AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers · 16860 Main Street

July 18, 2016 - Monday

7:30 P.M.

Action Items on Tonight's Agenda ----------> One (1) Letter of Recommendation, Two (2) Information Reports, and Two (2) New Correspondence Items.

I. Welcome To Attendees And Roll Call Of Commission Members

II. Review Tonight's Agenda/Questions Or Comments

III. Approval Of Minutes Of The Meeting Of Tuesday, July 5, 2016

Documents:

III. JULY 5, 2016 DRAFT MINUTES.PDF

IV. Department Of Planning's Opening Remarks/Updates

V. Public Hearings – No Items For Consideration

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

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

   a. 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: 17X320088 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:

VI.A. FICK SUPPLY.PDF

a.1. Public Comments On Recommendation

2. Information Reports – Two (2) Items For Consideration

a. P.Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122

A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a 1.4 acre tract of land consisting of four (4) lots of record, all being located on the east side of Center Avenue, south of Manchester Road (Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue). **Proposed Use: A total of four (4) single family dwellings on individual lots.** (Ward Eight)

Documents:

VI.B. OLD TOWNE PARC.PDF

a.1. Public Comments On Recommendation

b. P.Z. 10-16 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

A request to review and consider amendments to the City of Wildwood's Zoning Ordinance – Chapter 415 of the City of Wildwood Municipal Code – for all of its "R" Residence District zoning designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, thereby adding new language to prohibit the installation of impervious surfaces and other improvements in the side yard setbacks, which are not considered structures under the Zoning Ordinance's definition of the same. **(Wards - All)**

Documents:

VI.C. SIDE YARD SETBACKS.PDF

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

1. Correspondence Items – Two (2) Items For Consideration

a. A Response To A Communication From Robert W. Covert III And Mary Kay Corsair, Which Is Dated April 15, 2016, Regarding P.Z 14-07 Covert-Corsair Homes, Inc., C/O Stock And Associates

C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance, 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 (July 25, 2016). **(Ward Eight)**

Documents:

VII.A. COVERT-CORSAIR.PDF

a.1. Public Comments On Recommendation

b. A Response To A Request From The Wildwood City Council Regarding P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, C/O Volz, Inc. Conditional Use Permit (CUP) in the NU Non-Urban Residence District; north side of Manchester Road, west of Pond Road; which addresses the property owner's application to modify the governing permit to eliminate the current seven (7) year renewal requirement for this large water feature. **(Ward One)**

Documents:

VII.B. TAYLOR LAKE.PDF

b.1. Public Comments On Recommendation

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

IX. Other – No Items For Consideration

X. Closing Remarks And Adjournment By Chair Of Commission

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

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
July 5, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:00 p.m., on Tuesday, July 5, 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)
Chair Bopp
Commissioner Archeski
Commissioner Bauer
Commissioner Gragnani
Commissioner Bartoni
Commissioner Kohn
Council Member Manton
Mayor Bowlin

ABSENT – (2)
Commissioner Renner
Commissioner Lee

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

II. Review Tonight's Agenda / Questions or Comments

Director Vujnich noted the Department of Planning received a letter from the petitioners for **P.Z. 27, 28, and 29-15 Valley Road Subdivision**, dated July 5, 2016, initially requesting to withdraw the items from consideration. He explained that, after the letter was submitted, the Department received a phone call from the petitioner stating the language in the initial letter was mistaken, and stating the petitioner was instead was requesting a postponement of these proposals at tonight's meeting. Director Vujnich explained a series of steps the Department had taken to notify interested citizens of the initial request, and its plans to clarify the change in the petitioner's request with those individuals after the Commission's action tonight. Director Vujnich respectfully requested the item be moved up on tonight's agenda in order for the Commission to consider the petitioner's request for a postponement at tonight's meeting.

A motion was made by Commissioner Bauer, seconded by Commissioner Gragnani, to move **P.Z. 27, 28, and 29-15 Valley Road Subdivision** up on tonight's agenda in order to act on the request by the petitioner to postpone this item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved

A motion by Commissioner Archeski, seconded by Mayor Bowlin, to postpone consideration of **P.Z. 27, 28, and 29-15 Valley Road Subdivision** at tonight's meeting.

Chair Bopp called the question.

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

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

A motion was made by Commissioner Gragnani, seconded by Council Member Manton, to approve the minutes from the June 20, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

No opening remarks from the Department of Planning.

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

Chair Bopp read the public hearing guidelines into the record and requested thefollowing item be read by the Department.

a) **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)**

Planner Newberry read the request into the record.

Director Vujnich submitted into the record the Master Plan, City Charter, the City's Zoning Regulations (Chapter 415), and the Department of Planning's file on the request.

Director Vujnich shared a slideshow of photographs showing the characteristics of the subject site including: the existing operations of the business; the proposed area of the expansion; the site's proximity to the Monarch Chesterfield Levee; and a view of the site from North Eatherton Road. Director Vujnich noted the site's location is next to the approved Eatherton Road Corporate Park.

Andrew Dixon, 257 Chesterfield Business Parkway, Stock and Associates, stated he and the owner of Fick Supply, Dave Fick, were available for any questions from Commission Members.

Discussion was held among Commission Members regarding the use of grass and hay, as part of the operations on the site, and the zoning designation of the Eatherton Road Corporate Park.

A motion by Mayor Bowlin, seconded by Commissioner Gragnani, to close the Public Hearing.

Chair Bopp called the question.

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

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

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) – POSTPONED**

Correspondence Items – One (1) Item for Consideration

b) 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)**

Planner Newberry read the request into the record.

Director Vujnich outlined the discussion and action to postpone this item at the Planning and Zoning Commission's meeting on June 20, 2016. He explained the petitioner had reworked the request for changes in lot widths and the rear yard setbacks, which were now being withdrawn. The current request

is now to amend the site-specific governing ordinance to address the inconsistencies in lot sizes between the legislation and the proposed Site Development Plan (SDP). He outlined the zoning change process this project went through to be acted upon by the Planning and Zoning Commission, and, after much discussion and consideration, ultimately ratified by the City Council. He noted the current request is simply a correction to an oversight made during the drafting of the legislation. He noted the current request does not impact the separate discussion regarding the possible extension of the Pond Grover Loop Road. Director Vujnich stated the Department of Planning is recommending the Commission act favorably to allow the amendments to the site-specific governing ordinance regarding lot sizes for three (3) of the proposed villages comprising this development.

Chair Bopp invited the petitioner's representative to address the Commission.

Michael Doster, 16090 Swingley Ridge Road, petitioner's legal counsel, introduced himself and read a letter he prepared, which had been provided to Commission Members *(attached to these minutes)*.

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

Debra Smith McCutchen, 16548 Birch Forest Drive, Ward Five Council Member, referenced a letter she prepared for the Commission *(attached to these minutes)*. She stated her opposition to this request.

Jane 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.

Discussion was held among Commission Members regarding the process that is followed for a request of this nature, after an action by the Planning and Zoning Commission; whether the number of lots was reduced; the components of the site-specific governing ordinance and the design of the proposed Site Development Plan (SDP) to provide a buffer and transition from the Villages at Brightleaf development, to the existing home sites; and the need to postpone an action on this request, until the decision regarding the possible extension of the Pond Grover Loop Road is complete.

A motion made by Commissioner Kohn to accept the Department's report and recommendation, which failed due to the lack of a second.

A motion by Commissioner Gragnani, seconded by Commissioner Archeski, to postpone action on this item until after the Pond Grover Loop Road Committee makes a recommendation to City Council regarding the possible extension of the roadway.

Chair Bopp called the question.

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

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

a) 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)**

Planner Newberry read the request into the record.

Director Vujnich explained the request from City Council for the Planning and Zoning Commission to determine if the petitioner's request for amendments regarding changes to roadway requirements and utilities improvements are reasonable. Director Vujnich noted the history of this project, in particular the public financing incentives component of it. He outlined the petitioner's specific requests and stated the Department's recommendation for each request, as outlined in its report.

Chair Bopp invited the petitioner to address the Commission.

Tom Cummings, 1047 Baur Boulevard, Payne Family Homes, stated Payne Family Homes' position on the request for public financing incentives and its role in the discussion to date. He asked the Commission to consider providing additional public financing incentives to Payne Family Homes, in excess of what is outlined in the Department's recommendation report.

Discussion was held among Commission Members regarding the steps the City will take in the future in order to fund the roundabout; the assistance the City would provide in regard to utilitiy relocation; the use of Traffic Generation Assessment Fees for this project; the future connection of Main Street; and the careful consideration this project had been given over the past several years by the Planning and Zoning Commission and City Council, as well as administratively.

Several Commission Members noted the City should proceed with extraordinary caution in regard to offering developers public financing incentives for this project, as well as in the future.

A motion by Mayor Bowlin, seconded by Commissioner Bartoni, to accept the Department's report and 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, and Mayor Bowlin.
Nays: Chair Bopp
Absent: Commissioner Renner and Commissioner Lee
Abstain: None
Whereupon, Chair Bopp declared the motion passed by a vote of 7-1.

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b) 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)**

Planner Newberry read the request into the record.

Director Vujnich explained the history of this request over the past several years. He stated the Department is recommending favorable action, so as to allow the requested extension of time for commencement of construction for this project. He noted this project continues to be the best example of the application of the Planned Residential Overlay District (PRD) in the City of Wildwoodood and, given no ordinance has changed that would affect its design, it would be appropriate to grant the extension of time for commencement of construction.

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

Larry McGowen, 18538 Wild Horse Creek Road, Ward One Council Member, stated his concern with the size of the lots and continuing to provide extensions for the commencement of construction to the owner.

Discussion was held among Commission Members regarding the design and type wastewater treatment facility and what the procedure would be if the Planning and Zoning Commission acted to deny the requested extension of time.

A motion by Council Member Manton, seconded by Commissioner Archeski, to not accept the Department's recommendation and to deny the request for an extension of time for commencement of construction.

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.

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

a) 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)**

Planner Newberry read the request into the record.

Director Vujnich explained the history of this request over the past several years. He noted the City has not had a permanent storage facility for salt, since its incorporation. Director Brown outlined components of the Site Development Plan, including the placement of the structure in right-of-way donated by Tom Kelpe; the access to the site; and the benefits of having a permanent salt storage facility owned by the City. Director Brown also noted the Architectural Review Board is reviewing the architectural elevations, related materials, and colors.

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

Discussion was held among Commission Members regarding the stormwater runoff on the site and how it would be managed.

A motion by Mayor Bowlin, seconded by Commissioner Archeski, to approve the Site Development Plan (SDP).

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.

IX. Other – One (1) Item for Consideration

a) Formation of the Planning and Zoning Commission's Nominating Committee for its Officer Positions - Year 2016/2017 (see attached By-Laws for process).

Planner Newberry read the item into the record.

Chair Bopp stated that, according to the Planning and Zoning Commission By-Laws, the Chair is to appoint not less than four (4) Commission Members to its nominating committee to make a recommendation to the full Commission regarding the election of its officers. Chair Bopp's appointments are as follows: Commissioner Lee, Commissioner Archeski, Commissioner Bauer, and Commissioner Gragnani.

X. Closing Remarks and Adjournment

Motion by Mayor Bowlin, seconded by Council Member Manton, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:30 p.m.

DRAFT

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.

DRAFT

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July 5, 2016

CITY OF WILDWOOD
JUL 05 2016
DEPT OF PLANNING & PARKS

Delivered via E-mail

Planning and Zoning Commission
City of Wildwood
16860 Main Street
Wildwood, Missouri 63040

RE: P.Z. 12 and 13-15 The Villages at Bright Leaf – Attorney Remarks to be made at the July 5, 2016 Planning and Zoning Commission Meeting

Dear Commission Members:

My name is Mike Doster, and I am the attorney on the development team for the Petitioners, Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC in P.Z. 12 and 13-15. I was not at the last meeting where an amendment to the site specific zoning ordinance was presented. I understand there was confusion about the Petitioners' request and that there was concern about the impact on the development.

When the original rezoning requests were going through the process, there were several revisions made to the proposed preliminary development plan, the last of which reflected two major changes among others: (1) the elimination of a 10 lot cul-de-sac in the Northeast area of the proposed development, and (2) adjustments to the plan to reflect the fact that the City had not yet made a decision about the Pond Grover extension. Petitioners have not and still do not take a position on the extension, but the final approved preliminary development plan can be implemented with or without the extension.

When those changes were made and the preliminary development plan reflecting those changes was approved, the development team and staff neglected to catch all of the necessary changes to the ordinance language to reflect the approved preliminary development plan.

Since the last meeting, members of the Petitioners' development team and staff have communicated and met. The request for amendment has been simplified so that what is being requested is ONLY what is necessary to make the ordinance language conform to the approved preliminary development plan. The requested changes to the ordinance language follow:

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.

We respectfully request approval of the requested amendment to correct a mistake. Thank you for your consideration.

Very truly yours,

Michael J. Doster

MJD/kml

Debra Smith McCutchen
Councilwoman, Ward 5
16548 Birch Forest Drive
Wildwood, MO 63011

Re: Response to P.Z. 12 and 13-15 Request for Changes dated July5, 2016

I have several concerns regarding the requested changes to P.Z. 12 and 13-15.

Current Request:

- Change in lot size
  - Originally, lot size was designed, as required, to be of similar size to existing homes abutting the Villages at Bright Leaf
  - A change in lot sizes abutting Evergreen subdivision will no longer be of similar size as required.

- **Request to change the size of lots designated as "C" to 7,400 sq. ft. is of a lesser size than <u>all</u> the lots on Rain Forest Drive**
  - Rain Forest Drive abuts Village of Bright Leaf lots designated as "C" lots
  - Rain Forest Drive's lot sizes range from 22,334 to 7,603 sq. feet
  - The majority of Rain Forest Drive's lots range from 22,334 to 8,100 sq. feet.
  - 5 lots range from 7,603 to 7,719

  - **Therefore, If changed as requested square footage of lots will not be contiguous in size as required.**

- **Request to change the size of lots designated as "A" to 9,600 sq. ft. is of lesser size than <u>all</u> the abutting lots on Birch Forest Drive**
  - Birch Forest Drive abuts Village of Bright Leaf lots designated as "A" lots
  - Birch Forest Drive's lot sizes range from 17,926 to 10,894sq feet

  - **Therefore, If changed as requested square footage of lots will not be contiguous in size as required.**

- **Reasoning for Change Request:** The elimination of the 10 lot cul-de-ac abutting Evergreen Forest Drive

- **Reason to Deny the Request**
  - The 10 relocated lots were added to and similar in size to Village B - lots designated as "B" lots and Village A lots designated "A" lots
  - The relocation of the 10 lots was discussed at length during several meetings
  - Several site plan submittals have been made since December 5, 2015 without a request for a change in lot sizes
  - Request for lot size changes were first made at the June 20th(2016) meeting
  - Developer has changed the type of homes to be built upon lots in question
  - Requested change is not in the best interest of existing residents, nor what they agreed to.

Given :

1. **If changed as requested square footage of lots will not be contiguous in size as required.**
2. **The unresolved issues I raised on June 20, 2016 regarding the site plan submittal and Pond-Grover Loop coupled with the written statement: All other conditions remain in full force and effect**
3. **The overwhelming participation and input of the citizens most affected by this development**

I am requesting that the aforementioned concerns be resolved before any action is taken and the current request be denied.

Notes from the June 20, 2016 meeting

Site Plan Submittal:

- Site plan being submitted is not the plan that was before this commission and discussed before Council.
- The plan discussed included a trail corridor where the Pond-Grover Loop Road is now indicated on the site plan.
- Given that a decision has not been made to extend Pond-Grover Loop Road why is the Road indicated on the site plan?
- Why isn't the street currently identified as "Pond-Grover Loop" identified with a letter of the alphabet as are other streets within the development?

Background and History

- Regarding Pond-Grover Loop Road:
  - Pond-Grover Loop Road construction was severed from the petition regarding P.Z. 12 and 13-15
  - Ordinance 2145 requires the developer to provide an easement within the development site for a possible road connection to be held for two years
  - If the city does not construct the extension of Pond-Grover Loop within two years the escrow reverts to the developer
  - Per public discussion, the Department stated that city would not move forward on the construction of the extension of Pond-Grover Loop until discussions of the city and all Ward 5 residents were held and an agreement was made that was satisfactory to the residents of Ward 5
  - No mention of the establishment of a citizen committee to study the matter in detail and make a recommendation on the matter to council was addressed until **after the passage** of Ordinance 2145.
  - The former mayor established a committee with three citizens and three councilmembers (not including Ward 5 representatives) thus discussions **with all Ward 5 residents are not occurring.**

WILDWOOD®

LETTER OF RECOMMENDATION
Planning and Zoning Commission
July 18, 2016 Executive Session
"Planning Tomorrow Today"

Petition No.:	P.Z. 9-16 Fick Supply
Petitioner:	Dave Fick, Fick Supply Services, Inc.
Zoning District:	M-3 Planned Industrial District
Location:	West side of North Eatherton Road, north of Centaur Road
Street Addresses:	501 and 495 North Eatherton Road
Locator Numbers:	17X32008 and 18X640013
Ward:	One
Approval Date of the Plan Package:	July 18, 2016
RE:	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 for this 21.7 acre tract of land, which would allow the expansion of the existing operations of the facility.

Introduction – This 21.7 acre tract of land is located on the west side of North Eatherton Road, north of Centaur Road, a portion of which is the current location of a mulch processing facility, with wholesaling and limited retail. The site has a Master Plan designation of "Industrial" and was zoned M-3 Planned Industrial District in 2010. The petitioner is proposing to expand the facility to accommodate increased storage, processing, and accessory operations. The petitioner is also requesting additional permitted uses in regard to the type of material allowed as part of the composting operation. These requests warrant two (2) separate considerations, which are the review and action upon an Amended Site Development Plan and the consideration of amendments to the current M-3 Planned Industrial District.

Area Synopsis - The subject site of this request is a 21.7 acre tract of land located on the west side of Eatherton Road, north of Centaur Road. The location of this property is very near the northern boundary of the City and directly across the street from the municipal boundary of the City of Chesterfield. Additionally, the property adjoins the access strip to the Howell Island Conservation Area, which is a Missouri Department of Conservation holding.

The property is generally rectangular in shape and orientated in an east-west direction, with a proposed expanded section of land having a generally north-south orientation paralleling the

Monarch-Chesterfield Levee, and adjoined to the western one-third of the existing facility. The subject site has a portion of the Monarch-Chesterfield Levee District located upon it, which has been improved to a five hundred (500) year elevation for flood protection purposes in this area. This levee is located in the westernmost one-third of the site, but does not provide flood protection to the entire parcel of ground.

Sole access to the site is from Eatherton Road; a County-maintained arterial roadway. This roadway is two (2) lanes in width, with limited improvements. The roadway lacks sidewalks, improved shoulders, and stormwater management facilities, but is in good condition in terms of pavement quality and maintenance. Eatherton Road provides access to a mixed land use pattern, which includes agricultural, recreational, institutional, industrial (Spirit of St. Louis Airport), and low-density residential. The roadway has a north-south alignment and ultimately connects Wild Horse Creek Road to Chesterfield Airport Road.

The property is currently being utilized for the petitioner's mulch processing business and related material storage. This facility has several small buildings located upon it, acting as office and storage spaces, along with concrete bins for materials, and typically large, high mounds of processed mulch. Several small tree stands exist in the northeast corner of the site, with an additional line of trees following its northern boundary between the Missouri Department of Conservation holding and this property. However, to the west of the levee, the site is heavily wooded and overgrown. Soils appear deep, but are poorly drained. The property's slope is flat, with no relief.

The property is currently zoned M-3 Planned Industrial District, which was approved in 2010. A review of land use and development patterns in the vicinity of the subject site is as follows:

To the west: Adjoining the subject property is a large public holding that is owned by the Missouri Department of Conservation. This facility, Howell Island Conservation Area, is over two thousand (2,000) acres in size and relatively inaccessible due to its proximity to the Missouri River. This large property is zoned NU Non-Urban Residence and FPNU Floodplain Non-Urban Residence Districts. Beyond this property is the Missouri River.

To the south: Abutting in this direction are several large parcels of ground zoned M-3 Planned Industrial District and FPM-3 Floodplain Planned Industrial District, which are currently used for agricultural purposes. These properties range in size from fifty-three (53) acres to over one hundred (100) acres in size. Further to the south is Centaur Road.

To the east: Crossing Eatherton Road are numerous large parcels of ground with municipal zoning from the City of Chesterfield, which are used for two (2) principle purposes. These uses are agricultural and industrial. Much of this land is either owned by St. Louis County or protected for use in conjunction with the Spirit of St. Louis Airport and limited to office/warehouse activities. These properties are located in the City of Chesterfield. The airport facility is a mix of land uses and include warehousing, offices, some commercial service uses, and manufacturing activities.

Current Request – Two (2) separate requests are being considered as part of this proposed expansion of the existing mulch processing facility. The petitioner is requesting the review and action on the Amended Site Development Plan (SDP) that depicts the proposed expanded tract of land. The petitioner is also requesting changes to the M-3 Planned Industrial District to address certain inconsistencies, along with the consideration of expanding its permitted uses.

Amended Site Development Plan>>> The Amended Site Development Plan (SDP) shows limited improvements on the proposed expansion area; however, it also depicts a number of additional improvements that have been added, without Planning and Zoning Commission approval, since the ratification of the initial M-3 Planned Industrial District in 2010. These additional improvements to the current mulch processing facility will also be addressed as part of the M-3 Planned Industrial District review and recommendation. The following information is provided on the Amended Site Development Plan:

1. The addition of an 8.99 acre tract of land, to the existing 12.7 acre lot, with a portion of this additional area having a gravel yard for stockpiling material installed upon it.
2. A twenty (20) foot wide filter strip, with native seeding, along the eastern boundary of the proposed expanded area, per Metropolitan St. Louis Sewer District (MSD) requirements.
3. A total of thirty-one (31) storage bins, all being located on the current mulch processing facility portion of this tract of land.
4. A total of nineteen (19) parking spaces, all being located on the current mulch processing facility portion of this tract of land.
5. A total of thirteen (13) storage spaces for equipment, all being located on the current mulch processing facility portion of this tract of land.
6. The petitioner is not showing any additional public space.
7. The petitioner is not showing any additional structures on this tract of land.

Amended M-3 Planned Industrial District>>> The site-specific governing ordinance for the current mulch processing facility states the following "Permitted Uses":

1. **PERMITTED USES**

   The uses permitted in this M-3 Planned Industrial District shall be limited to a mulch storage and processing facility, which may include the composting of landscape materials associated with a primary waste stream, but not grass hay or yard clippings, the wholesaling and limited retailing of these materials, the outdoor storage of materials, including sand, rock, stone, gravel, and other similar items, vehicle parking and equipment storage (of equipment used at the site for the purposes of these permitted uses), and related accessory activities.

The petitioner is requesting the M-3 Planned Industrial District be amended to allow for the composting facility to process the following waste classes, as defined by *St. Louis County Waste Management Code, Chapter 607*:

> "40. *Organic Waste* means any natural carbon-hydrogen based material by-product from food production, clothing, agricultural and horticultural operations, landscape maintenance, forestry and timber industry, animal and human waste, biosolids or other materials originally from plants or animals. Examples include, but are not limited to: food scraps, yard trimmings, fruit and vegetable produce culls, sawdust, wood chips, limbs, dead animals and other similar materials." **(Class D)**
>
> "64. *Yard By-Products* means source separated leaves, grass clippings, yard and garden vegetation, tree limbs six (6) inches or less in diameter, and Christmas trees. The term does not include waste generated in the production of decorative or ceremonial items, stumps, roots, or shrubs with intact root balls." **(Class E)**
>
> "30. *Liquid Waste* Means any waste material that is determined to contain free liquids as defined by Method 9095 (Paint Filter Liquid Test) as described in Test Methods for Evaluating Solid Wastes, Physical/Chemical Methods (EPA) Pub. No. SW-846 or similar publications. **(Class H)**

ANALYSIS – This site is located in a portion of the City of Wildwood designated as "Industrial" in the City's Master Plan. This area is intended to accommodate all permitted activities defined in the M-1 Industrial District of the City's Zoning Ordinance. These uses include some of the most intense in the City in terms of types of activities that focus on manufacturing, warehousing, and distribution of goods, services, and materials. This designation is limited principally to the Chesterfield Valley Area of the City of Wildwood. The type of use on this site was considered favorably as part of the initial M-3 Planned Industrial District process in 2010, due to its compatibility with the "Industrial" Master Plan designation; its consistency with surrounding land use and zoning pattern; and its overall application of good planning practice. As part of the current request, the petitioner has provided conceptual approval from the appropriate jursidictions.

The Amended Site Development Plan (SDP) indicates limited improvements installed on the proposed expansion area. As noted above, a number of additional improvements have been installed at the current mulch processing facility, after the initial M-3 Planned Industrial District was approved in 2010. Therefore, the Planning and Zoning Commission would note a number of amendments to the site-specific governing ordinance must be considered, at this time. The Planning and Zoning Commission believes the expansion of the site to accommodate increased storage, processing, and accessory operations is appropriate, with the following considerations and amendments:

Amended Site Development Plan>>>

1. Provide a cross-access easement and temporary slope construction license along the southern boundary of the expanded area of the site.
2. The structure/building setback along the eastern boundary of the expanded area of the site shall be sixty (60) feet.
3. All side yard and rear yard structure/building setbacks shall be thirty (30) feet.

Amended M-3 Planned Industrial District>>>

1. The overall size of the facility shall not exceed 21.8 acres.
2. The number of spaces provided for equipment storage shall not exceed thirteen (13).
3. The number of storage bins shall be limited to thirty-one (31).
4. The authorized equipment parked or stored on the property shall not exceed six (6) front-loaders, four (4) dump trucks, and a backhoe.
5. Minimum parking requirements shall comply with the City of Wildwood's Zoning Ordinance, Chapter 415.310 Off-Street Parking and Loading Requirements – Industrial. Additionally, a ratio of four (4) spaces per 1,000 square feet of office, retail, or wholesale space dedicated on the site shall be provided.
6. The addition to the Permitted Uses on this site of "Yard By-Products" (Class E), as defined by *St. Louis County Waste Management Code, Chapter 607*, but not the addition of "Organic Waste" (Class D) or "Liquid Waste" (Class H), again as defined by the same. This additional use is recommended for approval, with the conditions the Spirit of St. Louis Airport, Federal Aviation Agency, and any other agency, as deemed appropriate by the Department of Planning, provide conceptual approvals of such.

SUMMARY AND RECOMMENDATION – The Planning and Zoning Commission has considered the Amended Site Development Plan (SDP) for the proposed expansion of the facility, as well as the additional improvements installed since the initial M-3 Planned Industrial District was approved and believes them to be appropriate for its support and favorable recommendation. This consideration, along with the request from the petitioner to expand the permitted uses for this site, led to the need to amend its site-specific governing ordinance, which, again, the Planning and Zoning Commission believes to be acceptable at this location.

The Planning and Zoning Commission believes the expansion of the facility can be accommodated on the expanded site and cause no undue impact, and the use is compatible with the "Industrial" Master Plan designation; consistent with surrounding land use and zoning pattern; and applies good planning practices. The Planning and Zoning Commission is recommending approval of the Amended Site Development Plan (SDP), conditioned on the items noted above. The Planning and Zoning Commission is also recommending approval of amendments to the site-specific governing ordinance. Accordingly, the Planning and Zoning Commission has hereby amended the existing site-specific governing ordinance to read as follows:

ATTACHMENT B

1. PERMITTED USES

The uses permitted in this M-3 Planned Industrial District shall be limited to a mulch storage and processing facility, which may include the composting of landscape materials associated with a primary waste stream, **and including "Yard By-Products", as defined by *St. Louis County Waste Management Code, Chapter 607*,** ~~but not grass, hay, or yard clippings~~, the wholesaling and limited retailing of these materials, the outdoor storage of materials, including sand, rock, stone, gravel, and other similar items, vehicle parking and equipment storage (of equipment used at the site for the purposes of these permitted uses), and related accessory activities.

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The overall size of this facility shall not exceed ~~ten (10)~~ **twenty-two 22** acres in area.

b. The area designated on this site for equipment storage shall not exceed ~~five (5)~~ **thirteen (13)** total spaces in number. The equipment authorized to be parked or stored in these spaces shall be a ~~front-loader, a back-hoe, and up to three (3) dump trucks~~ **six (6) front-loaders, four (4) dump trucks, and a backhoe**. No long-term storage (over forty-eight (48) consecutive hours) shall be authorized for any tractor-trailer unit**, except those vehicles owned by this operator of the facility**.

c. The office/sales building shall not exceed one thousand six hundred (1,600) square feet in size, nor one (1) story in height above final grade. A second building shall be authorized on the site and it shall not exceed three thousand two hundred (3,200) square feet in size, nor one (1) story in height above final grade. These buildings shall not be of a modular design and must be permanent structures that replicated the appearance of the area's architectural style and character, but, minimally, that of a residential dwelling. The owner/operator shall provide architectural renderings, in all compass directions, to the Architectural Review Board for review and approval, as part of the Site Development Plan review process. The orientation of the buildings relative to the placement on the property shall also be reviewed by the Planning and Zoning Commission on the Site Development Plan. The proposed architectural design, character, and style of all new buildings and any expansions shall adhere to the City of Wildwood's Review Board Requirements (Chapter 415.220 of the City's Zoning Ordinance).

d. The number of storage bins authorized as part of the M-3 Planned Industrial District shall be limited to ~~eighteen (18)~~ **thirty-one (31)** in total.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the date of approval of the Preliminary Development Plan by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including mulch piles, compost heaps, business signage, retaining walls, and storage bins.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question including required right-of-way dedication, pavement widening, and cross-access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash enclosures and areas.

h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within four hundred (400) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Structure/Building Setbacks

a. All existing and proposed (new) buildings or structures, storage bins, mulch piles, and compost heaps, excluding boundary and/or retaining walls, or fences, shall adhere to the following setbacks:

1. Fifty (50) feet for any front yard area (North Eatherton Road).
2. Thirty (30) feet for any side or rear yard area**, excepting a Sixty (60) foot distance shall be provided along the entire eastern boundary of the expanded section.**

Parking Setbacks

b. All parking stalls, loading spaces, internal drives or roadways, excluding points of ingress and egress, shall adhere to the requirements of Chapter 415.210 M-3 Planned Industrial District of the City of Wildwood's Zoning Ordinance, which shall be superseded by the following:

1. Fifty (50) feet for any front yard area (North Eatherton Road).
2. Thirty (30) feet for any side or rear yard area.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Zoning Ordinance, Chapter 415.310 Off-Street Parking and Loading Requirements – Industrial **and a ratio of four (4) spaces per 1,000 square feet of office, retail, or wholesale space authorized on the site**. All parking spaces and access drives shall be paved, as approved by the City's Director of Public Works.

Access and Roadway Improvements, Including Sidewalks

d. Access to this development from North Eatherton Road shall be restricted to one (1) commercial entrance located and constructed, as directed by the St. Louis County Department of Highways and Traffic and the City of Wildwood Department of Public Works.

e. Improve North Eatherton Road to one-half of an eighty (80) foot right-of-way and a sixty (60) foot pavement, with additional widening to provide an eight (8) foot wide stabilized shoulder, as directed by the St. Louis County Department of Highways and Traffic and the City of Wildwood Department of Public Works. Based upon current roadway conditions, the developer may dedicate and provide the required right-of-way dedication and establish a cash escrow to fund all required improvements to the roadway, including finish grade, as some future date. Verify handling of stormwater runoff along North Eatherton Road will not require additional easement dedication. Pavement improvements, including all stormwater drainage facilities, shall

be as directed by the St. Louis County Department of Highways and Traffic, City of Chesterfield, Missouri, and the City of Wildwood Department of Public Works.

Miscellaneous Roadway Requirements

f. Provide a cross-access easement and temporary slope construction license, or other appropriate legal instrument or agreement, guaranteeing permanent access between this site and the adjoining property to the south, as directed by the Departments of Planning and Public Works.

g. Installation of identification signage and landscaping shall be reviewed by the City of Wildwood Department of Public Works and the St. Louis County Department of Highways and Traffic for sight distance considerations and approved prior to installation.

h. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements. All utilities within the district and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations as approved by the Director of Public Works.

Landscape Requirements - Specific

i. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. The frontage area, where the parking spaces are shown, shall be landscaped and planted in accord with this same code.

j. The southern boundary line area of this property shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual, thereby installing a minimum Bufferyard "E" standard at this location.

k. All new landscaping materials shall meet the following criteria: Deciduous Trees – three (3) inch minimum caliper; Evergreen Trees – Eight (8) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

l. Existing vegetation shall be denoted on the Site Development Plan and indicated as being preserved. Said existing trees and other materials will be marked for retention, prior to any expansion of this development under the provisions set forth in this site-specific ordinance.

Lighting Requirements

m. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels and all lighting aspects of this project shall comply with the provisions of the City of Wildwood's Zoning Ordinance, Chapter 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, on the Site Development Plan, shall approve the location of all light standards and their design and appearance.

Sign Regulations

n. One (1) freestanding monument business sign shall be permitted as part of this M-3 Planned Industrial District along North Eatherton Road. This sign may not exceed a height of six (6) feet, nor an overall size of

twenty-five (25) square feet. All other requirements relative to this sign shall be as set forth Chapter 415.420 Sign Regulations for all "C" and "M" Districts of the City of Wildwood Zoning Ordinance.

o. No advertising, temporary, or portable signs shall be authorized in this M-3 Planned Industrial District development.

Miscellaneous Conditions

p. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission on the Site Development Plan shall approve the location and design of the enclosure. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the buildings.

q. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

r. No development, disturbance, or use of the established easement area for the Monarch-Chesterfield Levee shall be permitted as part of this M-3 Planned Industrial District. A minimum fifty (50) foot structure and disturbance setback shall be established along its eastern length. Additionally, no development, disturbance, or use of the property shall be authorized for the area west of the levee structure.

s. No rooftop mechanical equipment shall be allowed within this M-3 Planned Industrial District.

t. Hours and days of operation for this facility shall be 8:00 a.m. to 5:00 p.m., Monday through Saturday.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the West Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed number of new parking spaces by the following rate schedule.

Type of Development	Required Contribution
Manufacturing	~~$460.04~~**$592.86**/Parking Space
Loading Space	~~$2,823.08~~**$3,638.14**/Loading Space

(Parking space, as defined and required by Chapter 415.310 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by **January 1, 2017** ~~January 1, 2011~~, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works, the City of Chesterfield, Missouri, 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, City of Chesterfield, and Metropolitan St. Louis Sewer District Standards.
   2. All stormwater shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction of portions of the main channel, as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved. This requirement may require extensive of-site sewer ditch work and appropriate easements.

Geotechnical Report – New Buildings or Structures

b. Provide a Geotechnical Report covering any future 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. This requirement will only be required of a new building or structure is constructed on the subject property.

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notifications to Department of Planning

b. Prior to issuance of grading, foundation, or building permits, all approvals from the Department of Public Works, the Missouri Department of Conservation, the Missouri Department of Natural Resources, the City of Chesterfield, Missouri, the Monarch-Chesterfield Levee District, the Spirit of St. Louis Airport, the St. Louis County Departments of Highways and Traffic and Health, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Traffic Generation Assessment Contribution

c. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Certification of Plans

d. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. This requirement will only be required if a new building is constructed on the subject property.

9. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any occupancy permits, the following requirements shall be met:

Roadway Improvements

a. Road improvements and right-of-way dedications to North Eatherton Road shall be completed, or the appropriate escrow established, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they related to the development of this tract of land.

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

c. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this M-3 Planned Industrial District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulations of the City whether by implication or reference.

g. 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 M-3 Planned Industrial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

h. Prior to issuance of a Special Use Permit (SUP) by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit must be established with the Department of Planning to guarantee completion of the required roadway improvements.

11. 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 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 authorization for a building permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces, shall be **4,937 square feet** or its equivalent. This public space area can be provided in the form of a planted landscape/wildflower strip that will act as privately-held public space (twenty-five (25) feet in total width) to be located along the northern boundary of the site (between the existing western end of the the bleeder ditch and the permanent easement to Monarch-Chesterfield Levee District), as indicated on the Preliminary Development Plan submitted in conjunction with this rezoning request, and the trail easement on the levee area itself.

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
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Travis Newberry, Planner
Dave Fick, Fick Supply Services

Editor's Note: Changes to Ordinance #1697 are shown as follows: additions by red, underlined, and bolded type.

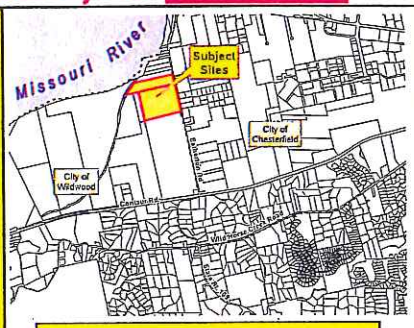
WILDWOOD

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: [signature]

NAME (PRINTED): George 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, 20 16.

SEAL: NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

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

SIGNED: [signature]
(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

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

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

AMENDEI

PROPOSED LO
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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%.

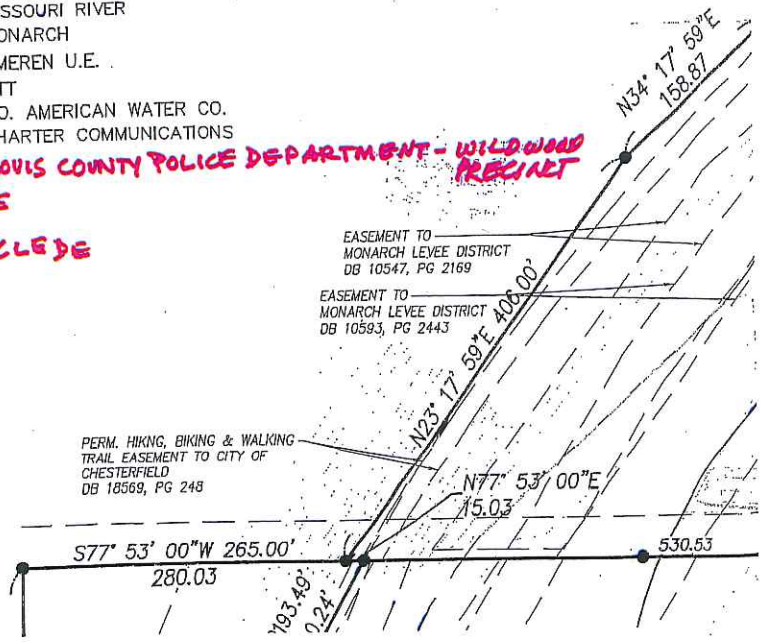
GRAPHIC SCALE

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)

City of Chesterfield

690 Chesterfield Pkwy W ● Chesterfield MO 63017-0760
Phone: 636-537-4000 ● Fax 636-537-4798 ● www.chesterfield.mo.us

July 15, 2016

Travis Newberry, Planner
City of Wildwood
16860 Main Street
Wildwood, Missouri 63040

Via email: travis@cityofwildwood.com

Re: PZ 9-16 Fick Supply Service, 501 North Eatherton Road, Wildwood Missouri 63005

Dear Mr. Newberry:

The Planning and Development Services Division is in receipt of the City of Wildwood's notices of Public Meeting and Public Hearing regarding a request to amend the current M-3 Planned Industrial District Ordinance along with an Amended Site Development Plan at the property mentioned above. At this time, the City of Chesterfield has the following comments regarding this request:

1. Future development must comply with the current version of the Chesterfield Valley Stormwater Master Plan. When appropriate, the site plan and record plat must be reviewed by the City of Chesterfield for compliance with this plan. Improvement plans shall also be submitted to the city for review and approval with respect to the Chesterfield Valley Stormwater Master Plan. Please contact Kim Streicher at 636-537-4768 or kstreicher@chesterfield.mo.us.
2. Please be advised that Chesterfield Valley Stormwater Easements will be required in conjunction with any future record plat or site plan associated with this development.

The City of Chesterfield appreciates the opportunity to comment.

Sincerely,

Jonathan D. Raiche, AICP
Senior Planner

Cc: Aimee Nassif, Planning and Development Services Director
Kim Streicher, Senior Engineer

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 = 10 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

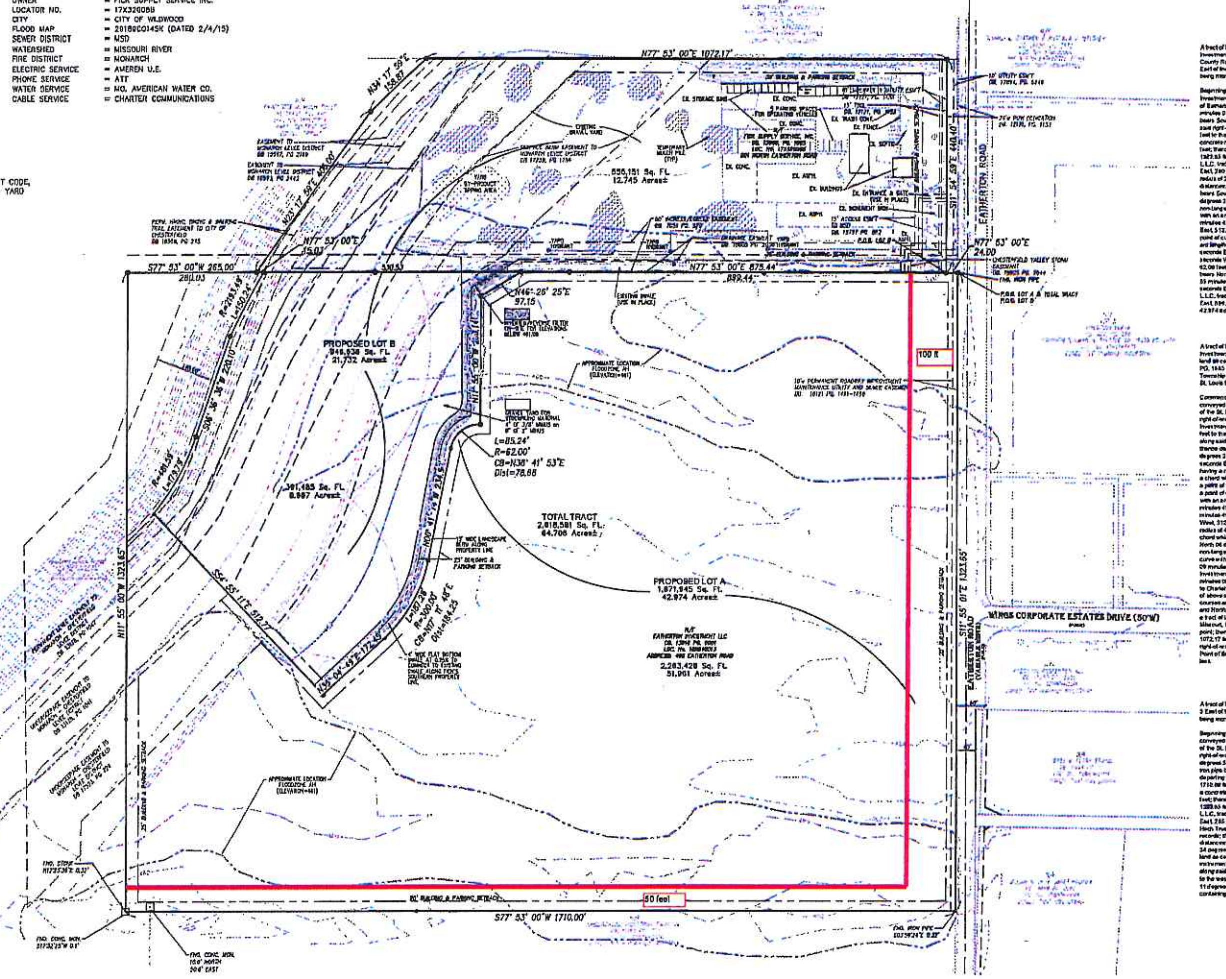
SITE ADDRESS	= 501 NORTH EATHERTON ROAD WILDWOOD, MO 63005
PROPOSED SITE AREA	= 21.683 Ac.
OWNER	= FICK SUPPLY SERVICE INC.
LOCATOR NO.	= 17X320088
CITY	= CITY OF WILDWOOD
FLOOD MAP	= 29189C0145K (DATED 2/4/15)
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH
ELECTRIC SERVICE	=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

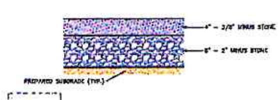
LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
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

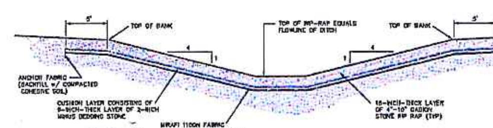
ABBREVIATIONS

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
(60'W)	- RIGHT-OF-WAY WIDTH





GRAVEL YARD SECTION
(n.t.s.)



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

ST. LOUIS COUNTY BENCHMARK

[illegible]

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 13818 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 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 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 08 degrees 38 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 18 degrees 48 minutes 42 seconds West, 178.73 feet; South 54 degrees 55 minutes 11 seconds East, 512.77 feet; North 35 degrees 04 minutes 49 seconds East, 172.43 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, 78.88 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, 889.44 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 13818 Page 1 and all of a tract of land as conveyed to Fick Supply Service, Inc by instrument recorded in Book 1339, PG. 1845 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 13818 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, 78.88 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 49 seconds West, 184.25 feet to a point of tangency; South 35 degrees 04 minutes 49 seconds West, 172.43 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 18 degrees 48 minutes 42 seconds East, 178.73 feet, North 08 degrees 38 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 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 7076, Page 729 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 944,538 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 13818 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 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 7076, Page 729 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 2,818,581 square feet or 64.706 acres more or less.

AMENDED SITE DEVELOPMENT PLAN

FICK SUPPLY - 501 N EATHERTON RD

CITY OF WILDWOOD
ST. LOUIS COUNTY, MISSOURI

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

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
[illegible]
01/29/19

REVISIONS:
1 [illegible]

AMENDED SITE DEVELOPMENT PLAN

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

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

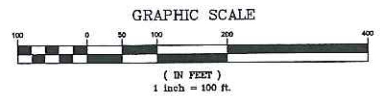
C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E	–	ELECTRIC
FL	–	FLOWLINE
FT	–	FEET
FND.	–	FOUND
G	–	GAS
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.C.P.	–	REINFORCED CONCRETE PIPE
R.I.M.U.S.E.	–	ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY AND SEWER EASEMENT
SQ.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

PREPARED FOR:

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

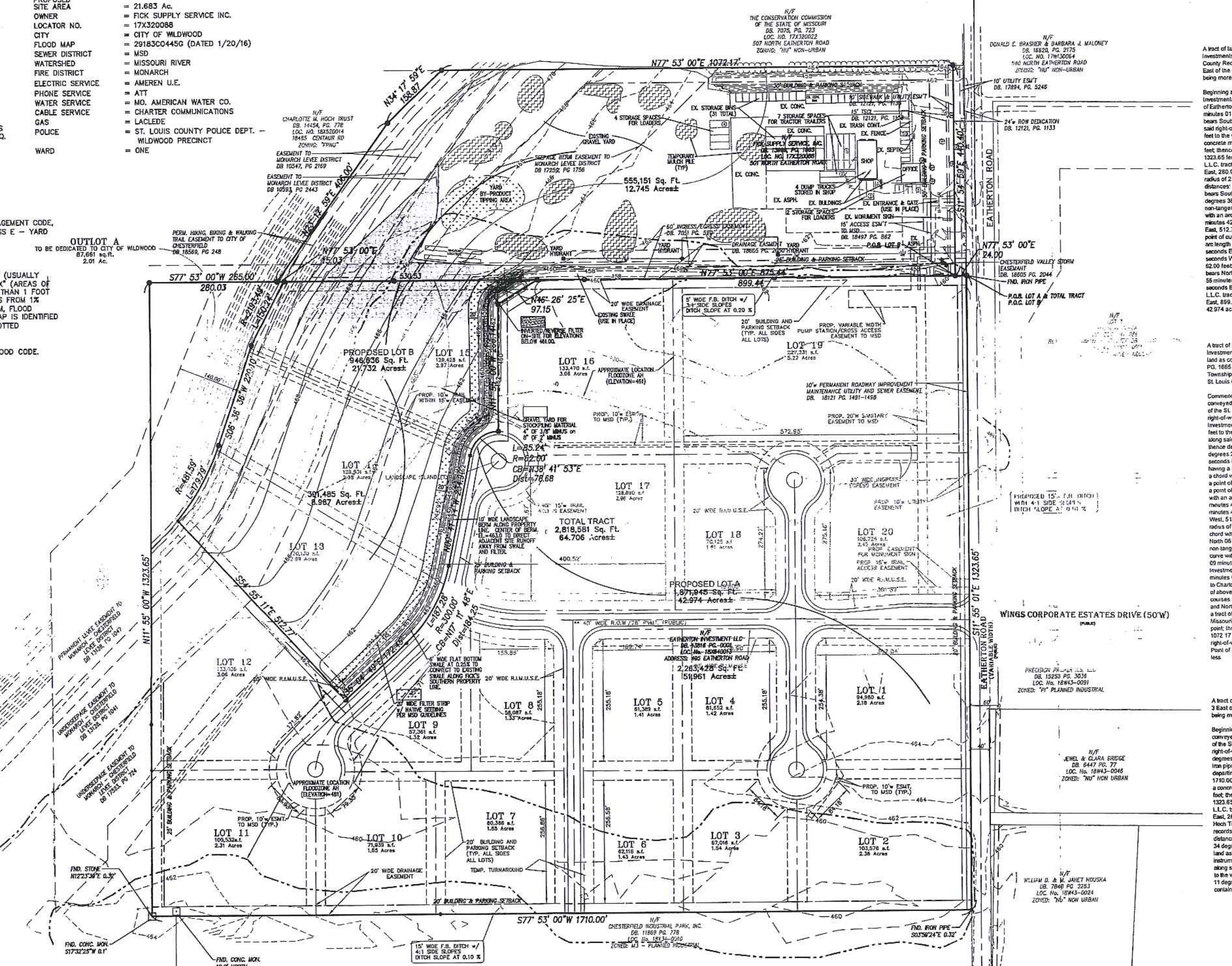
ST. LOUIS COUNTY BENCHMARK

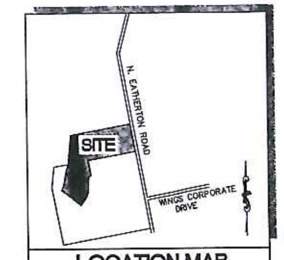
MSD 11-109 ELEV: STANDARD ALUMINUM DISK STAMPED SL-41 1990. DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER; 19' EAST OF THE CENTERLINE OF EATHERTON AND 60' NORTH OF THE EAST PIPELINE MARKER. APROX 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD.
ELEV: 481.36 (USGS DATUM)

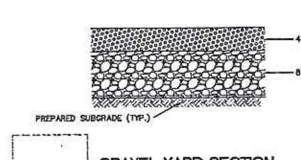


SITE INFORMATION

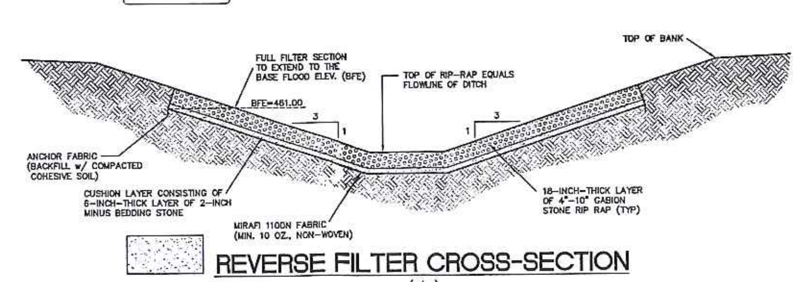
SITE ADDRESS	= 501 NORTH EATHERTON ROAD WILDWOOD, MO 63005
PROPOSED SITE AREA	= 21.683 Ac.
OWNER	= FICK SUPPLY SERVICE INC.
LOCATOR NO.	= 17X320088
CITY	= CITY OF WILDWOOD
FLOOD MAP	= 29183C0445G (DATED 1/20/16)
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH
ELECTRIC SERVICE	= 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







GRAVEL YARD SECTION
(n.t.s.)



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

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, 405.00 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 944,635 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.
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

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	2016.04.28 - 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 18, 2016
"Planning Tomorrow Today"

Petition No.:	**P.Z. 1-16**
Petitioner:	**Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122**
Request:	A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District. **Proposed Use: A total of four (4) single family dwellings on individual lots.**
Location:	East side of Center Avenue, south of Manchester Road
Tract Size:	1.4 acres
Locator No.:	Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue
Public Hearing Date:	June 6, 2016
Information Report Decision Date and Vote:	July 18, 2016 – **TBD**
Report:	Attachment A
Preliminary Development Plan:	Attachment B
Background Information:	Attachment C
School District:	Rockwood
Fire District:	Metro West
Ward:	Eight

Recommendation: The Department of Planning is recommending the Planning and Zoning Commission support the requested change in zoning for this tract of land from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District.

1. The rezoning of the parent four (4) lots will address a non-conformity relating to them and their respective sizes.

2. The integration of the City's other land use codes with the Town Center Plan's requirements will create the framework to ensure its design and character of the site and dwellings will be New Urbanism.
3. The Information Report also notes the issue of garage location and access to it, without the Planned Residential Development Overlay District (PRD), is at the discretion of the Planning and Zoning Commission, as part of its action on the Preliminary Plat, given the description for the Town Center Area favors rear entry types, with lanes.
4. The report also identifies the requirements, standards, and guidelines that must be met by this project relative to its location in Town Center.

ATTACHMENT A

Area and Site Description, Including Roadways - The site of this request is a 1.4 acre tract of land that is located on the southeast corner of Center Avenue (part public and part private in nature) and Manchester Road. The tract of land is four (4) legal lots of record, which are non-conforming due to their relative sizes (sizes ranging from 10,000 to 30,000 square feet). All of these lots are well below the minimum three (3) acre minimum size for NU Non-Urban Residence District zone sites in Wildwood. The shape of the site is rectangular and defined by Center Avenue, Manchester Road, and abutting properties to the east and south. The depth of the lot is approximately four hundred (400) feet, while its width is one hundred fifty (150) feet. Frontage on Center Avenue is the same as its defined depth, as is its width along Manchester Road.

Center Avenue, the primary access roadway to the subject site, is part public in nature, with the dedication of land area by Manlin Development Group with the Estates at Bordeaux Subdivision, at its southern end, while the remainder, and almost all of the street, is privately held by the other collective owners of lots located along its current length. This private street is very rural in nature, but can accommodate two (2) drive lanes. Center Avenue does not have a striped centerline. The right-of-way has limited improvements, which include earthen swales, but has no sidewalks and shoulders. This roadway has a north-south orientation, serves residential land uses only, and exhibits very limited traffic volumes.

Manchester Road has a lengthy history as one (1) of the first State roadways commissioned by the Missouri Legislature for access from the City of St. Louis to the capitol in Jefferson City. This roadway was first commissioned in approximately 1830 and has continuously been in use since that time. More recently, Manchester Road, during the 1930's, was designated as part of the original Route 66 corridor that stretches from Chicago, Illinois to Los Angeles, California, and the Pacific Ocean. During these glory years as part of the "Mother Road," many of the area's current buildings and structures were prominent landmarks along the route. Today, Manchester Road, along petitioner's frontage, is a two (2) lane arterial roadway maintained by the City of Wildwood. Along with these traffic lanes, bicycle lanes are provided in both directions. The roadway is asphalt, has curb and gutters, street trees, grates, and lights that are all coordinated with the Streetscape Specifications of the Town Center Plan. This frontage was part of the City of Wildwood's Phase Two Manchester Road Streetscape Project, which was completed approximately two (2) years ago.

The subject site is currently vacant and has been for a number of years, since the last dwelling was removed due to its condition. There are several large trees on the site. The property is otherwise all dedicated to lawn area and regularly maintained. Slope of the site is toward the northwest portion of it and relief is minimal, given its level topography for the most part.

The current zoning district designation of the property is NU Non-Urban Residence District and has been since the incorporation of the City in 1995. Prior to 1995, St. Louis County zoned the property NU Non-Urban District, a holding category for future development, based upon current trends in growth and demand. The area around this site has a very diverse zoning and land use pattern. This diverse pattern of zoning and land use was started by St. Louis County, then modified with the

incorporation of the City and the designation of this property to the "Town Center" Area under Conceptual Land Use Category of the Master Plan. The "Town Center" Residential Area designation allows future development to true mixed land use pattern, with residential densities ranging as high as ten (10) or eleven (11) lots per acre. This land use pattern can be detailed as follows:

To the North: Crossing Manchester Road is the historical development pattern of the Grover Area, which includes a mix of lot sizes, some as small as 10,000 square feet, while other properties are one (1) acre or greater in size. This pattern extends beyond the first tier of properties abutting Manchester Road. All of these lots are zoned NU Non-Urban Residence District.

To the West: Crossing Center Avenue is a long-established residential land use pattern of dwellings fronting onto Manchester Road and other lots that are accessed by either Center or West Avenues. All of these properties are zoned NU Non-Urban Residence District.

To the East: Abutting in this direction are residential lots that are of part of the historical pattern of the Grover Area and zoned NU Non-Urban Residence District. Crossing East Avenue is a node of commercial development, which includes the former Rufkahr Feed Store and Cherry Hills Square Center, all of which are zoned C-8 Planned Commercial District (St. Louis County).

To the South: Adjoining in this direction are several residential lots that front onto Center Avenue that are used for residential purposes and zoned with NU Non-Urban Residence District or R-1 One Acre Residence District and then, the Estates at Bordeaux Subdivision, which is eighteen (18) lots on an 11.5 acre site. This residential subdivision is zoned R-1A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). All of these lots are now occupied with single family detached dwellings (has an overall density of 1.76 units per acre).

Current Request – The petitioner, Whalen Custom Homes, is seeking the following: **P.Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122 –** A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a 1.4 acre tract of land consisting of four (4) lots of record, all being located on the east side of Center Avenue, south of Manchester Road (Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue). **Proposed Use: A total of four (4) single family dwellings on individual lots. (Ward Eight)**

The petitioner, Whalen Custom Homes, is seeking a change in zoning to allow for the redevelopment of these four (4), legal, but non-conforming, lots into a new four (4) lot configuration. The new four (4) lots would all be 14,000 square feet or greater in size. On each of the new lots, a single family dwelling is planned. These dwellings will have a mix of detached and attached garages, accessing from either Center Avenue or, in one (1) case, Manchester Road. The garages are side entry types, for the units that are not to be built with the detached variety.

Other characteristics of the proposal include the following items:

1. The structure setback distances would be twenty (20) feet for the front yard areas, ten (10) feet for the side yard areas, and thirty (30) feet for the rear yard areas.
2. The site is served by all public utilities. The installation of all utilities to serve the site will be underground.
3. The units will have at least two (2) enclosed parking spaces in garages and all of these facilities will be side types, along with detached garages placed at the rear lot line.
4. The petitioner is proposing not to provide public space within this project's boundaries, but request a credit for the Stone Mill Project to the south on Center Avenue, given it provided a surplus amount of acreage in that case.
5. The petitioner is proposing a five (5) foot wide dedication strip along Center Avenue for public purposes, but with no improvements planned within the current private dedication or new dedication strip, including the absence of sidewalks.
6. The petitioner is not planning any additional improvements to the Manchester Road right-of-way.
7. The site will be served by a system of stormwater facilities designed to current Metropolitan St. Louis Sewer District standards, which include some 'Best Management Practices.'
8. The design of landscaping and lighting is intended to meet City requirements in regards to both.
9. The petitioner and City, based upon comments at the public hearing, are in agreement Center Avenue should become a public street, in its entirety, while improving it to an appropriate condition for the number of residences located upon it, i.e. maintaining a more rural appearance.

ANALYSIS - The Department has considered this request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District to allow for the existing four (4), legal, but non-conforming, lots to be adjusted into four (4), legal lots of record to accommodate four (4) new single family dwellings. This request does not include a Planned Residential Development Overlay District (PRD), so no conditions can be attached to a favorable action on the rezoning request. Accordingly, the R-3 10,000 square foot Residence District does contain a list of requirements relating to the use of property so designated, which include setback distances, height limitations, parking ratios, lighting design, and public space dedications. Therefore, many of the requirements that would normally be included in the Planned Residential Development Overlay District (PRD) are a part of any City zoning action.

The Department is disappointed a Planned Residential Development Overlay District was not requested, given it provides the developer, the City, and the community the mechanism to ensure all components of the Town Center Plan are set forth in a single document and any unusual characteristics of the site or area can be identified and addressed accordingly. Regardless, the City's Master Plan's land use description of Town Center Area states that an acceptable zoning district designation for this special location of Wildwood would be up to the R-6A 4,000 square foot Residence District, which allows the requested R-3 10,000 square foot Residence District to be favorably considered, without the inclusion of the Planned Residential Development Overlay District (PRD), given its density will be much lower than the zoning classification allowing that maximum density. The text is as follows:

TOWN CENTER - *This category contains the areas of the City currently zoned either NU Non-Urban District or C-8 Planned Commercial District and include the historic communities of Grover and Pond. This area is primarily centered in the wedge of properties bordered by State Route 100, State Route 109, and Manchester Road, with a small extension to the west along Manchester Road to Pond. A majority of this area is located inside public sewer and water service areas, but also relies upon individual systems for the provision of these services. The characteristics of the land are less restrictive than the remainder of the City and can be described as rolling to gently-sloping, forested to pasture, or developed. Many of these properties have been disturbed by previous development, given the long history of settlement associated with the two (2) communities. There are a mix of uses ranging from single family residences on very small lots and three acre developments, commercial businesses, and institutional uses to agricultural lands. Access to this area is good due to its proximity to the two (2) State roadways and Manchester Road. With their traditional heritage as the commercial centers of the area, Pond, Grover, and the surrounding properties offer an excellent location for the Town Center, which would include a mix of high density residential developments and commercial uses of a neighborhood orientation. The density of residential development should not exceed the R-6A 4,000 square foot Residence District (unless authorized by City Council as part of a site-specific ordinance) and would only be considered in this Town Center Area as part of a Planned Residential Development (PRD).*

The intent of the Town Center is to create a center where a sense of community is established through the use of creative and innovative development features. These features will include: active and passive green space; interconnecting pedestrian pathways; family-owned and operated businesses; architecturally harmonious designs; integration and preservation of historical sites and local history; blending of local commercial development with appropriately buffered and situated residential development; an integrated system for sanitary and storm sewers; and protection of environmentally sensitive tracts. The Town Center should have a centralized area of park space that can be used as a gathering place for area residents to interact and truly develop a sense of place in their community, with plazas and mini-parks intermingled amongst future residential and commercial developments.

Given the property is located in Town Center and, despite a Planned Residential Development Overlay District (PRD) is not being sought, the requirements of this document relative to this project will be applied here almost in their entirety, given the integration of its standards and guidelines to the City's other land use codes. Those Neighborhood Design Standards and Architectural Guidelines, which create the character of New Urbanism and applied to all residential developments in Town Center, will be used as the litmus test for the units and site design themselves. If these standards and guidelines were not met, the four (4) lots would be non-compliant to the Town Center Plan and cause the Planning and Zoning Commission to forego any action on the Preliminary Plat, which acts as the Site Development Plan for subdivision purposes in

this case. Acknowledging this situation, many of the Neighborhood Design Standards of the Town Center Plan, along with Architectural Guidelines, once applied, will create the desired outcome for this project. These requirements, standards, and guidelines and their applicability are described below:

	Requirement(s)	Applicable Code(s)
1	Setback Distances	• Zoning Ordinance sets requirements and shown on plat
2	Height Limitations	• Zoning Ordinance sets requirements and reflected in plan submittal and zoning authorizations for building permits
3	Lot Depths and Widths	• Subdivision and Development Regulations and platting process.
4	Parking	• Zoning Ordinance sets requirements and platting process (preliminary).
5	Outdoor Lighting	• Zoning Ordinance sets requirements and platting process (preliminary).
6	Landscaping	• Tree Preservation and Restoration Code and platting process (preliminary).
7	Roadway Improvements and Access	• Subdivision and Development Regulations and platting process (preliminary and record)[i].
8	Public Space	• Zoning Ordinance and platting process (preliminary).
9	Architectural Review	• Zoning Ordinance requires review of all buildings and structures in Town Center Area against guidelines established therein.
10	Garage Locations/Access	• Town Center Development Manual – Neighborhood Design Standards and platting process (preliminary and record).
11	Materials	• Zoning Ordinance requires review of all buildings and structures in Town Center Area against guidelines established therein.
12	Colors	• Zoning Ordinance requires review of all buildings and structures in Town Center Area against guidelines established therein.
13	Porches and Height to Street	• Town Center Development Manual – Neighborhood Design Standards.

With the development of this tract of land governed by the City's codes and Town Center Plan, the outcome of these dwellings and lots should be consistent with other New Urbanism projects in the City. It is important to note the Town Center Plan favors rear entry garages that are served by a lane, which in the past has been altered by the use of the Planned Residential Development Overlay District (PRD). Given this special procedure is not being requested in this case, the issue of garage location and access can only be considered utilizing the current Town Center requirements in this regard, with any waivers to this requirement having to be addressed by the Planning and Zoning Commission on the Preliminary Plat and the Architectural Review Board on elevations. This issue,

along with access to City streets, which is at the sole discretion of Wildwood, will dictate the arrangement, location, and character of garages on these proposed four (4) lots.

SUMMARY OF REPORT AND RECOMMENDATION – The Department of Planning is recommending the Planning and Zoning Commission support the requested change in zoning for this tract of land, given it will address a non-conformity relating to the current lots and their respective sizes and, despite no Planned Residential Development Overlay District (PRD) being sought, as in other Town Center residential developments, its 1.4 acre area and the integration of the City's other land use codes create the framework to ensure its design and character will be New Urbanism. The Information Report also notes the issue of garage location and access to it, without the Planned Residential Development Overlay District (PRD), is at the discretion of the Planning and Zoning Commission, as part of its action on the Preliminary Plat, given the description for the Town Center Area favors rear entry types, with lanes. Similarly, the report also identifies the requirements, standards, and guidelines that must be met by this project relative to its location in Town Center. Again, given the character of this request, the Department is recommending favorable consideration of the R-3 10,000 square foot Residence District zoning district designation for this 1.4 acre tract of land by the Planning and Zoning Commission.

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[i] Efforts are underway to address the width/roadway surface of Center Avenue and its long-term maintenance, given its increased use. A meeting was held with all of the property owners along its length at the end of June and the Departments of Public Works and Planning are working on a number of items that were identified by the group, so as to reach a consensus. The developer of this project, who is the same for the Stone Mill Project at the southern end of Center Avenue, is obliged to participate in this effort, both by providing land dedications and funding.

Preliminary Development Plan
Attachment B

Old Towne Parc

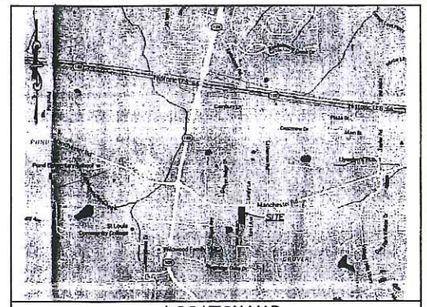
A TRACT OF LAND BEING PART OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST,
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT

SYMBOL LEGEND

SANITARY/STORM GRATE MANHOLE	UNDERGROUND STEAM LINE	
SANITARY / STORM MANHOLE	SANITARY / STORM LINE	
CURB INLET	OE — OVERHEAD ELECTRIC	
GRATE	UE — UNDERGROUND ELECTRIC	
TRASH CAN	UT — UNDERGROUND TELEPHONE	
POWER POLE	W — WATER LINE	
SIGN	G — GAS LINE	
SET COTTON SPINDLE	EM ELECTRIC METER	E ELECTRIC MANHOLE
LIGHT / LIGHT ON BUILDING	PM PHONE MANHOLE	ST STREET LIGHTING PULL BOX
WM WATER METER	GV GAS VALVE	GM GAS METER
WV WATER VALVE / FIRE HYDRANT	CB CABLE BOX	RD ROOF DRAIN
WM WATER MANHOLE	12" TREE	CONCRETE STOPBAR
SPK SPRINKLER CONTROL VALVE		TRAFFIC SIGNAL POST
CO CLEAN OUT	BUSH	BOLLARD



LOCATION MAP
(NOT TO SCALE)

SCALE: 1" = 20'

DEVELOPMENT NOTES

LOCATOR NUMBER: 24V510166

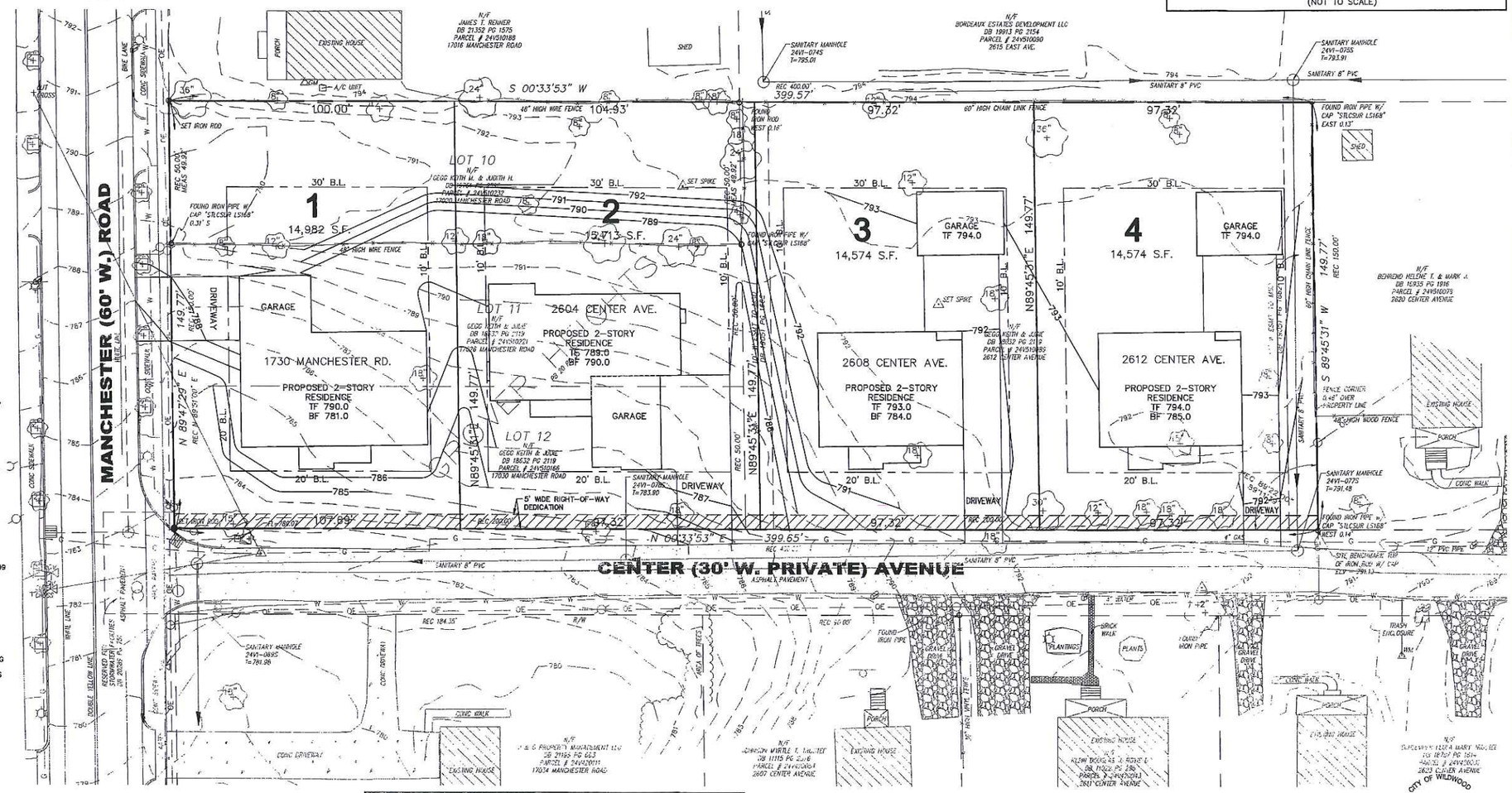
1. SITE ADDRESS: 17030 MANCHESTER ROAD
   OWNER: WHALEN CUSTOM HOMES, 338 S. KIRKWOOD RD., KIRKWOOD, MO 63122
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED ZONING: R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
5. GROSS AREA OF SITE: 1.37 ACRES
   LESS RIGHT-OF-WAY: <0.05> ACRES
   NET AREA: 1.32 ACRES
6. DENSITY = 4 LOTS/1.32 ACRES = 3.03 LOTS/ACRE
   1.32 ACRES x 3.5 UNITS/ACRE = 4.62 UNITS, 4 LOTS PERMITTED
7. NUMBER OF LOTS PROPOSED: 4
8. LOT SIZE: 10,000 S.F. MINIMUM
10. AVERAGE LOT SIZE: 14,948 S.F.

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 – WILDWOOD 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. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS.
4. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
   NO SLOPES WITHIN CITY OF WILDWOOD RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
5. ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
6. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS.
7. BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES OR 24 FEET.
8. THE NEAREST MAJOR INTERSECTION IS MANCHESTER ROAD AND STATE ROUTE 109 APPROXIMATELY 0.5 MILES TO THE NORTHWEST.
9. PARKING REQUIREMENTS:
   2/UNIT: 8 SPACES
   PROVIDED: 8 SPACES
10. ALL OUTDOOR LIGHTING WILL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD LIGHTING REQUIREMENTS.
11. ENTRANCES SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.
12. ALL FUTURE IMPROVEMENTS TO CENTER AVENUE WILL OCCUR WITHIN ITS EXISTING RIGHT-OF-WAY AND TO THE EAST, AFFECTING THE SUBJECT SITE. ADDITIONAL RIGHT-OF-WAY DEDICATION MAY BE REQUIRED TO ACCOMMODATE IMPROVEMENTS TO CENTER AVENUE.
13. THE DEFICIENCY IN THE AMOUNT OF PROVIDED PUBLIC SPACE WILL BE SUPPLEMENTED BY THE EXCESS PROVIDED PUBLIC SPACE, AS PART OF THE STONE MILL SUBDIVISION (ORDINANCE #2088), IF AUTHORIZED BY CITY COUNCIL.

TREE PRESERVATION CALCULATIONS:

EXISTING TREE CANOPY: 0.57 AC.
TREE CANOPY REMOVED: 0.13 AC.
REMAINING TREE CANOPY: 0.44 AC. (79%)



MAY 26 2016
DEPT OF PLANNING & PARKS

BASIS OF BEARING:

BEARINGS ARE IN RELATION TO WESTRIDGE OAKS PLAT ONE, AS RECORDED IN PLAT BOOK 338, PAGE 53, ST LOUIS COUNTY RECORDS.

BENCHMARK:

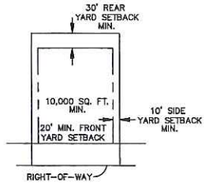
ST. LOUIS COUNTY BM 16-109: 794.70 (NGVD'29) "L" ON THE WEST SIDE OF A CONCRETE PORCH OF BUILDING AT # 16957 MANCHESTER ROAD; 21' EAST OF THE CENTERLINE OF EATHERTON ROAD AND 39' NORTH OF THE CENTERLINE OF MANCHESTER ROAD.

SITE BENCHMARKS:

795.68 (NGVD'29) CROSS AT THE INTERSECTION OF THE CENTERLINE OF BORDEAUX WALK WAY AND THE EAST LINE OF CENTER AVENUE. SAID POINT BEING 218.08 FEET SOUTH AND 29.86 FEET EAST OF THE NORTHEAST CORNER OF SUBJECT TRACT.

ELEV: 791.13 (NGVD'29) TOP OF IRON ROD WITH CAP LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY 2612 CENTER AVENUE. LOCATION IS SHOWN ON DRAWING.

FLOOD NOTE:



TYPICAL LOT

Standard for Public Space Calculation:	Four (4) acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new singel family dwelling)
Amount of Required Public Space	6,969.6 s.f.
Amount of Provided Public Space	1,998 s.f.
Multiple Use Trail	
Underground Detention Area	
Public Land Dedication	1,998 s.f.*
Privately-Held Common Ground	
List Installed Improvements	
Picnic Tables	
Benches	
Trash Receptacles	
Bicycle Racks	
Other:	
Other Public Space Items(if provided)	

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO MICHAEL WHALEN OF WHALEN CUSTOM HOMES, THAT AT HIS REQUEST, SUBURBAN LAND SURVEY, INC. HAS PREPARED A BOUNDARY AND TOPOGRAPHIC SURVEY DATED DECEMBER 4, 2015, OF LOT 10, LOT 11, AND LOT 12 OF "GROVER HEIGHTS" A SUBDIVISION RECORDED IN PLAT BOOK 20, PAGE 35 OF ST. LOUIS COUNTY RECORDS, ALSO THE PROPERTY OF KEITH AND JUDIE GEGG, CONVEYED IN DEED BOOK 18632, PAGE 2119, ST. LOUIS COUNTY RECORDS, SAID LAND BEING IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI; THAT THIS PLAT IS BASED UPON A BOUNDARY SURVEY COMPLETED ON THE GROUND; THAT THE RESULTS OF SAID SURVEY ARE SHOWN HEREON; AND THAT THE SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

STATE OF MISSOURI
DAVID L. ROBBINS
NUMBER LS-2210
REGISTERED LAND SURVEYOR

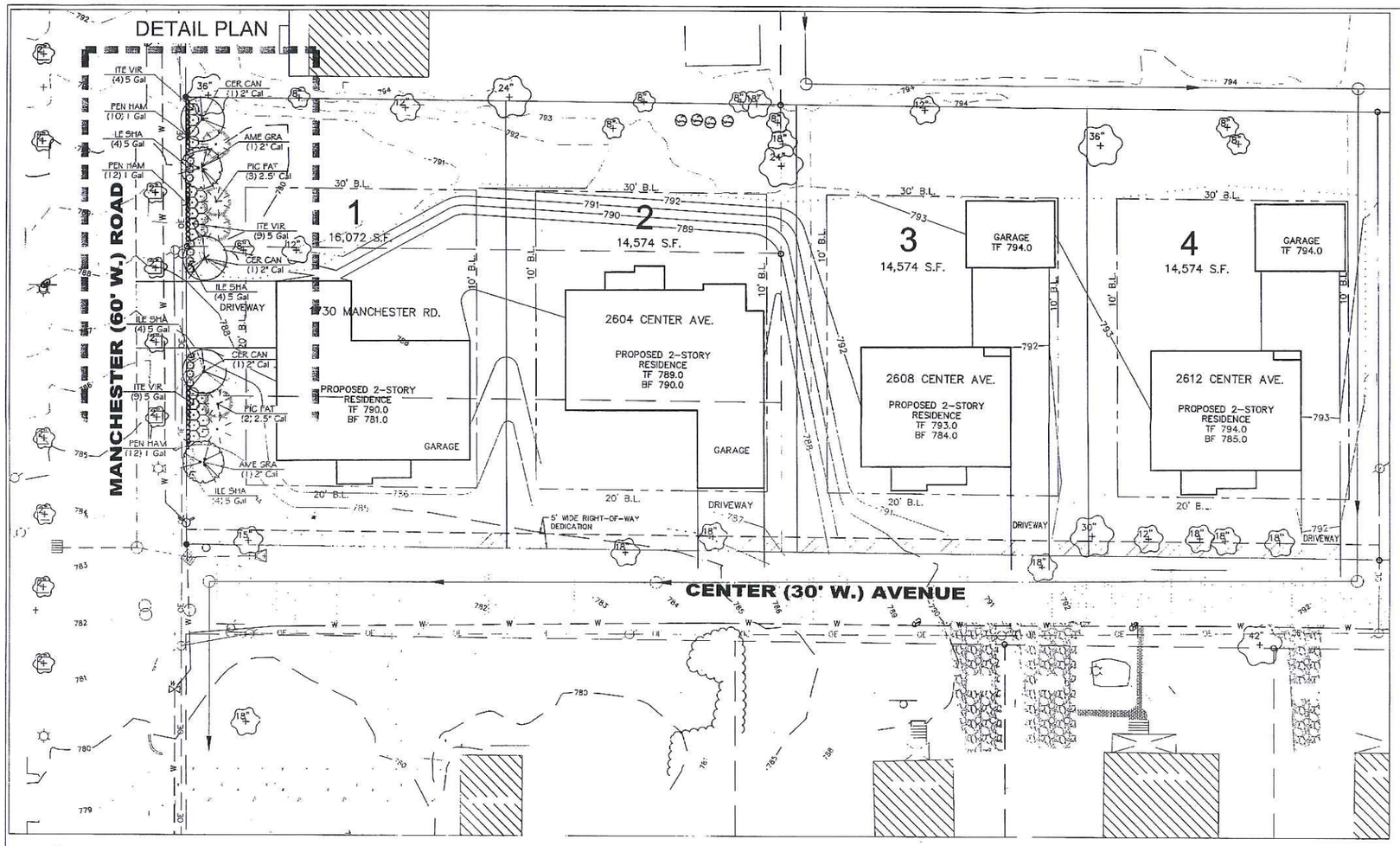
5/23/2016

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

OWNER/DEVELOPER:
Whalen Custom Homes
338 S. Kirkwood Rd.
Kirkwood, MO 63122
314-575-7645

PROJECT TITLE AND LOCATION:
Old Towne Parc
2612 Center Avenue
Wildwood, MO 63040

JOB NUMBER: 15-002
DATE: 3/23/2016
DRAWN BY: TBM
CHECKED BY: MTM
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
SHEET NUMBER: 1 of 1

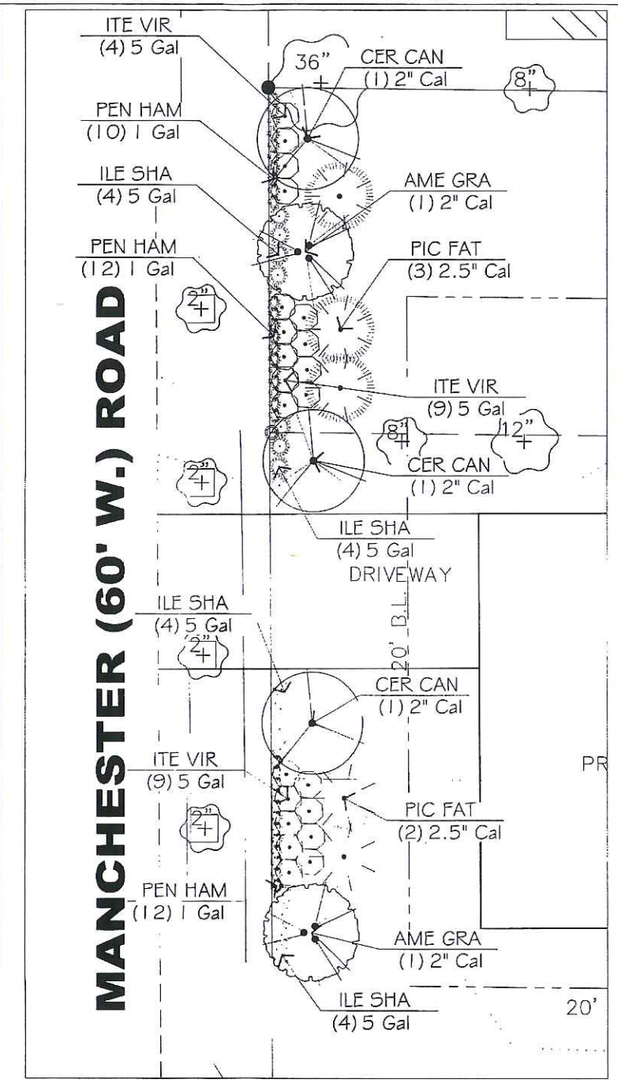


NORTH

0 20 40 60 feet

SCALE: 1" = 20'

LANDSCAPE PLAN



NORTH

0 10 20 30 feet

SCALE: 1" = 10'

BUFFER DETAIL PLAN

GENERAL NOTES:

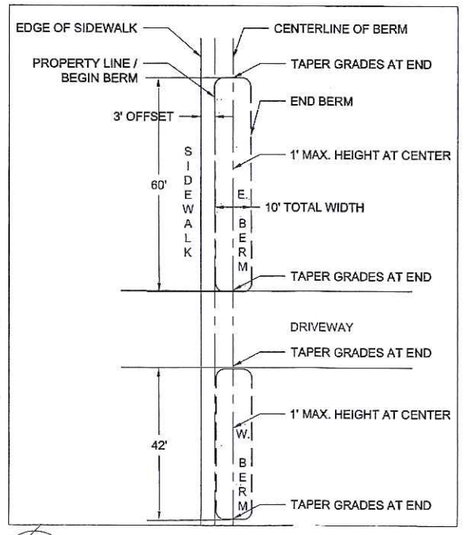
1. INDIVIDUAL HOMEOWNERS MUST BE NOTIFIED AT LEAST ONE WEEK PRIOR TO INSTALLATION OF PLANTS ON LOTS THAT HAVE AN OCCUPIED DWELLING;
2. UNLESS OTHERWISE STIPULATED BY SPECIFIC REQUIREMENTS OF THE CITY OF WILDWOOD TREE MANUAL, THE LANDSCAPING SHOWN ON THIS PLAN MUST BE PLANTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TREE AND SHRUB TRANSPLANTING MANUAL PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (PO BOX GG, SAVOY, IL 61874-9902;
3. ALL TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 5' FROM ALL UTILITY BOXES, 5' FROM A STORM INLET OR MANHOLE, 10' FROM A FIRE HYDRANT, 15' FROM PUBLIC STREET LIGHTS, 5' FROM DRIVEWAY APRONS, 20' FROM ANY TRAFFIC CONTROL SIGN, AND AT LEAST 30' FROM ANY INTERSECTION;
4. PLANT TYPE SUBSTITUTIONS ARE PERMITTED WITH VERBAL OR WRITTEN APPROVAL FROM THE CITY OF WILDWOOD PLANNING DEPARTMENT;
5. 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;
6. ALL PLANTS MUST MEET STANDSARDS OF THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK SPONSORED BY THE ASSOCIATION OF AMERICAN NURSERYMEN;
7. NO PLANT SHALL BE LOCATED IN AREAS OF OBVIOUS POOR DRAINAGE. IF SUCH CONDITIONS EXIST, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO RELOCATE AFFECTED PLANT MATERIAL;
8. SOIL CONDITIONS MUST BE TESTED, VERIFIED AND ADJUSTED BY THE LANDSCAPE CONTRACTOR TO INSURE THAT APPROPRIATE SOIL COMPOSITION AND pH LEVELS ARE SUITABLE FOR PLANT MATERIAL SPECIFIED FOR THAT SPECIFIC LOCATION.

SPECIFICATIONS:

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

LANDSCAPE BERM NOTES:

1. PROPOSED LANDSCAPE BUFFER ALONG MANCHESTER ROAD IS TO BE PLANTED ON A LOW CONSTRUCTED BERM.
2. BERM IS TO BE A MAXIMUM OF 1 FOOT TALL AT CENTERLINE.
3. BERM SHALL BE 10 FEET WIDE STARTING FROM PROPERTY LINE, AND BE OFFSET FROM EXISTING SIDEWALK BY AT LEAST 3 FEET.
4. TAPER BERM GRADES DOWN TO DRIVEWAY GRADE ACCORDINGLY.



NORTH

BERM DIAGRAM

PLANT SCHEDULE OLD TOWNE PARC

TREES	CODE	BOTANICAL NAME / COMMON NAME	CAL	CONT	HGT		QTY
	AME GRA	AMELANCHIER X GRAND-FLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	2" CAL	B+B			2
	CER CAN	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL	B+B			3
	PIC FAT	PICEA PUNGENS GLAUCA 'FAT ALBERT' / 'FAT ALBERT COLORADO BLUE SPRUCE	2.5" CAL	B+B	6 FT.		5
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT			SPACING	QTY
	ILE SHA	ILEX GLABRA 'SHAMROCK' / INKBERRY	5 GAL			36" o.c.	16
	ITE VIR	ITEA VIRG NICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	5 GAL			48" o.c.	22
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT			SPACING	QTY
	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' / 'HAMELN DWARF FOUNTAIN GRASS	1 GAL			24" o.c.	34

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DG2 Design
Landscape Architecture
4335 MO 109, Suite 102
EUREKA, MO 63025
TEL: 636.549.9007
www.dg2design.com
DG2 DESIGN MISSOURI STATE CERTIFICATE OF AUTHORITY #LC112.0025

CONSULTANT

OLD TOWNE PARC
WHALEN CUSTOM HOMES
WILDWOOD, MISSOURI 63040

NO.	ISSUED FOR	DATE
FDM	REV 1 WILD	REV DATE
	CLIENT REVIEW	03.28.16
	UPDATED BASE FILE	02.26.16

STAMP

STATE OF MISSOURI
KRISTY DEGUIRE
NUMBER
LA-2010000189
LANDSCAPE ARCHITECT

Kristy DeGuire
Landscape Architect
LA-2010000189

DRAWING TITLE
LANDSCAPE PLAN

PROJECT #: 16-222

SHEET NUMBER

L-100

dwg
G:\2012 PROJECTS\2016\16-223 Whalen Custom Homes - Old Towne Parc\DWG\16040\1 Old Towne Parc Landscape Plan.dwg

Background Information
Attachment C

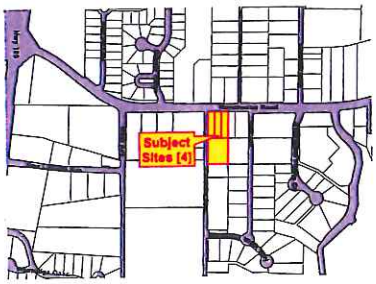
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, July 18, 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 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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



Street Addresses of Subject Site:
17020, 17026, and 17030 Manchester Road and 2612 Center Avenue

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 June 6, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to take action upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Monday, July 18, 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. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122 – A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a 1.4 acre tract of land consisting of four (4) lots of record, all being located on the east side of Center Avenue, south of Manchester Road (Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue). **Proposed Use: A total of four (4) single family dwellings on individual lots. (Ward Eight)**

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

WILDWOOD

June 15, 2016

Property Owner
Wildwood, Missouri 63040

RE: Center Avenue Meeting with City Representatives

Dear Property Owner:

As you may know, the City Council authorized a twelve (12) lot residential development (Stone Mill; 2710 West Avenue; Whalen Custom Homes) at the former location of the Missouri Department of Transportation (MODOT) site, at the terminus of Center Avenue, in 2015. Additionally, the City of Wildwood's Planning and Zoning Commission is currently considering a four (4) lot residential development (Old Towne Parc; 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue; Whalen Custom Homes) that would be located on the east side of Center Avenue, south of Manchester Road. These developments will have an impact on Center Avenue, which is currently designated a private road. The City has been working with Whalen Custom Homes to design future improvements to Center Avenue and determine how best to maintain this roadway in the future, i.e. dedicating for public ownership, as the principle option for consideration.

Therefore, the Department of Planning would like to invite you to a meeting of your neighbors to hear any and all comments regarding proposed future improvements to Center Avenue and the roadway's dedication as a public street. Department of Planning staff will be present, as well as a representative from Whalen Custom Homes. This meeting will be held at Wildwood City Hall, on **Wednesday, June 29, 2016, at 6:30 p.m., in the Community Room.** All are welcome.

If you have any questions regarding this letter, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your participation and the Department looks forward to hearing your input on this important matter. Written comments will also be accepted prior to the meeting, and should be addressed to the Department of Planning, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040. If you prefer, comments can also be provided via the City's website at www.cityofwildwood.com/comments.

Submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

CC: The Honorable James R. Bowlin, Mayor
City Council Members Garritano and Goodson
Planning and Zoning Commission Members
Ryan Thomas, City Administrator
John A. Young, City Attorney
Travis Newberry, Planner
Mike Whalen, Whalen Custom Homes (Petitioner)

WILDWOOD

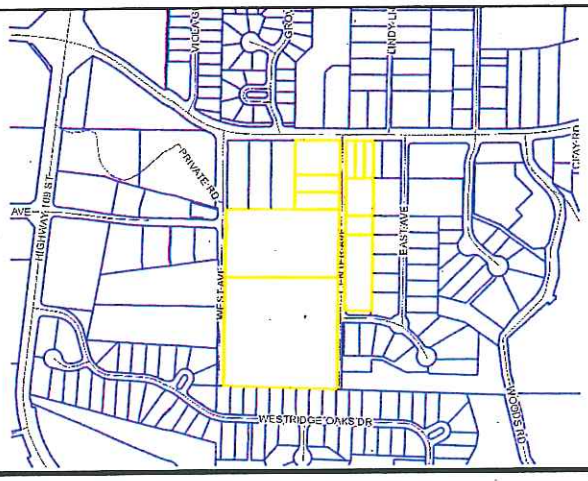
16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF

Center Avenue Neighborhood Meeting

In the Community Room at City Hall

Wednesday, June 29, at 6:30 p.m.



Please RSVP to this meeting by contacting the Department of Planning at (636) 458-0440 or by emailing joe@cityofwildwood.com.

The City of Wildwood City Council authorized a twelve (12) lot residential development (Stone Mill; 2710 West Avenue; Whalen Custom Homes) at the former location of the Missouri Department of Transportation's (MODOT) maintenance garage, at the terminus of Center Avenue. Additionally , the City of Wildwood's Planning and Zoning Commission is currently considering a four (4) lot residential development (Old Towne Parc; 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue; Whalen Custom Homes) that is located on the east side of Center Avenue, south of Manchester Road. These developments will have an impact on Center Avenue, which is currently designated a private road. The City has been working with Whalen Custom Homes to design future improvements to Center Avenue and determine how best to maintain this roadway in the future, i.e. dedicating for public ownership.

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Please RSVP to this meeting by contacting the Department of Planning at (636) 458-0440 or by emailing joe@cityofwildwood.com.

Your participation in this matter is greatly appreciated.

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON 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 Department of Planning, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.

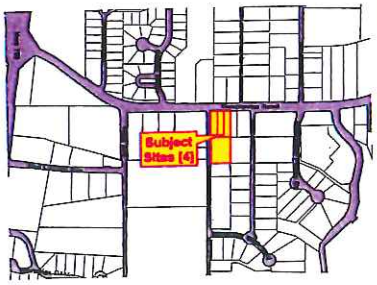
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, June 6, 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 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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



Street Addresses of Subject Site:
17020, 17026, and 17030 Manchester Road and 2612 Center Avenue

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, June 6, 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. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122 – A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a 1.4 acre tract of land consisting of four (4) lots of record, all being located on the east side of Center Avenue, south of Manchester Road (Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue). **Proposed Use: A total of four (4) single family dwellings on individual lots. (Ward Eight)**

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.

WILDWOOD

May 6, 2016

Whalen Custom Homes, Inc.
c/o Michael Whalen
338 South Kirkwood Road
Suite 103
Kirkwood, Missouri 63112

Re: Preliminary Development Plan for Old Towne Parc – A change in zoning from NU Non-Urban Residence District to the R-3 10,000 square foot Residence District, with a Town Center Designation of Neighborhood Edge District.

Dear Mr. Whalen,

The Department of Planning has completed its second review of the Preliminary Development Plan and related materials that have been submitted for the above mentioned proposal. This review compared the compliance of this plan and related materials to the Zoning Ordinance, Town Center Plan requirements for residential developments of this type, and to the Department's initial review letter dated February 12, 2016. In this comparison, a few items were found that need to be addressed, before the public hearing proceeds to its tentatively scheduled date of June 6, 2016. These items can be summarized as follows:

1. Please consider changing the orientation of the dwelling on Lot 1 to show the driveway and garage fronting on Center Avenue or having the residence facing Manchester Road, with its access on Center Avenue. The Department of Public Works has expressed some reservations about the driveway accessing Manchester Road.
2. Please consider changing the design of the dwelling on Lot 2 to accommodate a detached garage located at the rear of the lot, similar to Lots 3 and 4.
3. Please indicate Center Avenue as a private street at this time.
4. Please note the City's consultant has determined all future improvements to Center Avenue will occur within its existing right-of-way and to the east, affecting the subject site. Please note additional right-of-way dedication may be required to accommodate improvements to Center Avenue.
5. Please add a note stating the following: "The deficiency in the amount of provided public space will be supplemented by the excess provided public space, as part of the Stone Mill Subdivision (Ordinance #2088), if authorized by City Council."
6. Please provide preliminary comments regarding this subdivision from the Metro West Fire Protection District and the Metropolitan St. Louis Sewer District (MSD).
7. Please change "R-3 Residential District" to "R-3 10,000 square foot Residence District" in both the title block and the Development Notes Section.
8. Please note the orientation of the dwelling on Lot 2 shown on Sheet L100 is not consistent with what is represented on the Preliminary Development Plan sheet. Please correct this inconsistency.

Once the revisions are completed, please resubmit fifteen (15) full sets of the revised Preliminary Development Plan to the Department of Planning for distribution to the Planning and Zoning Commission members, as part of the public hearing packet. These sets of plans should be provided to the Department by Thursday, June 2nd. Please be advised that additional comments may be identified between this letter's date and the June 6, 2016 hearing at the Planning and Zoning Commission. If you should have any questions or comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members Joe Garritano and Larry Goodson, Ward 8
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

WILDWOOD

February 12, 2016

Whalen Custom Homes, Inc.
c/o Michael Whalen
338 South Kirkwood Road
Suite 103
Kirkwood, Missouri 63112

Re: Preliminary Development Plan for Old Towne Parc – A change in zoning from NU Non-Urban Residence District to the R-3 10,000 square foot Residence District, with a Town Center Designation of Neighborhood Edge District.

Dear Mr. Whalen,

The Department of Planning has completed its initial review of the Preliminary Development Plan that has been submitted for the 1.4 acre tract of land located at the southeast corner of Manchester Road and Center Avenue. This review compared the compliance of this plan and related application materials to the Zoning Ordinance and Town Center Plan requirements for residential developments of this type. In this comparison, a number of items were found that need to be addressed, before the Department can schedule the public hearing before the Planning and Zoning Commission for its review and action on this request. These items can be summarized as follows:

1. Please be advised the proposed rezoning of this property for four (4) lots to the R-3 10,000 square foot Residence District is within the range of zoning district designations identified as suitable within the "Neighborhood Edge" District designation of the Town Center Plan. However, lot widths and other design components of these lots must be addressed to meet the minimums or maximums of that designation and other items that are identified in the Neighborhood Design Standards for the same. These standards have been attached to this review letter for your review and use.
2. Please note the preferred design of housing in the "Neighborhood Edge" District designation is a rear entry garages served by a lane, not front entry garages accessing the fronting street directly. Although front-entry garages can be considered in the "Neighborhood Edge" District designation, this site, with its visibility along Manchester Road, does not lend itself well to this application and is problematic. This plan is not consistent to the intent of creating a New Urbanism development at this location.
3. Please identify on the Preliminary Development Plan the streetscape requirements that must be provided on Center Avenue. Additionally, please note the street specifications for this type of roadway must also be met. A dedication of right-of-way will be required to the City of Wildwood on Center Avenue.
4. Please indicate Center Avenue as a private street at this time.
5. Please provide preliminary comments regarding this subdivision from the Metro West Fire Protection District and the Metropolitan St. Louis Sewer District (MSD).
6. Please provide the parking calculations for this proposed use of the property for four (4) lots.

7. Please provide the density calculations for this site and please be advised the dedication of twenty (20) feet of land area for right-of-way purposes along Center Avenue must be used in the determination of net acreage.
8. Please provide the gross acreage of the site on the Preliminary Development Plan sheet. Additionally, please provide a legal description that corresponds to the Outboundary Survey that has already been submitted.
9. Please identify the required Public Space information on the Preliminary Development Plan sheet. The Department has attached a table to assist in this regard.
10. Please provide preliminary elevations of the proposed houses, so they can be forwarded to the City's Architectural Review Board for its comments.
11. Please provide a preliminary Landscape Plan for this project.
12. Please provide information regarding the proposed lighting of this project. At this stage of the zoning process, a note that all outdoor lighting will be provided in compliance with the City's Outdoor Lighting Requirements would suffice.
13. Please identify the tree preservation requirements for this site, i.e. existing tree canopy and remaining tree canopy.
14. Please add a note to the plan sheet indicating grading and drainage shall comply with the City of Wildwood and Metropolitan St. Louis Sewer District (MSD) standards.
15. Please see the attached sheet for additional comments in this regard.

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.

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

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

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

P.Z. Number(s): 1-16
(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: Whalen Custom Homes, Inc.
Mailing Address: 338 S. Kirkwood Road Suite 103
Kirkwood, MO 63122
Telephone Number, with Area Code: (314) 575-7645
Fax Number, with Area Code: (314) 821-1755
E-Mail Address: Mike@WhalenCustomHomes.com
Interest in Property (Owner or Owner Under Contract):
Owner Under Contract

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

Owner's Name (if different than applicant):
Keith & Judith Gegg
Address: 317 Clarkson Road Suite 201
Ellisville, MO 63011
Telephone Number, with Area Code: (636) 236-8881

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

17020; 17026; 17030 Manchester Road
2612 Center Avenue, Wildwood MO

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

24V510232 ; # 24V510221 ; # 24V510166
24V510089

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

1.4 Acres

Current Zoning District Designation: NU

Proposed Zoning District Designation: R-3

Proposed Planned District or Special Procedure:

USE INFORMATION

Current Use of Petitioned Site: Vacant Land

Proposed Use of Site: Single Family Residential

Proposed Title of Project: Old Towne Parc

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

6/1/16 - 6/1/17

CONSULTANT INFORMATION

Engineer's/Architect's Name: Special Inspections, LLC

Address: 16624 Old Chesterfield Rd.
St. Louis, MO 63017

Telephone Number, with area code: (636) 751-3161

Fax Number, with area code: N/A

E-Mail Address: specialinspections.info

Soil Scientist/Forester's Name: TBD

Address:

Telephone Number, with area code:

Fax Number, with area code:

E-Mail Address:

ACKNOWLEDGEMENT INFORMATION

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

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

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

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

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

SIGNATURE: _____

NAME (PRINTED): Michael Whalen

ADDRESS: 338 S. Kirkwood Road Suite 103
Kirkwood, MO 63122

TELEPHONE NUMBER: 314-575-7645

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

SEAL: MARY E. WHALEN
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 14797829
My Commission Expires Oct 17, 2018

SUBSCRIBED AND SWORN BEFORE ME THIS 11TH DAY OF JANUARY, 20 16.

SIGNED: Mary E. Whalen
(NOTARY PUBLIC)

NOTARY PUBLIC _____,
STATE OF MISSOURI.

MY COMMISSION EXPIRES OCT. 17, 2018

FOR OFFICE USE ONLY

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

2ND SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

REAL ESTATE SALE CONTRACT

This Contract is made and entered into as of the Effective Date (as defined herein) by and between WHALEN CUSTOM HOMES, INC. a Missouri CORPORATION, ("Purchaser"), and Keith M. Gegg, and Judith H. Gegg, Trustees of The Keith M. Gegg and Judith H. Gegg Revocable Trust dated 12/10/2009 (for lot 17020 Manchester) and Keith M. Gegg and Judith H. Gegg for lots 17026, 17030 Manchester and 2612 Center Ave. (the, "Seller"). The following recitals form the basis of this Contract, and are a material part hereof:

A. Seller is the owner of that certain real estate described on Exhibit A attached, in the city of Wildwood, St. Louis County, Missouri 17030, 17026, 17020 Manchester Road and 2612 Center Avenue, (the "Property") (legal description in the Title Commitment to govern); and

B. Purchaser desires to purchase, and Seller desires to sell the Property in accordance with the terms of this Contract.

NOW THEREFORE, in consideration of the mutual covenants and premises contained herein, the parties agree as follows:

1. Sale and Purchase of Property. Seller agrees to sell and Purchaser agrees to purchase, subject to the terms and conditions contained in this Contract, the Property and any improvements thereon and appurtenances thereto. The Property shall be sold together with all of Seller's right, title, and interest in and to all public and private streets, roads, avenues, and passageways abutting the Property, and any strips of land adjoining the Property, and all of Seller's water rights, mineral rights, easements, privileges, and related appurtenances. Subject to Seller's reasonable approval of such a survey, the exact acreage of the Property will be determined pursuant to Purchaser's survey of the Property.

2. Purchase Price. The purchase price for the Property shall be $300,000 (the "Purchase Price"). The Purchase Price shall be payable in immediately available funds at each Closing.

3. Earnest Deposit. Purchaser agrees to deliver an earnest deposit in the amount of THREE THOUSAND AND 00/100 DOLLARS ($3,000) (the "Earnest Deposit") in the form of cash with the Seller. Except as otherwise provided herein, the Earnest Deposit shall be refundable if contract is terminated within Contingency Period and applied as a credit at Closing in favor of Purchaser.

4. Conveyance of Title. At Closing, Seller shall convey to Purchaser by recordable special warranty deed marketable and insurable fee simple title to the Property, free and clear of all liens and encumbrances, subject only to covenants, conditions, restrictions, and easements of record; general and special taxes and assessments for the current year which are a lien on the Property but are not yet due and payable; building, zoning and like laws; statutes, ordinances and regulations (the "Permitted Exceptions").

5. Purchaser's Due Diligence Contingencies. This Contract and the obligations of Purchaser hereunder are subject to the contingencies set forth in the following Subparagraphs of this Section hereof, each of which shall be fulfilled or waived by Purchaser within 120 days following the Effective Date (the "Due Diligence Period"). If at any time within the Due Diligence Period, the applicable contingency is not satisfied, or will not be satisfied as determined in Purchaser's sole discretion, Purchaser may notify Seller in writing no later than 5:00 p.m. on the last day of the Due Diligence Period that it desires to terminate this Contract. Upon such termination, this Contract shall be null and void and the Earnest Deposit shall be retained by Seller. Notwithstanding the foregoing, in the event of failure by Purchaser to notify Seller in writing within such time of the waiver or satisfaction of the contingency or the termination of this Contract pursuant to such contingency, such contingency shall be deemed not to have been met and this Contract shall automatically be terminated with Earnest Deposit to be returned to Purchaser.

6.

(a) Survey and Title Examination. Within the Due Diligence Period, Purchaser shall, at Purchaser's expense, order and receive from the Title Company an ALTA form title insurance commitment (the "Title Commitment") with respect to the Property, together with copies of all exceptions to the Title Commitment and, at Purchaser's expense, a current ALTA form survey of the Property prepared by a licensed surveyor and certified to Purchaser and to the Title Company, showing all title exceptions, boundaries, improvements, easements, encroachments, building set-back lines, wetlands and floodway and flood plain boundaries as to the Property and in sufficient form to delete the survey exception on the title insurance policy, and neither the documents supplied by Seller, the Title Commitment nor the survey shall include any exceptions (including exceptions for mechanics liens) to title or other matters which are unacceptable to Purchaser.

(b) Zoning and other Governmental Approvals. Within the Due Diligence Period, Purchaser shall receive confirmation that (i) the zoning and permitted uses of the Property, and any general or special assessments applicable to the Property, are acceptable for such uses of the Property as are contemplated by Purchaser and (ii) all zoning and other governmental approvals necessary for Purchaser's intended development, including, without limitation, site plan and utility approvals, permits for water and sewer connections, and all other governmental permits and approvals which, in the Purchaser's reasonable judgment, are a prerequisite to the Purchaser's intended use of the Property, are received from all applicable regulatory agencies and utilities in form and content acceptable to Purchaser. Purchaser is responsible for obtaining the confirmation of zoning and permitted use as described in this Section.

(c) Plans, Specifications and Engineering. Within the Due Diligence Period, Purchaser may conduct, at Purchaser's expense, inspections, tests, studies, and analyses, including, without limitation, soil, percolation and flood plain tests, tests of capacity of utilities, environmental audits, engineering studies and feasibility studies, the results of which shall not disclose or indicate any soil, topographical, demographical or other conditions which would render the Property unacceptable, in Purchaser's sole but good faith discretion, for Purchaser's intended development and use of the Property.

(d) Due Diligence Contingency Extension. Purchaser shall have the right to extend the Due Diligence Period in this Section 5 hereof for two (2) additional 30 day periods by providing Seller with FOUR THOUSAND DOLLARS ($4,000) prior to the expiration of the then current Due Diligence Period. The payment(s) made pursuant to this Section 5(e) will be non-refundable, but will be applied against the Purchase Price if Purchaser closes the purchase of the Property.

(e) Due Diligence Documents. In the event Purchaser elects to terminate this contract, Purchaser shall provide copies of, and freely assign any and all due diligence documents procured by Purchaser in connection with the Property to Seller.

7. Additional Purchaser Contingencies. Purchaser's obligation to close the transaction contemplated by this Contract shall, in addition to the contingencies listed in Section 5 hereof, be contingent upon (i) all of Seller's representations and warranties hereunder being true and correct as of the date of Closing, and (ii) Seller having tendered to Purchaser all of the items required to be delivered by Seller to Purchaser at the Closing.

8. Seller Contingencies. Seller's obligation to close the transaction contemplated by this Contract shall be contingent upon (i) all of Purchaser's representations and warranties hereunder being true and correct as of the date of Closing, and (ii) Purchaser having tendered to Seller all of the items required to be delivered by Purchaser to Seller at the Closing.

9. Inspection. During the Due Diligence Period, the Purchaser, its agents, employees, contractors and engineers shall have the right from time-to-time to enter upon the Property at their risk for the purpose of inspecting same and conducting surveys, engineering studies, borings, soil tests, investigations, feasibility studies and the like. To the extent that it is practical to do so, all such entries shall be made in such a manner as to minimize interference with Seller's present use of the Property. Within a reasonable time after such entries Purchaser shall, to the extent

practicable, restore the Property to its prior condition. The Purchaser agrees to indemnify and save the Seller harmless from and against any loss and all damages, liabilities, claims, causes of action, penalties, demands and expenses of any kind or nature arising out of, resulting from , or incident to such entries and activities.

10. Sellers Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, which representations shall be true as of the Closing:

(a) Seller is now and will at the date of the Closing be the lawful owner of and have good and marketable title to all of the Property being sold, transferred or assigned by Seller to Purchaser at Closing;

(b) All of the Property will be at the time of the Closing, free and clear of any and all liens, security interests, restrictions, limitations, charges and encumbrances, except those listed as exceptions in the Title Commitment and approved by Purchaser.

(c) Seller has and will have at Closing good right, title and authority to sell, transfer and convey the Property pursuant to the terms of this Contract; and Seller will warrant and defend the same against the claims and demands of all persons whomsoever;

(d) If Seller is an entity, Seller is duly formed and validly existing. The execution and delivery of this Contract has been duly authorized to the extent required by Seller's organizational documents and no further action on the part of Seller is necessary in order to permit Seller to enter into this Contract;

(e) This Contract constitutes the valid and binding obligation of Seller enforceable in accordance with its terms;

(f) Seller has full right, power and authority and is duly authorized to enter into this Contract, to perform each and every one of the covenants on its part to be performed hereunder and to execute and deliver and to perform its obligations under all documents required to be executed and delivered by Seller pursuant to this Contract;

(g) The execution of this Contract by Seller and Seller's observance and performance of all its covenants and obligations hereunder does not contravene any judgment, order or provision of the law of which Seller is aware, or any agreement binding upon the Seller;

(h) There is no litigation or proceeding pending or, to Seller's knowledge, threatened against the Property or Seller;

(i) Seller has not received any written notice of any violation or any ordinance, regulation, law, statute, building code, zoning ordinance or environmental laws pertaining to the Property, or any portion thereof;

(j) Seller has received no written notice that there has been any unlawful contamination (including any disposal, discharge, deposit, injection, dumping, leaking, spilling, placing or escape) of any hazardous substance, pollutant or contaminant (as those items are defined under 42 U.S.C. Section 9601) on, in under or from the Property, and to the best of Seller's knowledge, there is no facility in or on the Property which is used for the treatment, storage or disposal of hazardous wastes (as those terms are described in The Resource Conversation and Recovery Act, 42 U.S.C., Sections 6901-6987, and the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C., Section 11,000 et seq.); To the best of Seller's knowledge, there is currently no action, suit or proceeding pending, nor has Seller received notice of any threatened action, suit or proceeding, which would result in a condemnation of the Property or any portion thereof or which would affect the access to the Property or the utilities presently serving the Property;

(k) No written or otherwise enforceable commitments have been made by Seller to any governmental authority which would impose any obligation on Purchaser or its successors or assigns to make any contribution or dedication of money or land to construct or maintain any roads, levees or other improvements of a public or private nature on or off the Property, except for payments to MSD as previously disclosed by Seller;

(l) Seller shall have made no changes in the current zoning of the Property except as may be requested by Purchaser;

(m) There are no mechanics, materialmans or similar claims or liens presently claimed or which will be claimed against the Property for work performed or commenced prior to Closing at the request of Seller or of which Seller has knowledge; and

(n) Except as otherwise set forth in this Contract, the covenants, representations and warranties set forth herein are made as of the date of execution of this Contract, but Seller agrees that by the act of Closing the sale and purchase hereunder, the said covenants, representations and warranties shall be deemed confirmed as of the date of Closing.

11. Purchaser's Representations and Warranties.

(a) Purchaser is a MISSOURI CORPORATION company duly formed, validly existing and authorized to do business in the State of Missouri. The person executing this Contract on behalf of the Purchaser personally guarantees the execution and delivery of this Contract has been duly authorized to the extent required by Purchaser's organizational documents and no further action on the part of Purchaser is necessary in order to permit Purchaser to enter into this Contract;

(b) This Contract constitutes the valid and binding obligation of Purchaser enforceable in accordance with its terms;

(c) Purchaser has full right, power and authority and is duly authorized to enter into this Contract, to perform each and every one of the covenants on its part to be performed hereunder and to execute and deliver and to perform its obligations under all documents required to be executed and delivered by Purchaser pursuant to this Contract;

(d) The execution of this Contract by Purchaser and Purchaser's observance and performance of all its covenants and obligations hereunder does not contravene any judgment, order or provision of the law of which Purchaser is aware, or any agreement binding upon the Purchaser; and

(e) Purchaser shall provide Seller with a Certificate of Good Standing from the Missouri Secretary of State.

12. Adjustments to Purchase Price. The Purchase Price to be paid at Closing shall be adjusted at the time of Closing to account for pro-ration of real estate taxes, other assessments for the calender year (all related only to the portion of the Property to be purchased at the specific Closing) in which Closing occurs, special taxes, and assessments on the Property levied prior to Closing.

13. Closing. The Closing shall take place at the office of the Title Company or at such other place as shall be mutually agreed to by Seller and Purchaser WITHIN THIRTY (30) DAYS OF CONTINGENCY WAIVER. Title to and possession of the Property shall pass to Purchaser upon completion of Closing.

14. Closing Documents. At Closing, Purchaser and Seller will execute and deliver such documents and/or instruments as may be reasonably required in order to convey the Property to the Purchaser and to satisfy the

obligations of the parties hereunder, all in form and substance acceptable to Purchaser and to Seller.

15. Condemnation. If, prior to Closing, all of the Property shall be condemned by governmental or other lawful authority, this Contract shall terminate. If, prior to Closing, less than all of the Property shall be condemned by governmental or other lawful authority, Purchaser shall have the option of (i) completing the purchase for the Purchase Price set forth in Section 2, in which event all condemnation proceeds or claims therefore shall be assigned to Purchaser, or (ii) terminating this Contract.

16. Default.

(a) If Purchaser fails or refuses to comply fully with the terms of this Contract or breaches any of its representations and warranties hereunder for any reason, and Purchaser fails to cure any such default within 10 days of receiving written notice of default from Seller, Seller may, as its sole and exclusive remedy, terminate this Contract and retain the Earnest Deposit and any other money paid hereunder as liquidated and stipulated damages.

(b) If Seller fails or refuses to comply fully with the terms of this Contract for any reason, or breaches any of its representations and warranties hereunder, and Seller fails to cure such default within 10 days of receiving written notice of default from Purchaser, Purchaser may, at its option, either: (i) terminate this Contract whereupon the Earnest Deposit will be immediately refunded to Purchaser; or (ii) pursue a suit for specific performance.

17. Real Estate Brokers. Purchaser is not represented by any real estate broker. Any commission due to any licensed real estate broker will be the sole responsibility of Seller.

18. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be sent by prepaid reputable courier delivery service or mailed by registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

If to Purchaser:
WHALEN CUSTOM HOMES, INC
338 S. Kirkwood Road
Kirkwood MO, 63122
Telephone: 314-575-7645
Facsimile: 314-821-1755
E-mail: mike@whalencustomhomes.com

If to Seller:
Keith and Judith Gegg
2473 Hickory Manor Dr.
Wildwood, MO 63011
Telephone: 636-236-8881
Facsimile: 636-394-4456
E-mail: keith@geggdesign.com

With copy to:

Either party may designate a different address for itself by notice similarly given. Any notice given by registered or certified mail shall be deemed to have been given when deposited in the mail, and any notice not so given shall be deemed to have been given upon receipt of the same by the party to whom the same is to be given.

19. Miscellaneous.

(a) The Effective Date of this Agreement ("Effective Date") shall be the date this Contract is last signed by the Purchaser or by any of the Sellers.

(b) This Contract shall be governed by the laws of the State of Missouri without regard to its conflict of laws provisions.

(c) This Contract (which includes any exhibit or addendum attached hereto, the provision of any said exhibit or addendum being hereby incorporated in this Contract) contains the entire Contract between Seller and Purchaser and there are no other terms, conditions, promises, undertakings, statements, or representations, express or implied, concerning the sale and purchase contemplated by this Contract. Neither party shall be bound by any representation, promise, undertaking, or statement unless set forth in this Contract.

(d) The headings to the paragraphs of this Contract have been inserted for convenience of reference only and shall in no way modify or restrict any provisions hereof or be used to construe any of such provisions.

(e) Purchaser and Seller agree to execute at Closing all forms and reports required for tax reporting purposes, including federal and state income tax reporting and any declaration of value required by St. Louis County, assessor's office. Purchaser and Seller further agree to deliver all other documents, instrument, or affidavits which are customary in a real estate closing in St. Louis County, or which reasonably may be required by the Title Company to effect the Closing hereunder and the issuance of the title policy pursuant to the Title Commitment.

(f) The terms of this Contract may not be amended, waived or terminated orally, but only by an instrument in writing signed by both Seller and Purchaser; provided, however, that either party shall have the right to waive any condition or contingency in this Contract which is for the benefit of the party granting such waiver, so long as such waiver is done so in writing.

(g) This Contract shall inure to the benefit of and be binding upon Seller and Purchaser and their respective heirs, personal representatives, successor and assigns. Seller may not assign its interest in this Contract without the consent of Purchaser. Likewise, Purchaser may not assign its interest in this Contract without the consent of Seller. In order for either Party to assign its interest in this Contract, the same must provide the other Party with written notice of its intent to make such assignment. The other Party shall have 10 days from receipt of such written notice to either consent to the assignment or terminate this Contract. In the event that an assignment is made pursuant to this Section, the assignor shall be relieved of any responsibility, liabilities, or obligations pursuant to this Contract to the extent assumed by the assignee. This Contract may not be assigned within 10 days prior to Closing. Time is of the essence of this Contract.

(h) If the date for performance of any act pursuant to this Contract falls on a Saturday, Sunday, or legal holiday in the State of Missouri, then the date for performance of such act shall be the next following business day.

(i) Whenever it is provided in this Contract that days shall be counted, the first date to be counted shall be the day following the date on which the event causing the period to commence occurs.

(j) In an event of a dispute between the parties with respect to this Contract, then the non-prevailing party shall reimburse the prevailing party for its reasonable attorney's fees and costs.

(k) It shall be a condition precedent to Purchaser's obligations hereunder that there be no material change in the Property, physically or otherwise, in the time between the final execution of the Contract and the date of Closing.

(l) Seller and Purchaser covenant and agree that until this Contract is closed, all terms, conditions and provisions thereof shall remain confidential and shall not be disclosed by either party to any persons

other than those necessary to complete the transaction contemplated herein.

(m) All of Property shall be held at the risk of Seller, and all portions of the Property shall remain the risk of Seller until such portion is purchased at Closing.

(n) This Contract may be executed in one or more counterparts, each of which will be deemed to be an original and all of which, when taken together, will be deemed to constitute one and the same contract. Facsimile transmission of this signed Contract shall be regarded and accepted as original signatures.

(p) Seller agrees, within five (5) business days of acceptance, to provide Purchaser with any title work in Seller's possession as of the Effective Date of this Contract, along with copies of all restrictions, appraisals, survey, topographical survey, construction plans, plats, engineering, soils test, and any other documents, agreements pertaining to the property to the extent Seller has these in his possession.

20. Acceptance of Purchaser's Offer. Seller shall have 2 business days from the date of its receipt of this Agreement during which to accept Purchaser's offer. Upon Seller's acceptance of Purchaser's offer, Seller shall deliver a fully executed copy of this Agreement to Purchaser. Unless so accepted by Seller, this Agreement shall be considered rejected and said copies as executed by Purchaser shall be promptly returned to Purchaser.

21. Signage. Purchaser shall have the right to erect signage on the Property during the term of this contract.

IN WITNESS WHEREOF the parties have executed this Contract as of the date written below their signatures on this Contract.

PURCHASER:

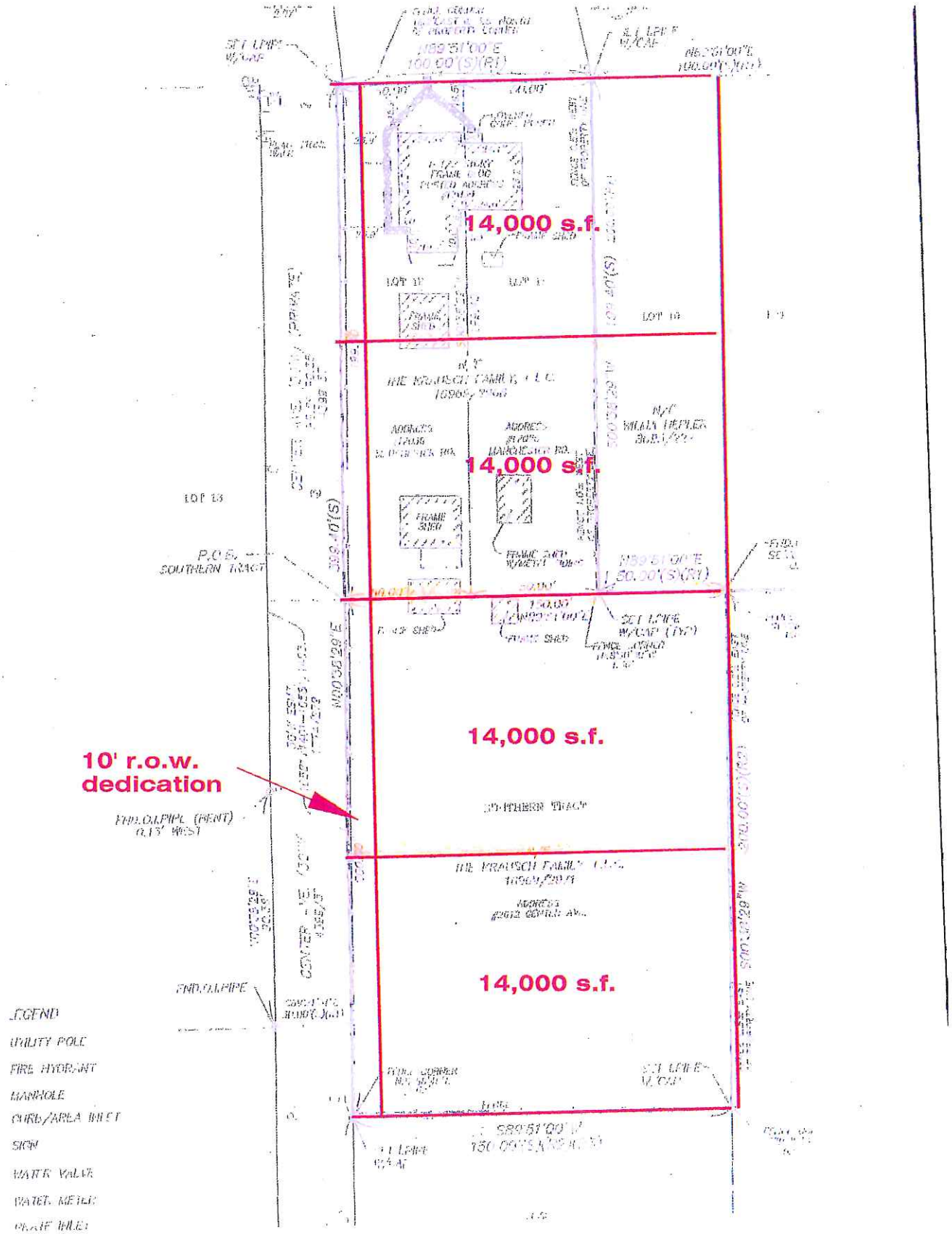
By: _____ Date: 11-18-15
Michael D. Whalen, President

SELLER: Keith M. Gegy Date: 11-12-15

Judith H. Gegy Date: 11.12.2015.

EXHIBIT A
Description of the Property

Exhibit A


14,000 s.f.
14,000 s.f.
14,000 s.f.
14,000 s.f.
10' r.o.w. dedication
LOT 13
LOT 14
P.O.B. SOUTHERN TRACT
SOUTHERN TRACT
THE KRAUSCH FAMILY, L.L.C.
N/F WILMA HEPLER
FRAME SHED
SET LPIPE W/CAP
FND.O.I.PIPE
LEGEND
UTILITY POLE
FIRE HYDRANT
MANHOLE
CURB/AREA INLET
SIGN
WATER VALVE
WATER METER
PRATE INLET

OLD BUSINESS **AGENDA ITEM**

WILDWOOD

INFORMATION REPORT
City of Wildwood, Missouri
Prepared by the Department of Planning
Draft Date: July 18, 2016
"Planning Tomorrow Today"

Petition No.:	**P.Z. 10-16**
Petitioner:	**City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040**
Request:	A request to review and consider amendments to the City of Wildwood's Zoning Ordinance – Chapter 415 of the City of Wildwood Municipal Code – for all of its "R" Residence District zoning designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, thereby adding new language to prohibit the installation of impervious surfaces and other improvements in the side yard setbacks, which are not considered structures under the Zoning Ordinance's definition of the same.
Location:	City-Wide
Hearing Date:	April 18, 2016
Date and Vote on Information Report:	July 18, 2016 - TBD
Report:	Attachment A
Background Information:	Attachment B
Wards:	All
Recommendation:	The Department recommends the Planning and Zoning Commission support a change to the Zoning Ordinance's Miscellaneous Regulations relating to flatwork in the side yard setback areas for the purposes of parking or staging vehicles of any type.

ATTACHMENT A - REPORT

Background: The City of Wildwood has a number of subdivisions developed with the use of a Planned Environment Unit (PEU - St. Louis County) or the Planned Residential Development Overlay District (PRD - City of Wildwood). These overlay districts allow the developer, eventual homebuyer, and the local government to address the use of property more in keeping with its characteristics versus compliance to a

one size fits all residential zoning district designation approach. The use of these overlay districts has been across all areas of Wildwood, rural to Town Center.

One of the key components of the use of the overlay district procedure is the ability to modify the setback distances for structures and buildings to allow for them to match the minimum lot sizes that are also accommodated, thereby creating a more compact development featuring greater contiguous open spaces. In more traditional subdivisions, those outside the Non-Urban Residence District, side yard setback distances can be five (5) to (6) feet in width, thereby allowing ten (10) feet between dwellings. These side yard setback areas are critical in their function as well, given they receive much of the stormwater runoff from the areas of the dwelling's impervious surfaces, along with the installation of needed utilities for the purposes of electric, water, sewer, telecommunications, and others. Therefore, the use of these areas needs to be carefully controlled to preserve their designed functions.

Over the last year, a number of homeowners have installed or requested the right to use these side yard setback areas and others for new improvements. These improvements include a range of flat work, landscaping, and stormwater improvements. Collectively, some of the improvements work within the narrow areas of the side yard setbacks, but not always.

An example of this situation that has created issues is the more recent trend of adding flatwork for an additional driveway pad in the side yard setback area. In recent instances, this driveway approach causes a number of issues for the abutting property owner, such as alterations of stormwater runoff, increase in noise, and degradation of aesthetics. These situations have led to an increase in questions and complaints to the City about such. These questions and complaints were reviewed and given no clear or concise interpretation of the multiple codes governing and controlling setback areas of a lot, resulting in responses being less than desirable to these parties.

Key Areas of Study: Accordingly, the Department believed the best approach to better understand this matter was to have it discussed and considered by the Planning and Zoning Commission via a public hearing, where input could be provided upon it. This hearing was held on April 18, 2016 and provided the identification of several key areas of study. The key areas of this discussion included the following items:

1. The need or lack thereof for a legislative solution to the use of the setback areas for typically exempt improvements, such as fences, walls, light standards, and flatwork.
2. The methods to manage or protect these setback areas from use and/or development.
3. The consideration of increasing the allowable minimum setbacks authorized by the City's Planned Residential Development Overlay District (PRD) procedure, if approved on a site, thereby ensuring certain distances are preserved between dwellings for necessary utility installations and stormwater management, but also, homeowner installed improvements as well.
4. The integration of the Grading Code requirements into the Zoning Ordinance, so as consistency exists between the two (2) sets of regulations.

The recent number of incidents relating to the use of side yard setback areas in more traditional subdivisions for improvements necessitates some type of action by the City of Wildwood. With changing demands on households, particularly the number of vehicles potentially associated with a single residence

having children of a driving age, the availability of space on a lot is at a premium in some locations within the City. Acknowledging this trend, this issue is not going to abate in the near future. Conversely, it should be noted that many Homeowners Associations prohibit the parking of private vehicles on public streets located in their subdivisions during over-night hours. Therefore, restricting potential locations on lots for additional parking will compound issues within these locations.

Applicable Regulations: Below are listed some representative examples of the exceptions provided relative to the use of setback areas on lots. The examples from the City's Zoning Ordinance are cited from the Miscellaneous Regulations and the NU Non-Urban Residence District for residential lots, but all the "R" Residence Districts contain similar provisions relative to setback areas. Therefore, the NU Non-Urban Residence District is used in this context as a representative sample.

Chapter 415.380, Section L. - Miscellaneous Regulations Yards To Be Open To Sky—Exceptions. Every part of a required yard shall be open to the sky, unobstructed except as follows:

1. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed twelve (12) inches;
2. Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, projecting not to exceed twenty-four (24) inches;
3. Roof overhangs projecting not to exceed eighteen (18) inches, except that roof overhangs on the south side of a building may project forty-eight (48) inches into a side or rear yard, but no closer than forty-eight (48) inches to a property line;
4. Canopy overhangs for service stations projecting a maximum of eighteen (18) inches into required front yards;
5. Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
6. In all "R" Residence Districts air-conditioning units extending into side or rear yards a maximum of thirty (30) inches, with air-conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within said side or rear yards;
7. Driveways, ramps, sidewalks and parking lots as otherwise permitted by this Chapter.

Chapter 415.090, Section G. of the NU Non-Urban Residence District Regulations

3. Minimum yard requirements—general.

A. *Front yard.* No structure shall be allowed within fifty (50) feet of any roadway right-of-way line or large lot roadway easement.
B. *Side and rear yard.* No structure shall be allowed within thirty (30) feet of any property line other than a roadway right-of-way line or large lot roadway easement.

4. ***Specific yard requirements and exceptions.***

A. Notwithstanding any other provisions of this Chapter, on corner lots no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
B. Boundary walls or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
C. Permitted information signs, six (6) feet or less in height are allowed within the minimum front yard setback.
D. Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback or sight distance triangle.
E. A permitted freestanding business sign may be located no closer than twenty-five (25) feet from any roadway right-of-way line.
F. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning. Light standards for parking lot lighting are allowed no closer than twenty-five (25) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban Residence, "PS" Park and Scenic or any "R" Residence District.

Analysis: The Department of Planning has considered this request for possible changes to the Zoning Ordinance to better protect side yard setback areas from inappropriate disturbance or use by reviewing and analyzing the relevant key areas defined at the public hearing held on this matter. These key areas that are considered included the following items:

1. The need or lack thereof for a legislative solution to the use of the setback areas for typically exempt improvements, such as fences, walls, light standards, and flatwork.
2. The methods to manage or protect these setback areas from use and/or development.
3. The consideration of increasing the allowable minimum setbacks authorized by the City's Planned Residential Development Overlay District (PRD) procedure, if approved on a site, thereby ensuring certain distances are preserved between dwellings for necessary utility installations and stormwater management, but also, homeowner installed improvements as well.
4. The integration of the Grading Code requirements into the Zoning Ordinance, so as consistency exists between the two (2) sets of regulations.

In considering these four (4) items, each of them must be favorably addressed, before a positive recommendation can be made in this regard. If all are determined to be appropriate, then the Planning and Zoning Commission can have a degree of confidence that residential lots in the City of Wildwood will have the minimum separation between improvements, whether structures, buildings, or flatwork that is appropriate, and provide the intended benefit that is derived from the imposition of setback distances.

Key Area #1 - *The need or lack thereof for a legislative solution to the use of the setback areas for typically exempt improvements, such as fences, walls, light standards, and flatwork.*

The Department believes that, although the City has authorized the use of side yard setback areas in more traditional subdivision settings since its inception for limited improvements, as indicated above, with the addition of more use-based activities in these same locations, a worrisome trend that needs to be addressed has emerged. For many years in the City, these side yard setback areas had been limited to mechanical equipment, roof overhangs, water bibs, bay windows, and other similar items, but now, with the introduction of flatwork for parking purposes, the impacts associated with such are much greater. The magnitude of these impacts justifies a more rigorous approach to such. This particular circumstance seems to be the most problematic of the allowances or requests for the use of these setback areas.

The Department has reviewed other pertinent information on this issue and contacted a number of other local municipalities, along with the American Planning Association's Planning Advisory Service (PAS), to determine if this issue is isolated and not addressed elsewhere or otherwise common and regulated. The results of this review from local and national perspectives provides the following conclusions:

1. Most local communities generally do not regulate the use of side yard setback areas for parking purposes, but do require some type of permitting to ensure that stormwater drainage is appropriately managed in those same areas.
2. Some local communities, more of the inner-ring types, allow or encourage this parking, given garages are detached and constructed behind the dwelling or rear entry. In these instances, the setback distances between the sides of the adjoining two (2) dwellings are larger in size.
3. Few examples exist across the United States that indicate the use of side yard setback areas as a major problem area for cities, but those communities that do address it, have different approaches via permitting, limiting locations for placement, screening requirements, etc.
4. Even fewer examples exist of an outright prohibition to allowing some parking or flatwork in the side yard areas of a lot.

The results of this research indicated to the Department that many of the communities contacted recognize the use of side yard areas for more intensive activities can be an issue, but do not have the same circumstances as Wildwood that are prompting this review. Therefore, the Department believes the City's approach to this matter needs to address it from its perspective and desired outcome to the betterment of the entire community.

Key Area #2 - *The methods to manage or protect these setback areas from use and/or development.*

With the installation of flatwork improvements in these setback areas, impacts from the staging or parking of vehicles can be pronounced in terms of noise, vibration, and appearance. Additionally, the impacts are not just limited to these factors, but also include stormwater runoff and access to utilities, when easements are present there as well. The placement of impervious surfaces in the area of both adjoining lots designed to transport stormwater is a primary concern in this regard. Understanding the complexities of the foundation height for the dwelling, stormwater management, and street grade coordination all contribute to how these side yard setback areas are prepared and why they need to be protected from

mass changes. Therefore, the Department does believe it is appropriate to restrict the use of side yard setback areas in all instances for certain activities and improvements, specifically the parking of vehicles. Included in this prohibition would be any flatwork associated with the same.

The Department is not recommending any other changes to other allowances in the side yard setback areas of the lots and the activities that must occur there in terms of the Zoning Ordinance's Miscellaneous Regulations (see above). Placement of roof overhangs, mechanical equipment, chimneys, flues, and sidewalks would remain unchanged and be accommodated. However, the installation of flatwork for the parking or staging of vehicles, unless the dwelling has a rear or side entry garage would be prohibited. The Department is aware that such a change will cause some of the City's residents issue, given not wanting to block the driveway area serving the garage doors with personal vehicles or avoiding parking on the street, but in traditional subdivisions, the space between dwellings is such that a parked and/or idling car or truck is not acceptable.

Key Area #3 - *The consideration of increasing the allowable minimum setbacks authorized by the City's Planned Residential Development Overlay District (PRD) procedure, if approved on a site, thereby ensuring certain distances are preserved between dwellings for necessary utility installations and stormwater management, but also, homeowner installed improvements as well.*

The Planned Residential Development Overlay District (PRD) regulations could be amended to ensure that side yard setback areas meet a minimum distance regardless of the project's location in the City or its Master Plan's Land Use Classification. This approach would then be integral to the zoning and subdivision processes of the City, which includes the Improvement Plans that provide the precise grading that is planned on the overall site to create the buildable areas on each of the lots and manage stormwater. However, the imposition of a minimum distance regardless of circumstances, without the benefit of addressing each development on a site-by-site basis, would appear to be contrary to this special procedures permit processes' intent.

This procedure, as has been discussed in the past, is intended to promote a more environmentally sensitive approach to the development of properties in Wildwood and protect it from harm. Utilizing the Planned Residential Development Overlay District (PRD) to its fullest extent possible generally equates to a development that is least impactful as reasonably feasible on the City's landscape. Allowing that flexibility to remain is a key element of the regulations. Additionally, if the City chooses, it can always, via the site-specific ordinance for a development utilizing this procedure, add a greater side yard setback distance requirement to address considerations such as these noted herein, if determined necessary.

It is also important to note the underlying regulations in each of the "R" Residential Districts and the NU Non-Urban Residence District allow some placement of improvements in the side yard setback areas, but typically for retaining walls to address grade issues relative to construction of authorized improvements. Other provisions for signs and light standards are generally not applicable in traditional subdivisions, where the current issue has been identified. Accordingly, the Department does not believe any changes are needed to the "R" Residential Districts and the NU Non-Urban Residence District in this regard.

Key Area #4 - *The integration of the Grading Code requirements into the Zoning Ordinance, so as consistency exists between the two (2) sets of regulations.*

The City's Grading Code already provides protections to all of the setback areas on any residential lot in the City, i.e. front, side, and rear. These protections were established within the Grading Code, when first approved in 1995. Specifically, the protections read as follows:

Grading Code - Chapter 425.050 Standards – Safety Precautions: Section 8.

(c.) No land disturbance shall occur on any property or lot line or within the area of building setback required by applicable zoning or subdivision regulations, except as necessary for construction pursuant to an approved final site plan, planned zoning development, or conditional use permit, or approved subdivision plat specifically authorizing the modification of this standard and necessitating exception to this minimum standard.

(d.) No land disturbance shall occur which shall cause a nuisance to any adjoining property owner, or which shall violate any Federal, State or local law or regulation. The Director of Public Works, in conjunction with the Department of Planning, shall establish regulations for the granting of permits so as to enforce this Chapter and ensure that any grading is completed with minimum erosion, aesthetic degradation or other negative impact on the site or surrounding areas or the community.

Despite these regulations, the conflicting ordinances, Grading and Zoning, have caused some confusion and has led to the need to address them. Given the Grading Code already provides a high degree of protection, the Department is recommending the Zoning Ordinance's Miscellaneous Regulations be amended to better correspond to the former, thereby eliminating any potential concerns regarding competing regulations or inconsistent interpretations by parties.

Summary of Report and Recommendation: In the Department's report, it has developed information that indicates an issue exists in the City, particularly in the more traditional subdivision settings of Wildwood, with the use of side yard setback areas for certain activities. These activities create undesirable impacts and leads to the need to address them. Additionally, in the Information Report, an option is provided that addresses the problem area of this matter, while noting the need to address conflicting language relative to the Grading Code and Zoning Ordinance, so as a clear and concise approach is provided relative to the use of these side yard areas of any lot. Accordingly, the Department is recommending the Miscellaneous Regulations of the Zoning Ordinance be amended to read as follows:

Chapter 415.380, Section L. - Miscellaneous Regulations Yards To Be Open To Sky—Exceptions. Every part of a required yard shall be open to the sky, unobstructed except as follows:

1. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed twelve (12) inches;
2. Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, projecting not to exceed twenty-four (24) inches;
3. Roof overhangs projecting not to exceed eighteen (18) inches, except that roof overhangs on the south side of a building may project forty-eight (48) inches into a side or rear yard, but no closer than forty-eight (48) inches to a property line;

4. Canopy overhangs for service stations projecting a maximum of eighteen (18) inches into required front yards;
5. Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
6. In all "R" Residence Districts air-conditioning units extending into side or rear yards a maximum of thirty (30) inches, with air-conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within said side or rear yards;
7. ~~Driveways,~~ **Accessible ramps and sidewalks** ~~and parking lots~~**, as otherwise permitted by this Chapter; but, in no instance, flatwork for the intended purpose of vehicle parking or staging. Single family dwellings constructed with side or rear entry garages shall be exempted from this prohibition, but the location of driveways and parking areas shall be as authorized on either the development's authorized Site Development Plan, Improvement Plans, or Plot Plan for building permit authorization.**

From: **Kathy Arnett** kathy@cityofwildwood.com
Subject: FW: PAS Inquiry Response - Parking/Structures in Side Yards
Date: May 31, 2016 at 2:30 PM
To: Joe Vujnich JVujnich@cityofwildwood.com

KA

Joe,
Here is the response from the APA for the review service we paid for.

Thanks!
Kath

Kathy Arnett
Assistant Director of Planning & Parks
City of Wildwood
16860 Main Street
Wildwood, MO 63040
kathy@cityofwildwood.com
636-458-0440 x135

Please Subscribe to the City's Weekly e-News:
http://www.cityofwildwood.com/list.aspx

From: Ann Dillemuth [mailto:ad@planning.org]
Sent: Tuesday, May 31, 2016 1:57 PM
To: Kathy Arnett
Subject: PAS Inquiry Response - Parking/Structures in Side Yards

Kathy,

Regarding your request for information on how communities regulate use of side yard setback areas:

In order to better regulate the aesthetics of a neighborhood and protect property values, many communities regulate yard parking in single-family residential districts. The focus is usually on prohibiting front yard parking, but a number of communities do address parking in the side yard as well. Below I've provided some sample ordinances from communities that limit parking in the side yard (I'll note that a number of communities do specifically allow parking in side yards).

In these ordinances, the most common approach I saw was to allow parking in side yards, but only on existing driveways or in some cases on improved parking areas. See the Butler, Missouri, code below for an example. Ballwin, Missouri, requires a special permit for parking in a required side yard. Minneapolis allows for some parking spaces in a side yard, but only towards the rear of the lot. In San Marcos, Texas, parking in side yard areas is only allowed if screened from the public right-of-way. Weber County, Utah, allows for construction of parking slabs in side yards, but requires that drainage and stormwater runoff be addressed so as not to negatively impact neighboring properties.

Regarding the placement of accessory structures in side yards, I didn't find much evidence that communities have established special protections for these areas, though I did come across a

few codes that limit to some extent the placement of structures in required side yards. Herndon, Virginia, and Selma, Alabama, do state in their codes that accessory structures are prohibited in required side yards; in Selma, accessory buildings must be at least 60' from the front yard line. Other communities limit the total amount of allowed side yard coverage by accessory structures; see the examples from McComb, Morgan Hill, Naperville, and San Rafael. In Flower Mound, Texas, accessory buildings may be placed in side yards, but they may not negatively impact drainage or stormwater runoff.

I hope you find this material helpful! Thank you for using the PAS Inquiry Answer Service, and please let us know if we can be of further assistance. **Please return the Outlook read receipt attached to this message or otherwise let us know that you have received this Inquiry Response.**

Sample Ordinances, Parking in Side Yards:

Ballwin (Missouri), City of. 2016. *Code of Ordinances*. Appendix A, Zoning Ordinance; Article XVI, Additional Height and Area Regulations; Section 15, Parking in Side Yard. Available at https://www.municode.com/library/mo/ballwin/codes/code_of_ordinances?nodeId=COOR_APXAZOOR_ARTXVIADHEARRE_S15PASIYA .

- Side yard parking in residential districts requires special use permit.
- Section 15. - [Parking in side yard.]

  No required side yard in any dwelling district shall be used for off-street parking except as provided in a special permit granted under provisions of article XIV.

Butler (Missouri), City of. 2016. *Code of Ordinances*. Chapter 21, Streets and Sidewalks; Article V, Driveways; Section 21-143, Front, Side and Rear Yard Parking Requirements. Available at https://www.municode.com/library/mo/butler/codes/code_of_ordinances?nodeId=CICO_CH21STSI_ARTVDR_S21-143FRSIREYAPARE .

- Side yard parking restricted to driveways or improved parking areas adjacent to driveways or garages.
- Sec. 21-143. - Front, side and rear yard parking requirements.
  (c) Parking areas in the side yard of any residential unit shall only be allowed on driveways or other improved parking surface areas adjacent to the driveway or garage.

Farmersville (Texas), City of. 2016. *Code of Ordinances*. Chapter 71, Traffic and Vehicles; Article V, Stopping, Standing and Parking; Division 2, Driveways, Improved Parking Surfaces and Further Parking Restrictions; Section 71-168, Front Yard, Side Yard and Limits on Improved Parking Surfaces. Available at https://www.municode.com/library/tx/farmersville/codes/code_of_ordinances?nodeId=COOR_CH71TRVE_ARTVSTSTPA_DIV2DRIMPASUFUPARE_S71-168FRYASIYALIIMPASU .

- Improved parking spaces in side yard limited to one driveway to access parking pad, carport, or garage; parking surfaces limited to 75% of required front and side yard areas for single-family uses.
- Sec. 71-168. - Front yard, side yard and limits on improved parking surfaces.
  (a) The open space in a required front yard and side yard in the A, SF-1, SF-2, SF-3, 2F, MF-1, MF-2, P, O, NS, GR, C, HC, I-1, I-2, or PD zoning classifications shall not be diminished by constructing or installing improved parking surfaces in, upon, about, over and across the front yard and side yard, except in compliance with the following conditions. Improved parking surfaces and other impervious surfaces will be allowed in, upon, about, over and across the front yard and side yard for:
  (2) One single-driveway per lot to serve a property that is zoned and/or used for single-family residential purposes which has a one-car parking pad, carport or garage constructed on the said lot;
  (c) The total area of improved parking surfaces and other impervious surfaces on a lot specifically including the driveway, regardless of combination and configuration, parking pad, parking lot and any other impervious surfaces shall not exceed 75 percent of the area of the required front yard and side

yard for any single-family residential use. The amount of impervious surface attributable to a sidewalk that is situated in the sidewalk area and is intended to provide the public access across the lot will not be included in the calculation of the 75 percent maximum coverage of the required front yard and side yard.

Minneapolis (Minnesota), City of. 2016. *Code of Ordinances*. Title 20, Zoning Code; Chapter 541, Off-Street Parking; Article VI, Parking Location Requirements; Section 541.260, Driveways and Parking Areas on a Zoning Lot. Available at https://www.municode.com/library/mn/minneapolis/codes/code_of_ordinances?nodeId=MICOOR_TIT20ZOCO_CH541OREPALO_ARTVIPALORE_541.260DRPAARZOLO .

- Allows for temporary parking on a driveway in required interior side yard, as well as side yard parking spaces in the rear 40'/20% of the lot.
- 541.260. - Driveways and parking areas on a zoning lot.
  (a) In general. Driveways and parking areas shall conform to the permitted obstructions provisions of Chapter 535, Regulations of General Applicability, Chapter 537, Accessory Uses and Structures, and the provisions of this section.
  (1)Driveways.
  b.Interior side yards.
  1.Residential uses. Uncovered driveways shall be a permitted obstruction in a required interior side yard, provided such driveway leads to a properly located parking area. Passenger automobiles may be parked temporarily on such driveway.
  2.All other uses. Uncovered driveways shall be prohibited in a required interior side yard.
  (2)Parking areas.
  b.Interior side yards.
  1.Residential uses. Parking areas shall be a permitted obstruction in a required interior side yard, provided such parking area is located in the rear forty (40) feet or twenty (20) percent of the lot, whichever is greater, subject to the provisions of Chapter 535, Regulations of General Applicability, and Chapter 537, Accessory Uses and Structures.
  2.All other uses. Parking areas shall be prohibited in a required interior side yard.

San Marcos (Texas), City of. 2016. *Code of Ordinances*. Subpart A, General Ordinances; Chapter 82, Traffic and Vehicles; Article 4, Stopping, Standing, Parking; Section 82.184, Parking Prohibited on Front and Side Yards. Section 82/185, Exceptions. Available at https://www.municode.com/library/tx/san_marcos/codes/code_of_ordinances?nodeId=SPAGEOR_CH82TRVE_ART4STSTPA_DIV2PAREAR_S82.184PAPRFRSIYA .

- Parking prohibited in side yards unless screened from public ROW by 6-foot opaque fence.
- Sec. 82.184. - Parking prohibited on front and side yards.
  It is unlawful for a person to park or allow to remain parked a motor vehicle, large motor vehicle, farm equipment, construction vehicle, boat, personal watercraft or trailer of any kind at any time in the side or front yard, in any single-family residential zoning district.
- Sec. 82.185. - Exceptions.
  (c) It is an exception to the prohibition in section 82.184 if the motor vehicle, large motor vehicle, travel trailer, boat or personal watercraft is parked in the side yard and the vehicle is screened from view from the public right-of-way by an opaque fence six feet in height.

Weber (Utah), County of. 2016. *Code of Ordinances*. Part II, Land Use Code; Title 108, Standards; Chapter 8, Parking and Loading; Section 108-8-11, Regulations Governing Accessory Vehicle Off-Street Parking within Required Side Yards. Available at https://www.municode.com/library/ut/weber_county/codes/code_of_ordinances?nodeId=PTIILAUSCO_TIT108ST_CH8PALOSPVETRACRE_S108-8-11REGOACVEOREPAWIRESIYAAR .

- Standards for one parking slab in side yard address improved surface, screening, stormwater runoff.
- Sec. 108-8-11. - Regulations governing accessory vehicle off-street parking within required side yard areas.
  One concrete or asphalt slab for the purpose of providing additional off-street parking may be constructed in one required side yard of a dwelling provided that:

constructed in one required side yard of a dwelling provided that:
(1)The dwelling unit has the minimum number of required off-street parking spaces as stipulated by section 108-8-2.
(2)The slab is at least eight feet wide and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending forward of the front face of the dwelling.
(3)The appurtenant driveway to the slab must be tapered to use the existing driveway approach or a new approach must be installed for the new driveway.
(4)Any slab constructed must remain open and unobstructed to the sky.
(5)No vehicle shall be parked in the required side yard unless the parking area is improved with hard surface material such as concrete or asphalt.
(6)Any slab constructed for vehicle parking must be screened by a non-see through fence of not less than six feet in height along the length of the slab behind the front yard setback.
(7)All stormwater run off from the hard surface of slab must be directed so as to prevent drainage onto adjacent properties.

Sample Ordinances, Accessory Structures in Side Yards:

Flower Mound (Texas), City of. 2016. *Code of Ordinances*. Subpart B, Land Development Code; Chapter 98, Zoning; Article IV, Supplementary District Regulations; Division 3, Dimensional Regulations; Section 98-1027, Minimum Side Yard Setback. Section 98-1032, Accessory Buildings; part b, Setback Requirements. Available at https://www.municode.com/library/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH98ZO_ARTIVSUDIRE_DIV3DIRE_S98-1027MISIYASE .

- Required side yards must be open and unobstructed, though accessory buildings are permitted; must be setback 3' from the property line and cannot negatively impact drainage or stormwater runoff.
- Sec. 98-1027. - Minimum side yard setback.
  (a)Generally. The location of buildings shall comply with the minimum side yard setback standards contained in the district regulations and summarized in the residential and nonresidential dimensional regulations schedules, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
  (b)Permitted obstructions. Every put of a required side yard shall be open and unobstructed, except for accessory buildings as permitted in subsection (c) of this section and the ordinary projections of window sills, belt courses, cornices and other architectural features of the main building projecting no more than 12 inches into the required side yard. Roof eaves of the main building shall project no more than two feet into the required side yard.
  (c)Accessory buildings. Detached accessory buildings may be located within a required side yard, subject to section 98-1032, accessory buildings.
  (d)Garage or carport. Where a garage or carport is designed and constructed to be entered from a side street, such garage or carport shall be set back from the side street a minimum distance of 20 feet from the right-of-way line and shall not encroach over a sidewalk so as not to interfere with the use of the street by other vehicles or persons.
- Sec. 98-1032. - Accessory buildings.
  (b)Setback requirements.
  (1)Detached accessory buildings less than 120 square feet shall be subject to the following regulations, in addition to any applicable regulations of this Code.
  a.Generally.
  1.No accessory building shall be located within any easement.
  2.No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.
  c. Side. Accessory buildings shall be set back a minimum of three feet from the side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure.

Herndon (Virginia), Town of. 2016. *Code of Ordinances*. Chapter 78, Zoning; Article IV, Use Regulations; Section 78.402.4, Accessory Structures in Residential Districts. Available at https://www2.municode.com/library/va/herndon/codes/code_of_ordinances?nodeId=PTIICOOR_CH78ZO_ARTIVUSRE_S78-402.1PUIN .

- Accessory structures prohibited within required setbacks or side yards.
- Sec. 78-402.4. - Accessory structures in residential districts.
  (a)Location.

(1)Accessory structures except fences and walls shall not be located within a required setback or required side yard, except accessory buildings on corner lots may be located within the side yard.

McComb (Mississippi), City of. 2006. *Code of Ordinances*. Appendix A, Land Use Regulations; Article III, Establishment of District Regulations; Section 3.13, Supplementary District Regulations; part 3.1310, Accessory Buildings and Structures. Available at https://www.municode.com/library/ms/mccomb/codes/code_of_ordinances?nodeId=PTIICOOR_APXALAUSRE_ARTIIIESDIRE_S3.13SUDIRE .

- Allows accessory buildings in required side yards, but must be at least 40' from the front lot line; combined coverage of side and rear yards may not exceed 25% of the required rear yards, and not more than 1 accessory building may cover a required side yard.
- 3.1310 Accessory buildings and structures.
  A.Any accessory building may be built in a required side yard, providing such accessory building is not less than forty (40) feet from the front lot line nor closer than three (3) feet from the nearest interior side lot line. On through lots, an accessory building may be built in a required side yard if no part of such accessory building is less than three (3) feet from the nearest interior side lot line and no portion of such building is located in either required front yard.
  C.Except as otherwise provided in this ordinance, accessory buildings or structures permitted in a required rear or side yard by this ordinance shall not exceed fourteen (14) feet in height.
  D.Accessory buildings may project from the required rear yard into a required side yard or approximately parallel to an interior side lot line, provided no portion of the accessory building is located more than twenty-five (25) feet from the rear property line.
  E.The combined gross area of all accessory buildings or portions thereof located in required side and rear yards shall not exceed twenty-five (25) percent of the required rear yard area, nor shall more than one accessory building cover any part of a required side yard.

Morgan Hill (California), City of. 2016. *Code of Ordinances*. Title 18, Zoning; Division I, Zoning Code; Chapter 18.56, Accessory Structures; Section 18.56.010, Accessory Structures in Side or Rear Yards. Available at https://www.municode.com/library/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIZOCO_CH18.56ACST_18.56.010ACSTSIREYA .

- For accessory structures greater than 7' in height and 120 SF, limits side and rear lot coverage to 30% of required yard areas, establishes setbacks.
- 18.56.010 - Accessory structures in side or rear yards.
  A.Accessory structures seven feet or less in height and one hundred twenty square feet or less in size are exempt from the provisions of this title.
  B.The following development standards shall apply to all accessory structures greater than seven feet in height, greater than one hundred twenty square feet in size which have some form of roof element (open or solid) and are constructed within or partially within, the required side and rear yard areas. Examples include a detached garage, carport, shed, trellises, arbors, shade structures, play structures, covered dog enclosures and gazebos.
  1.Maximum Coverage. Accessory structures in aggregate shall not exceed thirty percent of the area of the minimum required side or rear yards.
  2.Height. The maximum overall height for any accessory structure is twelve feet. Structure height is measured vertically from the lowest point of the natural grade at the base of the structure to the highest point at top.
  3.Setback. Setback is measured from the base to any property line.
  a.Accessory structures with a height of greater than seven feet to a maximum of twelve feet shall be setback a minimum of five feet from property line.
  b.Accessory structures with a height greater than twelve feet shall be constructed entirely within the building envelope.
  c.Accessory structures with a solid roof element and walls on one or more sides shall be setback five feet from the principle structures. The separation may be covered by a breeze way or similar passage.

Naperville (Illinois), City of. 2016. *Code of Ordinances*. Title 6, Zoning Regulations; Chapter 2, General Zoning Provisions; Section 6-2-10, Accessory Buildings, Structures and Uses of Land. Available at https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2GEZOPR_6-2-10ACBUSTUSLA .

- Accessory buildings/structures may be located within required interior side yards, but may not occupy more than 25% of required area/ 480 SF.
- 6-2-10: - ACCESSORY BUILDINGS, STRUCTURES AND USES OF LAND:
  1. Location: Accessory buildings, structures or uses may be attached to, established within, or detached from the principal building, structure or use of land. Detached accessory buildings, structures or uses may be located in the required rear yard or interior side yard of any zoning district; provided, that detached accessory buildings or structures shall not be located within five (5) feet of any rear or interior side lot line nor nearer to a lot line adjoining a street than the longest distance between such lot line and the nearest wall of the principal building or structure. Detached accessory buildings, structures or uses may be located in the corner side yard of any zoning district; provided that detached accessory buildings structures or uses are not located within the required corner side yard.
  2.Yard Requirements: All accessory buildings, structures or uses shall comply with the front and corner side yard requirements of the zoning district in which it is located. Accessory buildings, structures or uses attached to or established within the principal building or structure shall comply with the rear yard and interior side yard requirements of the zoning district in which located. Detached accessory buildings, structures or uses may be located in the required rear yard or interior side yard in accordance with the provisions of Subsection 6-2-10.1 of this Section.
  4.Bulk Regulations: All accessory buildings, structures or uses shall comply with the bulk regulations of the zoning district in which located. The area of the accessory building or structure shall be included in the computation of the floor area ratio. In residential districts, no single detached accessory structure shall exceed the footprint of the principal structure.
  5.Percentage Of Required Yard Occupied: Detached accessory buildings or structures shall not occupy more than twenty-five percent (25%) of the area of a required rear yard or interior side yard. In residential districts, detached accessory buildings or structures shall not occupy more than twenty-five percent (25%) of a required rear or interior side yard or a total of four hundred eighty (480) square feet, whichever is greater, provided that any unroofed brick paver or concrete patio which is less than five hundred (500) square feet in size shall be exempt from inclusion in this calculation.

Rolling Hills Estates (California), City of. 2016. *Code of Ordinances*. Title 17, Zoning; Chapter 17.06, Residential Districts; Section 17.06.160, Side Yard – Width. Sectionm 17.06.180 - Side yard—Structures in Excess of Fourteen Feet in Height. Section 17.06.190, Side Yard – Accessory Structure Setbacks. Available at https://www.municode.com/library/ca/rolling_hills_estates/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.06REDIGE_17.06.190SIYACCSTSE .

- Requires minimum 10' wide side yard and 10' setbacks from property lines for accessory structures in the side yard, though setback may be reduced to 3' if 85' from front property line and 35' from off-site residences.
- 17.06.160 - Side yard—Width.
  There shall be a side yard on each side of the lot extending from the front yard to the rear yard, which shall not be less than ten feet in width, with the exceptions set out in Sections 17.06.170 through 17.06.240.
- 17.06.180 - Side yard—Structures in excess of fourteen feet in height.
  Where the height of a structure is in excess of fourteen feet above the finished local grade, areas in excess of the height shall be set back an additional foot of distance for every foot of height in excess of fourteen feet.
- 17.06.190 - Side yard—Accessory structure setbacks.
  Accessory structures shall be set back ten feet from the side property line with the following exceptions:
  With the exception of street side property lines, a detached accessory structure may extend to within three feet of side property lines when the entire accessory structure is at least eighty-five feet from the front property line, and the structure is at least thirty-five feet from an off-site residence.

San Rafael (California), City of. 2015. *Code of Ordinances*. Title 14, Zoning; Division IV, Regulations Applying in All or Several Districts; Chapter 14.16, Site and Use Regulations; Section 14.16.020, Accessory Structures; part 2, Interior Side and Rear Yard Setbacks. Available at https://www.municode.com/library/ca/san_rafael/codes/code_of_ordinances?nodeId=TIT14ZO_DIVIVREAPALSEDI_CH14.16SIUSRE_14.16.020ACST .

- Notes which types of accessory structures require 0' or 3' setbacks in side yards; sets maximum coverage of 30% of required interior side yard areas.
- 2. Interior Side and Rear Yard Setbacks.
  a. Zero feet (0') Setback. The following accessory structures may be located within the required rear

a.Zero-foot (0') Setback. The following accessory structures may be located within the required rear and interior side yard setbacks, and up to the property line, subject to conformance with any applicable building code limitations and provision of an unobstructed walkway clearance of at least three feet (3') between above-grade accessory structures and adjacent buildings or the property line in order to provide access around the primary building:

i.Accessory structures, unconditioned (e.g., not intended for human occupancy) with a maximum floor area of one hundred twenty (120) square feet and up to eight feet (8') in height measured from grade to roof peak;

ii.Fountains, trellises, statues and decorative yard improvements no taller than six feet (6') in height;

iii.Retaining walls up to four feet (4') in height above grade (e.g., exposed wall height above finished grade, as determined by the community development director);

iv.At-grade walkways and decks less than twelve inches (12") above grade.

b.Three-foot (3') Minimum Setback. The following accessory structures may be located within three (3) feet of the rear and interior side yard property line:

i.Accessory structures greater than one hundred twenty (120) square feet in floor area and up to fifteen feet (15') in height measured from grade to roof peak;

ii.Fireplaces, barbecues, self-contained portable spas, spa/pool equipment (additional setbacks and limitations on the placement of spa/pool pump and filtration systems shall be as specified in Section 14.16.320);

iii.Uncovered decks twelve inches (12") or more above grade.

c.Pools/in-ground spas. A setback of at least three feet (3') or a distance equal to one-half (½) the depth of the pool, whichever is greater, shall be provided from the property line.

d.Easements and Property Lines. No structure or portion thereof, including overhangs and foundations, shall obstruct an easement or cross a property line.

e.Accessory Structure with Sanitary Facilities. A residential accessory structure that exceeds one hundred twenty (120) square feet in size and includes sanitary facilities shall require (prior to issuance of a building permit) recordation of a deed restriction with the County of Marin to reflect that the detached accessory structure cannot be utilized as a second dwelling unit, unless it complies with the requirements of Section 14.16.285.

f.Mechanical equipment shall subject to additional screening and setback requirements, as specified in Section 14.16.320.

3.Alley Setback. An accessory structure shall be located a minimum of five feet (5') from an alley.

4.Coverage. In addition to counting toward the total lot coverage limit that applies to all structures on a parcel, residential accessory structures shall not exceed a maximum of thirty percent (30%) of the required side or rear yard areas. Required front yard areas shall maintain at least forty-percent (40%) pervious landscape area.

Selma (Alabama), City of. 2016. *Code of Ordinances*. Appendix A, Zoning; Article I, General Provisions; Section 19, Location of Accessory Structures on Residential Lots. Available at https://www.municode.com/library/al/selma/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTIGEPR_S19LOACSTRELO .

- Accessory structures prohibited in required front and side yards in residential districts; accessory buildings in side yards must be at least 60' from front lot lines.
- Starkville, Mississippi, has a similar provision; see Zoning Code, Article VI, Section B, at https://www.municode.com/library/ms/starkville/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTVIGEPR_SBLOACSTRELO .
- Sec. 19. - Location of accessory structures on residential lots.

  Accessory structures in residential districts and on any lot used primarily for residential purposes shall conform to the following regulations:

  (1)No accessory structure shall be erected in any required front or side yard. Accessory structures shall not exceed two (2) stories in height except as provided in section 59 hereof, and shall not cover more than thirty per cent (30%) of any required rear yard and shall be at least five (5) feet from all lot lines and ten (10) feet from any other structures on the same lot.

  (2)On any lot adjoining along its side lot line another lot which is in a residential district, no part of any accessory building which is not an integral part of the main building shall be located within sixty (60) feet of any front lot line.

How'd we do? Please share your feedback.

Ann Dillemuth, AICP

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Municipality	Contact Name	Email	Title	Date sent	Time sent	Quick Answer
Ballwin	Tom Aiken	taiken@ballwin.mo.us	Assistant City Administrator/City Planner	5/25/2016	10:55 AM	No
Brentwood	Latania Wallace	lwallace@brentwoodmo.org	Planning & Development Clerk	5/25/2016	11:45 AM	
Chesterfield	Aimee Nassif	anassif@chesterfield.mo.us	Planning and Development Services Director	5/25/2016	11:10 AM	
Crestwood	James Gillam	JGillam@cityofcrestwood.org	Director of Public Services	5/25/2016	11:46 AM	Sort of
Creve Coeur	Jason Jaggi	jjaggi@ci.creve-coeur.mo.us	Director of Community Development	5/25/2016	11:36 AM	Not Yet
Des Peres	Stacey Seymour	sseymour@desperesmo.org	Asssitant to the Director of Public Works	5/25/2016	11:48 AM	No
Ellisville	Ada Hood	ahood@ellisville.mo.us	Director of Planning & Community Development	5/25/2016	10:52 AM	
Florissant	Carol O'Mara	comara@florissantmo.com	Director of Community Development	5/25/2016	11:50 AM	
Frontenac	Bob Shelton	bshelton@cityoffrontenac.org	City Administrator	5/25/2016	11:39 AM	No
Glendale	Jaysen Christenser	jchristensen@glendalemo.org	City Administrator	5/25/2016	11:54 AM	No
Kirkwood	Ryan Spencer	spencerm@kirkwoodmo.org	City Planner	5/25/2016	11:56 AM	No
Ladue	Andrea Sukanek	asukanek@cityofladue-mo.gov	Planning Consultant	5/25/2016	11:57 AM	
Maryland Heights	Wayne Oldroyd	woldroyd@marylandheights.com	Director of Community Development	5/25/2016	11:18 AM	
Maplewood	Rachelle L'Ecuyer	Online Form	Director of Community Development	5/25/2016	12:00 PM	No
Olivette	Carlos Trejo	ctrejo@olivettemo.com	Director of Planning & Community Development	5/25/2016	12:09 PM	
Rock Hill	Garrett Schlett	gschlett@rockhillmo.net	Management Assistant - Administration & Community Development Division	5/25/2016	12:10 PM	
Shrewsbury	Jonathan Greever	JGreever@cityofshrewsbury.com	Director of Administration	5/25/2016	12:11 PM	No
Sunset Hills	Trish Moore	pmoore@sunset-hills.com	Senior Zoning Officer	5/25/2016	12:11 PM	No
Town and Country	Melanie Rippetoe	rippetoem@town-and-country.org	City Planner	5/25/2016	11:19 AM	
University City	Andrea Riganti	ariganti@ucitymo.org	Director of Community Development	5/25/2016	11:11 AM	
Webster Groves	Mara Perry	perrym@webstergroves.org	Director of Planning and Development	5/25/2016	12:12 PM	

Other Municipality Responses

Ballwin –
Ballwin generally does not regulate the utilization of the required side yard setback areas except as it relates to the erection of buildings which are prohibited. Motor vehicles, trailers, RVs and the like can be parked in such areas and we allow pavement to be placed to the property line. Anything that would qualify as trash or rubbish cannot be accumulated in these areas. We sometimes have complaints about other items like non-motorized construction equipment (ladders, scaffolding, mixers, etc) being stored in these areas, but so far the board has not wanted to change the regulations.

Brentwood – No Response

Chesterfield – No Response

Crestwood –
We have several ordinances in relation to this issue:

For downspouts, we add this to every set of plans that adds an accessory structure or additional roofing:
Sec. 26-191. - Water discharge.

Water shall not be directed through a pipe, culvert, hose, spout, or drain which discharges within ten (10) feet of an abutting property line. The following are exceptions to this prohibition:

(a) Roof or foundation drains that discharge within two (2) feet of the building foundation; or

(b) Discharge into an open natural creek or swale on the same property; or

(c) Discharge that is parallel to the abutting property line and at least five (5) feet from said line.

Any property owner violating this section is subject to the penalties specified in section 26-326.

For detached garages, carports, sheds, and accessory structures we have the following requirements:
Sec. 26-186. - Accessory buildings and structures.

No accessory building or structure shall be used prior to the principal building or use, except as a construction facility for the principal building. Accessory buildings or structures must conform to all provisions of this article. On a corner lot, accessory buildings and structures cannot be located in a required front or side yard.

(1) Attached accessory buildings: Any accessory building which is structurally attached to the principal building of a lot shall be considered part of the principal building and shall comply with all provisions of this article pertaining thereto.

(2) Detached garages:

a. Height: No detached garage shall be higher than the principal building or fifteen (15) feet, whichever is lower, as measured from the ground to the highest point of the structure. In addition, no detached garage shall have an exterior wall height in excess of ten (10) feet as measured from the ground to the top of the wall.

b. Yard and area requirements: No detached garage shall be erected in any required front or side yard. Detached garages may be located in the rear yard but shall not occupy more than thirty (30) percent of the rear yard area. No detached building or structure may be erected closer than five (5) feet to the rear lot line, nor closer to the side lot line than the required minimum side yard setback of the district. In addition, any detached garage must be at least ten (10) feet away from the primary structure.

c. Erection and use: No accessory building shall be constructed upon a lot until the construction of the main building has been commenced. No detached garage shall be used for dwelling purposes.

d. Architectural compatibility: All detached garages must be of an architectural composition and style, which is compatible with the main structure located on the premises.

(3) Other accessory structures or outbuildings:

a. Height: No detached accessory structure or outbuilding shall be higher than principal building or ten (10) feet.

b. Yard and area requirements: No detached accessory building or structure shall be erected in any required front or side yard. Detached accessory building may be located in the rear yard but shall not occupy more than thirty (30) percent of the rear yard area. No detached building or structure may be erected closer than five (5) feet to the rear lot line nor closer to the side lot line than the required minimum side yard setback of the district.

c. Erection and use: No accessory building shall be constructed upon a lot until the construction of the main building has been commenced. No accessory building shall be used for dwelling purposes, but such accessory building may be temporarily used for storage purposes.

(4) Carports:

a. Code requirements: Carports are subject to the requirements for attached or detached structures except as otherwise provided for in this section.

b. Carport storage restrictions: It is unlawful to store within a carport any construction material, indoor furniture/appliances, or waste material of any kind, except in approved waste receptacles. Any storage which would render the area unclean or unsafe is prohibited. Orderly storage of outdoor equipment such as patio furniture, lawn care equipment, outdoor recreation/sport equipment, grills or firewood is acceptable. Storage of additional items is permitted within enclosed portions of the carport or within plastic, wood, or metal storage containers. It is the duty of the occupant and property owner to ensure that the carport is maintained in a safe and sanitary condition.

For paving, etc. next to the side lot line we have:
Section 26-311.(2) g. Required landscaping along side lot lines. Except as otherwise provided for in these regulations, landscape plantings of at least five (5) feet in width shall be required along each side lot line. The same shall apply to rear lot lines of corner lots, between the street and the established building setback line. Such restrictions shall not apply where there is an existing driveway within such five (5) feet on a residential lot, which is being replaced.

This does not include pavers or other "temporary" materials

This is not always an easy code to talk with residents over the phone, so we now have permits for fences and sheds. We are also contemplating permits for all concrete work as well.

Creve Coeur –
We are dealing with many of these same issues. We have a site coverage limitation for residentially zoned property that varies between 25 and 45 percent depending on zoning district, but we allow permeable pavers to not count against the coverage requirement. We require site improvement permits for staff review of flatwork and grading but only if the area of disturbance is 2,000 SF or greater. We have talked about lowering this standard to require site grading and disturbance activities greater than 500 SF in order to review more of these smaller jobs that seem to be creating just as many issues as the larger ones. In connection with increasing the site improvement permit requirements, we also are looking at requiring a minimum setback for impervious surfaces (5-10 feet) to provide at least a small area of the runoff to either be piped to the rear or front yards to allow overland flow or to create a small swale in which direct the runoff away from the neighboring properties.

Of course, increasing the review, permitting and inspection requirements would create much more work for staff which is another set of issues that we also would need to take into account.

I hope this helps. As you get further along, I would be interested in seeing what you all come up with.

Des Peres –
At this time we do not have any code that would prohibit the use of the side yard setback for parking. However we are considering restrictions on increased impervious surfaces in the future, as we are also receiving similar complaints.

Ellisville – No Response

Florissant – No Response

Frontenac –
We do not have anything in our ordinances that prohibit driveways, parking areas and the like in the side yard. However, we do inform residents that they cannot create nuisance such as diverting the stormwater drainage onto neighboring properties. Usually with utility easements minor structures such as parking areas and sidewalks are not an issue, the utilities simply remove them to do the work, similar to what is done in the road easements or right of way.

Glendale –
We do not. It hasn't been an issue in Glendale even though it is not uncommon for residents to build a driveway along the side of the house. The bigger issue here is on-street parking, which we prohibit overnight, and a lot of people end up building larger driveways, including side-yard parking areas to accommodate all of their vehicles. Again, knock on wood, it hasn't been an issue yet here.

I would expect some city out there has a guideline or zoning code that restricts side-yard driveways and parking except for obviously side and rear-entry garages, or at least has a minimum setback for side-yard driveways. I think there is a difference between side-yard driveways going back to a rear garage and side-yard parking pads. I can see the side-yard parking pads being more of an issue.

It's tricky.

Kirkwood –
Kirkwood currently does not have any regulations related to paving or flatwork in the sideyard of a residential lot. When a driveway permit is applied for we do look into drainage issues and address with swales, curbs or drywells.

Ladue – No Response

Maryland Heights – No Response

Maplewood –
I wish I could be of more assistance but it is not monitored or an issue in Maplewood. In most cases people are happy if this happens because it frees up on-street parking which is a bigger concern in Maplewood.

Olivette – No Response

Rock Hill – No Response

Shrewsbury –
This is an understandable issue. Much of Shrewsbury's lots are smaller. In those smaller lots, the parking drive lane goes alongside the house to a parking area behind the front building line or to a rear parking area. Placing a driveway in such a manner is allowed, and also does not require a building permit. However, in the areas with larger lots, the parking areas are not located alongside the house.

So, we do not address zoning specific regulations. However, if the issues you described below were becoming one here, I would advise the board to consider new ordinances adjusting the zoning regulations for the various residential zones, allowing improvements of a limited nature in some, restricting them greatly in others, and probably banning them entirely in cases where the lots are too small to accommodate such development (assuming the next house will be adversely impacted).

Sunset Hills –
We have not had any of the issues you listed come up.

Parking – A resident is allowed to cover up to 35% of their lot with parking, however, parking has to be paved. It cannot be a gravel drive or parking area. Very rarely can I think that someone put parking on side of home. Most of what we run into are retaining walls, which do not have to meet setback requirements but must indicate to us with a site plan how far they are from the property line. Anything like stacking wood, trash cans, storage of materials (junk). Some of this we can address under our occupancy code.

Utility locations we do not address unless they are physically trying to build something on the easement. We then require letters from the utility companies giving their approval to build a wall, a shed or deck, etc. over the easement.

Water run off – the only code we have states they cannot direct water onto someone else's property. Unless it is blatantly obvious with their gutter coming off the house and directly onto his neighbor's property, this may be a little hard to prove. This usually becomes a civil matter between two neighbors.

Not sure I was helpful, let me know if you have any further questions.

Town and Country – No Response

University City – Working on a Response

Webster Groves – No Response

WILDWOOD

PUBLIC HEARING PRIMER
PREPARED FOR THE
PLANNING AND ZONING COMMISSION'S APRIL 18, 2016 PUBLIC HEARING

Department of Planning
April 18, 2016 Executive Session
City Hall Council Chambers
"Planning Tomorrow Today"

Request: **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 review and consider amendments to the City of Wildwood's Zoning Ordinance – Chapter 415 of the City of Wildwood Municipal Code – for all of its "R" Residence Districts zoning designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, thereby adding new language to prohibit the installation of impervious surfaces and other improvements in the side yard setbacks, which are not considered structures under the Zoning Ordinance's definition of the same. **(Wards - All)**

Background: The City of Wildwood has a number of subdivisions developed with the use of a Planned Environment Unit (PEU - St. Louis County) or the Planned Residential Development Overlay District (PRD - City of Wildwood). These overlay districts allow the developer, eventual homebuyer, and the local government to address the use of property more in keeping with its characteristics versus compliance to a one size fits all residential zoning district designation approach. The use of these overlay districts has been across all areas of Wildwood, rural to Town Center.

One of the key components of the use of the overlay district procedure is the ability to modify the setback distances for structures and buildings to allow for them to match the minimum lot sizes that are also accommodated, thereby creating a more compact development featuring greater contiguous open spaces. In more traditional subdivisions, those outside the non-urban residence district, side yard setback distances can be five (5) to (6) feet in width, thereby allowing ten (10) feet between dwellings. These side yard setback areas are critical in their function as well, given they receive much of the stormwater runoff from the areas of the dwelling's impervious surfaces, along with the installation of needed utilities for the purposes of electric, water, sewer, telecommunications, and others. Therefore, the use of these areas needs to be carefully controlled to preserve their designed functions.

Over the last year, a number of homeowners have installed or requested the right to use these side yard setback areas and others for new improvements. These improvements include a range of flat work, landscaping, and stormwater improvements. Collectively, some of the improvements work within the narrow areas of the side yard setbacks, but not always.

An example of this situation that has created issues is the more recent trend of adding flatwork for an additional driveway pad in the side yard setback area. In recent instances, this driveway approach causes a number of issues for the abutting property owner, such as alterations of stormwater runoff, increase in noise, and degradation of

aesthetics. These situations have led to an increase in questions and complaints to the City about such. These questions and complaints were reviewed and given no clear or concise interpretation of the multiple codes governing and controlling setback areas of a lot, resulting in responses being less than desirable to these parties. Accordingly, the Department believes the best approach is to have the Planning and Zoning Commission review the matter of how the use of certain setback areas of a lot should be treated, if at all.

Key Areas of Study: The key areas of this discussion include the following items:

1. The need or lack thereof for a legislative solution to the use of the setback areas for typically exempt improvements, such as fences, walls, light standards, and flatwork.
2. The methods to manage or protect these setback areas from use and/or development.
3. The consideration of increasing the allowable minimum setbacks authorized by the City's Planned Residential Development Overlay District (PRD) procedure, if approved on a site, thereby ensuring certain distances are preserved between dwellings for necessary utility installations and stormwater management, but also, homeowner installed improvements as well.
4. The integration of the Grading Code requirements into the Zoning Ordinance, so as consistency exists between the two (2) sets of regulations.

This list may not be all-inclusive to the number of items that might exist, but represents a starting point for discussion on this matter at tonight's public hearing. With this discussion and input from the public and the Planning and Zoning Commission, the Department then can prepare its report on this request. Again, this request is being presented due to a recent number of incidents relating to the use of side yard setback areas in more traditional subdivisions for improvements that were never expected to occur there. However, with changing demands on households, particularly the number of vehicles potentially associated with a single residence having children of a driving age, the availability of space on a lot is at a premium in some locations within the City. This situation is leading to the need to consider this matter and action by the Planning and Zoning Commission in this regard.

Applicable Regulations: Below are listed some representative examples of the exceptions provided relative to the use of setback areas on lots. The examples from the City's Zoning Ordinance are cited from the Miscellaneous Regulations and the NU Non-Urban Residence District for residential lots, but all the "R" Residence Districts contain similar provisions relative to setback areas. Therefore, the NU Non-Urban Residence District is used in this context as a representative sample.

Chapter 415.380, Section L. - Miscellaneous Regulations Yards To Be Open To Sky—Exceptions. Every part of a required yard shall be open to the sky, unobstructed except as follows:

1. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed twelve (12) inches;
2. Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, projecting not to exceed twenty-four (24) inches;
3. Roof overhangs projecting not to exceed eighteen (18) inches, except that roof overhangs on the south side of a building may project forty-eight (48) inches into a side or rear yard, but no closer than forty-eight (48) inches to a property line;
4. Canopy overhangs for service stations projecting a maximum of eighteen (18) inches into required front yards;

5. Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
6. In all "R" Residence Districts air-conditioning units extending into side or rear yards a maximum of thirty (30) inches, with air-conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within said side or rear yards;
7. Driveways, ramps, sidewalks and parking lots as otherwise permitted by this Chapter.

Chapter 415.090, Section G. of the NU Non-Urban Residence District Regulations

3. ***Minimum yard requirements—general.***

A. *Front yard.* No structure shall be allowed within fifty (50) feet of any roadway right-of-way line or large lot roadway easement.
B. *Side and rear yard.* No structure shall be allowed within thirty (30) feet of any property line other than a roadway right-of-way line or large lot roadway easement.

4. ***Specific yard requirements and exceptions.***

A. Notwithstanding any other provisions of this Chapter, on corner lots no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
B. Boundary walls or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
C. Permitted information signs, six (6) feet or less in height are allowed within the minimum front yard setback.
D. Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback or sight distance triangle.
E. A permitted freestanding business sign may be located no closer than twenty-five (25) feet from any roadway right-of-way line.
F. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning. Light standards for parking lot lighting are allowed no closer than twenty-five (25) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban Residence, "PS" Park and Scenic or any "R" Residence District.

Next Steps: At tonight's public hearing, the City Attorney and the Department of Planning are seeking input on this matter in preparation of a recommendation on whether to amend the Zoning Ordinance to address this advertised matter. If any of the Commission members should have questions or comments in this regard, please feel free to contact the City Attorney (Rob Golterman) at (314) 444-7500 or the Department of Planning at (636) 458-0440. Thank you for your review of this information in preparation of tonight's hearing on this topic.

WILDWOOD

July 18, 2016

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

Re:	A response by the Planning and Zoning Commission to a correspondence from Mary Kay Corsair and Robert Covert (owners of the subject property), which is dated April 15, 2016, seeking a modification to the site-specific ordinance to allow for an extension of time for the commencement of construction to begin upon this tract of land, given the specified timeframe ends on July 25, 2016.
Street Address:	16815 Manchester Road
Location:	North side of Manchester Road, west of Taylor Road
Zoning District:	C-8 Planned Commercial District
Town Center Plan Designations:	'Neighborhood General and Workplace' Districts
Ward:	Eight

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of a correspondence from the owners of an eleven (11) acre site, which is part of the Town Center Area, and dated April 15, 2016. This property is located on the north side of Manchester Road, west of Taylor Road, and zoned C-8 Planned Commercial District, with "Workplace and Neighborhood General" Districts uses permitted there. The intent of this correspondence is to seek an amendment to the site-specific ordinance to allow additional time for commencement of construction to begin on the site. The Planning and Zoning Commission has reviewed the files and materials associated with the original action on the zoning change request from 2007 and developed a recommendation in this regard. Accordingly, acting at its July 18, 2016, Executive Session and, by a vote of -- to --, the Planning and Zoning Commission hereby submits the following report, with recommendation, to the City Council for its consideration and action in this regard.

BACKGROUND AND HISTORY - For the purpose of review, P.Z. 14-07 Covert Corsair Homes, Inc. was a request for a change in zoning from the R-4 7,500 square foot Residence District, with a Planned Environment Unit, to the C-8 Planned Commercial District. The subject site is 11.3 acres in size and located on the north side of Manchester Road, west of Taylor Road. This property is located within the "Workplace and Neighborhood General" Districts (1998) of the City's Town Center Area. The rezoning request for the subject site was to accommodate a mixed-use project that would includ one hundred sixty-eight (168) residential units (garden-style condominiums), with underground parking. Additionally, two (2), twenty thousand (20,000) square foot commercial buildings were proposed to be located along the property's Manchester Road frontage and intended for professional/general offices, restaurants, or service activities.

During the Planning and Zoning Commission's review of this rezoning request, a number of items were modified relating to the design of this site. Specifically, the locations of the western-most residential buildings were changed in order to increase the separation between them and the existing residential homes adjoining this boundary of the site. Additionally, the design of the internal roadway was altered to accommodate the required streetscape improvements and provide ample room for a bicycle lane through the site. This roadway connection was critical to the design of this site, given it will ultimately provide access between Manchester Road and Main Street (through the property to the north) and meet a requirement established by the Missouri Department of Transportation for an alternative access from State Route 100 to Manchester Road. Finally, the revised design incorporated the necessary public space amenities, as required by the City's Public Space Requirements of the Zoning Ordinance.

The Planning and Zoning Commission recommended approval of the change in zoning, given its compliance with the Town Center Plan and its related standards and guidelines. The Letter of Recommendation from the Planning and Zoning Commission was forwarded to the City Council, with this affirmative recommendation for the change in zoning and application of the C-8 Planned Commercial District. The City Council received this letter and ultimately approved and passed the change in zoning on March 10, 2008. This approval was based upon the compliance of this request to the City's Master Plan and Town Center Plan, the improved design that provided a better transition from this development to existing residential areas, and the installation and development of the infrastructure needed to support this use, including the required public space.

With the approval of the C-8 Planned Commercial District ordinance, the petitioner was required to complete the Site Development Plan review process and receive approval from the Planning and Zoning Commission within one (1) year of the March 10, 2008 date. This date would have been March 10, 2009. A one-time six (6) month extension is authorized by the site-specific ordinance, and the Planning and Zoning Commission approved this extension at its February 17, 2009 Executive Session. Therefore, the new date for the required submittal and action on the Site Development Plan became September 10, 2009, but was not met.

As noted, with the City Council's action, the approval of the required Site Development Plan was to have been completed by September 10, 2009. With the September 2009 date already passed and the residential home and commercial market suffering under the Great Recession, the petitioner sought an eighteen (18) month extension for the approval of the Site Development Plan. Although the plan was not completed, the petitioners, along with their engineer, had continued to work towards this end, but certain design considerations, such as stormwater facilities and roadway extension, delayed its approval by the Planning and Zoning Commission, which led to the petitioner's requested extension.

This request was considered by the Planning and Zoning Commission in April 2010 and its members recommended the extension of time for the approval of the Site Development Plan be granted to this project. The Commission members noted the current climate for residential projects was still very difficult and, by not allowing additional time, the City would be ignoring the problems that exist across the country relative to new developments of this type. Additionally, the petitioners had been working on the plan with City staff and other service providers/utilities to address the integration of this site into the surrounding network of improvements that were being planned on adjacent properties or already in place. With this support, the Commission agreed to an additional eighteen (18) months of time for the submittal of the required plan, which would be October 2011. The City Council concurred and the request for an extension of time for the Site Development Plan was granted shortly thereafter by the City. The Site Development Plan received approval from the Planning and Zoning Commission on January 25, 2011, being well within this extended timeframe.

In April 2013, the owners of this eleven (11) acre site requested an extension of time for the commencement of construction to begin on the site, which was to have occurred thirty (30) months following the approval of the Site Development Plan. Accompanying this extension request was an amendment to the site-specific ordinance to allow the unit type to change from condominiums to apartments. The petitioners noted, at the meeting with the Department of Planning, that interest in the project was limited and they did not want to proceed forward, given the financial burden an unsuccessful development would be to them. However, the petitioners were marketing the property to other potential developers, which was part of their reason for requesting a change to the unit type, thereby hoping such would generate more interest in this location. Along with this aforementioned correspondence, the petitioners provided active permits from both the U.S. Army Corp of Engineers and Missouri Department of Natural Resources for site work and disturbance of waterways, which were still valid at the time. The petitioners contended, with these permits still being valid, an extension to the timeline for commencement of construction was reasonable.

In considering the extension of time, the Planning and Zoning Commission was supportive of allowing an additional eighteen (18) months for construction to commence, which was considered appropriate to address unforeseen circumstances or outside influences that have affected the conditions of the residential housing and commercial markets. The Commission noted the economic climate has been difficult for a developer to begin a project of this nature and understood the petitioners' need for this additional time, given reaching the required threshold for commencement of construction would disturb much of the site and be expensive to complete. Thus, the Commission recommended the date for commencement of construction be extended for an additional eighteen (18) months, which changed the deadline to January 2015.

With regards to the requested unit type amendment from condominium to apartment units, the Commission had reservations and did not support it. The Commission was concerned with this unit type and the effect the lack of owner-occupied condominiums could have on Town Center. The City Council held a public hearing on this matter on June 10, 2013, where it reviewed the recommendation of the Planning and Zoning Commission, and supported the extension to the requested timeframe to commence construction on the site, but did not share the concerns of the Commission regarding the addition of apartment type units, as permitted uses on the site. Thus, after careful consideration and deliberation of all the comments, information, and documentation, including the Planning and Zoning Commission's Letter of Recommendation, the City Council authorized the preparation of the legislation to allow for the site-specific ordinance to be modified to accommodate the extension of time, as well as to include 'apartment type units' as a permitted use on the site. Again, the requirement for the commencement of construction to begin on the site was extended for an additional eighteen (18) months, which changed the timeline to January 25, 2015.

In a correspondence dated September 10, 2014, the petitioners again requested additional time for the commencement of construction. As part of this request, the petitioners noted there was still limited interest in developing this property from multiple-family developers, however, there had been slightly more interest given the additional allowance of apartment units. The petitioners also provided an active permit from the U.S. Army Corps of Engineers for site work and disturbance of waterways, which is valid through 2019. In considering this request, the Planning and Zoning Commission noted the continued challenges of the multiple-family housing market. At its December 15, 2014 meeting, the Planning and Zoning Commission acted favorably to amend the site-specific governing ordinance to allow for an eighteen (18) month extension for the commencement of construction, the new deadline for such being **July 25, 2016**. The City Council, upon receipt of this recommendation, concurred and the deadline was changed again.

CURRENT REQUEST - The Planning and Zoning Commission is in receipt of a correspondence from the owners of this eleven (11) acre site, which is dated April 15, 2016. This property is located on the north side of Manchester

Road, west of Taylor Road, and zoned C-8 Planned Commercial District. The intent of this correspondence is to seek an amendment to the site-specific ordinance to allow for additional time for commencement of construction to begin on the site.

As noted during the previous request, apartments would provide a type of residential unit that is limited in the City and a use that has not been constructed in Town Center since 1996. Additionally, along with the correspondence and discussion, the petitioners have provided an active permit from the U.S. Army Corp of Engineers though 2019 for site work and disturbance of waterways. It is the petitioners' contention, with these permits still being valid and the unit type, an extension to the timeline for commencement of construction is reasonable.

ANALYSIS - In considering this proposed extension of time, the Planning and Zoning Commission is supportive of allowing an additional eighteen (18) months for construction to begin at the site, which is appropriate to address the continued challenges in the multiple-family market that has affected the viability of a project of this size and magnitude. The Commission would also note the challenging economic climate, since the approval of the site-specific governing ordinance (#1953) in 2008, has caused difficulties for developers to begin projects of this nature. In addition, it is the Commission's opinion that, if it were to deny the extension of time for commencement of construction to begin on the site, said action would not provide an immediate benefit to the City or any other party associated with this project. Therefore, the Planning and Zoning Commission recommends the date for commencement of construction be extended for an additional eighteen (18) months, which changes the current deadline (July 25, 2016) to January 25, 2018[1].

SUMMARY AND RECOMMENDATION - Given the above noted rationales for this support, the Planning and Zoning Commission is recommending an eighteen (18) month extension of time be granted to this project, so as to meet the deadline for commencement of construction. Accordingly, the Planning and Zoning Commission is recommending C-8 Planned Commercial District Ordinance #1953 be amended to read as follows:

1. PERMITTED USES

The uses allowed in this C-8 Planned Commercial District (Town Center Workplace and Neighborhood General District designations) shall be limited to professional offices, general offices, restaurants, including fast-food types, but without drive-through facilities, and retail and service activities, as defined in the Town Center Plan (as amended March 2, 1998), with associated parking, but not financial institutions, vehicle repair/service facilities, and taverns. Additionally, this C-8 Planned Commercial District shall authorize the development of no more than one hundred sixty-eight (168) condominium units, and/or apartment type, with underground parking, housed in garden style types of buildings (as shown on the submitted Preliminary Development Plan).

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The uses permitted in this C-8 Planned Commercial District shall be contained in a total of nine (9) buildings. The two (2) authorized commercial buildings fronting onto Manchester Road shall not exceed a total of twenty thousand (20,000) square feet in gross floor area (Buildings AA1 and AA2). These two (2) buildings (AA1 and AA2) cannot exceed an individual size of ten thousand (10,000) square feet respectfully. The seven (7) residential buildings shall be approved as such:

[1] Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved plat or phase of construction and commencement of installation of the sanitary and storm sewers.

Residential Building Identification	Gross Floor Area (footprint) – in square foot	Maximum Height (in stories), including parking deck*
Building BB	13,330	Four (4)
Building CC	13,330	Three (3)
Building DD	13,330	Two (2)
Building EE	13,330	Two (2)
Building FF	13,330	Four (4)
Building GG	13,330	Four (4)
Building HH	13,330	Four (4)

* Only two (2) of the identified four (4) buildings shall be allowed four (4) stories, the other two (2) structures cannot exceed a maximum of three (3) stories in overall height.

b. The area of this C-8 Planned Commercial District shall be a minimum of eleven (11) acres in overall size, unless otherwise reduced in area by public roadway dedications, as required herein. No division of this lot, once consolidated, shall be authorized, unless approved by the City Council of the City of Wildwood.

c. The two (2) allowable commercial buildings must be located abutting the Manchester Road right-of-way, so as to provide no less than eighty (80) percent of that frontage occupied by an arcade, porch, or building façade, along with the required commercial plaza. The orientation of these commercial buildings shall be as shown on the Preliminary Development Plan submitted by the petitioner as part of the rezoning request. These buildings shall be constructed with glazing to provide a minimum fifty (50) percent transparency along Manchester Road and exhibit no individual bay distance of greater than thirty (30) feet, without providing some type of recess, projection, or pilaster.

d. In those instances where a building façade is absent, a garden or screen wall shall be installed. This wall(s) must complement the appearance of the buildings located within the same block in terms of its design, architecture, color, material, and character. All garden or screen walls located upon this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan review and approval process.

e. No loading docks are authorized within the boundaries of this C-8 Planned Commercial District.

f. No structure or building shall exceed four (4) stories in overall height, as measured from final finish grade of the adjoining street. No commercial building shall exhibit less than a one and one-half (1½) story profile in terms of its massing along Manchester Road, with a first story, interior clear height not less than twelve (12) feet.

g. The proposed architectural design, character, and style of all buildings and structures, including retaining walls, 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. Consideration and action relative to the required design shall be by the Architectural Review Board in accordance with the Town Center Development Manual for the "Workplace and Neighborhood General" District designations.

    1. Each residential building may have key components that are identical, but colors, materials and their use on the elevations of the structures, shingle types and colors, and other architectural

treatments must be varied to create interest within the project in terms of their appearances. All of these components and treatments will be reviewed and approved by the City's Architectural Review Board.

h. The integration of public art features shall be required throughout key public spaces and gathering areas to act as focal points within this development. These features are creditable deductions from the required Public Space Dedication required in Condition 5 of this legislation. A minimum of two (2) of these features must be provided within the boundaries of this C-8 Planned Commercial District. The City Council shall consider and act upon the selection and location of these art features, prior to the release of any building permits for any of the permitted uses.

i. All residential units within the boundaries of this C-8 Planned Commercial District of this site must incorporate a deck, porch, or balcony on their front elevations.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months of the date of approval of the preliminary development plan by the City Council and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended for an additional eighteen (18) months, through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden or retaining walls.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question, including required right-of-way dedication, pavement widening, and cross access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within one hundred (100) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Building/Structure Setbacks

a. All buildings or structures, excluding boundary, garden and/or retaining walls, or fences, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, except as follows:

    1. Fifty (50) feet from the western boundary line of this C-8 Planned Commercial District for all residential buildings/structures.

Parking Setbacks

b. All parking stalls, loading spaces, internal drives, excluding points of ingress and egress and public or private roadways, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, unless otherwise approved on the Site Development Plan by the Planning and Zoning Commission or as noted below:

    1. One hundred (100) feet from the Manchester Road right-of-way line, as shown on the submitted Preliminary Development Plan.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts and Chapter 415.290 Parking Regulations of the City of Wildwood's Zoning Ordinance. However, parking spaces for the authorized commercial uses shall be provided at a ratio of three (3) spaces per one thousand (1,000) square feet of gross floor area. Additionally, the following requirements shall also apply:

    1. All parking spaces and access drives shall be paved.
    2. A minimum of one hundred sixty-eight (168) parking spaces shall be provided as part of the residential building's design (underground).

Access and Roadway Improvements, including sidewalks

d. The developer of the project shall be responsible for the construction and installation of all improvements within Manchester Road right-of-way along the subject site's frontage, which shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed and approved by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items) shall consist of approved materials and installed, as required by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road by the developer of this project, and be approved by the Department of Public Works.

    1. The developer shall be responsible for the design and construction of a left-turn lane within Manchester Road right-of-way to serve this site. The design details of this left-turn lane shall be provided in conjunction with the Manchester Road Streetscape Requirements and Street Specifications, first as part of the Site Development Plan review process and then as part of the Improvement Plans submitted to the Departments of Public Works and Planning for final action.

All design requirements and construction details shall be as directed and approved by the Department of Public Works.

e. Dedicate all the right-of-way, easements, and licenses within the subject site necessary for the improvement of Manchester Road. In this regard, the developer/owner shall dedicate a minimum of ten (10) feet of land area along the subject property's frontage to the City of Wildwood for public right-of-way purposes. This dedication shall be reviewed by the Department of Public Works and acted upon by Planning and Zoning Commission on the Site Development Plan.

f. Access to this development from Manchester Road shall be limited to one (1) public street intersection designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed and approved by the Department of Public Works.

g. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road, as directed by the Department of Public Works. Said sidewalk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan and be no less than ten (10) feet in width and comply with the Streetscape Requirements of the aforementioned plan.

New Public Street (North/South Roadway)

h. Dedicate land area within the site for a fifty (50) foot right-of-way for a yet un-named public street and construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed by the developer, as required by the City of Wildwood's Town Center Plan, within the right-of-way of this yet un-named street and be approved by the Department of Public Works.

i. Dedicate all other easements and licenses within the subject site, as necessary for the improvement of the proposed yet un-named public street, per the direction of the Department of Public Works, consistent with the approved design for this Town Center infrastructure improvement.

j. The construction extent of this roadway shall be from the northern edge of the new right-of-way area for Manchester Road to the northern property line of the subject property and again be the responsibility of the developer of this site to complete in accordance with approved plans.

Miscellaneous Roadway Requirements

k. Provide cross-access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties to the west and east of the subject tract of land, as directed by the Departments of Planning and Public Works. Improvements associated with the required cross-access shall be deeded and recorded prior to the occupancy (both temporary and final) of the building and be the full responsibility of the developer. Said design and construction specifications shall be as directed by the Department of Public Works and acted upon by the Planning and Zoning Commission on the Site Development Plan.

l. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

m. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements. All utilities within the C-8 Planned Commercial District and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations, as approved by the Director of Public Works.

n. Sidewalks shall be required on all public and private streets and provide for a continuous and logical layout of this pedestrian network. Minimally, this pedestrian network shall include plazas, patios, and other features and provide ample areas for access to all locations within the boundaries of this C-8 Planned Commercial District. 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 and the Architectural Review Board as part of the Site Development Plan review process.

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.

Landscape Requirements - Specific

p. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

q. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission and the Architectural Review Board as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

r. All lawn areas shall be appropriately landscaped and sodded and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

s. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

t. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

u. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code proposed Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The location of all light standards and their design and appearance shall be approved by the Planning and Zoning Commission on the Site Development Plan.

Sign Regulations

v. All signage shall be in accord with requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. All wall signs shall comply with the Chapter 415.420 Sign Regulations for the C-2 Shopping District, except all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines.
2. No wall sign shall exceed thirty (30) square feet in overall size.
3. No freestanding monument type sign shall be authorized within the boundaries of this C-8 Planned Commercial District.
4. No advertising, temporary, or portable signs shall be authorized in this C-8 Planned Commercial District development. No other signs shall be authorized, except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Ordinance and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

w. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of the enclosure shall be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the main building.

x. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

y. No rooftop mechanical equipment shall be allowed within this C-8 Planned Commercial District.

z. Improvements associated with public infrastructure, such as roadways, sidewalks (internal and within the public right-of-way), 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 Planning and indicated on the required Site Development Plan, which will be reviewed and acted upon by the Planning and Zoning Commission.

aa. The owner or developer shall be required to obtain public sewer service from the Metropolitan St. Louis Sewer District for the treatment of wastewater effluent.

bb. The design, color, material, and location of all garden and screen walls or fences 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.

cc. The developer shall grant the right to the City of Wildwood to utilize areas, buildings, and structures for the installation of wireless antenna and related equipment through the granting of appropriate easements for service to this site.

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 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 ordinance, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the individual commercial building authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces at a rate of 290.4 square feet per parking space (commercial) and 828 square feet per unit for residential.

a. In compliance with all requirements of the Public Space Regulations of the City's Zoning Ordinance, the proposed commercial plaza shall be a minimum of seventy-five (75) feet in width, located between the two (2) commercial buildings, placed at the ten (10) foot build-to line with the new Manchester Road right-of-way, and designed and constructed as directed by the Planning and Zoning Commission. The design of this commercial plaza shall be reviewed and acted upon as part of the Site Development Plan process by the Planning and Zoning Commission.

6. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed (and provided) parking spaces by the following rate schedule.

Type of Development	Required Contribution
Condominiums/Apartments	$382.06/Parking Space
General Retail	$1,751.08/Parking Space
Professional Office	$1,751.08/Parking Space
Sit-Down Restaurant	$1,751.08/Parking Space
General Office	$583.66/Parking Space
Shopping Centers	$1,751.08/Parking Space
Loading Space	$2,865.42/Loading Space

(For the purposes of this calculation, a parking space as defined and required by Chapter 415.280 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2009, 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. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

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

   1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and Metropolitan St. Louis Sewer District Standards.
   2. All stormwater shall be discharged at an adequate natural discharge point.
   3. Detention or differential runoff of stormwater shall be required in accord with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood. These facilities shall be provided in permanent retention facilities, specifically a lake of a minimum one-half (½) acre in size. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
   4. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management 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.
   5. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.
   6. The provision of all approvals from the U.S. Army Corp of Engineers and the Missouri Department of Natural Resources shall be required for the enclosure of the creek. Any mitigation efforts required by these two (2), federal and State agencies shall also be approved by the City of Wildwood.
   7. The approved stormwater management plan for this development may include the use of off-site, regional facilities in terms of the retention/detention of runoff from this site, unless otherwise authorized by the Department of Public Works on the Site Development Plan. The developer(s) shall be responsible for all costs associated with the construction and modifications to existing facilities to accomplish this regional stormwater management requirement, if applicable.

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.

Stormwater Pollution Prevention Plan

c. 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.

Traffic Study

d. The developer shall provide to the Departments of Planning and Public Works a Traffic Study indicating the anticipated trip generation from this use and corresponding improvements to address changes in circulation patterns, turning movements, volumes, and other related circumstances for Manchester Road. The Traffic Study must be completed by a qualified engineer having recent (within the last two (2) years) experience in this area of expertise. Review and approval of the Traffic Study shall be by the City of Wildwood Departments of Planning and Public Works.

Phase I Environmental Assessment

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 properties indicating their current condition relative to past utilization of this tract of land.

8. 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.

9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notification of Department of Planning

b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources, Metro West Fire Protection District, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Roadway Improvements

c. Road improvements and right-of-way dedication shall be completed, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

Traffic Generation Assessment Contribution

d. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Certification of Plans

e. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

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

c. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this C-8 Planned Commercial District Ordinance, except

as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

g. This zoning approval is conditioned on compliance with the Zoning 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 C-8 Planned Commercial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

h. Substantial construction shall begin **by January 25, 2018** for the parcel of ground governed by this C-8 Planned Commercial District ordinance. Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved plat or phase of construction and commencement of installation of the sanitary and storm sewers.

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
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Travis Newberry, Planner
Mary Kay Corsair and Robert W. Covert III, Property Owners

Editor's Note: Changes to Ordinance #1953 are shown as follows: additions by blue, underlined, and bolded type.

Attachment A

Background Information

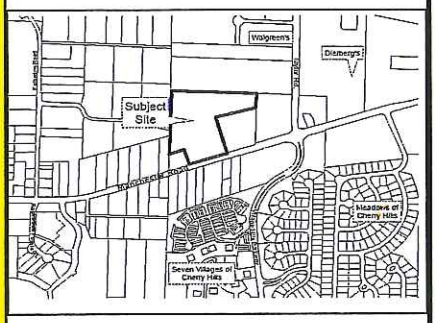
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the City Council
Monday, July 25, 2016, at 7:30 p.m.

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

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



Street Address of Subject Site:
16815 Manchester Road
Wildwood, MO 63040

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

The City Council of the City of Wildwood will conduct a public hearing on **Monday, July 25, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a request for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the City Council, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

A response to a communication from Robert W. Covert III and Mary Kay Corsair, which is dated April 15, 2016, regarding **P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates**; C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance, 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 (July 25, 2016). **(Ward Eight)**

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

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

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

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, July 18, 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 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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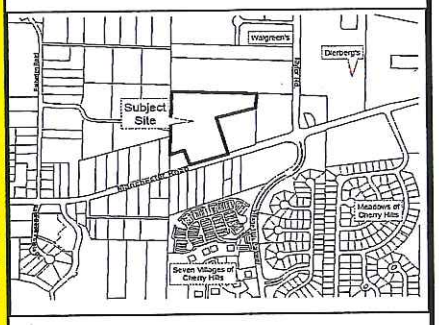


Street Address of Subject Site:
16815 Manchester Road
Wildwood, MO 63040

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

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, July 18, 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 a request for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

A response to a communication from Robert W. Covert III and Mary Kay Corsair, which is dated April 15, 2016, regarding **P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates**; C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance that governs this 11.3 acre site that was approved for a total of seven (7), multiple-story buildings, housing one hundred sixty-eight (168) condominium and/or apartment units, along with two (2) commercial buildings fronting onto Manchester Road, with associated parking, 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 (July 25, 2016). **(Ward Eight)**

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 and report, 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.

Covert-Corsair
Robert W. Covert III and Mary Kay Corsair
P. O. Box 280
Wildwood, MO 63040

CITY OF WILDWOOD

APR 20 2016

DEPT OF PLANNING & PARKS

April 15, 2016

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

Dear Mr. Vujnich:

Re: Governing Ordinance No. 1953 and
Site Development Plan
16815 Manchester Road
11.29 Acres
Wildwood, MO 63040

At this time, we are requesting that the governing Ordinance/ Site Development Plan for the above captioned property be extended from July 25, 2016.

We appreciate your consideration to our request.

Sincerely,

Robert W Covert III

Robert W. Covert III
President

Mary Kay Corsair

Mary Kay Corsair
Vice President

RWC/MKC:gkw

Attachment B

Site Development Plan

2011012600528
PLAT: BK: 359, PG: 28-33
FILED FOR RECORD
Jan 26, 2011 10:26 AM
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.
Witness my hand and official seal on the day and year aforesaid
Janice M. Hammonds
Deputy Recorder CLB2

28

SITE DEVELOPMENT PLAN

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

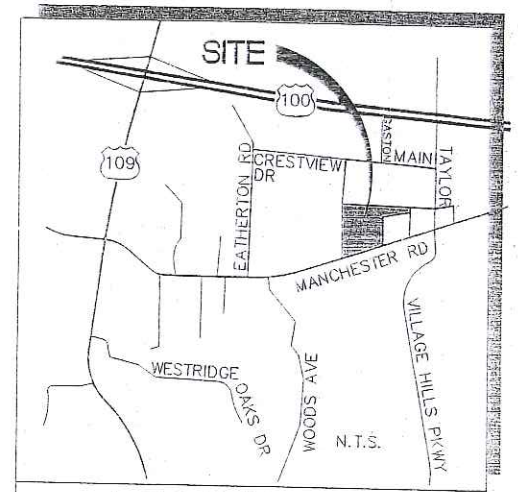
ORDINANCE #1723

LEGEND

EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
FOUND 1/2" IRON PIPE	
SET IRON PIPE	
FOUND CROSS	
FOUND STONE	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	(18)
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
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



LOCATION MAP
(NOT TO SCALE)

PROPERTY DATA

LOT:	11.29 Acres ±
LOT ZONING:	C-8 PLANNED COMMERCIAL DISTRICT
PROPOSED USE:	RESIDENTIAL AND RETAIL
PARKING SETBACK:	CONFORMING TO CITY OF WILDWOOD "TOWN CENTER NEIGHBORHOOD DESIGN STANDARDS, WORKPLACE AND NEIGHBORHOOD GENERAL DISTRICTS" OR AS APPROVED BY PLANNING AND ZONING COMMISSION, EXCEPT 100' FROM MANCHESTER ROAD RIGHT-OF-WAY.
BUILDING SETBACK:	CONFORMING TO CITY OF WILDWOOD "TOWN CENTER NEIGHBORHOOD DESIGN STANDARDS, WORKPLACE AND NEIGHBORHOOD GENERAL DISTRICTS", EXCEPT 50' FROM WESTERN BOUNDARY.
LOCATOR NUMBER:	24V630286
ADDRESS:	16815 MANCHESTER RD
ZIP CODE:	63040
WARD NUMBER:	8
FIRE DISTRICT:	METRO WEST
SCHOOL DISTRICT:	ROCKWOOD R-6
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED:	CAULKS CREEK WATERSHED
ELECTRIC COMPANY:	AMERENUE
GAS COMPANY:	LACLEDE GAS COMPANY
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY
POLICE:	WILDWOOD POLICE DEPARTMENT
FLOOD MAP PANEL:	29189C0235 H
WUNNENBERG'S:	PAGE 31, GRID 25 II

PROJECT DATA

BUILDING	AREA		PARKING REQ'D
AA RETAIL	20,000 S.F.	(3 P.S. / 1,000 S.F.)	60 P.S.
PARKING REQUIRED			60 P.S.
PARKING PROVIDED			61 P.S.

CONDOMINIUM DATA

BUILDING		PARKING REQ'D	
BB	CONDOMINIUM	(2 SPACES PER UNIT) x (24 UNITS)	48 P.S.
CC	CONDOMINIUM	(2 SPACES PER UNIT) x (24 UNITS)	48 P.S.
DD	CONDOMINIUM	(2 SPACES PER UNIT) x (16 UNITS)	32 P.S.
EE	CONDOMINIUM	(2 SPACES PER UNIT) x (16 UNITS)	32 P.S.
FF	CONDOMINIUM	(2 SPACES PER UNIT) x (24 UNITS)	48 P.S.
GG	CONDOMINIUM	(2 SPACES PER UNIT) x (32 UNITS)	64 P.S.
HH	CONDOMINIUM	(2 SPACES PER UNIT) x (32 UNITS)	64 P.S.

PARKING REQUIRED		336 P.S.
PARKING PROVIDED	SURFACE PARKING	168 P.S.
	UNDERGROUND PARKING	168 P.S.
		336 P.S.

DENSITY CALCULATIONS

	AREA	PERCENTAGE
BUILDING	113,310 SF	23%
PAVEMENT	169,661 SF	35%
GRASS	209,003 SF	42%
TOTAL	491,974 SF	100%

GENERAL NOTES

1.) BOUNDARY AND TOPOGRAPHIC SURVEY DERIVED FROM "OUTBOUNDARY TOPOGRAPHICAL SURVEY AND LOCATION OF IMPROVEMENTS SURVEY", MAY 1926, BY THE STERLING COMPANY. ALL INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE AND FOR REFERENCE ONLY. TOPOGRAPHY AND EXISTING CONDITIONS SHOULD BE VERIFIED BY A CURRENT 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.

3.) GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND MSD STANDARDS.

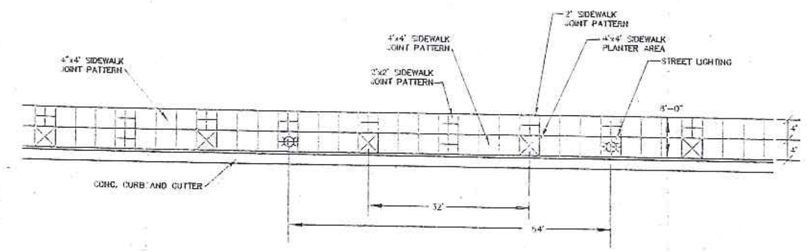
4.) SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT.

5.) STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

6.) ALL EXISTING AND NEW OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND.

7.) ALL STREET ENTRANCES, STREET INTERSECTIONS, CUL-DE-SAC AND SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD ADA STANDARDS.

8.) SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0235 H, WITH A REVISED DATE OF AUGUST 2, 1995.



NOTES:
1. CAST IRON TREE GRATE TYPE SHALL BE AS DIRECTED BY THE CITY OF WILDWOOD. TREE GRATE SHALL BE PLACED WITHIN THE SIDEWALK PLANTER AREA.
2. CENTER OF STREET LIGHT FIXTURES SHALL BE LOCATED 2' FROM THE BACK OF CURB. STREET LIGHT FIXTURES SHALL BE TRADITIONAL PERIOD STYLE POST AND LUMINARIES AS DIRECTED BY THE CITY OF WILDWOOD.

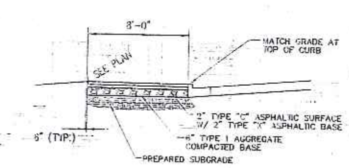
SIDEWALK JOINT PATTERN DETAIL (INTERNAL ROAD)
(n.t.s.)

SURVEYOR'S CERTIFICATION

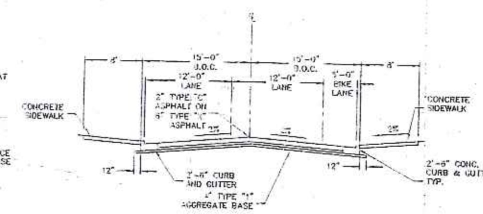
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Plan from record information and therefor is subject to an actual boundary survey, and shows the existing and proposed subdivision of the tract.

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

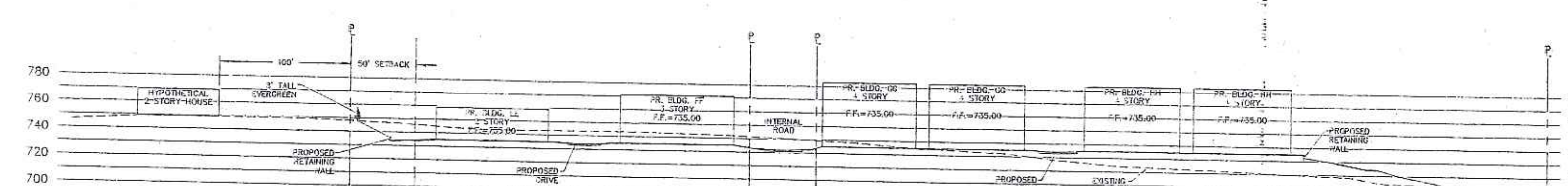
By: [signature] 12/22/10
DANIEL EHLMANN, Missouri L.S. No. 2215



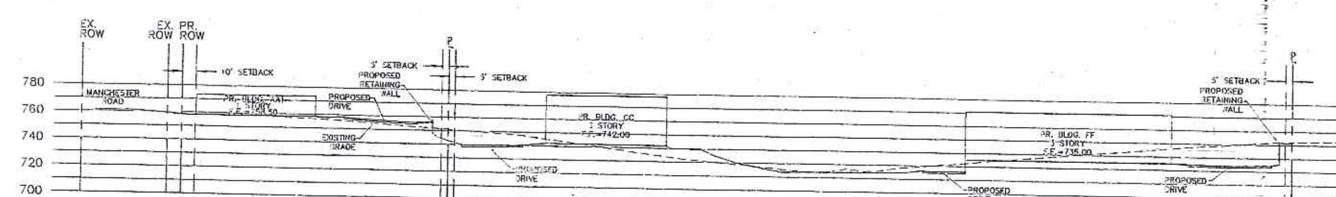
MULTI-USE PATH DETAIL
(n.t.s.)



TYPICAL STREET SECTION (INTERNAL ROAD)
(n.t.s.)

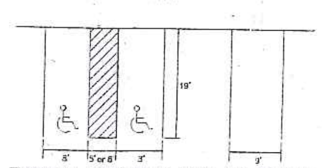


SITE SECTION A — A
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=50'



SITE SECTION B — B
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=50'

APPROVED 1-6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]
DATE: 1-25-11

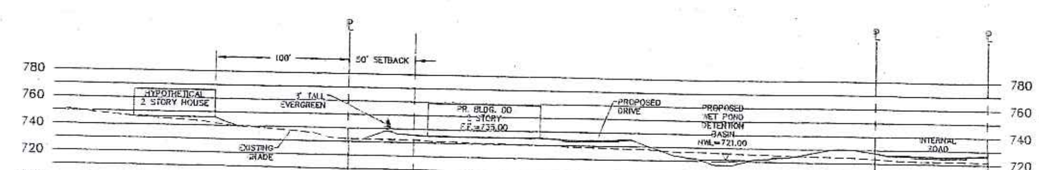


TYPICAL PARKING STALLS DETAIL
(n.t.s.)

PROPERTY DESCRIPTION

A tract of land being located in the Southeast 1/4 of Section 1, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land as conveyed to New Community Church as recorded in Book 11044, Page 568 of the above said records, said point also being the Southwest corner of Lot Six of Francine Acres, a subdivision according to the plat thereof as recorded in Plat Book 101, Page 6 of the St. Louis County Records, said point also being located on the Northerly line of Manchester Road, 60 feet wide; thence along said Northerly line South 71 degrees 49 minutes 22 seconds West 425.16 feet to the East line a tract of land as conveyed to Larry J. and Eleanor A. Barnoski by instrument recorded in Book 6827, Page 812 of above said records said point also being located on the East line of Lot 1 of above said Francine Acres; thence along said East line North 18 degrees 10 minutes 38 seconds West 200.12 feet to the North line of said Barnoski tract; thence along said North line South 71 degrees 49 minutes 22 seconds West 63.21 feet; South 00 degrees 48 minutes 20 seconds West 11.44 feet and South 71 degrees 49 minutes 22 seconds West 100.00 feet to the North-South Center line of above said Section 1; thence along said North-South Center Line North 00 degrees 48 minutes 20 seconds East 735.88 feet to the South line of the Resubdivision of Lot 4 of Dierbergs Wildwood and Lot 5B of the Resubdivision of Lot 5 of Dierbergs Wildwood, a subdivision according to the plat there of as recorded in Plat Book 353, Pages 1018 and 1019 of the above said records; thence along said South line South 87 degrees 18 minutes 30 seconds East 910.60 feet to the West line of a tract of land as conveyed to Dierbergs Wildwood II LLC by instrument recorded in Book 12181, Page 199 of the above said records; thence along said West line South 00 degrees 45 minutes 00 seconds West 142.90 feet to the Northerly line of above said New Community Church tract; thence along said North line and the West line of said New Community Church tract South 74 degrees 57 minutes 07 seconds West 447.46 feet and South 18 degrees 10 minutes 38 seconds East 450.03 feet to the Point of Beginning and containing 491,968 square feet or 11.294 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 20, 2008.



SITE SECTION C — C
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=50'

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(4)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

4 REVISED PER CITY COMMENTS 07/07/10
3 REVISED PER CITY COMMENTS 03/25/10
2 REVISED PER CITY COMMENTS 01/11/10
1 REVISED PER CITY COMMENTS 11/05/09
7 REVISED PER CITY COMMENTS 12/21/10
6 REVISED PER CITY COMMENTS 11/10/10
5 REVISED PER CITY COMMENTS 07/13/10

ELEVATION DATUM
MSD BENCHMARK #443-50 ELEV. = 766.77
"L" CHISELED ON SOUTHEAST CORNER OF CONCRETE STOOP OF LARRY'S TAVERN LOCATED 50' NORTH OF CENTERLINE OF MANCHESTER ROAD & 0.23 MILES EAST OF CENTERLINE OF WOODS AVENUE.

PREPARED FOR:
COVERT - CORSAIR HOMES, INC.
P.O. BOX 280
Wildwood, MO 63040
CONTACT: Mr. Robert W. Covert III (Bob) and Ms. Mary Kay Corsair

M.S.D. REF# D-089-00
BASE MAP # 25-II

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER
[signature] 12/22/10
GEORGE M. STOCK E-25116

COVERT — CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

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

DRAWN BY	DATE	CHECKED BY	DATE	JOB NUMBER	SHEET
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	1 of 6

SITE DEVELOPMENT PLAN

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN,
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

ORDINANCE #1723

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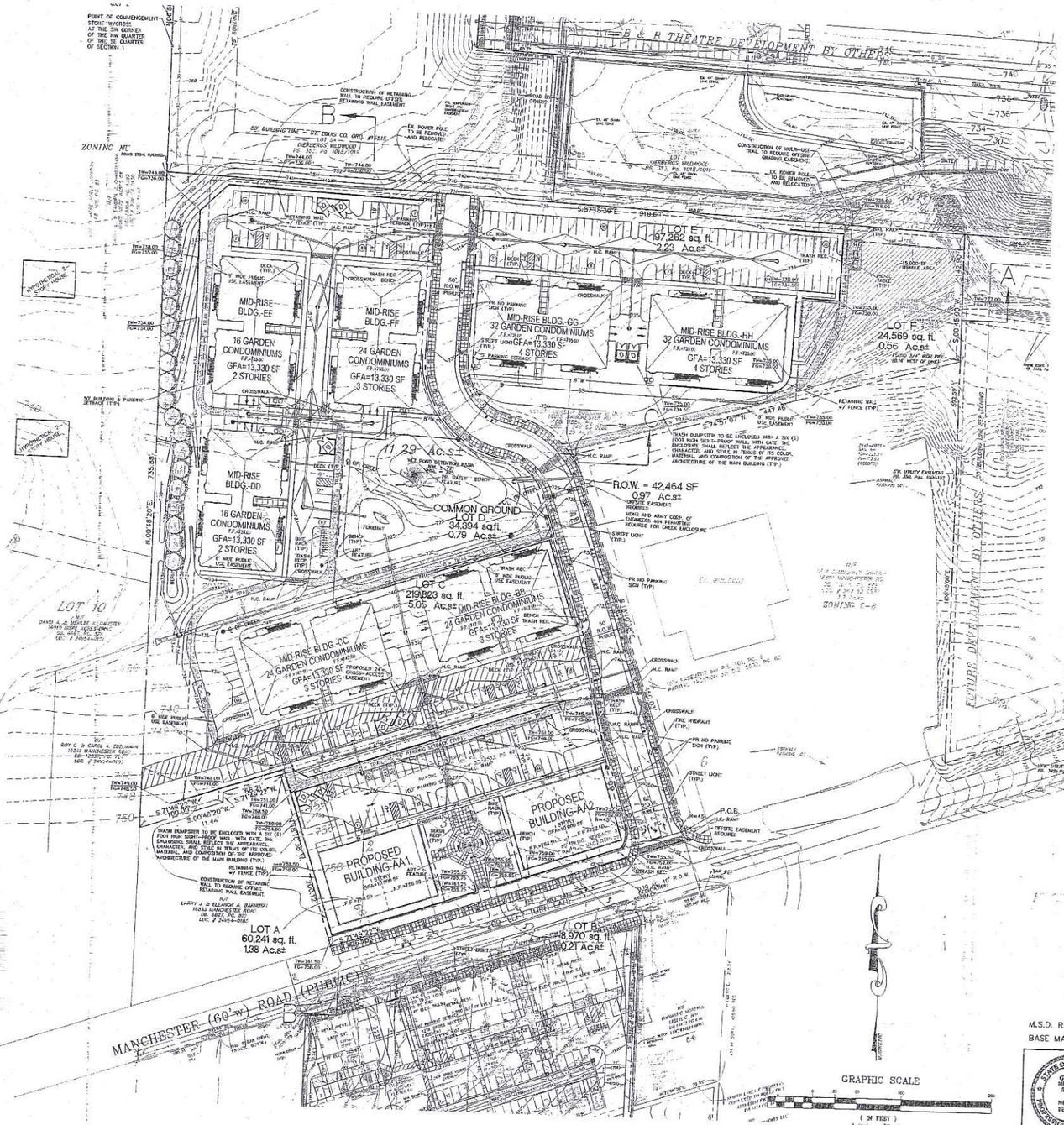
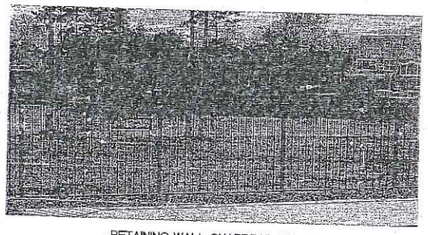
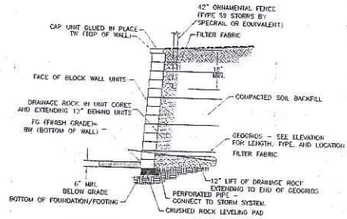




RETAINING WALL GUARDRAIL EXHIBIT
(n.t.s.)

RETAINING WALL GUARDRAIL SHALL BE BLACK, ANNODIZED ALUMINUM, TYPE S9 STORRS BY SPECRAIL (OR EQUIVALENT). RAIL SHALL BE CONTINUOUS ALONG RETAINING WALL.



TYPICAL RETAINING WALL SECTION
(n.t.s.)

NOTES -
1. ALL CONSTRUCTION SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.
2. 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 WITH GRADING PLAN.
3. ACCEPTED ALTERNATE WALL SYSTEM VERSA-LOK OR UNILOCK PISA.
4. TOP-TOP OF RETAINING WALL. FG=FINISHED GRADE AT BASE OF WALL.
5. COLOR SELECTION TO BE COORDINATED WITH ARCHITECT AND APPROVED BY OWNER
6. THE WALL DESIGNER SHALL INCLUDE A "GLOBAL STABILITY ANALYSIS" WITH THE SUBMISSION OF PERMIT PLANS.

APPROVED 2 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vaupel
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(4)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

REVISED PER CITY COMMENTS 07/07/10
REVISED PER CITY COMMENTS 03/25/10
REVISED PER CITY COMMENTS 01/11/10
REVISED PER CITY COMMENTS 11/05/09
REVISED PER CITY COMMENTS 12/21/10
REVISED PER CITY COMMENTS 11/10/10
REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

COVERT - CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

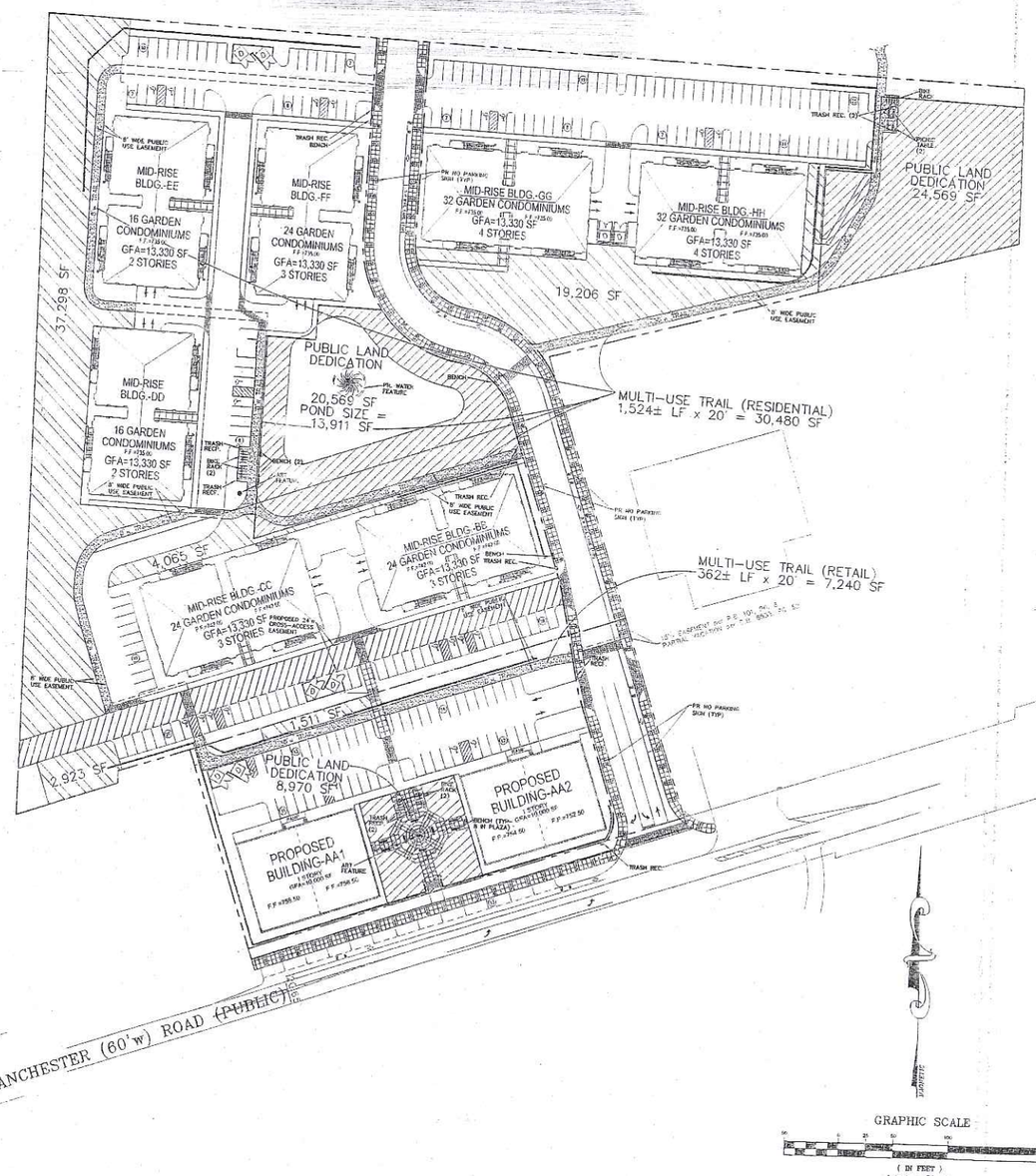
STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER
12/22/10
GEORGE M. STOCK E-25116

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9101
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	2 of 6

PUBLIC SPACE CALCULATIONS

30



COMMON GROUND LEGEND

- PUBLIC COMMON GROUND
- PRIVATE COMMON GROUND

Residential:
Number of Provided Parking Spaces: 336 spaces
Number of Proposed Units: 168
Standard for Public Space: 828 square feet per dwelling unit
Amount of Required Public Space: 139,104 square feet
Amount of Provided Public Space: 138,110 square feet
- Multi-Use Trail: 30,480 square feet
- Underground Detention Area: N/A square feet
- Public Land Dedication: 45,135 square feet
- Private Common Ground: 63,492 square feet
  List Installed improvements:
  - Picnic Tables: 2 total number
  - Benches: 5 total number
  - Trash Receptacles: 6 total number
  - Bike Racks: 3 total number
  - Art Feature: 1 total number
  - Other: Water Feature 1
- Other:

Retail:
Number of Provided Parking Spaces: 61 spaces
Number of Proposed Units: N/A
Standard for Public Space: 240.4 square feet per parking space
Amount of Required Public Space: 12,714 square feet
Amount of Provided Public Space: 17,721 square feet
- Multi-Use Trail: 7,240 square feet
- Underground Detention Area: N/A square feet
- Public Land Dedication: 8,970 square feet
- Private Common Ground: 1,511 square feet
  List Installed Improvements:
  - Picnic Tables: total number
  - Benches: 5 total number
  - Trash Receptacles: 6 total number
  - Bike Racks: 2 total number
  - Art Feature: 1 total number
  - Other:
- Other:

Note:
The design of the Commercial Plaza shall be reviewed and acted upon by the Planning and Zoning Commission.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

APPROVED 3 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED "TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(6)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLAN;
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

REVISED PER CITY COMMENTS 07/07/10
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REVISED PER CITY COMMENTS 01/15/10
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REVISED PER CITY COMMENTS 11/10/10
REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

COVERT - CORSAIR HOMES, INC.

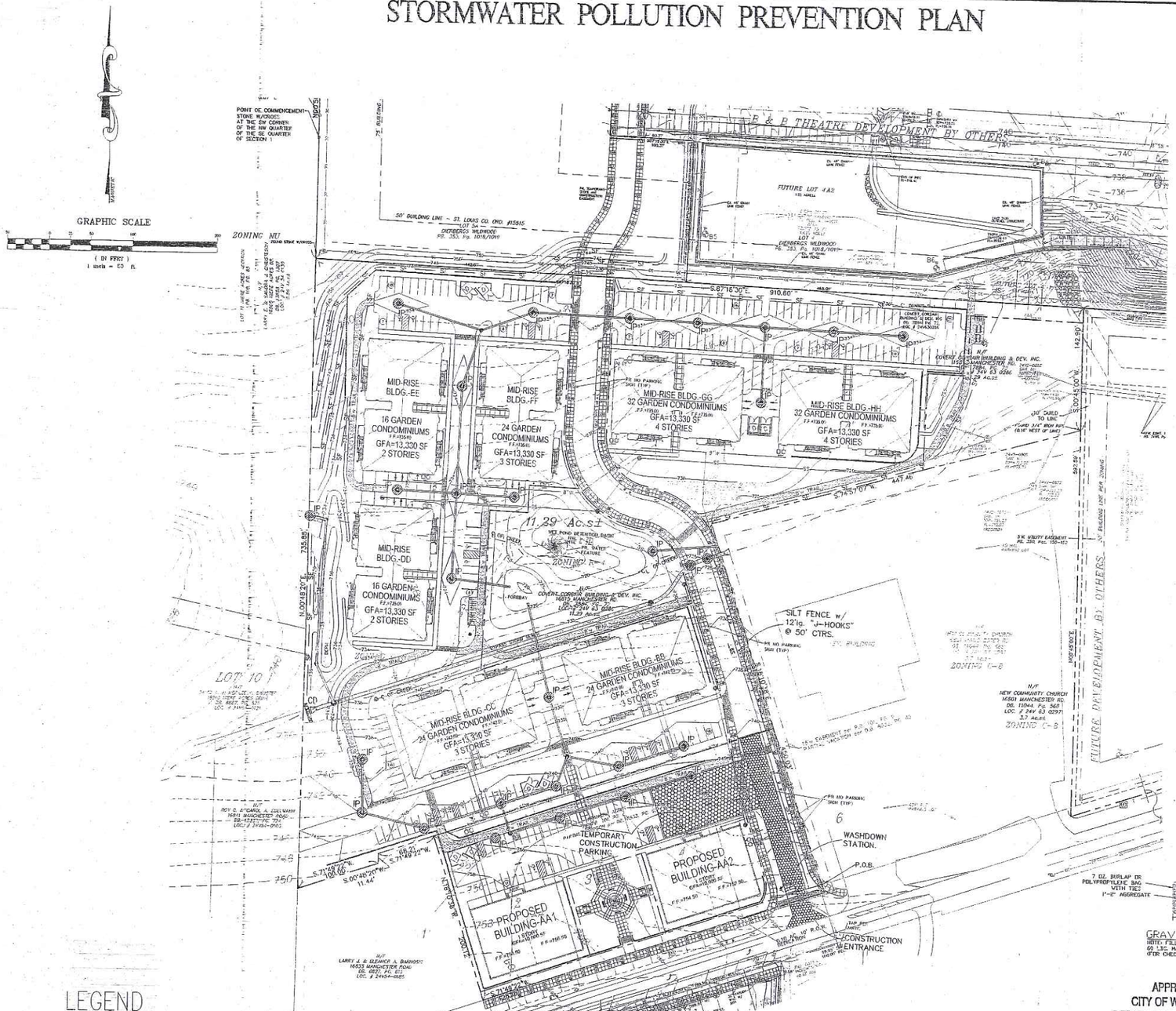
SITE DEVELOPMENT PLAN

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER
7/22/10

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

GEORGE M. STOCK	E-25116	DRAWN BY: J.P.W.	DATE: 07/23/09	CHECKED BY: G.M.S.	DATE: 07/23/09	JOB NUMBER: 207-4133.2	SHEET: 3 of 6

STORMWATER POLLUTION PREVENTION PLAN



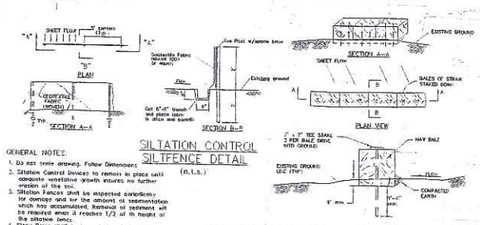
LEGEND

SF	SILTATION FENCE
	CONSTRUCTION ENTRANCE
IP	INLET PROTECTION
CD	CHECK DAM

EROSION CONTROL NOTES

1. EROSION AND SILTATION CONTROL SHALL BE INSTALLED AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
2. AT LEAST ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 0.25 INCHES OR MORE, EROSION AND SILTATION CONTROL DEVICES SHALL BE INSPECTED FOR DAMAGE AND AMOUNT OF SEDIMENTATION AND CORRECTIVE ACTIONS TAKEN.
3. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
4. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
5. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 5 DAYS IN ANY AREA, THE DISTURBED AREA SHALL BE SEEDED OR OTHERWISE STABILIZED TO SIGNIFICANTLY REDUCE THE ERODIBILITY OF THE SOIL. PROTECTIVE MEASURES MAY INCLUDE A COMBINATION OF SEEDING, SODDING, MULCHING OR OTHER SUITABLE MEANS TO PROTECT THE GROUND SURFACE FROM EROSION.
6. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION. IF ADEQUATE STORMWATER DETENTION AND EROSION CONTROL DEVICES HAVE NOT BEEN ESTABLISHED:
7. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
8. DUST CONTROL MEASURES TO BE USED DURING PERIODS OF DRY WEATHER AND REDUCE POLLUTANTS FROM ENTERING INTO STORMWATER.
9. CONTRACTOR TO MAINTAIN CLEAN STREETS SURROUNDING THE DEVELOPMENT AND REDUCING/PREVENTING DUST POLLUTION BY USING DUST CONTROL MEASURES. SPRINKLING IS ONE TYPE OF DUST CONTROL THAT MAY BE USED ON HAUL ROUTE AND OTHER TRAFFIC AREAS ON SITE.
10. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
11. PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES WILL BE REQUIRED.
12. IN THE EVENT OF SILT RUNOFF FROM SUBJECT PROPERTY ONTO OFFSITE PROPERTY, THE CONTRACTOR SHALL NOTIFY THE OFFSITE PROPERTY OWNER AND OBTAIN CONSENT TO REMOVE SEDIMENT AND RESTORE PROPERTY TO ORIGINAL CONDITION.

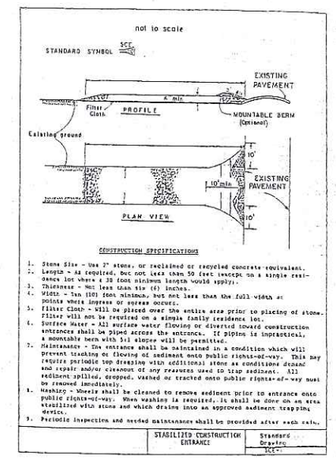
31



SILTATION CONTROL SILTFENCE DETAIL (n.t.s.)

GENERAL NOTES:
1. Do not scale drawing. Follow Dimensions.
2. Siltation Control Devices to remain in place until adequate vegetative growth insures no further erosion of the soil.
3. Siltation Fences shall be inspected periodically for damage and for the amount of sedimentation which has accumulated. Removal of sediment will be required when it reaches 1/2 of th height of the siltation fence.
4. Straw Bales shall be inspected periodically for deterioration. Bales which have rotted or failed shall be replaced.
5. Attachment of Geotextile Fabric to be in accordance with the manufacturer's recommendation.

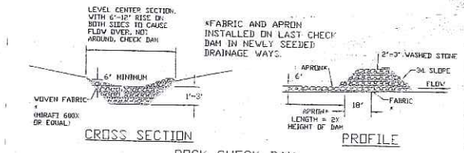
SILTATION CONTROL HAY BALE DETAIL (n.t.s.)



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions dictate and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE — Standard Drawing SCE-1



ROCK CHECK DAM

GRAVEL BAGS:
INSTALLATION/CONSTRUCTION PROCEDURES:

1. FILL BAGS APPROXIMATELY 2/3 FULL.
2. GRADE AND STABILIZE SOIL ON WHICH BAGS ARE TO BE PLACED.
3. INSTALL CENTER LINE OF BAGS ON BOTTOM ROW.
4. PLACE REMAINING BAGS ON EACH SIDE OF CENTER - MIN. WIDTH OF BOTTOM ROW IS 3 BAGS.
5. PLACE UPPER ROWS OF BAGS, STAGGERING ENDS IN BRICK-LIKE PATTERN.

O&M PROCEDURES:

SITE CONDITIONS FOR REMOVAL:

COMPLETION OF UPSTREAM WORK AND VEGETATION OF CONTRIBUTING RUNOFF AREAS.

1. INSPECT ONCE A WEEK AND AFTER EVERY STORM.
2. REPLACE AND STABILIZE ANY DAMAGED BAGS OR BAGS THAT HAVE MOVED OUT OF PLACE.
3. WHEN SILT BUILDS UP IN FRONT OF A ROW OF GRAVEL BAGS PERFORMING THE FUNCTION OF SILT FENCE, MOVE THE ROW OF BAGS IN FRONT OF THE SEDIMENT BUILDUP. THIS "NEW ROW" WILL CAPTURE ADDITIONAL SEDIMENT AND KEEP CONCENTRATED FLOWS FROM REACHING THE PREVIOUS SEDIMENT DEPOSIT.
4. REMOVE SEDIMENT AT ROWS OF BAGS USED AS WEIRS OR LIPS. BAGS MAY BE REPOSITIONED TO FACILITATE REMOVAL OF SEDIMENT.

CHECK DAM:
INSTALLATION/CONSTRUCTION PROCEDURES:

1. GRADE DRAINAGE WAY AND COMPACT AREA OF CHECK DAM.
2. PLACE ROCK, SAND BAGS OR GRAVEL BAGS TO REQUIRED CONFIGURATION PERPENDICULAR TO FLOW.
3. MAXIMUM SPACING BETWEEN DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAMS IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.

O&M PROCEDURES:

1. INSPECT ONCE A WEEK AND AFTER EVERY STORM.
2. REMOVE TRASH AND LEAF ACCUMULATION.
3. REMOVE SEDIMENT BUILDUP ONCE IT REACHES 1/2 DEPTH OF CHECK DAM OR 12" DEPTH, WHICHEVER IS LESS.
4. RESTORE DAM STRUCTURE TO ORIGINAL CONFIGURATION TO PROTECT BANKS.
5. REPLACE ROCK ON UPSTREAM FACE OF DAM IF PONDING DOES NOT DRAIN IN REASONABLE TIMEFRAME.

SITE CONDITIONS FOR REMOVAL:

REMOVE AFTER CONTRIBUTING DRAINAGE AREAS HAVE BEEN ADEQUATELY STABILIZED AND VEGETATION IS ADEQUATELY ESTABLISHED IN DRAINAGEWAY. REGRADE AND VEGETATE AREA OF CHECK DAM.

APPROVED 4 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLAN
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

M.S.D. REF# D-089-00
BASE MAP # 25-II

STATE OF MISSOURI — GEORGE M. STOCK — NUMBER PE-25116 — PROFESSIONAL ENGINEER
12/22/10
GEORGE M. STOCK E-25116

△ REVISED PER CITY COMMENTS 07/07/10
△ REVISED PER CITY COMMENTS 03/25/10
△ REVISED PER CITY COMMENTS 01/11/10
△ REVISED PER CITY COMMENTS 11/05/09
△ REVISED PER CITY COMMENTS 12/21/10
△ REVISED PER CITY COMMENTS 11/10/10
△ REVISED PER CITY COMMENTS 07/13/10

COVERT - CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	4 of 6

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BILL #1723 ORDINANCE #1723

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A MODIFICATION TO AN EXISTING C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE FOR THE PURPOSES OF ALLOWING AN EXTENSION OF TIME TO SUBMIT THE REQUIRED SITE DEVELOPMENT PLAN TO THE PLANNING AND ZONING COMMISSION FOR ITS APPROVAL, ALL IN ACCORDANCE WITH THE LETTER OF RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION DATED APRIL 19, 2010 ON THIS MATTER. (P.Z. 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates) Ward Eight

WHEREAS, the development of the City's Town Center Area has been done in accordance with plans, standards, and guidelines created by an expert in "New Urbanism" for the purposes of establishing a compact community of residential, commercial, institutional, and public space activities that are linked together by a coordinated system of streets, roadways, and sidewalks, along with unique architecture and design components; and

WHEREAS, the Town Center Area has seen interest in it, since its inception, from a number of different developers that have offered a range of projects, including large "Commercial/Workplace" types, residential neighborhoods, and a range of office/retail projects along Manchester Road and State Route 109; and

WHEREAS, the development of residential units in the City has been limited to single family types that are detached or attached, but not at higher densities consistent with the "Neighborhood General" District requirements of the Town Center Plan; and

WHEREAS, the need for higher density residential settings in the Town Center Area is critical to the success of providing the population to support the business community in their immediate vicinity, as well as provide a variety of housing, with a mix of styles and prices; and

WHEREAS, the petitioners own an eleven (11) acre parcel of ground in the Town Center Area that abuts Manchester Road that was rezoned by St. Louis County for a higher density residential development, but did not proceed to construction and completion, and allowed the tract of land to remain vacant; and

WHEREAS, a petition was filed by these owners with the City of Wildwood utilizing the C-8 Planned Commercial District that sought to develop this same eleven (11) acre site with one hundred sixty-eight (168) residential units in a total of seven (7) buildings and approximately 20,000 square feet of "Workplace" type activities, which includes the installation of required infrastructure and utilities to meet the increased demand placed on the site and the surrounding area; and

WHEREAS, the City Council supported this request and noted it was in compliance with the City's Master and Town Center Plans, provided an appropriate transition between it and established residential areas, and met the level of public space that was in keeping with the City's requirements; and

WHEREAS, the ordinance authorizing this C-8 Planned Commercial District on the subject property was approved on March 10, 2008, which allowed the petitioners twelve (12) months to complete the Site Development Plan review process and receive approval from the Planning and Zoning Commission; and

WHEREAS, this time period was extended once by the Planning and Zoning Commission, which granted an additional six (6) months to receive approval of the aforementioned plan; and

WHEREAS, the petitioners and their design team have continued to work towards the completion of this plan; however, certain considerations have delayed its approval by the Planning and Zoning Commission, which led to the petitioner to submit a request for additional time to complete this action; and

WHEREAS, the Planning and Zoning Commission reviewed this request and believed an extension to this time period was appropriate in order to address unforeseen circumstances or outside influences that may affect the viability of a project of this size and magnitude, such as the current economic conditions associated with the residential housing and commercial markets; and

WHEREAS, the Commission also noted this proposed design has been determined to be an appropriate application of the City's regulations for this site and believes the denial of such a request may not result in an improved design in the future; and

WHEREAS, the City Council held a public hearing on this matter on April 26, 2010, where it reviewed the recommendation of the Planning and Zoning Commission, as well as comments regarding this request; and

WHEREAS, the City Council supports the requested modification to this C-8 Planned Commercial District to accommodate an extension to the required timeframe to receive approval of the Site Development Plan; and

WHEREAS, after careful and due deliberation and consideration of all comments, information, and documentation, including, but not limited to, the Planning and Zoning Commission's Letter of Recommendation, the City Council authorized the preparation of the legislation to allow for the site specific ordinance to be modified to accommodate the extension of time; and

WHEREAS, the City Council of the City of Wildwood, Missouri is empowered to consider and act upon requests of this nature based upon Chapter 89 of Missouri Revised Statutes, the City of Wildwood Charter, and local codes under the provisions of its need to promote and protect the public's health, safety, and general welfare.

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 approving changes to existing C-8 Planned Commercial District Ordinance #1491 Regulations, which are set forth therein for the following described tract of land:

A tract of land being located in the Southeast 1/4 of Section 1, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land as conveyed to New Community Church as recorded in Book 11044, Page 568 of the above said records, said point also being the Southwest corner of Lot Six of Francine Acres, a subdivision according to the plat thereof as recorded in Plat Book 101, Page 6 of the St. Louis County Records, said point also being located on the Northerly line of Manchester Road, 60 feet wide; thence along said Northerly line South 71 degrees 49 minutes 09 seconds West 425.16 feet to the East line a tract of land as conveyed to Larry J. and Eleanor A. Bamoski by instrument recorded in Book 6327, Page 212 of above said records said point also being located on the East line of Lot 1 of above said Francine Acres; thence along said East line North 18 degrees 10 minutes 51 seconds West 200.12 feet to the North line of said Bamoski tract; thence along said North line South 71 degrees 49 minutes 09 seconds West 68.21 feet; South 00 degrees 48 minutes 07 seconds West 11.44 feet and South 71 degrees 49 minutes 09 seconds West 100.00 feet to the North-South Center line of above said Section 1; thence along said North-South Center Line North 00 degrees 48 minutes 07 seconds East 735.83 feet to the South line of the Resubdivision of Lot 4 of Dierbergs Wildwood and Lot 5B of the Resubdivision of Lot 5 of Dierbergs Wildwood, a subdivision according to the plat thereof as recorded in Plat Book 353, Page 1018 of the above said records; thence along said South line South 37 degrees 18 minutes 43 seconds East 910.72 feet to the West line of a tract of land as conveyed to Dierbergs Wildwood II LLC by instrument recorded in Book 12181, Page 199 of the above said records; thence along said West line South 00 degrees 48 minutes 31 seconds West 142.91 feet to the Northerly line of above said New Community Church tract; thence along said North line and the West line of said New Community Church tract South 74 degrees 56 minutes 54 seconds West 447.41 feet and South 18 degrees 10 minutes 51 seconds East 450.03 feet to the Point of Beginning and containing 491,924 square feet or 11.294 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 20, 2008.

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 April 19, 2010, 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

The uses allowed in this C-8 Planned Commercial District (Town Center Workplace and Neighborhood General District designations) shall be limited to professional offices, general offices, restaurants, including fast-food types, but without drive-through facilities, and retail and service activities, as defined in the Town Center Plan (as amended March 2, 1998), with associated parking, but not financial institutions, vehicle repair/service facilities, and taverns. Additionally, this C-8 Planned Commercial District shall authorize the development of no more than one hundred sixty-eight (168) condominium units, with underground parking, housed in garden style types of buildings (as shown on the submitted Preliminary Development Plan).

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The uses permitted in this C-8 Planned Commercial District shall be contained in a total of nine (9) buildings. The two (2) authorized commercial buildings fronting onto Manchester Road shall not exceed a total of twenty thousand (20,000) square feet in gross floor area (Buildings AA1 and AA2). These two (2) buildings (AA1 and AA2) cannot exceed an individual size of ten thousand (10,000) square feet respectfully. The seven (7) residential buildings shall be approved as such:

Residential Building Identification	Gross Floor Area [illegible] (square feet)	Maximum Height (in stories) [illegible]
Building BB	13,330	Four (4)
Building CC	13,330	Three (3)
Building DD	13,330	Two (2)
Building EE	13,330	Two (2)
Building FF	13,330	Four (4)
Building GG	13,330	Four (4)
Building HH	13,330	Four (4)

* Only two (2) of the identified four (4) buildings shall be allowed four (4) stories, the other two (2) structures cannot exceed a maximum of three (3) stories in overall height.

b. The area of this C-8 Planned Commercial District shall be a minimum of eleven (11) acres in overall size, unless otherwise reduced in area by public roadway dedications, as required herein. No division of this lot, once consolidated, shall be authorized, unless approved by the City Council of the City of Wildwood.

c. The two (2) allowable commercial buildings must be located abutting the Manchester Road right-of-way, so as to provide no less than eighty (80) percent of that frontage occupied by an arcade, porch, or building façade, along with the required commercial plaza. The orientation of these commercial buildings shall be as shown on the Preliminary Development Plan submitted by the petitioner as part of the rezoning request. These buildings shall be constructed with glazing to provide a minimum fifty (50) percent transparency along Manchester Road and exhibit no individual bay distance of greater than thirty (30) feet, without providing some type of recess, projection, or pilaster.

d. In those instances where a building façade is absent, a garden or screen wall shall be installed. This wall(s) must complement the appearance of the buildings located within the same block in terms of its design, architecture, color, material, and character. All garden or screen walls located upon this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan review and approval process.

e. No loading docks are authorized within the boundaries of this C-8 Planned Commercial District.

f. No structure or building shall exceed four (4) stories in overall height, as measured from final finish grade of the adjoining street. No commercial building shall exhibit less than a one and one-half (1½) story profile in terms of its massing along Manchester Road, with a first story, interior clear height not less than twelve (12) feet.

g. The proposed architectural design, character, and style of all buildings and structures, including retaining walls, 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. Consideration and action relative to the required design shall be by the Architectural Review Board in accordance with the Town Center Development Manual for the "Workplace and Neighborhood General" District designations.

1. Each residential building may have key components that are identical, but colors, materials and their use on the elevations of the structures, shingle types and colors, and other architectural treatments must be varied to create interest within the project in terms of their appearances. All of these components and treatments will be reviewed and approved by the City's Architectural Review Board.

h. The integration of public art features shall be required throughout key public spaces and gathering areas to act as focal points within this development. These features are creditable deductions from the required Public Space Dedication required in Condition 5 of this legislation. A minimum of two (2) of these features must be provided within the boundaries of this C-8 Planned Commercial District. The City Council shall consider and act upon the selection and location of these art features, prior to the release of any building permits for any of the permitted uses.

i. All residential units within the boundaries of this C-8 Planned Commercial District of this site must incorporate a deck, porch, or balcony on their front elevations.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months of the date of approval of the preliminary development plan by the City Council and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended for an additional eighteen (18) months, through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden or retaining walls.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question, including required right-of-way dedication, pavement widening, and cross access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance.)
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within one hundred (100) feet of the subject site) infrastructure and site improvements of a general nature. Principally, existing locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Building/Structure Setbacks

a. All buildings or structures, excluding boundary, garden and/or retaining walls, or fences, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, except as follows:

1. Fifty (50) feet from the western boundary line of this C-8 Planned Commercial District for all residential buildings/structures.

Parking Setbacks

b. All parking stalls, loading spaces, internal drives, excluding points of ingress and egress and public or private roadways, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, unless otherwise approved on the Site Development Plan by the Planning and Zoning Commission or as noted below:

1. One hundred (100) feet from the Manchester Road right-of-way line, as shown on the submitted Preliminary Development Plan.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts and Chapter 415.290 Parking Regulations of the City of Wildwood's Zoning Ordinance. However, parking spaces for the authorized commercial uses shall be provided at a ratio of three (3) spaces per one thousand (1,000) square feet of gross floor area. Additionally, the following requirements shall also apply:

1. All parking spaces and access drives shall be paved.
2. A minimum of one hundred sixty-eight (168) parking spaces shall be provided as part of the residential building's design (underground).

Access and Roadway Improvements, including sidewalks

d. The developer of the project shall be responsible for the construction and installation of all improvements within Manchester Road right-of-way along the subject site's frontage, which shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed and approved by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items) shall consist of approved materials and installed, as required by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road by the developer of this project, and be approved by the Department of Public Works.

1. The developer shall be responsible for the design and construction of a left-turn lane within Manchester Road right-of-way to serve this site. The design details of this left-turn lane shall be provided in conjunction with the Manchester Road Streetscape Requirements and Street Specifications, first as part of the Site Development Plan review process and then as part of the Improvement Plans submitted to the Departments of Public Works and Planning for final action. All design requirements and construction details shall be as directed and approved by the Department of Public Works.

e. Dedicate all the right-of-way, easements, and licenses within the subject site necessary for the improvement of Manchester Road. In this regard, the developer/owner shall dedicate a minimum of ten (10) feet of land area along the subject property's frontage to the City of Wildwood for public right-of-way purposes. This dedication shall be reviewed by the Department of Public Works and acted upon by Planning and Zoning Commission on the Site Development Plan.

f. Access to this development from Manchester Road shall be limited to one (1) public street intersection designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed and approved by the Department of Public Works.

g. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road, as directed by the Department of Public Works. Said sidewalk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan and be no less than ten (10) feet in width and comply with the Streetscape Requirements of the aforementioned plan.

New Public Street (North/South Roadway)

h. Dedicate land area within the site for a fifty (50) foot right-of-way for a yet un-named public street and construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed by the developer, as required by the City of Wildwood's Town Center Plan, within the right-of-way of this yet un-named street and be approved by the Department of Public Works.

i. Dedicate all other easements and licenses within the subject site, as necessary for the improvement of the proposed yet un-named public street, per the direction of the Department of Public Works, consistent with the approved design for this Town Center infrastructure improvement.

j. The construction extent of this roadway shall be from the northern edge of the new right-of-way area for Manchester Road to the northern property line of the subject property and again be the responsibility of the developer of this site to complete in accordance with approved plans.

Miscellaneous Roadway Requirements

k. Provide cross-access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties to the west and east of the subject tract of land, as directed by the Departments of Planning and Public Works. Improvements associated with the required cross-access shall be deeded and recorded prior to the occupancy (both temporary and final) of the building and be the full responsibility of the developer. Said design and construction specifications shall be as directed by the Department of Public Works and acted upon by the Planning and Zoning Commission on the Site Development Plan.

l. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

m. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements. All utilities within the C-8 Planned Commercial District and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations, as approved by the Director of Public Works.

n. Sidewalks shall be required on all public and private streets and provide for a continuous and logical layout of this pedestrian network. Minimally, this pedestrian network shall include plazas, patios, and other features and provide ample areas for access to all locations within the boundaries of this C-8 Planned Commercial District. 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 and the Architectural Review Board as part of the Site Development Plan review process.

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.

Landscape Requirements - Specific

p. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

q. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission and the Architectural Review Board as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

r. All lawn areas shall be appropriately landscaped and sodded and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

s. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

t. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

u. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code proposed Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The location of all light standards and their design and appearance shall be approved by the Planning and Zoning Commission on the Site Development Plan.

APPROVED 5 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

7 REVISED PER CITY COMMENTS 07/07/10
3 REVISED PER CITY COMMENTS 03/25/10
2 REVISED PER CITY COMMENTS 01/11/10
1 REVISED PER CITY COMMENTS 11/05/09
6 REVISED PER CITY COMMENTS 12/21/10
5 REVISED PER CITY COMMENTS 11/10/10
4 REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

COVERT - CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-25116 — PROFESSIONAL ENGINEER
12/22/10
GEORGE M. STOCK E-25116

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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	5 of 6

Sign Regulations

v. All signage shall be in accord with requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. All wall signs shall comply with the Chapter 415.420 Sign Regulations for the C-2 Shopping District, except all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines.
2. No wall sign shall exceed thirty (30) square feet in overall size.
3. No freestanding monument type sign shall be authorized within the boundaries of this C-8 Planned Commercial District.
4. No advertising, temporary, or portable signs shall be authorized in this C-8 Planned Commercial District development. No other signs shall be authorized, except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Ordinance and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

w. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of the enclosure shall be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the main building.

x. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

y. No rooftop mechanical equipment shall be allowed within this C-8 Planned Commercial District.

z. Improvements associated with public infrastructure, such as roadways, sidewalks (internal and within the public right-of-way), 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 Planning and indicated on the required Site Development Plan, which will be reviewed and acted upon by the Planning and Zoning Commission.

aa. The owner or developer shall be required to obtain public sewer service from the Metropolitan St. Louis Sewer District for the treatment of wastewater effluent.

bb. The design, color, material, and location of all garden and screen walls or fences 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.

cc. The developer shall grant the right to the City of Wildwood to utilize areas, buildings, and structures for the installation of wireless antenna and related equipment through the granting of appropriate easements for service to this site.

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 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 ordinance, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the individual commercial building authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces at a rate of 290.4 square feet per parking space (commercial) and 828 square feet per unit for residential.

a. In compliance with all requirements of the Public Space Regulations of the City's Zoning Ordinance, the proposed commercial plaza shall be a minimum of seventy-five (75) feet in width, located between the two (2) commercial buildings, placed at the ten (10) foot build-to line with the new Manchester Road right-of-way, and designed and constructed as directed by the Planning and Zoning Commission. The design of this commercial plaza shall be reviewed and acted upon as part of the Site Development Plan process by the Planning and Zoning Commission.

6. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed (and provided) parking spaces by the following rate schedule.

Type of Development	Required Contribution
Condominiums	$382.06/Parking Space
General Retail	$1,751.08/Parking Space
Professional Office	$1,751.08/Parking Space
Sit-Down Restaurant	$1,751.08/Parking Space
General Office	$583.66/Parking Space
Shopping Centers	$1,751.08/Parking Space
Loading Space	$2,865.42/Loading Space

(For the purposes of this calculation, a parking space as defined and required by Chapter 415.280 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2011, 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. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

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

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and Metropolitan St. Louis Sewer District Standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Detention or differential runoff of stormwater shall be required in accord with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood. These facilities shall be provided in permanent retention facilities, specifically a lake of a minimum one-half (½) acre in size. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
4. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management 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.
5. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.
6. The provision of all approvals from the U.S. Army Corp of Engineers and the Missouri Department of Natural Resources shall be required for the enclosure of the creek. Any mitigation efforts required by these two (2), federal and State agencies shall also be approved by the City of Wildwood.
7. The approved stormwater management plan for this development may include the use of off-site, regional facilities in terms of the retention/detention of runoff from this site, unless otherwise authorized by the Department of Public Works on the Site Development Plan. The developer(s) shall be responsible for all costs associated with the construction and modifications to existing facilities to accomplish this regional stormwater management requirement, if applicable.

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.

Stormwater Pollution Prevention Plan

c. 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.

Traffic Study

d. The developer shall provide to the Departments of Planning and Public Works a Traffic Study indicating the anticipated trip generation from this use and corresponding improvements to address changes in circulation patterns, turning movements, volumes, and other related circumstances for Manchester Road. The Traffic Study must be completed by a qualified engineer having recent (within the last two (2) years) experience in this area of expertise. Review and approval of the Traffic Study shall be by the City of Wildwood Departments of Planning and Public Works.

Phase I Environmental Assessment

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 properties indicating their current condition relative to past utilization of this tract of land.

8. 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.

9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notification of Department of Planning

b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources, Metro West Fire Protection District, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Roadway Improvements

c. Road improvements and right-of-way dedication shall be completed, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

Traffic Generation Assessment Contribution

d. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Certification of Plans

e. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

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

c. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this C-8 Planned Commercial District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

g. This zoning approval is conditioned on compliance with the Zoning 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 C-8 Planned Commercial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

h. Substantial construction shall begin within thirty (30) months of the approval of the Site Development Plan for the parcel of ground governed by this C-8 Planned Commercial District ordinance. Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved plat or phase of construction and commencement of installation of the sanitary and storm sewers.

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 24 day of May, 2010 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

#1723

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section 415.190 of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance ~~#1491~~, which was approved by the City Council of the City of Wildwood, Missouri on ~~March 10, 2008~~ May 24, 2010

Joe Vujnich, Director of Planning

1-25-11

Date

33

I, ~~Lynne Greene-Beldner~~ Laura Rechtin, City Clerk – Assistant – of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this commercial development is required under Ordinance ~~#1491~~ #1723, which was approved by the City Council on ~~March 10, 2008~~ May 24, 2010. 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 27th day of January 2011.

~~Lynne Greene-Beldner~~ Laura Rechtin, City Clerk – Assistant

Owner's Script:

~~Convert~~ Covert-Corsair Homes, Inc., Profit Sharing Plan
(Owners)

In connection with a change in zoning for the following described property from R-4 with PEU to C-8

~~Convert~~ Covert-Corsair Homes, Inc., Profit Sharing Plan, the owners(s) of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section 415.190 (applicable subsection) of the City's Zoning Code and the C-8 District (present zoning), do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.870 through 67.900 R.S. Mo. by the City of Wildwood or its successor as a plan of development adopted by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in affect.

PROPERTY DESCRIPTION

A tract of land being located in the Southeast 1/4 of Section 1, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land as conveyed to New Community Church as recorded in Book 11044, Page 568 of the above said records, said point also being the Southwest corner of Lot Six of Francine Acres, a subdivision according to the plat thereof as recorded in Plat Book 101, Page 6 of the St. Louis County Records, said point also being located on the Northerly line of Manchester Road, 60 feet wide; thence along said Northerly line South 71 degrees 49 minutes 22 seconds West 425.16 feet to the East line a tract of land as conveyed to Larry J. and Eleanor A. Barnoski by instrument recorded in Book 6827, Page 812 of above said records said point also being located on the East line of Lot 1 of above said Francine Acres; thence along said East line North 18 degrees 10 minutes 38 seconds West 200.12 feet to the North line of said Barnoski tract; thence along said North line South 71 degrees 49 minutes 22 seconds West 68.21 feet; South 00 degrees 48 minutes 20 seconds West 11.44 feet and South 71 degrees 49 minutes 22 seconds West 100.00 feet to the North-South Center line of above said Section 1; thence along said North-South Center Line North 00 degrees 48 minutes 20 seconds East 735.88 feet to the South line of the Resubdivision of Lot 4 of Dierbergs Wildwood and Lot 5B of the Resubdivision of Lot 5 of Dierbergs Wildwood, a subdivision according to the plat there of as recorded in Plat Book 353, Pages 1018 and 1019 of the above said records; thence along said South line South 87 degrees 18 minutes 30 seconds East 910.60 feet to the West line of a tract of land as conveyed to Dierbergs Wildwood II LLC by instrument recorded in Book 12181, Page 199 of the above said records; thence along said West line South 00 degrees 45 minutes 00 seconds West 142.90 feet to the Northerly line of above said New Community Church tract; thence along said North line and the West line of said New Community Church tract South 74 degrees 57 minutes 07 seconds West 447.46 feet and South 18 degrees 10 minutes 38 seconds East 450.03 feet to the Point of Beginning and containing 491,968 square feet or 11.294 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 20, 2006.

Signature: Robert W. Covert III, Trustee

Signature: Mary Kay Corsair, Trustee

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

On this 23 day of December, ~~2006~~ 2010, before me personally appeared Robert W. Covert III and Mary Kay Corsair who being by me duly sworn, did say they are the Trustees of the ~~Convert~~ Covert-Corsair Homes, Inc., Profit Sharing Plan Trust and that said instrument was signed on behalf of said Trust and that said Trustees acknowledged said instrument to be the free act and deed of said Trust.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Daniel Stock
Print Name

My commission expires: 3/17/2013

APPROVED 6 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

4 REVISED PER CITY COMMENTS 07/07/10
3 REVISED PER CITY COMMENTS 03/25/10
2 REVISED PER CITY COMMENTS 01/11/10
1 REVISED PER CITY COMMENTS 11/05/09
7 REVISED PER CITY COMMENTS 12/21/10
6 REVISED PER CITY COMMENTS 11/10/10
5 REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-25116 — PROFESSIONAL ENGINEER
GEORGE M. STOCK E-25116 12/22/10

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	6 of 6

WILDWOOD

July 18, 2016

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

Re:	A response to a request from the Wildwood City Council regarding **P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc.;** Conditional Use Permit (CUP) in the NU Non-Urban Residence District; north side of Manchester Road, west of Pond Road; which addresses the property owner's application to modify the governing permit to eliminate the current seven (7) year renewal requirement for this large water feature. **(Ward One)**
Petitioner:	**P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc.**
Zoning:	Conditional Use Permit (CUP) in the NU Non-Urban Residence District
Location:	North side of Manchester Road, west of Pond Road
Tract Size:	32.05 acres
Locator Numbers	23X340061
Ward:	One

Council Members:

INTRODUCTION AND ACTION >>> The Planning and Zoning Commission is in receipt of the item from City Council regarding the matter of this large water feature on this 32.05 acre tract of land. The matter was requested for review by the City Council, given the property owner's concerns relating to the governing permit. Given the request, the Planning and Zoning Commission has reviewed the files relating to this site and completed a recommendation in this regard. Accordingly, acting at its July 18, 2016 Executive Session, 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.

BACKGROUND >>> The Planning and Zoning Commission is in receipt of the request from the property owner to review an existing Conditional Use Permit (CUP) that was recently granted for a large water feature on this thirty plus (30+) acre site. This permit was the first issued for a large water feature in the City of Wildwood, since new regulations governing lakes and ponds were adopted by the City Council. These regulations were intended to protect the natural environment of Wildwood's watersheds and ensure that, when large water features are constructed, they are completed and maintained to the highest standard possible.

As part of this first permit to be considered and acted upon by the City, the Department recommended, and the Planning and Zoning Commission concurred, to establish a list of conditions to ensure the water feature would be designed to the highest standards, constructed to accepted design criteria, and maintained

consistently over the years of its existence. One of the conditions was to require the property owner to renew the permit after seven (7) years of its existence, so as to ensure all of the conditions that were applied were being met and the integrity of the structure had been maintained for the public's safety. This timeframe was selected, so as not to require a review too early, but also not allow too much time to pass that any potential correction that might be warranted to the feature would not become major, given too much time had passed from its identification to repair. Again, the timeframe was meant to create a balance between regulation and safety.

CURRENT REQUEST >>> This seven (7) year timeframe has become a point of contention and been described as an impediment of the future sale of the property. This concern has led the property owner to consider amending the size of the lake to negate the need for a Conditional Use Permit (CUP) on the site, while also seeking the Planning and Zoning Commission's support to eliminate the requirement altogether. Regardless of approach, the property owner is still seeking a water feature on the property, but at a size and type not requiring a review period at some distant point in the future.

ANALYSIS >>> First, the Commission would note that, while the owner believes the renewal process and its associated timeframe to be an issue, it has been a standard practice of the City in many recently granted permits. Part of the benefit of Wildwood's Conditional Use Permit (CUP) process is the property owner and City's ability to consider its requirements, as the process moves from its initial step at a public hearing to approval of a site development plan. This iterative process ensures that conditions needed to address major issues are included and retained, while others can be reconsidered, if determined to be problematic. With this process, no action of the City is irreversible until such time the permit is effective, particularly as more information and input is received relating to the matter.

Given this permitting process, the action to reduce the size of the water feature is not necessary, in the opinion of the Planning and Zoning Commission, since other options for consideration do exist, including amending the current permit, as has been requested. The Planning and Zoning Commission believes a reduction in the size of the water feature, given the current design and engineering associated with this 1.75 acre lake, would not make it safer or better due to it appears to address all needed standards to ensure its long-term stability and integrity. Therefore, the reduction in size is arbitrary and intended only to avoid the regulation that is in place.

The Commission would also note the intent of this timeframe was to provide assurances by the City to neighboring residents that large features are safe and pose no threat for the future. This assurance does not necessarily exist for water features constructed many years ago in Wildwood. Currently, many large water features exist in the City, but have not been permitted and, therefore, no guarantee exists that construction, as completed, was to the highest possible standard, along with maintenance programs that ensure their long-term stability and integrity. This situation was to be corrected by the City's permitting process it has adopted, along with requiring timeframes for more formal reviews of these features in the future. However, the permitting process and associated conditions, regardless of type of water feature, were not intended to stop the approval of them.

In this case, the Commission would note the size of the large water feature is not much greater in area than a lake or pond that would not require a Conditional Use Permit (CUP), which is one (1) acre of area. With the limited size of this feature, it may not need the full complement of requirements of a larger lake or pond, which can include a renewal timeframe. Therefore, the Planning and Zoning Commission is agreeable to amending the governing permit to eliminate the renewal requirement for a water feature of this size. Accordingly, in the future, lakes of less than two (2), three (3), or more acres in size may be considered for

not being subject to renewal requirement and such would only be asked in those circumstances associated with the larger water features proposed within the City.

SUMMARY AND RECOMMENDATION >>> In considering this request, the Commission members believe that, despite its size being greater than one (1) acre in area, the water feature is not large enough to justify a renewal timeframe, as is needed for lakes and ponds greater in area than in this specific case. The Planning and Zoning Commission hereby grants the requested change sought by the property owner relative to this permit for a large water feature and the seven (7) year timeframe is removed from the Conditional Use Permit (CUP). Accordingly, the Planning and Zoning Commission has hereby amended the Conditional Use Permit (CUP) to read as follows:

1. PERMITTED USES

This Conditional Use Permit (CUP) shall authorize a large water feature, as defined by Chapter 415.030 Definitions of the City of Wildwood's Zoning Ordinance.

2. LOT, SIZE, AND USE REQUIREMENTS

a. The authorized large water feature shall not exceed 1.75 acres in overall size.

b. The height of the dam shall not exceed thirty-one (31) feet, as measured from final finish grade at the base of it, outside the water impoundment area.

c. The depth of the lake, at normal pool elevation, shall not exceed fourteen (14) feet.

d. The extent of land disturbance in association with the construction of this large water feature shall be as authorized by the Planning and Zoning Commission on the Site Development Plan.

e. The large water feature authorized by this permit, although created by the construction of a dam that is less than thirty-five (35) feet in height, shall meet all Missouri Department of Natural Resources (MDNR) requirements for design, engineering, and on-going maintenance, including inspection frequencies and criteria. These requirements will be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process, and as directed by the Department of Public Works.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the Conditional Use Permit (CUP) being granted by the Planning and Zoning Commission, and prior to any further site disturbance, the operator shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the operator, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. Location and extent of all existing improvements, including all buildings and accessory structures, along with the planned large water feature and all improvements in association with it.

c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within two hundred (200) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations and easements.
d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and trails, and general location, size, right-of-way, and pavement width of all interior drives.
e. Existing and proposed contours at vertical intervals of not more than two (2) feet.
f. General location of sanitary sewer and stormwater facilities.
g. 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.
h. 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.
i. Location of all existing and proposed easements.
j. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood Subdivision and Development Regulations.
k. A Stormwater Pollution Prevention Plan (SWPPP) for the site, which shall include the developer's signature and acknowledgment of its requirements.
l. A maintenance plan for this large water feature that is based on annual inspections and reports to be submitted to the City of Wildwood's Department of Planning. This plan shall indicate all steps and procedures that will be used to maintain the large water feature and ensure its stability and safety.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Large Water Feature Setbacks

a. No large water feature and related improvements shall be located within the following setbacks:

   i. One hundred eighty (180) feet from the State Route 100 right-of-way.
   ii. Four hundred (400) feet from any side yard property line of the site.
   iii. Five hundred fifty (550) feet from the right -of-way of Manchester Road.

Landscape Requirements

b. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Sustainable Plantings Guide and Tree Manual, including the submittal of a Tree Preservation Plan, in conjunction with the Site Development Plan. All roadway frontages shall be appropriately landscaped, as required by Chapter 410 Tree Preservation and Restoration Code, and be approved by the Planning and Zoning Commission on the Site Development Plan.

c. The areas of existing vegetation within the Conditional Use Permit (CUP) boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval.

Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of any new building and structure.

d. All disturbed areas of the site shall be restored in compliance to the City's Sustainable Plantings Guide and Tree Manual by a combination of ground cover, landscaping, berms, natural stones, and other means to address stormwater runoff and erosion, as well as improve overall site aesthetics. The restoration of disturbed areas shall be indicated on the required Landscape Plan and acted upon by the Planning and Zoning Commission.

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

Miscellaneous Conditions

f. The hours of construction and grading activity in association with this large water feature 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.

g. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system or boulders. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall review and act upon said materials and design.

h. The generalized location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan.

i. 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.

j. The property owner, or any assignee or successor, shall provide annual maintenance of this authorized large water feature on the subject property, with such being in accordance with State regulations for the same. A plan for this maintenance and upkeep shall be provided to the Planning and Zoning Commission, as part of the required Site Development Plan. Preventative maintenance shall be authorized on an as-need basis, along with any repairs, but does require an engineered plan be submitted to the City of Wildwood's Department of Public Works for review and action. This plan will then be submitted to the Planning and Zoning Commission for receipt and filing.

5. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.

i. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.
ii. All stormwater shall be discharged at an adequate natural discharge point.
iii. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management/water quality and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetated swales, and other options to substantially reduce the amount of stormwater discharging from the subject site.
iv. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.

Stormwater Pollution Prevention Plan

b. Prior to any land disturbance on this subject site, 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.

6. RECORDING

Within sixty (60) days of granting of the Conditional Use Permit (CUP) by the Planning and Zoning Commission, the approved permit language and legal description of the property shall be recorded with the St. Louis County Recorder of Deeds.

7. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan, and prior to issuance of any grading or permit, all approvals from the Missouri Department of Transportation (MoDOT), the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources (MDNR), and the Metro West Fire Protection District must be received by the Department of Planning.

Nuisance Bond

b. Provide to the City of Wildwood a bond, letter of credit, or cash deposit in the amount of three thousand dollars ($3,000.00) for use to undertake any inspections or maintenance of the large water feature and dam, if the property and improvements are not maintained in accordance with said conditions of this permit. The City shall hold this deposit and it will be pre-authorized by the owner/operator, in writing, to exercise its use, if violations are noted and not abated in a timely manner.

8. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from

construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

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

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

d. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to prevent erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning and Zoning Commission and the Department of Planning. The owner/operator must acknowledge in writing that access to this site for inspection purposes by personnel of the City of Wildwood shall be authorized and, if refused, such action is grounds for revocation of said permit by the City.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City shall further apply to the development of this property, as authorized by this Conditional Use Permit (CUP), except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Conditional Use Permit (CUP), except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

j. ~~This Conditional Use Permit (CUP) shall be authorized for a period of seven (7) years, with renewals based upon compliance to the requirements of the same. Renewal requests shall be the responsibility of the owner/operator to submit to the City and must be provided a minimum two (2) months in advance of each renewal for consideration and action by the Planning and Zoning Commission following this initial period of time. Renewals shall be on a seven (7) year basis as well.~~

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 De Hart and McGowen, Ward One
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Laurie Taylor, Property Owner

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, July 18, 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 Sites:
17715 Manchester Road, Wildwood, Missouri 63038

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

The Planning and Zoning Commission of the City of Wildwood will conduct a public meeting on **Monday, July 18, 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 requested to be submitted prior to this meeting and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

A response to a communication from Laurie Taylor, which is dated May 20, 2016, regarding **P.Z. 25-15 Laurie Taylor,** that seeks the Planning and Zoning Commission's review and action on a requested change to the existing Conditional Use Permit (CUP) for this thirty-two point one (32.1) acre tract of land that is located on the west side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester Road); NU Non-Urban Residence District, with a Conditional Use Permit (CUP); which, if granted, would thereby remove the condition requiring renewal of the permit on a seven (7) year basis.

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.

Travis Newberry

From: Laurie Taylor <ltaylor@compuspace-usa.com>
Sent: Friday, May 20, 2016 3:21 PM
To: Joe Vujnich
Cc: Travis Newberry
Subject: 17715 Manchester Rd. CUP amendment

CITY OF WILDWOOD
MAY 20 2016
DEPT OF PLANNING & PARKS

Attn: Mr. Joe Vujnich
C/O City Hall
City of Wildwood
16860 Main Street
Wildwood, MO 63040

RE: CUP for 17715 Manchester Road, Wildwood, MO 63038 - 1.74 acre pond and dam.

Dear Mr. Vujnich,

Please let this email serve as my written request to the Planning and Zoning Commission to amend the conditions of the permit in regards to the CUP renewal.

I ask that the CUP be amended to remove the requirement for a formal review after the 7 year period.

Thank you.

Kind regards,

Laurie Taylor
Mobile: 314-805-1321
CompuSpace LC - PlenaForm Systems
Email: ltaylor@compuspace-usa.com
Phone: 636-537-0007
Check out our new website: www.plenaform.com

WILDWOOD

May 2, 2016

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

Council Members:

The Planning and Zoning Commission has completed its review of the requested Conditional Use Permit (CUP) application that was submitted to it for a large water feature (1.7 acre lake), and prepared the following recommendation report in that regard. This recommendation report, which includes an associated action, reflects the Planning and Zoning Commission's vote to grant the permit, which is now being forwarded to the City Council for its consideration. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and action are as follows:

Petition No.:	P.Z. 25-15
Petitioner:	Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc., Mark Kilgore, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri 63132
Request:	A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a thirty-two point one (32.1) acre tract of land. **Proposed Use: A large water feature – a lake – (as defined by §415.030 of the City of Wildwood's Zoning Regulations), which exceeds one (1) acre in overall size – one point seven four (1.74) acres.**
Location:	West side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester Road).
Public Hearing Date:	April 4, 2016
Date and Vote On Information Report:	April 18, 2016 - Approval to Grant the Permit by a vote of 10 to 0 (Voting Aye - Renner, Lee, Archeski, Kohn, Gragnani, Bauer, Liddy, Manton, Woerther, and Bopp)
Date and Vote On Letter of Recommendation:	May 2, 2016 - April 18, 2016 - Approval to Grant the Permit by a vote of 10 to 0 (Voting Aye - Renner, Lee, Archeski, Kohn, Gragnani, Bauer, Liddy, Manton, Bowlin, and Bopp)
Report:	Attachment A
Conditions:	Attachment B
Plan Sheets:	Attachment C
Background Information:	Attachment D
Ward:	One

Copies of the City of Wildwood Master Plan, Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Model Telecommunications Ordinance, Zoning Ordinance, and Charter are all on file with the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E. City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Travis Newberry, Planner
Laurie Taylor, Property Owner
Tom Kelpe, Contractor
Dave Volz, Volz Engineering

ATTACHMENT A - REPORT

BACKGROUND AND ZONING HISTORY >>> The site of this request is a 32.05 acre site that is located on the north side of Manchester Road, east of its intersection with Glencoe Road. This lot has frontage on State Route 100 and Mueller Road as well. Given the size of this lot, the frontages have significant lengths, which are as follows:

1. State Route 100 (public) - 1,350 feet
2. Manchester Road (public) - 882 feet
3. Mueller Road (private) - 1,080 feet

These right-of-ways define the three (3) sides of the subject site. The site forms a rectangle and is a single lot of record.

Descriptions of these roadways are as follows:

1. *State Route 100 (public)* - State Route 100 is an arterial roadway maintained by the Missouri Department of Transportation (MoDOT). The width of this roadway is four (4) lanes, with additional turn bays at the intersection with Mueller Road. The design of this roadway provides for limited access to it, with traffic volumes being high, and speeds substantial. The alignment of the roadway is east/west, bisecting the City in two (2) unequal halves, and it serves a diverse land use pattern of residential, commercial, recreational, and institutional activities along its entire length through the City of Wildwood. This roadway has an interstate design along petitioners' frontage. This roadway provides for inter-county traffic movements.

2. *Manchester Road (public)* - Manchester Road is a City-maintained roadway, which includes two (2) driving lanes and limited improvements along this site's frontage. These improvements include stabilized shoulders, earthen ditches, and signage, with striping. The roadway lacks sidewalks and other turn lanes for service to the current use of this property (residence). Manchester Road is the City's main east-west arterial roadway, which extends from its eastern boundary to Route 100 several miles to the west. The roadway serves a mix of land uses, including commercial, residential, institutional, and recreational activities. Traffic volumes along the roadway range from a high of approximately 7,000 vehicles per day on the east end of Manchester Road to less than 2,000 vehicles per day on the westernmost end.

   Beyond Manchester Road's integral role as a major transportation corridor in Wildwood, it is also a major historic asset to the community. Manchester Road was part of the original Historic Route 66 between the years 1926 to 1932. Route 66 provided a continuous link between Chicago, Illinois and Los Angeles, California. Manchester Road remains an important part of this community and is one of the historic assets the City's Historic Preservation Commission is attempting to protect as part of its overall mission. Additionally, other local, State, and national organizations are making concerted efforts to maintain the roadway within its historical context. Markers are located along Manchester

Road throughout the City reflecting this designation. One (1) is located to the west of the subject site.

3. *Mueller Road (private)* - this private roadway is forty (40) feet in width, with a narrow gravel roadway located within it. The roadway provides a connection between State Route 100 on the north and Manchester Road on the south. The roadway provides access to no more than four (4) properties, but currently two (2) of them, including the petitioner's site, utilize Manchester Road for ingress/egress into them. The roadway has a north/south orientation and traffic volumes are very low. The surrounding land use pattern along its 1,080 feet of length is low-density residential.

The physical characteristics of the site are varied. The site is rolling, with the slope of it toward the northwest corner of property. Overall relief is approximately sixty (60) feet. Approximately one-half of the site is wooded and, for the most part, these woodlands are located in the north half of the property, while the remainder is grass, some of which has been planted in the last calendar year. The current owner of the property has been active in addressing the condition of it, since it has been vacant for many years. These actions have led to a number of issues that caused a Stop Work Order to be issued. The Stop Work Order was due to extensive clearing in the area of the requested lake.

The property, as noted, has been vacant for a number of years and received very limited maintenance and its appearance was poor. The current owner recently removed the original residence. Additionally, the current owner also removed a small outbuilding as well. At this time, the property does not have any existing buildings and structures located upon it.

The property is currently zoned NU Non-Urban Residence District and has been since the incorporation of the City in 1995. This zoning district designation allows a limited range of uses, of which single family dwellings on lots of three (3) acres or greater in size are most prevalent. The surrounding land use pattern in the vicinity of the subject site is rural, but consistent with the allowable uses of the NU Non-Urban Residence District. This land use pattern can be described as follows:

To the North: Abutting in this direction is State Route 100, an arterial roadway. Beyond the roadway is a seven (7) lot residential subdivision named the Oaks at Wildwood. These seven (7) lots are zoned NU Non-Urban Residence District and six (6) of them have single family dwellings located upon them at this time. To the northeast of the subject site, and across State Route 100, is the West County Community Church. This place of worship is zoned NU Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD). This property has the sanctuary building, a youth center, athletic fields, a lake, a centralized wastewater treatment system, and parking.

To the South: Adjoining in this direction is Manchester Road. Across this City roadway is Rockwoods Reservation, a Missouri Department of Conservation property. This site is zoned PS Park and Scenic District.

To the West: Adjacent in this direction is a small parcel of ground, with a dwelling located upon it. This lot is zoned NU Non-Urban Residence District and forms a notch out of the

subject site in its southwest corner. Abutting the subject site's western boundary is a group of lots, all zoned NU Non-Urban Residence District, that have single family dwellings located on four (4) of the five (5) properties.

To the East: Located in this direction are several large parcels of ground that are used for single family dwellings. These lots are zoned NU Non-Urban Residence District and were part of a four (4) lot subdivision approved by the City of Wildwood. One (1) of these four (4) lots is vacant and it occupies the intersection of State Route 100 and Mueller Road

CURRENT REQUEST >>> The petitioner, Laurie Taylor, is requesting to construct a 1.75 acre lake on a portion of the 32.05 acre subject site. The lake will have the following characteristics:

1. The lake will have a dam height of thirty point five (30.5) feet.
2. The lake's depth will be fourteen (14) feet.
3. The back slope of the dam in association with the constructed lake will be 3.5:1.
4. The overflow of water from the lake will be piped to the downstream drainage feature and includes a number of structures and pipes for this purpose.
5. The design of the dam includes a thirty (30) foot access path on its top.
6. The height of the dam does not require this construction to meet Missouri Department of Natural Resource dam requirements.
7. The location of the dam in the relative watershed provides approximately five (5) acres of runoff to it.
8. The property has a natural spring located upon it, which drains to the north, and will be directed into the lake for use to fill and maintain its normal pool elevation of 797 feet above mean sea level.
9. The design of the lake and dam provide a minimum of four (4) feet of freeboard to protect overtopping in high volume storm events.
10. The lake's location on this property provides an ample supply of clay materials for use in its construction.
11. The dam will be planted in ground cover to protect its slopes from erosion.

The area of the proposed lake has already been partially disturbed without a permit, so some of the planned tree removal has taken place in the subject area of the water feature.

ANALYSIS >>> The Planning and Zoning Commission has reviewed the request, along with receiving support from the City's Department of Public Works. In reviewing this request, the Planning and Zoning Commission would note that it is the first large water feature to be subject to the new regulations governing an installation in the City of Wildwood. These regulations were created to protect the natural environment of Wildwood and properties that would be located downstream from large water impoundments in a karsted area of this State. Specifically, placement of large water features in the main channel of named watersheds and using groundwater sources to fill and maintain them appeared to be contrary to the goals, objectives, and policies of the City's Master Plan. Accordingly, large water features were then to be designated as a conditional type of use in the NU Non-Urban Residence District, thereby providing a greater level of control over their placement, design, use, and maintenance.

In the case of this request, the Commission would note the following items in this regard:

1. The height of the dam is below the thirty-five (35) foot standard set by the State of Missouri for its permitting requirements, but, through the City's permit process, all pertinent requirements of Department of Natural Resources can be included for integration into the dam and lake's design, engineering, and maintenance.
2. The highest point on the dam, at a mean sea level, is at a greater elevation than the roadway surface of State Route 100 (see attached detail). However, given intervening terrain between the two (2) aforementioned features, the dam's water on release would be trapped between it and existing grade abutting the roadway.
3. The design of the lake and dam provides for water storage capacity beyond that of the current natural system, which will provide some relief to the State's current system of stormwater management along the edge of its right-of-way and the subject site.
4. The materials to be used for the dam's construction appear to provide satisfactory characteristics for this purpose, based upon the attached Geotechnical Report.
5. The use of the existing spring on the site will supplement the five (5) acre drainage area to be used for filling and maintaining the proposed lake.
6. The planning/engineering of this water feature includes a spillway from the top of the dam, which parallels along its western side. At the top of the dam, an outfall structure, with associated piping, are to be installed to divert water as well, in the event of a major storm event or catastrophe.

These items indicate to the Commission that a dam constructed on this property for a lake can be accomplished with a minimum level of risk to surrounding properties.

However, the Commission does believe this large water feature must be subject to the highest standards that exist in current law and meet them in all aspects of its design, operation, and on-going maintenance. If these standards are applied to a lake of this size, the Commission has the opinion the impact from it and any emergency associated with it can be minimized and have a limited impact on properties. Accordingly, the Planning and Zoning Commission believes that granting the requested Conditional Use Permit (CUP) for this large water feature meets the requirements of the Zoning Ordinance, but is including the certain conditions along with this action to achieve a safe and functional outcome for its existence in the City.

Specifically, this support is premised on the following reasons:

1. The dam is relatively small in size and depth.
2. The placement of the lake in the center of the property allows for any emergency issue or problem to occur first upon it, and not downstream properties.
3. The design of the lake and the characteristics of the site can accommodate a major catastrophic failure and not threaten immediate downstream properties.
4. The installation of lakes reflects a longstanding history in Wildwood of building such water features and many of them exist from past actions by other property owners. Therefore, this request is not unusual in that regard.

5. The petitioner has provided engineered plans, a Geotechnical Report, and other items in support of this request, which is indicative of the level of planning and engineering being used in the consideration of this large water feature.

Incumbent to the Commission's support is the property owner agreeing to the conditions of the recommended permit and meeting a regular, thorough maintenance and inspection program for the dam and lake to ensure its long-term stability and integrity. With this condition included in the proposed permit, the Commission does believe the large water feature can be constructed on this site with minimal impacts and threats to the area.

SUMMARY AND RECOMMENDATION >>> The Commission has provided in its Letter of Recommendation upon this request the reasons for its support for the granting of this Conditional Use Permit (CUP). These reasons focus on the large water feature being engineered to the highest available standards, compliance to recommendations from all participating review agencies and other authorities during its construction, and on-going, long-term maintenance of it to ensure its integrity and safety. Accordingly, the Planning and Zoning Commission hereby grants the requested permit for this large water feature, based upon its adherence to the conditions contained in Attachment B of this Information Report.

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

This Conditional Use Permit (CUP) shall authorize a large water feature, as defined by Chapter 415.030 Definitions of the City of Wildwood's Zoning Ordinance.

2. LOT, SIZE, AND USE REQUIREMENTS

a. The authorized large water feature shall not exceed 1.75 acres in overall size.

b. The height of the dam shall not exceed thirty-one (31) feet, as measured from final finish grade at the base of it, outside the water impoundment area.

c. The depth of the lake, at normal pool elevation, shall not exceed fourteen (14) feet.

d. The extent of land disturbance in association with the construction of this large water feature shall be as authorized by the Planning and Zoning Commission on the Site Development Plan.

e. The large water feature authorized by this permit, although created by the construction of a dam that is less than thirty-five (35) feet in height, shall meet all Missouri Department of Natural Resources (MDNR) requirements for design, engineering, and on-going maintenance, including inspection frequencies and criteria. These requirements will be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process, and as directed by the Department of Public Works.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the Conditional Use Permit (CUP) being granted by the Planning and Zoning Commission, and prior to any further site disturbance, the operator shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the operator, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. Location and extent of all existing improvements, including all buildings and accessory structures, along with the planned large water feature and all improvements in association with it.
c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within two hundred (200) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations and easements.
d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and trails, and general location, size, right-of-way, and pavement width of all interior drives.
e. Existing and proposed contours at vertical intervals of not more than two (2) feet.
f. General location of sanitary sewer and stormwater facilities.
g. 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.
h. 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.
i. Location of all existing and proposed easements.
j. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood Subdivision and Development Regulations.
k. A Stormwater Pollution Prevention Plan (SWPPP) for the site, which shall include the developer's signature and acknowledgment of its requirements.
l. A maintenance plan for this large water feature that is based on annual inspections and reports to be submitted to the City of Wildwood's Department of Planning. This plan shall indicate all steps and procedures that will be used to maintain the large water feature and ensure its stability and safety.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Large Water Feature Setbacks

a. No large water feature and related improvements shall be located within the following setbacks:

   i. One hundred eighty (180) feet from the State Route 100 right-of-way.
   ii. Four hundred (400) feet from any side yard property line of the site.
   iii. Five hundred fifty (550) feet from the right -of-way of Manchester Road.

Landscape Requirements

b. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Sustainable Plantings Guide and Tree Manual, including the submittal of a Tree Preservation Plan, in conjunction with the Site Development Plan. All roadway frontages shall be appropriately landscaped, as required by Chapter 410 Tree Preservation and Restoration Code, and be approved by the Planning and Zoning Commission on the Site Development Plan.

c. The areas of existing vegetation within the Conditional Use Permit (CUP) boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of any new building and structure.

d. All disturbed areas of the site shall be restored in compliance to the City's Sustainable Plantings Guide and Tree Manual by a combination of ground cover, landscaping, berms, natural stones, and other means to address stormwater runoff and erosion, as well as improve overall site aesthetics. The restoration of disturbed areas shall be indicated on the required Landscape Plan and acted upon by the Planning and Zoning Commission.

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

Miscellaneous Conditions

f. The hours of construction and grading activity in association with this large water feature 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.

g. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system or boulders. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall review and act upon said materials and design.

h. The generalized location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan.

i. 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.

j. The property owner, or any assignee or successor, shall provide annual maintenance of this authorized large water feature on the subject property, with such being in accordance with State regulations for the same. A plan for this maintenance and upkeep shall be provided to the Planning and Zoning Commission, as part of the required Site Development Plan. Preventative maintenance shall be authorized on an as-need basis, along with any repairs, but does require an engineered plan be submitted to the City of Wildwood's Department of Public Works for review and action. This plan will then be submitted to the Planning and Zoning Commission for receipt and filing.

5. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.

   i. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood standards.
   ii. All stormwater shall be discharged at an adequate natural discharge point.
   iii. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management/water quality and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetated swales, and other options to substantially reduce the amount of stormwater discharging from the subject site.
   iv. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.

Stormwater Pollution Prevention Plan

b. Prior to any land disturbance on this subject site, 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.

6. RECORDING

Within sixty (60) days of granting of the Conditional Use Permit (CUP) by the Planning and Zoning Commission, the approved permit language and legal description of the property shall be recorded with the St. Louis County Recorder of Deeds.

7. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan, and prior to issuance of any grading or permit, all approvals from the Missouri Department of Transportation (MoDOT), the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources (MDNR), and the Metro West Fire Protection District must be received by the Department of Planning.

Nuisance Bond

b. Provide to the City of Wildwood a bond, letter of credit, or cash deposit in the amount of three thousand dollars ($3,000.00) for use to undertake any inspections or maintenance of the large water feature and dam, if the property and improvements are not maintained in accordance with said conditions of this permit. The City shall hold this deposit and it will be pre-authorized by the owner/operator, in writing, to exercise its use, if violations are noted and not abated in a timely manner.

8. GENERAL DEVELOPMENT CONDITIONS

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

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

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

d. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in

utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to prevent erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

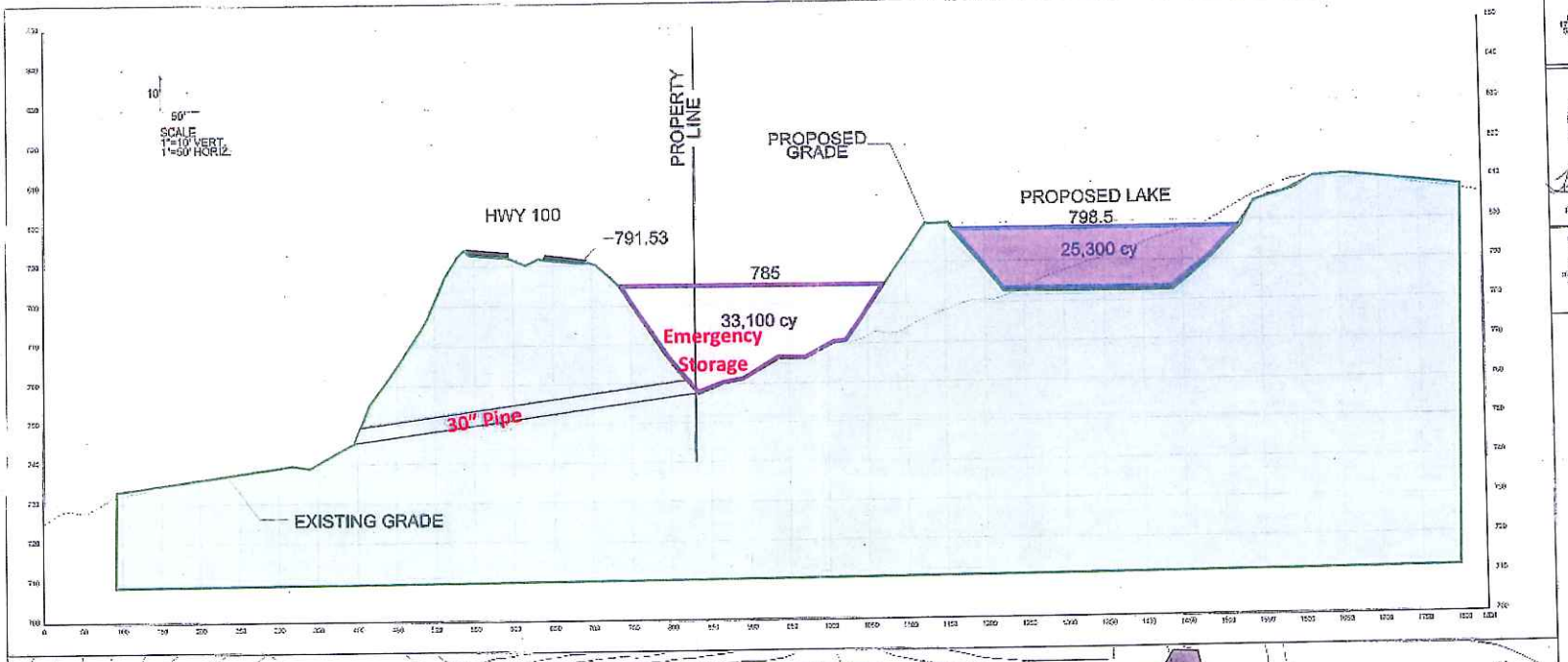
g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the Planning and Zoning Commission and the Department of Planning. The owner/operator must acknowledge in writing that access to this site for inspection purposes by personnel of the City of Wildwood shall be authorized and, if refused, such action is grounds for revocation of said permit by the City.

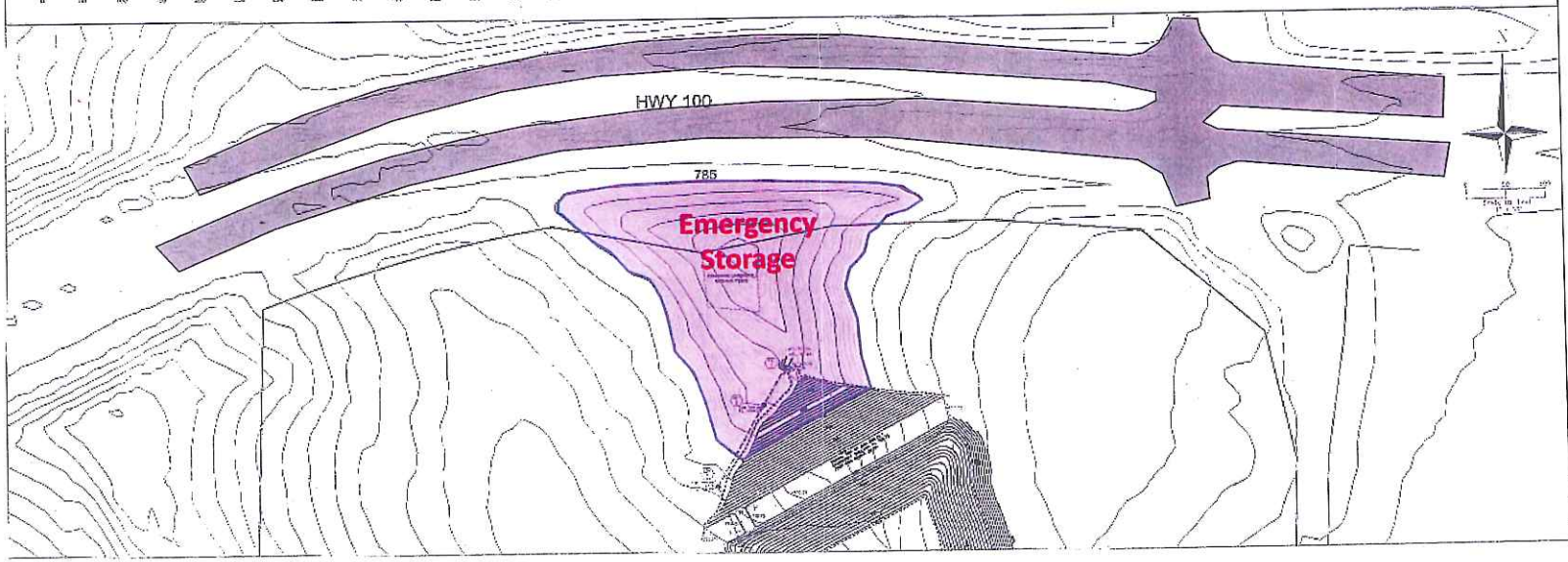
h. Any other applicable zoning, subdivision, or other regulations or requirements of the City shall further apply to the development of this property, as authorized by this Conditional Use Permit (CUP), except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Conditional Use Permit (CUP), except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

j. This Conditional Use Permit (CUP) shall be authorized for a period of seven (7) years, with renewals based upon compliance to the requirements of the same. Renewal requests shall be the responsibility of the owner/operator to submit to the City and must be provided a minimum two (2) months in advance of each renewal for consideration and action by the Planning and Zoning Commission following this initial period of time. Renewals shall be on a seven (7) year basis as well.

ATTACHMENT C
Preliminary Development Plan





VOLZ Incorporated

17715 MANCHESTER ROAD

WILDWOOD, MO 63038

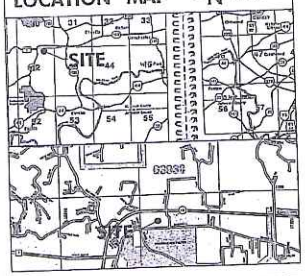
DAM EXHIBIT

APRIL 14, 2016

SHEET 1

PRELIMINARY DEVELOPMENT PLAN
17715 MANCHESTER ROAD

LOCATION MAP N NTS



LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
	FIRE HYDRANT
	GRATE INLET
	GAS METER
GV	GAS VALVE
G.W.	GUY WIRE
LT	LIGHT STANDARD
M.H.	MANHOLE
T.P.	TELEPHONE PEDESTAL
U.M.H.	UTILITY MANHOLE
Ø	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
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	WATER METER
W.V.	WATER VALVE
	YARD LIGHT
-G-	GAS LINE
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-T-	TELEPHONE LINE
-W-	WATER LINE
-X-	FENCE
TBR	TO BE REMOVED
TBRAR	TO BE REMOVED AND REPLACED
UIP	USE IN PLACE

BENCHMARKS:

SITE BENCHMARK #1 LARGE NAIL EL 814.60

TIE #1: 84' FROM 24" TREE
TIE #2: 113' FROM 30" TREE

BOTH TREES ARE IMMEDIATELY WEST OF PROPOSED HOUSE

SHEET INDEX

C1 COVER
C2 SITE GRADING PLAN
C3 EXISTING DRAINAGE AREA MAP
C4 DRAINAGE AREA MAP
C5 STORM SEWER PROFILES & DETAILS
C6 SWPPP
C7 SWPPP DETAILS & NOTES
C8 TREE PRESERVATION PLAN

N

100 0 100 200
Scale in Feet
1" = 100'

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION

CONSTRUCTION DISCLAIMER

VOLZ INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO SUPPLEMENT 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. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

STORM WATER MANAGEMENT AND LAND DISTURBANCE NOTE:

PROPOSED AREA OF LAND DISTURBANCE = 4.2 ACRES.
A LAND DISTURBANCE PERMIT FROM MODNR SHALL BE OBTAINED.

ANY FUTURE LAND DISTURBANCE OR IMPERVIOUS AREA INCREASE ON THIS SITE, BEYOND THESE ACTIVITIES, MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER CITY OF WILDWOOD REGULATIONS. SAID IMPOSITION OF THESE ADDITIONAL MANAGEMENT REQUIREMENTS SHALL BE AT THE DISCRETION OF THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS.

UTILITY DISCLAIMER

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NOTE: THIS VIEW IS AN OVERALL VIEW. FOR MORE DETAIL SEE OTHER SHEETS.

CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS

REVISED
02-04-2016
02-16-2016
3-30-2016

VOLZ Incorporated
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www.volzinc.com
Authority #223

MARK E. VOLZ, JR.
Professional Engineer
E-20011038026
3-31-2016

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314-966-1321

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

COVER

Design By: MK
Draw By: MK
Checked By: MK
Project # 28470

11-03-2015
C1

1.75 ACRE PLAN FOR LAKE

LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
	FIRE HYDRANT
	GRATE INLET
	GAS METER
G.V.	GAS VALVE
G.W.	GUY WIRE
	LIGHT STANDARD
M.H.	MANHOLE
T.P.	TELEPHONE PEDESTAL
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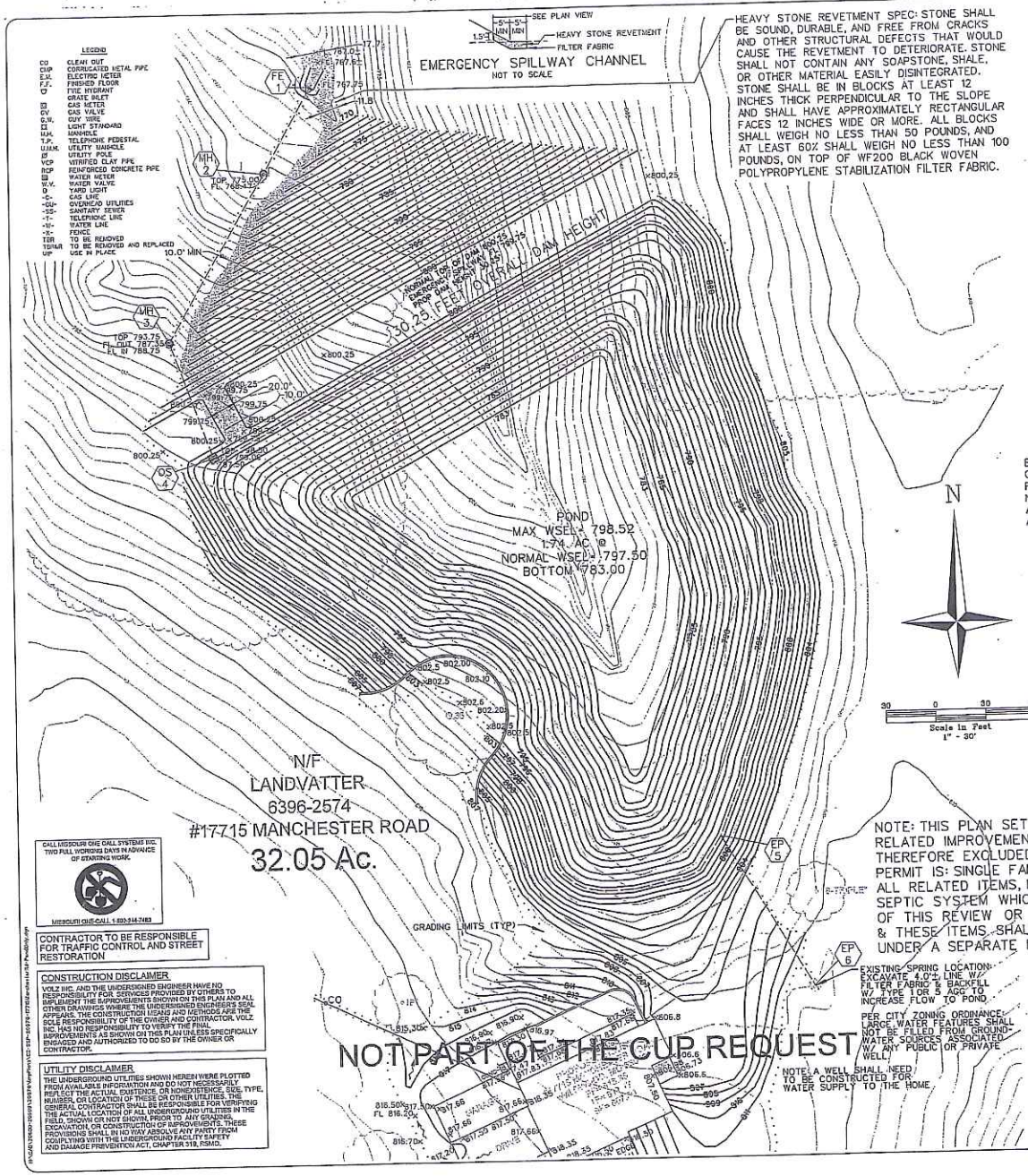
-X-	FENCE
TBR	TO BE REMOVED
TBR/R	TO BE REMOVED AND REPLACED
UIP	USE IN PLACE



CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.
MISSOURI ONE-CALL 1-800-344-7483

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REVISED
02-04-2016
3-30-2016

CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS

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17715 MANCHESTER RD
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314-605-1521

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314.993.1250 Fax
Wildwood Office
Authority #2023

MARK E. MOORE
Professional Engineer
E-26080158026

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

SITE GRADING PLAN

Design By: MEK
Drawn By: MEK
Checked By: MEK
Project # 26170

11-03-2015
C2

LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
	FIRE HYDRANT
	GRATE INLET
	GAS METER
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TBR	TO BE REMOVED
TBR&R	TO BE REMOVED AND REPLACED
UP	USE IN PLACE

N

60 0 60 120
Scale in Feet
1" = 60'

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

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Authority #203

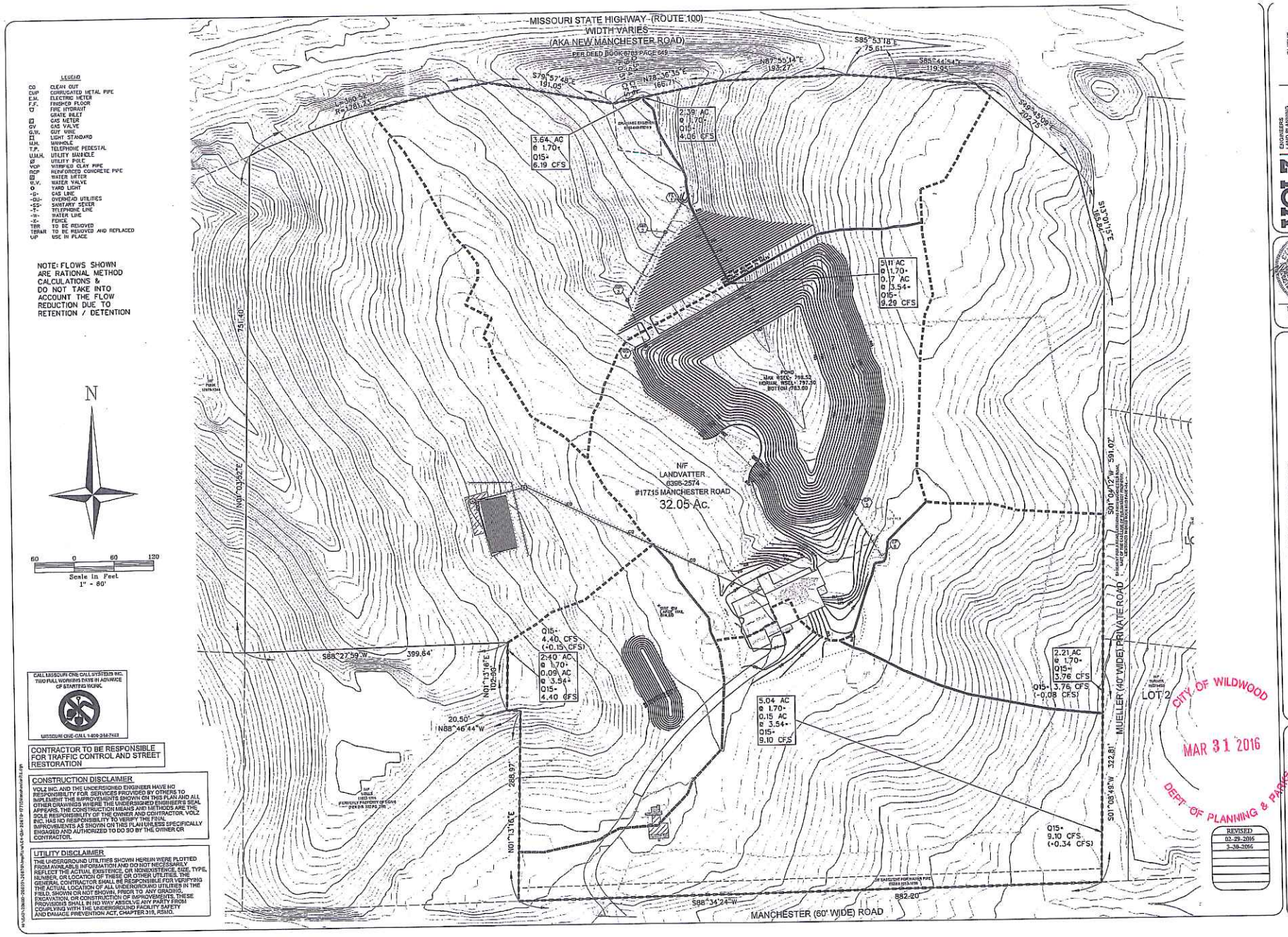
MARK L. KILGORE
Professional Engineer
E-2000150026
12-16-2015

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

EXISTING DRAINAGE AREA MAP

Design By: MK
Drawn By: MK
Checked By: MK
Project # 20670

11-03-2015
C3



LEGEND

CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
E.M.	ELECTRIC METER
F.F.	FINISHED FLOOR
	FIRE HYDRANT
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-X-	FENCE
TBR	TO BE REMOVED
TBRAR	TO BE REMOVED AND REPLACED
UIP	USE IN PLACE

NOTE: FLOWS SHOWN ARE RATIONAL METHOD CALCULATIONS & DO NOT TAKE INTO ACCOUNT THE FLOW REDUCTION DUE TO RETENTION / DETENTION

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314.800.1360 Fax
www.volzinc.com
Authority #6203

MARK L. KILGORE
Professional Engineer
E-2006139036

PROJECT ADDRESS: 17715 MANCHESTER ROAD

WILDWOOD, MO 63038

PROPOSED DRAINAGE AREA MAP

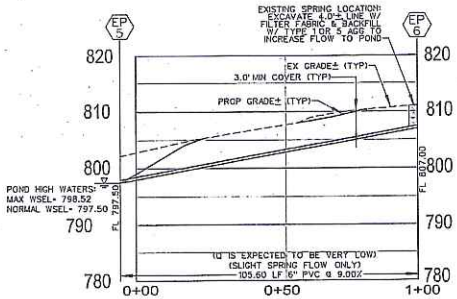
REVISED
02-29-2016
3-30-2016

Design By: MK
Drawn By: MK
Checked By: MK
Project # 16076

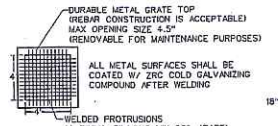
11-03-2015

C4

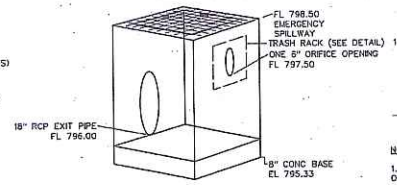
REFERENCE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
STANDARD CONSTRUCTION SPECIFICATIONS FOR
SEWERS AND DRAINAGE FACILITIES
FOR ALL STORM SEWER CONSTRUCTION



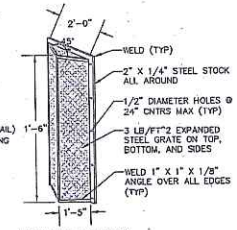
STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT



GRATED TOP PLAN
SCALE: 1"= 5' HOR & VERT



OPENINGS & EXIT
NO SCALE



NOTES FOR TRASH RACK

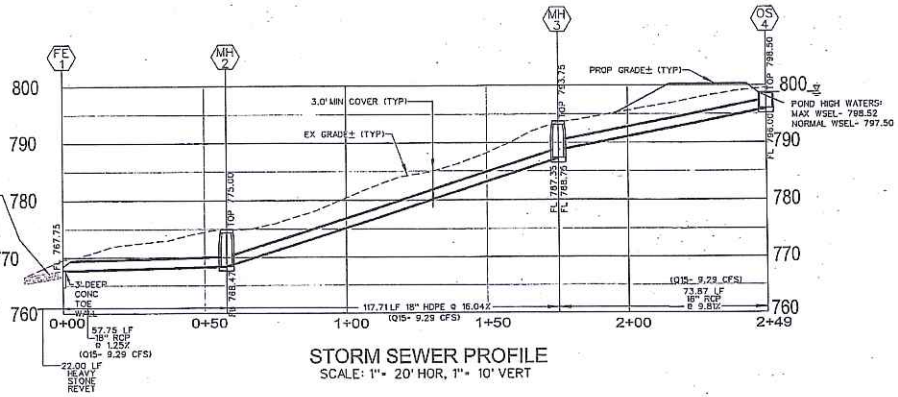
1. TRASH RACK SHALL BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A-36.
3. ALL SURFACES SHALL BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK SHALL BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK SHALL BE REMOVABLE.

TRASH RACK DETAIL
NO SCALE

OUTLET STRUCTURE

REINFORCEMENT NOT SHOWN FOR CLARITY
BASE, WALLS & REINFORCEMENT SHALL BE
PER TYPICAL MSD AREA INLET

HEAVY STONE REVETMENT SPEC: STONE SHALL BE SOUND, DURABLE, AND FREE FROM CRACKS AND OTHER STRUCTURAL DEFECTS THAT WOULD CAUSE THE REVETMENT TO DETERIORATE. STONE SHALL NOT CONTAIN ANY SOAPSTONE, SHALE, OR OTHER MATERIAL EASILY DISINTEGRATED. STONE SHALL BE IN BLOCKS AT LEAST 12 INCHES THICK PERPENDICULAR TO THE SLOPE AND SHALL HAVE APPROXIMATELY RECTANGULAR FACES 12 INCHES WIDE OR MORE. ALL BLOCKS SHALL WEIGH NO LESS THAN 50 POUNDS, AND AT LEAST 60% SHALL WEIGH NO LESS THAN 100 POUNDS, ON TOP OF WF200 BLACK WOVEN POLYPROPYLENE STABILIZATION FILTER FABRIC.



STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT

St Charles County Government
Hydraulic Review Output Data
H:\CADD\2600-2699\2670\SWM\2670-17715ManchesterRd-Q15\Hyd-11-10-2015.txt
11/10/2015
Calculations Under Full Flow

Upp Sy	Low Sy	PL	S	Upp FLN	Low FLN	FS	Upp ST EL	Depth Hy GR	Upp HY EL	Low HY EL	Hydr Grade	FR Head	VEL	VEL Head	Junc Loss	Turn Loss	Curve Loss	STR Grate	Int Cap	DR Area	PL	Q	TQ	Pipe Cap	Remarks
1 OS 4	MH3	74	18	790.00	788.75	0.81	798.50	1.50	798.54*	790.28	0.00769	0.59	5.26	0.43	0.43	0.00	0.00			0.28	1.78	9.29	9.29	33.92	Q15
2 MH3	MH2	112	18	787.35	783.47	16.04	793.75	5.92	787.53*	780.97	0.00700	0.00	5.26	0.43	0.00	0.00	0.00					0.00	9.29	42.97	Q15
3 MH2	FE1	66	18	783.47	787.75	1.25	775.00	8.06	788.34	779.28	0.00780	0.49	5.26	0.43	0.00	0.34	0.00					0.00	9.29	11.74	Q15

St Charles County Government
Hydraulic Review Output Data
H:\CADD\2600-2699\2670\SWM\2670-17715ManchesterRd-Q100\Hyd-11-10-2015.txt
11/10/2015
Calculations Under Full Flow

Upp Sy	Low Sy	PL	S	Upp FLN	Low FLN	FS	Upp ST EL	Depth Hy GR	Upp HY EL	Low HY EL	Hydr Grade	FR Head	VEL	VEL Head	Junc Loss	Turn Loss	Curve Loss	STR Grate	Int Cap	DR Area	PL	Q	TQ	Pipe Cap	Remarks
1 OS 4	MH3	74	18	790.00	788.75	9.81	798.50	1.50	798.54*	790.28	0.01479	1.03	7.08	0.78	0.78	0.00	0.00			0.25	2.37	12.52	12.52	33.92	Q100
2 MH3	MH2	118	18	787.35	783.47	16.04	793.75	5.84	787.91*	779.19	0.01420	1.67	7.08	0.78	0.00	0.00	0.00					0.00	12.52	42.97	Q100
3 MH2	FE1	66	18	783.47	787.75	1.25	775.00	4.00	779.19	779.28	0.01420	0.02	7.08	0.78	0.25	0.43	0.00					0.00	12.52	11.74	Q100

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.
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CITY OF WILDWOOD
MAR 31 2016
DEPT OF PLANNING & PARKS
REVISED

VOLZ Incorporated
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MARK L. KILGORE
Professional Engineer
E-24061 10/23/2015
12-16-2015

PROJECT ADDRESS:
17715 MANCHESTER ROAD
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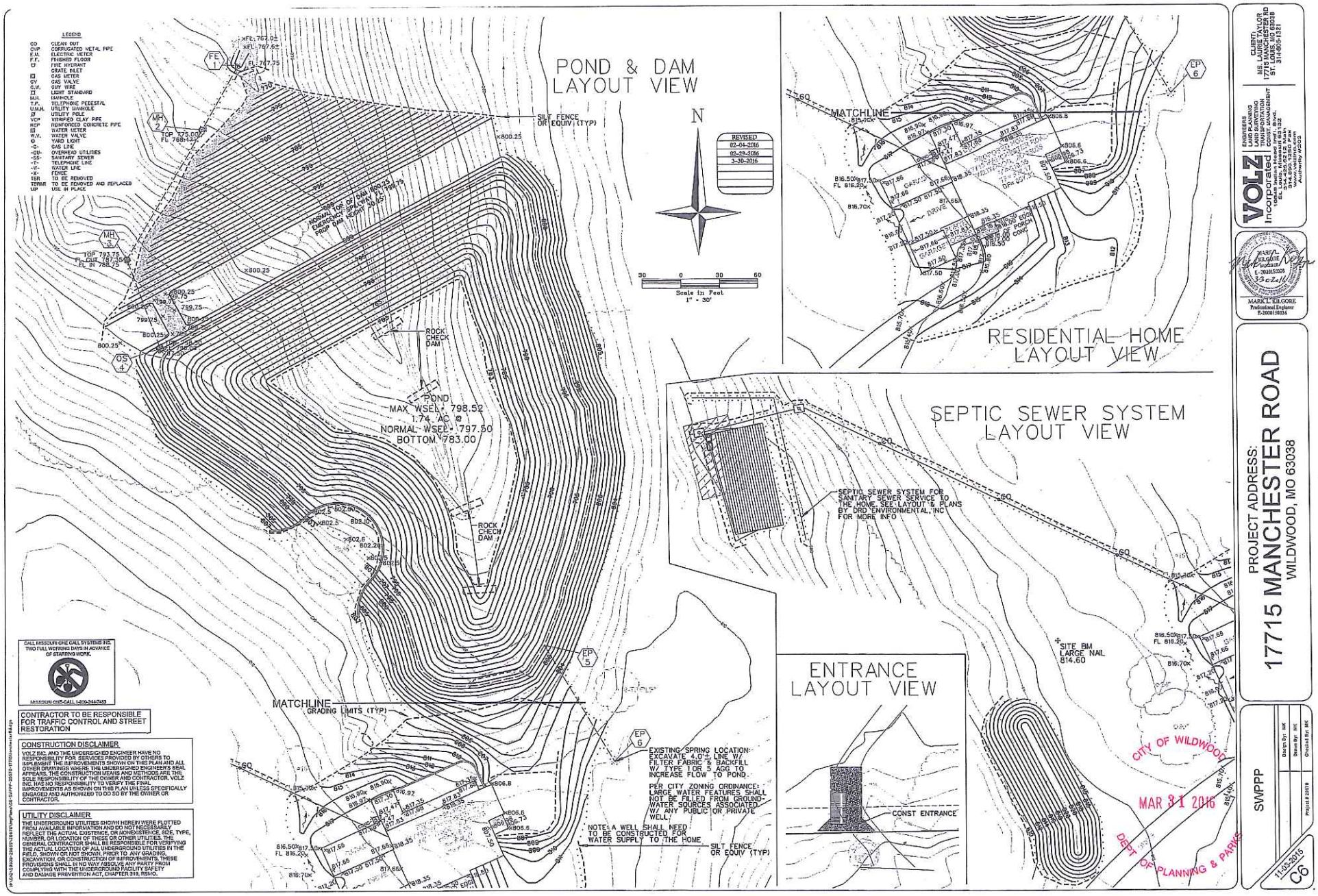
STORM SEWER PROFILES & DETAILS

Design By: LKK
Drawn By: JRL
Checked By: MK
Project # 2670

11-03-2015
C5



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MR. ROBERT HESTER
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MARK L. KILGORE
E-2003150026
Professional Engineer
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WILDWOOD, MO 63038

SWPPP

Design By: MK
Drawn By: MK
Checked By: MK

11-03-2015
Project # 20015

C6

SEEDING

PHYSICAL DESCRIPTION - Establishment of vegetation by spreading grass seed designed to protect exposed soil from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Once established, the vegetative cover will also filter pollutants from the runoff. Use only perennial vegetation for final stabilization.

WHERE BMP IS TO BE INSTALLED - To exposed soil after a phase of rough or finish grading has been completed, or areas where no activity will occur for 30 days.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Sheet flow
Contributing Slope Length:	30 foot maximum for 3:1 slopes 50 foot maximum for slope between 3:1 and 10:1 100 foot maximum for slopes under 10%
Minimum Rates:	See attached chart(s)
Acceptable Dates:	See attached chart

WHEN BMP IS TO BE INSTALLED - Immediately after rough or finished grading is completed.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMPs to protect area to be seeded.
- ✓ Rough grade area and remove all debris larger than 1-inch in diameter and concentrated areas of smaller debris.
- ✓ Install stabilization grids, if needed.
- ✓ Mix soil amendments (lime, fertilizer, etc.) into top 3 to 6 inches of soil as needed.
- ✓ Plant seed ¼ to ½ inch deep.
- ✓ Roll lightly to firm surface.
- ✓ Cover seeded area with mulch unless seeding completed during optimum spring and summer dates.
- ✓ Install additional stabilization (netting, bonded fiber matrix, etc.) as required.
- ✓ Water immediately - enough to soak 4 inches into soil without causing runoff.
- ✓ If contract / permit allows seeding to be used for final stabilization, only perennial vegetation seeds shall be used.
- ✓ For additional information see Sections 805 and 806.50 of St. Louis County's Standard Specification for Road and Bridge Construction.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm
- ✓ Protect area from vehicular and foot traffic
- ✓ Reseed areas that have not sprouted within 21 days of planting.
- ✓ Repair damaged or eroded areas and reseed and stabilize as needed
- ✓ Do not mow until 4 inches of growth occurs
- ✓ During the first 4 months, mow no more than ⅓ the grass height
- ✓ Re-fertilize during 2nd growing season

SITE CONDITIONS FOR REMOVAL - Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area

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SEEDING REQUIREMENTS

Dates for Seeding

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

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Cereal Grains	A	A	O	O	O	O	O	O	O	O	A	A
Oats			O	O	O	O	O	O	O	G		

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permitted seeding dates with mulching...

Minimum Fertilizer and Seeding Rates

Permanent Seeding	Pounds per acre	Pounds per 1000 sq. ft.
Tall Fescue	310	7.0
Smooth Brome	200	4.6
Mixture # 1	250	5.7
Mixture # 2	210	4.8

Mixture # 1 = Tall Fescue @ 150 pounds per acre and Brome @ 100 pounds per acre.
Mixture # 2 = Tall Fescue @ 150 pounds per acre, Perennial Ryegrass @ 30 pounds per acre, and Kentucky Bluegrass @ 30 pounds per acre.
* Seeding rate for slopes in excess of 20% ...

Temporary Seeding	Pounds per acre	Pounds per 1000 sq. ft.
Cereal Rye	110	2.5
Oats	100	2.3

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	25
Phosphate	65	30
Potassium	65	30
Lime - ENM	600	600

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

CHECK DAM

PHYSICAL DESCRIPTION - A small dam built within a drainage swale or temporary diversion channel designed to pond water and cause sediment to settle out. Dams can be constructed of rock, sand bags, filter rolls / wattles, triangular dikes, or gravel bags. Silt fence shall not be used to construct check dams.

WHERE BMP IS TO BE INSTALLED - At intervals along drainage swales or channels. The top of the downstream check dam should be level with the base of the upstream check dam.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Moderate concentrated flow
Contributing Area:	Maximum of 2 acres
Channel Slope:	Maximum of 2%

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation in contributing drainage area; immediately after construction of drainage way.

For additional information see Section 806.30 of St. Louis County's Standard Specification for Road and Bridge Construction.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade drainage way and compact area of check dam.
- ✓ Place rock, sand bags, filter rolls / wattles or gravel bags to required configuration perpendicular to flow.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove trash and leaf accumulation.
- ✓ Remove sediment buildup once it reaches ½ depth of check dam or 12" depth, whichever is less.
- ✓ Restore dam structure to original configuration to protect banks.
- ✓ Replace rock on upstream face of dam if ponding does not drain in reasonable timeframe.

SITE CONDITIONS FOR REMOVAL - Remove after contributing drainage areas have been adequately stabilized and vegetation is adequately established in drainage way. Re-grade and vegetate area of check dam.

TYPICAL DETAIL - 806-35.00

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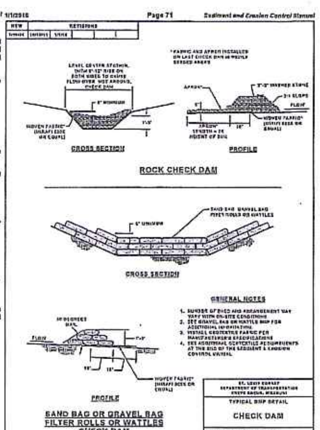

1/1/2016 Page 116 *Sediment and Erosion Control Manual Standard Drawings*

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WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Downstream BMPs sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMPs (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.00

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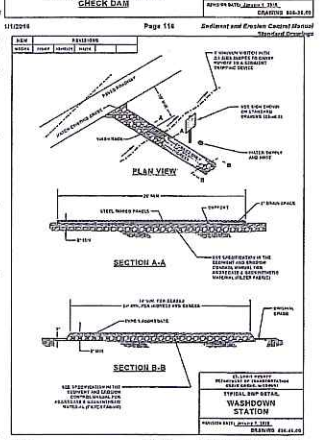

1/1/2016 Page 127 *Sediment and Erosion Control Manual Standard Drawings*

TYPICAL DETAILS - Minimum seeding rates and acceptable dates for work attached.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Excavate diversion area except for area of upstream connection.
- ✓ Compact as required to place diversion properly.
- ✓ Install pipe bedding or channel lining as required.

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SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	30-foot maximum for 3:1 slopes. 50 foot maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Road and Bridge Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stockpiles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

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CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area; thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional information in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets – preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of entrance

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

O&M PROCEDURES:

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and clods of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair settled areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-16.01

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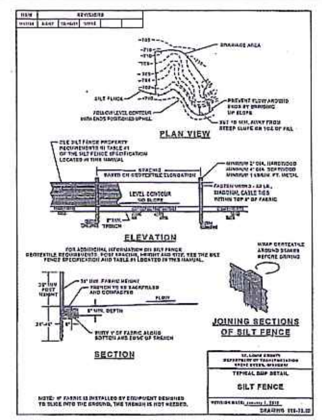

1/1/2016 Page 143 *Sediment and Erosion Control Manual Standard Drawings*

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 38 inches (22-inch embedment) to 42 inches (18-inch embedment) above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1995).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Siting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deeper than ½ the fence height or 12", whichever is less.
- ✓ Replace torn of clogged fabric; repair loose fabric.

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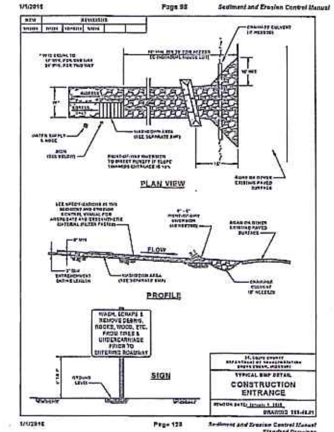
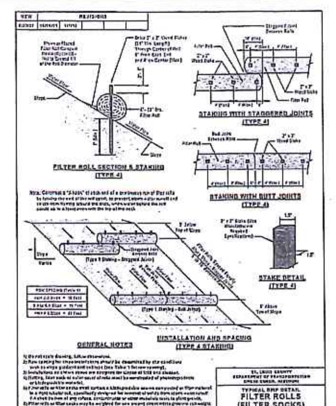


1/1/2016 Page 128 *Sediment and Erosion Control Manual Standard Drawings*



1/1/2016 Page 142 *Sediment and Erosion Control Manual Standard Drawings*

- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SILTING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic fabric requirements shown in Table 1 below.

Table 1 - Temporary Silt Fence Property Requirements

Physical Property	Test Method	Units	Supported Silt Fence[2]	Unsupported Silt Fence: Woven Elongation ≥ 50%[1]	Unsupported Silt Fence: Non-Woven Elongation ≥ 50%[1]
Post Spacing (Maximum)		feet	4	4	6
Height of Wire / Polymer Fence (Minimum)		inches	30	—	—
Grab Strength (Minimum): Machine Direction / Cross Machine Direction	ASTM D 4632	pounds	90 90	125 100	125 100
Permittivity (Minimum)	ASTM D 4491	sec^{-1}	0.05	0.05	0.05
Apparent Opening Size (AOS)[3]	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (retained strength)	ASTM D 4355		70% after 500 h of exposure		

Notes:

MARV Minimum Average Roll Value

[1] Elongation measured in accordance with ASTM D 4632

[2] Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

[3] Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, re-grade trench area and vegetate.

TYPICAL DETAIL - 806-70.0

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REVISED 02-04-2016

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CITY OF WILDWOOD MAR 31 2016 DEPT OF PLANNING & PARKS

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E-2000150026

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SWPPP DETAILS & NOTES

Design By: MK
Drawn By: MK
Checked By: MK
Project # 20870
11-03-2015
C7

GENERAL NOTES:

ZONING DISTRICT:	NU NON-URBAN
SITE AREA:	32.05 AC
WOODED AREA:	20.70 AC
TREE CANOPY REQ'D:	30% OF 20.70= 6.21 AC
CLEARING LIMITS:	4.14 AC TOTAL FOR 2016
TREE CANOPY SAVED:	16.56 AC= 80.0%
TREE CANOPY PLANTED:	0
TREE CANOPY PROVIDED:	16.56 AC= 80.0%
PROPOSED UNITS:	ONE (1) SINGLE FAMILY RESIDENCE

TREE PROTECTION NOTES:

1. PRE-CONSTRUCTION MEETING, HELD ON-SITE TO INCLUDE A PRESENTATION OF TREE PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, DEVELOPER'S REPRESENTATIVE, AND CITY ZONING INSPECTORS.

2. CLEARING LIMITS SHALL BE ROUGH STAKED BY DEVELOPER IN ORDER TO FACILITATE LOCATION FOR TRENCHING & FENCING INSTALLATION.

3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT & PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.

4. THE SEQUENCE OF TREE TREATMENT & PRESERVATION MEASURES SHALL BE:
   - A. ROOT PRUNING TRENCHING
   - B. TREE PROTECTION FENCING
   - C. TREE PRUNING & CHEMICAL TREATMENT
   - D. AERATION SYSTEMS INSTALLED
   - E. SIGN INSTALLATION

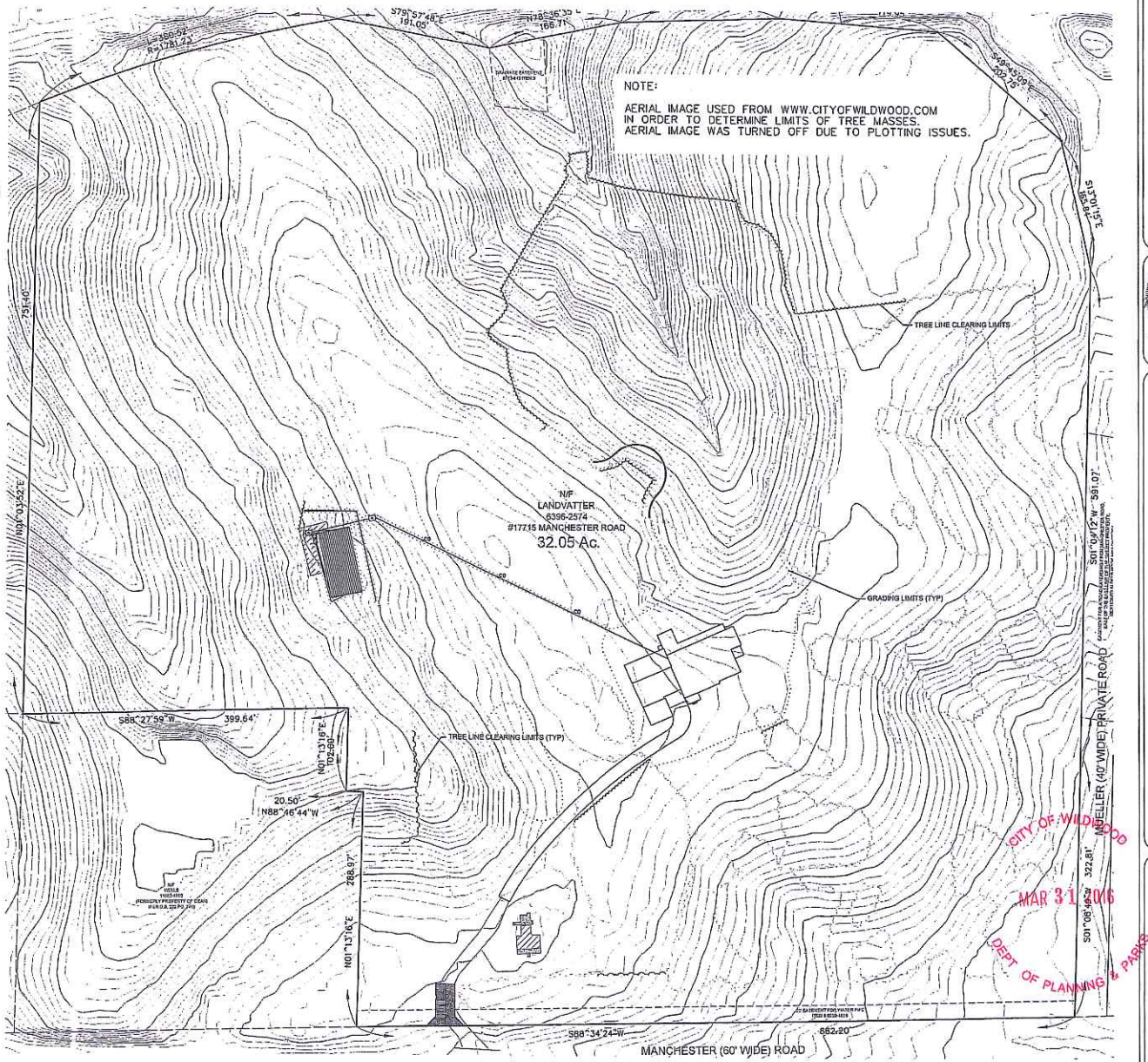
*NRP FENCING MUST BE INSTALLED BEFORE A ZONING AUTHORIZATION WILL BE RELEASED.

DATE OF CALCULATION OF LAND DISTURBANCE AS REQUESTED BY CITY OF WILDWOOD: CALCULATED ON NOV 23±, 2015. CALCULATION IS FOR ULTIMATE MAX DISTURBANCE IN EXPECTED 2016 CONSTRUCTION

N

60 0 60 120 180

Scale in Feet
1" = 60'



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REVISED
02-04-2016
02-29-2016
3-30-2016

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CONSTRUCTION MANAGEMENT
1800 S. BROADWAY
ST. LOUIS, MISSOURI 63104
314.436.1200 FAX
AUTHORITY NO. 000

MARK L. KILGORE
Professional Engineer
E-29081DC06

PROJECT ADDRESS:
17715 MANCHESTER ROAD
WILDWOOD, MO 63038

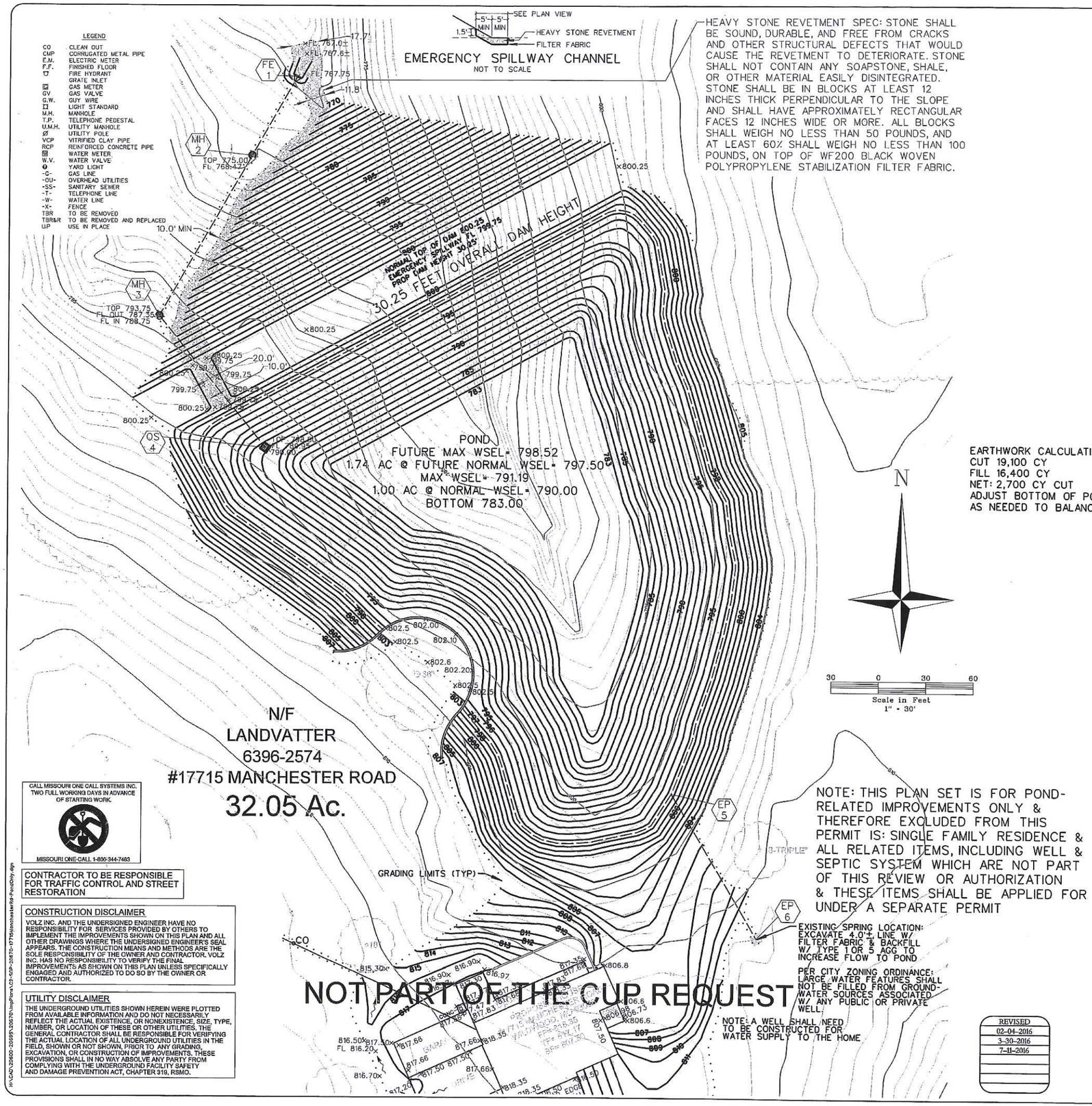
TREE PRESERVATION PLAN

Design By: MK	
Draw By: MK	
Checked By: MK	
Project # 20013	

11-23-2016

C8

ONE ACRE PLAN FOR LAKE.



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Authority #5003

MARK L. KILGORE
Professional Engineer
E-2000150026

PROJECT ADDRESS:
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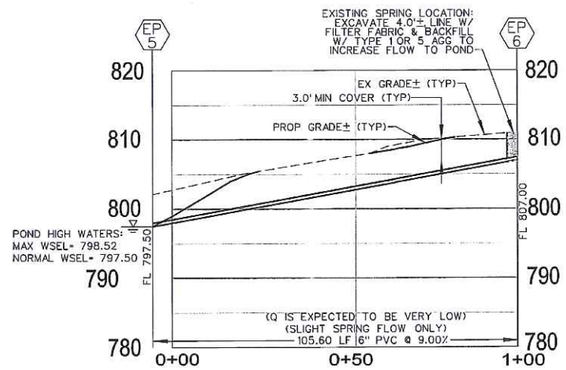
SITE GRADING PLAN

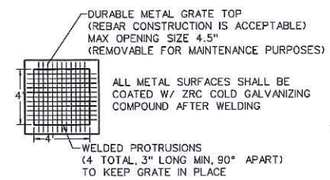
Design By: MK
Drawn By: MK
Checked By: MK
Project # 20570

11-03-2015
C2

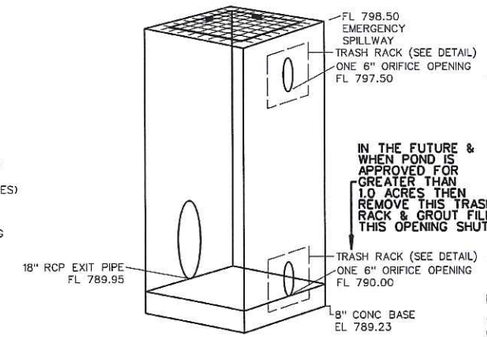
REFERENCE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
STANDARD CONSTRUCTION SPECIFICATIONS FOR
SEWERS AND DRAINAGE FACILITIES
FOR ALL STORM SEWER CONSTRUCTION



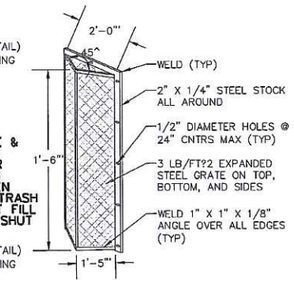
STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT



GRATED TOP PLAN
SCALE: 1"= 5' HOR & VERT



OPENINGS & EXIT
NO SCALE



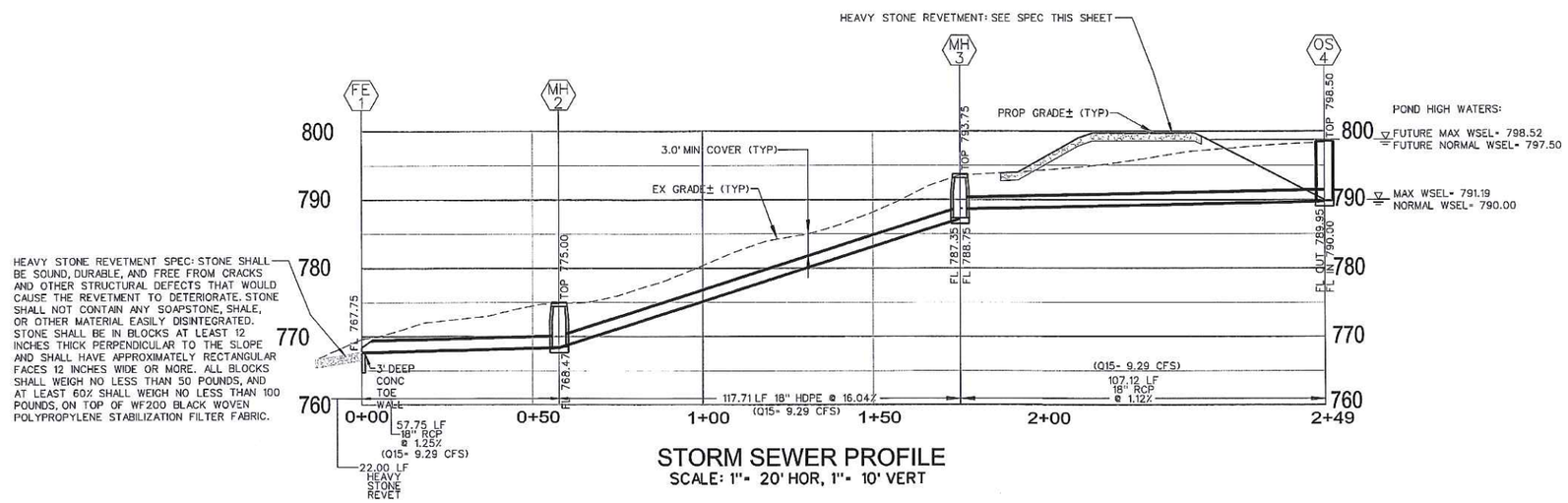
NOTES FOR TRASH RACK

1. TRASH RACK SHALL BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A-36.
3. ALL SURFACES SHALL BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK SHALL BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK SHALL BE REMOVABLE.

OUTLET STRUCTURE

REINFORCEMENT NOT SHOWN FOR CLARITY
BASE, WALLS & REINFORCEMENT SHALL BE
PER TYPICAL MSD AREA INLET

TRASH RACK DETAIL
NO SCALE



STORM SEWER PROFILE
SCALE: 1"= 20' HOR, 1"= 10' VERT

St Charles County Government
Hydraulic Review Output Data
H:\CAD\20600-20699\20670\SWM\20670-17715ManchesterRd-Q15Hyd-7-11-2016.txt
7/11/2016
Calculations Under Full Flow

Upp Str	Low Str	PL	S	Upp FL LN	Low FL LN	PS	Upp ST EL	Depth HY GR	Upp HY EL	Low HY EL	Hydr Grade	FR Head	VEL	VEL Head	Junc Loss	Turn Loss	Curve Loss	STR Grade	Inl Cap	DR Area	P.I.	Q	TQ	Pipe Cap	Remarks
1 OS 4	MH 3	107	18	789.95	788.75	1.12	798.50	8.98	791.52	790.25	0.00780	0.84	5.28	0.43	0.43	0.00	0.00			5.28	1.76	9.29	9.29	11.12	Q15
2 MH 3	MH 2	118	18	787.35	768.47	16.04	793.75	5.92	787.83*	786.87	0.00780	0.92	5.28	0.43	0.00	0.03	0.00					0.00	9.29	42.07	Q15
3 MH 2	FE 1	58	18	768.47	767.75	1.25	775.00	5.06	769.94	769.25	0.00780	0.45	5.28	0.43	0.00	0.24	0.00					0.00	9.29	11.74	Q15

St Charles County Government
Hydraulic Review Output Data
H:\CAD\20600-20699\20670\SWM\20670-17715ManchesterRd-Q100Hyd-7-11-2016.txt
7/11/2016
Calculations Under Full Flow

Upp Str	Low Str	PL	S	Upp FL LN	Low FL LN	PS	Upp ST EL	Depth HY GR	Upp HY EL	Low HY EL	Hydr Grade	FR Head	VEL	VEL Head	Junc Loss	Turn Loss	Curve Loss	STR Grade	Inl Cap	DR Area	P.I.	Q	TQ	Pipe Cap	Remarks
1 OS 4	MH 3	107	18	789.95	788.75	1.12	798.50	5.95	792.55	790.25	0.01420	1.52	7.08	0.78	0.78	0.00	0.00			5.28	2.37	12.52	12.52	11.12	Q100
2 MH 3	MH 2	118	18	787.35	768.47	16.04	793.75	5.84	787.91*	770.50	0.01420	1.67	7.08	0.78	0.00	0.00	0.00					0.00	12.52	42.07	Q100
3 MH 2	FE 1	58	18	768.47	767.75	1.25	775.00	4.50	770.50	769.25	0.01420	0.82	7.08	0.78	0.00	0.43	0.00					0.00	12.52	11.74	Q100

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.
MISSOURI ONE-CALL 1-800-344-7483

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H:\CAD\20600-20699\20670\ImgPlans\C5-StormProfileData-20670-17715ManchesterRd.dgn

REVISED
7-11-2016

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Professional Engineer
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STORM SEWER PROFILES & DETAILS

Design By: MK
Drawn By: MK
Checked By: MK
Project # 20670

11-03-2015
C5