a combination of the following:

    a. Direct funding from the City

    b. Capital Improvement Funds

    c. Trust Fund East

    d. Trust Fund West

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

3. Applicant hereby requests assistance in the full amount of the Two (2) projects described in Applicant's letter dated 9/30/15 (the "Infrastructure Improvements"). The total amount is $3,139,365.00.

4. Applicant has met with the owner of the commercial property to the West of the proposed Main Street Crossing development, and the owner of that property has acknowledged the requirement to contribute the TGA's associated with that tract as/when the property is developed in accordance with City's requirements.

   Applicant has not met with the owner of the Slavik tract (West of Hwy 109) regarding the Infrastructure Improvements, as this property is not yet zoned or permitted, and it is not certain as of the date of this letter whether/when any future action on that property will be taken by Applicant.

5. Applicant arranged for a meeting that was held on December 14, 2015 between Applicant, the City, and MODOT. In this meeting, waivers were discussed with respect to (a) the requirement to construct a roundabout in relation to the Hwy 109 Project, and (b) any right-of-way fees associated with said construction. MODOT declined any such waivers. Applicant has not approached any other public source.

6. The status of items A through C is as follows:

   a. The enclosed are the most current updated cost estimates at this time, but the final costs associated with the Infrastructure Improvements may vary from the amount in the current estimates, as final improvement plans have not yet been approved by the City, MODOT, or any other applicable authority, and material/services costs are subject to changes in market conditions beyond the control of Applicant.

      Furthermore, it should be noted that the enclosed cost estimates reflect cost savings, and economies of scale that would be achieved assuming that the Infrastructure Improvements are developed concurrently with the Main Street Crossings development. The final project cost may vary, if the projects are not coordinated this way.

   b. Applicant would propose that the development be structured as a public/private project in accordance with all applicable laws, rules, and regulations.

   c. The final contributions of costs for the Infrastructure Improvements will be the product of future discussions.

7. The most recent version of the plan has been enclosed herewith.

8. The following Master Plan goals, objectives, and policies are furthered by the proposed projects in the ways indicated below:

   a. Transportation Element. This development finance/funding proposal complies with Goals #1, #2 and #3 in that it provides safe streets, sidewalks and trails, the

roadway project is appropriate to the character of Wildwood and it provides multi-modal options for transportation for residents, visitors, and guests and businesses.

Objectives #1 and #4 are met in that the parkway design of Main Street and the proposed roundabouts are safe, efficient and consistent with the City's character. The development of trails and extensive sidewalks encourage bicycle and pedestrian traffic and the roads and trails are being designed to connect with other aspects of the Town Center.

Policy #1 is complied with in that the roundabout designs improve the configuration of intersections and traffic flow and Policies #4 and #5 are complied with because the design connects the trails and sidewalks with the Town Center and street maintenance is appropriately planned.

b. Economic Development Element. This development finance/funding proposal complies with Goal #4 in that the requested funding is for an expansion and development of Main Street, the upgrade to Hwy 109 and Etherton Road with roundabouts and appropriate trails, sidewalk and open space improvements.

Objective #6 is met in that the proposed capital improvements encourage the residential and commercial development within the Town Center.

c. Open Space and Recreation Element. This development finance/funding proposal complies with Goal #1 and #3, and Policy #2 in that several small open and recreational areas throughout the development will enhance property values, promote a sense of community, and welcome and engage residents, visitors and guests. All maintenance costs for such facilities will be provided by the homeowners association.

d. Community Services Element. This development finance/funding proposal complies with Goal #2 and Objectives #1, #4 and #7 in that the current service responsibilities for the development do not exceed available municipal service capabilities, the established character of the community will be maintained and new utilities service lines will be underground.

e. Environmental Element. This development finance/funding proposal complies with Goal #4, Objectives #1, #3, #4 and #5 and Policies #1, #4, #8, #9, #10 and #18 in that the development is designed, approved and will be constructed in accordance with all necessary City, sewer district and Corps of Engineers guidelines, rules and regulations and approvals.

f. Planning Element. This development finance/funding proposal complies with Goal #3 and Objective #7 in that the development planning decisions are related closely to environmental quality, community services, transportation services and open space considerations and will meet or exceed the Neighborhood Design

Standards from the Town Center Plan.

9. The following City Council Strategic Goals and Objectives are furthered by the proposed projects in the ways indicted below:

    a. Promote and Facilitate Development of the Town Center. Goal #1 and Strategic Objectives #1, #2, #3 and #4 are met in that the planned connectivity of the roads, including the Main Street extension and construction of connectors to other neighborhoods, trails and sidewalks, along with the residential development. Additionally, the development contains functional public common areas, and the common areas, including the storm water detention and rain garden areas, will be maintained by the homeowners association. Public funding for the roundabouts connection to Main Street is appropriate.

    b. Develop a Long-term Financial Plan. Goal #2 and Objective #2 are satisfied in that the residential development will increase sales and utility tax revenues to the City.

    c. Implement the Park and Recreation Action Plan. Goal #3 and Objective #2 are satisfied in that the development has public use areas and the trail extensions connect with the sidewalk on Hwy 109 and will connect with the Town Center.

Applicant hereby requests that City review the above information and enclosed documents, and prepare a recommendation to the City that might be heard at the next available hearing.

Please contact me at your earliest convenience, to let me know when the matter can be set for public hearing.

Sincerely yours,

Thomas E. Cummings
Vice President of Land Acquisition

Enclosures

CC via email w/o enclosures: David N. Neiers
Robert J. Golterman
Mayor Timothy Woerther
Ryan Thomas
Rick Brown

CITY OF WILDWOOD

ACKNOWLEDGEMENT OF RECEIPT

Information Package for Consideration of Development Finance Incentives

I, Tom Cummings, representing Payne Family Homes, LLC (name of company, if applicable), by signing this statement, hereby acknowledges that I/we have been furnished a copy of the official policy relating to Development Finance Incentives by the City Administrator and/or the Director of Planning, along with the Procedures and Processes for Development Finance Incentives, as adopted by City of Wildwood Ordinance #1345, and have also been offered an opportunity to ask any questions regarding them by the aforementioned personnel of the City of Wildwood, along with contact information for the same for future use.

Thomas J. Cummings *Signature*	9/17/15 *Date*
Signature (if needed)	*Date*
Signature (if needed)	*Date*

Draft Date: October 19, 2006

"Planning Tomorrow Today"

SAMPLE

NOT PART OF ORDINANCE

THE STERLING CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MAIN STREET" IMPROVEMENTS:

GRADING / SILTATION CONTROL - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	$6,500	$8,450
WASHDOWN STATION	1	EA.	$5,750	$5,750
TEMPORARY SEDIMENT BASIN	2	EA.	$3,500	$7,000
ROUGH GRADING	21,600	C.Y.	$2.25	$48,600
SOD WITHIN RIGHT-OF-WAY	13,068	S.Y.	$3.50	$45,738
HYDROSEEDING SLOPES	5,171	S.Y.	$1.15	$5,947
NATURAL RESOURCE PROTECTION FENCE	1,643	L.F.	$6.00	$9,858
SILT FENCE	2,460	L.F.	$4.00	$9,840
SILT FENCE MAINTENANCE	2,460	L.F.	$1.00	$2,460
SOIL TESTING	21,600	C.Y.	$0.30	$6,480
			TOTAL:	**$150,123**

STREETS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	3,875	S.Y.	$59.00	$228,625
4" TYPE 1 AGGREGATE BASE	5,861	S.Y.	$4.40	$25,788
22' ACCESS DRIVE ENTRANCE APRON (2"c,10"x)	82	S.Y.	$59.00	$4,838
6" VERTICAL CONC. CURB & GUTTER	7,152	L.F.	$20.70	$148,046
5' WIDE CONCRETE SIDEWALK	3,658	L.F.	$19.00	$69,502
STREET SIGNS	5	S.F.	$200	$1,000
GUARDRAIL	532	L.F.	$16.25	$8,645
HANDICAP RAMP	10	EA.	$1,035	$10,350
			TOTAL:	**$496,795**

WATER MAIN- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
8" P.V.C.	1,892	L.F.	$70.00	$132,440
HYDRANT AND VALVE	6	EA.	$1,900	$11,400
CONNECTION TO EXISTING MAIN	1	EA.	$500	$500
			TOTAL:	**$144,340**

STORM SEWERS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	$1,350.00	$1,350
DOUBLE CURB INLET	9	EA.	$2,575.00	$23,175
18" R.C.P.	460	L.F.	$27.60	$12,696
PIPE BEDDING (18" R.C.P.)	460	L.F.	$4.80	$2,208
24" R.C.P.	170	L.F.	$35.50	$6,035
PIPE BEDDING (24" R.C.P.)	170	L.F.	$4.90	$833
30" R.C.P.	140	L.F.	$48.00	$6,720
PIPE BEDDING (30" R.C.P.)	140	L.F.	$5.00	$700
24" FLARED END SECTION	1	EA.	$1,295.00	$1,295
30" FLARED END SECTION	2	EA.	$1,400.00	$2,800
JETTING	790	L.F.	$1.50	$1,185
GRANULAR FILL UNDER PAVEMENT	385	TN.	$10.00	$3,850
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	$47.00	$4,700
MSD INSPECTION FEE	790	L.F.	$3.39	$2,678
			TOTAL:	**$70,225**
ENGINEERING AND CONSTRUCTION SURVEY	LUMP SUM		TOTAL	**$45,000**

LANDSCAPING - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft)	126	L.S.	$275	$34,650
LANDSCAPING (Waldbart Bid)	1	L.S.	$7,240	$7,240
			TOTAL:	**$41,890**

MISC. UTILITY - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
AMEREN FACILITY RELOCATIONS *	1	L.S.	$110,000	$110,000
CABLE & ATT RELOCATIONS	1	L.S.	$20,000	$20,000
ELECTRIC - STREET LIGHTS (Every 65' both sides)	60	EA.	$1,500	$50,400
ELECTRIC - CONDUIT	3,945	L.F.	$3.50	$13,839
			TOTAL:	**$194,239**

IRIGATION SYSTEM- MAIN STREET	QTY		UNIT COST	TOTAL
R/W (27'X1940') = 52,380 SQ FT	52,380	S.F.	$0.75	**$39,285**
ISLAND (11'X740') = 8,140 SQ FT	8,140	S.F.	$0.75	**$6,105**
			TOTAL:	**$45,390**

"MAIN STREET" IMPROVEMENTS SUBTOTAL	**$1,188,002**
MISC. 10 %	$118,800
"MAIN STREET" IMPROVEMENTS TOTAL	**$1,306,802**

* PRICE RECEIVED FROM AMEREN IN EMAIL DATED AUGUST 13, 2014 FROM BOB BAILEY

THE STERLING CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MODOT / 109" IMPROVEMENTS:

GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.4	AC.	$6,500	$9,100
WASHDOWN STATION	1	EA.	$5,750	$5,750
ROUGH GRADING	31,090	C.Y.	$2.25	$69,953
EARTH HAUL / IMPORT	31,090	C.Y.	$10.00	$310,900
SOD	7,744	S.Y.	$3.50	$27,104
SILT FENCE	1,275	L.F.	$4.00	$5,100
SILT FENCE MAINTENANCE	1,275	L.F.	$1.00	$1,275
SOIL TESTING	31,900	C.Y.	$0.30	$9,570
			TOTAL:	$438,752

IMPROVEMENTS - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
12" P.C. CONCRETE PAVEMENT	3,030	S.Y.	$87.50	$265,125
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	1,900	S.Y.	$59.00	$112,100
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	$59.00	$53,100
4" TYPE 1 AGGREGATE BASE	5,330	S.Y.	$4.40	$23,452
FULL DEPTH SAWCUT	100	L.F.	$5.00	$500
8" MEDIAN ISLAND	630	S.Y.	$62.50	$39,375
TYPE A CURB & GUTTER	890	L.F.	$38.00	$33,820
6" VERTICAL CURB	550	L.F.	$38.00	$20,900
6" MOUNTABLE CURB	290	L.F.	$38.00	$11,020
8' WIDE CONCRETE SIDEWALK	995	L.F.	$30.00	$29,850
HANDICAP RAMP	3	EA.	$1,035.00	$3,105
GUARD RAIL	660	L.F.	$16.25	$10,725
CRASHWORTHY END TERMINAL	2	EA.	$1,984.00	$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	3,200	S.Y.	$42.00	$134,400
TEMPORARY TRAFFIC CONTROL	1	L.S.	$10,000	$10,000
CONSTRUCTION STAGING	1	L.S.	$50,000	$50,000
			SUB-TOTAL:	$801,440
			10% Maint.	$80,144
			TOTAL:	$881,584

STORM SEWERS- MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	$48.00	$960
PIPE BEDDING (30" R.C.P.)	20	L.F.	$5.00	$100
30" FLARED END SECTION	1	EA.	$1,400.00	$1,400
JETTING	20	L.F.	$1.50	$30
GRANULAR FILL UNDER PAVEMENT	36	TN.	$10.00	$360
RIP-RAP / HEAVY STONE REVETMENT	33	S.Y.	$47.00	$1,551
5' x 3' CONCRETE BOX CULVERT	10	L.F.	$210.00	$2,100
8'x6' CONCRETE BOX CULVERT	315	L.F.	$680.00	$214,200
MSD INSPECTION FEE	345	L.F.	$3.39	$1,170
			SUB-TOTAL:	$221,871
			10% Maint.	$22,187
			TOTAL:	**$244,058**

LANDSCAPING:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft.)	33	EA.	$275.00	$9,075
LANDSCAPING ROUNDABOUT	1	L.S.	$5,000	$5,000
			SUB-TOTAL:	$14,075
			10% Maint.	$1,408
			TOTAL:	**$15,483**

DETENTION AND WATER QUALITY:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
BIORETENTION AND UNDERDRAINS	595	S.F.	$18.00	$10,710
CONTROL STRUCTURE	1	EA.	$6,000	$6,000
			SUB-TOTAL:	$16,710
			10% Maint.	$1,671
			TOTAL:	**$18,381**

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	**$50,000**

MISC. UTILITY - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS	15	EA.	$840	$12,600
ELECTRIC - CONDUIT	1,000	L.F.	$3.50	$3,500
			SUB-TOTAL:	$16,100
			10% Maint.	$1,610
			TOTAL:	**$17,710**

MODOT / 109 IMPROVEMENTS SUBTOTAL	**$1,665,967**
MISC. 10 %	$166,597
MODOT / 109 IMPROVEMENTS TOTAL	**$1,832,563**

NOTE: No cost has been added to acquire the additional R/W to construct Roundabout

PAYNE family HOMES

September 30, 2015

City of Wildwood
Attn.: Mr. Ryan S. Thomas
City Administrator
16860 Main Street
Wildwood, Missouri 63040

Re: Main Street Crossing Development Financing/Funding Assistance Request

Dear Mr. Thomas:

Payne Family Homes, LLC ("Applicant") hereby requests that the City of Wildwood ("City") consider Development Finance Incentives and/or Development Funding Assistance for the above referenced property.

The tract in question is generally located East of Highway 109, West of Eatherton Rd., South of the Cambury development, and North of Old Grover Crossing. Any/all funds allocated subject to this request request would be used to construct two (2) infrastructure components crucial to the development of Wildwood Town Center (Cost estimates for the two (2) projects are attached for your reference):

(a) Main Street (from Eatherton Westward to an intersection with Hwy 109), and

(b) A new roundabout and associated improvements on Hwy 109

The proposed community that would be developed in conjunction with the above infrastructure improvements would consist of One Hundred Four (104) single family residences on approximately Twenty Eight (28) acres of land. In addition to the construction of Main Street through the property, Applicant has agreed to provide additional connectivity by connecting stub streets at Larksong Dr. and Kilare Ln. to the North, and at Grover Ridge Dr. to the South.

The site design preliminarily approved by City accomplishes many of the development goals important to the City. The Preliminary Development Plan calls for diverse housing offerings of

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

both traditional and neo-traditional architecture in the new community. This will add the desired density and design attributes to the residential properties planned for this portion of Town Center. Importantly, Main Street will be extended from Eatherton Rd. to Hwy 109.

The extension of Main Street has been identified by the Planning Department as an integral part of this development, and further achieves the goal of extending the current street network to provide for increased connectivity among the residential neighborhoods in Town Center (by means of pedestrian paths, trails, etc.), as well as connectivity of the residential areas to the commercial and municipal elements of the Town Center.

The proposed incentives and/or assistance in constructing the two (2) projects listed above and detailed in this application are in accordance with the City's Master Plan, as amended by Resolution 2015-23 which was passed on September 14, 2015 with relation to the development of the subject tract (and the current zoning as approved by Ordinance No. 2116 on the same date). Furthermore, the requests made in this application are consistent with the Policy on Development Finance Incentives in that they would fund a project that is of significant size and nature, and provide the valued public benefits described herein.

In accordance with the procedure as outlined by City, Applicant hereby commits to pay City its entire review costs including an advanced payment in accordance with an established rate schedule.

Please contact me at your earliest convenience, so that we might schedule a meeting to further discuss the details of this application.

Sincerely yours,

Thomas E. Cummings
Vice President of Land Acquisition

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

CITY OF WILDWOOD

APPLICATION FOR CONSIDERATION

Development Finance Incentives

Applicant Information:

Name: PAYNE FAMILY HOMES, LLC ATTN: TOM CUMMINGS

Address: 10407 BAUR, SUITE B ST LOUIS, MO 63132

City: ST LOUIS State: MO Zip Code: 63132

Work Telephone: (314) 996-0355

Mobile Telephone: (314) 287-3110

E-Mail Address: tec@payne familyhomes.com

Property Information:

Address of Subject Property: 2461 EATHERTON RD

Locator Number of Subject Property: 23V120094

Size of Subject Property: +/- 35.8 ac

Current Zoning of Subject Property: R-4

Town Center Regulating Plan Designation of the Subject Property: NEIGHBORHOOD EDGE

Incentive Information:

Type of Requested Incentive (i.e. TDD, NID, CID, or other): OTHER FINANCIAL ASSISTANCE

Amount of Incentive: TBD

Total Allocation of Funds Derived from Requested Incentive (Please complete under applicable headings):

Remediation of site (brownfield): SEE ATTACHED COST ESTIMATES

Roads/Streets:

Bridges:

Pedestrian Facilities:

Stormwater Management Facilities:

Parking Garage:

Public Space, including art:

Streetscape (including lights, benches, grates, bicycle racks, etc.):

Other Public Improvements:

Important Considerations/ Justifications Relating Request to the City's Master Plan and Strategic Goals (as Identified by the Applicant): SEE ATTACHED DESCRIPTION OF IMPORTANT CONSIDERATIONS & JUSTIFICATIONS

Please feel free to attach expanded explanation/justification.

By signing this form, the applicant acknowledges that he/she has received a copy of the PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES, has been advised by City staff of its requirements, and understands and agrees to comply with its provisions.

Signature	*Date* 9/30/15
Signature (if needed)	*Date*
Signature (if needed)	*Date*

Draft Date: October 19, 2006

Important Considerations/Justifications:

As outlined in the attached application, Applicant has provided City with cost estimates for the improvements proposed in the two (2) projects that are the subject of this application. These estimates were current as of the date they were originally delivered to City.

Applicant and City have discussed the possibility of public assistance with the proposed infrastructure improvements, but further discussions will be needed to determine the following:

(a) Updated cost estimates (based on any scope changes, unit cost changes, etc.)
(b) Project development type (public bid vs. direct award, public project administration vs. private project management, etc.)
(c) Final allocation of costs to the parties.
(d) Other matters as the parties may identify

It is important to note that Applicant acknowledges a benefit bestowed on the Main Street Crossings project by the proposed infrastructure improvements, and Applicant has accordingly expressed a willingness to work with City to fund a fair and equitable portion of the construction of these improvements.

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

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

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

APPLICANT/OWNER INFORMATION

Applicant's Name: Payne Family Homes
Mailing Address: 10407 Baur Blvd suite B
St. Louis, Mo. 63132
Telephone Number, with Area Code: 314-996-0341
Fax Number, with Area Code: _____
E-Mail Address: jgd@paynefamilyhomes.com
Interest in Property (Owner or Owner Under Contract):
Owner under Contract

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

Copy attached

Owner's Name (if different than applicant):
Mildred E. Schneider, Trustee
Address: 15 Wilderness Lane
Defiance, Mo. 63341
Telephone Number, with Area Code: 636-798-2145
Care of David Schneider

SITE INFORMATION

Postal Address of the Petitioned Property(ies):
2461 Eatherton Road
Wildwood, Mo. 63040

Locator Number(s) of the petitioned Property(ies):
23V120094

Total Acreage of the Site to the Nearest Tenth of an Acre:
34.8

Current Zoning District Designation: NU (Town Center)
Proposed Zoning District Designation: Commercial and R-4 with PRD
Proposed Planned District or Special Procedure: PRD Planned Residential District

USE INFORMATION

Current Use of Petitioned Site: two single family homes

Proposed Use of Site: Detached single family residential lots and Commercial with common ground/ Public space

Proposed Title of Project: Main Street Crossing

Proposed Development Schedule (include approximate date of start and completion of the project):
We anticipate developing spring 2015 and start home Construction late summer 2015

CONSULTANT INFORMATION

Engineer's/Architect's Name: Sterling Engineering and Surveying Co.
Address: 5055 New Baumgartner Rd, St. Louis, Mo. 63129
Telephone Number, with area code: 314-487-0440
Fax Number, with area code: 314-487-8944
E-Mail Address: mfaltner@sterling-eng-sur.com
Soil Scientist/Forester's Name: SCI
Address: 130 Point West Blvd
St. Charles, Mo. 63301
Telephone Number, with area code: 636-949-8200
Fax Number, with area code: 636-949-8269
E-Mail Address: Sharding@Sciengineering.com

ACKNOWLEDGEMENT INFORMATION

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

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

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

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

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

SIGNATURE: [signature]

NAME (PRINTED): Jerry Dwepner

ADDRESS: 10407 Baur Blvd suite B
St Louis, Mo. 63132
jgd@paynefamilyhomes.com

TELEPHONE NUMBER: 314-996-0341

[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 6th DAY OF October, 20 14.

SEAL: NANCY COPLING
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 11250033
My Commission Expires October 04, 2015

SIGNED: Nancy Copling
(NOTARY PUBLIC)

NOTARY PUBLIC NANCY Copling
STATE OF MISSOURI.

MY COMMISSION EXPIRES 10/4/15.

FOR OFFICE USE ONLY

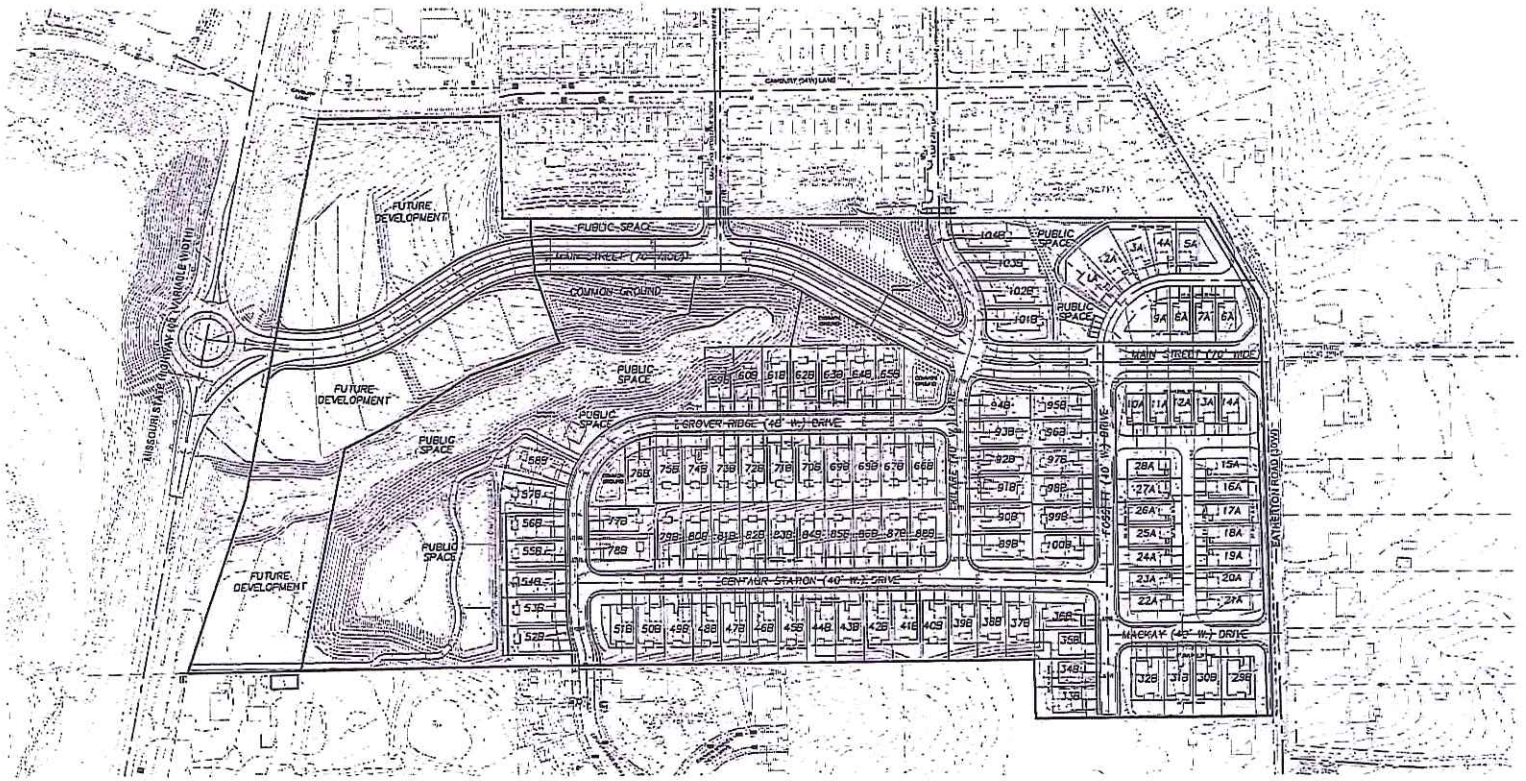
1ST SUBMITTAL DATE: _____
FEE: _____; RECEIVED BY: _____
PRELIMINARY DEVELOPMENT PLAN: YES NO
PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES. SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

MSD Base Map - 23V

ISSUE	REVISION DATE
1	10-30-2015 INITIAL SUBMITTAL
2	11-19-2015 CLIENT REVISIONS

PAYNE FAMILY HOMES
10407 BAUER BLVD., SUITE B
ST. LOUIS, MO 63132
Ph. 314-995-0341
www.paynefamilyhomes.com

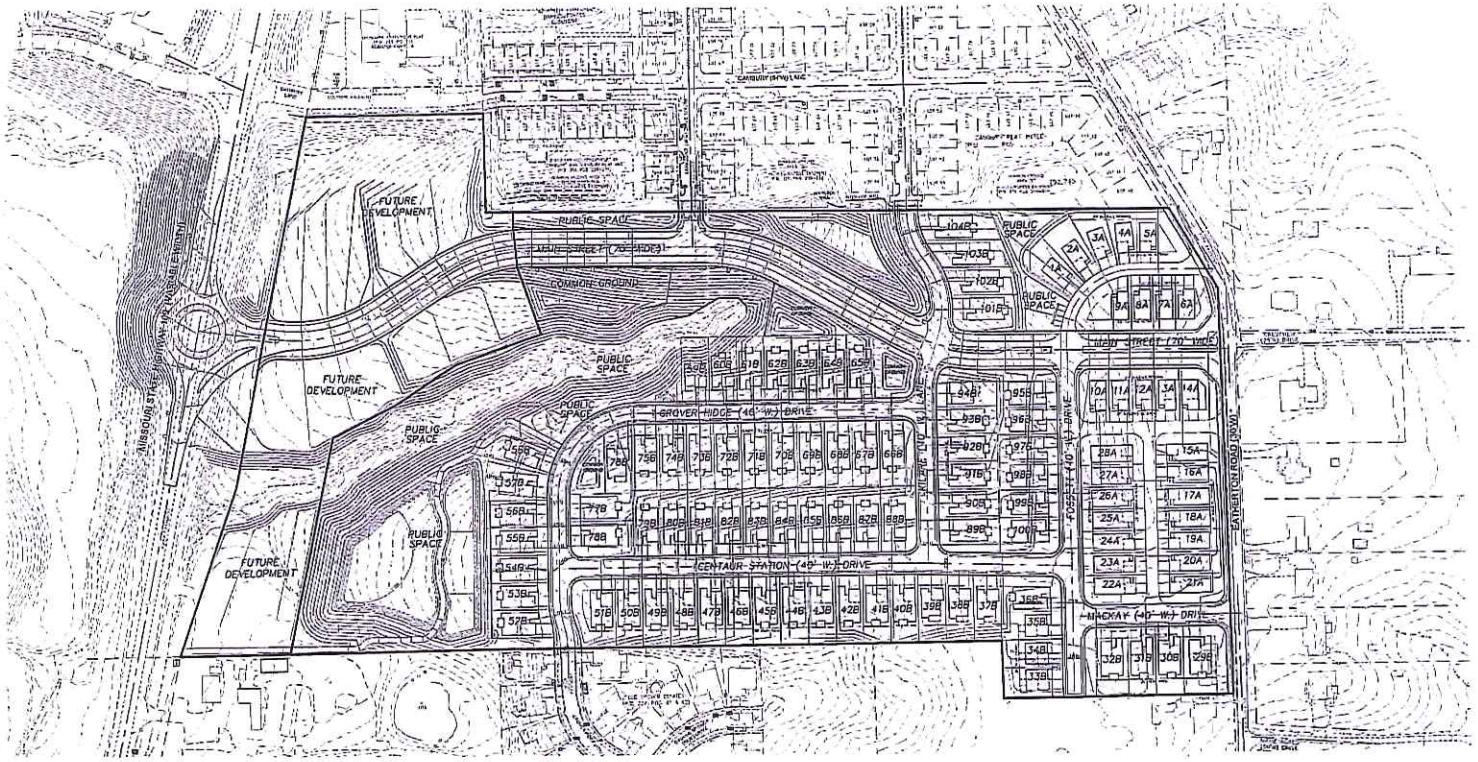
THE STERLING CO.
ENGINEERS & SURVEYORS
5555 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0140 Fax 314-487-8344
www.sterling-eng.com
Corporate Certificate of Authority #001245

Main Street Crossing
2481 EATHERTON RD., WILDWOOD, MO
SITE DEVELOPMENT PLAN

Date: 12-29-2015
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-126
Date	Dec. 29, 2015
Designed: SL	Sheet 1.1
Drawn: SL	
Checked:	SDP

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

MSD Base Map - 23V

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

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

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-0944
www.sterling-eng-sur.com
Corporate Certificate of Authority 2001325

Main Street Crossing
2481 EATHERTON RD., WILDWOOD, MO
SITE DEVELOPMENT PLAN

Date: 12-29-2015
MICHAEL G. BOERDING
License No. E-28843
Civil Engineer

Job Number	14-04-126
Date	Dec. 29, 2015
Designed: SL	Sheet 1.1
Drawn: SL	
Checked	SDP

City of Wildwood

September 11, 2006

DEVELOPMENT FINANCE INCENTIVE POLICY STATEMENT

1. The use of public finance alternatives, in conjunction with development proposals, must exhibit a clear, compelling public purpose that advances identified strategic objectives of the City, as may be established by the City Council from time to time, and consistent with the Master Plan Goals, Objectives and Policies.

2. Public finance alternatives[1] that the City may consider in conjunction with a development proposal include the following:

    a. Neighborhood Improvement Districts (NID)
    b. Transportation Development Districts (TDD)
    c. Community Improvement Districts (CID)
    d. Other public financing options allowed under Missouri State Statute, such as Special Assessment Districts and Special Business Districts

3. In the instance of public finance alternatives, which require the establishment of a separate political subdivision (i.e. TDD's and CID's), the City will only accept an agreement that allows it to exercise appropriate control over the establishment of the district and on-going jurisdiction and oversight of its operation and administration.

4. Public finance proposals, which envision the use of public bond financing, must be of a size and nature that is financially practical and feasible in the determination of the City.

5. Public finance proposals must be of a significant nature and offer valued public benefits to justify their establishment and administration.

6. The City will not consider use of public finance options to fund construction, improvement, or renovation of privately-owned, subdivision physical assets owned in common, including private roadways.

City Council Adoption Date: SEPTEMBER 25, 2006

[1] Tax Increment Financing (TIF), in conjunction with land development proposals, will not be considered under any circumstances.

BILL #1345 **ORDINANCE #1345**

AN ORDINANCE ADOPTING PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES

WHEREAS, Missouri State Statutes provide authority to municipalities to utilize various public financing mechanisms that may be used as economic development incentives to fund, plan, design, construct, maintain and operate public improvements which include but are not limited to Neighborhood Improvement Districts (NID), Transportation Development Districts (TDD), Community Improvement Districts, and

WHEREAS, as the City of Wildwood (the "City") continues to grow, it has experienced and can expect to experience inquiries and requests from development interests seeking public participation and development financing incentives to fund various public improvements associated with development proposals, and

WHEREAS, the City of Wildwood has adopted a Development Finance Incentives Policy governing the forms of development finance incentives it will consider, and

WHEREAS, because "ad hoc" consideration of such requests invites uncertainty and inconsistency in the manner with which such inquires and requests are addressed, the City desires to adopt a formal written procedure for the comprehensive, coordinated and thorough review and consideration of all such requests in order to protect the interests of the City, facilitate clear, open and consistent communications between City officials and developer representatives, ensure full knowledge of critical issues by the City Council necessary for public decision making, and provide developer/applicants with the certainty of a defined procedure for the processing and consideration of such requests.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI as follows:

Section One. The "Procedures for the Review and Processing of Requests for Development Finance Incentives", attached to this Ordinance as Exhibit 'A', governing the conduct of all elected and appointed officials of the City having involvement in the reviews and decisions within the scope of these Procedures are hereby approved and adopted.

Section Two. This Ordinance shall not be subject to the general penalties for violation as established by City Code. Instead, violations of the Procedures herein shall constitute a basis for denial by the City Council of the development incentive request.

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 23rd day of October, 2006 by the City Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.

Edward L Marshall
Presiding Officer

Edward L Marshall
Edward L. Marshall, Mayor

ATTEST:

Lynne Greene Baldwin
City Clerk

ATTEST:

Lynne Greene Baldwin
City Clerk

'EXHIBIT A'

PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES

The following process and procedures are to apply to all development project proposals that include or appear to contemplate any request for economic development finance incentives, funding assistance or other incentives requiring City Council approval not already set forth by ordinance. This procedure shall not apply to incentives or variances already within the authority of City staff and not requiring City Council approval.

1. Upon inquiry or expression of intent on the part of a property owner, developer or their representative(s) that the City consider some form of development finance incentive or funding assistance, a copy of this Procedure, together with the City's "Development Finance Incentive Policy Statement [see attached] shall be provided to the inquiring party by the City Administrator or Director of Planning and Parks. Acknowledgement of receipt of this information by the inquiring party shall be provided in writing on a form furnished by the City.

2. Development finance incentive requests will be considered only in those instances where a development proposal and application including preliminary plans and other details necessary to understand the nature of the project and community benefit to be derived from it have been submitted and are under active review by the Department of Planning.

3. Each development proposal for which any form of development finance incentives or funding assistance is requested shall be made in writing on application forms provided by the City containing at a minimum the following information:

    a. A copy of the filed development application and preliminary plan.

    b. A summary of the type(s) and amount(s) of development finance incentives or assistance requested.

    c. A conceptual allocation of funds for the development depicting the specific uses of the finance incentive(s).

    d. A comprehensive explanation and rationale for the contemplated uses(s) to be made of the requested finance incentive(s) and how they conform to the City's Master Plan and Policy on Development Finance Incentives.

e. A commitment to pay to the City its entire review costs including an advanced payment in accordance with an established rate schedule.

f. A written acknowledgement from the developer/applicant that they have received a copy of the Procedure, and that they understand and agree to abide by its provisions.

4. Upon receipt of an application for a development finance incentive or funding assistance, the City Development Finance Group, composed of the City Administrator, City Attorney, Director of Planning and Director of Public Works, shall be convened to initially review and evaluate the proposal. The Director of Planning shall serve as Proposal Coordinator responsible for informing the Mayor and City Council of all application, on-going dissemination of information to and obtaining input from other members of the Development Finance Group, and coordinating contacts with the developer/applicant. The Development Finance Group shall meet with representatives of the developer/applicant to review the proposal and clarify matters, and shall consult with such additional City officials, legal advisors and finance advisors as may be appropriate.

5. The Proposal Coordinator shall then oversee preparation of a Report and Recommendation on behalf of the Development Finance Group to the Mayor and City Council on whether the application is consistent with and serves to advance the City's development goals as set forth in the Master Plan, the "Development Finance Incentives Policy", strategic goals and objectives of the City, and other policies established by the City Council. The report and recommendation to the City Council shall also contain any alternate or differing views expressed by members of the Development Finance Group and its legal or finance advisors.

6. The City Council shall then meet with the developer/applicant and Development Finance Group members to confer on the proposal and the Report and Recommendation. If the City Council determines that the proposal has potential merit, it shall authorize proceeding to the next steps in the review procedure process. City Council may at this time also initially consider such preliminary business terms (term sheet) as deemed appropriate to guide future negotiations. Nothing in any initial decision, authorization or direction of the City Council shall be considered or relied upon as an approval for any development finance incentives. Approval of any development finance incentive occurs only upon final ordinance approval after all steps in this Procedure have been completed.. No further action on the part of the Development Finance Group or other City officials shall be taken on an application if City Council does not authorize proceeding with subsequent procedural steps. In that event, any funds advanced for the costs of the City's review that remain unexpended shall be refunded to the developer/applicant.

7. If so authorized by City Council, the Development Finance Group shall then proceed to negotiate the terms and conditions of a draft development agreement

with the developer/applicant setting forth, among other things, the details, scope and limitations on proposed development incentives. The City Attorney shall serve as the Lead Negotiator on behalf of the Development Finance Group and City unless otherwise directed by the City Council. Additional City officials, legal and finance advisors may be included during the negotiations as appropriate.

> IMPORTANTLY, from this point in the process until negotiations are finalized and City Council legislative actions take place, all direct contacts and communications concerning development finance incentives or funding assistance between City officials and the developer/applicant representative(s) shall be directed through the Lead Negotiator who shall be responsible for coordinating communications among Development Finance Group members, other City advisors, and the designated developer/applicant representative(s).

8. It is anticipated that development agreement negotiations will occur contemporaneous and in coordination with the overall planning development review process including typical procedural requirements by the Planning and Zoning Commission and City Council.

9. All contemplated variances or exceptions from established development procedures, standards and requirements that may arise through the course of the project planning review or development agreement negotiations must be expressly identified in writing and acted upon by the City Council prior to related development incentive legislative actions.

10. Upon conclusion of development agreement negotiations and in coordination with other development review procedural requirements, the City Council shall conduct required Public Hearings on the proposal and engage in such review and deliberations as necessary to thoroughly comprehend the proposal prior to taking final legislative action(s).

CITY OF WILDWOOD

ACKNOWLEDGEMENT OF RECEIPT

Information Package for Consideration of Development Finance Incentives

I, _____, representing _____ (name of company, if applicable), by signing this statement, hereby acknowledges that I/we have been furnished a copy of the official policy relating to Development Finance Incentives by the City Administrator and/or the Director of Planning, along with the Procedures and Processes for Development Finance Incentives, as adopted by City of Wildwood Ordinance #_____, and have also been offered an opportunity to ask any questions regarding them by the aforementioned personnel of the City of Wildwood, along with contact information for the same for future use.

Signature	*Date*
Signature (if needed)	*Date*
Signature (if needed)	*Date*

Draft Date: October 19, 2006

"Planning Tomorrow Today"

SAMPLE

NOT PART OF ORDINANCE

CITY OF WILDWOOD

APPLICATION FOR CONSIDERATION

Development Finance Incentives

Applicant Information:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Telephone: _____

Mobile Telephone: _____

E-Mail Address: _____

Property Information:

Address of Subject Property: _____

Locator Number of Subject Property: _____

Size of Subject Property: _____

Current Zoning of Subject Property: _____

Town Center Regulating Plan Designation of the Subject Property: _____

Incentive Information:

Type of Requested Incentive (i.e. TDD, NID, CID, or other): _____

Amount of Incentive: _____

Total Allocation of Funds Derived from Requested Incentive (Please complete under applicable headings):

Remediation of site (brownfield): _____

Roads/Streets: _____

Bridges: _____

Pedestrian Facilities: _____

Stormwater Management Facilities: _____

Parking Garage: _____

Public Space, including art: _____

Streetscape (including lights, benches, grates, bicycle racks, etc.): _____

Other Public Improvements: _____

Important Considerations/ Justifications Relating Request to the City's Master Plan and Strategic Goals (as Identified by the Applicant): _____

Please feel free to attach expanded explanation/justification.

By signing this form, the applicant acknowledges that he/she has received a copy of the PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES, has been advised by City staff of its requirements, and understands and agrees to comply with its provisions.

Signature	*Date*
Signature (if needed)	*Date*
Signature (if needed)	*Date*

PLAN SHEETS

Main Street Crossing

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

Site Development Plan

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

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD EIGHT
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY– MSD ORTHOTOPO.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
7. ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD OUTDOOR LIGHTING REQUIREMENTS.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD. SEE INCLUDED LIGHTING AND LANDSCAPE PLANS.
11. BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES OR 24 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER ROAD AND STATE ROUTE 109 APPROXIMATELY 1200 FEET TO THE NORTH.
13. THE FRONT FACADES MUST BE 1.5 FEET ABOVE GRADE AT THE FRONTAGE LINES.
14. ENTRANCES, STREET INTERSECTIONS, CUL–DE–SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD AND MODOT STANDARDS.
15. NO PLANTS, TREES, SIGNS, ETC., SHALL BE PLACED WITHIN THE SIGHT TRIANGLE AT INTERSECTIONS/MEDIANS AS TO RESTRICT SIGHT DISTANCE.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23V120094

1. SITE ADDRESS: 2461 EATHERTON RD.
   WILDWOOD, MO 63640

   CURRENT OWNER: MILDRED E. SCHNEIDER, TRUSTEE
   15 WILDERNESS LN.
   DEFIANCE, MO 63341

   OWNER UNDER CONTRACT: PAYNE FAMILY HOMES
   10407 BAUR BLVD, SUITE B
   ST. LOUIS, MO 63132

EXISTING ZONING: R–4 WITH A PRD, TOWN CENTER NEIGHBORHOOD EDGE DISTRICT

2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
3.

	RESIDENTIAL	OUTLOTS
GROSS AREA OF SITE:	28.03 ACRES	6.60 ACRES
RIGHT–OF–WAY:	–5.98 ACRES	–0.80 ACRES
NET AREA:	22.05 ACRES	5.80 ACRES

4. DENSITY = 22.05 AC. X 43,560 S.F./AC. / 7,500 SQ.FT. =128 LOTS ALLOWABLE
5. NUMBER OF LOTS PROPOSED: 104
6. PARKING REQUIREMENTS:
   2 EA. X 104 LOTS = 208 SPACES
   PROVIDED = 208 SPACES

FLOOD NOTE:

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

GEOTECHNICAL ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY SCI ENGINEERING, INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY SCI ENGINEERING, INC DATED OCTOBER 2014.

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

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

SCI ENGINEERING, INC

Drawing name: C:\Users\bmolitor\appdata\local\temp\AcPublish_3884\14126sdp.dwg Plotted on: Feb 24, 2016 - 7:38am Plotted by: bmolitor

KEY MAP
N.T.S.

SHEET INDEX

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

TYPICAL "A" LOT
(EXCEPT PERIMETER LOTS)
NOT TO SCALE

TYPICAL "B" LOT
(EXCEPT PERIMETER LOTS)
NOT TO SCALE

LOCATION MAP
N.T.S.

LEGEND

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

PROPERTY DESCRIPTION:

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

BEGINNING AT THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED TO MILDRED E. SCHNEIDER, TRUSTEE, RECORDED IN BOOK 12833, PAGE 620 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF AT TRACT OF LAND CONVEYED TO ANDREW E. LINDBERG BY DEED RECORDED IN BOOK 7597, PAGE 1337 OF SAID RECORDS, SAID POINT ALSO BEING ON THE WEST RIGHT–OF–WAY LINE OF EATHERTON ROAD, 30 FEET WIDE, SAID POINT BEING 15 FEET PERPENDICULAR DISTANCE SOUTHWEST OF THE CENTERLINE OF SAID EATHERTON ROAD; THENCE ALONG THE NORTH LINE OF SAID LINDBERG TRACT, NORTH 87° 25' 51" WEST, 417.42 FEET, THENCE LEAVING SAID NORTH LINE, NORTH 01° 41' 38" EAST, 104.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 1; THENCE ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, SAID LINE ALSO BEING THE NORTH LINE OF OLD GROVER ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 337 PAGE 61 OF SAID RECORDS, NORTH 87° 25' 51" WEST, 914.54 FEET TO THE NORTHWEST CORNER OF LOT 25 OF SAID OLD GROVER ESTATES SUBDIVISION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE WEST LINE OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF ABOVE SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO COLUMBIA SPORTS, LLC BY DEED RECORDED IN BOOK 16541, PAGE 1743 OF SAID RECORDS, NORTH 87° 52' 40" WEST, 578.85 FEET TO THE NORTHWEST CORNER OF SAID COLUMBIA SPORTS, LLC TRACT, SAID CORNER BEING THE INTERSECTION OF THE EAST LINE OF MISSOURI STATE HIGHWAY 109, WIDTH VARIES, AS WIDENED BY DOCUMENT RECORDED IN DEED BOOK 6558 PAGE 2183 OF SAID RECORDS, AND SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, SAID INTERSECTION BEING 75 FEET PERPENDICULAR DISTANCE EAST OF THE CENTERLINE OF SAID HIGHWAY 109; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG SAID EAST LINE OF HIGHWAY 109 THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 21° 48' 57" EAST, 325.13 FEET TO A POINT BEING 120 FEET PERPENDICULAR DISTANCE EAST OF SAID CENTERLINE OF HIGHWAY 109; NORTH 13° 51' 37" EAST, 339.82 FEET TO A POINT OF CURVATURE; AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 22,798.32 FEET, WHOSE CHORD BEARS NORTH 14° 17' 34" EAST, 344.16 FEET, AN ARC DISTANCE OF 344.17 FEET TO A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF CAMBURY LANE, 54 FEET WIDE, SAID POINT BEING 27 FEET PERPENDICULAR DISTANCE SOUTH OF THE CENTERLINE OF SAID CAMBURY LANE; THENCE LEAVING LAST SAID EAST LINE AND ALONG SAID SOUTH RIGHT–OF–WAY LINE OF CAMBURY LANE, SOUTH 87° 35' 00" EAST, 322.50 FEET TO A POINT ON THE WEST LINE OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 206 OF SAID RECORDS; THENCE LEAVING LAST SAID SOUTH RIGHT–OF–WAY LINE AND ALONG SAID WEST LINE OF BOUNDARY ADJUSTMENT PLAT, SOUTH 01° 57' 00" WEST, 180.00 FEET TO THE SOUTHWEST CORNER OF SAID BOUNDARY ADJUSTMENT PLAT; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID BOUNDARY ADJUSTMENT PLAT, SOUTH 86° 48' 00" EAST, 1246.20 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF EATHERTON ROAD (30 FEET WIDE), SAID POINT BEING 15 FEET DISTANT PERPENDICULAR WEST OF THE CENTERLINE OF SAID ROAD; THENCE ALONG THE WESTERN RIGHT–OF–WAY LINE OF EARTHERTON ROAD (30 FEET WIDE) AND PARALLEL TO THE CENTERLINE OF SAID ROAD THE FOLLOWING COURSES AND DISTANCES; SOUTH 27° 50' 50" EAST, 171.71 FEET TO AN ANGLE POINT; THENCE SOUTH 01° 41' 38" WEST, 736.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1,508,659 SQUARE FEET OR 34.634 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2015 UNDER ORDER NO. 14–04–126.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER, 2015, AT THE REQUEST OF PAYNE FAMILY HOMES, PREPARED A SITE DEVELOPMENT PLAN OF "MAIN STREET CROSSING". A TRACT OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMEY A HENSON, PLS
MO. REG. PLS #2007017963

MSD Base Map - 23V

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

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

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

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

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

Job Number	14-04-126
Date	Feb. 23, 2016
Designed: SL	Sheet 1.1
Drawn: SL	
Checked:	SDP

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

CAMBURY LANE
CONCRETE PAVEMENT
S87°35'00"E 322.50'
CONC. WALK
N75°16'30"W 120.00'
10' ESMT TO LACLEDE GAS (DB.13030 Pg. 1934) (TITLE EXCEPTION #10)
EXIST. TREES (TO REMAIN)
N/F MILDRED SCHNEIDER TRUSTEE DB. 12833 PG. 6020 #2461 EATHERTON RD LOC NO. 23V211011
OUTLOT A 100,560 S.F. ZONED NU
CHB=N14°17'34"E DB=334.76' R=22798.32' L=344.17'
MISSOURI STATE HIGHWAY 109 (VARIABLE WIDTH)
PROPOSED ROUNDABOUT AS DIRECTED AND APPROVED BY MODOT
N76°08'23"W 120.00'
5' WIDE P.R.I.M.U.S.E. (TYP)
PROPOSED LIGHT STANDARD (TYP.)
N/F MILDRED SCHNEIDER TRUSTEE DB. 12833 PG. 6020 #2461 EATHERTON RD LOC NO. 23V211011
OUTLOT B 152,108 S.F. ZONED NU
N13°51'37"E 339.82'
N73°41'39"E 166.09'
N16°18'21"W 128.29'
N65°48'39"E 108.19'
N60°12'37"E 130.99'
EXIST. TREES (TO REMAIN)
10' WIDE ASPHALT TRAIL
PUBLIC SPACE
BOUNDARY ADJUSTMENT PLAT OF "CAMBURY" AND "CAMBURY PLAT TWO" (P.B. 351, PGS. 206-208)
COMMON GROUND AREA "C" UTILITY ESMT. AND INGRESS/EGRESS EASEMENT
CONC. SWALE
EX. RETAINING WALLS
S01°57'00"W 180.00'
S86°48'00"E
SIGHT DISTANCE TRIANGLE (TYP.)
LANDSCAPE BERM (TYP.)
N03°12'00"E 31.73'
MAIN STREET (70' WIDE) PUBLIC, 33' WIDE PAVEMENT
R=300'
N01°12'00"E 74.05'
LOT 91 LOT 90 LOT 89 LOT 88 LOT 87 LOT 86 LOT 85 LOT 84 LOT 83
LOT 82 LOT 81 LOT 80 LOT 79 LOT 78
LOT 73 LOT 64 LOT 62 LOT 61 LOT 60 LOT 59 LOT 58 LOT 57 LOT 56 LOT 55 LOT 54
LOT 75 LOT 76 LOT 77
REMOVE EXISTING HAMMERHEAD TURNAROUND
LARKSONG (45'W) DRIVE SOUTH
KILCARE (45'W) LANE
CONC. PAVEMENT
COMMON GROUND AREA "D" INGRESS/EGRESS EASEMENT P.B. 351, PGS. 206-208
MATCHLINE
INTERLOCK WALL
5' WIDE P.R.I.M.U.S.E. (TYP)
R32'
DETENTION & WATER QUALITY
PROPOSED STEEL BACKED TIMBER GUARDRAIL WITH CRASHWORTHY END TERMINALS
COMMON GROUND
PROPOSED STREET & STOP SIGN
PROPOSED INTERLOCKING EARTH TONED COLOR BLOCK RETAINING WALL WITH FENCE 20' MAX HEIGHT (DESIGN BY OTHERS)
EXIST. TREES (TO REMAIN)
PROPOSED INTERLOCKING EARTH TONED COLOR BLOCK RETAINING WALL WITH FENCE 6' MAX HEIGHT (DESIGN BY OTHERS)
NATIVE PLANTING AMENITY AREA 14,000 S.F.
BENCH (TYP.)
PROPOSED LIGHT STANDARD (TYP.)
59B 5,396 S.F.
60B 5,648 S.F.
61B 5,773 S.F.
62B 5,773 S.F.
63B 5,773 S.F.
64B 5,773 S.F.
65B 5,681 S.F.
PROPOSED EASEMENT (TYP.)
20' BUILDING SETBACK
5' WIDE SIDEWALK
GROVER RIDGE (40' W.) DRIVE PUBLIC, 26' WIDE PAVEMENT
58B 6,843 S.F.
57B 6,922 S.F.
56B 5,773 S.F.
55B 5,773 S.F.
54B 5,773 S.F.
53B 5,815 S.F.
52B 6,016 S.F.
76B 5,815 S.F.
75B 6,171 S.F.
74B 5,924 S.F.
73B 5,924 S.F.
72B 5,924 S.F.
71B 5,924 S.F.
70B 5,924 S.F.
69B 5,924 S.F.
68B 5,924 S.F.
67B 5,924 S.F.
66B 7,608 S.F.
77B 7,284 S.F.
78B 5,678 S.F.
79B 5,675 S.F.
80B 5,924 S.F.
81B 5,924 S.F.
82B 5,924 S.F.
83B 5,924 S.F.
84B 5,924 S.F.
85B 5,924 S.F.
86B 5,924 S.F.
87B 5,924 S.F.
88B 7,608 S.F.
10' WIDE ASPHALT TRAIL WITH PUBLIC EASEMENT
BENCH (TYP.)
COMMON GROUND BIORETENTION / RAINGARDEN
BIORETENTION AREA
STORMWATER DETENTION BASIN & WATER QUALITY
FOREBAY PLANTED WITH NATIVE VEGETATION
CENTERLINE ALLOWABLE DIRECT ACCESS TO HWY. 109, NOT TO EXCEED 36' IN WIDTH (DB. 6558 Pg. 2183) OPPOSITE STATION 10+50 + (TITLE EXCEPTION #12)
N14°48'57"E 325.13'
N14°39'23"E 409.41'
N76°08'23"W 120.00'
N76°08'23"W 75.00'
123.19'
EAST LINE OF LOT 2 OF THE KREINHOEFER ESTATE (P.B. 1 Pg. 6)
WEST LINE OF THE NE 1/4 OF SECTION 1, T44 NORTH, R3 EAST
EAST LINE OF THE NE 1/4 OF SECTION 1, T44 NORTH, R3 EAST
10' WIDE ASPHALT TRAIL WITH PUBLIC EASEMENT
10' WIDE TREE PRESERVATION AND PLANTING ZONE
N87°52'40"W 578.85'
SITE UNDER CONSTRUCTION
POOL
LOT 25 LOT 24 LOT 21 LOT 20 LOT 19
N87°25'51"W 914.54'
MATCHLINE
10' WIDE TREE PRESERVATION AND PLANTING ZONE
N/F ... WILDWOOD, LLC
MSD Base Map - 23V
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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

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Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SDP - SITE PLAN

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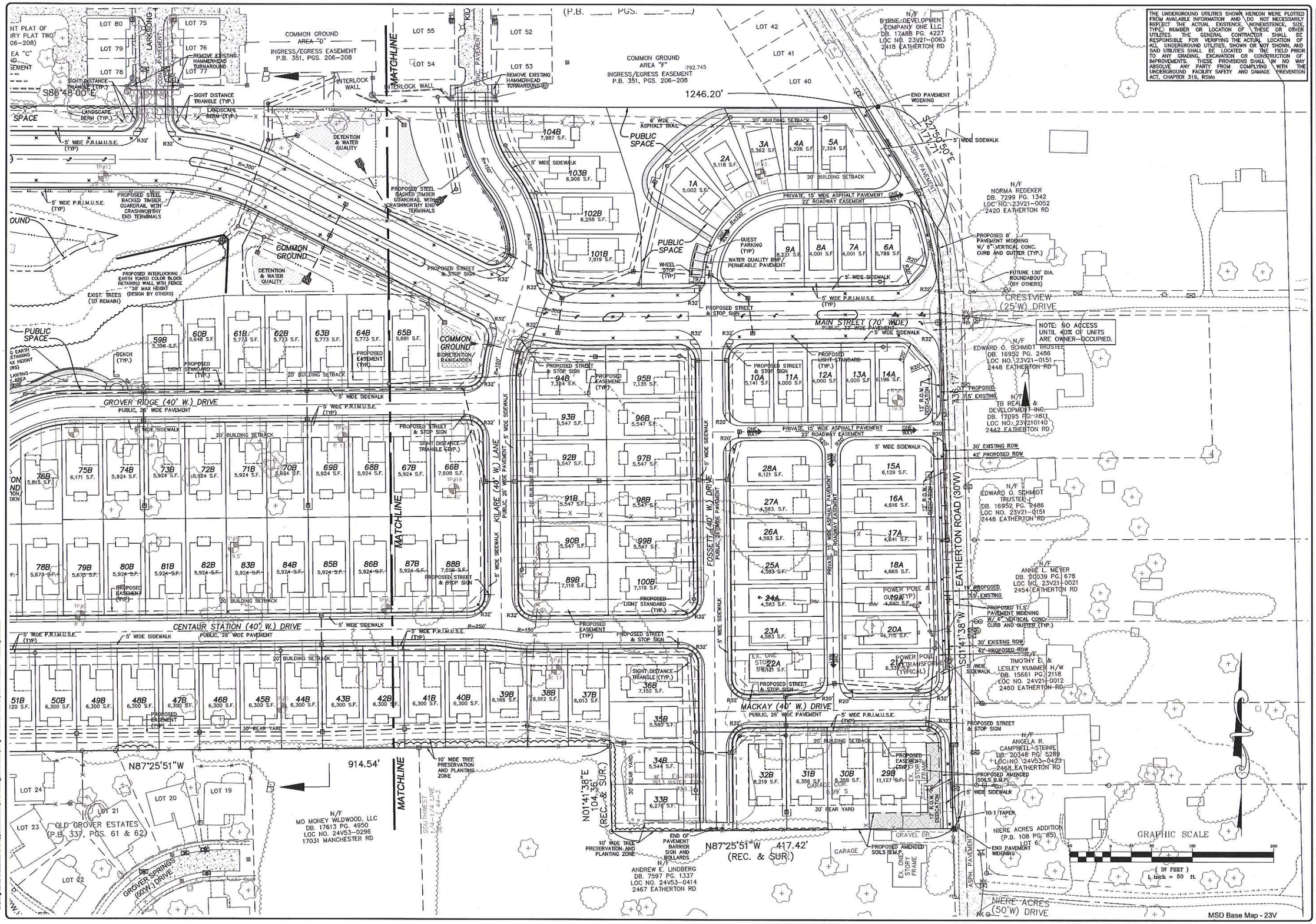
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

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

Job Number	14-04-126
Date	Feb. 23, 2016
Designed: SL	Sheet 2.1
Drawn: SL	
Checked:	SDP

Drawing name: C:\Users\tomiller\Appdata\Local\Temp\AcPublish_3568\4417269.dwp Plotted on: Feb 24, 2016 - 7:38am Plotted by: tomiller



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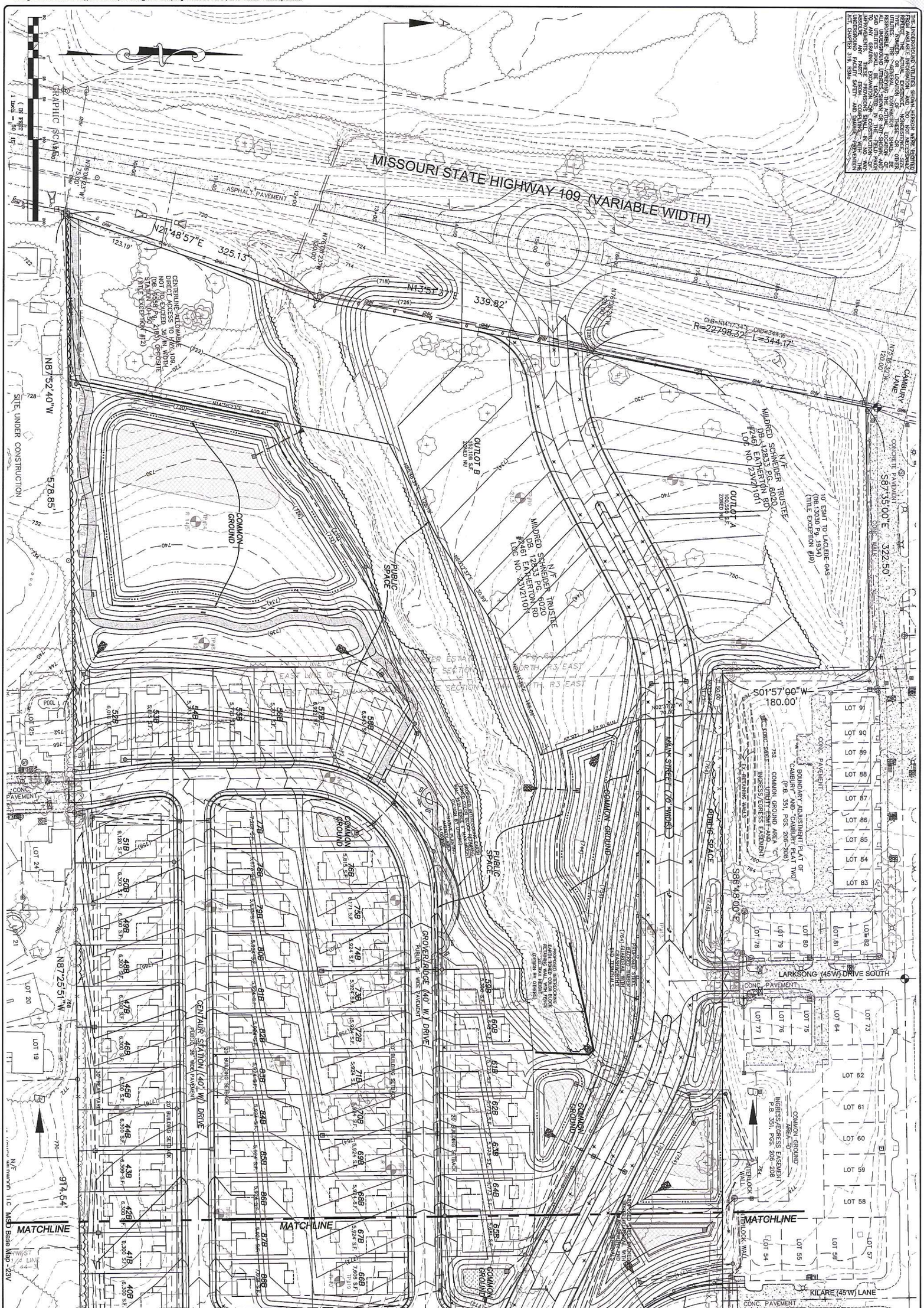
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

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

Job Number	14-04-126
Date	Feb. 23, 2016
Designed: SL	Sheet 2.2
Drawn: SL	
Checked:	SDP

Drawing name: C:\Users\bmolitor\appdata\local\temp\AcPublish_38644\126sdp.dwg Plotted on: Feb 24, 2016 - 7:38am Plotted by: bmolitor

Drawing name: C:\Users\bmoltor\appdata\local\temp\AcPublish_3864\4126sdp.dwg Plotted on: Feb 24, 2016 - 7:38am Plotted by: bmoltor



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD MARKINGS AND/OR FROM RECORDS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. NO ROBERT RESS SURVEYING, INC. REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THESE OR OTHER UTILITIES SHOWN HEREON. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN HEREON AND FOR LOCATING ANY OTHER UTILITIES NOT SHOWN HEREON. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES NOT LESS THAN 48 HOURS NOR MORE THAN 10 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY AND SHALL INDEMNIFY AND HOLD HARMLESS ROBERT RESS SURVEYING, INC. FROM ANY AND ALL LIABILITY ARISING FROM OR CONNECTED WITH JOB SITE SAFETY AND DAMAGE TO PROPERTY OR PERSONS. THIS PLAN IS PREPARED IN ACCORDANCE WITH THE MISSOURI ONE CALL SYSTEM, INC. ACT, CHAPTER 319, RSMo.

Job Number	14-04-126
Date	Feb. 23, 2016
Designed: SL	Sheet 3.1
Drawn: SL	
Checked:	SDP

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

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

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

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

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

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

MSD Base Map - 23V

Drawing name: C:\Users\lmiller\appdata\local\temp\AcPublish_3864\4125dp.dwg Plotted on: Feb 24, 2016 - 7:38am Plotted by: lmiller

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

CAMBURY LANE
CONCRETE PAVEMENT
CONC. WALK
N75°16'30"W 120.00'
S87°35'00"E 322.50'
10' ESMT TO LACLEDE GAS (DB.13030 Pg. 1934) (TITLE EXCEPTION #10)
EXIST. TREES (TO REMAIN)
N/F MILDRED SCHNEIDER TRUSTEE DB. 12833 PG. 6020 #2461 EATHERTON RD LOC NO. 23V211011
OUTLOT A 100,560 S.F. ZONED NU
CHD=N14°17'34"E CHD=344.16' R=22798.32' L=344.17'
S01°57'00"W 180.00'
LOT 91 LOT 90 LOT 89 LOT 88 LOT 87 LOT 86 LOT 85 LOT 84 LOT 83 LOT 82 LOT 81 LOT 80 LOT 79 LOT 78
BOUNDARY ADJUSTMENT PLAT OF "CAMBURY" AND "CAMBURY PLAT TWO" (P.B. 351, PGS. 206-208)
COMMON GROUND AREA "C" UTILITY ESMT. AND INGRESS/EGRESS EASEMENT
CONC. SWALE
EX. RETAINING WALLS
S86°48'00"E
SIGHT DISTANCE TRIANGLE (TYP.)
LANDSCAPE BERM (TYP.)
PUBLIC SPACE 9,014 S.F.
5' WIDE P.R.I.M.U.S.E. (TYP)
N03°12'30"E 31.73'
R32'
MAIN STREET (70' WIDE) PUBLIC, 33' WIDE PAVEMENT
R=300'
N00°57'30"W 74.50'
TP#12
PROPOSED ROUNDABOUT AS DIRECTED AND APPROVED BY MODOT
N76°08'23"W 120.00'
PROPOSED LIGHT STANDARD (TYP.)
N16°18'23"W 126.29'
COMMON GROUND
DETENTION & WATER QUALITY
PROPOSED STEEL BACKED TIMBER GUARDRAIL WITH CRASHWORTHY END TERMINALS
PROPOSED INTERLOCKING EARTH TONED COLOR BLOCK RETAINING WALL WITH FENCE 20' MAX HEIGHT (DESIGN BY OTHERS)
EXIST. TREES (TO REMAIN)
N/F MILDRED SCHNEIDER TRUSTEE DB. 12833 PG. 6020 #2461 EATHERTON RD LOC NO. 23V211011
N75°41'39"E 166.09'
OUTLOT B 152,108 S.F. ZONED NU
PUBLIC SPACE 180,392 S.F.
N60°12'23"E 130.99'
PROPOSED INTERLOCKING EARTH TONED COLOR BLOCK RETAINING WALL WITH FENCE 6' MAX HEIGHT (DESIGN BY OTHERS)
NATIVE PLANTING AMENITY AREA 14,000SF
BENCH (TYP.)
PROPOSED STANDARD (TYP.)
59B 5,396 S.F.
60B 5,648 S.F.
61B 5,773 S.F.
62B 5,773 S.F.
63B 5,773 S.F.
64B 5,773 S.F.
65B 5,681 S.F.
PROPOSED EASEMENT (TYP.)
20' BUILDING SETBACK
5' WIDE SIDEWALK
GROVER RIDGE (40' W.) DRIVE PUBLIC, 28' WIDE PAVEMENT
10' WIDE ASPHALT TRAIL
N65°48'39"E 129.19'
PROPOSED STREET & STOP SIGN
SIGHT DISTANCE TRIANGLE (TYP.)
58B 6,843 S.F.
57B 6,922 S.F.
56B 5,773 S.F.
55B 5,773 S.F.
54B 5,773 S.F.
53B 5,815 S.F.
52B 6,016 S.F.
76B 5,815 S.F.
75B 6,171 S.F.
74B 5,924 S.F.
73B 5,924 S.F.
72B 5,924 S.F.
71B 5,924 S.F.
70B 5,924 S.F.
69B 5,924 S.F.
68B 5,924 S.F.
67B 5,924 S.F.
66B 7,608 S.F.
77B 7,284 S.F.
78B 5,678 S.F.
79B 5,675 S.F.
80B 5,924 S.F.
81B 5,924 S.F.
82B 5,924 S.F.
83B 5,924 S.F.
84B 5,924 S.F.
85B 5,924 S.F.
86B 5,924 S.F.
87B 5,924 S.F.
88B 7,608 S.F.
EAST LINE OF NE 1/4 OF SECTION 2, T44 NORTH, R3 EAST
WEST LINE OF NE 1/4 OF SECTION 2, T44 NORTH, R3 EAST
EAST LINE OF LOT 2 OF REINHEIFER ESTATE (P.B. 1 Pg. 65)
CENTAUR STATION (40' W.) DRIVE PUBLIC, 28' WIDE PAVEMENT
5' WIDE P.R.I.M.U.S.E. (TYP)
R=250'
51B 9,120 S.F.
50B 6,300 S.F.
49B 6,300 S.F.
48B 6,300 S.F.
47B 6,300 S.F.
46B 6,300 S.F.
45B 6,300 S.F.
44B 6,300 S.F.
43B 6,300 S.F.
42B 6,300 S.F.
41B 6,300 S.F.
40B 6,300 S.F.
30' REAR YARD
MISSOURI STATE HIGHWAY 109 (VARIABLE WIDTH)
N13°51'37"E 339.82'
N24°48'57"E 325.13'
ASPHALT PAVEMENT
CENTERLINE ALLOWABLE DIRECT ACCESS TO HWY. 109, NOT TO EXCEED 36' IN WIDTH (DB. 6558 Pg. 2183) OPPOSITE STATION 10+50 (TITLE EXCEPTION #12)
N76°08'23"W 120.00'
122.19'
N76°08'23"W 75.00'
10' WIDE ASPHALT TRAIL WITH PUBLIC EASEMENT
10' WIDE ASPHALT TRAIL WITH PUBLIC EASEMENT
EXIST. TREES (TO REMAIN)
BENCH (TYP.)
COMMON GROUND
BIORETENTION AREA
STORMWATER DETENTION BASIN & WATER QUALITY
FOREBAY PLANTED WITH NATIVE VEGETATION
BENCH (TYP.)
N14°38'23"E 400.41'
10' WIDE TREE PRESERVATION AND PLANTING ZONE
N87°52'40"W 578.85'
SITE UNDER CONSTRUCTION
POOL
LOT 25
LOT 24
LOT 21
LOT 20
LOT 19
N87°25'51"W 914.54'
10' WIDE TREE PRESERVATION AND PLANTING ZONE
MATCHLINE
N/F
MSD Base Map - 23V
LARKSONG (45'W) DRIVE SOUTH
CONC. PAVEMENT
REMOVE EXISTING HAMMERHEAD TURNAROUND
COMMON GROUND AREA "D" INGRESS/EGRESS EASEMENT P.B. 351, PGS. 206-208
INTERLOCK WALL
KILCARE (45'W) LANE
LOT 73 LOT 64 LOT 62 LOT 61 LOT 60 LOT 59 LOT 58 LOT 57 LOT 56 LOT 55 LOT 54 LOT 77 LOT 76 LOT 75
DETENTION & WATER QUALITY
PROPOSED STEEL BACKED TIMBER GUARDRAIL WITH CRASHWORTHY END TERMINALS
PROPOSED STREET & STOP SIGN
BIORETENTION / RAINGARDEN
TP#1 TP#2 TP#3 TP#4 TP#5 TP#6 TP#7 TP#8 TP#9 TP#10 TP#11 TP#12 TP#13 TP#14 TP#15 TP#16 TP#17 TP#18 TP#19

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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Main Street Crossing

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

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

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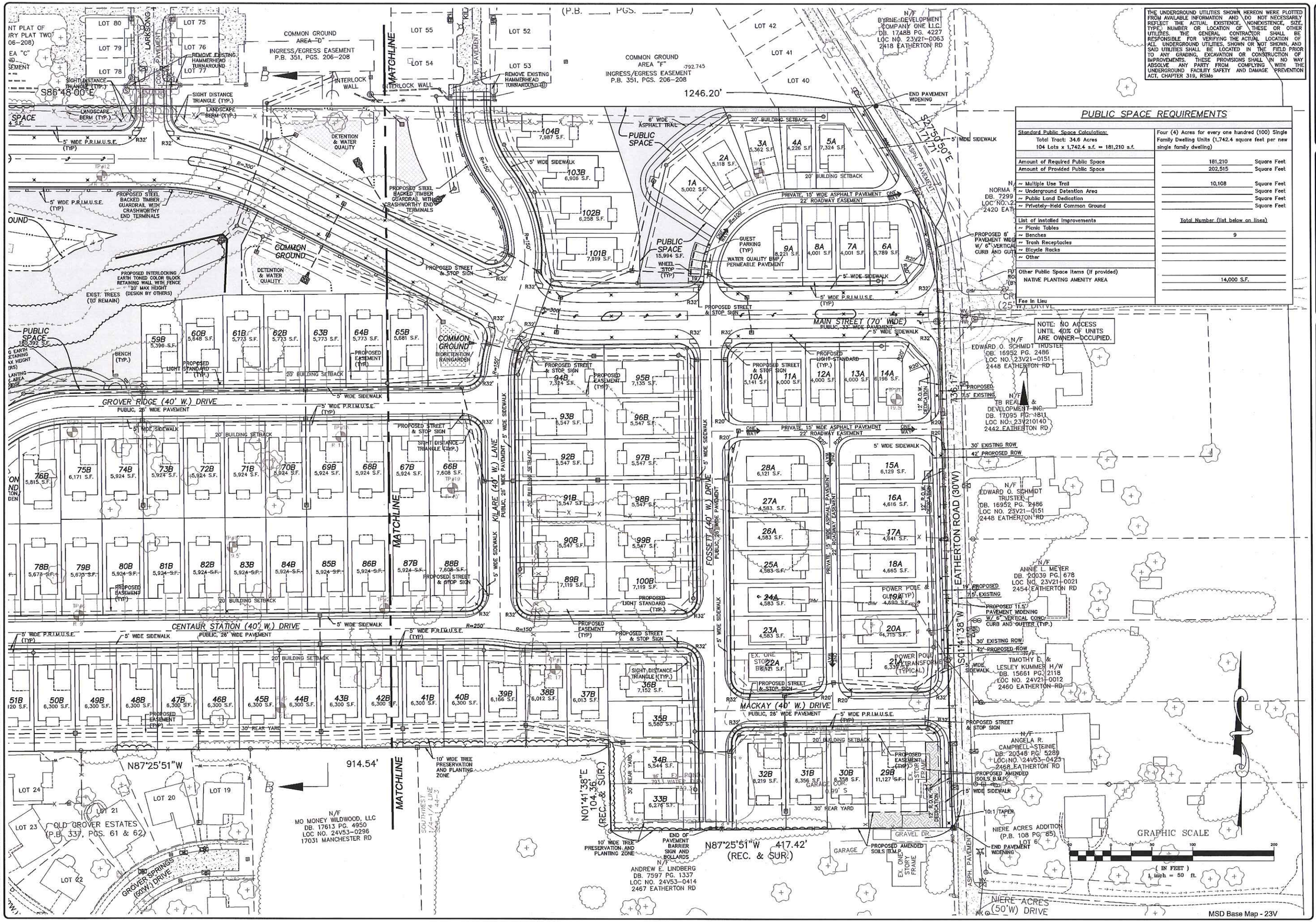

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PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 34.6 Acres; 104 Lots x 1,742.4 s.f. = 181,210 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Required Public Space	181,210 Square Feet
Amount of Provided Public Space	202,515 Square Feet
~ Multiple Use Trail	10,108 Square Feet
~ Underground Detention Area	Square Feet
~ Public Land Dedication	Square Feet
~ Privately-Held Common Ground	Square Feet
List of Installed Improvements	Total Number (list below on lines)
~ Picnic Tables	
~ Benches	9
~ Trash Receptacles	
~ Bicycle Racks	
~ Other	
Other Public Space Items (if provided) NATIVE PLANTING AMENITY AREA	14,000 S.F.
Fee In Lieu	

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Date: 2-23-2016
RODNEY ARNOLD
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Civil Engineer

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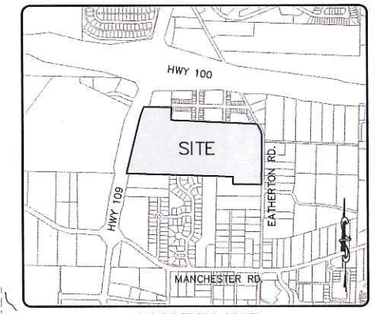
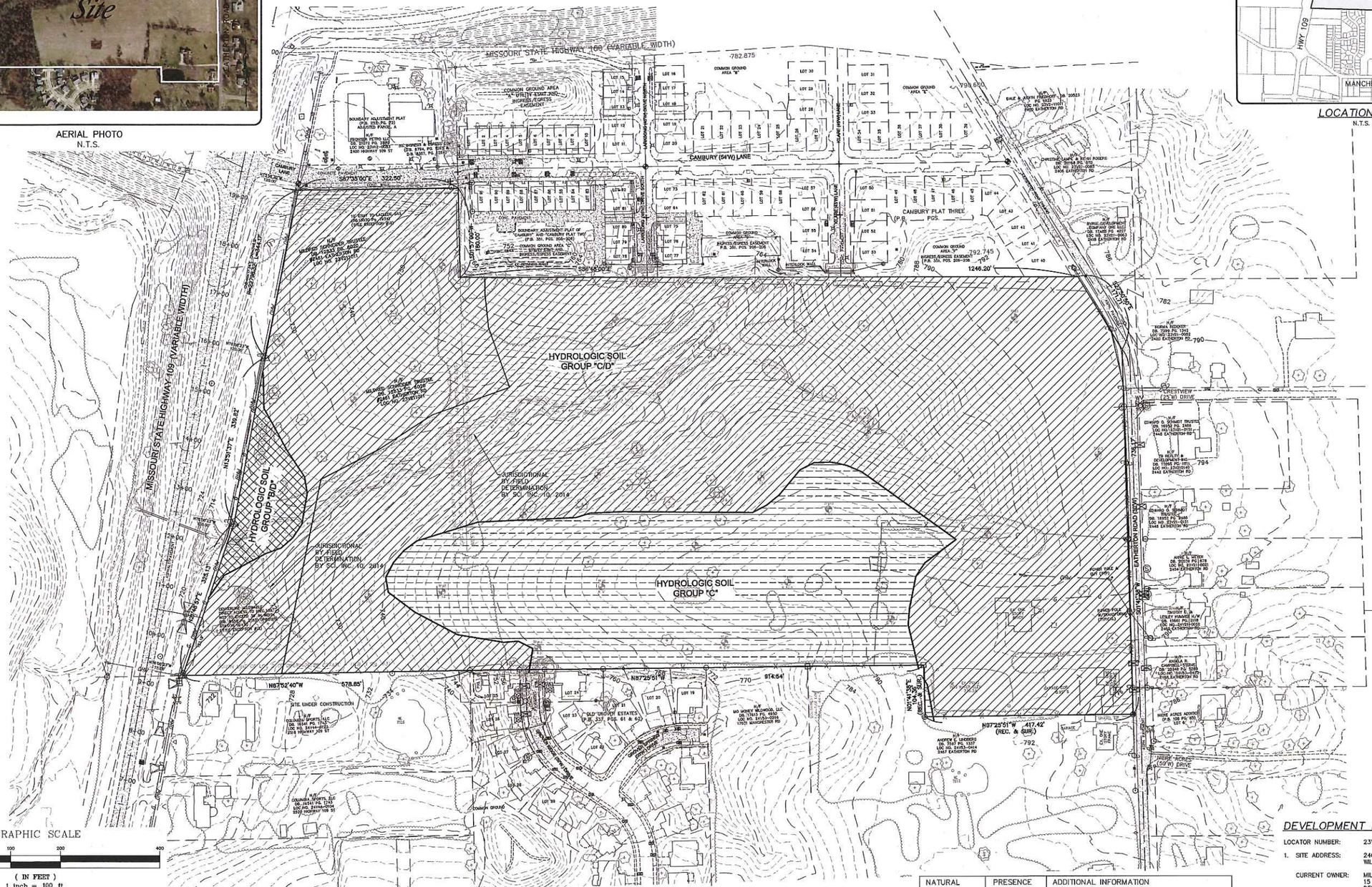
Checked:	SDP

Drawing name: C:\Users\bmoller\appdata\local\temp\AcPublish_3864\4126sdp.dwg Plotted on: Feb 24, 2016 - 7:38am Plotted by: bmoller

AERIAL PHOTO
N.T.S.



LOCATION MAP
N.T.S.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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SOIL SCIENTIST CERTIFICATION:

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

SOIL SCIENTIST _____ DATE _____

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

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

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23V120094

1. SITE ADDRESS: 2461 EATHERTON RD. WILDWOOD, MO 63040
   CURRENT OWNER: MILDRED E. SCHNEIDER, TRUSTEE 15 WILDERNESS LN. DEFIANCE, MO 63341
2. EXISTING USE: VACANT / UNDEVELOPED
3. GROSS AREA OF SITE: 34.60 ACRES

FLOOD NOTE:

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

MSD Base Map - 23V

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

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Corporate Certificate of Authority #001348

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

NATURAL RESOURCES MAP

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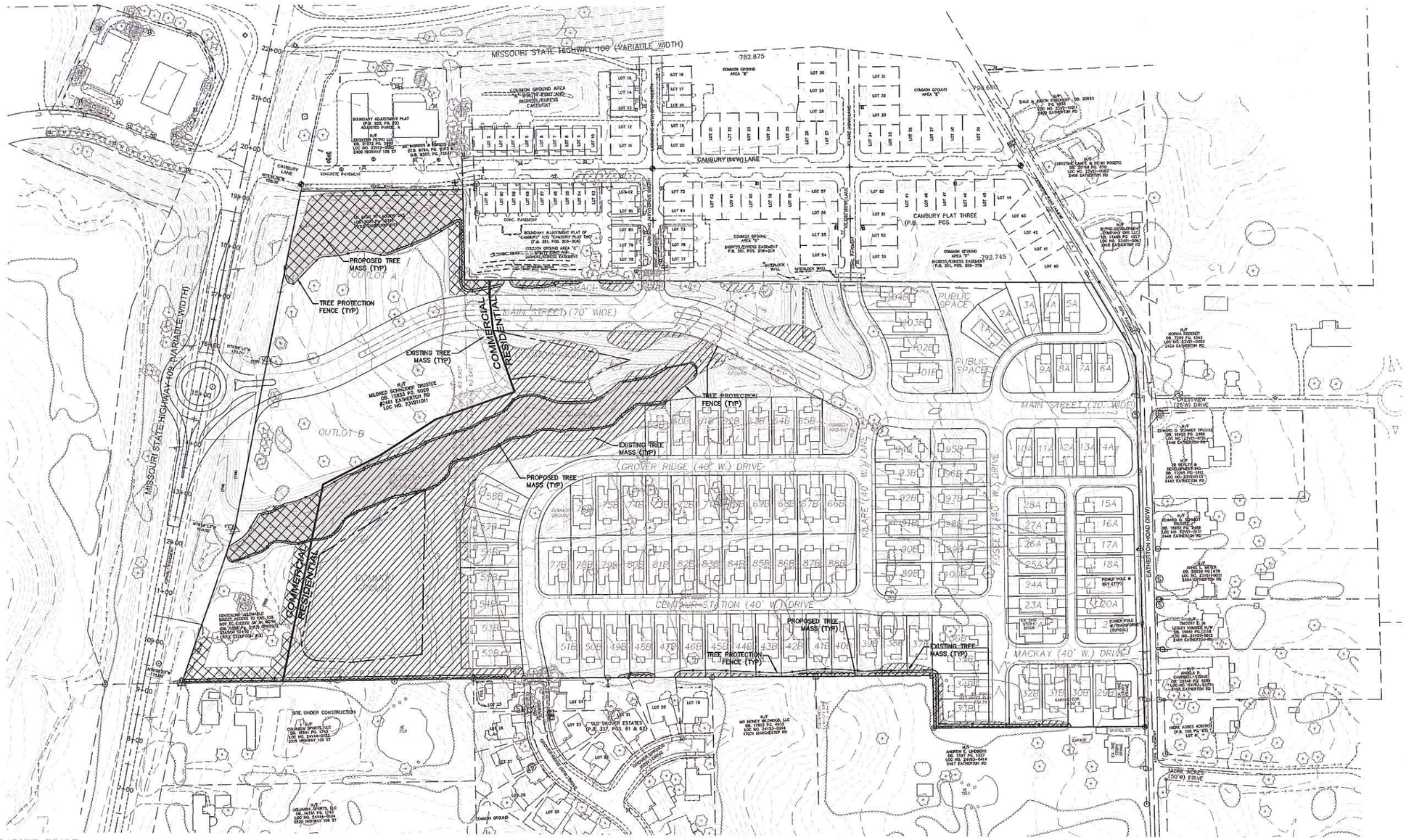
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

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

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

Drawing name: C:\Users\brnolbor\appdata\local\temp\AcPublish_3856\4125dp.dwg Plotted on: Feb 24, 2016 - 7:39am Plotted by: brnolbor



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

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

TREE AREA CALCULATIONS

Residential:
Existing Tree Mass: 5.59 ac.
Proposed Tree Mass: 1.33 ac.

Commercial:
Existing Tree Mass: 1.73 ac.
Proposed Tree Mass: 1.15 ac.

Site Total:
Existing Tree Mass: 7.32 ac.
Proposed Tree Mass: 2.48 ac.
Percentage Retained (Provided): 34%
Percentage Retained (Required): 30%

MSD Base Map - 23V

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Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

TREE PRESERVATION PLAN

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER
PE-2002016612
PROFESSIONAL ENGINEER

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

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

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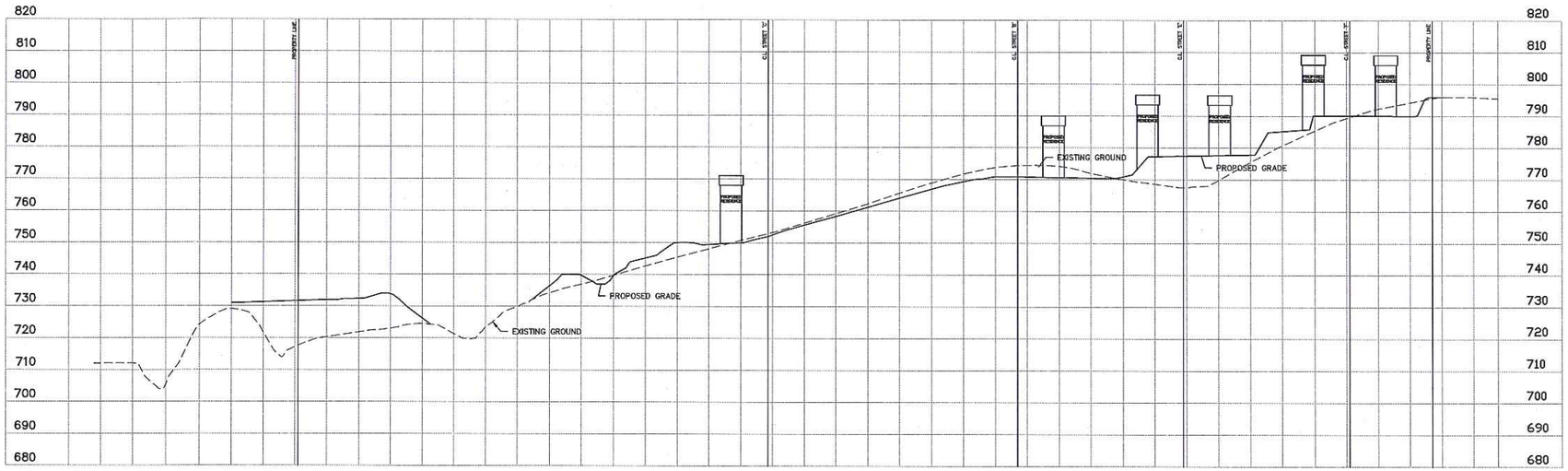
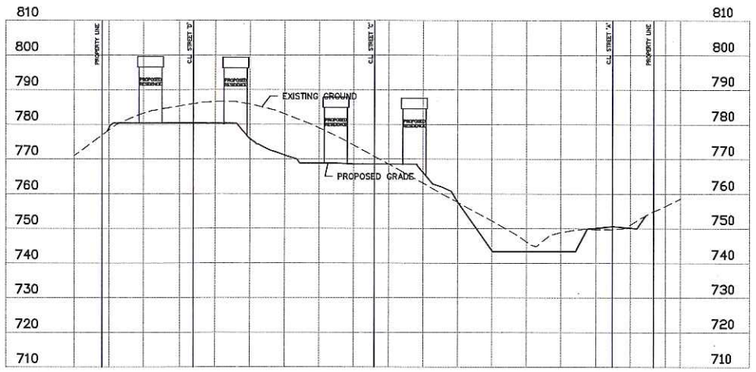
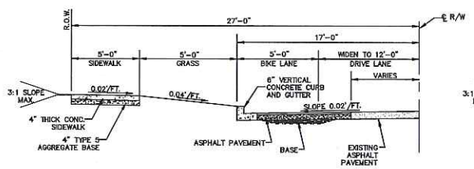


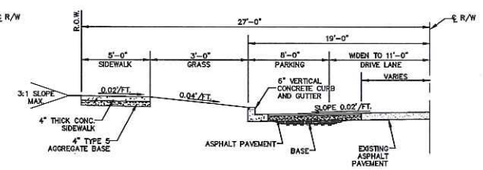
SECTION A-A



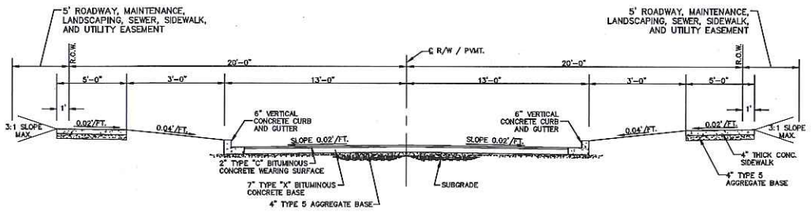
SECTION B-B



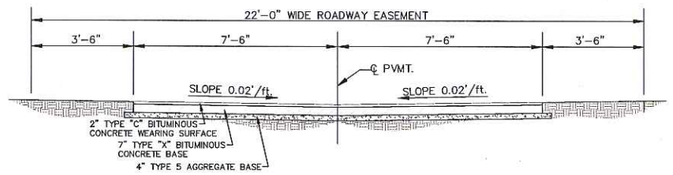
EATHERTON ROAD WITH BIKE LANE
TYPICAL PVMT. WIDENING
N.T.S.



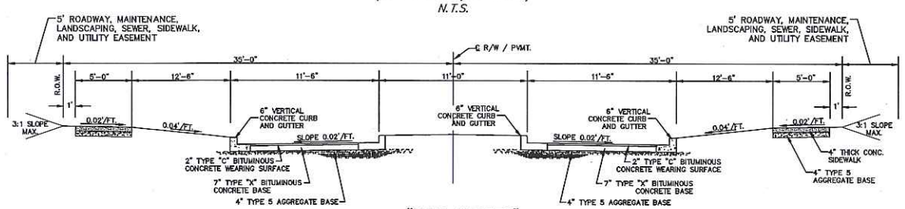
EATHERTON ROAD WITH PARALLEL PARKING
TYPICAL PVMT. WIDENING
N.T.S.



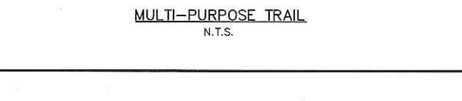
TYPICAL PVMT. SECTION
(26' PAVEMENT/40' R.O.W.)
N.T.S.



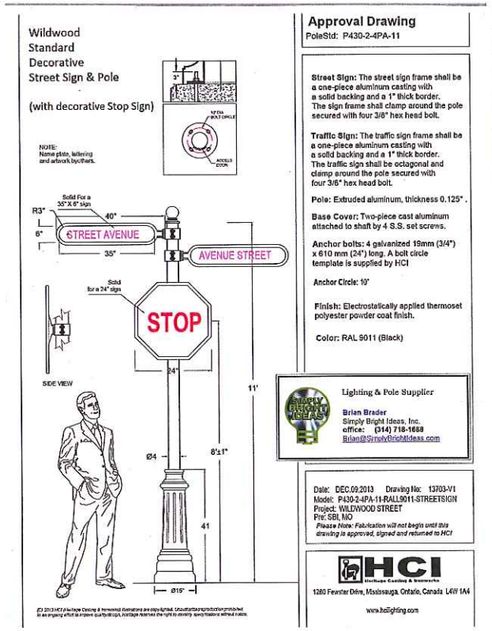
TYPICAL ALLEY PAVEMENT SECTION
(15' PAVEMENT/22' ROADWAY EASEMENT)

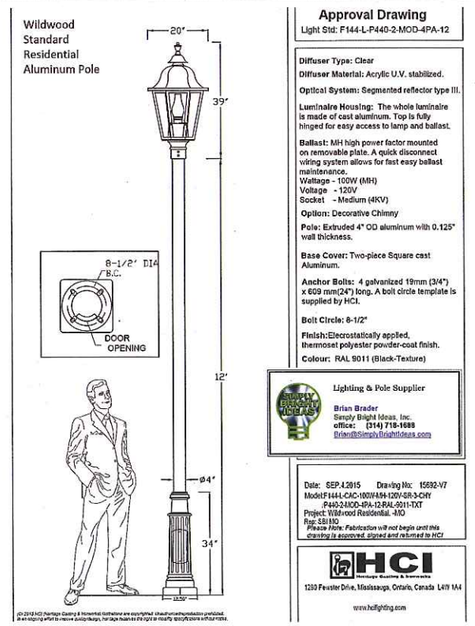


"MAIN STREET"
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



MULTI-PURPOSE TRAIL
N.T.S.





MSD Base Map - 23V

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

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

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

Job Number	14-04-126
Date	Feb. 23, 2016
Designed: SL	Sheet 6.1
Drawn: SL	
Checked:	SDP

Drawing name: C:\Users\mcdon\Workpods\mcdon\Workpods\data\temp\AcPublish_3864\4125dyb.dwg Plotted on: Feb 24, 2016 - 7:30am Plotted by: bmotter

AMENDED BILL #2116 **ORDINANCE #2116**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended by the action of changing the zoning district designation of the subject tract of land from its current NU Non-Urban Residence District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), Town Center Neighborhood Edge District, which are set forth therein for the following described tract of land:

A tract of land situated in Sections 1 and 2, Township 44 North, Range 3 East in St. Louis County, Missouri, more particularly described as follows: Commencing at an old stone in the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, set at a point where the said South line is intersected by the West line of Eatherton Road; thence along the Western line of Eatherton Road South 1 degree 53 minutes West, a distance of 104.36 feet to a point being the Southeast corner of property described in deed to Bert C. Grimm and wife, recorded in Book 1848 page 335, also being the point of beginning; thence North 87 degrees 17 minutes West along a line parallel with the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, 417.42 feet to an old stone at the Southwest corner of property described in said deed to Grimm and wife; thence North 1 degree 53 minutes East of 104.36 feet to an old stone in said South line of the Northwest ¼ of the Southwest ¼ Section 1; thence North 87 degrees 17 minutes West along the South line of Northwest ¼ of the Southwest ¼ of Section, 914.42 feet to an old iron rod at the Southwest corner of said ¼ section; thence North 87 degrees 47 minutes West along the South line of the Northeast ¼ of the Southeast ¼ of Section 2, 578.52 feet to an iron pipe at its intersection with the Eastern line of Missouri Route 109; thence along the Eastern line of said Route 109, north 22 degrees 10 minutes 53 seconds East, 324.27 feet; Thence continuing along said eastern line North 14 degrees 6 minutes 29 seconds East; Thence North 14 degrees 32 minutes 43 seconds East, 346.18 feet to a point on the South line of tract conveyed to Alexander J. Coyle and wife by deed recorded in Book 1567 page 27; thence departing said Eastern line of Missouri Route 109 South 87 degrees 35 minutes East along the South line of the property conveyed to Coyle and wife as aforesaid; 319.52 feet to an iron pipe at the Southeast corner thereof being at a point in the line between said Sections 1 and 2; thence along the line between Sections 1 and 2, South 1 degree 57 minutes West 180 feet to corner of property conveyed to Albert Anderson and wife by deed recorded in Book 2909 page 26, thence along the South line of said property conveyed to Anderson and wife as aforesaid, South 86 degrees 48 minutes East 1,246.2 feet to the West line of Eatherton Road, thence Southeastwardly and Southwardly along the Western line of Eatherton Road along a curve to the right having a radius of 458.00 feet a distance of 251.66 feet; Thence continuing along said West line South 1 degree 53 minutes West, 512.47 feet to the point of beginning and containing 34.80 Acres, more or less.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning

Commission within the communication dated July 6, 2015 which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES**

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of one hundred four (104), detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property.

2. **LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS**

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 4,000 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be forty (40) feet in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to seventy-six (76) of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of six (6) ~~five (5)~~ feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than twenty (20) feet in width and must be carriage types, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of twenty-eight (28) of the allowable one hundred four (104) lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.

f. The first story, interior clear height for all single family dwellings shall be not less than nine (9) feet.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than twenty-eight (28) acres and no greater than 28.5 acres.

3. **PLAN SUBMITTAL REQUIREMENTS**

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.

k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the Regulating Plan changes, the rezoning of the subject site, and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

(1) Twenty (20) feet from any right-of-way line.
(2) Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
(3) Fifteen (15) feet from any rear yard property line and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of twenty-five (25) feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

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

Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 109 and directed by the Department of Public Works.

d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Main Street and directed by the Department of Public Works.

e. Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Extend all existing stub streets abutting the subject site into it and these extensions shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

j. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

k. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

l. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

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

n. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

o. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

p. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

q. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

Landscape Requirements - Specific

r. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

s. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

t. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

u. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred four (104) dwelling units.

v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

MSD Base Map - 23V

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

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St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
ORDINANCE #2116

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

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

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

Job Number 14-04-126
Date Feb. 23, 2016
Designed: SL
Drawn: SL
Checked:
Sheet 7.1 SDP

Drawing name: C:\Users\bmolitor\appdata\local\temp\AcPublish_3864\14126sdp.dwg Plotted on: Feb 24, 2016 - 7:40am Plotted by: bmolitor

Signs - Residential

x. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

y. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

z. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

aa. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

bb. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

cc. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

dd. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

ee. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

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

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

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,055.10/Parking Space

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

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

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

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

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

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

Floodplain Study and Plans

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

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

Roadway Improvements

c. Improvements to State Route 109 and Eatherton Road must be completed prior to the issuance of building permits in excess of twenty (20) percent of the units. These required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these allowable residential units, if authorized by the City Council. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

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

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from

construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

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

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

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling.

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

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

This Bill was passed and approved this ______ day of __________________________, 2015 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer	Timothy Woerther, Mayor
ATTEST:	
City Clerk	City Clerk

MSD Base Map - 23V

Drawing name: C:\Users\bmolitor\appdata\local\temp\AcPublish_3864\14126sdp.dwg Plotted on: Feb 24, 2016 - 7:40am Plotted by: bmolitor

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

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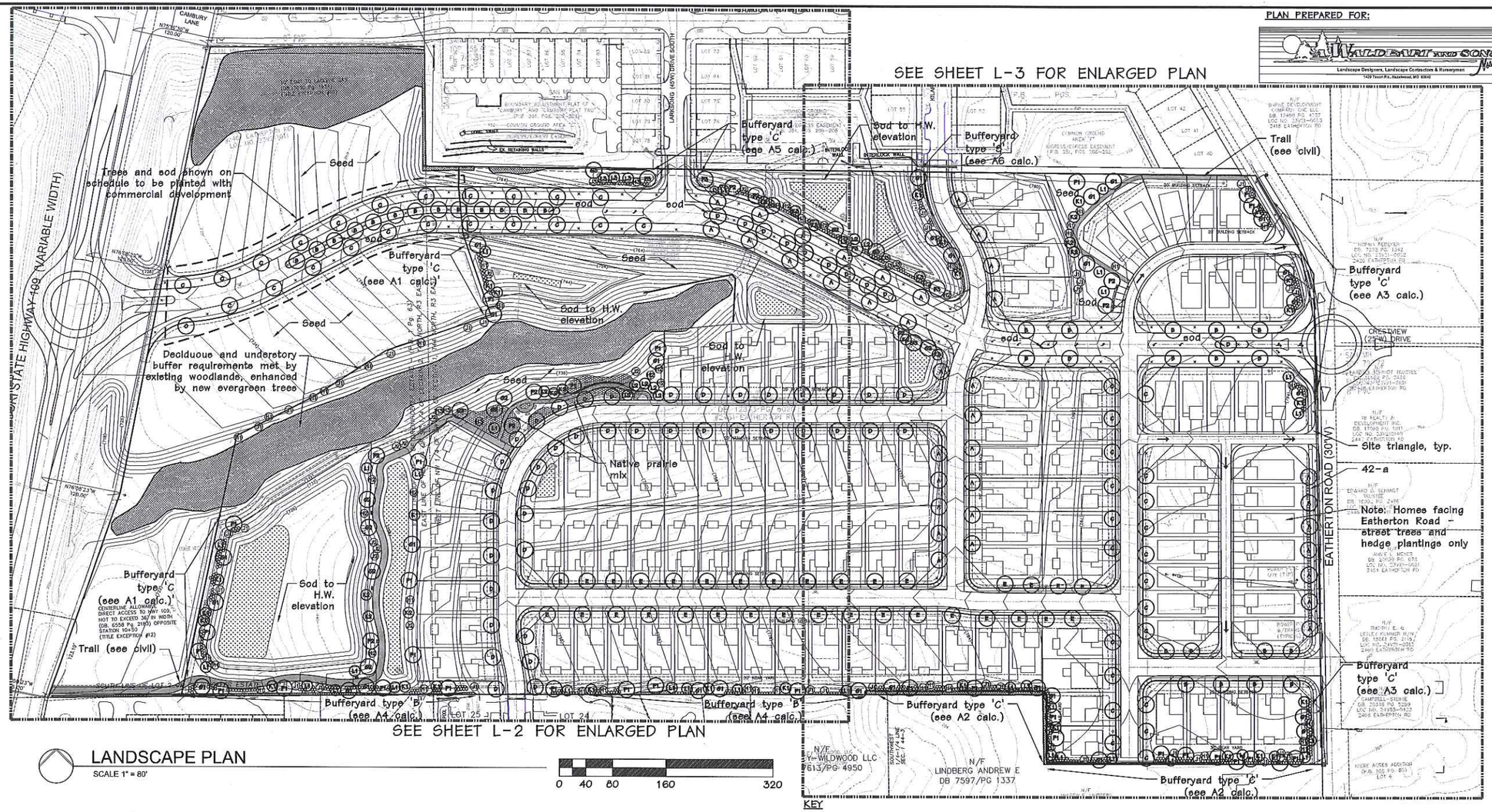
Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
ORDINANCE #2116

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

STATE OF MISSOURI RODNEY ARNOLD NUMBER PE-2002016612 PROFESSIONAL ENGINEER

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

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



LANDSCAPE PLAN

SCALE 1" = 80'

0 40 80 160 320

KEY

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

LANDSCAPE CALCULATIONS:

A) Bufferyards

1. Type "C" required along west property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
432 LF ÷ 150 LF bufferyard unit measurement = 2.88
2.88 x 3 tree units = 8.64 = 9 canopy trees, 9 evergreen trees, and 9 understory trees
2.88 x 30 shrub units = 86.4 = 86 shrubs

2. Type "C" required along southeastern property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
748 LF ÷ 150 LF bufferyard unit measurement = 4.98
4.98 x 3 tree units = 14.94 = 15 canopy trees, 15 evergreen trees, and 15 understory trees
4.98 x 30 shrub units = 149.4 = 149 shrubs

3. Type "C" required along east property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
480 LF ÷ 150 LF bufferyard unit measurement = 3.2
3.2 x 3 tree units = 9.6 = 10 canopy trees, 10 evergreen trees, and 10 understory trees
3.2 x 30 shrub units = 96 shrubs

4. Type "B" required along southern property line as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
1,042 LF ÷ 150 LF bufferyard unit measurement = 6.94
6.94 x 2 tree units = 13.88 = 14 canopy trees, 14 evergreen trees, and 14 understory trees
6.94 x 20 shrub units = 138.8 = 139 shrubs

5. Type "C" required along collector roadway as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
1,413 LF ÷ 150 LF bufferyard unit measurement = 9.42
9.42 x 3 tree units = 28.26 = 28 canopy trees, 28 evergreen trees, and 28 understory trees
9.42 x 30 shrub units = 282.6 = 283 shrubs

6. Type "S" required along access roadway as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
190 LF ÷ 150 LF bufferyard unit measurement = 1.26
1.26 x 2 tree units = 2.52 = 3 canopy trees, 3 evergreen trees, and 3 understory trees
1.26 x 20 shrub units = 25.2 = 25 shrubs

7. Required plant materials for bufferyards shall be planted in the following sizes and percentages

Canopy Trees	Evergreen Trees	Understory Trees	Shrubs
10% 4" Caliper	10% 10' High	10% 2.5" Caliper	100% 2' High
20% 3" Caliper	20% 8' High	20% 2" Caliper	
70% 2" Caliper	70% 6' High	70% 1.5" Caliper	

B) Street Trees

1. Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
7,800 LF ÷ 40 = 195 minimum street trees required

2. A maximum of forty percent (40%) of one (1) species may be utilized to meet planting requirements.

3. Street trees shall not be planted closer than three (3) feet to any curb.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
STREET TREES						
A	34	Quercus rubra	Red Oak	2.5"	Deciduous	17.7%
B	31	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5"	Deciduous	9.4%
C	44	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	Deciduous	22.9
D	50	Acer rubrum 'Frankered'	Red Sunset Maple	2.5"	Deciduous	20.8%
E	33	Quercus bicolor	Swamp White Oak	2.5"	Deciduous	17.2%
	192	TOTAL STREET TREES (additional trees added to buffer plantings to meet street tree requirement)				=100%

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
BUFFERYARD TREES & SHRUBS						
F1	30	Quercus bicolor	Swamp White Oak	2"	Deciduous, Canopy	
F2	8	Quercus bicolor	Swamp White Oak	3"	Deciduous, Canopy	
F3	4	Quercus bicolor	Swamp White Oak	4"	Deciduous, Canopy	
G1	29	Tilia cordata	Littleleaf Linden	2"	Deciduous, Canopy	
G2	8	Tilia cordata	Littleleaf Linden	3"	Deciduous, Canopy	
G3	4	Tilia cordata	Littleleaf Linden	4"	Deciduous, Canopy	
H1	33	Pinus strobus	Eastern White Pine	6' Ht.	Evergreen	
H2	10	Pinus strobus	Eastern White Pine	8' Ht.	Evergreen	
H3	4	Pinus strobus	Eastern White Pine	10' Ht.	Evergreen	
J1	32	Picea abies	Norway Spruce	6' Ht.	Evergreen	
J2	10	Picea abies	Norway Spruce	8' Ht.	Evergreen	
J3	5	Picea abies	Norway Spruce	10' Ht.	Evergreen	
K1	26	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	1.5"	Deciduous, Understory	
K2	8	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2"	Deciduous, Understory	
K3	4	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2.5"	Deciduous, Understory	
L1	31	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1.5"	Deciduous, Understory	
L2	8	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2"	Deciduous, Understory	
L3	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.5"	Deciduous, Understory	
a	42	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Evergreen	
	150	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24"	Deciduous	
	180	Viburnum x burkwoodii	Burkwood Viburnum	24"	Deciduous	
	120	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	Evergreen	
	150	Ilex verticillata 'Jim Dandy/Red Sprite'	Jim Dandy/Red Sprite Winterberry Holly	24"	Deciduous (1:9 ratio M/F)	
	30,905	Water quality plantings per MSD requirements		plugs	space 12" o.c.	
	8,054	Kentucky Bluegrass sod		sq. ft.		

Wildwood General Notes:

A. Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
B. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (P.O.Box GG, Savoy, IL 61874-9902)
C. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign and at least 30' from any intersection.
D. Locations of street trees may be subject to change in order to avoid conflict with street lighting.
E. Any planting within a tree preservation area, as designated on the Tree Preservation Plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
F. Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
G. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
H. All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
I. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landsape Architect immediately to relocate affected plant material.
J. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil compostion and pH levels are suitable for plant material specified for that specific location.
K. All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion.
L. The landscape of all undeveloped and developed property will be properly maintained in a slightly and well-kept manner.
M. Replanting and replacement of existing plan materials will be executed on an annual basis as needed by the property owner.

PLAN PREPARED FOR:

Landscape Designers, Landscape Contractors & Nurserymen
1420 Tesson Rd., Hazelwood, MO 63042
895-4589

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
REGISTERED LANDSCAPE ARCHITECT

Jerald Saunders 2/23/16
MO License # LA-007

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

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

Drawn: BB
Checked: JAS

loomisAssociates
landscapeArchitectsplanners
707 Split-40 Park Drive, Suite 155
Ballwin, Missouri 63021-7047
(636)519-8855 Fax (636)519-0947
e-mail: larlp@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 11/19/14
Job #: 985.013

PLAN PREPARED FOR:

WILDEARTH and SONS, Inc. 895-4589
Landscape Designers, Landscape Contractors & Nurserymen
1426 Tenon Rd., Hazelwood, MO 63042

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
3/23/16

Jerald Saunders Landscape Architect
MO License # LA-007

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

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

Drawn: LWH
Checked: JAS

loomisAssociates
landscape•architects•planners
707 Spirit 40 Park Drive, Suite 115
Chesterfield, Missouri 63005-1194
636.519.9666 Fax: 636.519.0797
e-mail: liam@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan Enlarged: West

Sheet No: L-2

Date: 11/19/14
Job #: 985.013

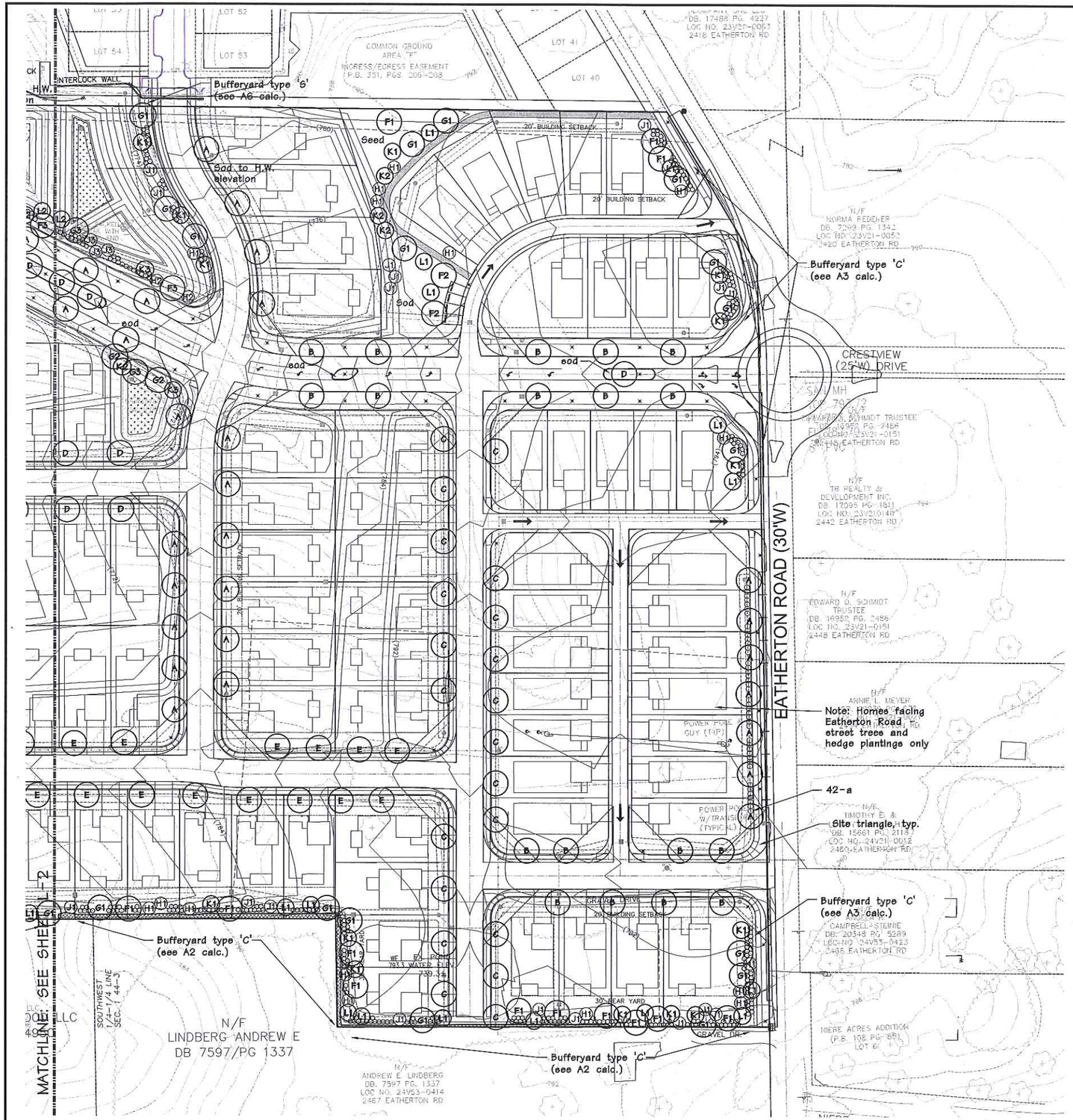
CAMBURY LANE
N75°16'30"W 120.00'
CAMBURY (54' R/W)
LARKSONG (45'W) DRIVE SOUTH
TO EXIT TO LACLEDE STATION ROAD (RB 13431, Pg. 1934) (TITLE EXCEPTION #10)
SAN MH TOP 370.98
BOUNDARY ADJUSTMENT PLAT OF "CAMBURY" AND "CAMBURY PLAT TWO" (P.B. 351, PGS. 206-208)
COMMON GROUND AREA "C" SCHOTT ROAD AND INGRESS/EGRESS EASEMENT
CONC. SWALE
EX. RETAINING WALLS
COMMON GROUND AREA "G" INGRESS/EGRESS EASEMENT P.B. 351, PGS. 206-208
#246 EATHERTON RD LOT NO 2342/1011
DB. 12873 PG. 6027 #243 EATHERTON RD
20' BUILDING SETBACK
30' REAR YARD
WATCHLINE- SEE SHEET L-3
EAST LINE OF NW 1/4 OF SECTION 14
WEST LINE OF NW 1/4 OF SECTION 14
TOWNSHIP 44 NORTH, R3 EAST
(RB 6, Pg. 63)
SOUTH LINE OF LOT 3 OF BEECHWOOD ESTATE
LOT 25
LOT 24
N76°08'23"W 120.00'
CENTERLINE ALLOWABLE DIRECT ACCESS TO HWY 109, NOT TO EXCEED 36' IN WIDTH (DB. 6558 Pg. 2185) OPPOSITE STATION 10+50 (TITLE EXCEPTION #12)
123.19'
HIGHWAY 109 (VARIABLE WIDTH)
Planted shown on schedule to be planted with commercial development
Seed
sod
Sod to H.W. elevation
Bufferyard type 'C' (see A1 calc.)
Deciduous and understory buffer requirements met by existing woodlands, enhanced by new evergreen trees
Bufferyard type 'C' (see A5 calc.)
INTERLOCK WALL
Native prairie mix
Site triangle, typ.
Bufferyard type 'B' (see A4 calc.)

KEY

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

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

0 50 100 200



LANDSCAPE PLAN - ENLARGED: EAST

SCALE 1" = 50'

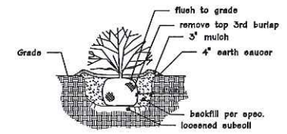
0 50 100 200

PLAN PREPARED FOR:

Vauvaldenhurst and Sons

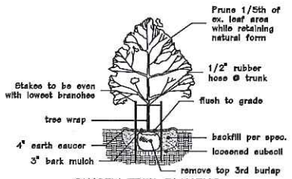
Landscape Designers, Landscape Contractors & Nurserymen

1429 Tower Rd., Hazelwood, MO 63042

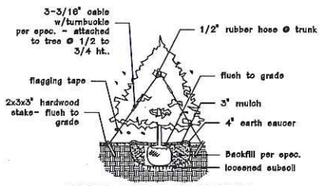


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

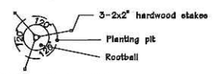
TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL EVERGREEN PLANTING



DETAIL PLAN VIEW

BOTANICAL NAME	COMMON NAME	PERCENTAGE	LBS OZ/ACRE
NATIVE PRAIRIE SEED MIX			
Asclepias tuberosa	Butterfly Milkweed	2.7	2.0
Aster oblongifolius	Aromatic Aster	2.7	2.0
Echinacea purpurea	Purple Coneflower	10.6	8.0
Liatris pycnostachya	Prairie Blazing Star	5.4	4.0
Penetemon digitalis	Foxglove Beardtongue	5.4	4.0
Pycnanthemum tenuifolium	Slender Mountain Mint	2.7	2.0
Schyzachyrium scoparium	Little Bluestem	37.6	28.0
Solidago nemoralis	Gray Goldenrod	5.4	4.0
Sporobolus heterolepsis	Prairie Dropseed	16.3	12.0
Ratibida pinnata	Grayhead Coneflower	10.6	8.0
	TOTALS	100%	74.0

KEY

Existing woodland to remain

MSD bio plantings

JERALD L. SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT STATE OF MISSOURI

Jerald Saunders Landscape Architect
MO License # LA-007

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

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

Drawn: LWH
Checked: JAS

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707 Spirit 40 Park Drive, Suite 155
Chesterfield, Missouri 63005-1197
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e-mail: lawrie@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

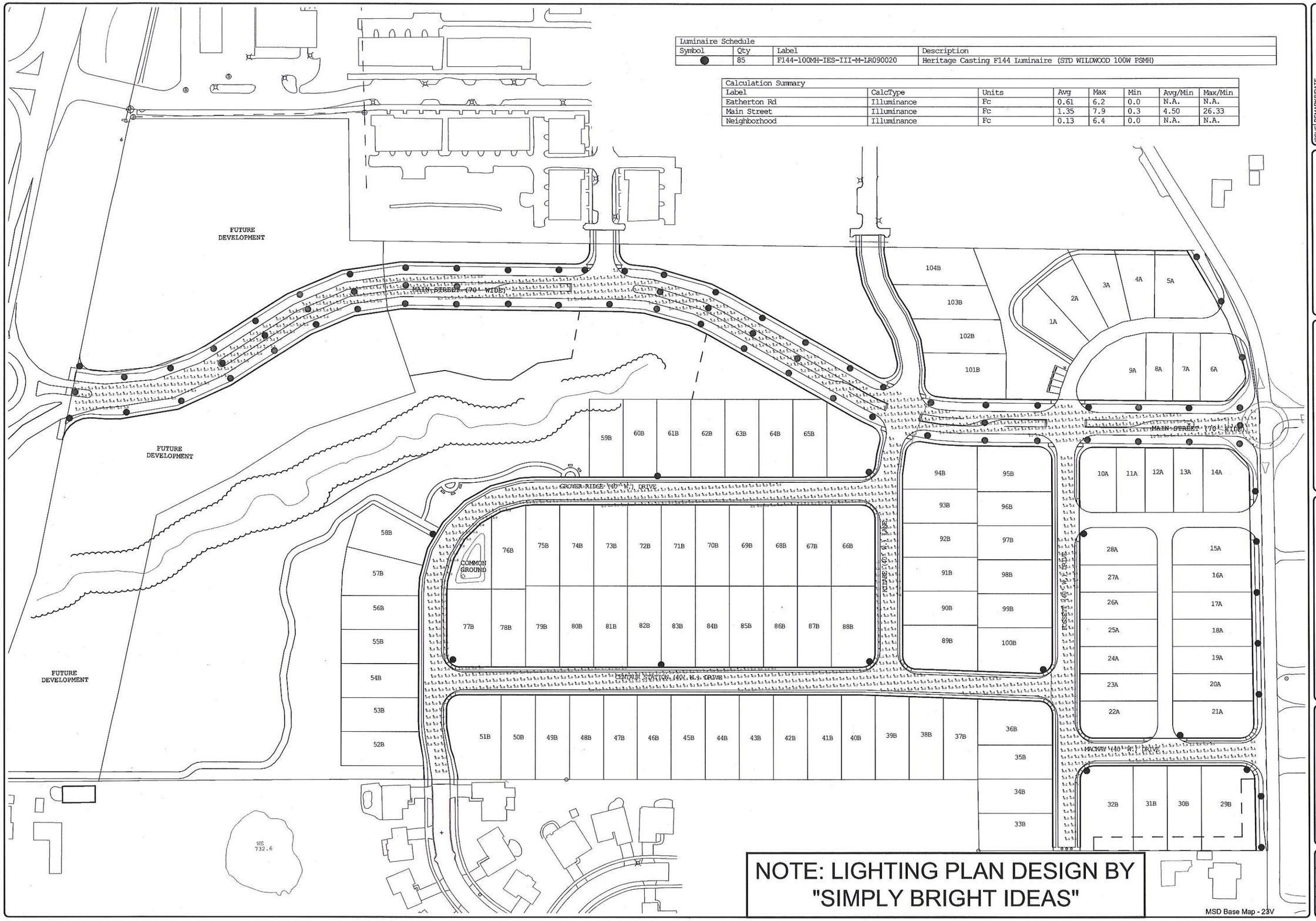
Sheet Title: Landscape Plan Enlarged: East

Sheet No: L-3

Date: 11/19/14
Job #: 985.013

Luminaire Schedule			
Symbol	Qty	Label	Description
●	85	F144-100MH-IES-III-M-LR090020	Heritage Casting F144 Luminaire (STD WILDWOOD 100W PSMH)

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



NOTE: LIGHTING PLAN DESIGN BY "SIMPLY BRIGHT IDEAS"

MSD Base Map - 23V

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

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

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

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

LIGHTING PLAN

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

Date:_____

License No.
Civil Engineer

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

Drawing name: V:\14\04126 Schneider Tract\Drawings\Engineering\Site Development Plan\4126 photometric.dwg Plotted on: Feb 23, 2016 - 3:48pm Plotted by: bmoller

WILDWOOD®

July 5, 2016

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

Re:	A request from Greg Neichter, the petitioner/developer, which is dated May 2, 2016, regarding **P.Z. 14-06 City of Wildwood Department of Planning and Neichter/Throckmorton Development**, which seeks an extension of time to commence construction on the subject site.
Zoning:	NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD)
Location:	East Side of Ossenfort Road, south of Wild Horse Creek Road
Ward:	One

Council Members:

>> INTRODUCTION <<

The Planning and Zoning Commission is in receipt of a correspondence from Greg Neichter, petitioner/developer, dated May 2, 2016, regarding **P.Z. 14-06 City of Wildwood Department of Planning and Neichter/Throckmorton Development**, which seeks an extension of time to commence construction upon this residential subdivision. The site-specific ordinance governing this development requires that commencement of construction begin on, or before, May 27, 2016. The Planning and Zoning Commission has reviewed the files relative to this request and believes another extension is reasonable and appropriate. Therefore, the Planning and Zoning Commission, acting at its July 5, 2016, Executive Meeting, and by a vote of -- to --, hereby recommends an eighteen (18) month extension of time for commencement of construction to begin upon the site. The new deadline for commencement of construction to begin on this site will be **November 27, 2016**. This recommendation is hereby forwarded to the City Council for its review and consideration.

>> BACKGROUND <<

For the purposes of review, **P.Z. 14-06 City of Wildwood Department of Planning and Neichter/Throckmorton Development** was a request to reauthorize a previously approved Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District for the purposes of allowing a future residential subdivision on the site. The subject site has a total size of 193.7 acres and is located on the east side of Ossenfort Road,

south of Wild Horse Creek Road. The property exists as a single lot of record, and has been designated 'Non-Urban Residential Category' by the City's Master Plan, since 1996. Prior to the 2006 application for the special procedure permit, this property had been granted a Planned Residential Development Overlay District (PRD) by the City Council in 2003, but was voided, since the required Site Development Plan (SDP) was never approved by the Planning and Zoning Commission and recorded with the St. Louis County Recorder of Deeds Office within the required timeframe.

The Planning and Zoning Commission did recommend approval reauthorizing the Planned Residential Development Overlay District (PRD) onto the property for the previously approved fifty (55) lots. This previously approved lot design guaranteed, through the application of the Natural Resource Protection Standards, a minimal impact on the surrounding physical environment, the protection of the perimeter vegetation, compliance to the standards of the City for installation of infrastructure improvements, and the provision of abundant public space. The City Council received the Planning and Zoning Commission's recommendation and acted favorably upon it and approved the Planned Residential Development Overlay District (PRD) on February 27, 2007.

With the reauthorization of the Planned Residential Development Overlay District (PRD), the petitioner was required to complete the Site Development Plan (SDP) review process and obtain approval from the Planning and Zoning Commission. The developer(s) of this site completed this step in April 2007. With the completion of the Site Development Plan (SDP) review process, the next step is to complete Improvement Plans (Construction Drawings) for submittal, review, and acceptance by the Departments of Public Works and Planning. Once the Improvement Plans are completed, the project, from a construction standpoint, can typically begin. The Improvement Plans for this site were approved by the Departments of Public Works and Planning on September 14, 2007. Within the site-specific governing ordinance for this project, construction was then to commence upon the project by February 27, 2008. This construction date left the developers of this project less than five (5) months to start and meet the requirements of this deadline.

In January 2008, the petitioner requested an extension to this deadline for commencement of construction, since the development was not at stage to proceed to the issuance of permits and related items. With the submittal of the request, the Planning and Zoning Commission noted concerns about the current condition of the residential housing market and whether requiring this project to begin construction would be premature and lead to greater issues, if it were to be stopped, after starting. Given the design of the project still met all requirements of the City, the Planning and Zoning Commission agreed that an eighteen (18) month extension of time was appropriate and should be granted under the provisions of the site-specific ordinance.

This action was forwarded to the City Council for its review and consideration as well. The City Council concurred with the Planning and Zoning Commission and clearly stated the project continued to represent one (1) of the City's best applications of its Planned Residential Development Overlay District (PRD) regulations and would be a loss, if not allowed to develop under the current conditions of the existing ordinance. The City Council also noted the residential housing market was difficult and certainly this project would suffer, if launched at this time. Additionally, the City Council, although not related to the commencement of construction, also amended the ordinance for this project to address a noise issue related to its use by off-road motorcycles and vehicles on certain days. This activity was creating a noise

nuisance for the surrounding property owners. The two (2) changes to the Ordinance #1381 were approved by the City Council on May 27, 2008, which included the eighteen (18) month extension of time for commencement of construction, now November 27, 2009, and restrictions on the use of property for off-road recreational activities.

With this action by the City Council, the development was to commence construction by late 2009. The Zoning Ordinance defines "commencement of construction" as follows: "shall mean final grading for and installation of roadways necessary for first (1st) approved plat or phase of construction and commencement of installation of sanitary and storm sewers." In November 2009, with the aforementioned extension date rapidly approaching, and the residential housing market suffering under the Great Recession, the petitioner sought another eighteen (18) month extension of time for this activity to begin on the site. Thus, the Planning and Zoning Commission recommended, and the City Council concurred, the requirement for the commencement of construction to begin on the site be extended for an additional eighteen (18) months, which amended the timeline for this activity to May 27, 2011.

Once again, with the deadline for the commencement of construction approaching in May 2011, the petitioner requested another extension to this deadline. The Planning and Zoning Commission was supportive of allowing an additional twenty-four (24) month extension for the commencement of construction to begin on the site due to the unforeseen circumstances and outside influences that continued to affect the viability of a project of this size and magnitude. In this case, the outside influences remained the condition of the stalled residential housing market recovery and the financing barriers for potential buyers. Thus, the Planning and Zoning Commission recommended, and the City Council concurred, the requirement for the commencement of constitution to begin on the site be extended for an additional twenty-four (24) months, which amended the timeline for this activity to May 27, 2013.

When the May 27, 2013 deadline arrived, the Planning and Zoning Commission was again supportive of allowing an extension of time to the deadline for the commencement of construction. The Commission recognized the lingering effects of the recession on the residential market and how it continued to affect any project's viabilities. Although the Commission noted it appeared the residential market was beginning to show some signs of recovery, in part due to the pent-up demand for new housing and low mortgage rates for buyers. However, it appeared the market was just beginning to create confidence for homebuilders and lenders in these high-end residential communities and more time was needed to ensure such trends were true and could sustain a development of this size and magnitude. Therefore, the Planning and Zoning Commission recommended, and the City Council concurred, the requirement for the commencement of construction to begin on the site be extended for an additional eighteen months, which amended this timeline to November 27, 2014.

In 2014, the petitioner requested another eighteen (18) to twenty-four (24) month extension of time, given construction had not begun by the November 27, 2014 deadline. The Planning and Zoning Commission acted favorably on the request to extend the deadline eighteen (18) months, with a new deadline of May 27, 2016. The Planning and Zoning Commission approved the extension, noting it would be the last one granted for this project. This position did not reflect on the character of the project, but rather the length of time the site-specific governing ordinance had been in place, without commencement of construction.

>> CURRENT REQUEST <<

As noted above in the background of this report, with the Planning and Zoning Commission's action, the commencement of construction was to begin by May 27, 2016 for this project. With that date surpassed and the platting process not yet underway at this time, the petitioner is now seeking another eighteen (18) month extension of time.

>> ANALYSIS AND RECOMMENDATION <<

With the May 27, 2016 deadline now surpassed for this special procedures permit to remain in 'good standing' and no planned development of the site imminent, an extension of time to the commencement of construction has again been requested by the petitioner. This particular request for additional time associated with this Planned Residential Development Overlay District (PRD) has been considered in six (6) other separate instances. Therefore, this requested extension by the owner would be the seventh such associated with this project, since its initial approval in 2003. This number of extensions is unusual and not typical. When the Planning and Zoning Commission granted an extension in 2014, it went on record to note this action would be the last extension granted for this development to commence construction.

Previous extensions have been granted due to several appropriate reasons, which have included the following:

1. The City had not passed any new land use regulations that might change the design or requirements associated with this subdivision and it still met and, in some instances, exceeds the minimum requirements for Natural Resource Protection Standards, tree preservation requirements, public space requirements, and design standards of the City.
2. The project provides over twenty-five (25) acres of usable public space for residents, much of which is visible from Ossenfort Road, thereby preserving the view of this valley along this rural roadway.
3. The density is less than allowed under the regulations of the NU Non-Urban Residence District and had the community's support, when first approved for the allowable fifty-five (55) lots.
4. The impact of the project, given its size, has been offset by a number of the conditions in the site-specific ordinance, which include appropriate utility connections to the public systems that are available in the area and stormwater and roadway improvements commensurate with the demand.

Although the Planning and Zoning Commission is wary of an-going extensions to the ordinance-required deadlines, it must acknowledge these reasons remain applicable at this time. Having a planned development that satisfies all of the requirements for a Planned Residential Development Overlay District (PRD) regulations favors another extension of time for the commencement of construction, which the Planning and Zoning Commission is inclined to support and recommend favorably to the City Council. This recommendation by the Planning and Zoning Commission would be for another eighteen (18) month period of time, as requested by the petitioner/developers.

However, it is important to identify that some of the reasons cited in previous extensions of time are no longer as applicable, as they may once have been. For example, previous recommendations recognized the lingering effects on the residential market from the Great Rescission and how it continued to affect the project's viability. Yet, over the past several years, the City has experienced an increase in the number of applications for proposed residential developments and would contend the residential market continues to show apparent and strong signs of recovery.

Denying the extension of time for the commencement of construction and allowing the Planned Residential Development Overlay District (PRD) to become void, would not necessarily result in a better project design in the future. Additionally, this development continues to be the best example of the application of the Planned Residential Development Overlay District (PRD) and associated environmental standards and public space requirements to date. Given these circumstances, the Planning and Zoning Commission recommends the requirement relating to the commencement of construction be extended for an additional eighteen (18) months, which modifies the current deadline to **November 27, 2017**.

>> SUMMARY AND CONCLUSION <<

Given the above rationales for this support, the Planning and Zoning Commission is recommending an eighteen (18) month extension of time be granted to this project to proceed to the required level of commencement of construction. Accordingly, the Planning and Zoning Commission is recommending that Planned Residential Development Overlay District Ordinance **#1946** be amended to read as follows:

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of fifty-five (55), detached single family dwellings on individual lots, with common ground, and all permitted accessory structures. Common ground area shall include all property not within the Planned Residential Development Overlay District boundaries, but utilized for the purposes of density calculation within the same and access to the site (a minimum of sixty-six (66) acres shall be set aside for this purpose and not be used for future lots). The minimum area of this Planned Residential Development Overlay District shall be one hundred ninety-three (193) acres. A re-circulating sand filter type, centralized wastewater treatment facility shall be provided to serve this site.

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 one (1) acre in overall size. The minimum width of any lot within this P.R.D. Overlay District shall be one hundred fifty (150) feet in distance at the front building line, except for parcels of ground located within any cul-de-sac. These lot frontages (within the cul-de-sacs) 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 two hundred (200) feet in size.

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.

d. The maximum area of this 193.2 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed forty-six (46) acres, including the Director of Planning's five (5) percent variance.

e. The minimum amount of this 193.2 acre tract of land, which must be preserved as part of this development, shall be one hundred forty-seven point two (147.2) acres in overall size, including the Director of Planning's five (5) percent variance.

f. Lots sizes, configurations, and locations shall meet the design of the residential subdivision, as was approved by the Planning and Zoning Commission on the Side Development Plan that was acted upon on June 7, 2004 (made a part hereof and attached in Attachment C). Variations to this approved Site Development Plan referenced herein must be submitted and acted upon the Planning and Zoning Commission, as part of its standard review process. Any requested modifications to these lots shall be based upon locations that are most suitable for disturbance, consistent with the Natural Resource Protection Standards of the City's Subdivision and Development Regulations.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan, with setback lines from all streets and roadways on and adjacent to the property. A typical configuration for a lot indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement, along with a minimum and maximum sizes.
c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within one hundred (100) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations.
d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and sidewalks, and general location, size, right-of-way, and pavement width of all interior drives.
e. The location and size of all freestanding signs, lighting, fences, and other above ground structures, except retaining walls less than two (2) feet in height per section.
f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
g. General location of sanitary sewer and stormwater facilities.
h. Parking and density calculations.
i. Conceptual location and size of common ground areas, if provided.
j. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
k. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
l. Location of all existing and proposed easements.
m. All other information not mentioned above, but required on a Preliminary Plat in accord with 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 as specified in Chapter 415.110 R-1 One Acre Residence District of the City of Wildwood's Zoning Ordinance, except as noted below:

1.) Twenty (20) feet from any roadway right-of-way, whether public or private, except a fifty (50) foot distance from Ossenfort Road, shall be required. All other front yard setback area distances shall comply with Chapter 415.110 R-1 One Acre Residence District.
2.) Eight (8) feet from any side yard property line of any individual lot, but a minimum of thirty (30) feet shall be maintained between buildings on adjoining lots
3.) Thirty (30) feet from any rear yard property line of any individual lot.

Parking Setbacks - Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress and streets and roads, shall comply with the requirements of Chapter 415.110 R-1 One Acre Residence District of the City of Wildwood's Zoning Ordinance.

Miscellaneous Setbacks - Right-of-Way and Other Locations

c. No portion of any residential building foundation shall encroach within twenty-five (25) feet of the 'Final Resource Protection Line.'

Access and Roadway Improvements

d. Access to Ossenfort Road shall be limited to one (1) residential street approach located to provide required sight distance and flood-free access to all lots 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.

e. Dedicate the necessary land area along Ossenfort Road to provide a seventy (70) foot right-of-way and construct two (2) feet of additional pavement width along it as well, including the installation of storm drainage facilities and related shoulders, as directed by the City of Wildwood Department of Public Works. Improvement requirements to Ossenfort Road may be escrowed in lieu of their construction by the developer to the City of Wildwood, if deemed appropriate by the Department of Public Works and the Department of Planning.

f. Construct an internal private roadway system, within a forty (40) foot right-of-way easement, for vehicles and pedestrians to serve the residential lots within this development that complies with the requirements of the City of Wildwood's 'Rural Roadway Standards' and as approved by the Department of Public Works. Street widths shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Earthen swales along portions of the internal street may not be required, where stormwater volumes justify their elimination. Along with this forty (40) foot right-of-way area, provide eight (8) foot wide roadway maintenance, pedestrian, and utility easements on either side of the roadway dedication.

g. Dedicate a minimum twenty (20) foot easement/dedication along Ossenfort Road to the City of Wildwood for the purposes of constructing a multiple-use trail that conforms to its standards, which shall be as directed by the Department of Public Works. This trail must minimally provide an adequate distance from edge of the Ossenfort Road pavement area to create separation between vehicles and pedestrians. This requirement shall also mean the easement might meander through the area of the subject site abutting the Ossenfort Road right-of-way edge to address public safety considerations.

h. No direct residential access from any individual lot within this development to Ossenfort Road shall be authorized.

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 Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-1 One Acre Residence District. Minimally, two (2) parking spaces for each single family dwelling shall be provided.

Landscape Requirements - Specific

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

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 accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of the internal roadway system.

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 City of Wildwood requirements in this regard. The Planning and Zoning Commission on the Site Development Plan shall approve the planting pattern.

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

Signs

q. Signs for this P.R.D. Overlay District shall be erected in accordance with Chapter 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-1 One Acre 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 an 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 Planning and Zoning Commission, as part of a Lighting Plan submitted in conjunction with the Site Development Plan, and comply with City of Wildwood's Lighting

Code – Chapter 415.450 of the Zoning Ordinance.

Miscellaneous Conditions

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 three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system or boulders. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

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

x. 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.

y. A trail system shall be installed around the lake and within the common ground areas containing this water feature and the floodplain to provide access to them for recreational purposes. The design of the trail shall be as directed by the Departments of Public Works and Planning and be approved on the Site Development Plan by the Planning and Zoning Commission. Additionally, within the area of the site west of Wild Horse Creek, but not including the access roadway, development shall be limited to the installation of trails, picnic areas, and other similar low-impact activities for the purposes of future use.

Sewage Treatment Plant

z. A minimum four (4) foot high, sight-proof, chain link fence shall be installed around the perimeter of the area where the centralized sewage treatment facility is to be located on the site. This fence shall be constructed with a black vinyl coating, including support structures as well. Wood slating may be incorporated in its design. The Planning and Zoning Commission shall approve the location of this fence on the Site Development Plan.

aa. Mechanical equipment associated with the operation of this facility shall be adequately screened and soundproofed to reduce noise associated with its operation over any given hour at the boundaries of the Planned Residential Development Overlay District.

bb. Mechanical systems shall be equipped with alarm systems, which will notify operators of any malfunctions or system failures and an emergency power source to provide for its operation in an event of a power failure. Minimally, the alarm shall be wired to directly notify the operator or maintenance contractor of the failure or shutdown. In the event of a system failure, operators shall meet all emergency procedures, as established by the Missouri Department of Natural Resources and the City of Wildwood.

cc. The proposed access roadway and maneuvering area will be a maximum of twelve (12) feet in width and paved. The remaining area within the perimeter of the fence not paved shall be surfaced in an appropriate dust-proof material, as determined and approved by the City of Wildwood's Department of Public Works.

dd. The developer shall provide a copy of a signed "pump and haul" agreement, whereby failure of the plant would implement a discharge shutdown; waste would be transported to an approved Metropolitan St. Louis Sewer District facility for disposal.

ee. The operator shall submit monthly inspection reports to the Missouri Department of Natural Resources and the City of Wildwood indicating adherence to all applicable standards established for the maintenance and operation of these types of facilities. This report must include a lab analysis of plant discharge samples (pH, BOD, TSS, fecal coliform) obtained and analyzed by a licensed, accredited laboratory.

ff. Operators of this facility shall provide verification of licensing with the Missouri Department of Natural Resources in the form of an approved Operating License. Along with this licensing requirement, the developer or Homeowners Association shall provide to the City of Wildwood a bond or cash deposit in the amount of five thousand ($5,000.00) to guarantee the upkeep of this facility, per Section 510.090 of the City of Wildwood's Municipal Code. This bond or cash deposit shall be in place during the operation of the wastewater treatment facility.

gg. At any point in the future, the petitioner or the relevant Homeowners Association (or any entity of it), will be required to close this treatment plant when public sanitary sewer service is available to this site by the Metropolitan St. Louis Sewer District or other comparable public district/agency. De-commissioning of the plant shall be the responsibility of the owner/developer and completed according to Missouri Department of Natural Resources and Metropolitan St. Louis Sewer District standards.

hh. The Homeowners Association shall be required to employ a maintenance contractor that has offices or facilities within a fifty (50) mile radius of the subject site. Verification shall be provided in the form of the signed contract with the location of the office/facility clearly noted.

ii. The location of this centralized treatment facility shall not be closer to the south boundary of this Planned Residential Development Overlay District than the following: six hundred (600) feet from Ossenfort Road and three hundred (300) feet from the southern boundary of the property.

jj. No portion of this Planned Residential Development Overlay District site shall be authorized for use by motocross motorcycles and all-terrain vehicles, until such time as occupancy of a single family dwelling is authorized by the City of Wildwood.

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 required public space improvements shall be as required by the applicable ordinance, but shall be completed prior to issuance of any zoning authorizations for building permits in excess of fifty (50) percent of the total dwellings authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of permitted lots, shall be 2.2 acres or its equivalent. Qualifying public space shall be deemed to include, in this instance only, the public multiple use trail that is referenced in Section 4(g.) of this ordinance and designed in accordance with the recommendations contained therein. This trail shall be located within an easement, a width to be determined, so as to provide ample and safe separation from the edge of pavement along Ossenfort Road. The design and construction shall conform to the City of Wildwood requirements and be as directed by the Department of Public Works.

6. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the West Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment may be paid in full at the time of the first Zoning Authorization for any building or structure, or at the time of each Zoning Authorization for the individual dwellings. This contribution shall not exceed the amount established by multiplying the ordinance required number of parking spaces by the following rate:

Type of Development	***Required Contribution***
Single Family Dwelling	$1,055.10 /Parking Space

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

If the type of proposed development differs from that listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2014, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index, as determined by the City of Wildwood Department of Public Works.

7. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the 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 of differential runoff of stormwater shall be required. These features shall be provided in permanent retention facilities, such as ponds or other acceptable alternatives. These 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 developer shall provide an engineering analysis of the existing dam to determine its structural stability and any possible upgrades necessary to it. These upgrades, if required, shall be the responsibility of the developer to implement them prior to the issuance of building permits for any dwelling unit, except for display lots.

Geotechnical Report

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

Natural Resource Protection Standard 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.

Floodplain Study

d. The developer shall provide a floodplain study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency regarding disturbance or development in the floodplain. This study shall minimally provide information relating to access across the floodplain area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

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 American Water Company, and the Missouri Department of Natural Resources must be received by the Department of Planning.

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

Land Subdivision

c. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

d. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with the provisions of Chapters 415.470 and 415.510 of the City of Wildwood Zoning Ordinance.

Public Potable Water

e. The developer shall be required to provide public potable water from the Missouri American Water Company to the property, and related homesites. Since this area has been designated by the Missouri American Water Company as a "Low Pressure Area," the total number of permitted lots shall be premised on addressing these service issues with its resolution achieved before approval of the Site Development Plan. Verification of this service shall be in a form acceptable to the City of Wildwood. Additionally, the design and location of this water system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

Escrow Requirements

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

Traffic Generation Assessment

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

Roadway Improvements

h. Based upon the preliminary development plan, improvements to the Ossenfort Road right-of-way must be completed prior to issuance of the building permits in excess of fifty (50) percent of the total.

9. GENERAL DEVELOPMENT CONDITIONS

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

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction 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. A demolition permit is required for the removal of the existing dwelling and related structures.

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

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

e. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.

f. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

g. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

h. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

i. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the

adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.

j. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

k. Commencement of construction, as defined by the City of Wildwood's Zoning Ordinance (Chapter 415.520), is required of the petitioner/developer of this residential subdivision **on or before November 27, 2017.**

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 James R. Bowlin, Mayor
Council Members DeHart and McGowen, Ward One
Ryan S. Thomas, City Administrator
John A. Young, City Attorney
Travis Newberry, Planner
Greg Neichter, Property Owner
R.J. Throckmorton, Petitioner/Developer

Editor's Note: Changes to Ordinance #1946 are shown as follows: additions or amendments **by bolded and underlined red type**.

Background

Information

From: **Neichter Greg** gregjn@sbcglobal.net
Subject: Extension of existing PRD Zoning
Date: May 2, 2016 at 6:19 PM
To: Joe Vujnich joe@cityofwildwood.com

NG

Joe,
The PRD Zoning for my 193+ acres on Ossenfort Road in the City Of Wildwood is set to expire on May 27, 2016. As we discussed, I would like to extend the existing zoning for an additional eighteen (18) months.

CITY OF WILDWOOD
MAY 02 2016
DEPT OF PLANNING & PARKS

Thanks,
Greg Neichter, Manager
Neichter Farm LLC
1412 South Mason Road
Town and Country, Missouri 63131
314-909-0442
gregjn@sbcglobal.net

Site Development Plan

DEER VALLEY ESTATES

A TRACT OF LAND BEING PART OF U.S. SURVEY 957,
TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD,
ST. LOUIS COUNTY, MISSOURI.
"NU" NON-URBAN RESIDENCE DISTRICT AND "FPNU" FLOODPLAIN NON-URBAN RESIDENCE
DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT.

LAND DESCRIPTION
OSSENFORT ROAD
193.190 ACRES
MARCH 27, 2002

JOB NUMBER 01-156

A TRACT OF LAND BEING PART OF U.S. SURVEY 957, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF WILD HORSE FARM, A SUBDIVISION AS RECORDED IN PLAT BOOK 321 PAGE 49, OF THE ST. LOUIS COUNTY, MISSOURI RECORDER S OFFICE, WITH THE NORTHWEST LINE OF WILD HORSE CREEK HILLS PLAT 3, A SUBDIVISION RECORDED IN PLAT BOOK 273 PAGE, OF SAID RECORDER S OFFICE;

THENCE ALONG SAID NORTHWEST LINE, SOUTH 50 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 1315.48 FEET TO THE NORTHEAST LINE OF WILD HORSE CREEK HILLS PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 288 PAGE 94 OF SAID RECORDER S OFFICE;

THENCE ALONG SAID NORTHEAST LINE, NORTH 37 DEGREES 56 MINUTES 31 SECONDS WEST, A DISTANCE OF 1341.93 FEET TO THE MOST NORTHERN CORNER THEREOF;

THENCE ALONG THE NORTHWEST LINE, THEREOF, SOUTH 52 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 932.14 FEET TO THE NORTH LINE OF BROOKHOLLOW, A SUBDIVISION AS RECORDED IN PLAT BOOK 273 PAGE 35, OF SAID RECORDER S OFFICE;

THENCE ALONG SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 68 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 774.29 FEET, NORTH 64 DEGREES 24 MINUTES 42 SECONDS WEST A DISTANCE OF 763.27 FEET, NORTH 37 DEGREES 44 MINUTES 27 SECONDS WEST A DISTANCE OF 117.26 FEET TO THE EAST RIGHT OF WAY LINE OF OSSENFORT (40 FOOT WIDE) ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 06 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 157.47 FEET, NORTH 09 DEGREES 27 MINUTES 20 SECONDS EAST A DISTANCE OF 156.42 FEET, NORTH 11 DEGREES 35 MINUTES 27 SECONDS EAST A DISTANCE OF 200.44 FEET, NORTH 10 DEGREES 54 MINUTES 01 SECOND EAST A DISTANCE OF 800.40 FEET, NORTH 11 DEGREES 53 MINUTES 16 SECONDS EAST A DISTANCE OF 470.50 FEET, NORTH 52 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 674.45 FEET, NORTH 02 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 52.22 FEET TO THE SOUTHEAST LINE OF U.S. SURVEY 1956, ALSO BEING THE NORTHWEST LINE OF U.S. SURVEY 957;

THENCE ALONG SAID NORTHWEST LINE, NORTH 52 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 930.96 FEET TO THE NORTHWEST CORNER, THEREOF;

THENCE ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 957, SOUTH 37 DEGREES 55 MINUTES 19 SECONDS WEST, A DISTANCE OF 3984.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 193.190 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE & ASSOCIATES DURING THE MONTH OF MARCH, 2002 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD, IF ANY.

PERTINENT DATA

SCHOOL DISTRICT:	ROCKWOOD SCHOOL DISTRICT (938-2200)
NEAREST MAJOR STREET INTERSECTION:	OSSENFORT RD. & WILDHORSE CREEK RD. APPROX. 1500' TO THE NORTH
FIRE DISTRICT:	METRO WEST FIRE PROTECTION DISTRICT
SEWER DISTRICT:	PRIVATE SEWER TREATMENT PLANT
WATERSHED:	WILD HORSE CREEK
WATER:	MISSOURI AMERICAN WATER COMPANY
GAS:	LACLEDE GAS COMPANY
ELECTRIC:	AMEREN UE
TELEPHONE:	SOUTHWESTERN BELL
CABLE T.V. PROVIDER:	CHARTER COMMUNICATIONS
SOURCE OF TOPOGRAPHIC INFORMATION:	SANBORN MAPPING
ZIP CODE:	63038

GENERAL NOTES

GROSS ACREAGE OF TRACT:	193.190 ACRES
PRESENT ZONING OF TRACT:	"NU" NON-URBAN RESIDENCE DISTRICT AND "FPNU" FLOOD PLAIN NON-URBAN RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT
PRESENT LAND USE:	VACANT
PROPOSED LAND USE:	55 SINGLE FAMILY RESIDENCES

DENSITY CALCULATIONS:
GROSS AREA OF TRACT: = 193.190 ACRES

"NU"/ "FPNU" W/P.R.D. DENSITY CALCS.:
("NU"/"FPNU") ("FPNU")
193.20 - 27.81 = 165.39 AC.

165.39 AC./3.0 AC. = 55 LOTS

1. LOTS PROPOSED: 55 SINGLE FAMILY RESIDENCES
2. REQUIRED PARKING: 55 DWELLING UNITS @ 2/D.U.= 110 P.S.
3. PROPOSED PARKING: 110 P.S. (MIN. 9' X 19')
4. COMMON GROUND: 66.395 ACRES
5. GRADING AND DRAINAGE PER CITY OF WILDWOOD AND M.S.D. STANDARDS. SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT AND APPROVED BY THE CITY OF WILDWOOD.
6. ALL PROPOSED STREETS TO BE DEDICATED AS PRIVATE.
7. STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
8. LANDSCAPE STANDARDS: PER CITY OF WILDWOOD STANDARDS.
9. STREET LIGHTING TO BE PROVIDED PER CITY OF WILDWOOD STANDARDS.
10. ENTRANCE, STREET INTERSECTION, AND ENTRANCE ISLAND SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.
11. SIGNAGE SHALL COMPLY WITH CITY OF WILDWOOD STANDARDS.
12. MAXIMUM HEIGHT OF PROPOSED DWELLING UNITS IS 2-STORY OR MAX. 35 FEET.
13. ENTRANCE MONUMENTS WILL BE ON BOTH SIDES OF THE DIVIDED ENTRANCE AND THE ENTRANCE ISLAND WITH A MAXIMUM OF TWO (2) SIGNS TO CONFORM TO THE CITY OF WILDWOOD ORDINANCE.
14. THE INDENTURES FOR THIS PROPOSED SUBDIVISION WILL BE PROVIDED TO THE CITY PRIOR TO THE RECORDING OF THE RECORD PLAT.
15. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT SHALL BE PLACED IN THE SIGHT DISTANCE TRIANGLE.
16. ALL EASEMENTS OF RECORD PER THE CLIENT SUPPLIED TITLE COMMITMENT HAVE BEEN INDICATED ON THE PLAN.
17. THE EXISTING FENCE ALONG OSSENFORT ROAD AND ALONG THE COMMON LINE OF BROOKHOLLOW COMMON GROUND IS TO BE REMOVED AND REPLACED WITH 3-RAIL VINYL FENCE.
18. AS PART OF THE CONSTRUCTION PLAN PROCESS, A SERVICE PROVIDER FOR THE MAINTENANCE OF THE TREATMENT PLANT WILL BE CHOSEN.
19. NO PARKING ON EITHER SIDE OF THE 20 FOOT WIDE STREETS WILL BE ALLOWED PER THE METRO WEST FIRE PROTECTION DISTRICT OF ST. LOUIS COUNTY.
20. INITIAL GRADING PHASE FOR THIS DEVELOPMENT WILL BE FOR THE PURPOSE OF ROADWAY INSTALLATION ONLY. (APPROXIMATELY 4.5± ACRES)
21. IMPROVEMENTS TO OSSENFORT ROAD RIGHT-OF-WAY MUST BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS IN EXCESS OF (50) PERCENT.
22. THE 8' WIDE (PUBLIC) MULTI-USE TRAIL WILL BE INSTALLED BY THE DEVELOPER OR THE FINISH GRADE WILL BE PROVIDED ALONG WITH A CASH ESCROW TO THE CITY FOR ITS INSTALLATION.
23. TOTAL LENGTH OF PRIVATE TRAIL = 8,300 L.F.

SANITARY TREATMENT PLANT NOTES

EMERGENCY EQUIPMENT AND PROCEDURES.
IN CASE OF WASTEWATER TREATMENT PLANT PROBLEMS, THE FOLLOWING PROCEDURES SHALL APPLY:

A. PUMP FAILURE: 2 PUMPS ARE PROVIDED TO GIVE 100% BACKUP. IF ONE PUMP FAILS, THE PUMP CONTROLLER WILL SWITCH TO THE SECOND PUMP. IF BOTH PUMPS FAIL, A HIGH WATER ALARM WILL SOUNDS AND AN OUTSIDE LIGHT WILL COME ON. IF EITHER OF THESE CONDITIONS OCCUR, THE OPERATIONAL COMPANY OF KELPE CONTRACTING, INC. WILL BE CONTACTED TO CORRECT THE FAILURE CONDITION.

Kelpe Contracting, Inc.
P.O. Box 100
Wildwood, MO 63038
636-458-1400
Contact: David Fuszner

B. LIGHT AND SIREN: THESE SYTEMS HAVE A BATTERY BACKUP IN CASE OF POWER FAILURE. THIS WILL ALSO BE MAINTAINED BY KELPE CONTRACTING, INC.

C. POWER FAILURE: IN THE EVENT OF A POWER FAILURE, THE LIGHT AND SIREN WILL COME ON. KELPE CONTRACTING, INC. MAY THEN BE CONTACTED AND THEY WILL CONTACT THE PUMP AND HAUL CONTRACTOR WHO WILL PUMP AND HAUL SANITARY SEWAGE FROM THE FACILITY. THE PUMP AND HAUL CONTRACTOR IS:

Acme Septic Tank Service
P.O. Box 10
Pacific, MO 63069
636-458-3100
Contact: Juanita Walka

D. PLANT MAINTENANCE: KELPE CONTRACTING, INC. SHALL CONDUCT REGULAR, WEEKLY VISITS TO CHECK AND MAINTAIN PLANT OPERATION, MECHANICAL SYSTEMS AND ELCTRICAL SYSTEMS.

E. PLANT EFFLUENT: KELPE CONTRACTING, INC. SHALL CONDUCT REGULAR VISITS TO MAINTAIN PLANT OPERATION AND TEST PLANT EFFLUENT. KELPE CONTRACTING, INC. WILL ALSO SUBMIT REGULAR REQUIRED REPORTS TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND TO THE CITY OF WILDWOOD.

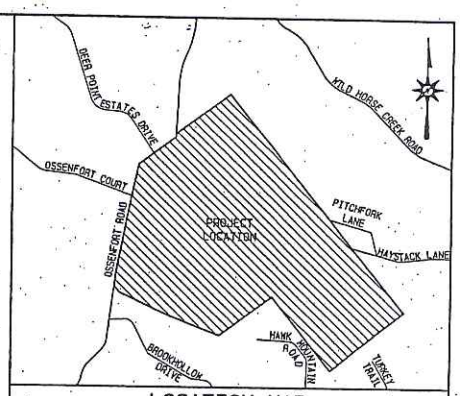
LEGEND

● - DENOTES 1/2" IRON PIPE WITH PLASTIC CAP STAMPED COLE LS 2680 SET, UNLESS NOTED OTHERWISE.

▲ - DENOTES MONUMENTATION FOUND AS NOTED ON PLAT

BOUNDARY SURVEY NOTES:

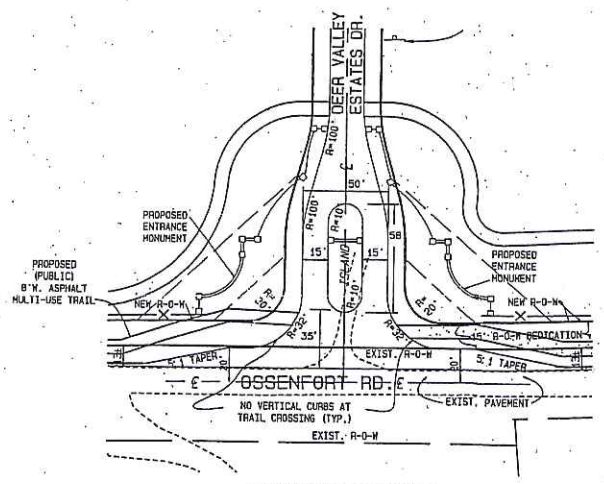
1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
2. THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI (4CSR30-16.010), AND MEETS THE REQUIREMENTS OF AN URBAN CLASS SURVEY, AS DEFINED THEREIN.
3. MSD 16-134 ELEVATION 530.09
STANDARD ALUMINUM DISK STAMPED SL-97 1991, DISK IS AT THE NORTHWEST CORNER OF OSSENFORT ROAD AND DEER POINTE ESTATES DRIVE; 15 FEET NORTH OF THE CENTERLINE OF OSSENFORT ROAD AND 51 FEET WEST OF THE CENTERLINE OF DEER POINTE DRIVE.
4. TOTAL AREA OF BOUNDARY = 193.190 ACRES.
5. BASIS OF BEARING:
THE BEARING ALONG THE NORTH LINE OF BROOKHOLLOW AS RECORDED IN PLAT BOOK 273, PAGE 35 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER S OFFICE AS ESTABLISHED BY GPS OBSERVATION: GRS MONUMENT SL-97 WAS OCCUPIED AND TIED TO THE AZIMUTH MARK; WHICH NORTH LINE BEARS NORTH 64 DEGREES 24 MINUTES 42 SECONDS WEST.
6. CORNER OF RECORD: OLD CONCRETE MONUMENT FOUND AT AN ANGLE POINT ON THE NORTH LINE OF BROOKHOLLOW AS SHOWN ON PLAT BOOK 273, PAGE 35 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER S OFFICE.
7. SOURCE OF RECORD TITLE:
a. GENERAL WARRANTY DEED GRANTED TO GREGORY J. NEICHTER AS RECORDED BY DEED IN BOOK 10844, PAGE 1312 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER S OFFICE.
8. TITLE COMMITMENTS: STEWART TITLE
COMMITMENT NUMBER: X69796
EFFECTIVE DATE: DECEMBER 6, 1988
9. SCHEDULE B,
ITEM 8 EASEMENT TO YARHOLA PIPE LINE CO. ACCORDING TO INSTRUMENT RECORDED IN BOOK 424 PAGE 111, SAID EASEMENT WAS ASSIGNED TO OZARK PIPE LINE CORPORATION RECORDED IN BOOK 472 PAGE 14. (BLANKET EASEMENT, MAY NOT EFFECT 193.19 ACRE TRACT).



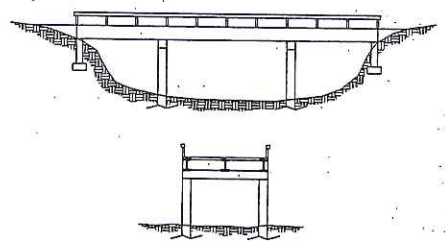
LOCATION MAP
NOT TO SCALE

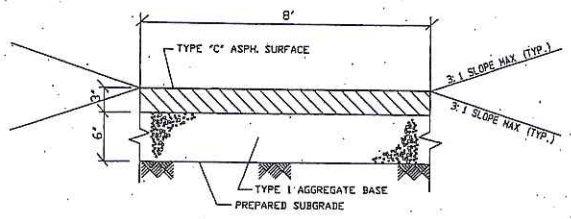
PRESENT OWNER:
NEICHTER FARM L.L.C.
1412 SOUTH MASON ROAD
TOWN & COUNTRY, MO 63131
D.B.15780 PG.1002
LOC.# 22Y 24 0055

PREPARED FOR:
NEICHTER FARM L.L.C.
1412 SOUTH MASON ROAD
TOWN & COUNTRY, MO 63131
D.B.15780 PG.1002
LOC.# 22Y 24 0055
PHONE: 314-909-0442



ENTRANCE DETAIL
NOT TO SCALE


BRIDGE CROSS SECTIONS
NO SCALE
NOT PART OF SITE DEVELOPMENT PLAN APPROVAL



PUBLIC TRAIL CROSS SECTION
NO SCALE

LOT	Area (SQ FT)	Area (Ac.)
LOT 1	125787	2.888
LOT 2	163344	3.750
LOT 3	83394	1.914
LOT 4	80507	1.848
LOT 5	79777	1.831
LOT 6	92660	2.127
LOT 7	72246	1.659
LOT 8	44421	1.020
LOT 9	68723	1.578
LOT 10	146203	3.356
LOT 11	124509	2.858
LOT 12	86407	1.984
LOT 13	68577	1.574
LOT 14	71181	1.634
LOT 15	75363	1.730
LOT 16	99620	2.287
LOT 17	66526	1.527
LOT 18	51509	1.182
LOT 19	68056	1.562
LOT 20	75435	1.732
LOT 21	57123	1.311
LOT 22	109364	2.511
LOT 23	127389	2.920
LOT 24	155310	3.565
LOT 25	101155	2.322
LOT 26	85500	1.963
LOT 27	85500	1.963
LOT 28	154779	3.553
LOT 29	124935	2.868
LOT 30	91621	2.103
LOT 31	103730	2.381
LOT 32	113256	2.600
LOT 33	245629	5.639
LOT 34	251899	5.783
LOT 35	105893	2.431
LOT 36	78840	1.809
LOT 37	72155	1.656
LOT 38	62764	1.441
LOT 39	63532	1.458
LOT 40	90372	2.075
LOT 41	71293	1.637
LOT 42	71176	1.634
LOT 43	64880	1.489
LOT 44	74339	1.707
LOT 45	81889	1.880
LOT 46	72724	1.670
LOT 47	69066	1.586
LOT 48	89718	2.060
LOT 49	53701	1.233
LOT 50	62903	1.444
LOT 51	157629	3.619
LOT 52	73463	1.686
LOT 53	45736	1.050
LOT 54	48120	1.105
LOT 55	58776	1.349
COMMON GROUND A	1089190	25.004
COMMON GROUND B	1796357	41.239
COMMON GROUND ISLANDS	6610	0.152
R.O.W.	365621	8.393
DEDICATION	37900	0.870

ENGINEERING DECLARATION:

THE INFORMATION ON THIS PLAT IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSTRUED AS THE FINAL DESIGN FOR CONSTRUCTION, BUT FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS, AND FUTURE AVAILABLE DATA.

COLE & ASSOCIATES, INC.

SIGNATURE

DATE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO NEICHTER-THROCKMORTON DEVELOPMENT THAT AT THEIR REQUEST DURING THE MONTH OF AUGUST, 2002, COLE & ASSOCIATES INC. HAS PREPARED A SITE DEVELOPMENT PLAT OF A TRACT OF LAND BEING PART OF U.S. SURVEY 957, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAT IS BASED ON A BOUNDARY SURVEY COMPLETED BY COLE & ASSOCIATES INC. THIS PRELIMINARY PLAT AND THE SURVEY ON WHICH IT IS BASED WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

COLE & ASSOCIATES INC. L.S. 255-D

PROJECT NO. 01-156

BRIAN J. FISCHER, PLS
MISSOURI CERT. NO. L.S. 2584

DATED: _____

DEER VALLEY ESTATES

SITE DEVELOPMENT PLAN

Cole & Associates Inc.
Planning - Civil Engineering - Land Surveying
10771 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

Checked By	Drawn By	Project Number	Date	Sheet Number
GSM/BJF	MTG	01-156	8/29/02	1 OF 10

Revisions: 10/23/02, 10/28/02, 10/31/02, 01/15/03, 01/21/03, 07/15/03, 07/23/03, 9/29/03, 3/19/04 (WILDWOOD COMMENTS), CITY COMMENTS 3/18/05, 3/8/6

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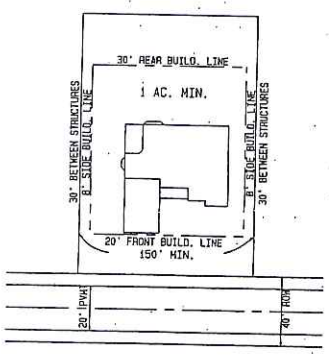


"NU" W/P.R.D.
TYPICAL LOT
N.T.S.

GRAPHIC SCALE 1"=100'
0 100 200 300

SEE SHEET 3 OF 8

THE FARM PLAT FOUR
(P.B. 274 PG. 51)

THE FARM PLAT THREE
(P.B. 185 PG. 69)

WILD HORSE FARM
(P.B. 321 PG. 49)

N/F
CHARLES R. AND
CATHERINE FELLOUS
(D.B. 6758 PG. 485)
5.00 AC. "NU"
LOC# 22Y340081

N/F
WESLEY G. TYREE TRUST
(D.B. 13366 PG. 896)
3.20 AC. "NU"
LOC# 22Y320117

N/F
JEFF T. AND STEPHANIE
A. PESSNER
(D.B. 12969 PG. 536)
9.00 AC. "NU"
LOC# 22Y390109

S37°55'18"E 3884.67' (R) 3988.50' (R)

FRACTIONAL SECTION 32
U.S. SURVEY 957

30' PERIMETER BUILD. LINE

POINT OF BEGINNING

LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 50 LOT 51

LOW PRESSURE FORCE MAIN (TYP.)

NATURAL RESOURCE PROTECTION LINE

DEER VALLEY ESTATES (40' W. PRIVATE) DRIVE

TURKEY TRAIL (50' W. PVT.)

WILDHORSE CREEK ROAD (VARIABLE WIDTH PUBLIC)

N/F
MARK A. AND KATHLEEN
O. BERGSIEK
(D.B. 13264 PG. 649)
3.04 AC. "NU"
LOC# 22Y320191

N/F
XAVIER U. AND BRANDA
GHEAVI, RANDS
(D.B. 12464 PG. 1458)
3.03 AC. "NU"
LOC# 22Y320180

N/F
WILD HORSE FARM
HOMEOWNER'S ASSN., INC.
(D.B. 8880 PG. 898)
22.18 AC. "NU"
LOC# 22X110254

FOUND IRON PIPE (EAST 0.14')
FOUND IRON PIPE (EAST 0.10')
FOUND IRON PIPE (WEST 0.24')
FOUND IRON PIPE (SOUTH 0.22')
FOUND OLD STONE
FOUND IRON PIPE (WEST 0.39')
FOUND IRON PIPE (WEST 1.05')

EXIST BLDG

N37°56'34"W 1341.93' (S) 1341.04' (R)

RAWS MOUNTAIN ROAD (VARIABLE WIDTH PUBLIC)

14' PAVEMENT APPROX

30' PERIMETER BUILD. LINE

FOUND CONC. MONUMENT

FOUND IRON PIPE (NORTH 0.19')

N/F
MICHAEL T. AND MARILYN
L. MEMILLEN
(D.B. 9060 PG. 1958)
3.01 AC. "NU"
LOC# 22Y630095

N/F
HARLENE V. HOLTGREWE
(D.B. 9991 PG. 61)
4.62 AC. "NU"
LOC# 22Y380145

N/F
ROBERT D. AND MELISSA
A. BAKER
(D.B. 9983 PG. 1443)
3.00 AC. "NU"
LOC# 22Y310071

N/F
HOWARD AND DIANA COLE
(D.B. 8715 PG. 707)
3.22 AC. "NU"
LOC# 22Y310093

WILD HORSE CREEK HILLS PLAT 4
(P.B. 288 PG. 94)

LOT 68 LOT 70 LOT 46 LOT 5 LOT 4

PROPOSED PRIVATE TRAIL (8'W. MIN.) (AGGREGATE)

PROPOSED DRY HYDRANT

6'H. BLACK VINYL COATED CHAIN LINK FENCE WITH WARNING SIGNS

TREATMENT PLANT

ASPHALT DRIVE, 10' ROCK BASE W/ 4" TYPE "C" ASPHALTIC CONCRETE (SURFACE COURSE)

EXISTING POTABLE WATER WELL

N/F
STEPHEN D. AND DEBORAH
JANE HEEDER
(D.B. 9808 PG. 1112)
4.81 AC. "NU"
LOC# 22Y220136

FOUND CONC. MONUMENT (SOUTH 0.15')

FOUND IRON PIPE (SOUTH 0.13')

FOUND IRON PIPE WITH CAP (SOUTH 0.11')

N68°12'42"W 774.29' (R/S)

BROOKHOLLOW
(P.B. 273 PG. 35)

N/F
MARVIN M. AND
MARYBETH MAURER
(D.B. 8337 PG. 103)
6.39 AC. "NU"
LOC# 22Y220154

LOT 2

FOUND IRON PIPE (SOUTH 0.13')

EXISTING FENCE TO BE REMOVED AND REPLACED WITH 3-RAIL PVC FENCE

LOT 1
N/F
MARVIN MICHAEL AND
MARYBETH MAURER
(D.B. 8441 PG. 1422)
3.08 AC. "NU"
LOC# 22Y210070

17' PAVEMENT APPROX

BROOKHOLLOW DRIVE (50'W. PRIVATE)

MATCH LINE
SEE SHEET 2 OF 8

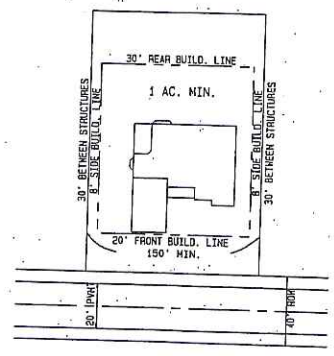
UNIMPROVED BROOKHOLLOW (50'W. PRIVATE) LANE

DEHART FARM ROAD (50'W. PRIVATE)

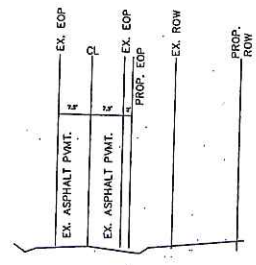
20' PAVEMENT APPROX

"A"

GRAPHIC SCALE 1"=100'
0 100 200 300



"NU" W/P.R.D.
TYPICAL LOT
N.T.S.



TYPICAL OSSENFORT RD.
SECTION
NO SCALE

DEER VALLEY ESTATES

SITE DEVELOPMENT PLAN

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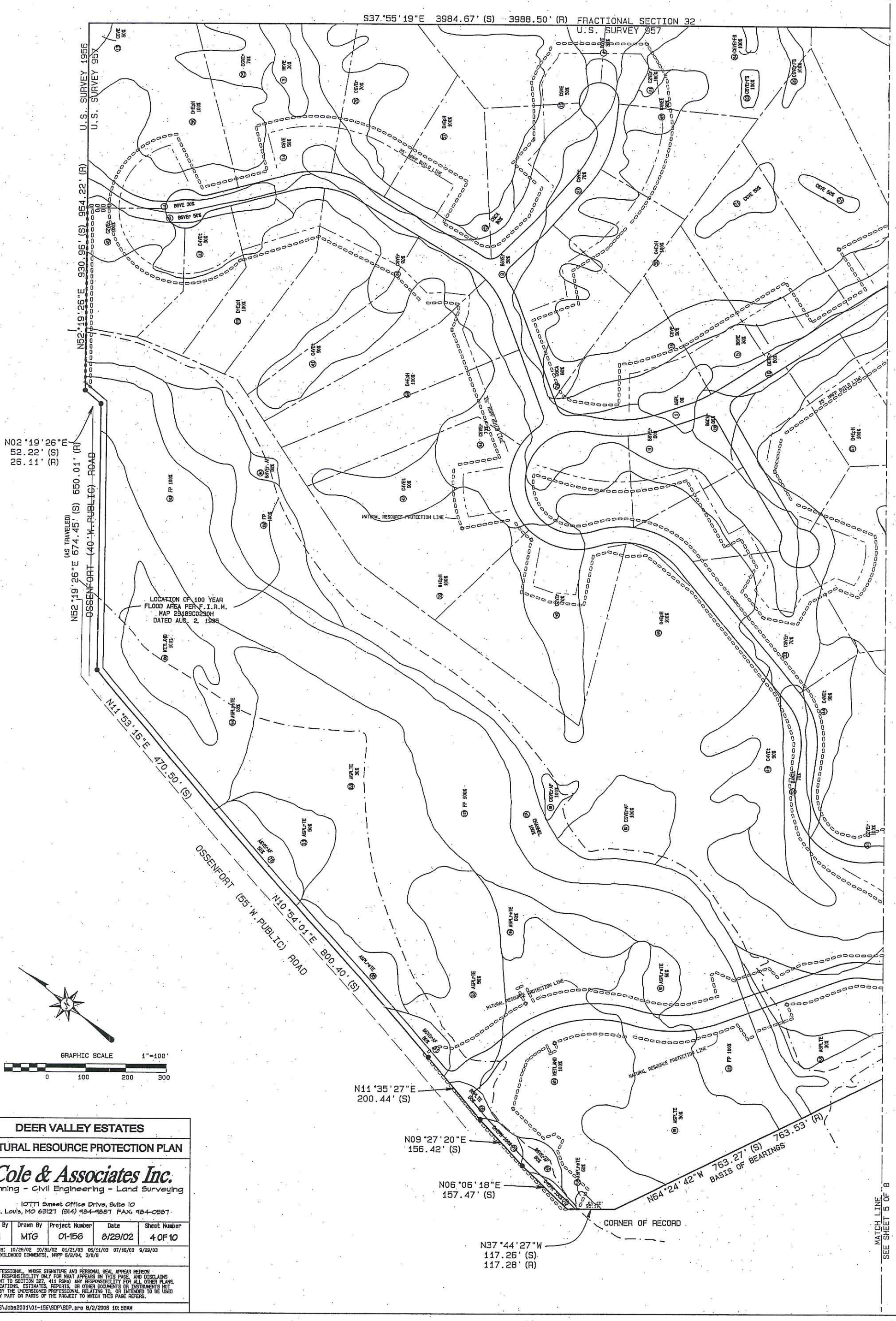

DEER VALLEY ESTATES

NATURAL RESOURCE PROTECTION PLAN

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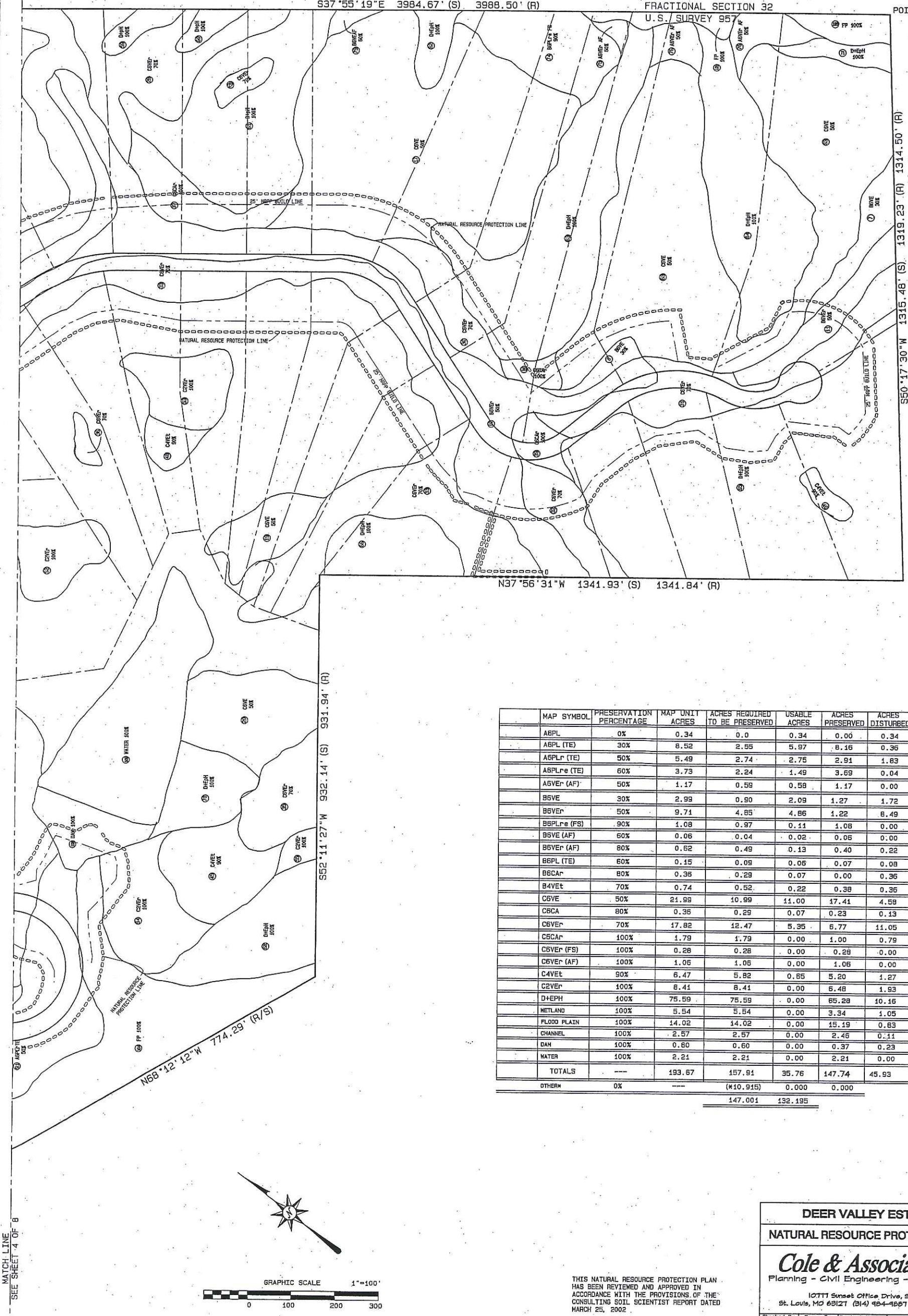

	MAP SYMBOL	PRESERVATION PERCENTAGE	MAP UNIT ACRES	ACRES REQUIRED TO BE PRESERVED	USABLE ACRES	ACRES PRESERVED	ACRES DISTURBED
	A6PL	0%	0.34	0.0	0.34	0.00	0.34
	A6PL (TE)	30%	8.52	2.55	5.97	8.16	0.36
	A6PLr (TE)	50%	5.49	2.74	2.75	2.91	1.83
	A6PLre (TE)	60%	3.73	2.24	1.49	3.69	0.04
	A6VEr (AF)	50%	1.17	0.59	0.58	1.17	0.00
	B5VE	30%	2.99	0.90	2.09	1.27	1.72
	B6VEr	50%	9.71	4.85	4.86	1.22	8.49
	B6PLre (FS)	90%	1.08	0.97	0.11	1.08	0.00
	B6VE (AF)	60%	0.06	0.04	0.02	0.06	0.00
	B6VEr (AF)	80%	0.62	0.49	0.13	0.40	0.22
	B6PL (TE)	60%	0.15	0.09	0.06	0.07	0.08
	B6CAr	80%	0.36	0.29	0.07	0.00	0.36
	B4VEt	70%	0.74	0.52	0.22	0.38	0.36
	C6VE	50%	21.99	10.99	11.00	17.41	4.58
	C6CA	80%	0.36	0.29	0.07	0.23	0.13
	C6VEr	70%	17.82	12.47	5.35	6.77	11.05
	C6CAr	100%	1.79	1.79	0.00	1.00	0.79
	C6VEr (FS)	100%	0.28	0.28	0.00	0.28	0.00
	C6VEr (AF)	100%	1.06	1.06	0.00	1.06	0.00
	C4VEt	90%	6.47	5.82	0.65	5.20	1.27
	C2VEr	100%	8.41	8.41	0.00	6.48	1.93
	D+EPH	100%	75.59	75.59	0.00	65.28	10.16
	WETLAND	100%	5.54	5.54	0.00	3.34	1.05
	FLOOD PLAIN	100%	14.02	14.02	0.00	15.19	0.83
	CHANNEL	100%	2.57	2.57	0.00	2.46	0.11
	DAM	100%	0.60	0.60	0.00	0.37	0.23
	WATER	100%	2.21	2.21	0.00	2.21	0.00
	TOTALS	---	193.67	157.91	35.76	147.74	45.93
	OTHER*	0%	---	(*10.915)	0.000	0.000	
				147.001	132.195		

THIS NATURAL RESOURCE PROTECTION PLAN HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CONSULTING SOIL SCIENTIST REPORT DATED MARCH 25, 2002

DENNIS M. MEINERT - SOIL SCIENTIST

DATED

DEER VALLEY ESTATES

NATURAL RESOURCE PROTECTION PLAN

Cole & Associates Inc.
Planning - Civil Engineering - Land Surveying
10777 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

Checked By	Drawn By	Project Number	Date	Sheet Number
GSM	MTG	01-156	8/29/02	5 OF 10

Revisions: 10/28/02 10/31/02 01/21/03 05/11/03 07/16/03 9/29/03 3/19/04 (WILDWOOD COMMENTS), 6/2/04, 3/8/6

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DEER VALLEY ESTATES

TREE PRESERVATION PLAN

Cole & Associates Inc.
Planning - Civil Engineering - Land Surveying
10771 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

Checked By	Drawn By	Project Number	Date	Sheet Number
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GRAPHIC SCALE 1"=100'
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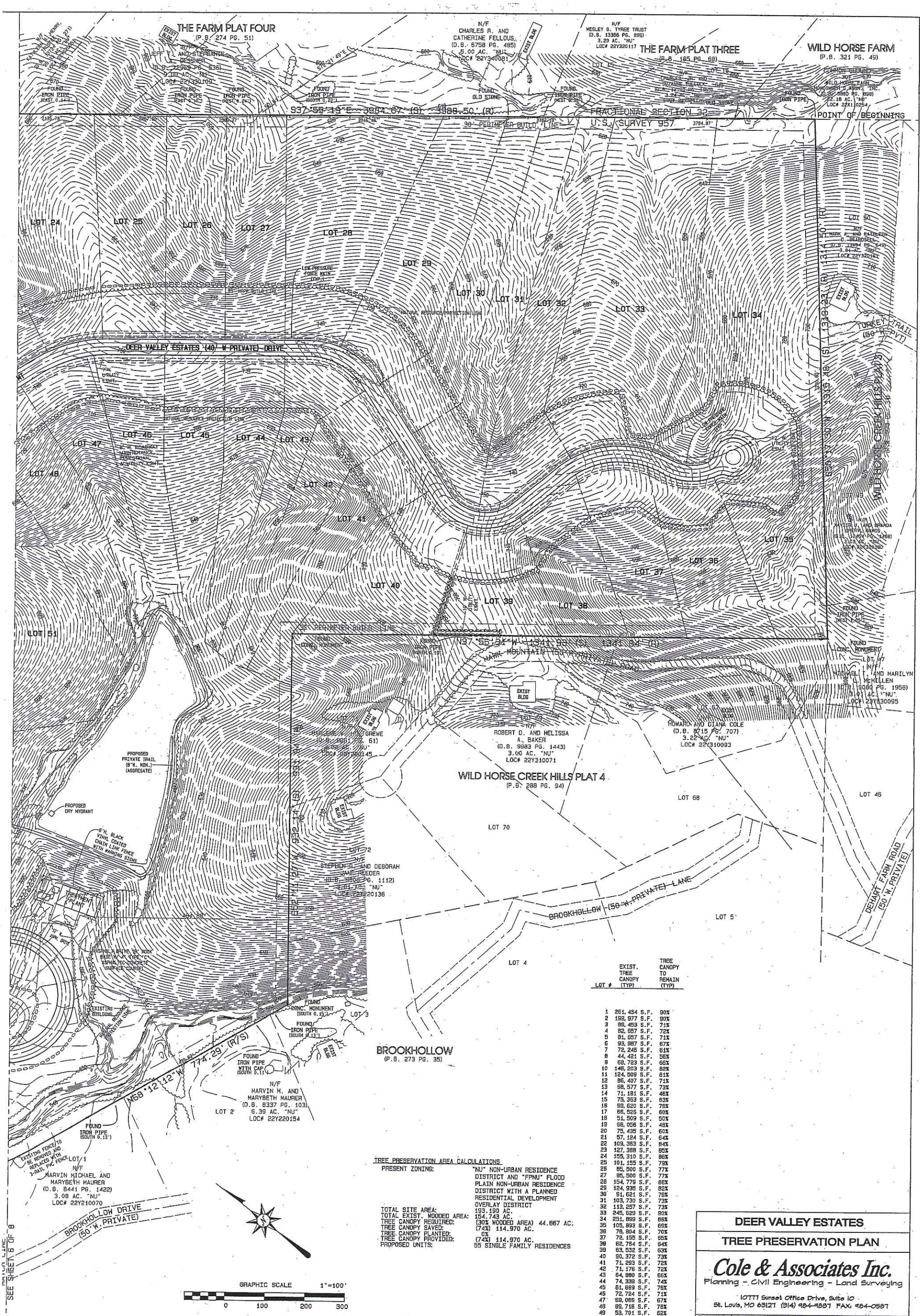
NOTE:
SEE SHEET 7 OF 8 FOR TREE PRESERVATION CALCULATIONS

SEE SHEET 7 OF 8
MATCH LINE



LOT #	EXIST. TREE CANOPY (TYP)	TREE CANOPY TO REMAIN (TYP)
1	261,454 S.F.	90%
2	199,977 S.F.	90%
3	89,453 S.F.	71%
4	82,657 S.F.	72%
5	81,657 S.F.	71%
6	93,987 S.F.	67%
7	72,246 S.F.	61%
8	44,421 S.F.	56%
9	68,723 S.F.	66%
10	146,203 S.F.	82%
11	124,509 S.F.	81%
12	86,407 S.F.	71%
13	68,577 S.F.	73%
14	71,181 S.F.	46%
15	75,363 S.F.	63%
16	99,620 S.F.	76%
17	66,526 S.F.	60%
18	51,509 S.F.	50%
19	68,056 S.F.	48%
20	75,435 S.F.	60%
21	57,124 S.F.	64%
22	109,363 S.F.	84%
23	127,388 S.F.	95%
24	155,310 S.F.	86%
25	101,155 S.F.	79%
26	85,500 S.F.	77%
27	85,500 S.F.	77%
28	154,779 S.F.	86%
29	124,935 S.F.	82%
30	91,621 S.F.	79%
31	103,730 S.F.	73%
32	113,257 S.F.	73%
33	245,629 S.F.	90%
34	251,899 S.F.	86%
35	105,893 S.F.	69%
36	78,804 S.F.	70%
37	72,155 S.F.	65%
38	62,764 S.F.	64%
39	63,532 S.F.	63%
40	90,372 S.F.	73%
41	71,293 S.F.	72%
42	71,176 S.F.	72%
43	64,880 S.F.	66%
44	74,339 S.F.	74%
45	81,889 S.F.	76%
46	72,724 S.F.	71%
47	69,066 S.F.	67%
48	89,718 S.F.	78%
49	53,701 S.F.	62%
50	62,903 S.F.	51%
51	157,629 S.F.	87%
52	73,463 S.F.	62%
53	45,736 S.F.	45%
54	47,530 S.F.	21%
55	58,574 S.F.	43%
COMMON GROUND A	524190 S.F.	96%
COMMON GROUND B	573890 S.F.	97%

TREE PRESERVATION AREA CALCULATIONS

PRESENT ZONING:	"NU" NON-URBAN RESIDENCE DISTRICT AND "FPNU" FLOOD PLAIN NON-URBAN RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT
TOTAL SITE AREA:	193.190 AC.
TOTAL EXIST. WOODED AREA:	154.743 AC.
TREE CANOPY REQUIRED:	(30% WOODED AREA) 44.667 AC.
TREE CANOPY SAVED:	(74%) 114.970 AC.
TREE CANOPY PLANTED:	0%
TREE CANOPY PROVIDED:	(74%) 114.970 AC.
PROPOSED UNITS:	55 SINGLE FAMILY RESIDENCES

DEER VALLEY ESTATES

TREE PRESERVATION PLAN

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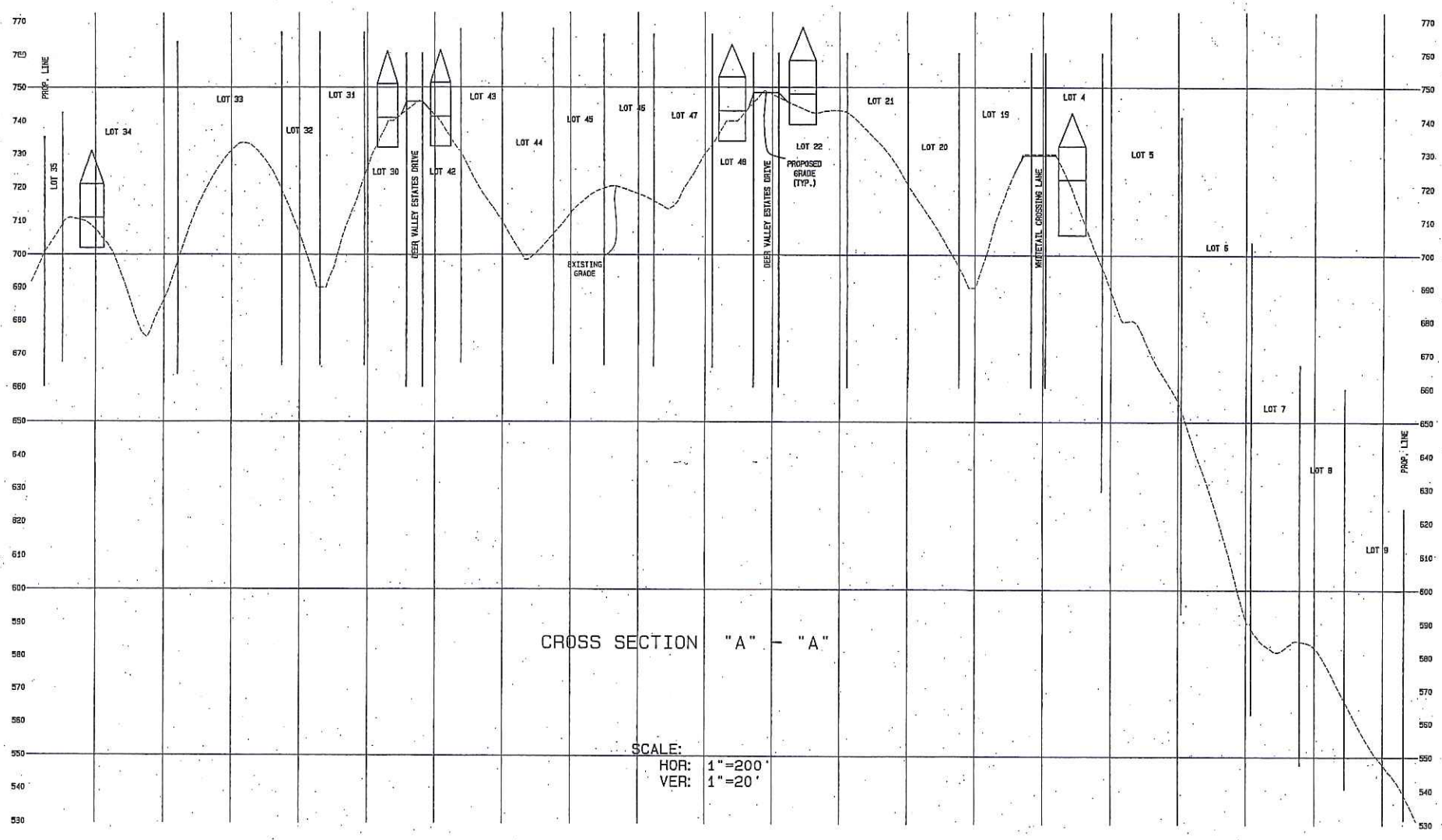
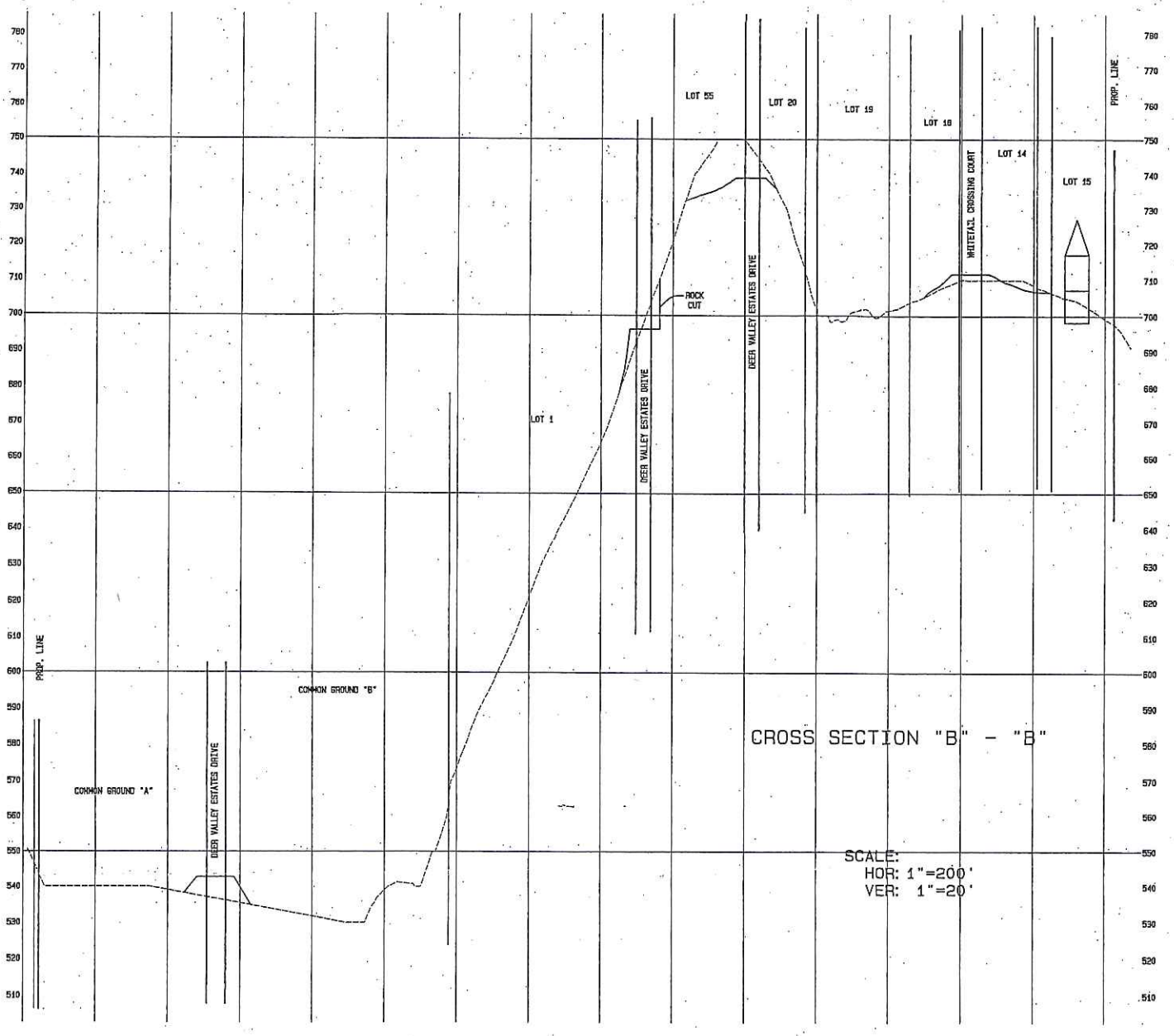


CROSS SECTION "A" - "A"

SCALE:
HOR: 1"=200'
VER: 1"=20'



CROSS SECTION "B" - "B"

SCALE:
HOR: 1"=200'
VER: 1"=20'

DEER VALLEY ESTATES

SITE CROSS SECTIONS

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AMENDED BILL #1008 ORDINANCE #1008

AN ORDINANCE AUTHORIZING THE APPROVAL OF A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT IN THE NU NON-URBAN RESIDENCE DISTRICT AND FPNU FLOODPLAIN NON-URBAN RESIDENCE DISTRICT UPON A 193.2 ACRE PARCEL OF GROUND TO AUTHORIZE ITS USE FOR A FIFTY-FIVE (55) LOT RESIDENTIAL SUBDIVISION UNDER A SET OF SPECIFIC CONDITIONS AND REQUIREMENTS SET FORTH HEREIN BY THIS ORDINANCE (P.Z. 25 and 25a-02 Deer Valley Estates)

WHEREAS, on February 26, 1996, the City of Wildwood, Missouri adopted its Master Plan, which identified portions of the City where low density residential development would be appropriate by designating these properties into a Conceptual Land Use Classification called the "Non-Urban Residential Area;" and

WHEREAS, those properties included in the Non-Urban Residential Area were selected because they lacked a full range of utility services, which were not readily accessible, infrastructure levels which were not commensurate with the increased use caused by the new development, topography that was not as favorable as other locations within the City, and a surrounding development pattern which was comparable in terms of density and type of use; and

WHEREAS, the designation of property within the "Non-Urban Residential Area" of the City allows for residential housing densities to be limited to one (1) dwelling per every three (3) acres, with a minimum size of one (1) acre, to allow for the clustering of homesites within these developments; and

WHEREAS, additionally, after the adoption of the Master Plan, the City Council began the process of creating complementary ordinances to implement the requirements of the Master Plan, including the City's revised Zoning Code; and

WHEREAS, one (1) of the major modifications to the Zoning Code was the creation of the Planned Residential Development Overlay District regulations, which assist in the application of the City's environmental ordinances, including the Natural Resource Protection Standards; and

WHEREAS, the Planning and Zoning Commission heard a series of requests from the petitioner for the approval of a maximum of sixty-three (63), detached single-family dwellings to be located on a 193.2 acre tract of land situated on the east side of Ossenfort Road, north of Hardt Road, which would require the approval of a Planned Residential Development Overlay District to allow for the proposed lot sizes and their layout, while also granting a Major Variance to the Natural Resource Protection Standards of the Subdivision and Development Regulations (fifteen (15) percent amount); and

WHEREAS, the Planning and Zoning Commission reviewed and analyzed these requests for consistency with the Master Plan and its related standards and guidelines, and recommended approval of the application of the Planned Residential Development Overlay District for this tract of land in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District to allow for the development of a fifty-seven (57) lot residential subdivision (fifty-one (51) lots on a 174.7 acres tract of land within the boundaries of the Planned Residential Development Overlay District and six (6) lots not included in the area) under certain design requirements and restrictions, including the preservation of the approximately fifty (50) acre area along Ossenfort Road in its current condition, the relocation of the proposed sewage treatment plant to the interior of the site, and no Major Variance to the Natural Resource Protection Standards of the Subdivision and Development Regulations; and

WHEREAS, the Planning and Zoning Commission supported this application for a Special Procedures Permit due to its compliance with the Master Plan for development in the Non-Urban Residential Area and Comprehensive Zoning Plan and the eight (8) standards for approving a Planned Residential Development Overlay District Regulations defined by the Zoning Code; and

WHEREAS, the Planning and Zoning Commission prepared the attached Letter of Recommendation reflecting its review and action upon this request and forwarded it to the City Council for their consideration in conjunction with the public hearing scheduled for October 20, 2003, which was held and where comments were heard regarding its merits; and

WHEREAS, the City Council has reviewed the input from the Planning and Zoning Commission, and the comments received from the public hearing, and supports the recommendation for approval based upon the proposal's compliance with the Master Plan relative to density, lot size, character, and other development characteristics, such as the project's compliance to the overall construction practices proposed for the installation of both public and private improvements. The City Council also concurred with the minor level of variance to the Natural Resource Protection Standards of the Subdivision and Development Regulations due to the need to protect the site from excessive disturbance, along with a lesser number of overall lots and the entire area of the site included within the boundaries of the Planned Residential Development Overlay District.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are a part thereof, are hereby amended by approving the application of the Planned Residential Development Overlay District to the subject 193.2 acre parcel of ground in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, as set forth in this ordinance for the following described land area:

A TRACT OF LAND BEING PART OF U.S. SURVEY 957, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF WILD HORSE FARM, A SUBDIVISION AS RECORDED IN PLAT BOOK 321 PAGE 49, OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE, WITH THE NORTHWEST LINE OF WILD HORSE CREEK HILLS PLAT 3, A SUBDIVISION RECORDED IN PLAT BOOK 273 PAGE, OF SAID RECORDER'S OFFICE; THENCE ALONG SAID NORTHWEST LINE, SOUTH 50 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 1315.48 FEET TO THE NORTHEAST LINE OF WILD HORSE CREEK HILLS PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 288 PAGE 94 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID NORTHEAST LINE, NORTH 37 DEGREES 56 MINUTES 31 SECONDS WEST, A DISTANCE OF 1341.93 FEET TO THE MOST NORTHERN CORNER THEREOF; THENCE ALONG THE NORTHWEST LINE, THEREOF, SOUTH 52 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 932.14 FEET TO THE NORTH LINE OF BROOKHOLLOW, A SUBDIVISION AS RECORDED IN PLAT BOOK 273 PAGE 35, OF SAID RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 68 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 774.29 FEET, NORTH 64 DEGREES 24 MINUTES 42 SECONDS WEST A DISTANCE OF 763.27 FEET, NORTH 37 DEGREES 44 MINUTES 27 SECONDS WEST A DISTANCE OF 117.26 FEET TO THE EAST RIGHT OF WAY LINE OF OSSENFORT (40 FOOT WIDE) ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 06 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 157.47 FEET, NORTH 09 DEGREES 27 MINUTES 20 SECONDS EAST A DISTANCE OF 156.42 FEET, NORTH 11 DEGREES 35 MINUTES 27 SECONDS EAST A DISTANCE OF 200.44 FEET, NORTH 10 DEGREES 54 MINUTES 01 SECOND EAST A DISTANCE OF 800.40 FEET, NORTH 11 DEGREES 53 MINUTES 16 SECONDS EAST A DISTANCE OF 470.50 FEET, NORTH 52 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 674.45 FEET, NORTH 02 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 52.22 FEET TO THE SOUTHEAST LINE OF U.S. SURVEY 1956, ALSO BEING THE NORTHWEST LINE OF U.S. SURVEY 957; THENCE ALONG SAID NORTHWEST LINE, NORTH 52 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 930.96 FEET TO THE NORTHWEST CORNER, THEREOF; THENCE ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 957, SOUTH 37 DEGREES 55 MINUTES 19 SECONDS EAST, A DISTANCE OF 3984.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 193.190 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE & ASSOCIATES DURING THE MONTH OF MARCH, 2002 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD, IF ANY.

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, the conditions of this ordinance, and on the requirement the development and plan be carried out in part with the recommendation forwarded to the City Council by the Planning and Zoning Commission with a communication dated September 15, 2003, 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 for the 193.2 acre area referenced above in the legal description:

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of Fifty-five (55) detached single family dwellings on individual lots with common ground and all permitted accessory structures. Common ground area shall include all property not within the Planned Residential Development Overlay District boundaries, but utilized for the purposes of density calculation within the same and access to the site (a minimum of sixty-six (66) acres shall be used for this purpose and not be used for future lots). The minimum area of this Planned Residential Development Overlay District shall be one hundred ninety-three (193) acres. A re-circulating sand filter type, centralized wastewater treatment facility shall be provided to serve this site.

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 one (1) acre in overall size. The minimum width of any lot within this P.R.D. Overlay District shall be one hundred fifty (150) 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 two hundred (200) feet in size.

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.

d. The maximum area of this 193.2 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed forty-six (46) acres in size, including the Director of Planning's five (5) percent variance.

e. The minimum amount of this 193.2 acre tract of land, which must be preserved as part of this development, shall be one hundred forty-seven point two (147.2) acres in overall size, including the Director of Planning's five (5) percent variance.

f. Lots 12, 16, 23, and 45, as shown on the Preliminary Development Plan dated July 16, 2003, shall be eliminated from this residential subdivision to create additional preserved area on the site. Modifications to the remaining lots shall be required to create locations upon them that are most suitable for disturbance, consistent with the Natural Resource Protection Standards of the City's Subdivision and Development Regulations. Lot sizes, widths, and configurations shall be as approved on the Site Development Plan by the Planning and Zoning Commission.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of 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 width, improvement dimensions and locations, setbacks, and building placement, along with a minimum and maximum size.
c. 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, i.e. curb cut and access locations, stormwater facilities, and utility installations.
d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and sidewalks, and general location, size, right-of-way, and pavement width of all interior drives.
e. The location and size of all freestanding signs, lighting, fences, and other above ground structures, except retaining walls less than two (2) feet in height per section.
f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
g. General location of sanitary sewer and stormwater facilities.
h. Parking and density calculations.
i. Conceptual location and size of common ground areas, if provided.
j. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
k. An inventory of the percent of tree canopy on 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 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 as specified in Section 1003.111 R-1 One Acre Residence District of the City of Wildwood's Zoning Code, except as noted below:

1. Twenty (20) feet from any roadway right-of-way, whether public or private, except a fifty (50) foot distance from Ossenfort Road, shall be required. All other front yard setback area distances shall comply with Section 1003.111 R-1 One Acre Residence District.
2. Eight (8) feet from any side yard property line of any individual lot, but a minimum of thirty (30) feet shall be maintained between buildings on adjoining lots
3. Thirty (30) feet from any rear yard property line of any individual lot.

Parking Setbacks - Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress and streets and roads, shall comply with the requirements of Section 1003.111 R-1 One Acre Residence District of the City of Wildwood's Zoning Code.

Miscellaneous Setbacks - Right-of-Way and Other Locations

c. No portion of any residential building foundation shall encroach within twenty-five (25) feet of the Final Resource Protection Line.

Access and Roadway Improvements

d. Access to Ossenfort Road shall be limited to one (1) residential street approach located to provide required sight distance and flood-free access to all lots 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.

e. Dedicate the necessary land area along Ossenfort Road to provide a seventy (70) foot right-of-way and construct two (2) feet of additional pavement width along it as well, including the construction of storm drainage facilities and related shoulders, as directed by the City of Wildwood Department of Public Works. Improvement requirements to Ossenfort Road may be escrowed in lieu of their construction by the developer to the City of Wildwood, if deemed appropriate by the Department of Public Works and the Department of Planning.

f. Construct an internal private roadway system, within a forty (40) foot right-of-way easement, for vehicles and pedestrians to serve the residential lots within this development that complies with the requirements of the City of Wildwood's Rural Roadway Standards and as approved by the Director of Public Works. Street widths shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Earthen swales along portions of the internal street may not be required, where stormwater volumes justify their elimination. Along with this forty (40) foot right-of-way area, provide eight (8) foot wide roadway maintenance, pedestrian, and utility easements on either side of the roadway dedication.

g. Provide a trail or sidewalk within the required fifteen (15) foot dedication along Ossenfort Road to the City of Wildwood that conforms to the City of Wildwood standards, or provide finish grading therefore and required cash escrow in lieu of said construction, as directed by the Department of Public Works.

h. No direct residential access from any individual lot within this development to Ossenfort Road shall be authorized.

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 Code for the R-1 One Acre Residence District. Minimally, two (2) parking spaces for each single family dwelling shall be provided.

Landscape Requirements - Specific

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

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 accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of the internal roadway system.

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 City of Wildwood requirements in this regard. The Planning and Zoning Commission on the Site Development Plan shall approve the planting pattern.

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

Signs

q. Signs for this P.R.D. Overlay District shall be erected in accordance with Section 1003.168 Sign Regulations of the City of Wildwood Zoning Code for the R-1 One Acre 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 an 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, as defined by the City of Wildwood's Lighting Code Section 1003.169 of the Zoning Code

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 interlocking concrete block system or boulders. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

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

DEER VALLEY ESTATES

ORDINANCE

Cole & Associates Inc.
Planning - Civil Engineering - Land Surveying
10777 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

Checked By	Drawn By	Project Number	Date	Sheet Number
GSM	MTG	01-156	8/29/02	9 OF 10

Revisions: 10/28/02 10/31/02 01/21/03 08/05/03 3/19/04 (WILDWOOD COMMENTS), 3/6/6

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x. 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.

y. A trail system shall be installed around the lake and within the common ground areas containing this water feature and the floodplain to provide access to these areas for recreational purposes. The design of the trail shall be as directed by the Departments of Public Works and Planning and approved on the Site Development Plan by the Planning and Zoning Commission. Additionally, within the area of the site west of Wild Horse Creek, but not including the access roadway, development shall be limited to the installation of trails, picnic areas, and other similar low-impact activities for the purposes of recreation only.

Sewage Treatment Plant

z. A minimum four (4) foot high, sight-proof, chain link fence shall be installed around the perimeter of the area where the centralized sewage treatment facility is to be located on the site. This fence shall be constructed with a black vinyl coating, including support structures as well. Wood slatting may be incorporated in its design. The Planning and Zoning Commission shall approve the location of this fence on the Site Development Plan.

aa. Mechanical equipment associated with the operation of this facility shall be adequately screened and soundproofed to reduce noise associated with its operation over any given hour at the boundaries of the Planned Residential Development Overlay District.

bb. Mechanical systems shall be equipped with alarm systems, which will notify operators of any malfunctions or system failures and an emergency power source to provide for its operation in an event of a power failure. Minimally, the alarm shall be wired to directly notify the operator or maintenance contractor of the failure or shutdown. In the event of a system failure, operators shall meet all emergency procedures as established by the Missouri Department of Natural Resources and the City of Wildwood.

cc. The proposed access roadway and maneuvering area will be a maximum of twelve (12) feet in width and paved. The remaining area within the perimeter of the fence not paved shall be surfaced in an appropriate dust-proof material as determined and approved by the City of Wildwood s Department of Public Works.

dd. The developer shall provide a copy of a signed pump and haul agreement, whereby failure of the plant would implement a discharge shutdown, waste would be transported to an approved Metropolitan St. Louis Sewer District facility for disposal.

ee. The operator shall submit monthly inspection reports to the Missouri Department of Natural Resources and the City of Wildwood indicating adherence to all applicable standards established for the maintenance and operation of these types of facilities. This report must include a lab analysis of plant discharge samples (pH, BOD, TSS, fecal coliform) obtained and analyzed by a licensed, accredited laboratory.

ff. Operators of this facility shall provide verification of licensing with the Missouri Department of Natural Resources in the form of an approved Operating License. Along with this licensing requirement, the developer or Homeowners Association shall provide to the City of Wildwood a bond or cash deposit in the amount of five thousand ($5,000.00) to guarantee the upkeep of this facility per Section 510.090 of the City of Wildwood s Municipal Code. This bond or cash deposit shall be in place during the operation of the wastewater treatment facility.

gg. At any point in the future, the petitioner or the relevant Homeowners Association (or any entity of it), will be required to close this treatment plant when public sanitary sewer service is available to this site by the Metropolitan St. Louis Sewer District. De-commissioning of the plant shall be the responsibility of the owner/developer and completed according to Missouri Department of Natural Resources and Metropolitan St. Louis Sewer District standards.

hh. The Homeowners Association shall be required to employ a maintenance contractor that has offices or facilities within a fifty (50) mile radius of the subject site. Verification shall be provided in the form of the signed contract with the location of the office/facility clearly noted.

ii. The location of this centralized treatment facility shall not be closer to the south boundary of this Planned Residential Development Overlay District than the following: six hundred (600) feet from Ossenfort Road and three hundred (300) feet from the southern boundary of the property.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the West Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood s Revised Codes. This assessment may be paid in full at the time of the first Zoning Authorization for any building or structure, or at the time of each Zoning Authorization for the individual dwellings. This contribution shall not exceed the amount established by multiplying the ordinance required number of parking spaces by the following rate:

Type of Development	Required Contribution
Single Family Dwelling /Parking Space	$748.99

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

If the type of proposed development differs from that listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2004, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index, as determined by the City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the 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 of differential runoff of stormwater shall be required. These features shall be provided in permanent retention facilities, such as ponds, dry reservoirs, or other acceptable alternatives. These 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 developer shall provide an engineering analysis of the existing dam to determine its structural stability and any possible upgrades necessary to it. These upgrades, if required, shall be the responsibility of the developer to install.

Geotechnical Report

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

Natural Resource Protection Standard 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.

Floodplain Study

d. The developer shall provide a floodplain study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency regarding disturbance or development in the floodplain. This study shall minimally provide information relating to access across the floodplain area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within 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 American Water Company, and the Missouri Department of Natural Resources must be received by the Department of Planning.

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

Land Subdivision

c. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

d. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with the provisions of Section 1003.173 and 1003.187 of the City of Wildwood Zoning Code.

Public Potable Water

e. The developer shall be required to provide public potable water from the Missouri American Water Company to the property, and related homesites. Since this area has been designated by the Missouri American Water Company as a Low Pressure Area, the total number of permitted lots shall be premised on addressing these service issues with its resolution achieved before approval of the Site Development Plan. Verification of this service shall be in a form acceptable to the City of Wildwood. Additionally, the design and location of this water system shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan submittal process.

Escrow Requirements

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

Traffic Generation Assessment

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

Roadway Improvements

h. Based upon the preliminary development plan, improvements to the Ossenfort Road right-of-way must be completed prior to issuance of the building permits in excess of fifty (50) percent of the total.

9. GENERAL DEVELOPMENT CONDITIONS

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

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required. A demolition permit is required for the removal of the existing dwelling and related structures.

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

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

e. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.

f. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

g. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

h. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

i. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.

j. This zoning approval is conditioned on compliance with the Zoning 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.

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 _____, 2003 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 The Honorable John D. Wild, Mayor

ATTEST:

_____

City Clerk City Clerk

IN CONNECTION WITH A CHANGE OF ZONING FOR THE FOLLOWING DESCRIBED PROPERTY FROM "N-U" TO "N-U" W/PRD

(SEE LAND DESCRIPTION ON SHEET 1 OF 10)

THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP SAID PROPERTY UNDER THE PROVISIONS OF SECTION 1003.112, 1003.187 OF THE CIT S ZONING CODE AND THE N-U W/PRD, 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 CITY OF WILDWOOD OR ITS SUCCESSOR AS A PLAN OF A DEVELOPMENT ADOPTED BY THE CITY OF WILDWOOD PLANNING AND ZONING COMMISSION TO PROMOTE ORDERLY DEVELOPMENT. THIS PLAN MAY BE AMENDED OR SUPERSEDED BY THE PLANNING COMMISSION OR MODIFIED BY THE DEPARTMENT OF PLANNING OR VOIDED BY ORDER OF THE CITY OF WILDWOOD COUNCIL, EACH AS MORE PARTICULARLY AUTHORIZED BY THE CITY OF WILDWOOD ZONING CODE NOW OR HEREAFTER IN AFFECT.

OWNER: _____
GREGORY J. NEICHTER, MANAGING MEMBER
NEICHTER FARM L.L.C.

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 20_____,
BEFORE ME PERSONALLY APPEARED GREGORY J. NEICHTER, TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF NEICHTER FARM L.L.C., A LIMITED LIABILITY CORPORATION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND GREGORY J. NEICHTER FURTHER ACKNOWLEDGED SAID INSTRUMENTTO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE CITY AND STATE AFORESAID THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES

_____ _____
NOTARY PUBLIC

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 PRESCRIBED BY ORDINANCE _____ APPROVED BY THE CITY COUNTY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ON _____.

_____
JOE VUJNICH - DIRECTOR OF PLANNING

_____
DATE

STATE OF MISSOURI)SS
COUNTY OF ST. LOUIS)
CITY OF WILDWOOD)

I, LYNNE GREENE, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SITE DEVELOPMENT PLAN SUBMITTED FOR THIS RESIDENTIAL SUBDIVISION 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 BELDNER, CITY CLERK

DEER VALLEY ESTATES

ORDINANCE

Cole & Associates Inc.
Planning - Civil Engineering - Land Surveying
10771 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

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WILDWOOD®

SITE DEVELOPMENT PLAN RECOMMENDATION REPORT

Planning and Zoning Commission

July 5, 2016 Executive Meeting

"Planning Tomorrow Today"

Project:	City of Wildwood Salt Storage Facility
Petitioner:	City of Wildwood City Council and Department of Planning
Location:	17955 Manchester Road; corner of Manchester Road and St. Albans Road
Zoning:	NU Non-Urban Residence District
Ward:	One
Nature of Request:	A request for the review and approval of the Site Development Plan for the City of Wildwood Salt Storage Facility, which is proposed to be located in newly-dedicated right-of-way, south of the existing Kelpe Contracting site.

INTRODUCTION & BACKGROUND – The Department of Public Works is again working on a project to construct a new salt storage facility. The facility is planned to be located near the southeast side of the current Kelpe Contracting site. The City currently stores its salt stockpiles at this same location; however, the salt is stored on the ground and covered with a tarp. The main purpose of a facility of this nature is to fulfill a long-awaited goal of the City for the storage of salt to maintain the City's roads and streets during inclement weather and meet current federal, State, and local regulations relating to water quality and associated runoff. This purpose is consistent with long-standing goals of the City, which are reflected in its Capital Improvements Five-Year Plan and Master Plan, both of which the Planning and Zoning Commission adopts ever year or ten (10) years respectively.

The Planning and Zoning Commission considered a proposal to construct a salt storage facility in 2012, as the first project to be completed in the City's Community Park, and approved a plan for such as well. This proposed facility was to be located near the current access point into the park, but City Council desired another location. Compounding the City Council's concerns about placing this facility in Community Park, its associated cost led to this option not being pursued.

According to his letter dated December 18, 2015, Tom Kelpe agreed to donate a fifty (50) foot wide strip of property as right-of-way in order to allow the City to construct this salt storage facility. Mr. Kelpe has also agreed to grant a permanent access easement for the City and its contractors to access the salt storage facility. The tentative construction schedule is expected to begin in the fall of 2016, with the goal of having completed the structure for use this upcoming 2016/2017 winter.

AREA SYNOPSIS – The Kelpe Contracting property is an 8.2 acre tract of land located on the northwest corner of Manchester Road and St. Albans Road (State Highway T). The site currently zoned NU Non-Urban Residence District and has been designated such since the incorporation of the City of Wildwood. The current use of the site is a legal, non-conforming activity, as approved by the City of Wildwood's Board of Adjustment. This use is a contractor's storage yard for heavy equipment and materials, related offices, shop, and accessory buildings and activities. The property has a large number of heavy machines and equipment placed upon it in large, rocked storage areas, with some materials. A total of four (4) buildings are located on the site, one (1) of which is a converted residence used for office purposes. The largest structure is a newer building used by the owner of the property for a shop and repair facility. Despite the extent of use of these lots, the property does have some treed areas along its perimeter and some plantings have been added along Manchester Road and the interior of the site for screening. The City of Wildwood has stored its salt stockpiles on this property since 1998. The salt is stored directly on the ground and covered with a standard woven polyethylene tarp. In the past, keeping the salt appropriately covered at all times has proven to be a challenge.

Access to the site is from both Manchester Road and St. Albans Road, with a third frontage onto State Route 100, where the State of Missouri restricted access. The primary access point into and out of this site is from Manchester Road, where a commercially-sized curb cut has been constructed for the larger vehicles that enter and leave the property. The property has three (3) frontages onto State and City roadways. Each of these roadways has distinctive character and a summary of them is as follows:

Characteristics	Manchester Road	St. Albans Road	State Route 100
Lane width	2	2	4
Surface material	Asphalt	Asphalt	Concrete
Shoulders	Limited and rock	Limited and rock	Stabilized and asphalt
Stormwater facilities	Earthen ditches	Earthen ditches	Earthen ditches, with some piping
Street lights	No	No	No
Designation	City arterial	Local connector	Major State arterial
Traffic Volumes	Moderate	Low	High
Surrounding Land Use Pattern	Mixed, primarily residential in this area	Residential and petitioner's site	Mixed, primarily residential in this area

The surrounding properties can be characterized as follows:

To the East: Missouri Department of Conservation's Rockwoods Reservation. This property is approximately 1,800 acres in size and designated as a wildlife refuge for management purposes.

To the North: Several parcels of ground zoned NU Non-Urban Residence District. These properties are bounded by State Route 100 on the west and Manchester Road to the east and used for residential purposes. Lot sizes are three (3) acres or greater in area.

To the South: A large parcel of ground that exists as the last lot in the wedge of properties formed by State Route 100 and Manchester Road, and is zoned NU Non-Urban Residence District.

To the West: Crossing State Route 100 is an extensive residential land use pattern that is consistent with the primary zoning district designation, which is NU Non-Urban Residence District. These lots are generally over three (3) acres in size and primarily used for residential purposes.

SITE DEVELOPMENT PLAN & FACILITY DESCRIPTION – The existing right-of-way along the southern boundary of the Kelpe Contracting site is eighty-five (85) feet in width at the western one-third (1/3) of the boundary line and decreases to thirty-five (35) feet at the eastern two-thirds (2/3) of the boundary line. The property owner has committed to donate a fifty (50) foot strip of right-of-way along the eastern two-thirds (2/3) of the southern boundary line, which will result in a continuous eighty-five (85) foot right-of-way line along the entire southern boundary of the site and allow for the placement of the salt storage facility entirely within the right-of-way. The structure will be accessed from Manchester Road by the existing gravel drive. The proposed Site Development Plan includes an asphalt driveway and approach at the south end of this existing gravel drive, providing access to the salt storage facility. Additionally, the property owner has agreed to a permanent ingress and egress easement for this existing entrance and drive aisle. Minimal grading is proposed, given the site is currently prepared in a way to store stockpiles of salt.

The proposed salt storage facility is a reinforced concrete walled structure that is 96.5 feet in width by 53 feet in size, with an overall footprint of 5,115 square feet. The proposed structure will be constructed on the footprint of the city's current salt stockpiles. The structure includes four (4) separate bays, each twenty-five (25) feet wide, and will each store 680 tons of salt. The bays will by accessed by a series of overhead garage doors on the north side of the structure.

ANALYSIS - Under the City's land use regulations, a facility of this nature must be reviewed and acted upon by the Planning and Zoning Commission, before any authorization can be granted for its future construction. Along with the approval of the Site Development Plan, the Zoning Ordinance also stipulates the design of the building must be reviewed and considered by the City's Architectural Review Board. The Board's review is to ensure the building's architecture is consistent with other structures in the area and meets the sixteen (16) general, site, and building design standards for all structures constructed within the City of Wildwood (Section 415.380 – Zoning Ordinance). The City's Architectural Review Board was presented the structure's rendering and related information at its June 9, 2016, meeting. The Board provided recommendations regarding materials and colors, with revised building elevations will be presented for review and action at its July 14, 2016, meeting.

The Planning and Zoning Commission is recommending approval of the Site Development Plan for the City's salt storage facility, given the following considerations:

1. The proposed location of the salt storage facility places it in the same location where the City has stored its salt stockpiles for nearly twenty (20) years.
2. The use of the property for this salt storage facility is consistent with the current authorized legal, non-conforming use of the Kelpe Contracting site.
3. The proposed location of the structure is within City right-of-way and a permanent ingress and egress access easements from the existing entrance on Manchester Road will be provided to guarantee perpetual use.
4. The placement of the proposed building footprint is below the grade of with Manchester Road and, to some extent, with St. Albans Road (State Highway T), which reduces its visibility from these roadways. Additionally, along State Route 100, there is an earthen berm, which eliminates visibility of the structure from that area.

5. The existing landscaping provided along Manchester Road offers a limited visual screen. An existing treeline along St. Albans Road (State Highway T) will remain, and provides a good visual screen.
6. The extent of grading and tree removal that is proposed to prepare the site for construction is minimal.
7. The salt storage structure will provide a more environmentally responsible and efficient way to store and access the City's salt stockpiles.
8. The multiple bays offer flexibility with regard to the use of the structure. When salt storage is not maximized, the Department of Public Works plans to use the empty bays for extra storage.
9. The final architectural elevations for the structure will be reviewed and acted upon by the City's Architectural Review Board, thereby ensuring an appropriately designed facility for the community.

SUMMARY AND RECOMMENDATION - The Planning and Zoning Commission has considered this project and the efforts of the Department of Public Works and believes the attached Site Development Plan for this salt storage facility is consistent with the City's Master Plan and Capital Improvements Five-Year Plan. Accordingly, the Planning and Zoning Commission, by a vote of – to --, at its July 5, 2016 Executive Meeting, hereby approves the Site Development Plan for the City's salt storage facility.

Agreement to Dedicate Land for the City of Wildwood Salt Dome

Mr. Ryan S. Thomas, P.E.
City Administrator
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Dear Mr. Thomas,

This letter serves as confirmation of our offer for Wildwood Property, LLC (Thomas H. and Lisa S. Kelpe, members) to donate the land necessary for the construction of the salt dome. The said land to be donated is on the south line of our property located at 17955 Manchester Road adjacent to St. Albans Road in Wildwood. The new location is in the same area as the existing "temporary" bin that has been in place since approximately 1998. The agreement also includes permanent ingress and egress from the existing two entrances. The property would be an extension of the current St. Albans Road right of way to the north as necessary for construction.

Included with this is the agreement for Kelpe Contracting, Inc. to excavate as necessary for all structure and roadway work. The structure and all other related materials and work will be paid for by the City of Wildwood. Kelpe Contracting offers and prefers to General Contract/Construction Manage the remaining work for a 3% fee to ensure protection of and interest in our property.

Wildwood Property, LLC

Thomas H. Kelpe

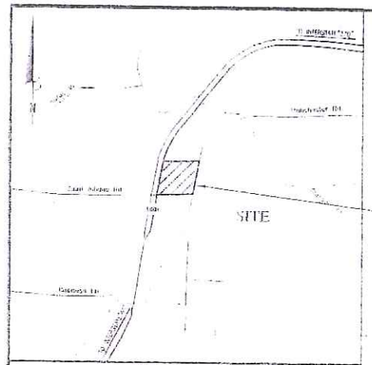
Lisa S. Kelpe

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th DAY OF December 2015
NOTARY PUBLIC

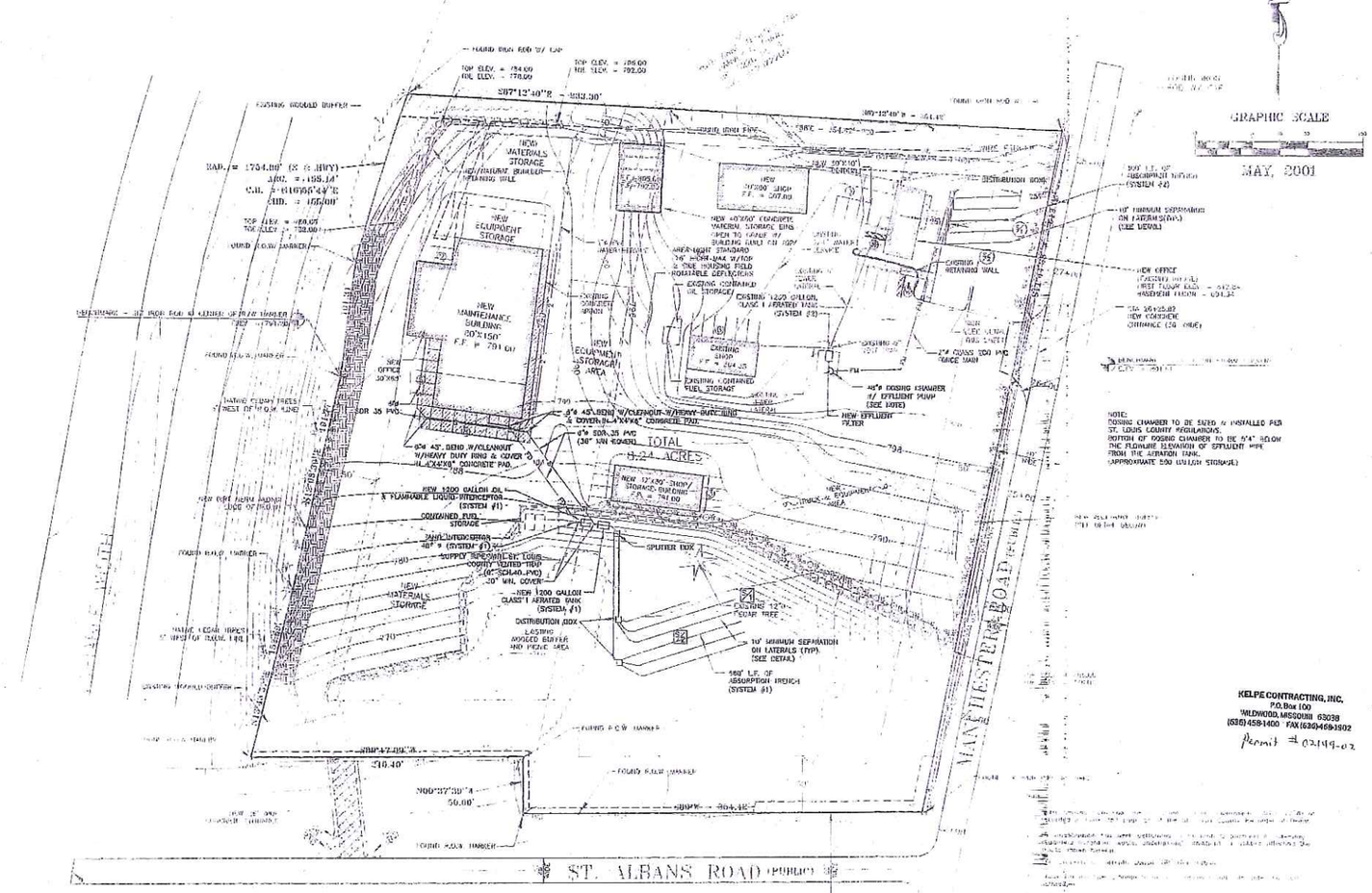
NANCY E. FUSZNER
NOTARY SEAL
#13533649
FRANKLIN COUNTY
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES
October 6, 2017

Site Development Plan

SITE PLAN



VICINITY MAP
NO SCALE



GRAPHIC SCALE

MAY, 2001

CITY OF WILDWOOD
DEPARTMENT OF PLANNING
APPROVED SITE DEVELOPMENT PLAN

☑ Amended ☐ Lighting
☐ Landscaping ☐ Other

Signature Joe Vajnich
Date 2-8-02

P.Z. Number Not Applicable
Map Number 24X Zoning NU
Comments site utilities and retaining walls

LEGEND

NOTE:
DOSING CHAMBER TO BE SIZED & INSTALLED PER ST. LOUIS COUNTY REGULATIONS.
BOTTOM OF DOSING CHAMBER TO BE 5'4" BELOW THE FLOWLINE ELEVATION OF EFFLUENT PIPE FROM THE AERATION TANK.
(APPROXIMATE 500 GALLON STORAGE)

KELPE CONTRACTING, INC.
P.O. Box 100
WILDWOOD, MISSOURI 63038
(636) 458-1400 FAX (636) 458-1902

Permit # 02149-02

STATE OF MISSOURI
CHRISTOPHER H. BOONE
NUMBER E-26863
REGISTERED PROFESSIONAL ENGINEER

Christopher H. Boone, E-26863
Registered Professional Engineer
State of Missouri
For Cochran Engineering & Surveying

COCHRAN
ENGINEERING & SURVEYING

SITE PLAN
WILDWOOD, MISSOURI

KELPE CONTRACTING

SHEET INFORMATION

FEB 05, 2002

1 of 1

OVERALL SITE PLAN

MISSOURI STATE HIGHWAY
ROUTE '100'

R/W

EXISTING
RIGHT–OF–WAY

N/F
18445 ST. ALBANS RD.
WILDWOOD PROPERTY LLC
BK. 19700, PG. 896

EXISTING
CONCRETE
RETAINING WALL
(GAS TANKS)

EXISTING
LOT LINE

N/F
17955 MANCHESTER RD.
WILDWOOD PROPERTY LLC
BK. 19700, PG. 896

EXISTING 24"ø RCP
F.L. ELEV.= 765.07
(TERMINUS UNKNOWN)

EXISTING AREA INLET
TOP ELEV.= 764.15
F.L. ELEV.= 759.85

EXISTING AREA INLET
TOP ELEV.= 786.60
F.L. ELEV.= 779.80

EXISTING 18"ø CMP
F.L. ELEV.= 803.08

EXISTING
CONCRETE

EXISTING 18"ø CMP
F.L. ELEV.= 799.76

MANCHESTER ROAD
(ASPHALT PAVEMENT)

EXISTING
RIGHT–OF–WAY

EXISTING
UTILITY
POLE (TYP.)

EXISTING
PAVEMENT

EXISTING
RIGHT–OF–WAY

EXISTING
UNDERGROUND
TELEPHONE

NEW
RIGHT–OF–WAY

EXISTING 3'H X 2'W
BOX CULVERT
F.L. ELEV.= 744.02

EXISTING 18"ø HDPE
F.L. ELEV.= 749.26

EXISTING
RIGHT–OF–WAY

MISSOURI ROUTE 'T'
(ST. ALBANS ROAD)
(ASPHALT PAVEMENT)

EXISTING 3'H X 2'W
BOX CULVERT
(TERMINUS UNKNOWN)

EXISTING
UTILITY
POLE (TYP.)

60 0 60 120

COCHRAN
737 RUDDER ROAD
FENTON, MISSOURI 63026
314-842-4033 (tel.)
314-842-5957 (fax)
www.cochranengr.com

Civil Engineering
Land Surveying
Architecture
Site Development
Master Planning
General Consulting

CERTIFICATE OF AUTHORITY NUMBER – 006937

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc)

SALT STORAGE FACILITY
KELPE PROPERTY
CITY OF WILDWOOD, MO

DWN. BY:	APP'D. BY:
DATE:	REVISION:

TOPOGRAPHIC SURVEY

DWN. BY:	APP'D. BY:
J.W.B.	D.A.C.

DATE: MARCH 2016
SCALE: 1" = 60'
PROJ. NO: SC16–539
DWG. NO: TS-1

Drawing name: K:\SC16-539 Wildwood Salt Storage Facility – Kelpe Property\SITE PLAN.dwg Tab: S-1 Plotted on: Jun 29, 2016 – 8:36am Plotted by: eskaggs

SITE PLAN

10 0 10 20

765 770 775 780

SS

NEW INLET @ 762.0

760

NEW ASPHALT LOT

96.5'

53'

NEW BUILDING F.F. = 763.0

EXISTING GRAVEL

EXISTING GRAVEL

R/W

NEW RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

UGT

AE

MISSOURI ROUTE 'T'
(ST. ALBANS ROAD)
(ASPHALT PAVEMENT)

737 RUDDER ROAD
FENTON, MISSOURI 63026
314-842-4033 (tel.)
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SALT STORAGE FACILITY
KELPE PROPERTY
CITY OF WILDWOOD, MO

DWN. BY:	APPD. BY:
T.J.V.	D.A.C.

DATE: MARCH 2016
SCALE: 1" = 20'
PROJ. NO: SC16-539
DWG. NO: S-1

SITE PLAN

Drawing name: K:\SC16-539 Wildwood Salt Storage Facility – Kelpe Property\SITE PLAN.dwg Tab: S-1 (2) Plotted on: Jun 29, 2016 – 8:38am Plotted by: eskoggs

WILDWOOD

BY-LAWS

CITY OF WILDWOOD
PLANNING AND ZONING COMMISSION

< ARTICLE I - OBJECTIVES >

The powers and duties, procedures, and polices of the Planning and Zoning Commission are as established by City of Wildwood Ordinances, as amended and supplemented, and the relevant statutes of the State of Missouri, as amended and supplemented, relating to Charter Cities.

< ARTICLE II - OFFICERS AND THEIR DUTIES >

Section 1. The officers of the Planning and Zoning Commission shall consist of a Chair, Vice-Chair, and a Secretary. Each officer shall be a member of the Planning and Zoning Commission.

Section 2. The Chair of the Commission shall have the following powers and duties:

(a) To preside at all meetings and hearings of the Commission;

(b) To appoint Commission members to its respective Committees;

(c) To have general charge of the activities of the Planning and Zoning Commission and generally oversee the conduct of its affairs;

(d) To call Special Meetings of the Commission;

(e) To carry out other duties normally conferred by parliamentary usage on such officer; and

(f) Engage in other activities as directed by the Planning and Zoning Commission

Section 3. The Vice-Chair of the Planning and Zoning Commission shall have the following powers and duties:

(a) To act for the Chair in the Chair's absence;

(b) To perform all duties normally conferred by parliamentary usage on such officer; and

(c) Engage in other activities as directed by the Planning and Zoning Commission.

Section 4. The Secretary of the Planning and Zoning Commission shall have the following duties:

(a) To act for the Chair and Vice-Chair in their absence;

(b) To certify and maintain a record of each meeting and hearing of the Planning and Zoning

Commission. The Secretary may delegate this responsibility to the Director of Planning;

(c) To attend to correspondence of the Planning and Zoning Commission. The Secretary may delegate this responsibility to the Director of Planning;

(d) To give to each Commission Member due notice of the time and place of each Annual, Regular, or Special Meeting and each Public Hearing of the Commission. The Secretary may delegate this responsibility to the Director of Planning;

(e) To carry out other duties normally conferred by parliamentary usage on such officer; and

(f) To engage in other activities as directed by the Planning and Zoning Commission.

< ARTICLE III - ELECTIONS OF OFFICERS >

Section 1. A nominating committee of not less than four (4) Commissioners shall be appointed by the serving Chair of the Planning and Zoning Commission at the second meeting in June of each year to nominate officers of the Planning and Zoning Commission for the following year. The committee shall report to the full membership at the second meeting of the Planning and Zoning Commission in July, with the election of the officers occurring no later than the second meeting of August. Nominations may also be entertained from the floor at this **second** [first] meeting in July. The new officers, being duly elected, shall take office at the first meeting of the Planning and Zoning Commission following its election and administer said office for one (1) year or until their successors are appointed.

Section 2. The Chair may request nominations for two (2) or three (3) officers simultaneously or, at discretion of the Chair, require a separate nomination and vote for each officer.

Section 3. A candidate receiving a majority vote of the Planning and Zoning Commission shall be declared elected.

Section 4. A vacancy in office shall be filled as soon as possible in accordance with the election procedure set forth herein or by a special election as directed by the Chair of the Commission.

< ARTICLES IV - MEETINGS >

Section 1. A Meeting of the Planning and Zoning Commission shall be held on the first and third Mondays of each month at 7:30 p.m. in the City Council Chambers, unless otherwise specified by the Chair.

Section 2. An additional or special meeting may be called by the Chair, or at the request in writing of any three (3) or more members of the Commission.

Section 3. A simple majority of the membership of the Commission shall constitute a quorum (six (6) members) for the transaction of Commission business. Each member of the Commission shall have one (1) vote.

Section 4. The granting of a Conditional Use Permit, the submittal of a recommendation for approval of a

zoning amendment, or the approval of a plan/plat shall require the affirmative vote of at least six (6) members of the Planning and Zoning Commission. All other matters may be approved by a majority of the members present. Any member of the minority may request a minority report be issued.

Section 5. In the absence of the Chair, Vice-Chair, and Secretary, the member present who is senior, in terms of service on the Planning and Zoning Commission, shall preside over the meeting.

Section 6. Except as otherwise specified by these by-laws, Robert's Rule of Order shall prevail at all meetings of the Commission.

Section 7. The order of business at Meetings shall be:

(a) Approval of minutes of previous meetings and hearings;
(b) Public Comment;
(c) Public Hearing;
(d) Old Business;
(e) New Business;
(f) Site Plans, Building Elevations, and Signs;
(g) Reports of officers and committees; and
(h) Adjournment.

Section 8. The Chair of the Commission, or majority of the Planning and Zoning Commission, may alter the order of business at any meeting.

< ARTICLE V - PUBLIC HEARING >

Section 1. A Public Comment Session shall be held at the beginning of each meeting as required by City of Wildwood Ordinance 27. The Public Hearings shall be held at City Hall as specified by Article IV, Section 4 of these By-laws, unless specified by the Chair.

Section 2. The order of business at a public hearing shall be as indicated in the public notice thereof.

Section 3. The Chair of the Commission, or a majority of the Planning and Zoning Commission, may alter the order of business at the public hearing.

Section 4. The rules of procedure governing public hearing shall be:

(a) The number of petitions will not exceed two (2) per agenda, unless related petitions are presented and heard together, at which time there may be four (4) per agenda.

(b) The Chair of the Planning and Zoning Commission may grant an exception to the number of petitions per agenda when necessary under special conditions.

(c) The petitioner, or representative of the petitioner, shall be granted fifteen (15) minutes per hearing to explain the petition.

(d) Speakers in favor or opposed to a petition shall be granted five (5) minutes when representing a group or organization.

(e) Speakers in favor or opposed to a petition shall be granted three (3) minutes when not representing a group or organization.

(f) The Chair of the Commission may authorize an exception to the time limit allotted to the petitioner, representative, or speakers in favor/opposition, when necessary under special conditions or unusual circumstances.

Section 5. The Planning and Zoning Commission shall maintain, and make available, a copy of the 'Public Hearing Guidelines' at its meetings, where an agenda item requires public comment.

< ARTICLE VI - COMMITTEES >

Section 1. At the next meeting following the election, the Chair of the Planning and Zoning Commission shall appoint, for a term of one (1) year, members of the Commission to each of the following standing committees and shall designate a Chair of each:

(a) Ordinance and Master Plan Review Committee: This Committee shall have primary responsibility for reviewing, advising, and directing the Department of Planning staff on ordinances affecting the planning process as it relates to specific development and land use control authorities. Additionally, this Committee shall review and update the progress of the City in implementing the objectives and policies of the Master Plan. When necessary, it shall be their responsibility to recommend changes to it to insure its relevance and timeliness. A minimum of three (3) from the Commission will serve on this committee.

(b) Site Plan Review Committee: This Committee shall have primary responsibility for reviewing and advising the Department of Planning staff on site development plan approvals and landscaping requirements. Each member of the Planning and Zoning Commission may serve on this Committee, but a minimum of three (3) members must be in attendance for it to conduct business, with two (2) or more affirmative votes required for action on any item before it. A participant of the Architectural Review Board may be a non-voting member of the Site Plan Review Committee and assist in the review of materials under the Planning and Zoning Commission's purview.

(c) Architectural Review Board: At least one (1) member of the Planning and Zoning Commission may represent it at the regularly scheduled meetings of the Architectural Review Board (second Thursday of each month). A call list shall be maintained, in alphabetical succession, by the Department of Planning and Parks of the Planning and Zoning Commission's citizen appointees and at least one (1) such member shall be notified of the next upcoming meeting of the Architectural Review Board.

(d) Historic Preservation Commission: At least one (1) member of the Planning and Zoning Commission may represent it at the regularly scheduled meetings of the Historic Preservation Commission (third Wednesday of each month). A call list shall be maintained, in alphabetical succession, by the Department of Planning and Parks of the Planning and Zoning Commission's citizen appointees and at least one (1) such member shall be notified of the next upcoming meeting of the Historic

Preservation Commission.

Section 2. The Chair of the Commission, with the approval of its members, may appoint special committees.

Section 3. The Chair of the Commission shall fill a committee's vacancy.

Section 4. The Chair of the Commission, with the approval of its members, may appoint a person who is not a member of the Planning and Zoning Commission or the Department of Planning staff as an advisory participant to a committee.

Section 5. These committees shall meet at a time and place set by the Chair of the Committee.

< ARTICLE VII - DIRECTOR OF PLANNING >

Section 1. The Director of Planning shall provide staff assistance to the Planning and Zoning Commission and shall perform those duties required by law or delegated to him or an officer thereof.

Section 2. The Director of Planning shall appoint as necessary, a member of the Department of Planning staff to meet with, work for, and advise any delegated Committee of the Commission.

Section 3. The Director of Planning and/or City Attorney shall provide parliamentary assistance on the conduct of business as requested by the Chair of the Commission.

< ARTICLE VIII - AMENDMENTS OF BY-LAWS >

Section 1. These By-laws may be amended by an affirmative vote of not less than six (6) members of the Planning and Zoning Commission.

Adoption and Revision Dates:

Original Draft - September 11, 1995

Revised Draft - October 16, 1995 [By-Laws passed; changed months from May to June.]
June 1996 [Terms extended by City Council; changed months from June to July.]
August 19, 1996 [Order of business revised, subcommittees modified.]
September 3, 1996 [Order of business revised]
September 7, 1999 [Committee membership and Election of Officers]
May 19, 2003 [Election of Officers and Committee Descriptions]
July 7, 2008 [Modification to Month relating to Election of Officers]

Editor's Note: Changes shown in bolded and underlined type and deletions in brackets.