AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers – 16860 Main Street

September 19, 2016 – Monday

<<< 6:30 P.M. >>>

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, September 6, 2016

Documents:

III. SEPTEMBER 6, 2016 DRAFT MINUTES.PDF

IV. Department Of Planning's Opening Remarks/Updates

V. Public Hearings – No Items For Consideration

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

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

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

A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road

(Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. **(Ward Six)**

Documents:

VI.A. P.Z. 6-16 AUBURN RIDGE.PDF

a.1. Public Comments On Recommendation

VII. New Business – No Items For Consideration

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

1. A Recommendation Report Of The Site Plan Subcommittee Of The Planning And Zoning Commission Regarding P.Z. 12 And 13-15 The Villages At Bright Leaf

A recommendation report of the Site Plan Subcommittee of the Planning and Zoning Commission 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; which would authorized the use of this seventy-eight (78) acre site for up to 192 single family dwellings on individual lots, with common ground, and public space, consistent with the governing site-specific ordinance and Town Center Plan. **(Ward Five)**

Documents:

VIII.A. P.Z. 12 AND 13-15 THE VILLAGES AT BRIGHT LEAF.PDF

a. Public Comments On Recommendation

IX. Other – No Items For Consideration

X. Closing Remarks And Adjournment By Chair Of Commission

The City of Wildwood will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. Requests for reasonable accommodations should be made by contacting Liz Weiss, City Clerk at 636-458-0440 or email at liz@cityofwildwood.com at least 48 hours prior to the start of the meeting.

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
September 6, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 6:35 p.m., on Tuesday, September 6, 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 Lee
Commissioner Archeski
Commissioner Renner
Commissioner Gragnani
Commissioner Bartoni
Commissioner Kohn
Mayor Bowlin

ABSENT – (2)
Commissioner Bauer
Council Member Manton

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

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the August 15, 2016 Meeting

A motion was made by Commissioner Kohn, seconded by Commissioner Renner, to approve the minutes from the August 15, 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 – No Items for Consideration

VI. Old Business – Four (4) Items for Consideration

Letters of Recommendation – One (1) Item for Consideration

a) **P.Z. 11-16 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 designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, along with Chapter 415.030 Definitions, which would thereby consider the addition of new language for group homes for the developmentally disabled that is consistent with current Missouri Revised Statutes. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich referenced the Planning and Zoning Commission's action on this item, which was completed at its August 1, 2016 meeting. He noted City Attorney Young has reviewed the Letter of Recommendation, now under the authorship of the Commission, recommending the addition of revised language for group homes for the developmentally disabled that is consistent with current Missouri Revised Statutes.

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

No discussion was held among Commission Members.

A motion by Commissioner Gragnani, seconded by Commissioner Archeski, to accept the Letter of Recommendation.

Chair Bopp called the question.

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

Information Reports – One (1) Item for Consideration

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

Planner Newberry read the request into the record.

Director Vujnich noted the Public Hearing for this item was held on August 1, 2016, and several residents expressed their concerns regarding the application of the Planned Residential Development Overlay District (PRD) at this location. He noted the Department was in receipt of an email correspondence that is dated August 31, 2016 from the petitioner requesting the item be postponed at tonight's meeting to allow more time to address some of the comments heard at the aforementioned Public Hearing.

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

No discussion was held among Commission Members.

A motion by Mayor Bowlin, seconded by Commissioner Archeski, to postpone the item.

Chair Bopp called the question.

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

Correspondence Items – Two (2) Items for Consideration

c) A request of the City Council to the Planning and Zoning Commission seeking its reconsideration of the report, with recommendation, it made upon **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; which denied a request for a modification to the site-specific ordinance that governs this fifty-five (55) lot residential subdivision, thereby would have allowed for an extension of time for the commencement of construction to begin upon this tract of land, under a specified and required timeframe. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich described the location and characteristics of the subject site and outlined its zoning history. He noted the Planning and Zoning Commission previously acted on this matter and did not extend the deadline for commencement of construction (at its July 5, 2016 meeting). He explained the item is before the Commission tonight because the City Council reviewed the request at its July 11, 2016 meeting and requested reconsideration of it by the Planning and Zoning Commission

Chair Bopp invited the petitioner to address the Commission.

Greg Neichter, 1412 South Mason Road, stated his original intent was to pre-sell the lots to builders; however, with the Great Recession, the salability of the lots was impacted. He noted the most recent in the property has been to pursue estate-style development.

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

Discussion was held among Commission Members regarding reasons why the site had not yet developed; the impact, if any, the approved Site Development Plan has on the salability of the property; the City's policy regarding limits on these types of time extensions and the Great Recession's impact on

such; the changes in stormwater regulations that have occurred, since the project was originally approved; and the rationale of the City Council in requesting this reconsideration.

A motion by Commissioner Archeski, seconded by Commissioner Bartoni, to deny the reconsideration of an extension of time for the commencement of construction.

Chair Bopp called the question.

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

d) 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 request by the petitioner to withdraw the requested amendments. He highlighted the revisions to the Site Development Plan that were required to be in compliance with Ordinance #2145, as approved by City Council, which led to the elimination of two (2) lots.

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

Debbie Sinden, 2426 Forest Leaf Parkway, asked for clarification regarding the collection and eventual allocation of the Traffic Generation Assessment (TGA) fees.

Director Vujnich explained the process of Traffic Generation Assessment (TGA) fee collection and allocation in relation to this project.

Jane Finnegan, 2517 Rain Forest Drive, expressed her concerns with components of the proposed Site Development Plan.

Paul Pohlers, 2323 Sandlewood Creek Court, stated his concerns with the decision to not extend the Pond-Grover Loop Road and the process through which that decision was made.
No discussion was held among Commission Members.

A motion by Commissioner Gragnani, seconded by Commissioner Lee, to withdraw the request for an amendment from the Commission's active agenda.

Chair Bopp called the question.

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

VII. New Business – No Items for Consideration

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

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Motion by Commissioner Renner, seconded by Mayor Bowlin, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 7:45 p.m.

Approved by:

Secretary – City of Wildwood Planning and Zoning Commission

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

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

DRAFT

OLD BUSINESS **AGENDA ITEM**

WILDWOOD

INFORMATION REPORT

City of Wildwood, Missouri
Prepared by the Department of Planning
Draft Date: September 19, 2016
"Planning Tomorrow Today"

Petition No.:	**P.Z. 6-16 Auburn Ridge**
Petitioner:	**Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005**
Request:	A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District. **Proposed Use: A total of twenty-five (25) individual lots, with common ground, and required public space areas.**
Location:	Southwest side of Ridge Road, south of Lack Ridge Road
Tract Size:	81.4 acres
Locator Numbers:	25U330010 and 25U310023
Street Addresses:	1115 Ridge Road and 1513 Windwood Hills Drive
Public Hearing Date:	August 1, 2016
Information Report Decision Date and Vote:	September 19, 2016 – **TBD**
Report:	Attachment A
Conditions:	Attachment B
Preliminary Development Plan:	Attachment C
Background Information:	Attachment D
School District:	Rockwood
Fire District:	Metro West
Ward:	Six

Recommendation: The Department of Planning is recommending the Planning and Zoning Commission support the requested application of the Planned Residential Development Overlay District (PRD) on this NU Non-Urban Residence District zoned property.

1. The Department has determined, based upon the review and analysis of the petitioner's proposal, the requested Planned Residential Development Overlay District (PRD) is consistent with the City's Master Plan.
2. The revised proposal for the development of this residential subdivision complies with the Planned Residential Development Overlay District (PRD) requirements of the Zoning Code.
3. The increase in overall sizes of each of the proposed lots is compatible with the surrounding land use pattern.

ATTACHMENT A - REPORT

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

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

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

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

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

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

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

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

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

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

Petitioner's REVISED Request >>>

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

At a public hearing, petitioner's representative noted the dwellings would be a mix of one (1), one and one-half (1½), and two (2) story type units and would be consistent, if not greater, than the size of dwellings in the immediate area. Price information and sizes was not provided at that time, but will be very similar to the residences underway or just completed in the Wakefield Forest Subdivision (State Route 100) or the

Estates at Deer Hollow Subdivision (State Route 100).

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

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

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

1. The traffic added to Ridge Road and other rural roadways in the area.

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

Analysis >>>

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

Master Plan

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

Formulation of Plan

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

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

The Non-Urban Residential Area description is as follows:

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

Previous Applications

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

With the application of the Master Plan, the City has been able to obtain development concepts that comply with it. In these instances, development densities and designs were in compliance with the Master Plan, or comparable enough to be addressed, as part of the overall zoning process through discussion. The City has yet to approve a rezoning which is not compliant to the Master Plan in terms of the Land Use Classifications of the Master Plan. Residential development has occurred throughout the City, with many in the Non-Urban Residential Areas of it. Major examples of all of these three (3) acre projects that utilized

the Planned Residential Development Overlay District (PRD) process, in conjunction with its NU Non-Urban Residence District zoning, include the following:

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

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

With this submittal of the request for the development of this site, it is apparent to the Department of Planning that petitioner's proposal does comply with the Master Plan and can be supported in its current form. Accordingly, the Department would support the approval of the Planned Residential Development Overlay District (PRD) for the subject site to allow no more than twenty-five (25) lots. The reduction in the proposed lots reflects a desire to have a lot width standard (at the front building line) that is no less than one hundred sixty (160) feet in length. This two hundred (200) foot standard is required on any three (3) acre lot created in the City of Wildwood and would provide the same appearance for these proposed lots, as if all of them that would be developed in this planned subdivision have a greater size.

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

[1] PRD – Planned Residential Development Overlay District

Master Plan Component – Non-Urban Residential Area	Petitioner's Proposal	Compliance/Non-Compliance Issues
Low density residential development – one (1) dwelling per every three (3) acres. No range in districts provided, only NU Non-Urban Residence District with the use of a Planned Residential Development Overlay District (PRD) on a majority of the site.	NU Non-Urban Residence District with a Planned Residential Development Overlay District (PRD) – twenty-five (25) units in total	The allowable density of future residential units on this 81 acre site is based upon the gross acreage of the property. In this case, the net acreage of the site is the same as its gross acreage, since no public rights-of-way dedications are planned, nor is their any designated floodplain located on the site. This net acreage would allow a yield of twenty-seven (27) lots under the NU Non-Urban Residence District zoning regulation requirements. Since the petitioner is requesting twenty-five (25) lots, the density is consistent with the Master Plan requirements in this regard, as well as with the regulations of the NU Non-Urban Residence District.
Type of use limited to single family dwellings on individual lots.	Single family detached dwellings.	The permissible zoning districts identified in the Master Plan only allow single family detached uses, which are planned on this site.
Lot size cannot be less than one (1) acre in area.	Minimum lot sizes are one (1) acre in area.	All lots meet or exceed the minimum size requirement of the 'Non-Urban Area' of the Master Plan and the requirements of the City's Zoning Code in this regard.

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

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

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

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

Environmental Element -

Policy 1. Implement the conservation principles put forward in the St. Louis County General Plan Update (see Attachment D).

Petitioner's Proposal: request adheres to eight (8) of the applicable list of eight (8) items noted as policies to

limit the amount of stormwater runoff generated by a development and control its erosional tendencies downstream.

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

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

Policy 5. Require that areas of steep slopes and highly erodible soils remain in their natural state.
Petitioner's Request: slopes greater than 30% are completely preserved, while others between 7% to 29% are partially protected from development. Overall, over eighty (80) percent of the entire 81 acre tract of land is preserved and will remain undeveloped forever. This preservation amount is based upon the soil and slope characteristics of the site.

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

Policy 8. Maintain the current flexible procedure within the development regulations that allows an owner of land to better utilize the site's natural characteristics through the application of innovative design and construction practices and the clustering of units, while offering community amenities and open spaces. The application of this procedure should be consistent with the environmental parameters of the site.
Petitioner's Request: the use of the Planned Residential Development Overlay District (PRD) is proposed and the clustering of homesites is achieved.

Additionally, it is important to note the appointed City Council at the time of this community's incorporation, upon the recommendation of the Planning and Zoning Commission, included NU District zoned properties as potential candidates for the use of the Planned Residential Development Overlay District (PRD). Under St. Louis County's jurisdiction, the Planned Environment Unit Procedure could not be applied to NU District zoned tracts of land. However, a Density Development Procedure could be used.

The intent in allowing NU District zoned properties to use the Planned Residential Development Overlay District (PRD) was primarily to limit the amount of site disturbance on any property. Additionally, this inclusion acknowledged the following rationales: (1) the clustering of units does not increase the overall number of homesites on any given site; (2) the clustering of units promotes economic efficiencies in the installation of utilities and other site infrastructure; (3) the clustering of units better utilizes the developable areas of the site, which is consistent with the Natural Resource Protection Standards; and (4) the clustering of units allows for a variety of housing styles and choices in the City of Wildwood.

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

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

Policy 17. Encourage the extension of public potable water to all areas of the City to prevent future safety and health problem relating to fire protection and sewage effluent from non-public systems contaminating area waterways and aquifers.

Petitioner's Request: The Department is recommending this developer extend public potable water to the site. Water service is available to the subdivision from a line located along Ridge Road to the north.

Planning Element -

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

Community Services -

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

Transportation Element -

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

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

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

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

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

Clustering of Lots as a Land Use Tool

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

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

The approach that was chosen after much discussion was to improve the County's old application for clustering in the rural areas, the Density Development Procedure (DDP), and create a better mechanism for use by the City for environmental protection and creating a tool to complement the Grading Code, the Tree Preservation and Restoration Code, and the Natural Resource Protection Standards of the Subdivision and Development Regulations. In combination, these land use codes, taken into account with the reduced zoning densities across the City, except in Town Center, the outcome would be site-sensitive development,

more contiguous open space, environmental fragile landscapes in common ownership, and improved wildlife habitat. These outcomes from the appropriate application of the regulations of the City's Planned Residential Development Overlay District (PRD) are the reasons that ten (10) of these applications have been authorized in the rural areas of the City. These applications have been situated across the City, with the majority of them located on the east side of State Route 109.

Planned Residential Development Overlay District

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

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

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

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

One (1) of the more discussed aspects of this plan is its use of clustering of the units upon smaller lots to create larger, more contiguous, areas of open space. The Department is aware the majority of lots in this area of Wildwood were platted at a three (3) acre or greater size and this proposal was originally submitted with lots being one (1) acre plus parcels of ground. Now, with revisions, the majority of the lots are three (3) acres or greater in size and placed on the perimeters of the overall tract of land. The smaller lots, two (2) acres in size, are centered in the interior of the site and surrounded by the larger, three (3) plus acre properties. This design eliminates all common ground from the project, which places all site-sensitive areas on private lots, but with certain City protections from its land use codes.

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

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

Standard Two:

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

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

The petitioner has submitted an analysis from a professional soil scientist indicating 74.34 acres of the development tract of land must be preserved from use or disturbance. Included in this protected area are the site's ephemeral drainageways, steep slopes, and poor conditions caused by soil content or restrictive layers. Accordingly, some 7.03 acres of the subject site can be disturbed by development activity related to the preparation of the parcel of ground for building pads and infrastructure and utility installation. Petitioner's analysis indicates the protection of approximately 67 acres of the site, with disturbance of approximately 14 acres of the property for the construction of these proposed homesites.

Such an arrangement means the petitioner is utilizing more area of the site for development purposes than allowed by the Natural Resource Protection Standards Analysis. Such a development design is reflective of the difficult site characteristics, which supports the allowance for a variance to the amount of protected area on the overall site. This variance will be limited to the five (5) percent allowed by the regulations to the discretion of the Director of Planning and any additional amounts to be on a lot-by lot basis consistent with the placement of the dwellings and improvements. Collectively, the extent of variance in this regard cannot extend beyond ten (10) percent variance to the allowable disturbance limits.

With the application of the City's Public Space Ordinance, this development is now required to provide qualifying amounts consistent with its requirements. The petitioner is planning on providing the required 43,560 square feet of qualifying public space in the following manner: a public space dedication and the creation of a public easement for pedestrians and bicyclists on a portion of the private street system to access the planned public space, which adjoins the Rock Hollow Valley and Trail. The amount of these dedications and improvements would equate to full compliance for the purposes of the Public Space Ordinance.

Two (2) major components must be discussed in regards to the Public Space Ordinance requirements, as it relates to this design. The first component, which is alluded to in the above paragraph, seeks to allow the public pedestrian-bicycle easement upon a portion of the private street dedication to be used for qualifying public space, which acceptable and needed to provide access to the public space area. This area provides the route to the Rock Hollow Trail. In combination, these two (2) areas of the public space do meet the requirements of the City's Public Space Requirements.

Standard Three:

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

With regards to the variety of plants, colors, and surfaces and sizing and maintenance, the City's Tree Manual requires that all developments comply with these requirements. The conditions of the Planned Residential Development Overlay District (PRD) allow the City to impose requirements consistent with the intent of this standard, and specifically in the area of the development's entry area. This area is visible from adjoining roadway or properties or need softening for the residents who will reside near them or pass by when entering or leaving the development. In the instance of this request, the standards of the Tree Manual will be applied.

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

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

Standard Four:

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

With regards to the petitioner's request, the Department would note a two (2) cul-de-sac street design is to be built, which will serve the twenty-five (25) recommended lots. This street will be placed in a standard right-of-way dimension (forty (40) feet), with a twenty (20) foot pavement area. Given the nature of this development and the width of the ridgelines, where this development is planned, no sidewalks are proposed. Eliminating sidewalks will reduce site grading to a degree. Conversely, an easement is being requested on one (1) area of the proposed right-of-way to allow for its use by the public for access to the Rock Hollow Valley.

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

Given certain segments of the internal roadway do exceed a ten (10) percent grade, it is important to note such and identify if acceptable or not, as part of this subdivision's design. This grade is not normally acceptable to many developers or buyers in new residential communities, but, given the characteristics of this site, the need for this grade is premised on limiting site disturbance and following a cleared area already existing on the site. With these roadways intended to be private, the

City's 'Rural Roadway Standards' allow for this grade to be considered favorably and, in the Department's opinion, is acceptable.

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

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

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

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

The petitioner's design, with the larger lots and their placement addresses many of the issues relative to noise reduction and visual separation between the individual lots and residences themselves. In most instances, the minimum distance between dwellings is forty (40) feet. Additional tree preservation within the side yard setback areas between the respective dwellings is anticipated by the Department of Planning to further improve the character of this subdivision in that specific regard. All street lighting will meet the City's requirement for reducing trespass and pollution. The issue of cut and fill is minimized by the petitioner's use of the Planned Residential Development Overlay District (PRD) and compliance to the Natural Resource Protection Standards.

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

The petitioner's proposal appears to address many of these considerations. Although single family dwellings are proposed, in an area of similar uses, the type and design will be different than what currently exists there. The Department has, by its earlier recommendation, determined the density of this development adheres to the appropriate underlying zoning district classification that supports the Master Plan. The building orientation in this proposed development is a reflection of topography and the ridgelines formed by them. These site factors generally create an east/west street with homesites facing north and south. Heating considerations are a factor,

given the direction of movement of the morning and evening sun in the winter months.

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

Compatibility of the Use

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

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

These other issues further support the recommendation for approval.

Summary and Recommendation

The Department has found, based upon the review and analysis of the petitioner's proposal, the requested Planned Residential Development Overlay District (PRD) is consistent with the City's Master Plan; complies with the Planned Residential Development Overlay District (PRD) requirements of the Zoning Code, and is compatible with the surrounding land use pattern. Therefore, it is the recommendation of the Department of Planning the requested Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District (the current zoning district designation of this property and not changing under this proposal) be supported by the Planning and Zoning Commission and such action be contingent upon the petitioner adhering to all the requirements of Attachment B of this Information Report.

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

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

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each dwelling unit shall be located on an individual lot of record, which shall not be less than three (3) acres in overall size, excepting seven (7) of the allowable twenty-five (25) lots, which can be no less than two (2) acres in minimum area. These seven (7), two (2) acre lots must be located in the interior of the subject site and not abut a perimeter boundary line of it as well.

b. The minimum width of any lot within this P.R.D. Overlay District shall be one hundred fifty (150) feet in distance at the front building line, except for parcels of ground located within any cul-de-sacs. These lot frontages (within the cul-de-sacs) shall be as approved on the Site Development Plan by the Planning and Zoning Commission.

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

d. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot at street elevation.

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

f. The minimum amount of this 81.2 acre tract of land, which must be preserved as part of this development, shall be 67.2 acres in overall size, including the Director of Planning's five (5) percent variance. Other allowances, thereby increasing the useable area of the overall property shall be granted on a lot-by-lot basis, based on the individual house plan and associated improvements, but shall not exceed a total of a ten (10) percent total variance (fourteen (14) acres).

g. Lot sizes, configurations, and locations shall comply with the City's general lot design standards set forth in its *Subdivision and Development Regulations*. Variations to these lot design standards referenced therein must be submitted and acted upon by the Planning and Zoning Commission, as part of its current review process. Any requested modifications to these lots shall be based upon locations that are most suitable for disturbance and consistent with the Natural Resource Protection Standards of the City's *Subdivision and Development Regulations*.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan, with setback lines from all streets and roadways on and adjacent to the property. A typical configuration for a lot indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement, along with minimum and maximum sizes.
c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within one hundred (100) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations.
d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and sidewalks, and general location, size, right-of-way, and pavement width of all interior drives.
e. The location and size of all freestanding signs, lighting, fences, and other above ground structures, except retaining walls less than two (2) feet in height per section.
f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
g. General location of sanitary sewer and stormwater facilities.
h. Parking and density calculations.
i. Conceptual location and size of common ground areas, if provided.
j. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
k. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
l. Location of all existing and proposed easements.
m. All other information not mentioned above, but required on a Preliminary Plat in accord with Chapter 420.060 of the City of Wildwood *Subdivision and Development Regulations*.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Building Setbacks – Residential

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

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

Parking Setbacks - Residential

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

Miscellaneous Setbacks - Right-of-Way and Other Locations

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

Access and Roadway Improvements

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

e. The developer shall dedicate land area along the property's entire frontage that abuts Ridge Road to the City of Wildwood, at a minimum width of twenty (20) feet, as directed by the City of Wildwood Department of Public Works for the widening of the existing shoulder by a minimum of distance of five (5) feet. This required work of the developer of the project shall include all stormwater improvements, as directed by the Metropolitan St. Louis Sewer District and the City of Wildwood.

f. The developer shall construct an internal private roadway system, within a forty (40) foot right-of-way easement, for vehicles and pedestrians to serve the residential lots within this development that complies with the requirements of the City of Wildwood's 'Rural Roadway Standards' and as approved by the Department of Public Works. Street widths shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Along with this forty (40) foot right-of-way area, provide eight (8) foot wide roadway maintenance, and utility easements on either side of this roadway dedication.

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

Miscellaneous Roadway Requirements

g. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction. Monument signs shall be located in an easement on a private lot or common ground.

h. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

Parking Requirements

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

Landscape Requirements - Specific

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

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

l. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of the internal roadway system.

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

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

Signs

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

p. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

q. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Minimally, lighting levels and their design specifications shall be approved by the Planning and Zoning Commission, as part of a Lighting Plan submitted in conjunction with the Site Development Plan, and comply with City of Wildwood's Lighting Code – Chapter 415.450 of the Zoning Ordinance.

Miscellaneous Conditions

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

s. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

t. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system or boulders. Walls

crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

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

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

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

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to or less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinance, but shall be completed prior to issuance of any zoning authorizations for building permits in excess of fifty (50) percent of the total dwellings authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of permitted lots, shall be 43,560 square feet or its equivalent. Qualifying public space shall be deemed to include, in this instance only, the public space dedication and the public easement and designed in accordance with the recommendations contained therein. The design and construction shall conform to the City of Wildwood requirements and be as directed by the Department of Public Works.

6. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment may be paid in full at the time of the first Zoning Authorization for any building or structure, or at the time

of each Zoning Authorization for the individual dwellings. This contribution shall not exceed the amount established by multiplying the ordinance-required number of parking spaces by the following rate:

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

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

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

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

7. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

    1) The developer is required to provide adequate stormwater systems in accordance with the Metropolitan St. Louis Sewer District and City of Wildwood standards.
    2) All stormwater shall be discharged at an adequate natural discharge point.
    3) Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
    4) All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
    5) The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

6) The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood right-of-way.
7) A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

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

Natural Resource Protection Standard Plans

c. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Archeological Inventory

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

Stormwater Pollution Prevention Plan

e. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

Environmental Assessment – Phase One

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

7. RECORDING

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

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Metro West Fire Protection District, the U.S. Army Corp of Engineers, the Metropolitan St. Louis Sewer District, and the Missouri Department of Natural Resources must be received by the Department of Planning.

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

Land Subdivision

c. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

d. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with the provisions of Chapters 415.470 and 415.510 of the City of Wildwood Zoning Ordinance.

Public Potable Water

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

Escrow Requirements

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

Traffic Generation Assessment

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

Roadway Improvements

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

Public Potable Water

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

9. GENERAL DEVELOPMENT CONDITIONS

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

driving conditions.

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

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

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

e. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.

f. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.

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

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

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

j. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such

modification.

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

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

ATTACHMENT C
Preliminary Development Plan

Auburn Ridge

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

Preliminary Development Plan

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD SIX
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– LIDAR.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS – SECTION 415.450 OUTDOOR LIGHTING REQUIREMENTS – ZONING ORDINANCE.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
11. BUILDING HEIGHT SHALL NOT EXCEED 60 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 2.3 MILES TO THE NORTH NORTHEAST.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 25U330010, 25U310023

1. SITE ADDRESS: 1115 RIDGE RD, WILDWOOD, MO 63021 — 1513 WINDWOOD HILLS DR, WILDWOOD, MO 63021
   CURRENT OWNER: TOM & DENISE REID, 4073 MONTGOMERY LN, PACIFIC, MO 63021 — TOM & DENISE REID, 4073 MONTGOMERY LN, PACIFIC, MO 63021
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = 81.36 AC. x 43,560 S.F./AC. / 130,680 SQ.FT. = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 25
7. PARKING REQUIREMENTS:
   2 EA. X 25 LOTS = 50 SPACES
   PROVIDED = 50 SPACES
8. EXISTING TREE AREA = 80.7 AC.
   TREES TO REMAIN = 71.2 AC. (88%)
9. COMMON GROUND = 1,881 SQ.FT. (0.03 AC.)

LOT SPECIFICATIONS:

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

FLOOD NOTE:

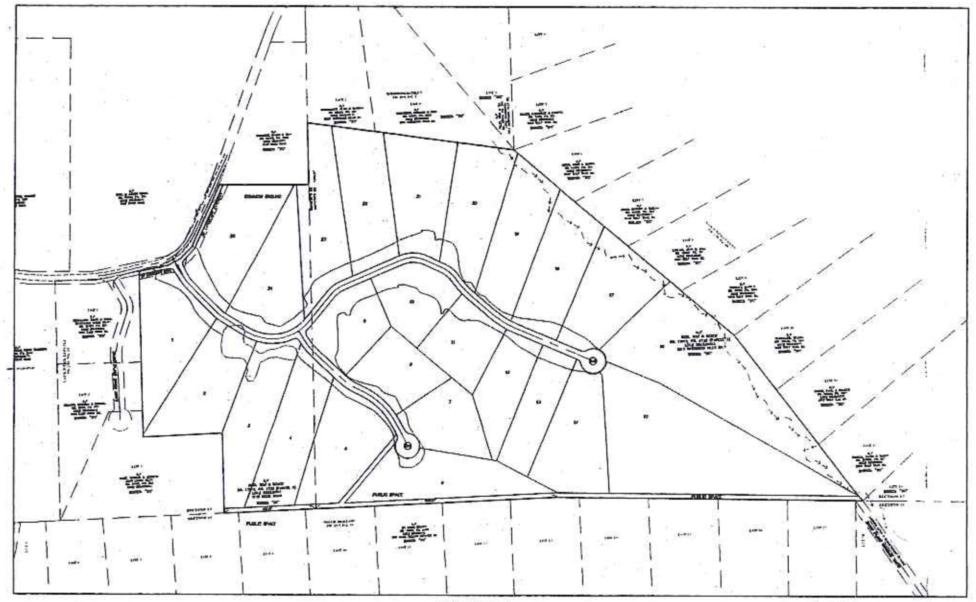
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0290k DATED FEBRUARY 4, 2015). THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 81.36 Acres; 25 Lots x 1,742.4 s.f. = 43,560 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)	
Amount of Required Public Space	43,560	Square Feet
Amount of Provided Public Space	63,160	Square Feet
~ Multiple Use Trail		Square Feet
~ Underground Detention Area		Square Feet
~ Public Land Dedication	63,160	Square Feet
~ Privately-Held Common Ground		Square Feet
List of Installed Improvements	Total Number (list below on lines)	
~ Picnic Tables		
~ Benches		
~ Trash Receptacles		
~ Bicycle Racks		
~ Other		
Other Public Space Items (if provided)		
Fee In Lieu		

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

Drawing name: V:\15\10329 1115 Ridge Road\Drawings\Preliminary\Preliminary10329pre.dwg Plotted on: Sep 16, 2016 - 12:06pm Plotted by: slovless

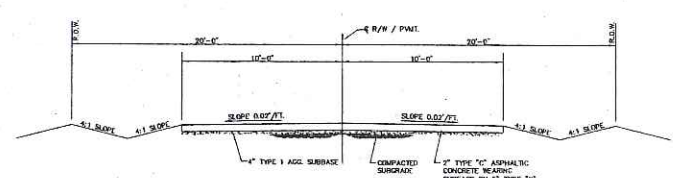


KEY MAP
N.T.S.

PROPERTY DESCRIPTION:

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

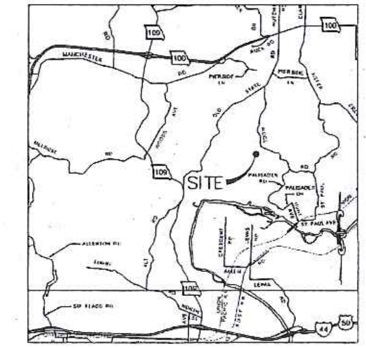
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF QUAIL HOLLOW, A SUBDIVISION RECORDED IN PLAT BOOK 197, PAGE 48 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 02° 04' 24" WEST, 1470.49 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF LACK RIDGE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 260, PAGE 43 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF SAID LACK RIDGE ESTATES THE FOLLOWING COURSES AND DISTANCES: NORTH 89° 15' 26" EAST, 346.75 FEET; NORTH 01° 59' 40" WEST, 351.89 FEET AND NORTH 89° 12' 05" EAST, 720.67 FEET TO THE SOUTHEAST CORNER OF SAID LACK RIDGE ESTATES, SAID POINT ALSO BEING ON THE WEST LINE OF RIDGE ROAD, 40 FEET WIDE; THENCE DEPARTING LAST SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID RIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 10° 51' 55" EAST, 130.47 FEET; SOUTH 26° 57' 55" EAST, 64.06 FEET; SOUTH 45° 17' 55" EAST, 68.74 FEET AND SOUTH 65° 13' 49" EAST, 294.92 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RALPH & GINA BICKNESE BY INSTRUMENT RECORDED IN DEED BOOK 19495, PAGE 2360 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE WEST AND SOUTH LINES OF SAID BICKNESE TRACT, SOUTH 00° 21' 23" WEST, 397.88 FEET AND NORTH 89° 11' 26" EAST, 269.09 FEET TO THE NORTHWEST CORNER OF LOT 5 OF WINDWOOD HILLS, A SUBDIVISION RECORDED IN PLAT BOOK 245, PAGE 7 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF LOTS 5 AND 4 OF SAID WINDWOOD HILLS, SOUTH 07° 57' 00" WEST, 916.70 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID WINDWOOD HILLS, SAID POINT ALSO BEING THE NORTHERNMOST CORNER OF LOT 6 OF RIDGE ROAD FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 179, PAGE 48 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE NORTHWEST LINE OF LOTS 6 THROUGH 9 OF SAID RIDGE ROAD FARMS, SOUTH 40° 43' 54" WEST, 1250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF RIDGE ROAD FARMS; THENCE ALONG THE NORTHWEST LINE OF LOTS 10, 11 AND 12 OF SAID RIDGE ROAD FARMS, SOUTH 52° 52' 03" WEST, 910.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 OF RIDGE ROAD FARMS, SAID POINT ALSO BEING ON SAID WEST LINE OF SECTION 17; THENCE DEPARTING LAST SAID NORTHWEST LINE, AND ALONG SAID WEST LINE OF SECTION 17, SAID LINE ALSO BEING THE EAST LINE OF QUAIL HOLLOW, NORTH 01° 16' 07" EAST, 1320.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3,543,933 SQUARE FEET OR 81.3575 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING FEBRUARY, 2016 UNDER ORDER NO. 15-10-329



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

SHEET INDEX

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



LOCATION MAP
N.T.S.

LEGEND

EXISTING / PROPOSED

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

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

SURVEYOR'S CERTIFICATION:

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

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

GEORGE J. GOWER – VICE PRESIDENT
MO. REG. L.S. – #2336

STATE OF MISSOURI – GEORGE J. GOWER – NO. LS 2336 – PROFESSIONAL LAND SURVEYOR – 9/16/16

MSD Base Map - 25U, 26U

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	6-10-2016, CITY COMMENTS
3	6-20-2016, CITY COMMENTS
4	7-28-2016, RESUBMITTAL
5	9-16-2016, REVISED PLAN

Fischer & Frichtel Custom Homes, LLC
695 Trade Center Blvd.
Chesterfield, Missouri 63005
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Ph 314-487-0440 Fax 314-487-8944
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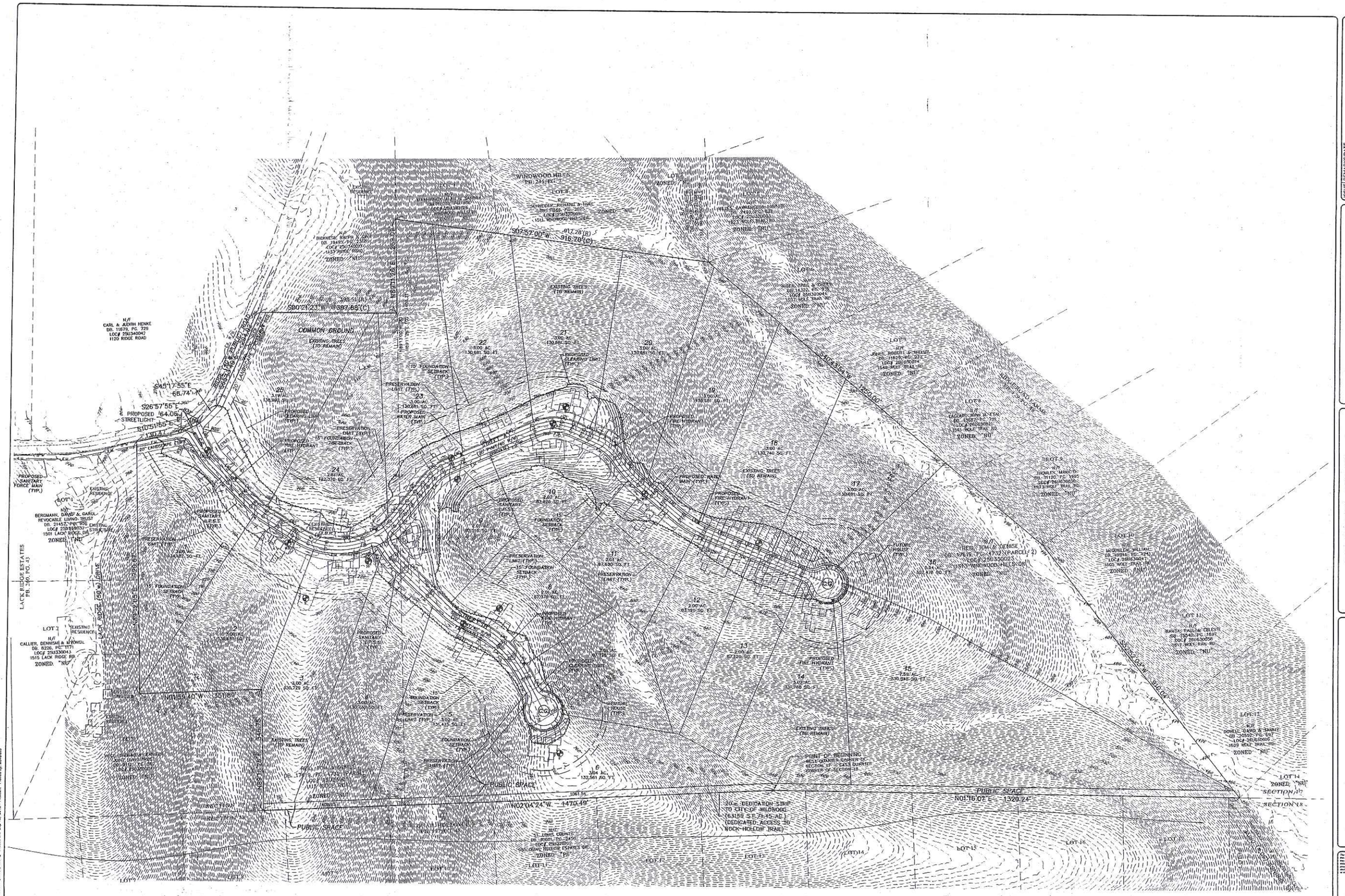
Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

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

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

Revised Submittal 9/16/16

Revised Submittal 9/19/16



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ISSUE	REMARKS	DATE
1	9-16-2016, INITIAL SUBMITTAL	
2	8-10-2016, CITY COMMENTS	
3	6-20-2016, CITY COMMENTS	
4	7-19-2016, RESUBMITTAL	
5	9-16-2016, REVISED PLAN	

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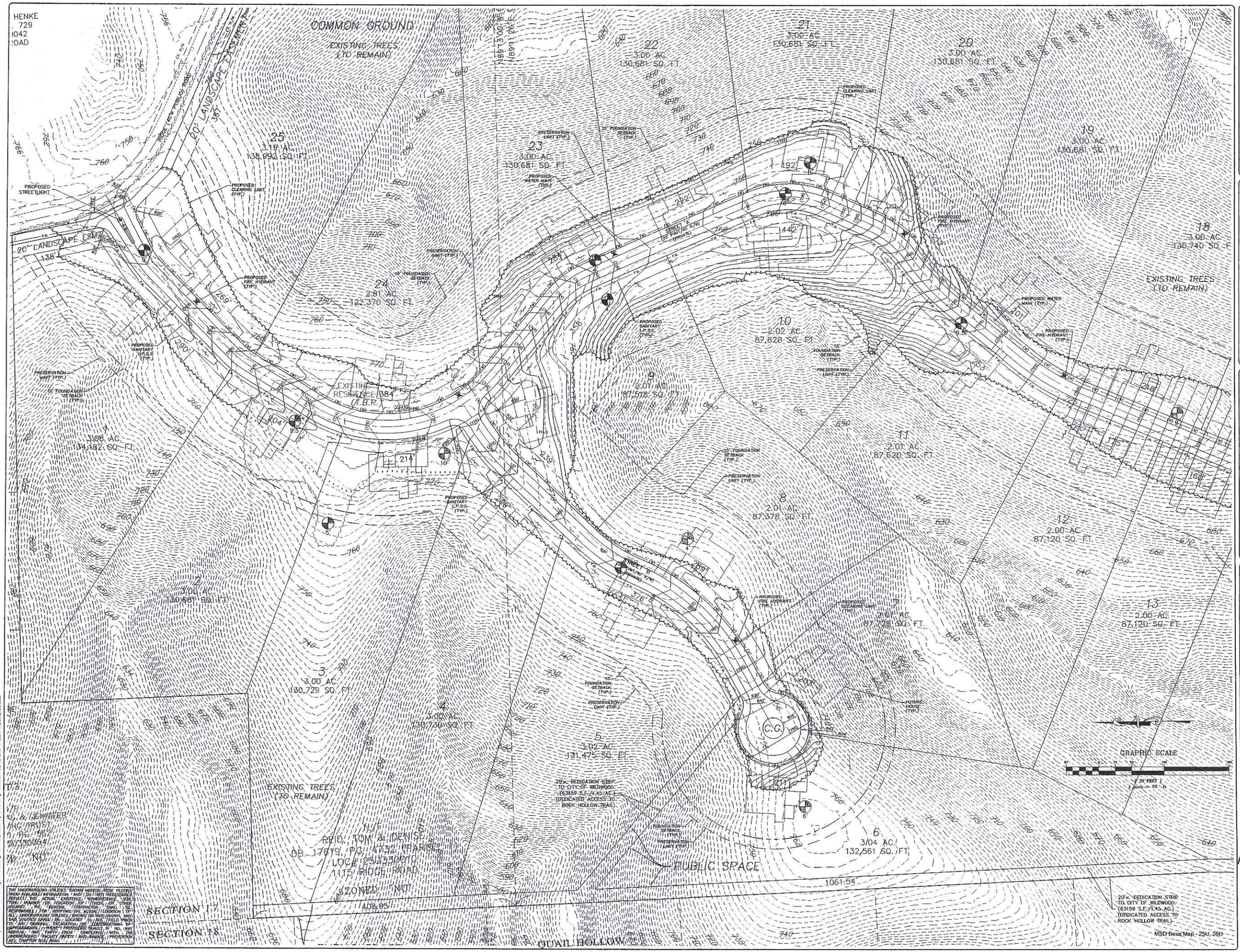
Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan

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

Job Number: 15-10-329	
Date: Sept. 16, 2016	
Designed: MF	Sheet: 2.1
Drawn: LG	
Checked:	PRE



ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	6-10-2016, CITY COMMENTS
3	6-20-2016, CITY COMMENTS
4	7-28-2016, RESUBMITTAL
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Auburn Ridge

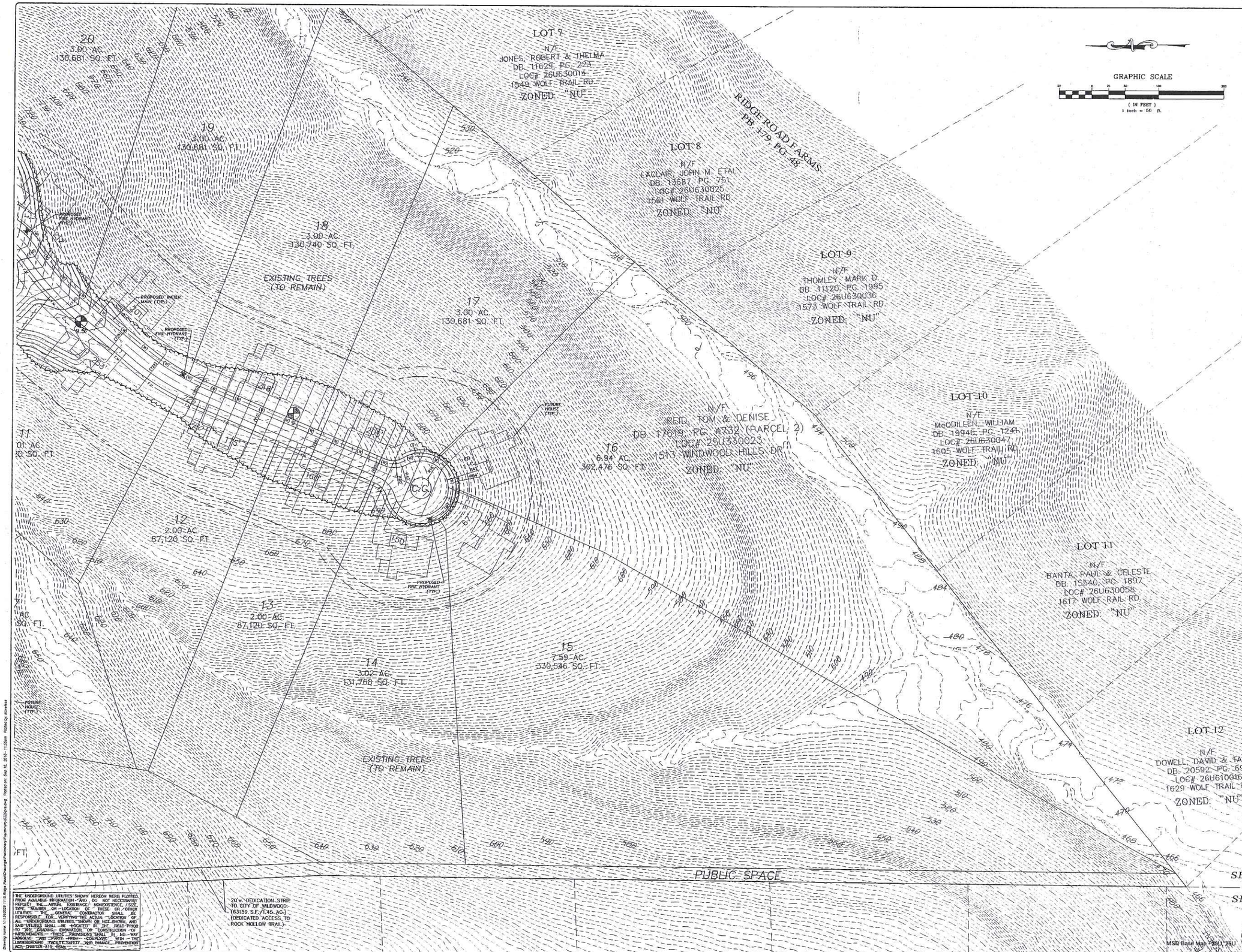
Wildwood, Missouri

Preliminary Development Plan

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

Job Number: 15-10-329
Date: Sept. 16, 2016
Designed MF
Drawn: LG
Sheet: 2.2
Checked: PRE

Revised Submittal 9/16/16



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Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan

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

Job Number: 15-10-329
Date: Sept. 16, 2016
Designed: MF
Drawn: LG
Checked: JCC
Sheet: 2.3
PRE

Revised Submittal 9/16/16

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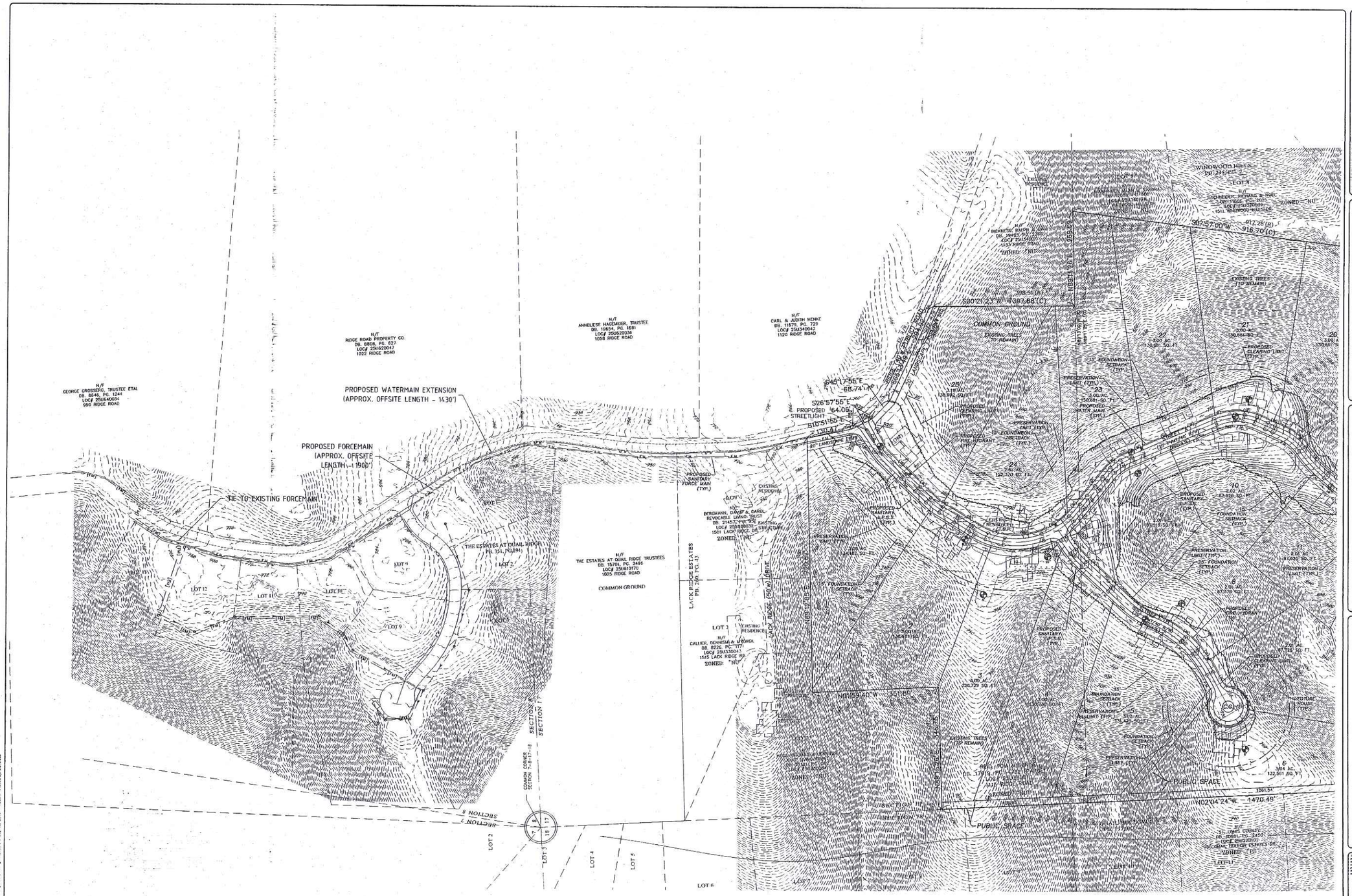

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MSD Base Map - 25U, 26U

ISSUE	REMARKS	DATE
1	INITIAL SUBMITTAL	3-25-2016
2	CITY COMMENTS	5-10-2016
3	CITY COMMENTS	6-28-2016
4	RESUBMITTAL	7-28-2016
5	REVISED PLAN	9-15-2016

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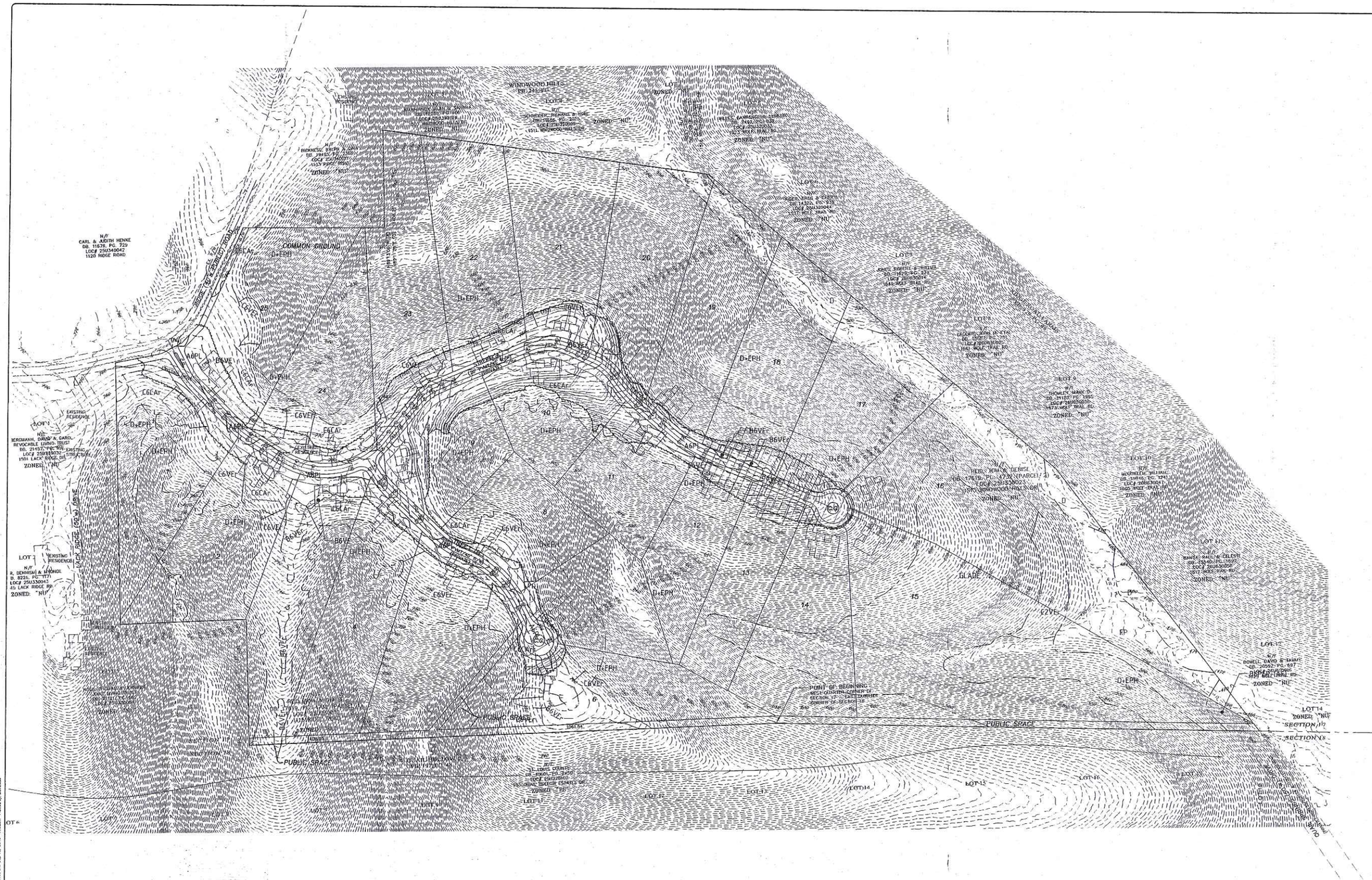
Auburn Ridge

Wildwood, Missouri

Preliminary Development Plan
Offsite Sanitary Sewer

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

Job Number	15-10-329
Date	Sept. 16, 2016
Designed MF	Sheet 2.4
Drawn LG	
Checked	PRE



NATURAL RESOURCE PROTECTION STANDARD ANALYSIS – PREPARED BY ON-SITE SOILS, INC.								
MAP UNIT	AREA (ACRES)	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED (SQ. FT./AC)	ACRES PRESERVED	% PRESERVED	ACRES DISTURBED	% DISTURBED	ACRES USABLE
A6PL	2.14	0	0	0.13	6	2.01	94	2.14
B6VE	1.58	30	20,647/0.47	0.64	41	0.94	59	1.11
B6VEr	3.80	50	82,764/1.90	1.00	26	2.80	74	1.90
C6VEr	6.09	70	185,696/4.26	4.67	77	1.42	23	1.83
C6CAr	5.39	100	234,788/5.39	3.31	61	2.08	39	0.00
C2VEr	0.59	100	25,700/0.59	0.59	100	0.00	0	0.00
D+EPH-	48.67	100	2,120,065/48.67	48.26	99	0.41	1	0.00
D	1.46	100	63,597/1.46	1.46	100	0.00	0	0.00
B6PLr(AF)	0.23	80	8015/0.18	0.23	100	0.00	0	0.05
GLADE	6.97	100	303,613/6.97	6.97	100	0.00	0	0.00
FP	4.44	100	193,406/4.44	4.44	100	0.00	0	0.00
TOTAL	81.36	-----	3,238,291/74.34	71.70	88	9.66	12	7.02

NOTES:

TOTAL AREA OF	81.36 AC.
AREA REQUIRED TO BE PRESERVED	74.34 AC.
TOTAL USABLE AREA	7.02 AC.
TOTAL AREA DISTURBED	9.66 AC.
VARIANCE REQUIRED FOR GRADING	<-2.64> AC.
DIRECTOR OF PLANNING VARIANCE 5%	3.72 AC.
TOTAL	1.08 AC.

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

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

SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH 2016, PREPARED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 420.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST

DATE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

MSD Base Map - 25U, 26U

ISSUE	REMARKS/DATE
1	3-23-2016, INITIAL SUBMITTAL
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3	6-24-2016, CITY COMMENTS
4	7-25-2016, RESUBMITTAL
5	9-16-2016, REVISED PLAN

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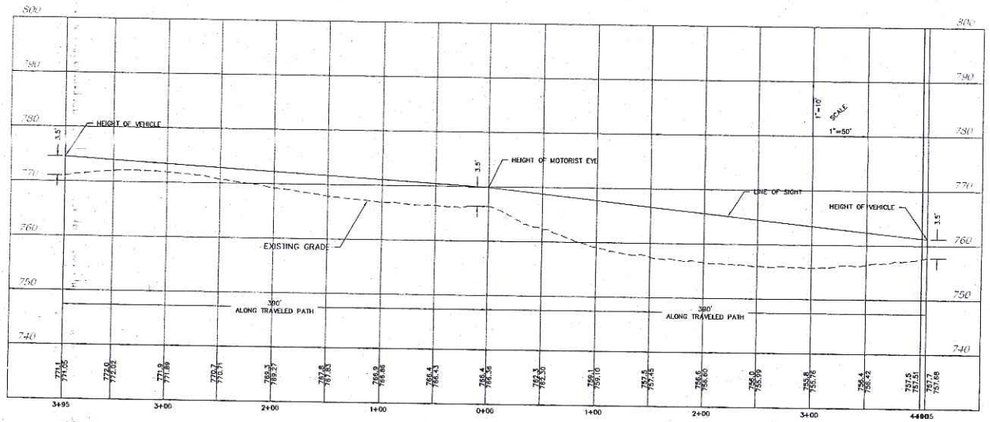
Auburn Ridge
Wildwood, Missouri

Preliminary Development Plan
Natural Resource Protection Plan

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

Job Number	
15-10-329	
Date	
Sept. 16, 2016	
Designed MF	Sheet
Drawn LG	3.1
Checked MV	PRE

Revised Submittal 9/16/16



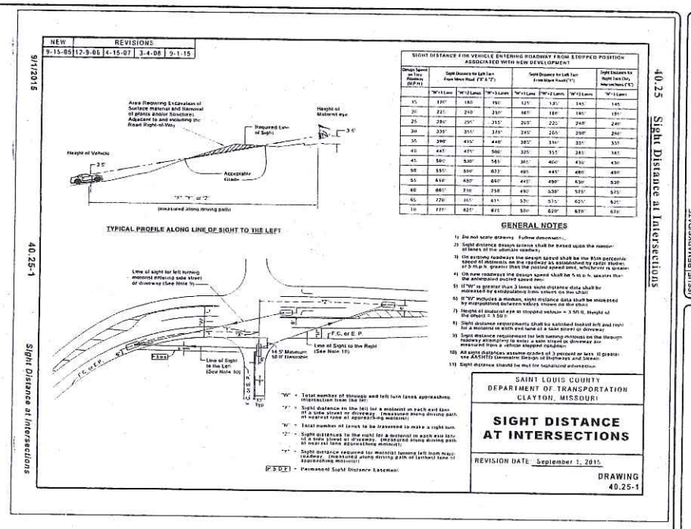
SIGHT DISTANCE TO THE LEFT

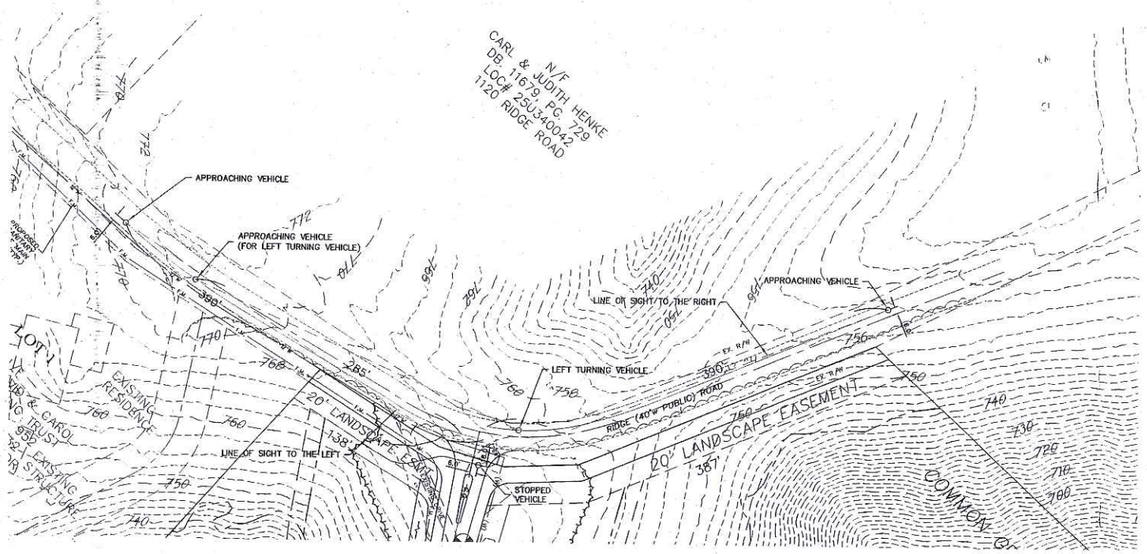
SIGHT DISTANCE TO THE RIGHT

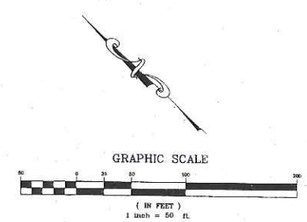
POSTED SPEED LIMIT: 30 MPH
DESIGN SPEED: 35

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

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







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MSD Base Map - 25U, 26U

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4	7-18-2016, RESUBMITTAL
5	9-16-2016, REVISED PLAN
6	

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Auburn Ridge

Wildwood, Missouri

Preliminary Development Plan
Sight Distance Study

Date: 9-16-2016
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number	15-10-329
Date	Sept. 16, 2016
Designed: MF	Sheet 4.1
Drawn: LG	
Checked by:	PRE

Revised Submittal 9/16/16

Auburn Ridge

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

Preliminary Development Plan

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD SIX
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
   METROPOLITAN ST. LOUIS SEWER DISTRICT
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND MSD REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS. SOURCE OF TOPOGRAPHY– LIDAR.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD).
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MIDBANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 18 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS – SECTION 415.450 OUTDOOR LIGHTING REQUIREMENTS – ZONING ORDINANCE.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
11. BUILDING HEIGHT SHALL NOT EXCEED 60 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER RD AND OLD STATE RD APPROXIMATELY 2.3 MILES TO THE NORTH NORTHEAST.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 25U330010, 25U310023

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

   CURRENT OWNER: TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021 — TOM & DENISE REID 4073 MONTGOMERY LN PACIFIC, MO 63021
2. EXISTING ZONING: NU – NON-URBAN RESIDENCE DISTRICT
3. PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OVERLAY DISTRICT
4. GROSS AREA OF SITE: 81.36 ACRES
5. DENSITY = $\frac{81.36 \text{ AC} \times 43,560 \text{ S.F./AC}}{130,650 \text{ SQ.FT.}}$ = 27 LOTS ALLOWABLE
6. NUMBER OF LOTS PROPOSED: 27
7. PARKING REQUIREMENTS:
   2 EA. X 27 LOTS = 54 SPACES
   PROVIDED = 54 SPACES
8. EXISTING TREE AREA = 80.7 AC.
   TREES TO REMAIN = 68.8 AC. (85.2%)
9. COMMON GROUND = 42.09 AC.

LOT SPECIFICATIONS:

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

FLOOD NOTE:

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

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 81.36 Acres; 27 Lots x 1,742.4 s.f. = 47,045 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Required Public Space	47,045 Square Feet
Amount of Provided Public Space	66,833 Square Feet
~ Multiple Use Trail	0.000 Square Feet
~ Underground Detention Area	0.000 Square Feet
~ Public Land Dedication	43,310 Square Feet
~ Privately-Held Common Ground	23,523 Square Feet
List of Installed Improvements	Total Number (list below on lines)
~ Picnic Tables	
~ Benches	
~ Trash Receptacles	
~ Bicycle Racks	
~ Other	
Other Public Space Items (if provided)	
Fee In Lieu	

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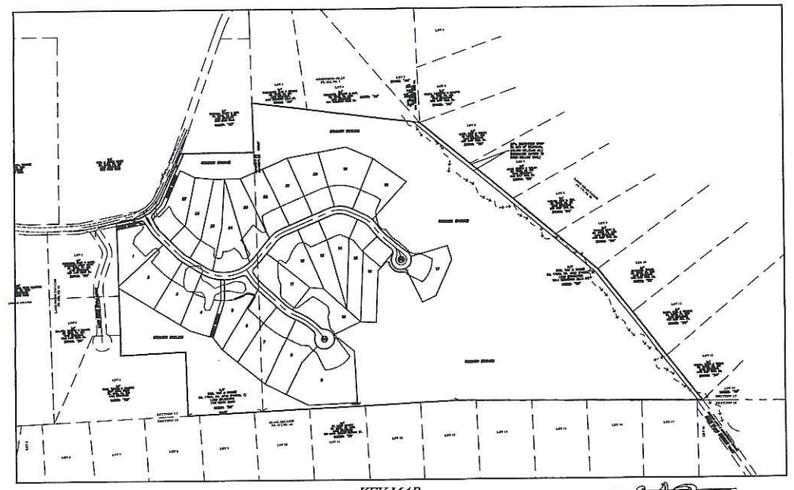
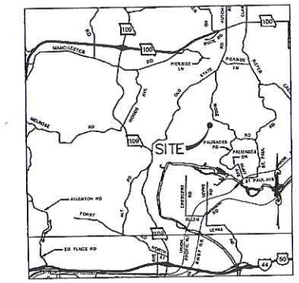


KEY MAP
N.T.S.



LOCATION MAP
N.T.S.

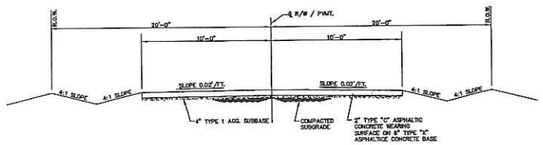
LEGEND

EXISTING		PROPOSED
542	CONTOURS	542
X 536	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
X	FENCE	X X
	SILTATION CONTROL FENCE	X X X
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	DOUBLE CURB INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	(G) (G)
	WATER MAIN & SIZE	(W) (W)
T	TELEPHONE	(T) (T)
UE	ELECTRIC (U) UNDERGROUND	
E	ELECTRIC (O) OVERHEAD	
FO	FIBER OPTIC	(FO) (FO)
	FLOW LINE	
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
	TOP OF CURB	
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	PARKING STALLS	P.S.
LIGHT	YARD LIGHT	

PROPERTY DESCRIPTION:

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

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF QUAIL HOLLOW, A SUBDIVISION RECORDED IN PLAT BOOK 197, PAGE 48 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 02° 04' 24" WEST, 1470.49 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF LACK RIDGE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 260, PAGE 43 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE SOUTH LINE OF LOTS 3, 2 AND 1 OF SAID LACK RIDGE ESTATES THE FOLLOWING COURSES AND DISTANCES: NORTH 89° 15' 26" EAST, 346.75 FEET; NORTH 01° 59' 40" WEST, 351.89 FEET AND NORTH 89° 12' 05" EAST, 720.67 FEET TO THE SOUTHEAST CORNER OF SAID LACK RIDGE ESTATES, SAID POINT ALSO BEING ON THE WEST LINE OF RIDGE ROAD, 40 FEET WIDE; THENCE DEPARTING LAST SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID RIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 10° 51' 55" EAST, 130.47 FEET; SOUTH 26° 57' 55" EAST, 64.08 FEET; SOUTH 45° 17' 55" EAST, 68.74 FEET AND SOUTH 65° 13' 49" EAST, 294.92 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RALPH & GINA BICKNESE BY INSTRUMENT RECORDED IN DEED BOOK 19495, PAGE 2360 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE DEPARTING LAST SAID WEST LINE, AND ALONG THE WEST AND SOUTH LINES OF SAID BICKNESE TRACT, SOUTH 00° 21' 23" WEST, 397.88 FEET AND NORTH 89° 11' 26" EAST, 269.09 FEET TO THE NORTHWEST CORNER OF LOT 5 OF WINDWOOD HILLS, A SUBDIVISION RECORDED IN PLAT BOOK 245, PAGE 7 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE WEST LINE OF LOTS 5 AND 4 OF SAID WINDWOOD HILLS, SOUTH 07° 57' 00" WEST, 916.70 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID WINDWOOD HILLS, SAID POINT ALSO BEING THE NORTHERNMOST CORNER OF LOT 6 OF RIDGE ROAD FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 179, PAGE 48 OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE NORTHWEST LINE OF LOTS 6 THROUGH 9 OF SAID RIDGE ROAD FARMS, SOUTH 40° 43' 54" WEST, 1250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 OF RIDGE ROAD FARMS; THENCE ALONG THE NORTHWEST LINE OF LOTS 10, 11 AND 12 OF SAID RIDGE ROAD FARMS, SOUTH 52° 52' 03" WEST, 910.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 OF RIDGE ROAD FARMS, SAID POINT ALSO BEING ON SAID WEST LINE OF SECTION 17; THENCE DEPARTING LAST SAID NORTHWEST LINE, AND ALONG SAID WEST LINE OF SECTION 17, SAID LINE ALSO BEING THE EAST LINE OF QUAIL HOLLOW, NORTH 01° 16' 07" EAST, 1320.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3,543,933 SQUARE FEET OR 81.3575 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING FEBRUARY, 2016 UNDER ORDER NO. 15-10-329.



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

SHEET INDEX

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

SURVEYOR'S CERTIFICATION:

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

A TRACT OF LAND BEING PART OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

GEORGE A. BOWER – VICE PRESIDENT
MO. REG. L.S. – #2336

STATE OF MISSOURI
GEORGE A. BOWER
NO. LS-2336
PROFESSIONAL LAND SURVEYOR

CITY OF WILDWOOD
JUL 29 2016
DIRECTOR OF PLANNING & PARKS

MSD Base Map - 25U, 26U

ISSUE	REMARKS	DATE
1	INITIAL SUBMITTAL	3-25-2016
2	CITY COMMENTS	06-15-16
3	RESUBMITTAL	07-08-16
4	RESUBMITTAL	07-28-16

Fischer & Frichtel Custom Homes, LLC
695 Trade Center Blvd.
Chesterfield, Missouri 63005
Ph. (314) 576-0500
Fax (314) 576-0502
www.fandfhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5522 New Baumgartner Rd.
St. Louis, Missouri 63123
Ph 314-487-0440 Fax 314-487-9844
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Cover Sheet

Date: 07-28-16
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number	15-10-329
Date	07-28-16
Designed: MF	Sheet 1.1
Drawn: LG	
Checked:	PRE

Original Submittal 7/20/16

Drawing name: V:\15\10329 1115 Ridge Road\Drawings\Preliminary\10329 PRE.dwg Plotted on: Jul 28, 2016 - 7:34am Plotted by: lgreen

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MSD Base Map - 25U, 26U

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	CITY COMMENTS/06-15-16
3	CITY COMMENTS/06-20-16
4	RESUBMITTAL/07-28-16

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5005 New Baumgartner Road
St. Louis, Missouri 63129
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Missouri Professional Engineering
Corporate Certificate of Authority #001348

Auburn Ridge

Wildwood, Missouri

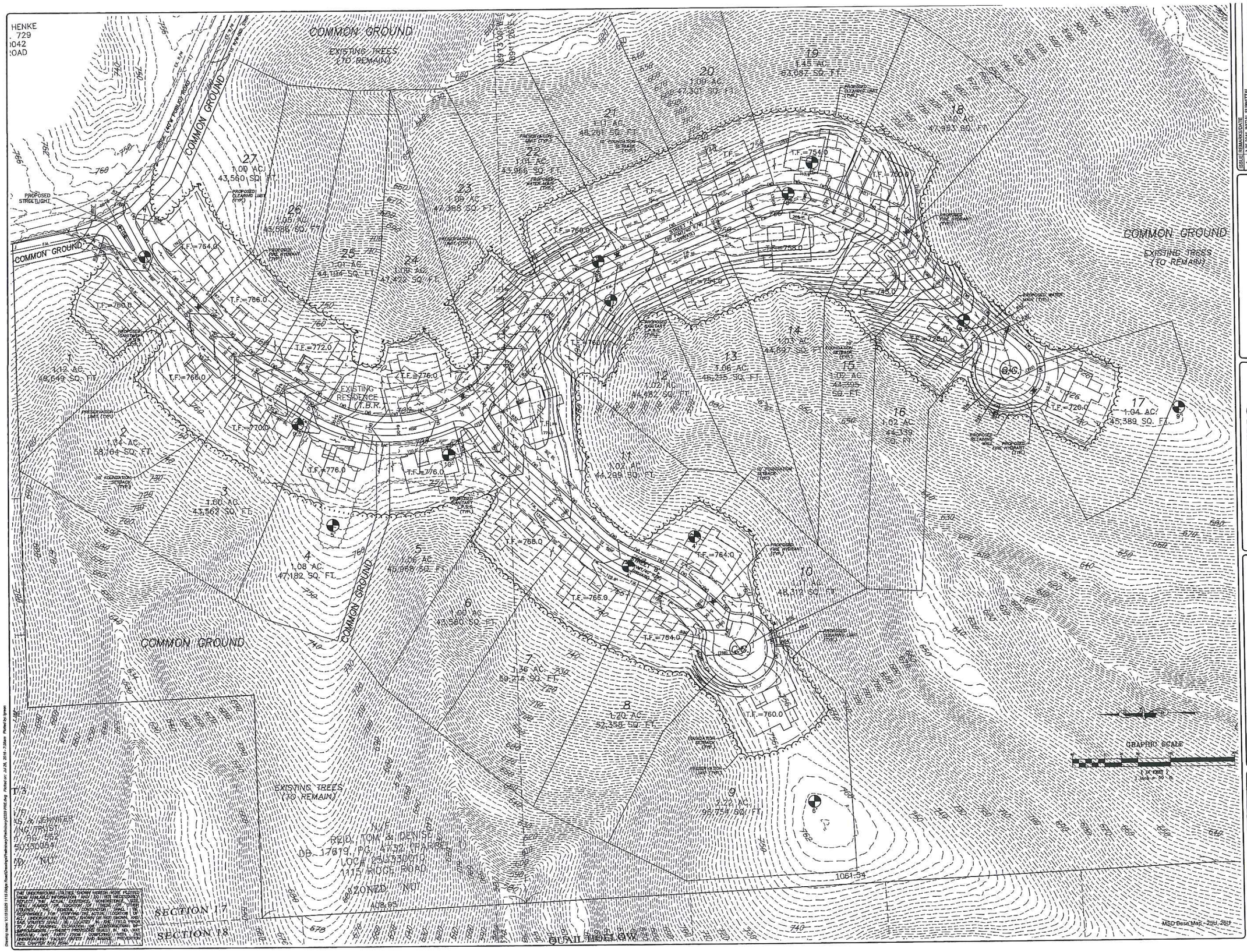
Preliminary Development Plan

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. Any other sheets or documents associated with this project are not to be considered sealed and signed by the engineer, and the engineer assumes no responsibility for the accuracy of any information shown on other sheets or documents associated with this project not sealed and signed.

Date: 07-28-16
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number	
15-10-329	
Date	
07-28-16	
Designed: MF	Sheet
Drawn: LG	2.1
Checked:	PRE

Original Submittal 7/20/16



ISSUE	REMARKS/DATE
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2	CITY COMMENTS/06-10-16
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Corporate Certificate of Authority #001348

Auburn Ridge

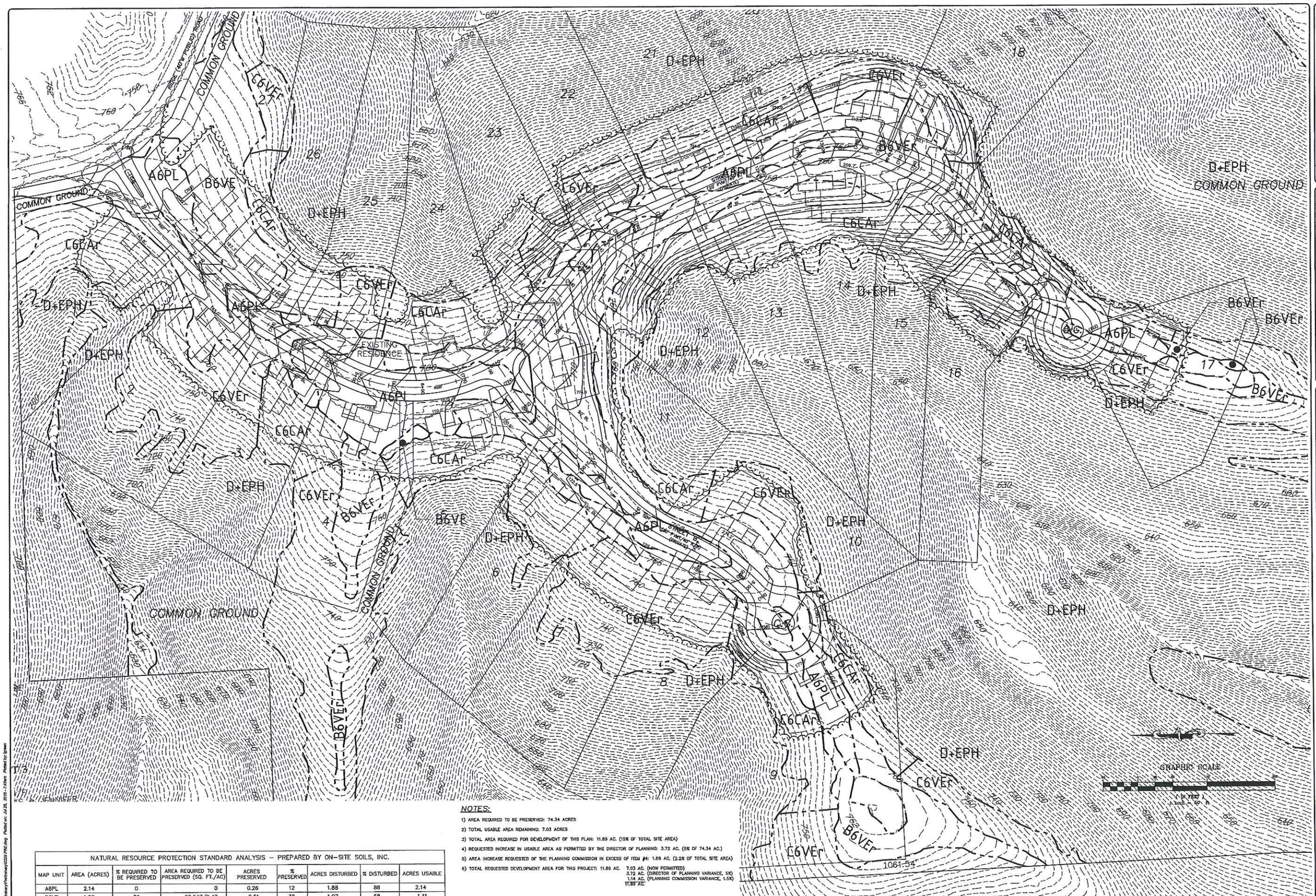
Wildwood, Missouri

Preliminary Development Plan

Date: 07-28-16
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number	15-10-329
Date	07-28-16
Designed: MF	Sheet 2.2
Drawn: LG	
Checked:	PRE

Original Submittal 7/20/16



NOTES:

1) AREA REQUIRED TO BE PRESERVED: 74.34 ACRES
2) TOTAL USABLE AREA REMAINING: 7.03 ACRES
3) TOTAL AREA REQUIRED FOR DEVELOPMENT OF THIS PLAN: 11.89 AC. (15% OF TOTAL SITE AREA)
4) REQUESTED INCREASE IN USABLE AREA AS PERMITTED BY THE DIRECTOR OF PLANNING: 3.72 AC. (5% OF 74.34 AC.)
5) AREA INCREASE REQUESTED OF THE PLANNING COMMISSION IN EXCESS OF ITEM #4: 1.68 AC. (2.2% OF TOTAL SITE AREA)
6) TOTAL REQUESTED DEVELOPMENT AREA FOR THIS PROJECT: 11.89 AC.
   - 7.03 AC. (NOW PERMITTED)
   - 3.72 AC. (DIRECTOR OF PLANNING VARIANCE, 5%)
   - 1.14 AC. (PLANNING COMMISSION VARIANCE, 1.5%)
   - 11.89 AC.

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

MAP UNIT	AREA (ACRES)	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED (SQ. FT./AC)	ACRES PRESERVED	% PRESERVED	ACRES DISTURBED	% DISTURBED	ACRES USABLE
A6PL	2.14	0	0	0.26	12	1.88	88	2.14
B6VE	1.58	30	20,647/0.47	0.51	32	1.07	68	1.11
B6VEr	3.80	50	82,764/1.90	0.95	25	2.85	75	1.90
C6VEr	6.09	70	185,696/4.26	4.11	67	1.98	33	1.83
C6CAr	5.39	100	234,788/5.39	1.89	35	3.50	65	0.00
C2VEr	0.59	100	25,700/0.59	0.59	100	0.00	0	0.00
D+EPH	48.67	100	2,120,065/48.67	48.06	99	0.61	1	0.00
D	1.46	100	63,597/1.46	1.46	100	0.00	0	0.00
B6PLr(AF)	0.23	80	8015/0.18	0.23	100	0.00	0	0.05
GLADE	6.97	100	303,613/6.97	6.97	100	0.00	0	0.00
FP	4.44	100	193,406/4.44	4.44	0	0.00	0	0.00
TOTAL	81.36	----	3,238,291/74.34	69.47	85	11.89	15	7.03

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

SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH 2016, PREPARED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 420.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST _____ DATE _____

ISSUE	REMARKS/DATE
1	3-25-2016 INITIAL SUBMITTAL
2	CITY COMMENTS06-10-16
3	CITY COMMENTS07-28-16
4	RESUBMITTAL07-28-16

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Corporate Certificate of Authority #001349

Auburn Ridge

Wildwood, Missouri

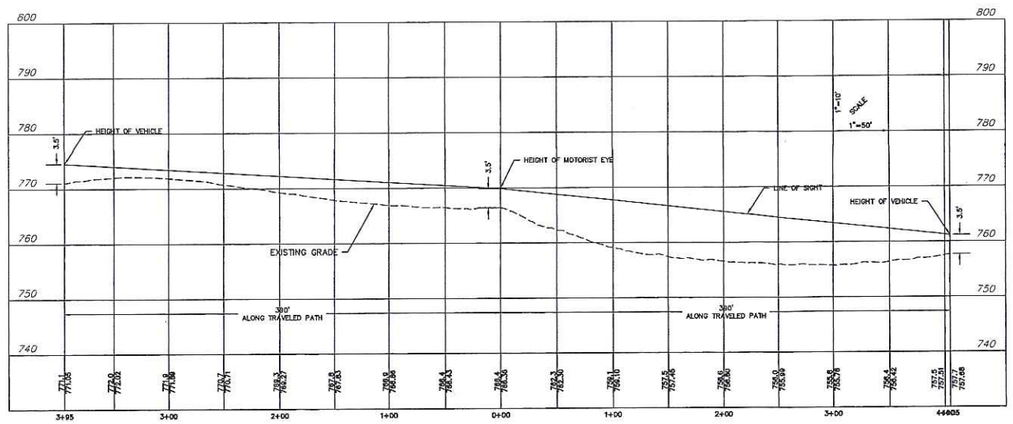
Preliminary Development Plan
Natural Resource Protection Plan

The Professional Engineer's seal and signature affixed to this document applies only to the specific plans, specifications, and/or reports bearing his signature or seal and/or prepared by him or under his direct supervision. The Professional Engineer shall not be responsible for any changes made to the plans, specifications, and/or reports after they have left his possession, and any such changes shall void any and all warranties and/or representations by the Professional Engineer.

Date: 07-28-16
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

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

Original Submittal 7/28/16



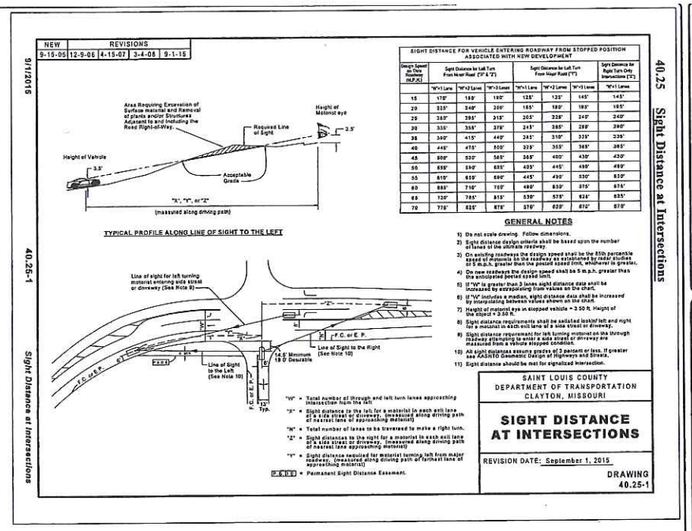
SIGHT DISTANCE TO THE LEFT

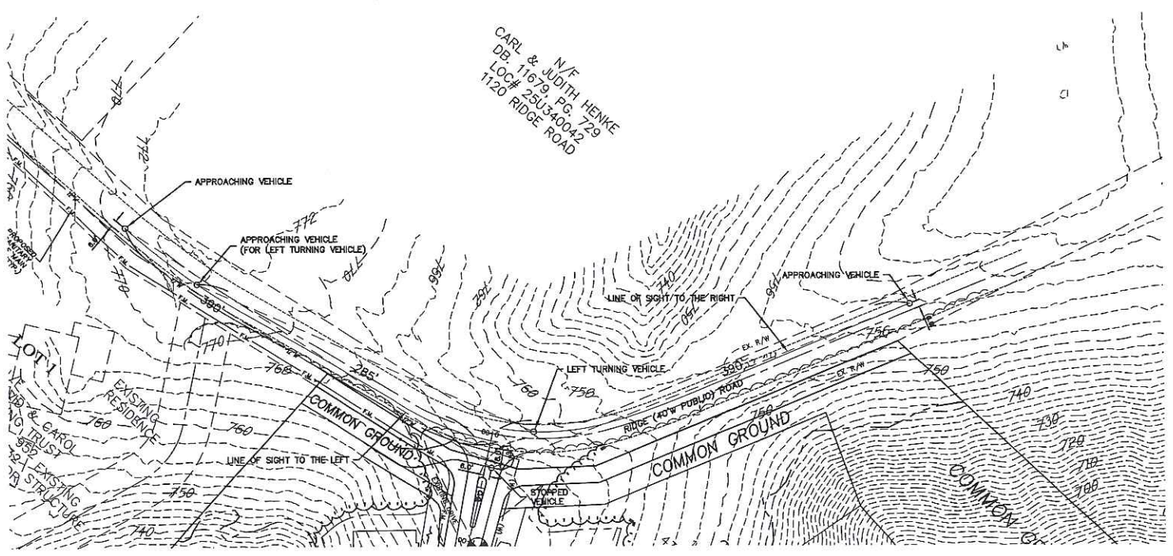
SIGHT DISTANCE TO THE RIGHT

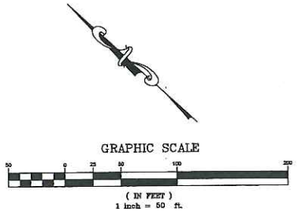
POSTED SPEED LIMIT: 30 MPH
DESIGN SPEED: 35

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

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







MSD Base Map - 25U, 26U

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ISSUE	REMARKS	DATE
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Corporate Certificate of Authority #001348

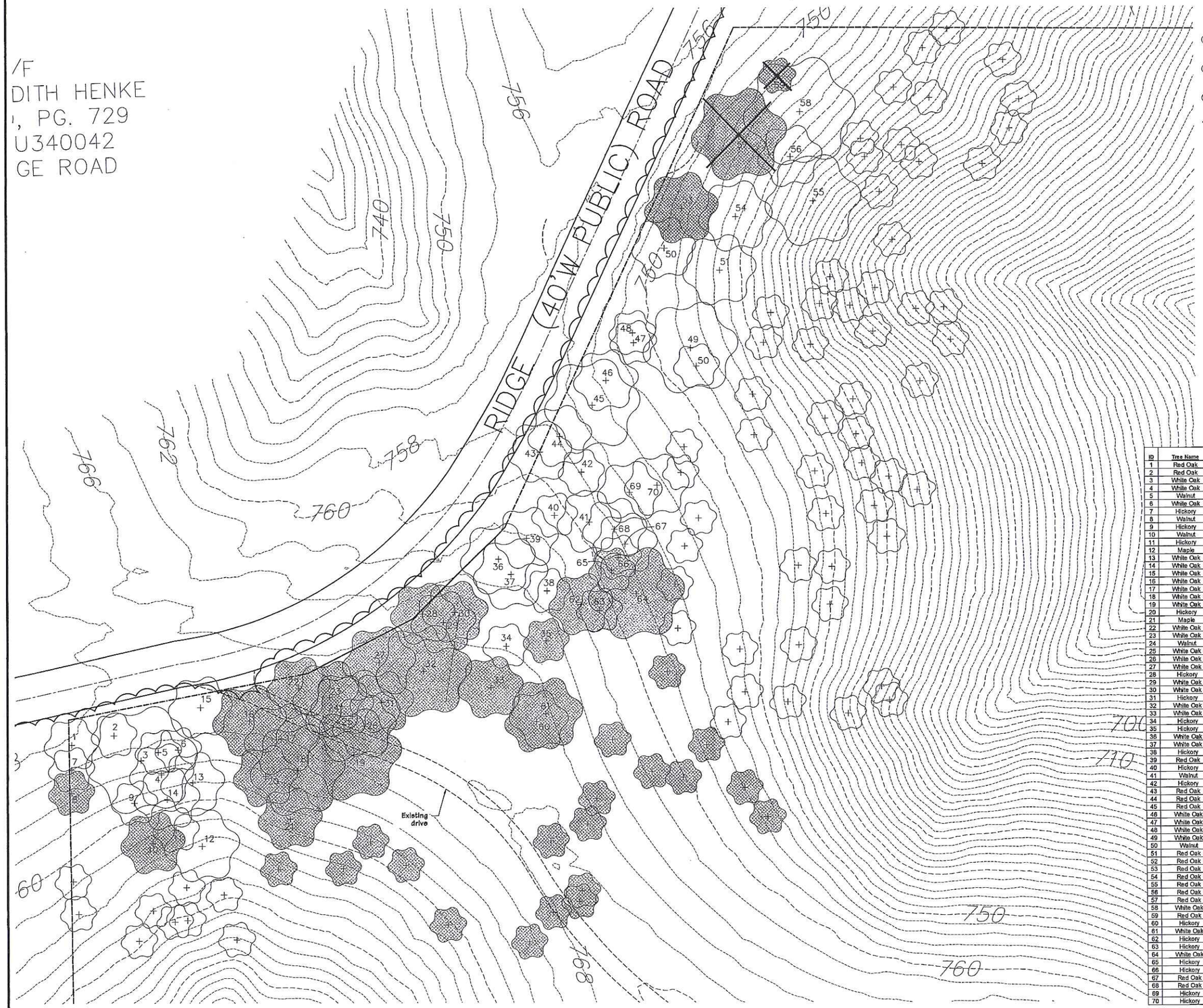
Auburn Ridge
Wildwood, Missouri
Preliminary Development Plan
Sight Distance Study

The Professional Engineer's seal and signature affixed to this document, shall be considered as the only evidence of this plan. All plans, drawings, specifications and reports bearing the seal and signature shall not be considered valid and binding unless the seal and signature are affixed. Sterling Co. and its employees and agents disclaim any and all responsibility for such plans, drawings or documents not bearing the seal and signature.

Date: 07-28-16
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number	15-10-329
Date	07-28-16
Designed: MF	Sheet 4.1
Drawn: LG	
Checked:	PRE

Original Submittal 7/20/16



PARTIAL EXISTING TREE PLAN
SCALE 1"=20'

0 20 40 80

KEY

- Existing tree
- Existing tree - dead
- Existing tree to be removed
- Existing canopy

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

CITY OF WILDWOOD
JUL 29 2016
DEPT. OF PLANNING & HTRNS

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
7/28/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Auburn Ridge

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: RS

loomisAssociates

landscape Architects/planners
709 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636) 519-9666 fax (636) 519-0797
e-mail: jsaunders@loomisassociates.com

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

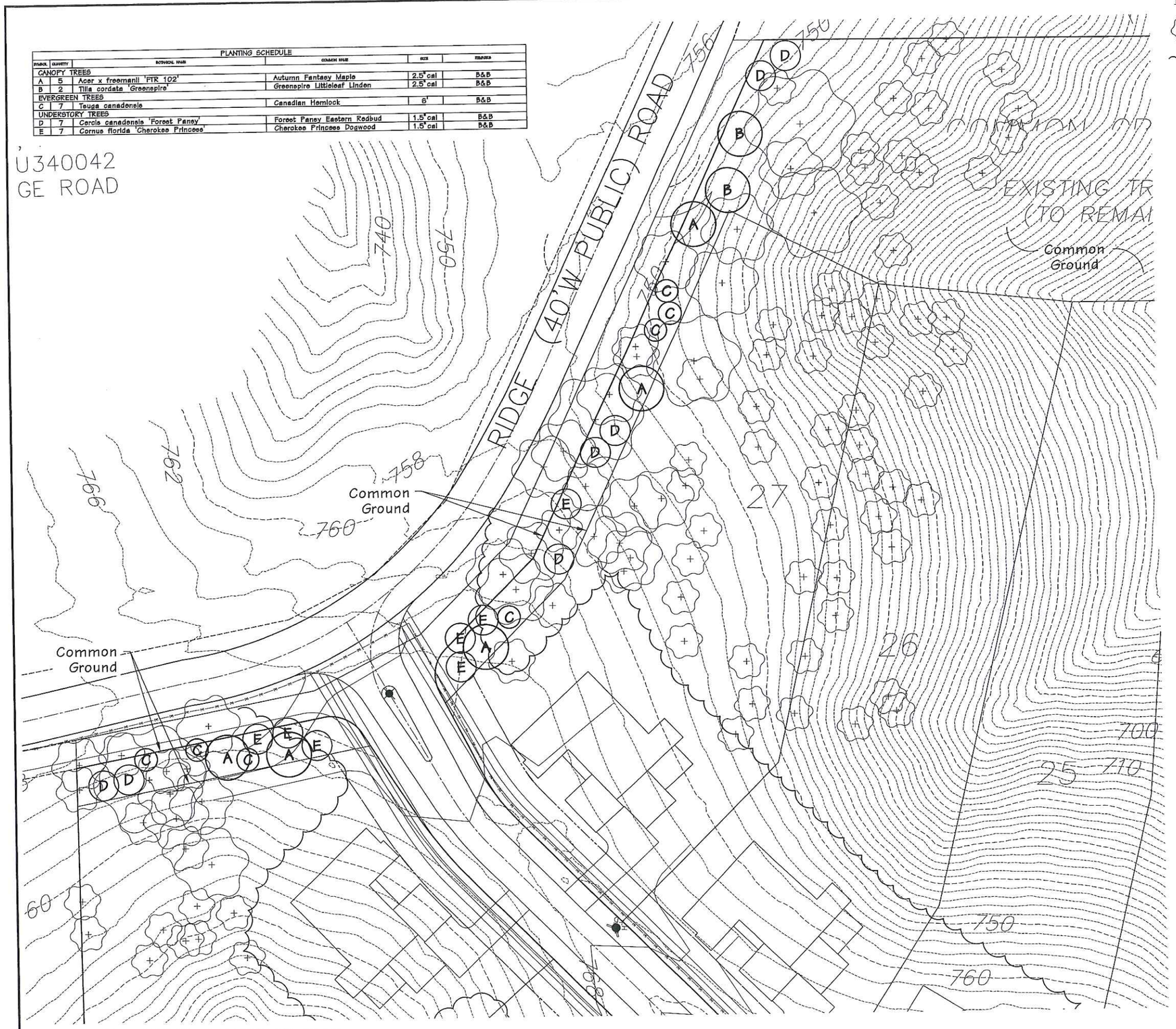
Sheet Title: Partial Existing Tree Plan

Sheet No: L-1

Date: 07/26/16
Job #: 955.004

Original Submittal 7/20/16

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY TREES					
A	5	Acer x freemanii 'FTR 102'	Autumn Fantasy Maple	2.5" cal	B&B
B	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal	B&B
EVERGREEN TREES					
C	7	Tsuga canadensis	Canadian Hemlock	6'	B&B
UNDERSTORY TREES					
D	7	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	1.5" cal	B&B
E	7	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	1.5" cal	B&B



PARTIAL LANDSCAPE PLAN
SCALE 1"=20'

0 20 40 80

KEY

Existing tree to remain

Existing canopy to remain

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
7/28/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Auburn Ridge

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: RS

loomisAssociates

landscapeArchitectsplanners
707 Spirit 40 Park Drive, Suite 155
Chesterfield, Missouri 63005-1194
(636) 519-9669 fax:(636) 519-0797
e-mail: bsrp@loomisassociates.com

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

Sheet Title: Landscape Plan

Sheet No: L-2

Date: 07/28/16
Job #: 955.004

Original Submittal 7/20/16

ATTACHMENT D
Background Information

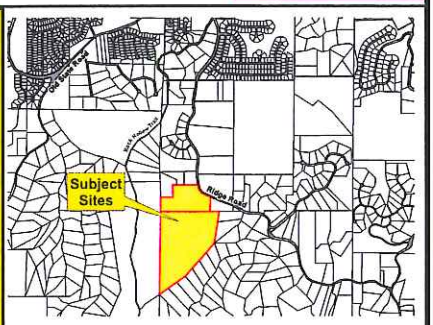
WILDWOOD

16860 Main Street
Wildwood, MO 63040

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

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

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



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

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

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

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

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

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

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

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

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 MEETING
before the Planning and Zoning Commission
Tuesday, September 6, 2016, at 6:30 p.m.

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

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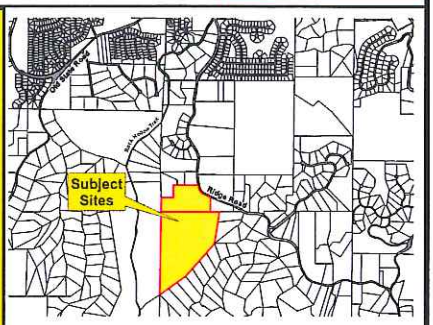

Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

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

POSTPONED

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

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

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

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

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
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WILDWOOD

16860 Main Street
Wildwood, MO 63040

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

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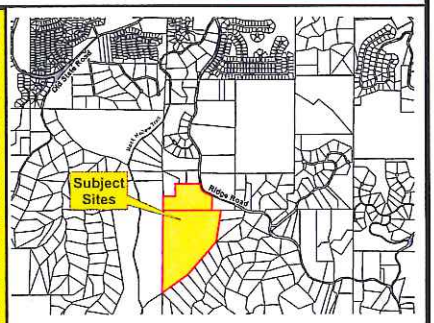

Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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TUESDAY, SEPTEMBER 6, 2016,
THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT
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P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. (Ward Six)**

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WILDWOOD

16860 Main Street
Wildwood, MO 63040

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

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

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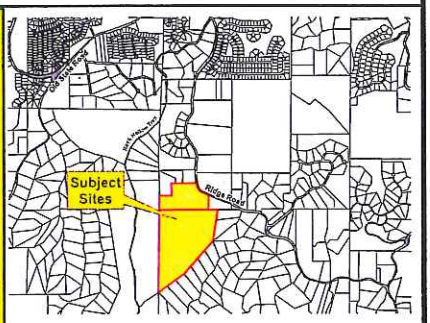

Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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

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

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

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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.

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CITY OF WILDWOOD

MAR 28 2016

DEPT OF PLANNING & PARKS

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

PETITION

before the

CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION

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

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

APPLICANT/OWNER INFORMATION

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

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

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

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

1115 Ridge Road
Ballwin, Mo. 63021

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

25U330010 & 25U310023

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

81.4

Current Zoning District Designation: NU - Non-Urban

Proposed Zoning District Designation:

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

USE INFORMATION

Current Use of Petitioned Site: Vacant

Proposed Use of Site: 27 single family lots

Proposed Title of Project: Auburn Ridge

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

Fall 2016 - Summer 2017

CONSULTANT INFORMATION

Engineer's/Architect's Name: Sterling Engr & Surv. Co.

Address: 5055 New Baumgartner Road
St. Louis, Mo. 63129

Telephone Number, with area code: 314-487-0440

Fax Number, with area code: 314-487-8944

E-Mail Address: mfalkner@sterling-eng-surv.com

Soil Scientist/Forester's Name: Home and Farm Soil Consulting

Address: 835 Gerling Lane
New Haven, Mo. 63068

Telephone Number, with area code: (573) 237-5081

Fax Number, with area code:

E-Mail Address:

CITY OF WILDWOOD
MAR 28
DEPT OF PLANNING & PA

ACKNOWLEDGEMENT INFORMATION

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

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

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

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

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

SIGNATURE: Christopher T. DeGuentz

NAME (PRINTED): CHRISTOPHER T. DE GUENTZ

ADDRESS: FISCHER & FRICHTEL CUSTOM HOMES LLC
695 TRADE CENTER BLVD. SUITE 200
CHESTERFIELD MO. 63005

TELEPHONE NUMBER: 314.576.0500

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

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF MARCH, 2016.

SEAL: MARIA C. MADDEN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: May 18, 2018
Commission # 14434713

SIGNED: Maria C. Madden
(NOTARY PUBLIC)

NOTARY PUBLIC MARIA C. MADDEN,
STATE OF MISSOURI.

MY COMMISSION EXPIRES May 18, 2018.

FOR OFFICE USE ONLY

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

2ND SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

CITY OF WILDWOOD
MAR 28 2016
DEPT OF PLANNING & PARK

WILDWOOD

May 18, 2016

Chris DeGuentz
Fischer and Frichtel
695 Trade Center Boulevard, Suite #200,
Chesterfield, Missouri 63005

Re: Comment letter from first review of the submittal package for **Auburn Ridge**; a Planned Residential Development Overlay District in the NU Non-Urban Residence District

Dear Mr. DeGuentz:

The Departments of Planning and Public Works has completed their respective reviews of the submitted packet of information for the requested Planned Residential Development Overlay District (PRD) on the subject site. This application packet consisted of the plan, application, and associated fee. These items were compared to the applicable codes of the City, the design criteria for these types and extent of improvements, and the Zoning Ordinance/Subdivision and Development Regulations of the City. The outcome of this review was the identification of a number for items that must be addressed before the matter can be presented to the Planning and Zoning Commission at an upcoming meeting for the required public hearing. These items identified by the aforementioned review include the following:

Sheet 1.1

1. Please change "Preliminary Plat" to "Preliminary Development Plan" in the Title Block.
2. Please change General Note #5 to read: "All grading and drainage shall be per City of Wildwood and Metropolitan St. Louis Sewer District (MSD) standards."
3. Please change General Note #6 to include the Metropolitan St. Louis Sewer District as a review authority in this regard.
4. Please include in General Note #9, at the end of the current sentence, the following phrase: "- Section 415.450 Outdoor Lighting Requirements – Zoning Ordinance.
5. Please be advised the Public Space Table does not provide the extent of information needed in this regard. The common ground area, despite its size, can only be used to constitute one–half of the required amount of public space, which means there is a shortfall of 23,522.4 square feet. This amount must be provided in some other fashion. Additionally, are any improvements, as required by the Public Space Regulations, planned for these areas?
6. Please be advised the cross section detail for the proposed roadway does not indicate the City's required Rural Roadway Standards in terms of material type and associated construction specification. Please revise or provide an explanation for a concrete driving surface and no reference relative to the depth of the base material.

Sheet 2.1

7. Please provide dimensions for the proposed cul-de-sacs and roundings at the project's intersecting streets.
8. Please provide details on the proposed sewage treatment pump station relative to its size, etc.

9. Please be aware the grading design on Lots 12 through 16 and Lots 22 and 23 appear to be very different than the depictions of the other remaining lots in this project. Please provide a detailed explanation of such.
10. Please be advised the Department will recommend that areas between dwellings, where feasible, should not be blankly graded and trees preserved to the greatest extent possible. Additionally, this approach to tree preservation shall also be applied at the entry/exit of the project to Ridge Road.
11. Please show the approximate location of existing structures on all adjacent lots.
12. Please show the width of all lots at their front building lines.
13. Please provide dimensions and typical cross section for the access road to the proposed sanitary pump station, as well as details of any screening that is proposed.
14. The Department of Public Works has expressed a concern about the sight distance at Ridge Road and its intersection with the planned private street. Please provide more data regarding the sight distance analysis that is shown on Sheet 4.1 of the submittal package.
15. Please indicate Ridge Road as "Public."
16. Please advise if the development plans a dedicated access through the site to the City's Rock Hollow Trail.

Sheet 3.1:

16. Please be advised the plan for the protection of sensitive areas of the site (Natural Resource Protection Standards) identifies a variance of almost of one hundred (100) percent, which far exceeds any type of allowance ever considered before by the City. The Department can grant the requested five (5) percent variance, but the remainder will be at the discretion of the Planning and Zoning Commission. Please be prepared to describe why the variance is needed versus reducing the lot count and preserving more of the sensitive lands.

Other:

17. Please provide conceptual approval of this Preliminary Development Plan from the Metropolitan St. Louis Sewer District (MSD).
18. Please provide conceptual approval of this Preliminary Development Plan from the Metro West Fire Protection District.
19. Please provide a lighting plan. Please note, only one (1) street light is required by the City of Wildwood's Subdivision and Development Regulations, which is at the intersection of a private street and, in this case, Ridge Road.
20. Please provide a landscaping plan for this proposed development. Of particular interest is the landscaping design that is planned for the entrance to the subdivision off Ridge Road.

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

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Council Members Alexander and Porter, Ward Six
Ryan S. Thomas, P.E., City Administrator

Rick Brown, P.E. and P.T.O.E., Director of Public Works
Rob Golterman, City Attorney
Kathy Arnett, Assistance Director of Planning and Parks
Travis Newberry, Planner

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, September 15, 2016 5:58 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	As I said at the last meeting, I am really upset that you are even considering this proposal. The subdivision that was put in just southeast of this one is horribly loud and has ruined our quit area and lives. We were told this would not happen and we said it would and now you want to do it again. If this goes through we are going to form our own committee and hire a lawyer. Our lives are being totally assaulted so Wildwood can have some more revenue. Really, What a travesty. Follow the guidelines we have now and do not warp them into something that was not intended. I cannot make the meeting because I have to work and earn a living. Just do what is right.
Suggestions	Follow the guidelines we now have and make the developer put one house per three acres. Not a bunch of houses all together on the same amount of land. I really do not wish to pursue a legal avenue, however what we worked hard for is being destroyed. My wife and I have already contacted our lawyer and discussed our recourses. We are asking that you do the right thing. Thank you

(Section Break)

Name	Berryl F. Bader Sr.
Address	16113 Canyon Ridge Court
City	Wildwood
State	Missouri
Zip	63021
Phone Number	314-258-2881
Email	redab1102@sbcglobal.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 30, 2016 12:14 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	*Field not completed.*
Suggestions	Keep to the Wildwood promise of 3 acre homesites and not put an eysore on Ridge Road viewable by long term residents all around the site.
	(Section Break)
Name	Cynthia LaClair
Address	1561 Wolf Trail
City	Wildwood
State	Mo
Zip	63021
Phone Number	314-960-2507
Email	cyn@bavarianstl.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, August 25, 2016 11:39 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I spoke my opposition to this PRD on AUG1. I will be on vacation SEP 6, and will not be able to attend, so I would like to amplify here my concerns about this proposed development on Ridge Road. The main reasons I am adamantly opposed to this development are: This development will cluster homes much much too close together. This development will NOT look like it belongs in Wildwood. This development will look more like Quail Ridge down the road, which is not well received by anyone that I know of, and could have the same environmental mudslide potential during construction due to the nature of the bulldoze mentality. This development will mar the views of all other Wildwood residents on all the surrounding ridges since the plan is to bulldoze off the top of the ridges in a 200-foot wide swath exposing all proposed big-box homes for all to see. The use of PRD for this development stretches all intentions of the PRD concept in favor of the developer and to the detriment of all surrounding residents. This development does not work with the existing view corridors, solar orientations, land forms, environmental responsibility, or monarch trees. This development indiscriminately places the importance of packing in as many houses as possible above all other criteria.
Suggestions	Reject this development outright and immediately and wait for a responsible plan to come forward. This piece of property is so

	important and special, there will be another plan brought forward that fits the aesthetic of Wildwood.
	(Section Break)
Name	John Miller
Address	16202 Thornberry Ridge Lane
City	Wildwood
State	MO
Zip	63038
Phone Number	6362562596
Email	john.miller@kpff.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: Jim Bowlin
Sent: Wednesday, August 17, 2016 4:49 PM
To: Dean Klohr
Cc: Greg Alexander; Jerry Porter; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQullen; Price, Larry & Joan; rbopp@cityofwildwood.com; Nedra Klohr, I. C. E.; Joe Vujnich; Travis Newberry
Subject: RE: Auburn Ridge PRD Ward Six

Mr. Klohr:

Thank you for your email and excellent input, and I'm glad you liked my Mayor's Message.

There is another point I would like to mention. We have three types of residential areas (non-urban, suburban, and Town Center). Auburn Ridge is designated non-urban. The *Master Plan* specifically references PRD's as an option in both suburban and Town Center areas. However, there is no such reference as to non-urban areas, and in fact, the *Plan* states that less than three-acre lots in the non-urban areas is "strongly weighed against."

Thanks again, and thanks for being part of Wildwood.

Jim

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

From: Dean Klohr [deanklohr@gmail.com]
Sent: Wednesday, August 17, 2016 4:28 PM
To: Jim Bowlin
Cc: Greg Alexander; Jerry Porter; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQullen; Price, Larry & Joan; rbopp@cityofwildwood.com; Nedra Klohr, I. C. E.; Joe Vujnich; Travis Newberry
Subject: Auburn Ridge PRD Ward Six

Jim,

I was pleased to read in the current issue of the "Wildwood Gazette" in your "Mayor's Message" about your commitment to "preserving our surroundings and responsible development" among other items and your top priorities of, "1. Adherence to the Master Plan, particularly in the area of rules relating to minimum lot sizes."

As I stated at the August 1, 2016 Planning and Zoning Commission meeting, my wife and I have lived in our home on Wolf Trail Road in the Ridge Road Farms subdivision for 37 years since we built it in 1978-1979.

At that time our area was in unincorporated St. Louis County with some pretty loose zoning rules, but we felt Ed Holthaus Realty had put together a sound "Restriction Agreement For Ridge Road Farms" dated 1 February,1978 in Book 7829 page 290 of the St. Louis County Recorder of Deeds for our development. We had to have a minimum of 3 acres, a minimum of 1,500 square feet of living space. A 75 foot set back from our roads amendment was added in 1987.

Again as I stated on August 1, 2016 my wife and I had to have a 90 foot long, 20 foot high poured concrete retaining wall constructed along the back of our home to meet the requirements of Ridge Road Farms Restriction Agreement. Most of our neighbors had to do the same to build homes on our heavily sloped lots. We incurred the extra expense to be able to live in our private wooded surroundings.

After Wildwood was incorporated our Ridge Road Farms subdivision president partitioned Wildwood to include our subdivision in the Wildwood City limits to obtain what we believed to be stronger Zoning restrictions than those of St. Louis County.
We had just earlier successfully fought the plan of a developer to locate a financial institution's commercial satellite dish farm on the acreage that is now the Ridge Tree subdivision on Ridge Road.

I feel at some point a line has to be drawn to stop developments like Quail Ridge or this whole area will look like Ellisville or Ballwin.

I also feel Greg Kiger's statement on August 1 about "brands" or "city brands or images" was right on.
Do we want Wildwood to remain as the founders of it wanted, a City to be admired like Kirkwood or Webster Groves or should we just become another Ellisville or Ballwin?

--
Dean H. Klohr, P.E.

cc Greg Alexander and Jerry Porter, Ward 6,
Jon Bopp P&Z Chair,
Joe Vujnich, Travis Newberry City of Wildwood

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 09, 2016 10:38 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Do not take away the charm of this area of Wildwood by allowing homes on less than 3 acre lots. By clustering homes and using common ground, it still looks like a subdivision. This practice is opening up a lot of other possible cluster home sites, as there are several large tracts of property along Ridge and Saint Paul. Everyone who has built out here followed the rules, don't change them now.
Suggestions	Build on lots of 3 acres or more.
	(Section Break)
Name	Pat McManemy
Address	1314 Forest Splendor Trail
City	Wildwood
State	MO
Zip	63021
Phone Number	314-606-2881

Email patmcmanemy@gmail.com

Email not displaying correctly? View it in your browser.

1508 Windwood Hills Drive
RAY Amann

First of All I would Like to thank the Board of Wildwood, the land owners, & concerned citizens for A few minutes of your time.

Some of us property owners would like to voice our concerns for the Development & Re-zoning of 81 acres off of Ridge Road.

None of us are naive enough to think the 81 Acre tract will Alway Remain (Mature Forested) Virgin Woods. On the other hand, How it is Developed is our utmost concern.

I Know of no-one in the Vicinity of the proposed 81 Acre tract, who is in favor of A typical suburbia like subdivision.

Most, if not All, people who invest in wildwood for their Residence do it for several Reasons

People build in wildwood for the natural aesthitic beauty of the "WILDWOOD" way of life.

The open Airy ridges, diving into the steep mini canyons with pristine wet weather creeks & wildlife & Alone

Most folks have had to & in the future need to follow all the guide lines set up by Wildwood.

The zoning of this property is a minimum of 3 acres per Residence.

There are many Good! Rules & Reqs. We who have built & invested have had to adhere to!

There are set back Rules. There are tree preservation Rules. All of which we have had to follow.

It is quite expensive for any of us, who have built, to conform to all the rules

Again we do it for the beauty, "the wild woods" experience & the investment.

We all love where we live or we would have moved into a condo or a typical subdivision. After all that would be cheaper & certainly easier.

We have all had to follow the wildwood guide lines

Following the Wildwood zone Restrictions is expensive but to most of us, is worth it.

We just ask the board to respect all of the present Homeowners & wildwood property tax payers in the Ridge Road Area.

This is our front yard, our backyard & our Retirement Account!!

RAY AMANN

THE END. B____

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 02, 2016 10:24 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I attended the August 1 meeting. There was a lot of opposition to Auburn Ridge and for good reason. I have lived in this area for nine years, so I can relate to this opposition 100%, even though I don't live all that close to the proposed Auburn Ridge. My biggest opposition comes from two areas: 1) Ridge Road was not designed for a lot of traffic and has no shoulders. It already has a lot of traffic from residents, commercial vehicles of all kinds, frequent EMS vehicles and during warmer weather a number of cyclists, sometimes in large groups. The other route out of this area is St. Paul, which is much worse than Ridge Road. Also, it is currently very difficult and somewhat dangerous to turn left from Ridge Road to Old State Road. Another problem affecting Ridge Road is high speed traffic from reckless young drivers of cars and motorcycles. The speed limit is 30 MPH but they drive way, way beyond this. I believe that in the past nine years, three or four light poles have been hit, knocking out power for about seven or more hours. Also, there have been at least a couple of vehicles that have hit trees instead of poles. 2) At the August 1 meeting, no one mentioned the impact of Auburn Ridge on wildlife. In this area, we have a lot of wildlife (turkey, deer, raccoons, owls, hawks, Eagles, Pileated woodpeckers, etc. etc.) that depend on sufficient habitat and food for survival. Clear cutting for

	twenty-seven homes on these two ridge tops (and other similar developments in the future) will only hurt wildlife. With the 3 acre minimum, it gives wildlife room to thrive. Nine years ago my wife and I moved from Chesterfield to Wildwood to escape the noise, heavy traffic and development. I lived in Chesterfield for ten years and witnessed continual destruction of large stands of trees in the name of progress; all the while, city hall was telling us to grow trees and wildlife habitat in our yards. What a joke. I love the peace and quiet that our area provides due to the spacious lots. I see Auburn Ridge as a turning point for the area of south Ridge Road and for Wildwood. You can go down the path of Chesterfield with their "progress" or stay true to "wild wood." Thank you for taking the time to listen to my opinion.
Suggestions	Stay true to the three acre minimum lot size. Improve Ridge Road with shoulders and sight lines near curves Control excessive speeding. Work with Ellisville and St. Louis County/State: Add street side parking near Ridge Meadows Elementary school, since cars routinely block one lane of Ridge Road. Add round-about or traffic light at Old State and Ridge Road.
	(Section Break)
Name	Jerry Q. Smith
Address	1514 Hawk Forest Rd
City	Wildwood
State	Missouri
Zip	63021-8607
Phone Number	636-346-4796
Email	jerry.q.smith@charter.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 2:06 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	new home developments
Position on Request	Do Not Support
General Comments	My wife and I are adamantly opposed to this development for too many reasons to state here.
Suggestions	Have Fischer and Frichtel look elsewhere. Not in my back yard.
	(Section Break)
Name	Dave Helfrich
Address	1438 Bald Eagle Rd
City	Wildwood
State	MO
Zip	63038
Phone Number	3146237883
Email	davestuff1@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 3:37 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I live on Bald Eagle Road and my house backs to the proposed development on Ridge Rd. I am very concerned about the development for several reasons, firstly I do not want to view an ugly new subdivision. One was allowed on Ridge Rd. a while back that I feel affected my view and therefore the value of our property here. I grew up in Ohio in a small town called Moreland Hills that very strictly held to its rule of allowing only homes on 2 acres or more of land, and only homes that fit into the landscape. The community stayed high in value and stayed safe relative to crime. I ended up buying a home there as a result. Thus I ask you to please consider making sure that the proposed development does not end up as a scar on the hill with ugly McMansions. Right now the homes I can see for more than a mile from my property are mostly brown and nestled on big tracts of land with an abundance. They are not noticeable and I do not feel affect my property value. But if you allow that development to clear cut the lots it will be a scar on the hill like the one closer to Old State is. When it was put in our neighborhood was in an uproar just horrified at the noise ringing through the valley as they banged out foundations and the ugliness of the clear cutting that really does not fit into the

	community as a whole. Please consider limiting the size of the lots to at least 3 acres and strictly controlling the number of trees that can be removed. My husband and I bought in Wildwood and recently put a very large amount of money into our home putting in a pool and adding on to our home. We were very judicious about the trees that were removed and were very considerate of what the people across the valley would be looking at. We did not want to affect anyones property values adversely and ask the same respect for our. I also am concerned about the increase in traffic on Old State Rd. That stop at Ridge and Old State is already extremely congested With Ridge Meadows traffic and people leaving for work. It can and has already backed up Old State Rd. My last request with making the lots large is also a concern I have relative to crime. I know often when subdivisions are allowed that are crammed together the population can end up having more likelihood of robbery and I have not been pleased to see several smaller lot developments allowed in Wildwood. It was very tempting to sell our home and move out of Wildwood rather than invest in our addition, but we stayed hoping our vision of this area is shared by our representatives in the City of Wildwood. Thank you for your time.
Suggestions	I would like to suggest the development be very clearly and strictly limited in how many trees they can remove in addition to placing a limit on the number of homes allowed on the land. I would suggest no less than three acres per lot.
	(Section Break)
Name	Sarah Bracken
Address	1430 Bald Eagle Rd.
City	Wildwood
State	MO
Zip	63038
Phone Number	636-527-3320
Email	sbowess@aol.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 4:20 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	My fear with a project of this magnitude is the destruction of trees and the possibility of ruining the beauty and integrity of the area. Please limit the size of the lots to no less than 3 acres and greatly limit the destruction of trees to preserve the whole area.
Suggestions	*Field not completed.*
	(Section Break)
Name	Susan Prosperi
Address	1428 bald eagle road
City	Wildwood
State	MO
Zip	63038
Phone Number	636-236-8155

Email Svprosperi@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 4:44 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I would like to know the acreage per lot, as well as the cost and square footage of each model home. Also the acreage of the common ground. I have a real concern about the additional traffic expected on Ridge Rd., as well as the the long duration power outages caused when vehicles hit the utility poles in close proximity to the curved sections along Ridge Road
Suggestions	Less dwellings would be helpful. At least three of the utility poles in close proximity to the curved sections of Ridge Road should have a greater setback or crash barriers installed in front of them to avoid long duration power outages. In addition, a three way traffic light should be installed at the intersection of Ridge Road and Old State Road. It would also be helpful to have arrows marked in the outside lane of southbound Old State Road to encourage drivers to move to the inside lane well before it reduces from 4 lanes to 2.
	(Section Break)
Name	Charles T. Koenig

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

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 6:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	My wife and I have lived in Wildwood for over 16 years. We ought our home because of the woods and trees and the lovely view of the valley. We feel the views are what make some of the homes in this area exceptional and that is what we have felt our home has been. As we have lived here Old State road has become more and more busy and we have been very disappointed to see some subdivisions allowed that didn't reflect the character of the area like the ones across from Larry's Tavern on Old Manchester and the ones currently being built behind the BP station off 109 between 100 and Old Manchester. We believe the best way yo keep value to homes in Wildwood is to limit traffic problems, create acreage rules, and be much more strict when it comes to the removal of trees from properties. We have a heavily wooded property and have spent hundred to replace trees killed by lightening because we care about our property values and they views of our neighbors.
Suggestions	Limit number of traffic being added to Old State Rd., have acreage be at least 3 acres per lot and do not allow the removal of many trees

(Section Break)

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

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 12:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I request that the Planning and Zoning Commission support the current zoning of this area as Non-Urban by rejecting the "Auburn Ridge" planned development.
Suggestions	Find a more suitable area that doesn't require zoning law changes.
	(Section Break)
Name	Harry Billiot
Address	1529 Lookout Mountain Drive
City	Wildwood
State	Missouri
Zip	63021
Phone Number	6365272424
Email	gamecock_alum@yahoo.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, July 31, 2016 11:16 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	planned distruction of forest between our house above subdivision
Position on Request	Do Not Support
General Comments	We bought and built our house on two tracks of land in 1995 for the purpose of having a quit place to live and reitire in. We were under the impression that the land surrounding us was to belong to the conservation department or for park purposes. Sound from the existing subdivisions carries down the valley already. A new subdivision this close would defeat the purpose that we built our home for in the first place.
Suggestions	Do not really have a suggestion other than not to put in new subdivision. If they have to put it in than the only two pieces of property that it affects will be mine and our neighbor Kaleb Krueger. We would like for Fischer and Frichtel to connect both our homes to the existing county septic and water lines. This way I can sell our home and move to a more quiet area.
	(Section Break)
Name	Berryl F. Bader Sr.
Address	16113 Canyon Ridge Court

City	Wildwood
State	Missouri
Zip	63021
Phone Number	314-258-2881
Email	redab1102@sbcglobal.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, July 31, 2016 4:24 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	We are a young couple who recently purchased a home off Ridge Ridge to start our family. What drew us to the area is the privacy and seclusion, so we are very disappointed to hear of the possibility of this development. We share the concerns of our neighbors about impact to roads, cutting down trees, etc. and wonder steps can be taken moving forward.
Suggestions	Fewer dwellings
	(Section Break)
Name	Kaleb and Ashley Krueger
Address	16102 Canyon Ridge Court
City	Wildwood
State	MO
Zip	63021
Phone Number	3144797259

Email ashley.krueger50@gmail.com

Email not displaying correctly? View it in your browser.

1400 Ridgetree Trails Dr
Wildwood, Mo 63021
July 23, 2016

Planning and Zoning,

I am writing in regards to the proposed development at 1115 Ridge Rd and 1513 Wildwood Hills Dr.

We feel the planned number of homes for this area would be too many, due to the traffic increase on Ridge Rd and also the increase in traffic at the intersection of Old State and Ridge Rd. The road is windy and hilly without any shoulders or side walks. Also bicyclists frequent this road which leads to an increase risk of accidents, hence: more homes more traffic possible fatalities.

Another concern is the development would remove trees and take away from the beauty of this area. This is not what Wildwood stands for.

If this development does go thru it needs to be less homes and the road would need to have sidewalks and possibly widened

My husband and I have lived here for 23 years and we feel strongly about making this development so populous. We will be out of town for the meeting but please consider the proposal very carefully.

Thanks
Don & Kathy Julian

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Sunday, July 17, 2016 12:52 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Other
General Comments	This is a very special property...Ridge Road has some of the best views in West County. I would hope that the price point would reflect that. I would like to see the developer offer their Signature series style of home ..quality should be at least as high as the Miceli development (Quail Run) up the road. Unlike that development, I would like to see the homes spaced out to preserve the rural nature of this part of Wildwood.
Suggestions	*Field not completed.*
	(Section Break)
Name	Dennis Church
Address	1453 Ridge Road
City	Wildwood
State	MO
Zip	63021
Phone Number	636-399-2500

Email denochu@gmail.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Wednesday, July 20, 2016 2:37 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	In keeping with City Charter's "... to preserve adequate open space, protect public parks and green space, conserve soil and reduce erosion, protect water quality, preserve trees and natural areas, and conserve and protect natural resources..." no residential development should be allowed to substantively modify the natural pre-existing grade or elevation, other than that in the immediate footprint of the dwelling which is required to construct basements or foundations. Area-wide elevation changes must NOT be permitted just to allow higher dwelling density or higher developer revenues. This area of Wildwood is a naturally steep, hilly terrain that should NOT be compromised for the sake of a subdivision.
Suggestions	Require the developer to modify the plan proposal so as to not change any of the existing terrain's elevation by more than 10 feet, and not in any areas more than 40 feet of any proposed dwelling. Wildwood does not need another 'stripped-flat' subdivision.
	(Section Break)
Name	Robert E Jones

Address	1549 Wolf Trail Rd
City	Wildwood
State	MO
Zip	63021
Phone Number	6362309223
Email	robertejones@juno.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, July 25, 2016 5:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I do not support the zoning change as requested by the builder. The zoning change does not conform to the original intent of the zoning codes and should not be allowed.
Suggestions	Build on the land the same way others have. 200-300 feet road frontage per home and each home residing on no less than 3 acres. Just like the original zone ordnances define it.

(Section Break)

Name	Mark Thomley
Address	1573 Wolf Trail Road
City	Wildwood
State	MO
Zip	63021
Phone Number	314-401-4902
Email	MarkThomley@computrolllc.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Wednesday, July 27, 2016 6:52 PM
To:	Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	Less dwellings and more landscaping.
Suggestions	*Field not completed.*
	(Section Break)
Name	Paulette Winkelmann
Address	1504 Wolf Trail Road
City	Wildwood
State	MO
Zip	63021
Phone Number	314-503-4805
Email	winkwoods@charter.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, July 27, 2016 7:02 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	As a resident of Wildwood before it was incorporated, one of the key principles was the establishment of minimum 3 acre lot size to preserve the winderness, the wildlife and "country-like" settings for each home. I do not support the request for variance for the following reasons: a) the average lot size is 1.44 acres, less than half of code requirements. b) it would appear from the building plans that the entire building site would be clear-cut of all trees to facilitate construction. c) the result will be homes tightly grouped like a typical maximum build subdivision. Averaging the acreage does not meet code, nor does it meet the spirit and principle of why the code was adopted in the first place - to keep Wildwood country-like. I strongly urge the Planning Committee to reject this variance request.
Suggestions	Bulid less dwelling in order to meet the 3 acre/per home building code.
	(Section Break)
Name	Larry Miner
Address	1556 Wolf Trail Rd

City	Wildwood
State	MO
Zip	63021
Phone Number	636-346-3321
Email	bubbaqminer@yahoo.com

Email not displaying correctly? View it in your browser.

WILDWOOD

Recommendation Report

<<< Site Development Plan Package >>>

City of Wildwood Planning and Zoning Commission – Site Plan Subcommittee

September 19, 2016 Executive Session

Petition Numbers:	***P.Z. 12 and 13-15 The Villages at Bright Leaf***
Petitioner:	Fischer & Frichtel Custom Homes L.L.C. and Consort Homes L.L.C., 16640 Chesterfield Grove Road, Suite 130, Chesterfield, Missouri, 63005
Zoning District(s):	R-3 10,000 Square Foot Residence District, with a Planned Residential Development Overlay District (PRD)
Location:	North side of State Route 100, between Eatherton Road and Taylor Road
Locator Numbers:	23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917
Street Addresses:	2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive
Town Center Designation:	Neighborhood General and Neighborhood Edge Districts
Ward:	Five
Tract Size:	78.0 acres
Site Plan Subcommittee Meeting Dates:	September 6 and 19, 2016
Anticipated Approval Date of the Plan Package:	September 19, 2016 (Planned)
Petitioners' Request on Plan:	Approval of the Site Development Plan (SDP) to allow for the development of this one hundred ninety-two (192) lot, single-family residential subdivision, with common ground and public space areas.

Subcommittee Recommendation: **Conditional approval** of a Site Development Plan (SDP), not including the Landscaping and Lighting Plans, thereby allowing for the development of this one hundred ninety-two (192) lot, single-family residential subdivision, with common ground and public space areas, to proceed to the grading stage and the platting processes; however, this recommendation is based upon receiving required Landscaping and Lighting Plans referenced herein this report. Each of these plans would require reviews and actions by the Planning and Zoning Commission.

Background on Proposal/Project: **September 6th Presentation** - The Department of Planning and the petitioner (Fischer and Frichtel and Consort Homes) participated in the initial presentation of this Site Development Plan to the Committee members at its September 6, 2016 Site Plan Subcommittee meeting. The Department of Planning began the presentation with a description of the zoning process that had been completed for this project by the Planning and Zoning Commission and City Council in January 2016. The highlights of this process were as follows:

1. The public hearing was held on this matter in July 20, 2015, where the concept of the project was presented to the community for the first time.
2. The Planning and Zoning Commission conducted a series of meetings between August 2015 and January 2016 that included the requests' failing for a lack of majority vote of the Planning and Zoning Commission to its referral to the City Council relative to allowing the development of the seventy-eight (78) acre site with one hundred ninety-four (194) homesites.
3. The City Council approved the project on January 25, 2016, with the passage of the site-specific ordinance for it.
4. The petitioner and the City, from February 2016 to September 2016, undertook the review of the Site Development Plan and related matters.
5. The City had also been working with a group of residents that were appointed to the Pond-Grover Loop Road Committee to study its need and if such a roadway should be extended from its current terminus at Green Pines Drive/Hickory Crest Drive to State Route 100. The Committee recommended the extension of the roadway. The City Council did not support the roadway. This process began in March 2016 and concluded in July 2016.
6. The petitioner, thereafter this decision, requested the Site Plan Subcommittee meeting be scheduled for consideration of the plan package – September 6 and 19, 2016.

The Department also noted this project is the largest in terms of acreage and number of units to be considered and approved by the City in its Town Center Area. Over the years, this particular parcel of ground has been the focus of many discussions relating to its ultimate use, changing from a combination of "Workplace, Open Space, Neighborhood General, and Neighborhood Center" District designations to more recently, as part of the update process for this plan, to "Neighborhood General and Neighborhood Edge" District designations. The current owners of the tract of land had sought for many years to include a "Downtown" District component as part of the property's future development, which was not supported as part of the aforementioned update of the Town Center Plan and its associated designation of properties. Accordingly, with the submittal of a zoning application package that requested single family detached dwellings units on individual lots, it led to the favorable consideration by the City.

Thereafter, the Department highlighted the major design components of the project, which included the following:

Site Characteristics >>>

1. The total number of lots has been decreased to 192 to address compliance issues with certain parcel sizes associated with three (3) of the six (6) villages forming the overall subdivision.
2. The design of all streets will include traffic calming measures, per the direction of the City, and specific safety measures within the right-of-way of an extended Eatherton Road along the entire southern boundary of the site. These features included speed tables, splitter islands, landscaped medians, and two (2) roundabouts.
3. The provision of roadway improvements is consistent with the Town Center Plan's Street Network Plan and creates access into and out of the site at two (2) locations, along with a planned secondary emergency access between the Villages at Bright Leaf Subdivision and the Evergreen Subdivision.
4. The petitioner will design and construct all internal streets to the City's streetscape standards, i.e. asphalt surfaces and concrete vertical curbs and gutters.
5. The design of the stormwater management system for the development, and overall site, will meet all of the latest standards and requirements of the Metropolitan St. Louis Sewer District (MSD).
6. The perimeter of the subject site, where it abuts existing residential units, is limited to ten (10) contiguous lots, which all are equal to, or greater, in size and width that the existing properties in adjoining subdivisions. The majority of the shared boundary lines between this

project and existing homesites are designated as common ground that will be protected.

7. The provision of public space is integral to the design of the site and includes useable active use areas and trails for the whole community. The extent of public space is in excess of 7.5 acres and borders the City's existing Wildwood Greenway Corridor.
8. The development will also provide sidewalks and a multiple-use trail system that will interconnect to surrounding residential communities, and into the Town Center Area.
9. The design of the site does provide a level of protection to the jurisdictional waterway on the site, while creating a view feature by its non-disturbance to many of the new lots that are planned in its vicinity, and while protecting current homesites in its vicinity as well.

Unit Characteristics >>>

10. The petitioner will use architectural shingles on all homes of a 30-year type.
11. The petitioner will use carriage doors for the garages, with the inclusion of windows.
12. The petitioner will use fiber cement board siding on all residential units.
13. The petitioner will provide a nine (9) foot interior celling height within all residential units.
14. The petitioner will extend all materials used on the front of the homes' elevations to the respective sides a minimum of twenty-four (24) inches – only on corner lots.
15. The petitioner will provide front porch areas that are a minimum of eighteen (18) inches above the elevation of the adjoining sidewalks.
16. The petitioners will setback the garage doors from the front of the dwellings a minimum of six (6) to seven point five (7.5) feet.

The petitioner provided additional background on this project, after the Department completed its presentation of this information.

Site Plan Subcommittee's Recommendation: The Site Plan Subcommittee of the Planning and Zoning Commission would first note several items are still in process in regards to this project's design and reflect the changes that have been incorporated most recently due to the alterations in infrastructure levels, specifically the decision of City Council to not connect the proposed Pond-Grover Loop Road. These outstanding items can be summarized as follows:

1. The final conceptual approval from the Metropolitan St. Louis Sewer District (MSD) regarding the planned design of the system of improvements to manage runoff from storm events has not been finalized. The general location and size of the stormwater features is not expected to change, but the final considerations relating to the specifications for construction have yet to be completed.
2. The Missouri Department of Transportation (MoDOT) has requested the previous traffic study for this project be updated to reflect the removal of the extension of the Pond-Grover Loop Road and its potential impact on existing highways and intersections in the vicinity of it. The requested additional study is to determine if changes to the original design are needed at Taylor Road and State Route 100 and State Route 100 and State Route 109. The petitioner has begun this additional study, per the direction of the Missouri Department of Transportation (MoDOT).
3. The Landscape and Lighting Plans have just been finalized, based upon comments from the City in regards to the application of its *Tree Manual* and *Sustainable Plantings Guide* and *Outdoor Lighting Requirements*. These plans will be reviewed by the City's consultants in these regards and will be acted upon by the Planning and Zoning Commission separately from the Site Development Plan package that has been the subject of two (2) Site Plan Subcommittee meetings.
4. The selection of the best method to address the secondary emergency access, given the fire district's preference for a passive type of approach, while ensuring it does not become an issue for pedestrians and bicyclists to use.

Acknowledging these items, the Site Plan Subcommittee of the Planning and Zoning Commission has considered the submitted plans, which includes the Site Development Plan (SDP) and related sheets, and believes them to be in minimum compliance with the site-specific ordinance governing this property and the City's *Zoning Ordinance* and *Subdivision and Development Regulations*. This compliance leads the members of the Site Plan Subcommittee to support approval of this complement of plans, thereby allowing the Department of Planning to sign and release them.

Again, this authorization is **conditioned** upon all service provider approvals being submitted and determined acceptable by the Departments of Public Works and Planning, along with addressing the landscaping and lighting components and the design of the secondary emergency access between this site and Birch Forest Drive. These final reviews by the respective departments of any pertinent service provider comments will address the requirements set forth by City codes and ensure adequate stormwater management is in place,

while access into and out of the site to the surrounding roadway systems meets all safety and function standards, now and at build-out of the project.

Additionally, the Site Plan Subcommittee would also note the proposal for this site reinforces the priority of the City to create communities that reflect reasonable densities of dwellings within the Town Center Area, while providing for a full range of amenities and infrastructure to meet the increased needs and demands created by additional residents in the area. Additionally, this proposal includes the extension of Eatherton Road through the entirety of the site, a critical roadway for the success of this site, while also protecting the jurisdictional waterway located thereon, providing useable public space and a safe trail-sidewalk network, and offering a mix of units (life-cycle housing), all with quality materials and design. Collectively, these components of the plan and associated units are indicative of the compliance the submittal has to standards, guidelines, and regulations of the City.

To date, this project will represent the largest Town Center Area residential development undertaken in the City to reach this point in the process, with its one hundred ninety-two (192) units. The project entails over seventy–eight (78) acres of land area, which under full development will alter the characteristics of the neighborhood from this point forward. Therefore, it is incumbent on the petitioner and the City staff to meet the required high levels of design, construction, and compliance to protect the neighborhood and the investment of current residents. Requirements have been set in place that are reflected on the attached plan sheets to ensure the proper framework is in place to achieve this desired end product.

Summary and Conditions of Action:

This recommendation is conditioned upon all other required codes, regulations, and standards of the City relating to this property and the development of land being met during the construction of the buildings and public space areas. The Site Plan Subcommittee is again recommending approval of the Site Development Plan and related items by the Planning and Zoning Commission at this time, with certain conditions that have been identified and noted above. This recommendation is based upon the completion of all required improvements, in accordance with the plans approved for such by the City of Wildwood.

Attachments And Enclosures:

Attachment A - Site Development Plan (SDP) and Related Items
Attachment B – Site-Specific Ordinance
Attachment C – Background Information

Attachment A
Site Development Plan (SDP) and Related Items

The Villages at Bright Leaf

A Tract Of Land Located In
Sections 1 & 2, Township 44 North, Range 3 East,
City Of Wildwood,
St. Louis County, Missouri

SITE DEVELOPMENT PLAN

R-3 10,000 Square Foot Residence District
(Town Center "Neighborhood General District" and "Neighborhood Edge District"),
With A Planned Residential Development Overlay District (PRD), Ordinance #2145

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD EIGHT
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD, MODOT AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY– AERIAL PHOTOGRAPHY BY SURDEX DATED 3/11/2015.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH MUST BE ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD. SEE REQUIRED LANDSCAPE PLAN
11. THE NEAREST MAJOR INTERSECTION IS HIGHWAY 100 AND STATE ROUTE 109 APPROXIMATELY 200 FEET TO THE SOUTHWEST.
12. THE FRONT FACADES MUST BE 1.5 FEET ABOVE GRADE AT FRONTAGE LINES.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD AND MODOT STANDARDS.
14. ALL EXISTING WATER FEATURES LOCATED ON THIS SITE WHICH WILL BE DISTURBED SHALL BE DEWATERED IN COMPLIANCE WITH THE CITY OF WILDWOOD GRADING CODE.

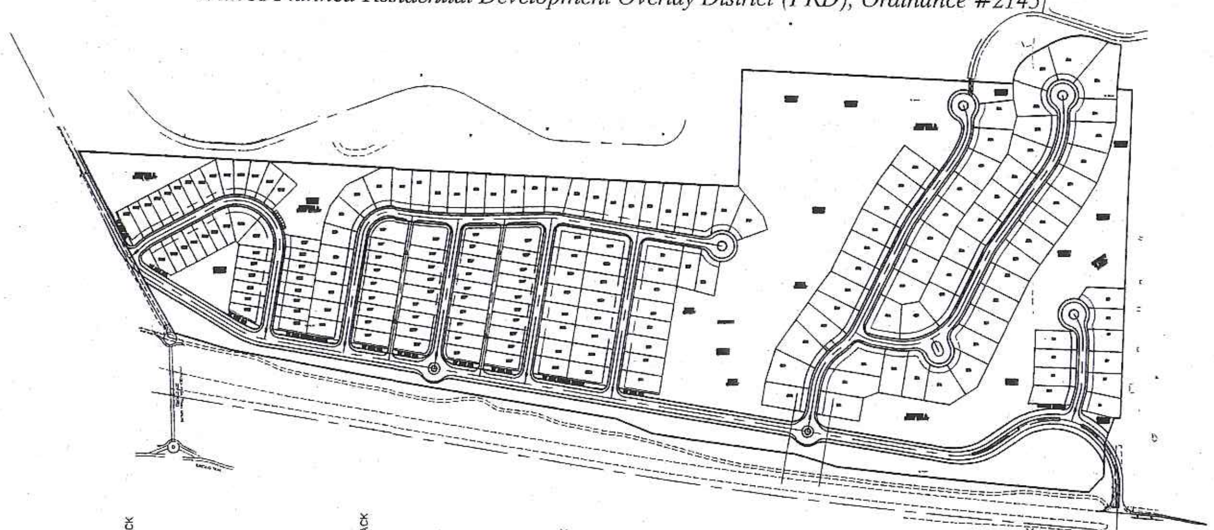
DEVELOPMENT NOTES:

1. LOCATOR NUMBERS: 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, 23V610917
2. SITE ADDRESS: 2344 EATHERTON RD
   WILDWOOD, MO. 63011
3. CURRENT OWNERS:
   WILLIAM JONES, 2350 EATHORTON RD
   WILLIAM JONES JR, 2531 TAYLOR RD
   GOBBLER GROVER, 2344 EATHERTON RD
   MERA VAL INC., 2567 TAYLOR RD
   MERA VAL INC., 2555 TAYLOR RD
   WILLIAM JONES JR, 16602 OVERLOOK HILLS DR
   DEBORAH STRAIN, 16615 OVERLOOK HILLS DR
   OVERLOOK HILLS LLC, 16618 OVERLOOK HILLS DR
   MERA VAL INC., 16721 MANCHESTER RD
4. EXISTING ZONING: R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), ORDINANCE #2145
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
6. GROSS AREA OF SITE: 78.82 ACRES
   LESS RIGHT-OF-WAY: <11.72> ACRES
   NET AREA: 67.10 ACRES
7. DENSITY = $\frac{67.10 \text{ AC. X } 43,560 \text{ S.F./AC.}}{10,000 \text{ SQ.FT.}}$ =292 LOTS ALLOWABLE
   NUMBER OF LOTS PROPOSED: 192
8. PARKING REQUIREMENTS:
   2 EA. X 192 LOTS = 384 SPACES
   PROVIDED = 384 SPACES + 7 GUEST SPACES
9. COMMON GROUND = 19.80 AC.
   PUBLIC OPEN SPACE = 7.70 AC.
   TOTAL SPACE = 27.50 AC.

PROPERTY DESCRIPTION:

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

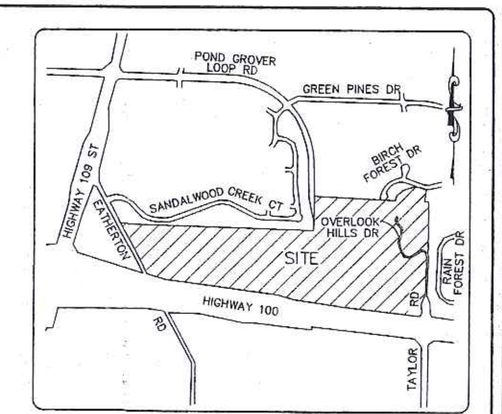
Beginning at the intersection of the north–south centerline of above said Section 1 and the east–west centerline of the Northeast Quarter of said Section 1, said intersection being the southwest corner of 'Evergreen Section 2 Plat 1', a subdivision according to the plat thereof recorded in Plat Book 260 Page 67 of the St. Louis County, Missouri Records; thence along the south line of said 'Evergreen Section 2 Plat 1' and its prolongation, being the south line of 'Evergreen Plat 4', a subdivision according to the plat thereof recorded in Plat Book 226 Page 95 of said records, South 87°39'31" East, 935.26 feet to a point being the southeast corner of Lot 409 of said 'Evergreen Plat 4'; thence leaving said south line and along the southeast line of Lots 407 through 409 of said 'Evergreen Plat 4' the following courses, distances and curves: along a curve to the right being non-tangential to the previous course, with a radius of 125.00 feet and whose chord bears North 31°51'57" East, 123.24 feet, an arc distance of 128.87 feet to a point of tangency; North 61°24'00" East, 79.93 feet to a point of curvature; and along a curve to the right with a radius of 200.00 feet, whose chord bears North 84°26'30" East, 156.56 feet, an arc distance of 160.86 feet to a point on the south right-of-way line of Birch Forest Drive (50 feet Wide); thence leaving said southeast line and along said south right-of-way line, South 72°31'00" East, 38.21' to a point of curvature; thence continuing along said south right-of-way line, along a curve to the left with a radius of 200.00 feet and whose chord bears South 78°50'00" East, 44.01 feet, an arc distance of 44.10 feet to the northwest corner of Lot 406 of said 'Evergreen Plat 4'; thence leaving said south right-of-way line and along the west line of said Lot 406, South 04°51'00" West, 153.26 feet to a point on said east-west centerline, said point also being the southwest corner of said Lot 406; thence along said east-west centerline, said line also being the south line of said Lot 406, South 87°39'31" East, 51.98' to a point on the north-south centerline of the Northeast Quarter of said Section 1, said point also being the northwest corner of 'Evergreen Plat 3', a subdivision according to the plat thereof recorded in Plat Book 204 Page 71 of said records; thence leaving last said line and along said north-south centerline of the Northeast Quarter of Section 1, said line also being the west line of said 'Evergreen Plat 3', the west line of 'Evergreen Plat 2', a subdivision according to the plat thereof recorded in Plat Book 190 Page 92 of said records and the west line of 'Evergreen Plat 1', a subdivision according to the plat thereof recorded in Plat Book 190 Page 89 of said records, South 01°34'37" West, 1128.77 feet to a point in the centerline of Taylor Road (Width Varies); thence leaving last said north-south centerline, North 88°25'23" West, 20.00 feet to the west right-of-way line of said Taylor Road; thence along said west right-of-way line the following courses and distances: South 20°00'41" West, 94.87 feet; South 01°34'37" West, 113.11 feet; and South 43°21'00" West, 75.00 feet to a point in the north right-of-way line of State Highway 100; thence leaving last said west right-of-way line of Taylor Road and along last said south right-of-way line of State Highway 109 the following courses, distances and curves: North 85°02'20" West, 461.64 feet to a point of curvature; along a curve to the right with a radius of 17,063.74 feet, whose chord bears North 84°21'00" West, 410.34 feet, an arc distance of 410.35 feet; North 73°52'26" West, 150.88 feet; along a curve to the right being non-tangential to the previous course with a radius of 17,038.74 feet, whose chord bears North 82°19'40" West, 495.62 feet, an arc distance of 495.64 feet; North 68°37'23" West, 137.03 feet; North 81°02'40" West, 865.00 feet; North 79°53'55" West, 500.10 feet; and North 74°04'56" West, 204.59' to a point in the east right-of-way line of Eatherton Road (40' Wide); thence leaving last said south right-of-way line and along said east right-of-way line of Eatherton Road, North 30°49'19" West, 225.43 feet; thence continuing along said east right-of-way line, North 28°03'19" West, 483.01 feet to a point on the south line of 'Sandalwood Creek Condominiums Phase One-A', according to the plat thereof recorded in Plat Book 240 Page 6 of said records; thence leaving said east right-of-way line and along last said south line and its prolongation, South 87°33'57" East, 1,534.33 feet to the southwest corner of 'Hunters Run', a subdivision according to the plat thereof recorded in Plat Book 320 Page 25 of said records; thence leaving last said south line and along the south line of said 'Hunters Run', South 87°41'40" East, 771.44 feet to a point on said north-south centerline of Section 1; thence leaving last said south line and along last said north-south centerline, North 01°12'37" East, 399.14 feet to the Point of Beginning and contains 3,433,413 square feet, or 78.820 acres more or less, according to calculations performed by The Sterling Company during the month of March, 2016.



KEY MAP
SCALE: 1"=300'

FLOOD NOTE:

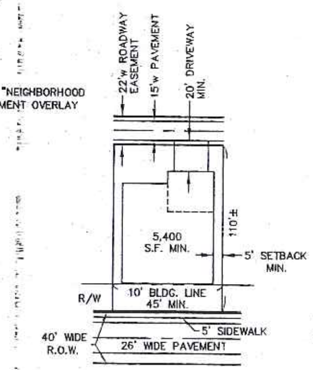
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.



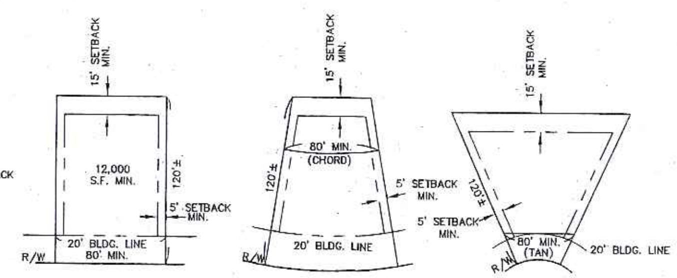
LOCATION MAP
N.T.S.

LEGEND

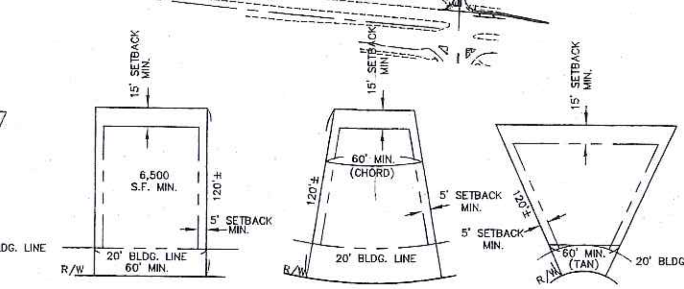
EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX. CI	CATCH BASIN	CI NO.
EX. AI	AREA INLET	AI NO.
EX. GI	GRATED INLET	GI NO.
EX. MH	STORM MANHOLE	MH NO.
EX. MH	SANITARY MANHOLE	MH NO.
EX. FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OHW)
℄	FLOW LINE	℄
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	ELEC



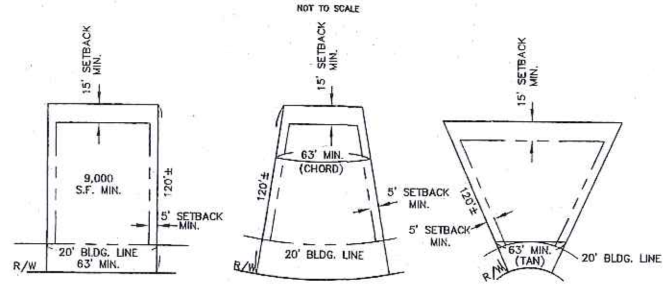
TYPICAL "F" LOT
NOT TO SCALE



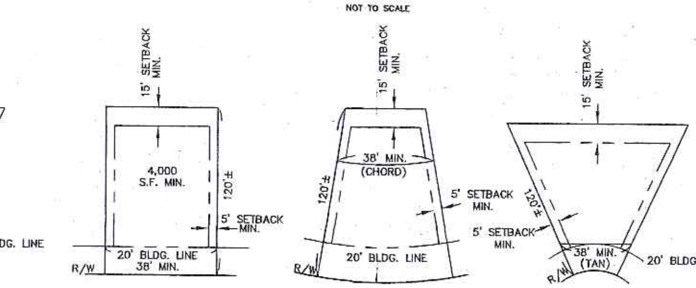
TYPICAL "A" LOT
NOT TO SCALE



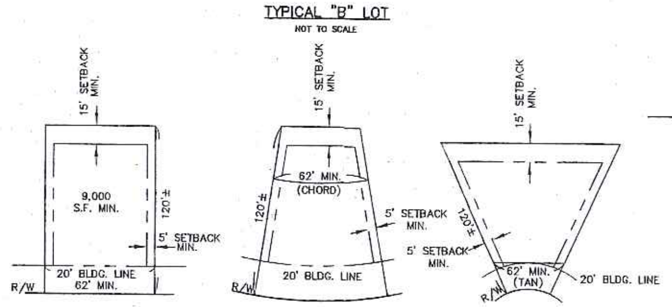
TYPICAL "D" LOT
NOT TO SCALE



TYPICAL "B" LOT
NOT TO SCALE



TYPICAL "E" LOT
NOT TO SCALE



TYPICAL "C" LOT
NOT TO SCALE

SHEET INDEX

1.1	COVER SHEET
2.1-2.4	SDP - SITE PLAN
3.1-3.4	SDP - GRADING PLAN
4.1	NATURAL RESOURCES MAP
5.1	ENTRANCE DETAIL
6.1	SITE SECTIONS
7.1	WALL SCHEDULE
8.1	DETAILS
9.1-9.2	ORDINANCE #2145

LOT/UNIT TOTALS:

"A" 80'W. MIN. ~ 53 LOTS
"B" 63'W. MIN. ~ 40 LOTS
"C" 62'W. MIN. ~ 10 LOTS
"D" 60'W. MIN. ~ 14 LOTS
"E" 38'W. MIN. ~ 37 LOTS
"F" 45'W. MIN. ~ 38 LOTS

TOTAL LOTS ~ 192

GEOTECHNICAL ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY JACOBI GEOTECHNICAL ENGINEERING, INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY JACOBI GEOTECHNICAL ENGINEERING, INC

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL TO THE SITE GRADING PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.

JACOBI GEOTECHNICAL ENGINEERING, INC MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA, THAT OUR RECOMMENDATIONS RELATIVE TO SITE GRADING ARE IMPLEMENTED, AND THAT OTHER GEOTECHNICAL ASPECTS OF SITE DEVELOPMENT ARE PERFORMED IN

ACCORDANCE WITH THESE PLANS.

JACOBI GEOTECHNICAL
ENGINEERING, INC

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL CUSTOM HOMES, LLC AND CONSORT HOMES, LLC, PREPARED A SITE DEVELOPMENT PLAN OF "THE VILLAGES AT BRIGHTLEAF". A TRACT OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

GEORGE J. GOWER – VICE PRESIDENT
MO. REG L.S. – #2336

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

MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN

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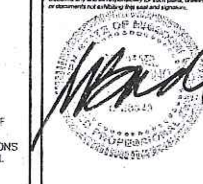

Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Sept. 16, 2016
Designed: MF	Sheet 1.1
Drawn: SL	
Checked: SL	SDP

Drawing name: V:\1404138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Sep 16, 2016 - 9:13am Plotted by: jluetkenhaus

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The Villages at Brightleaf

Wildwood, Missouri

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GRADING PLAN

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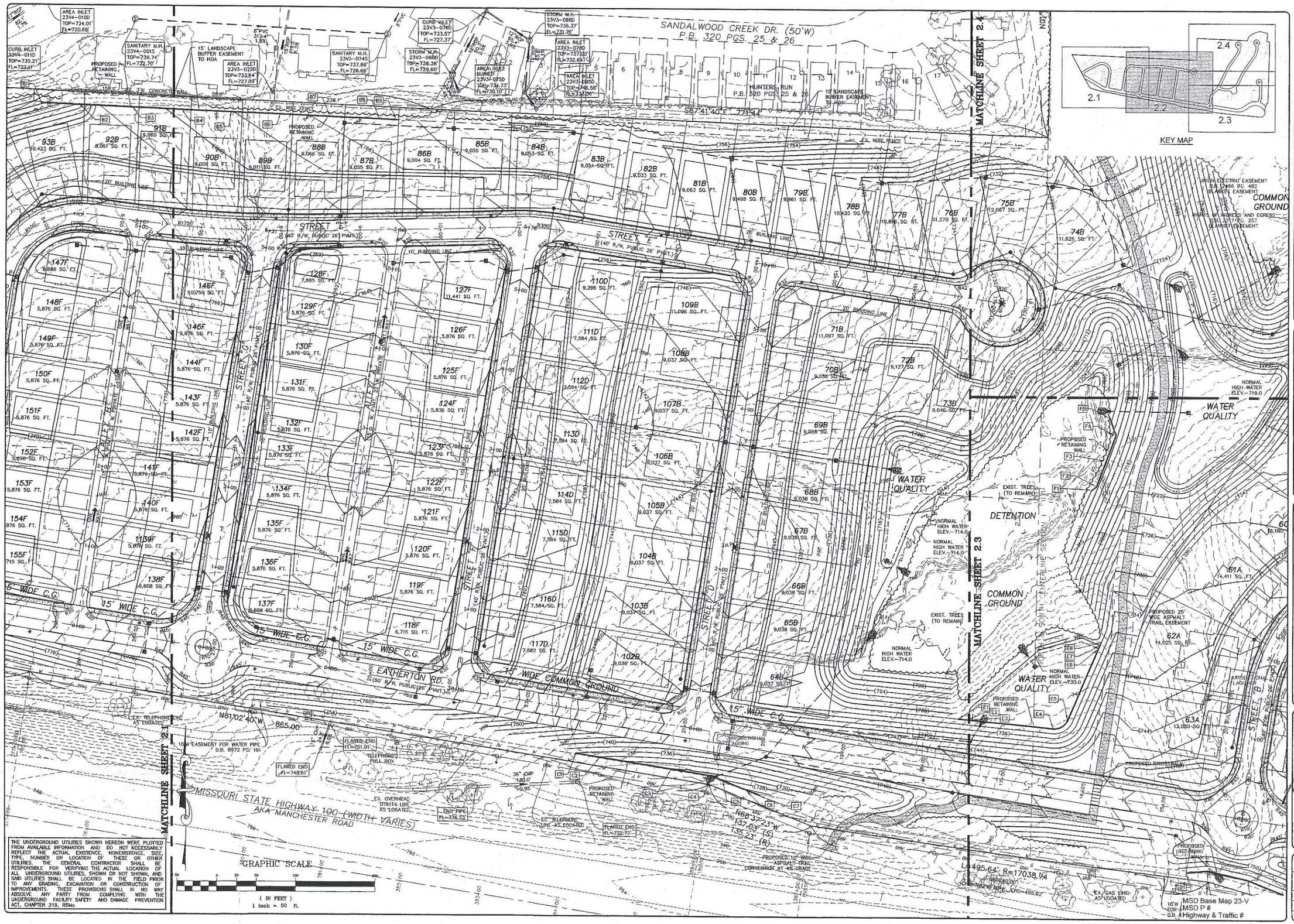

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

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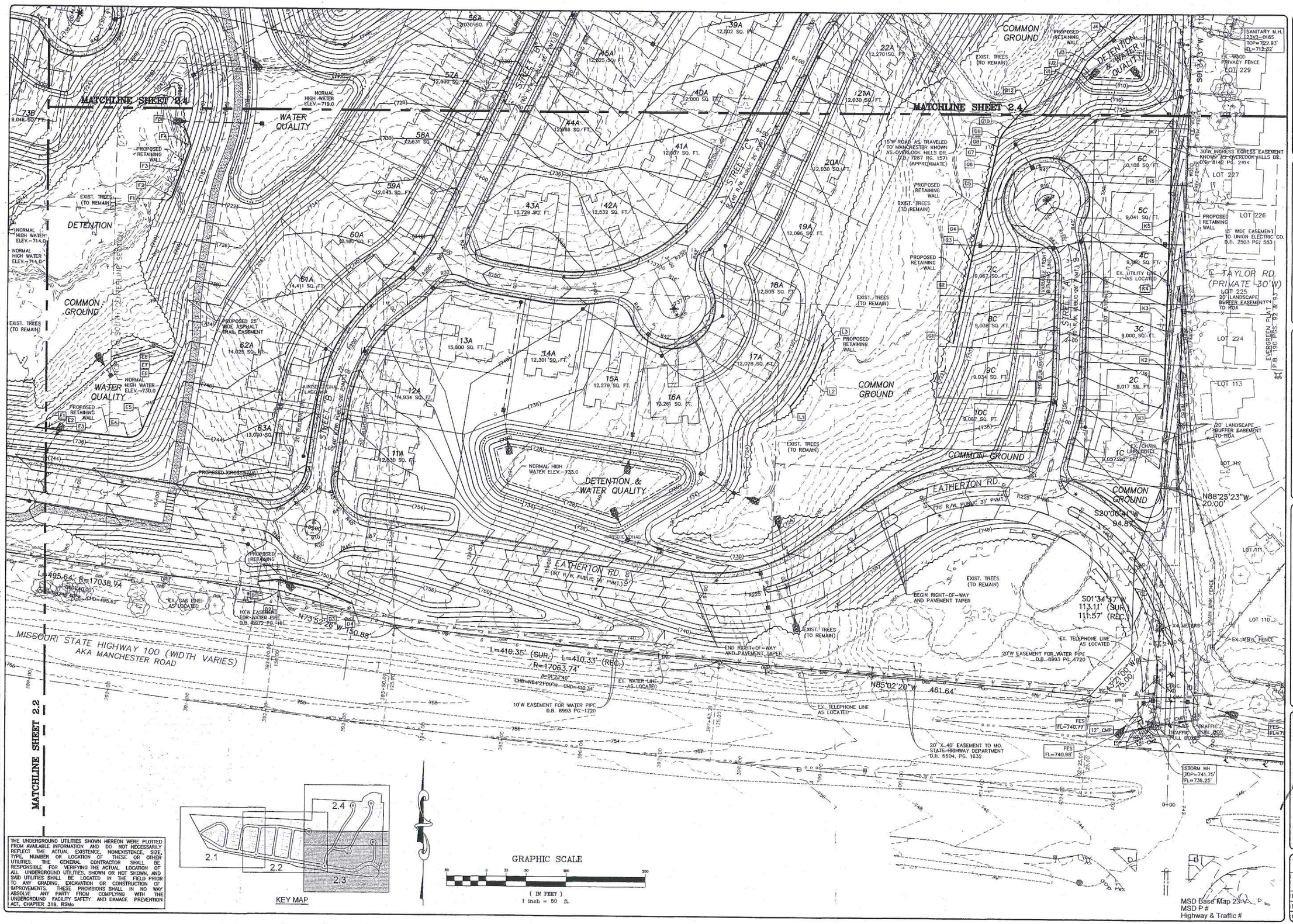

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2.1 2.2 2.3 2.4

KEY MAP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28643
NOTARY PUBLIC

Date: 09/16/2016
MICHAEL G. BOERDING
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Civil Engineer

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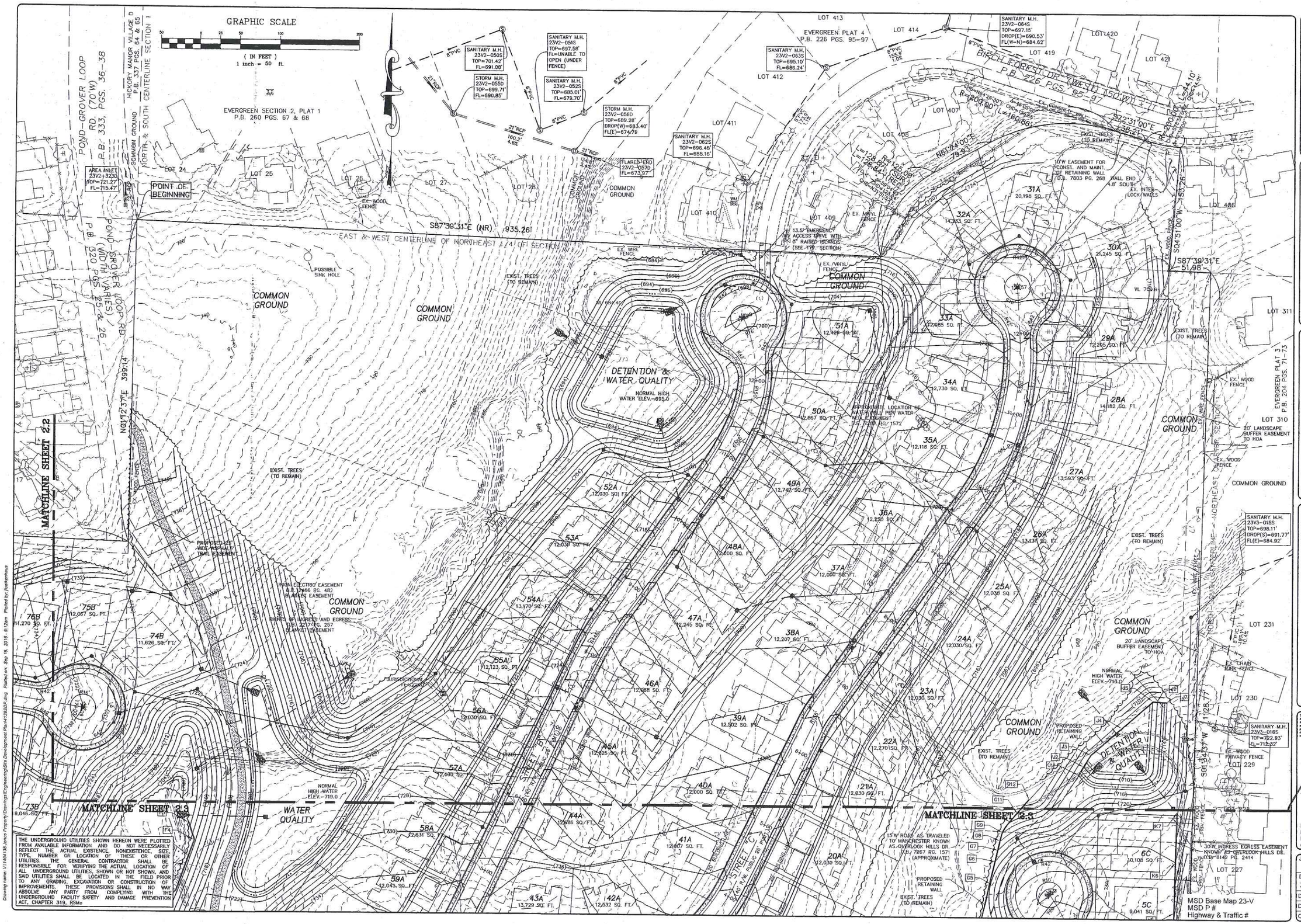

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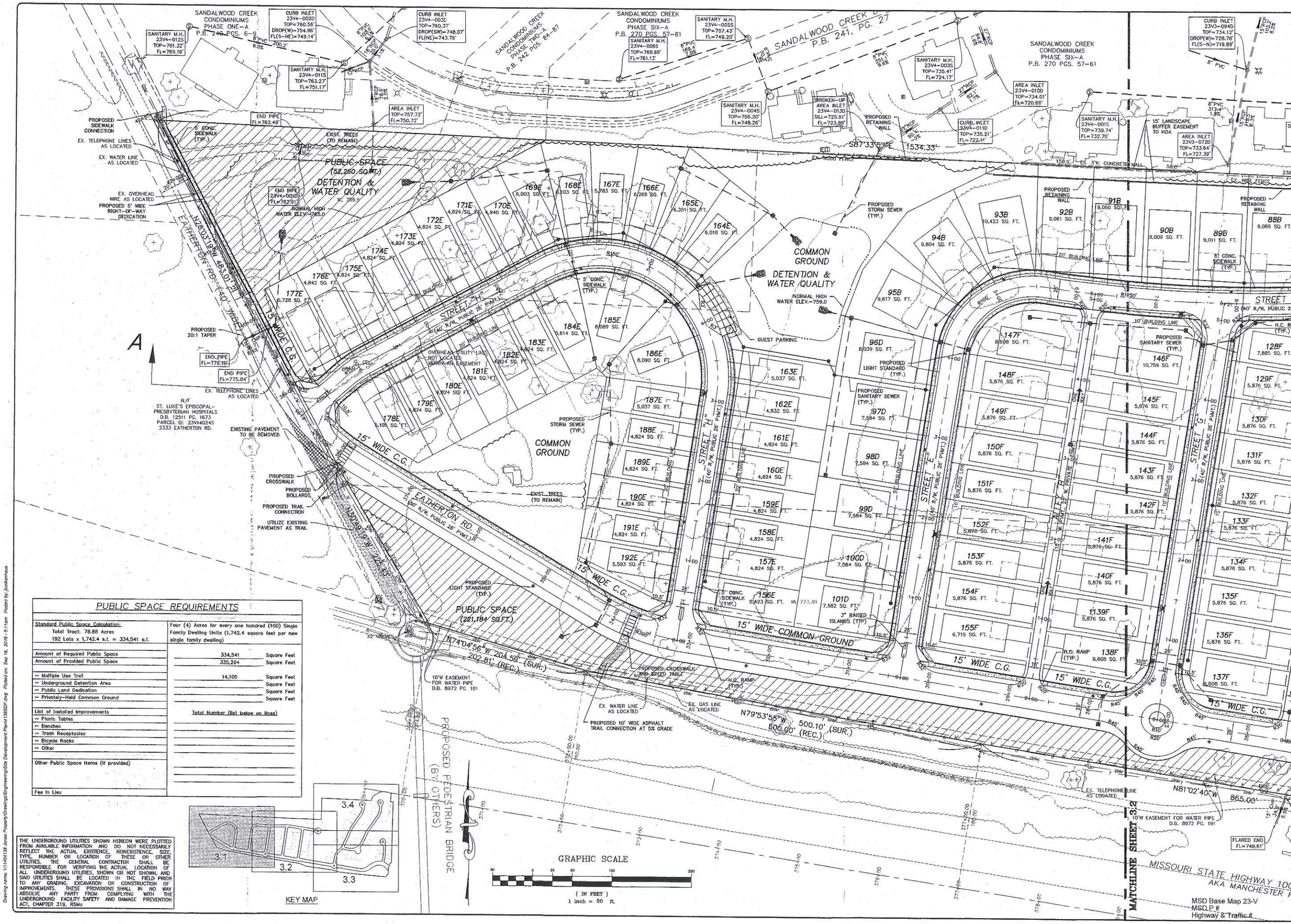

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 78.88 Acres; 192 Lots x 1,742.4 s.f. = 334,541 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)	
Amount of Required Public Space	334,541	Square Feet
Amount of Provided Public Space	335,294	Square Feet
~ Multiple Use Trail	14,105	Square Feet
~ Underground Detention Area		Square Feet
~ Public Land Dedication		Square Feet
~ Privately-Held Common Ground		Square Feet
List of Installed Improvements	Total Number (list below on lines)	
~ Picnic Tables		
~ Benches		
~ Trash Receptacles		
~ Bicycle Racks		
~ Other		
Other Public Space Items (if provided)		
Fee In Lieu		

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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
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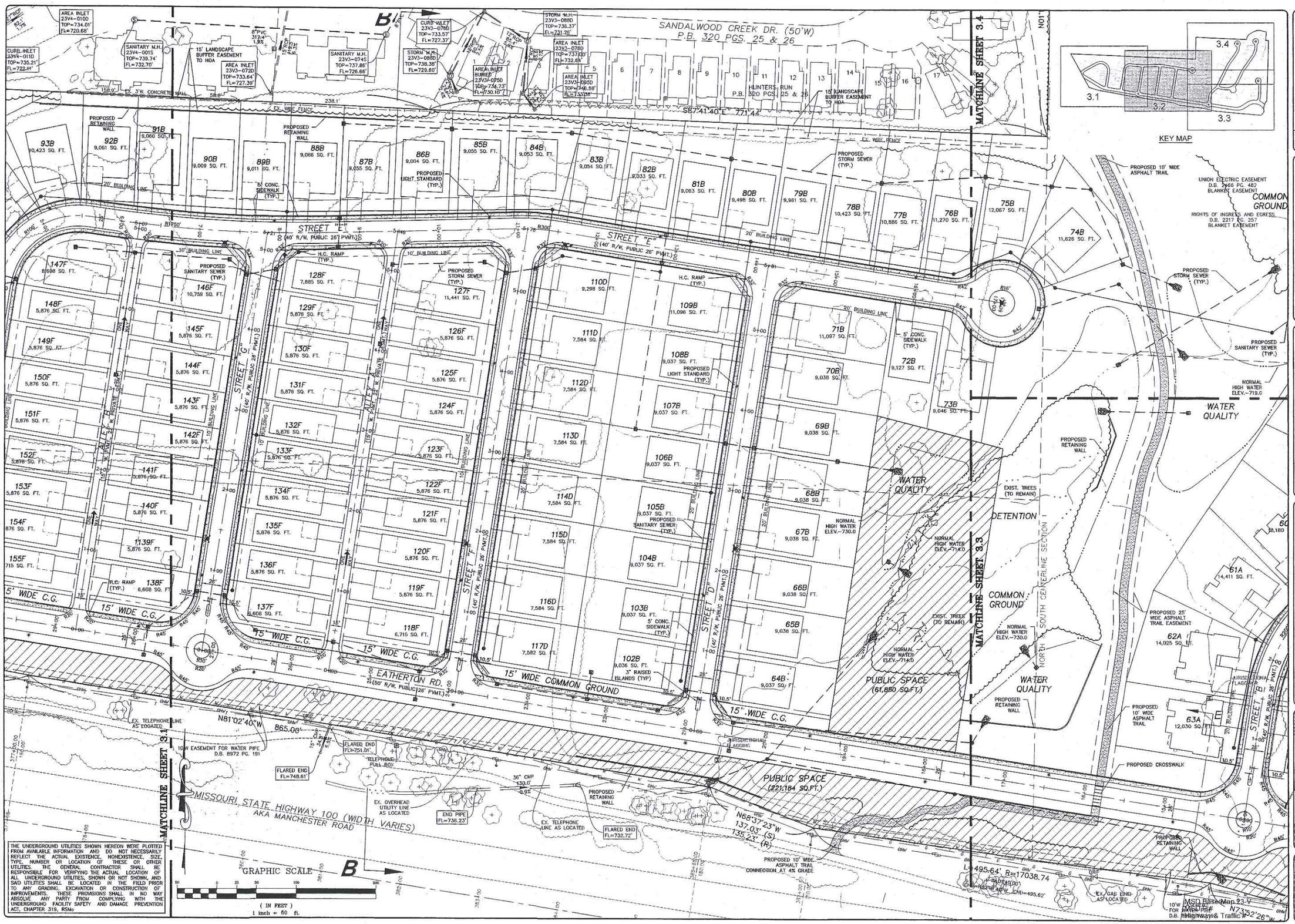

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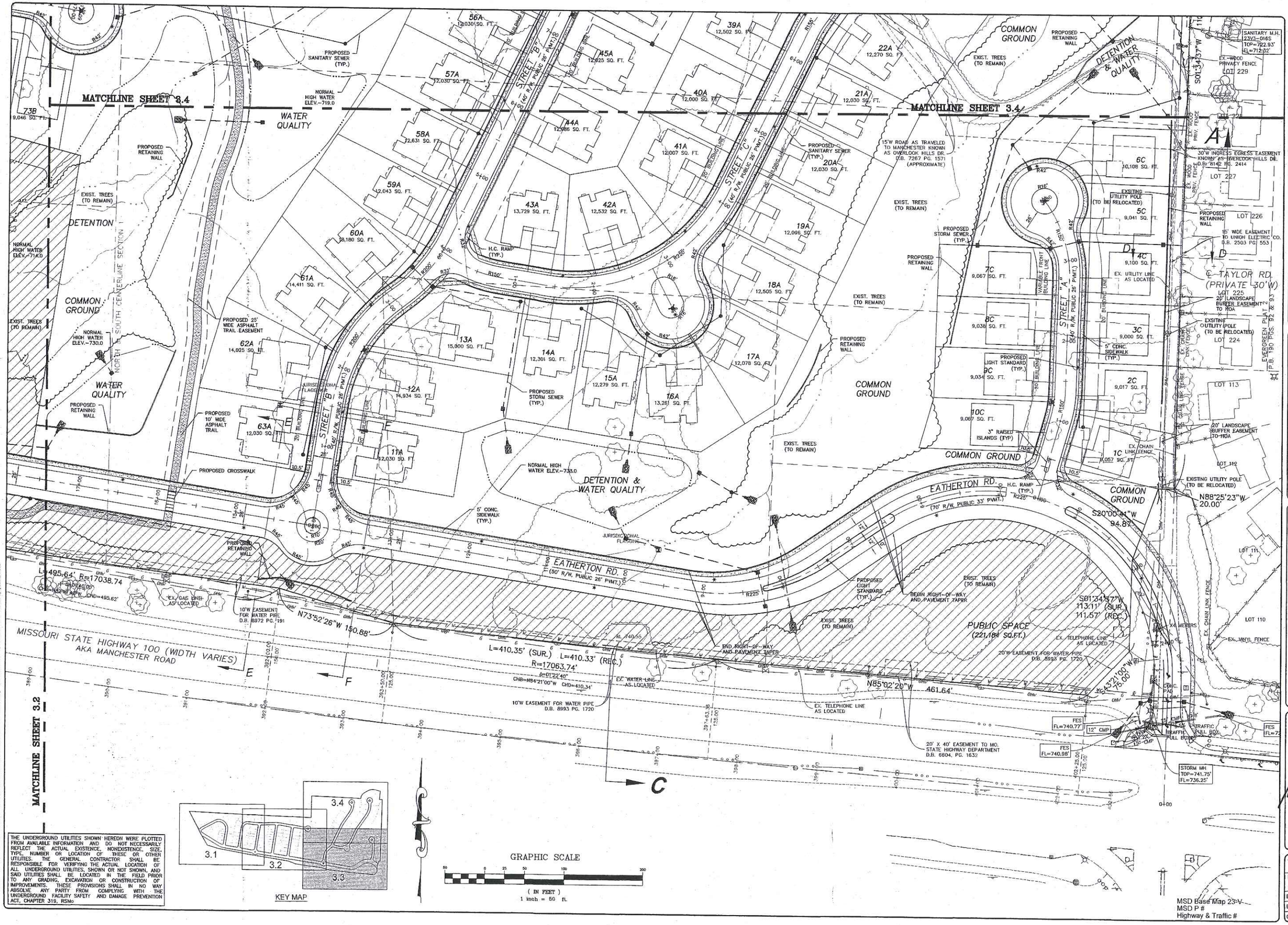

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STATE OF MISSOURI
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E-28643
PROFESSIONAL ENGINEER

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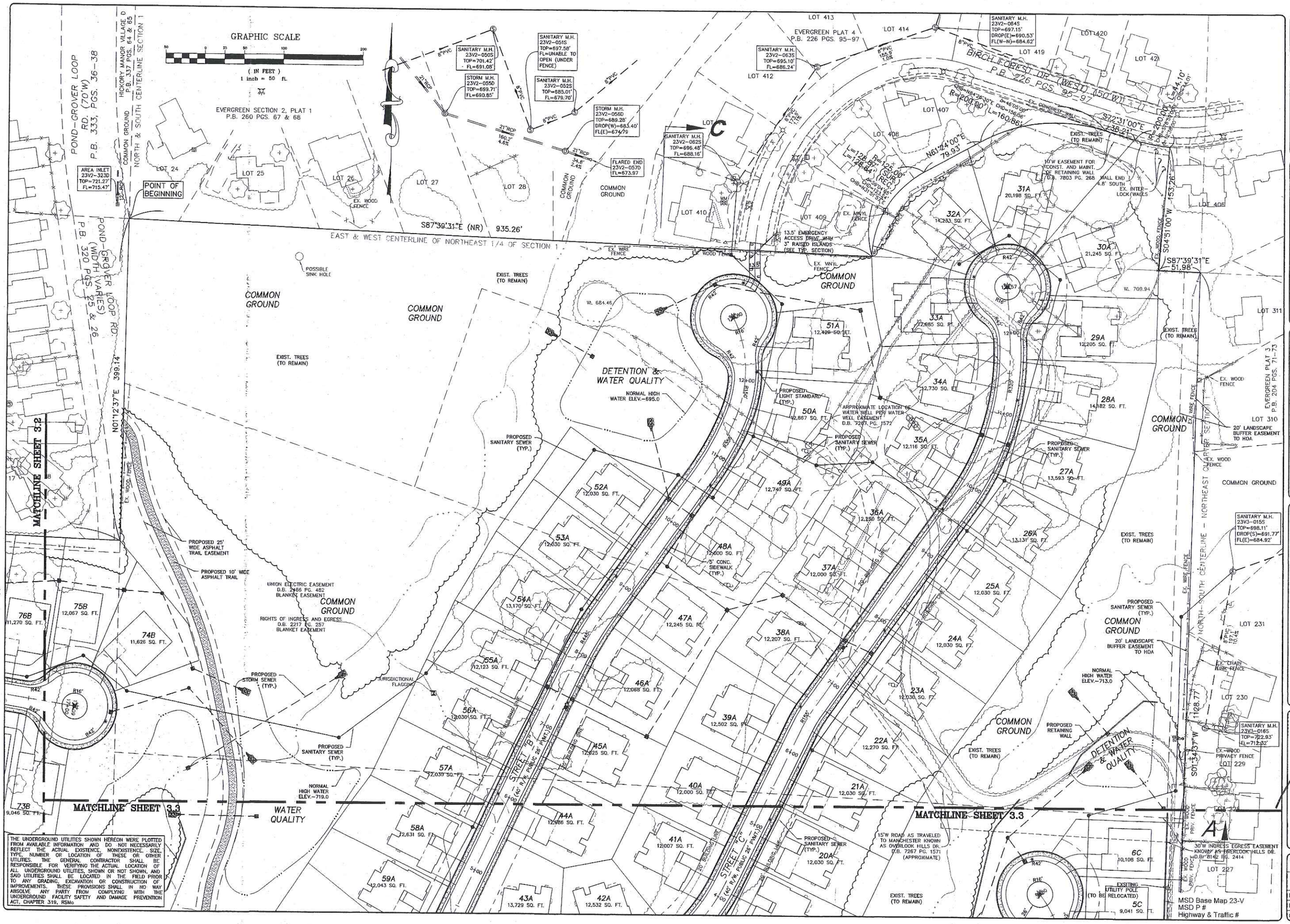

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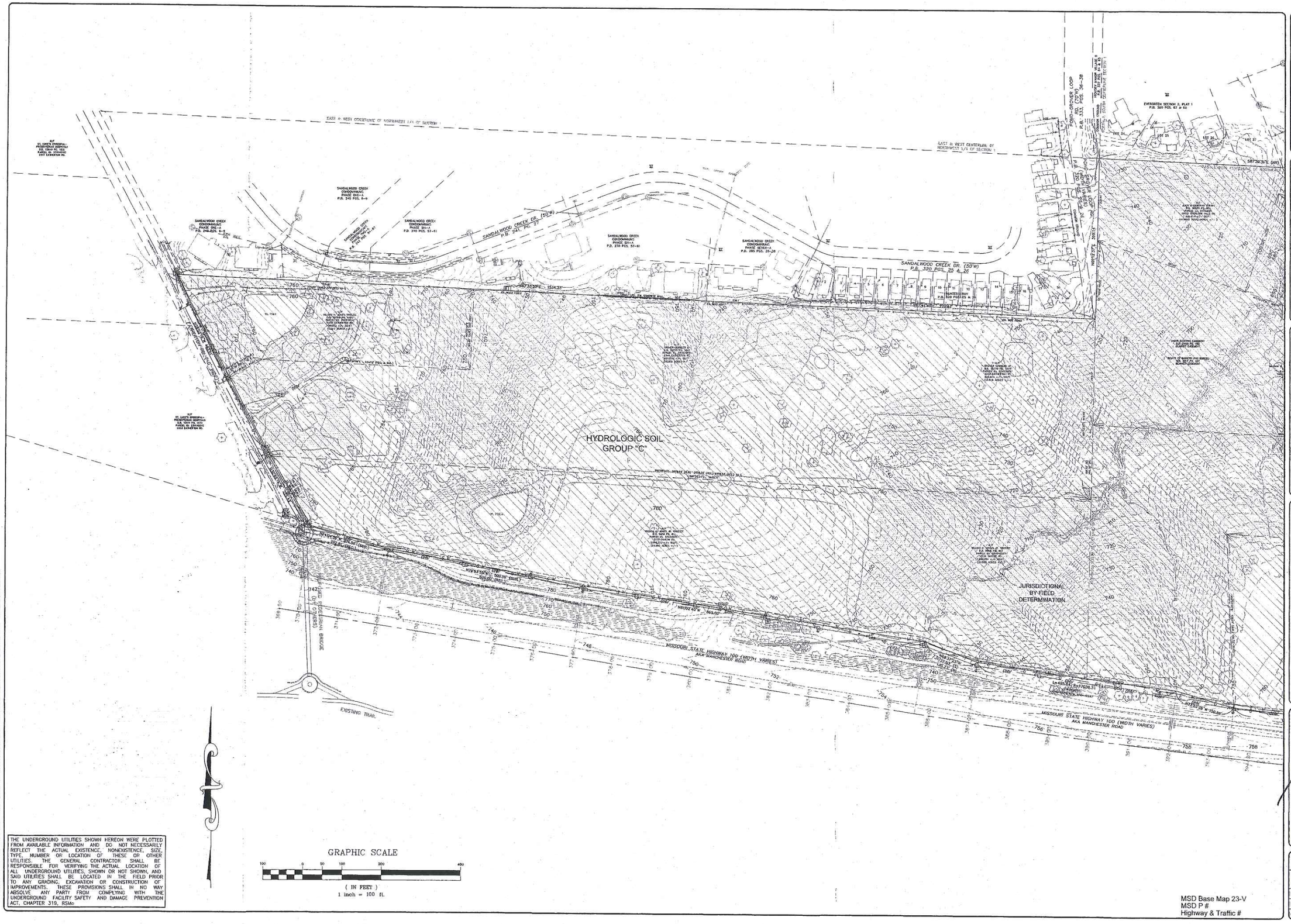
MSD Base Map 23-V
MSD P #
Highway & Traffic #



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MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-8-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS
5	9-16-2016 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
CHESTERFIELD, MISSOURI 63005
Ph. 636-770-7300

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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

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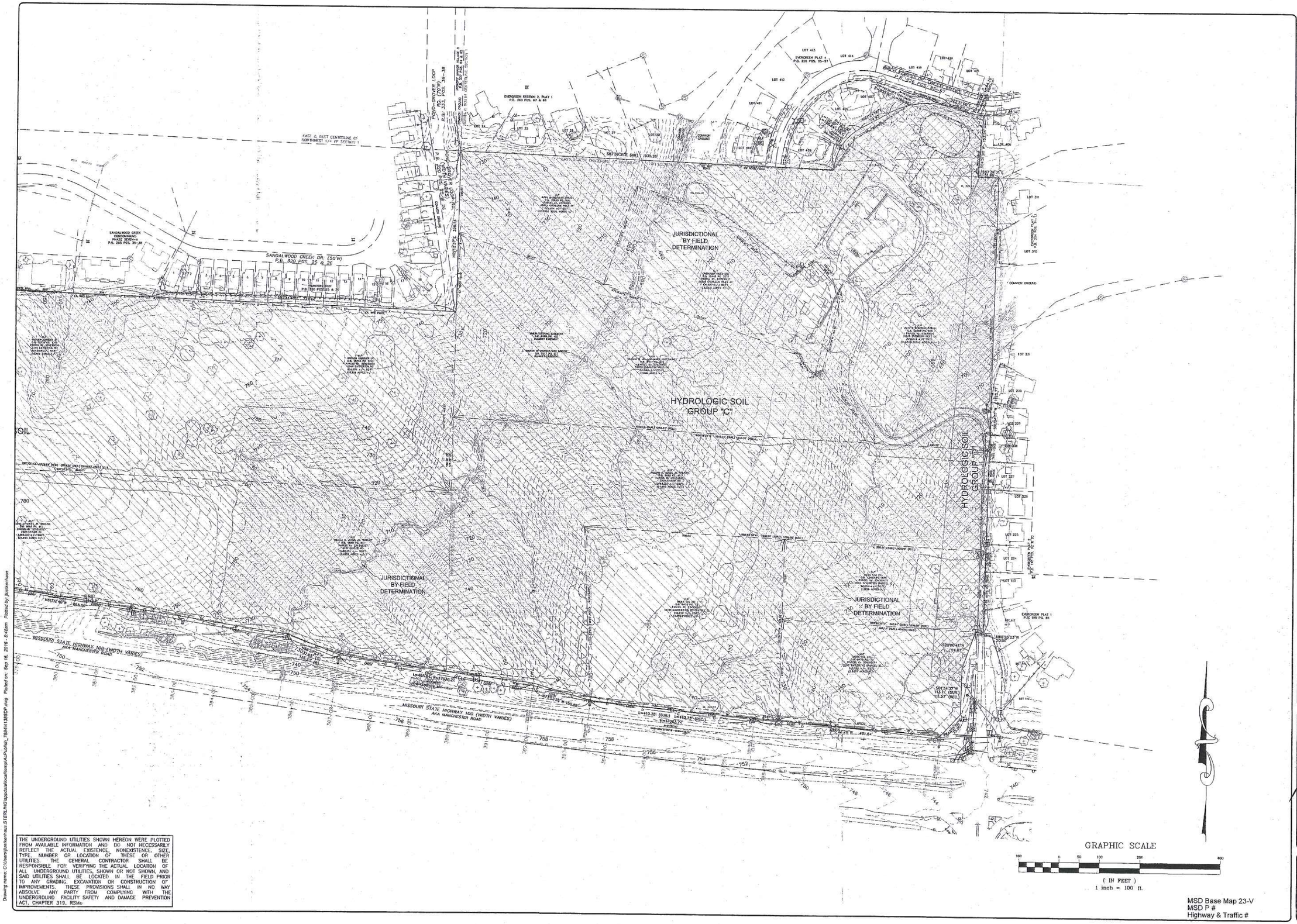
STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Sept. 16, 2016	
Designed: MF	Sheet
Drawn: SL	4.1
Checked: SL	SDP

Drawing name: C:\Users\jluekenhaus STERLING\appdata\local\temp\AcPublish_76844\1583DP.dwg Plotted on: Sep 16, 2016 - 6:45am Plotted by: jluekenhaus



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MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

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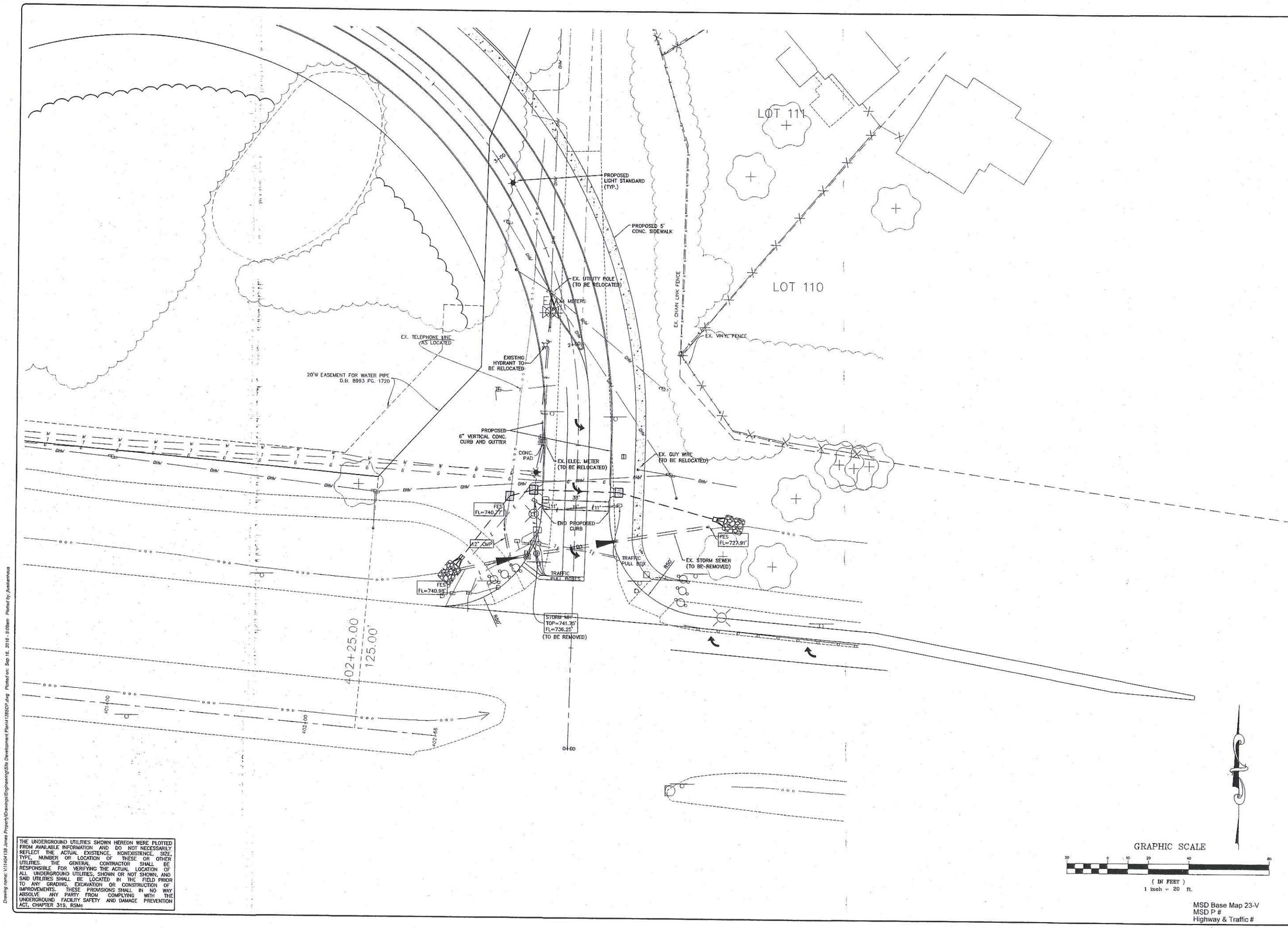
STATE OF MISSOURI
E-28643
PROFESSIONAL ENGINEER

Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Sept. 16, 2016
Designed: MF	Sheet
Drawn: SL	4.2
Checked: SL	SDP

Drawing name: C:\Users\jlueker\Appdata\Local\Temp\AcPublish_7684\4138SDP.dwg Plotted on: Sep 16, 2016 - 8:48am Plotted by: jlueker



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MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Brightleaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
ENTRANCE DETAIL

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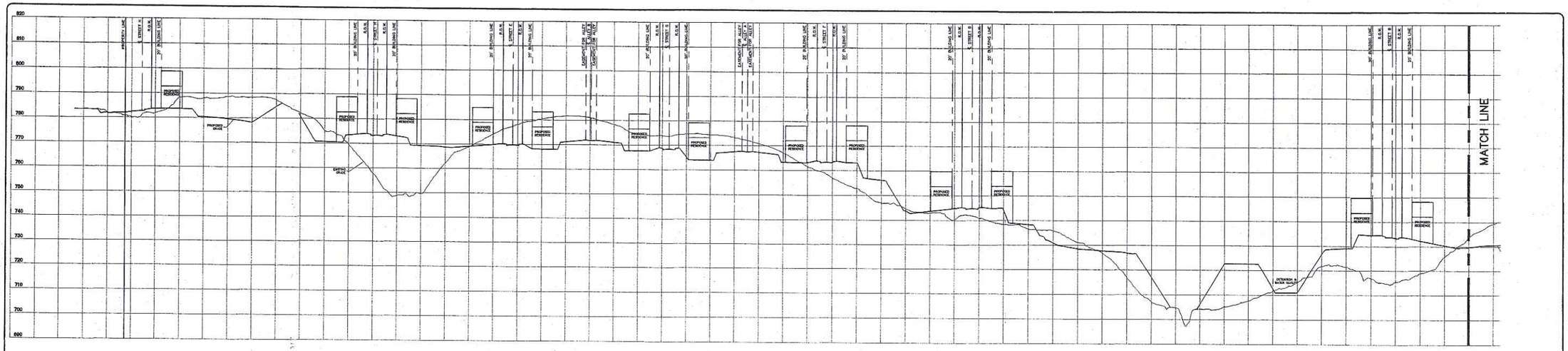
STATE OF MISSOURI
MICHAEL G. BOERDING
PROFESSIONAL ENGINEER

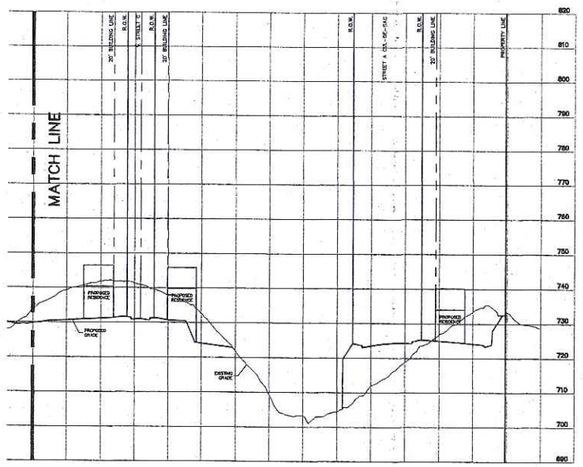
Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Sept. 16, 2016
Designed: MF	Sheet
Drawn: SL	5.1
Checked: SL	SDP

Drawing name: V:\14-04-138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Sep 16, 2016 - 9:09am Plotted by: jluskenhaus



SECTION A-A



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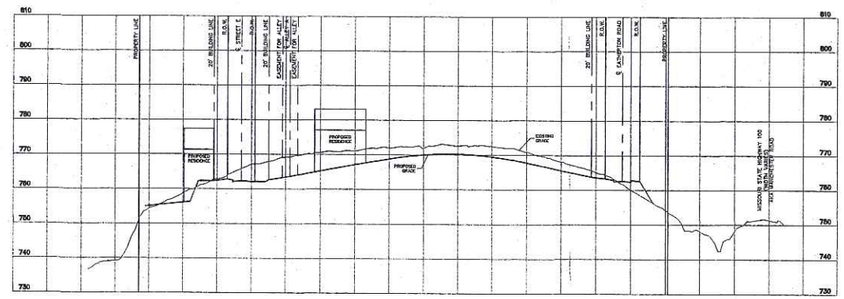
CONTINUED



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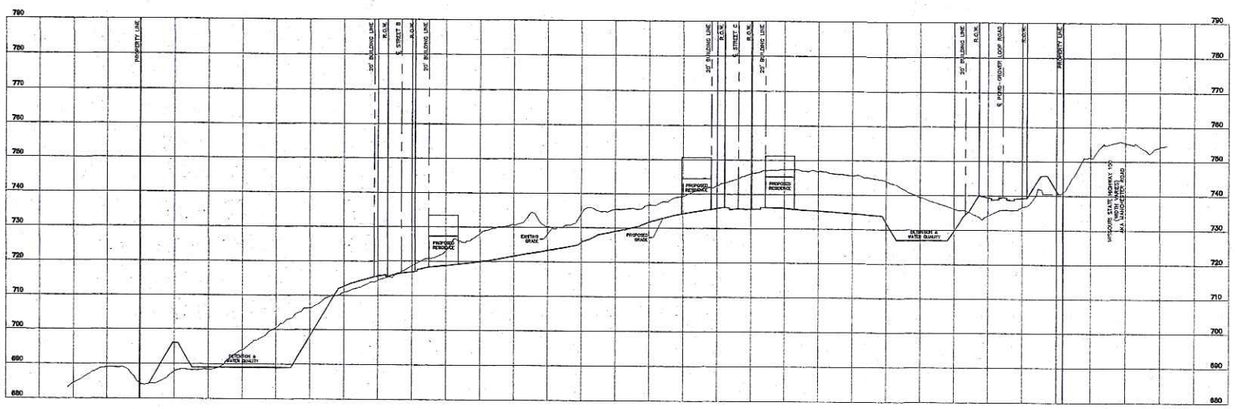

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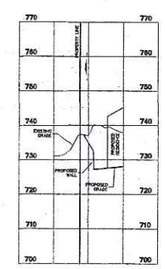

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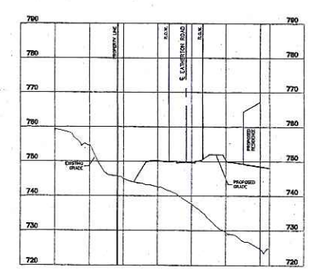
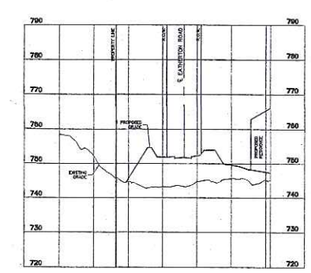


SECTION E-E



SECTION F-F

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
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The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE SECTIONS

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STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28643
PROFESSIONAL ENGINEER

Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Sept. 16, 2016
Designed: MF	Sheet
Drawn: SL	6.1
Checked: SL	SDP

Drawing name: V:\14041138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Sep 16, 2016 - 8:05am Plotted by: jbuellenhaus

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
A1	734.0	734.0	0.0			
				2.0	43.6	87
A2	734.0	730.0	4.0			
				2.0	42.6	85
A3	734.0	734.0	0.0			
				TOTALS	86	172

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
B1	749.6	749.0	0.6			
				1.3	48	60
B2	755.4	753.5	1.9			
				4.1	66.7	270
B3	761.0	754.8	6.2			
				5.8	62.2	361
B4	759.5	754.1	5.4			
				8.4	62.2	526
B5	758.1	746.6	11.5			
				16.6	62.2	1033
B6	756.8	735.1	21.7			
				16.6	62.2	1033
B7	755.6	744.1	11.5			
				7.1	62.2	439
B8	754.5	751.9	2.6			
				1.4	20.7	29
B9	754.1	753.9	0.2			
				TOTALS	446	3749

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
C1	736.1	736.0	0.1			
				0.5	30.5	15
C2	734.0	733.1	0.9			
				3.1	90.3	284
C3	730.0	724.6	5.4			
				6.7	50.8	340
C4	729.2	721.2	8.0			
				7.2	15.4	111
C5	728.0	721.6	6.4			
				4.6	31	144
C6	726.0	723.1	2.9			
				1.4	18.8	27
C7	725.0	725.0	0.0			
				TOTALS	237	922

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
D1	744.0	744.0	0.0			
				1.9	26.8	50
D2	744.0	740.3	3.7			
				3.9	50.8	196
D3	744.0	740.0	4.0			
				2.1	45.9	94
D4	744.0	743.9	0.1			
				TOTALS	124	339

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
E1	732.0	732.0	0.0			
				1.0	13.2	13
E2	732.0	730.0	2.0			
				2.8	4.5	12
E3	732.0	728.5	3.5			
				3.5	74.1	259
E4	732.0	728.5	3.5			
				3.5	23.3	82
E5	732.0	728.5	3.5			
				3.5	96.2	337
E6	732.0	728.5	3.5			
				2.8	4.8	13
E7	732.0	730.0	2.0			
				1.0	3.2	3
E8	732.0	732.0	0.0			
				TOTALS	219	720

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
F1	708.3	707.4	0.9			
				1.6	7.9	13
F2	709.7	707.4	2.3			
				3.7	33.2	121
F3	709.7	704.7	5.0			
				4.8	33.6	160
F4	709.7	705.2	4.5			
				2.3	22.7	51
F5	704.8	704.8	0.0			
				TOTALS	97	344

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
G1	722.0	722.0	0.0			
				2.5	65	163
G2	722.0	717.0	5.0			
				7.0	39	273
G3	722.0	713.0	9.0			
				7.8	7.5	59
G4	720.0	713.4	6.6			
				9.6	84	802
G5	720.0	707.5	12.5			
				12.2	28	340
G6	718.0	706.2	11.8			
				11.3	14.5	164
G7	716.0	705.2	10.8			
				10.0	11.8	118
G8	714.0	704.8	9.2			
				8.6	11	95
G9	712.0	704.0	8.0			
				7.5	16	120
G10	710.0	703.0	7.0			
				5.8	14.4	83
G11	708.0	703.5	4.5			
				2.8	22.6	62
G12	704.0	703.0	1.0			
				TOTALS	314	2278

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
J1	714.0	713.9	0.1			
				2.1	12.2	25
J2	714.0	710.0	4.0			
				5.5	17.4	96
J3	714.0	707.0	7.0			
				7.0	50.5	354
J4	714.0	707.0	7.0			
				6.3	51	319
J5	714.0	708.5	5.5			
				4.8	5.6	27
J6	714.0	710.0	4.0			
				2.0	11.9	24
J7	714.0	714.0	0.0			
				TOTALS	149	843

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
K1	740.0	739.5	0.5			
				1.1	41.7	46
K2	738.8	737.1	1.7			
				2.7	62.2	171
K3	736.8	733.0	3.8			
				4.5	62.2	283
K4	734.5	729.2	5.3			
				5.3	62.2	333
K5	731.8	726.4	5.4			
				4.8	62.2	302
K6	728.3	724.0	4.3			
				2.2	62.2	137
K7	724.0	723.9	0.1			
				TOTALS	353	1271

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
L1	718.0	718.0	0.0			
				1.4	44.5	62
L2	718.0	715.2	2.8			
				1.5	44.7	67
L3	718.0	717.8	0.2			
				TOTALS	89	129

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
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The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
WALL SCHEDULE

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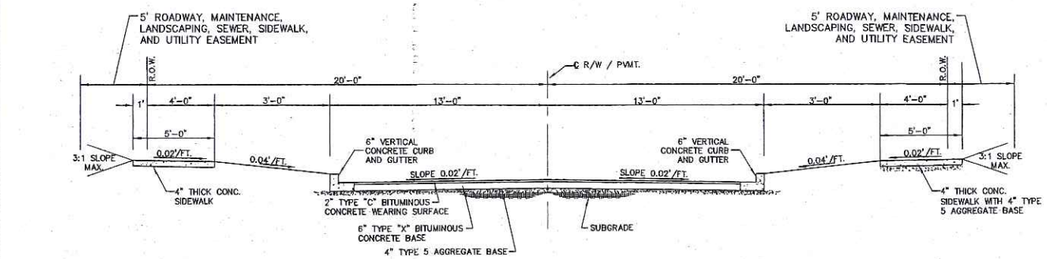
STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

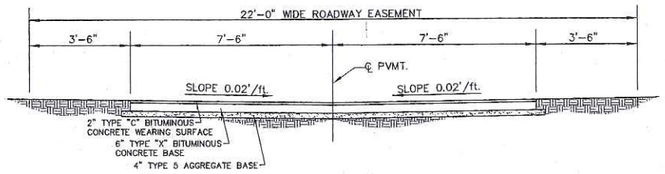
Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number: 14-04-138
Date: Sept. 16, 2016
Designed: MF
Drawn: SL
Checked: SL
Sheet: 7.1
SDP

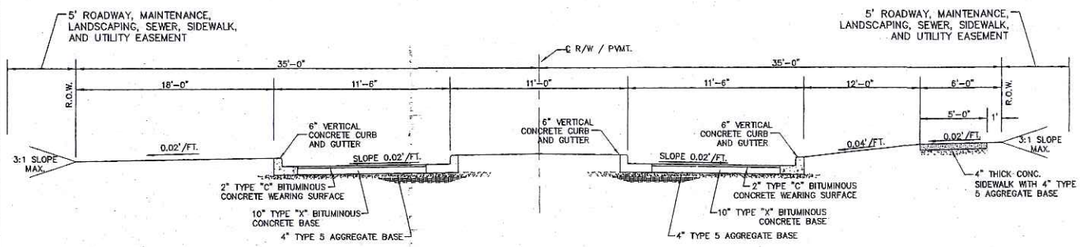
Drawing name: V:\14\04138 Jones Property\Drawings\Engineering\Site Development Plans\14-138SDP.dwg Plotted on: Sep 16, 2016 - 9:08am Plotted by: jbaldenhaus



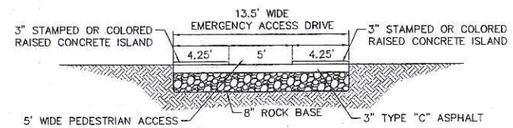
TYPICAL PVMT. SECTION
(26' PAVEMENT / 40' R.O.W.)
N.T.S.



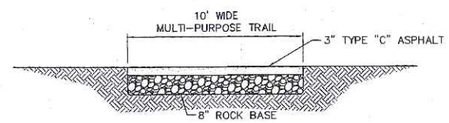
TYPICAL ALLEY PAVEMENT SECTION
(15' PAVEMENT/22' ROADWAY EASEMENT)



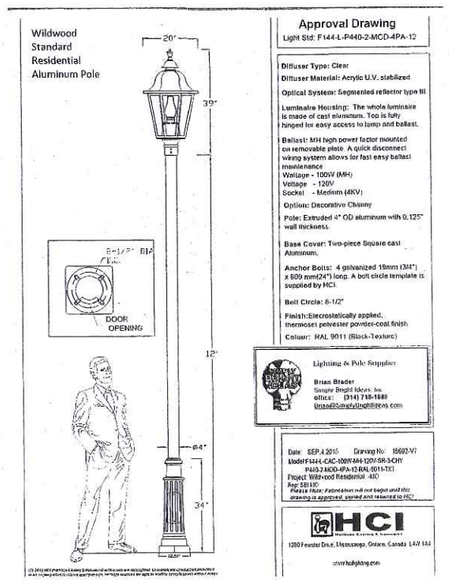
"EATHERTON ROAD"
STA. 0+00.00 TO STA. 7+48.75
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



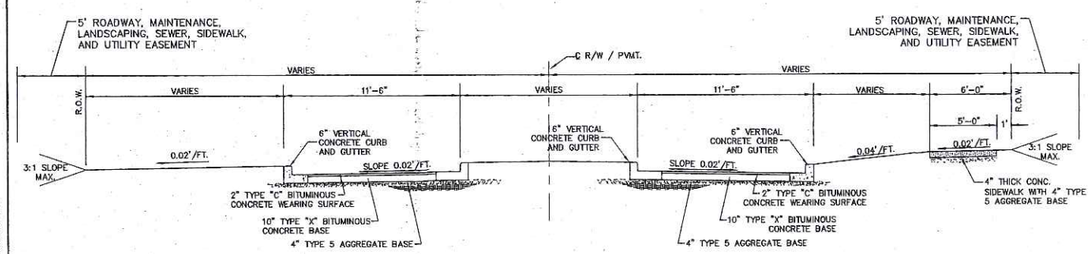
12.5 ft. EMERGENCY ACCESS DRIVE
N.T.S.



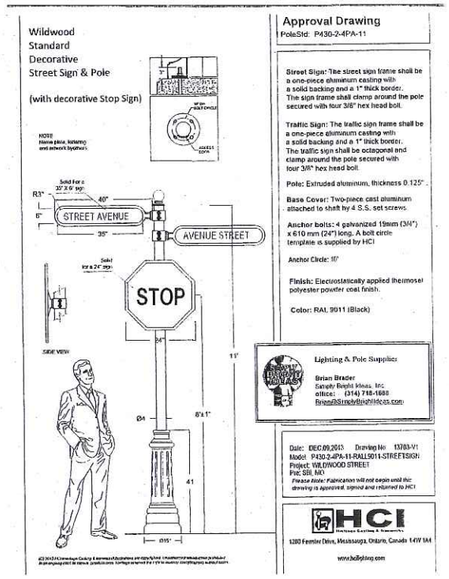
MULTI-PURPOSE TRAIL
N.T.S.

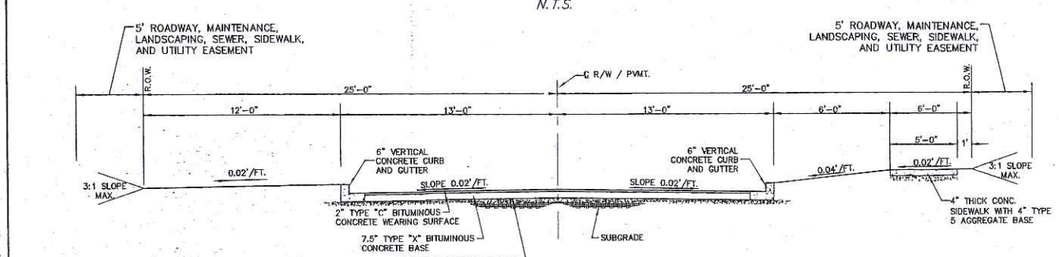


LIGHT DETAIL TO BE USED ON LIGHTS SHOWN ON POND-GROVER LOOP ROAD ONLY. ALL OTHER LIGHTS SHOWN WILL BE DECORATIVE STREET LIGHTS FROM LIST PROVIDED BY AMEREN UE.



"EATHERTON ROAD"
STA. 7+48.75 TO STA. 9+16.42
TYPICAL PVMT. SECTION (TAPER)
(VARIABLE R.O.W.)
N.T.S.





"EATHERTON ROAD"
STA. 9+16.42 TO STA. 42+85.00
TYPICAL PVMT. SECTION
(26' PAVEMENT / 50' R.O.W.)
N.T.S.

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARK/S/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS
5	9-16-2016 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
CHESTERFIELD, MISSOURI 63005
Ph. 636-770-7300

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

The Villages at Brightleaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
DETAILS

The Professional Engineer's seal and signature affixed to this sheet applies only to the plans and data shown on this sheet. All drawing, instruments of other disciplines not bearing the seal and signature of the undersigned were prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not embodying this seal and signature.

STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Sept. 16, 2016
Designed: MF	Sheet 8.1
Drawn: SL	
Checked: SL	SDP

Drawing name: V:\14\04138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Sep 16, 2016 - 9:09am Plotted by: jbattenhouse

AMENDED BILL NO. #2145 ORDINANCE NO. #2145

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE CHANGE IN THE ZONING OF NINE (9) PROPERTIES THAT TOTAL 78.7 ACRES OF AREA FROM THE NU NON-URBAN RESIDENCE DISTRICT, THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, AND THE R-6 AND R-6A 4,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED ENVIRONMENT UNIT (PEU) AND A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), WHICH ARE ALL LOCATED ON THE NORTHWEST CORNER OF TAYLOR ROAD AND STATE ROUTE 100, WHICH WILL ALLOW THIS SITE'S USE FOR ONE HUNDRED NINETY-FOUR (194), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH PUBLIC SPACE AND COMMON GROUND. (Ward Five)

WHEREAS, the Town Center Plan allows development proposals that are uniquely limited to this area, given their allowable densities, intensities, designs, and other characteristics that are consistent with the tenets of 'New Urbanism;' and

WHEREAS, over the years, many projects have been approved and developed in Town Center for commercial purposes, but only a limited number of residential developments have been completed, with many of the larger parcels of ground located within its boundaries not having that same level of interest; and

WHEREAS, this proposed site is the largest undeveloped property in the Town Center Area and designated for a mix of residential uses, including single family detached types on individual lots, which represents the current proposal that has been submitted and considered by the Planning and Zoning Commission and the City Council; and

WHEREAS, the proposal includes the development of a minimum of five (5) villages, with a varying number of lots and dwellings, which will total the one hundred ninety-four (194) authorized homesites and will be designed and developed consistent with many of the tenets of the Neighborhood Design Standards and Architectural Guidelines of the Town Center Plan; and

WHEREAS, the Planning and Zoning Commission was presented this proposal at a July 2015 public hearing, where many issues and other considerations were identified via the petitioners' presentation, its members' questions, and comments from nearby residents; and

WHEREAS, after this public hearing, the Planning and Zoning Commission considered those identified issues, considerations, questions, and comments, specifically relating to this proposal and particularly the construction of the Pond-Grover Loop Road, the extension of the Birch Forest Drive (a stub street), and the front-facing garages and suggested further review was warranted; and

WHEREAS, a Work Session was held by the Planning and Zoning Commission to further discuss these matters and seek resolutions to them, within the confines of the standards and requirements of the Town Center Plan; and

WHEREAS, after this Work Session, refinements were made to the design concept for this large Town Center Area site, which included revised designs of the some of the residential units relative to the proximity of the garage doors to the fronting streets, increases in public space areas, inclusion of sound mitigation efforts along State Route 100, alterations to the street network to improve safety, function, and calm traffic, and a modification to the design of a cul-de-sac and other lots to increase the bufferyard distance between them and abutting residential lots located in surrounding subdivisions; and

WHEREAS, with this direction from the Planning and Zoning Commission, the petitioner did revise the plan, but concerns lingered regarding the Pond-Grover Loop Road, Birch Forest Drive, and the front-facing garages, which led to another design that did not include the inclusion of any street extensions, i.e. Pond-Grover Loop Road and Birch Forest Drive; and

WHEREAS, this revised plan was reviewed by the Planning and Zoning Commission and it could not reach a majority vote on this project and the associated rezoning of the property and application of the special procedures permit (Planned Residential Development Overlay District); and

WHEREAS, the Planning and Zoning Commission deadlock, with a vote of 5 to 5, which meant the proposal failed for a lack of majority; and

WHEREAS, the Letter of Recommendation from the Planning and Zoning Commission was forwarded to City Council on December 14, 2015, where it conducted another public hearing on this matter, and heard from those individuals in attendance regarding this proposal; and

WHEREAS, at the conclusion of the public hearing, the City Council noted its concerns with the roadway issues and sought an appropriate solution, if possible, which was offered as the following: not connect Birch Forest Drive for all vehicular traffic, but rather design it to accommodate emergency access only, along with pedestrian and bicycle facilities, while requiring the dedication of the necessary and prescribed amount of right-of-way for the Pond-Grover Loop Road, along with requiring the developers to provide an escrow in the amount sufficient to accommodate its construction in the future, but not at this time, thereby allowing further consideration of it by the community; and

WHEREAS, with this direction for design changes to the roadway plan and other conditions, the City Council authorized the preparation of legislation in this regard for presentation on January 11, 2016, along with noting the project, notwithstanding the roadway components described above, was a positive for the Town Center Area and would address a difficult property that had been the subject of many discussions, since the update of the Town Center Plan during the years of 2008 to 2012; and

WHEREAS, the City Council, through its established authority under Chapter 89 of Missouri Revised Statutes and the Wildwood Charter, believes this action is consistent with good planning practice and will protect the public's health, safety, and general welfare by improving the conditions at this site with its redevelopment under a new owner.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, are hereby amended to reflect the change in zoning from the NU Non-Urban Residence District, the R-3 10,000 square foot Residence District, the R-4 7,500 square foot Residence District, and the R-6 and R-6A 4,500 square Residence District, with a Planned Environment Unit (PEU) and a Planned Residential Development Overlay District (PRD), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTERLINE OF SECTION 1 AND BEING THE SOUTHWEST CORNER OF EVERGREEN SECTION 2, PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 260, PAGES 67 AND 68 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTH LINE OF SAID EVERGREEN SECTION 2, SOUTH 87°39'31" EAST, 935.26 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 409 OF EVERGREEN PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 226, PAGES 95-97 OF SAID COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 59°04'05", AN ARC LENGTH OF 128.87 FEET, THE CHORD OF WHICH BEARS NORTH 31°51'57" EAST, 123.24 FEET TO A POINT; THENCE NORTH 61°24'00" EAST, 79.93 FEET TO A POINT; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 46°05'00", AN ARC LENGTH OF 160.86 FEET, THE CHORD OF WHICH BEARS NORTH 84°25'30" EAST, 156.56 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF BIRCH FOREST DRIVE (50' WIDE); THENCE ALONG THE SOUTHERN EDGE OF SAID RIGHT-OF-WAY SOUTH 72°31'00" EAST, 38.21 FEET TO A POINT; THENCE ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°38'00", AN ARC

LENGTH OF 44.10 FEET, THE CHORD OF WHICH BEARS SOUTH 78°50'00" EAST, 44.01 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 406 OF SAID EVERGREEN PLAT 4; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 406, SOUTH 04°51'00" WEST, 153.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 406, SAID POINT BEING IN THE SOUTH LINE OF SAID EVERGREEN PLAT 4; THENCE ALONG SAID SOUTH LINE SOUTH 87°39'31" EAST, 51.98 FEET TO A FOUND AXLE, SAID POINT BEING THE NORTHWEST CORNER OF EVERGREEN PLAT 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 204, PAGES 71-73 OF SAID COUNTY RECORDS, FROM WHICH POINT A STONE BEARS SOUTH 01°34'37" WEST, 58.54 FEET SAID POINT ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, SOUTH 01°34'37" WEST, 1,118.77 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERN LINE OF LOT 10 OF EVERGREEN PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 190, PAGE 89 OF SAID COUNTY RECORDS, SAID POINT BEING LOCATED ON THE CENTERLINE OF TAYLOR ROAD (30 FEET WIDE), THENCE LEAVING SAID CENTERLINE AND PROCEEDING NORTH 88°25'23"W, 20.09 FEET TO A POINT; THENCE SOUTH 20°00'41" WEST, 94.87 FEET; SOUTH 01°34'37" WEST, 113.11 FEET; SOUTH 45°21'00" WEST, 75.00 FEET TO A POINT BEING ON THE NORTH LINE OF MISSOURI STATE HIGHWAY 100 (ALSO KNOWN AS MANCHESTER ROAD); THENCE WITH SAID NORTH LINE NORTH 85°02'30" WEST, 461.64 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,003.74 FEET, A CENTRAL ANGLE OF 01°22'40", AN ARC LENGTH OF 410.35 FEET, THE CHORD OF WHICH BEARS NORTH 84°21'00" WEST, 410.34 FEET TO A POINT; THENCE NORTH 73°52'26" WEST, 154.88 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,038.74 FEET, A CENTRAL ANGLE OF 01°40'00", AN ARC LENGTH OF 495.64 FEET, THE CHORD OF WHICH BEARS NORTH 82°19'40" WEST, 495.62 FEET TO A POINT; THENCE NORTH 68°37'23" WEST, 137.03 FEET; NORTH 81°01'40" WEST, 865.00 FEET; NORTH 79°53'35" WEST, 500.10 FEET; NORTH 73°28'36" WEST, 230.48 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD (40' WIDE); THENCE ALONG EAST SAID RIGHT-OF-WAY NORTH 27°33'18" WEST, 682.52 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A 15 FOOT DEDICATION STRIP AS PER EASEMENT PLAT FOR SANDALWOOD CREEK PHASE 1, AS RECORDED IN PLAT BOOK 234, PAGE 33, AND AMENDED IN PLAT BOOK 243, PAGE 3 OF SAID COUNTY RECORDS, FROM WHICH POINT A CONCRETE MONUMENT BEARS SOUTH 87°57'57" EAST, A DISTANCE OF 17.32 FEET; THENCE ALONG THE SOUTH LINE OF SANDALWOOD CREEK CONDOMINIUMS PHASE ONE-A, (PLAT BOOK 234, PAGE 6), SANDALWOOD CREEK CONDOMINIUMS PHASE TWO A (PLAT BOOK 242, PAGES 84-87), SANDALWOOD CREEK CONDOMINIUMS PHASE SIX-A, (PLAT BOOK 270, PAGES 57-61), AND SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, (PLAT BOOK 285, PAGES 35-38) OF ST. LOUIS COUNTY RECORDS, SOUTH 87°33'57" EAST, 1,534.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, AND ALSO BEING THE SOUTHWEST CORNER OF HUNTERS RUN, A SUBDIVISION AS RECORDED IN PLAT BOOK 310, PAGES 25-26 OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID HUNTERS RUN SOUTH 87°41'40" EAST, 771.44 FEET TO A POINT IN THE AFOREMENTIONED NORTH AND SOUTH CENTERLINE OF SECTION 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID HUNTERS RUN; THENCE ALONG SAID CENTERLINE AND EAST LINE OF SAID HUNTERS RUN NORTH 01°17'37" EAST, 399.14 FEET TO THE NORTHEAST CORNER OF SAID HUNTERS RUN AND THE POINT OF BEGINNING AND CONTAINING 3,436,441 SQUARE FEET MORE OR LESS (78.8898 ACRES MORE OR LESS.)

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated December 7, 2015, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of one hundred ninety-four (194)[1] ~~eighty-seven (187)~~, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property. If the Homeowners Association should want to construct an in-ground swimming pool and related cabana, such is allowed within the boundaries of this Planned Residential Development Overlay District (PRD), but must be located in subdivision-owned common ground.

[1] These requests were advertised for 194 units; therefore, a greater number cannot be considered, unless a new public hearing is held.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:
   i. Village A – Eighty (80) foot minimum lot width and lot size of 12,000 square feet.
   ii. Village B – Sixty-three (63) foot minimum lot width and lot size of 9,000 square feet.
   iii. Village C – Sixty-two (62) foot minimum lot width and lot size of 9,000 square feet. ~~excepting four (4) lots, which shall have direct frontage onto the Pond-Grover Loop Road, with on-site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty-five (35) feet, and a depth no less than one hundred sixty (160) feet.~~
   iv. Village D – Sixty (60) foot minimum lot width and lot size of 6,500 square feet.
   v. Village E – Thirty-eight (38) foot minimum lot width and lot size of 4,000 square feet.
   vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
   vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least thirty percent (30%) of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to one hundred fifty-seven (157) ~~fifty-three (153)~~ of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of seven point five (7.5) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage, excepting those units in Villages A, C, and E. Units in two (2) of these villages shall be as reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan (Villages A and C). *Garage door(s) associated with any unit located within Village E shall be a minimum of six (6) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage.* Individual garage doors shall not be greater than twenty (20) feet in width and must be carriage types, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of thirty-seven (37) ~~thirty-three (33)~~ of the allowable one hundred ninety-four (194) ~~eighty-seven (187)~~ lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.

f. The first story, interior clear height for all single family dwellings shall be not less than nine (9) feet.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure (in its entirety). The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than 78.7 acres in total.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.

e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the rezoning of the subject site and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

   (1) Twenty (20) feet from any right-of-way line, except any unit served by a rear entry garage, which shall have a build-to distance of ten (10) feet (see Condition 2(e.)).
   (2) Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
   (3) Fifteen (15) feet from any rear yard property line and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.
   (4) Five (5) feet from any rear yard property line for any unit served by a rear entry garage.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of twenty-five (25)

feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

c. State Route 100 - Dedicate the required amount of right-of-way and/or easements along this property's State Route 100 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes and, subject to Subsection 4(d.), construct within this area the extension of the Pond-Grover Loop Road, all necessary intersection modifications and upgrades, and other improvements required therein. Improvements to State Route 100 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 100 and directed by the Department of Public Works.

d. Pond-Grover Loop Road – Subject to the conditions that follow in this Subsection (4 (d.)), petitioners/developer shall construct the Pond-Grover Loop Extension, as shown on the approved Preliminary Plan; ~~deviations in~~ modifications to the location and design of the extension from what is shown on the plan may be approved by the Directors of the Departments of Planning and Public Works, so long as the purpose of the extension, as contemplated by the Town Center Plan, is ~~fulfilled~~ satisfied; the final location, design and specifications of the plan extension shall be shown on the applicable plat of the subdivision, as approved by City Council.
   i. The extension shall be constructed pursuant to applicable City standards;
   ii. The cost of constructing the extension shall be determined by petitioners/developer, subject to approval review and acceptance by the Directors of Planning and Public Works, prior to approval of the applicable plat;
   iii. Upon acceptance ~~approval~~ of the cost by the Directors of Planning and Public Works, and prior to approval of the applicable plat, the petitioners/developer and the City shall execute an agreement that provides for the following:
      1. The dedication of right-of-way to the City for the extension, pursuant to the applicable plat, and such other instruments, as may be reasonably required by the City;
      2. A Letter of Credit, in the amount of the cost, issued to the City, as beneficiary, shall be obtained by petitioners/developer from a financial institution and with terms and conditions and an outside expiration date (including any renewal terms) that are acceptable to the Directors of Planning and Parks and the City Attorney and in accord with the terms and conditions of this Subsection [4(d.)] for the purpose of securing the performance of the construction of the extension; and the Letter of Credit shall be issued and delivered to the City, prior to approval of the applicable plat;
      3. Commencement of construction of the extension within ninety (90) days after a Notice to Proceed is issued by the Directors of Planning and Public Works to petitioners/developer and petitioners/developer shall proceed and complete the extension in accordance with a schedule approved by the Directors of Planning and Public Works;

      4. If Notice to Proceed is not issued by the second ~~first~~ anniversary date of the approval of the applicable plat or if the City issues a notice to petitioners/developers stating the extension should not be constructed, petitioners/developer's obligation to construct the extension shall terminate, the Letter of Credit shall terminate, and the dedication shall be released/reconveyed to the petitioners/developers, or their successor(s), in title; the area on the plan set aside for the extension shall, in the event of such release and reconveyance, be converted to common ground, with trail(s) and associated public easements for them, as approved by the Director of Planning and Parks; and
      5. The City shall execute and record such instruments and documents, as may be reasonably necessary to effect the foregoing terminations and release/reconveyance.

~~e. Establish a minimum seventy (70) foot wide public right-of-way dedication to the City of Wildwood and construct the Pond-Grover Loop Road Extension through the site that provides a total of two (2), eleven (11) foot wide lanes (not inclusive of the concrete vertical curb and gutter), a minimum ten (10) foot wide grass median, and a five (5) foot wide sidewalk on east side of this internal roadway, and a ten (10) foot wide multiple use trail on its west side, all of which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Tree lawn areas and all stormwater management facilities shall be the developer's responsibility to provide and construct as well. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Pond-Grover Loop Road and directed by the Department of Public Works.~~

   ~~i. The developer is also responsible for the construction of a roundabout at a location approved by the Planning and Zoning Commission on the Site Development Plan. This roundabout shall be designed, engineered, and constructed in accordance with the Town Center Plans Street Specifications and Streetscape Requirements. The Departments of Public Works and Planning shall direct determinations in this regard, along with final action by the Planning and Zoning Commission.~~

e. Internal Streets - Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. The construction of these improvements is the sole responsibility of the developer(s) of this project. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be

installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Eatherton Road Extension - Dedicate the required amount of right-of-way and/or easements within the boundaries of this property to the City of Wildwood for the construction of the Eatherton Road Extension for public roadway purposes, which include a minimum driving surface of two (2) lanes that total twenty-six (26) feet in width, a five (5) foot wide sidewalk on both sides of this driving surface, and street trees and lights, including a minimum seven (7) foot wide tree lawn area for these improvements. A roundabout, and related channelization islands and other improvements as set forth therein, is required within the Eatherton Road Extension right-of-way area and the developer is responsible for its construction. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Birch Forest Drive – The trail/emergency extension of extend Birch Forest Drive, from its current terminus into the subject site, shall be limited to a design that accommodates only emergency and pedestrian/bicyclist access. The construction end of this trail/emergency extension shall adhere to established and accepted design, engineering, and material standards and specifications, which would allow for emergency vehicles only, pedestrians, and bicyclists to access across it, while blocking any other vehicle by a system of bollards (or acceptable alternative), to be selected in terms of their types and placements, as directed by the ~~Town Center Plan's Street Specifications and the Streetscape Design Requirements~~ Department of Public Works and the Metro West Fire Protection District, all needing final action by the Planning and Zoning Commission on the Site Development Plan. Safety Components determined necessary for the design and construction/reconstruction of this alternative, trail/emergency/pedestrian/bicyclist any ~~stub street~~ extension shall be indicated on the Site Development Plan and reviewed and acted upon thereafter by the Planning and Zoning Commission.

h. Service Lanes (alleys) - Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

j. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

k. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

l. Construction access shall be from State Route 100 during the development of this site, not via Birch Forest Drive and/or Eatherton Road.

m. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

n. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

o. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

p. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

q. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

r. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS
5	9-16-2016 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC
and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
CHESTERFIELD, MISSOURI 63005
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THE STERLING CO.
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www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Villages at Brightleaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
ORDINANCE #2145

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

STATE OF MISSOURI
E-28643
PROFESSIONAL ENGINEER

Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Sept. 16, 2016	
Designed: MF	Sheet
Drawn: SL	9.1
Checked: SL	SDP

Drawing name: C:\Users\jluelkenhaus.STERLING\appdata\local\temp\AcPublish_7684\14138SDP.dwg Plotted on: Sep 16, 2016 - 8:49am Plotted by: jluelkenhaus

s. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

t. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred ninety-four (194) ~~eighty-seven (187)~~ dwelling units.

u. The developer shall provide a minimum twenty (20) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire eastern boundary of the site, where existing woodlands are not preserved, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

v. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

w. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

x. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

y. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

z. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

(11.)

aa. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

bb. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

cc. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

dd. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

~~ee. No portion of any lot that is to be located within the proposed eight (8) lot cul-de-sac solely served by Pond-Grover Loop Road shall extend closer than thirty (30) feet to the abutting Planned Residential Development Overlay District (PRD) boundary to their north. This buffer area shall be protected from all land disturbance activities. Additionally, the common boundary between this site and the Sandalwood Creek and Hunters Run Subdivisions shall be separated by a minimum ten (10) foot buffer area that is common ground. This area shall also be protected from all land disturbance activities.~~

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of provided parking spaces by the following rate:

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

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space.)

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

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

(12.)

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for the purposes of assisting with completion of required improvements within the right-of-way of the Pond-Grover Loop Road, if constructed. Additionally, credits may also be considered toward the construction of the Eatherton Road extension through the subject site, but would be solely based upon the difference in cost of a residential type street, of the same dimensions, versus this arterial type roadway. Credits would only be considered for the Eatherton Road Extension, if Pond-Grover Loop Road were not to be constructed. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate points of natural discharge and may not be disturbed.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development, unless otherwise accepted by the Metropolitan St. Louis Sewer District.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and

(13.)

the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

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

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

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

Floodplain Study and Plans/Wetlands Study

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in

(14.)

the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

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

Roadway Improvements

c. Improvements to State Route 100 and Eatherton Road must be completed prior to the issuance of building permits in excess of ten (10) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

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

(15.)

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

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

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required.

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

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

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

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

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

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District

(16.)

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

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling. The provision of public space shall substantially comply with the Preliminary Development Plan submitted in conjunction at the public meeting on November 2, 2015.

Editor's Note: Changes to the report from its October 5, 2015 version to the November 2, 2015 are with a single strike-through line. Previous changes considered by the members at their October 5, 2015 Planning and Zoning Commission meeting are indicated by blue-type. No modifications have been made to the Letter of Recommendation, since the Planning and Zoning Commission took action upon it on November 16, 2015, excepting Condition 2(d). This condition was recommended for a change, as part of the motion and vote on the overall Letter of Recommendation, which, again, failed for a lack of majority. Changes to the Letter of Recommendation, which were supported by the City Council and authorize for inclusion in the proposed Bill, are indicated in brown, bolded type. Blue, bolded type reflects changes from the January 11, 2016 City Council meeting.

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

This Bill was passed and approved this 25 day of January, 2016, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

Liz Weiss, City Clerk

(17.)

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
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5	9-16-2016 REVISED PER CITY COMMENTS

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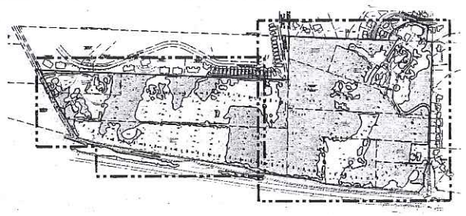
The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
ORDINANCE #2145

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

Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number 14-04-138
Date Sept. 16, 2016
Designed: MF
Drawn: SL
Checked: SL
Sheet 9.2
SDP

Drawing name: C:\Users\jlueckenhaus.STERLING\appdata\local\temp\AcPublish_7684\14138SDP.dwg Plotted on: Sep 16, 2016 - 8:49am Plotted by: jlueckenhaus



KEY PLAN
NTS

SHEET TSD-1 SHEET TSD-2

Tree Stand Delineation Narrative
May 5, 2016

This project site comprises is a total of 78.88 Ac. and has a total of 47.99 Ac. of woodland canopy. The primarily oak-hickory woodland contains lesser populations of elm, sassafras, persimmon, and sugar maple. The understory is primarily dense bush honeysuckle. Where not outcompeted by bush honeysuckle small caliper redbuds and dogwoods can be found. Small pockets of gooseberry, deciduous holly, and multiflora rose can be found sporaically. The ground plane consists of trumpet honeysuckle (Lonicera sempervirens), virginia creeper, wintercreeper, and may apple at the time of the field investigation.

The large woodland patch in the western portion of the site has a higher density of persimmon than the rest of the site. Two areas of the site contain higher densities of cedar mixed with the hardwoods: the northwest corner bordering the proposed location of Pond-Grover Loop Road, and an area south central leading into the main stream line. Areas outside the woodland canopy are open grass fields with bramble, callery pear, lespedeza sericea, and poison ivy, with sporadic individual trees.

There are no State Champion or rare trees found on the site.

Total Site Area	=	3,436,441 sq. ft.	or 78.88 Ac.
Total Existing Woodland	=	2,090,744 sq. ft.	or 47.99 Ac.

KEY

- Existing Grand Tree
- Existing Individual Tree
- Existing Woodland Canopy
- BAF-10 Study Sample Plots

TREE STAND DELINEATION PLAN
SCALE 1"=60'

0 60 120 240

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

CITY OF WILDWOOD
SEP 16 2016
DEPT. OF PLANNING & ZONING

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

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

Sheet Title:	Tree Stand Delineation Plan
Sheet No:	TSD - 1
Date:	05/11/16
Job #:	643.006

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

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

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-2

Date: 05/11/16
Job #: 643.006

Grand Trees

ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
1	Elm	35	50	2	some trunk decay at 4'
2	Sycamore	26	50	2	UTIL trimmed
3	Cottonwood	34	50	2	
4	White Ash	27	50	3	
5	Red Oak	27	40	2	
6	White Pine	20	25	3	
7	White Pine	24	30	2	broken lower limbs
8	Red Oak	24	60	2	some deadwood
9	Shingle Oak	25	50	2	ivy
10	Red Oak	25	60	3	
11	Red Oak	24	60	3	
12	Hickory	24	60	4	
13	Elm	24	50	3	
14	Elm	24	50	3	vines
15	White Oak	30	60	2	fork at 5'
16	Red Oak	25	50	2	
17	White Oak	25	60	2	some deadwood
18	Hickory	30	60	2	dork at 6'
19	White Oak	26	70	2	some deadwood
20	White Oak	37	70	2	fork at 5'
21	Hickory	24	50	3	
22	Sassafras	28	40	3	
23	Silver Maple	46	60	2	some deadwood
24	Hickory	25	40	2	fence
25	Red Oak	28	50	3	
26	Red Oak	26	70	3	fork at 4'
27	Red Oak	24	60	2	fork at 4', fence
28	White Oak	28	60	3	vines
29	Shingle Oak	26	60	3	
30	Cedar	20	25	3	vines
31	Elm	43	80	3	vines
32	Elm	26	50	2	
33	Shingle Oak	24	50	2	fork at 4'
34	White Oak	36	70	3	
35	Elm	25	60	3	lower deadwood
36	Shingle Oak	39	70	2	
37	Elm	30	70	3	
38	Elm	24	60	3	some deadwood
39	Shingle Oak	30	60	3	deadwood
40	Shingle Oak	25	60	2	
41	Shingle Oak	28	50	3	
42	White Oak	25	50	3	
43	Red Oak	25	50	2	
44	White Oak	24	50	3	
45	White Oak	25	50	3	
46	White Oak	34	60	2	lower deadwood
47	White Oak	29	70	2	some deadwood
48	White Oak	28	60	3	
49	Shingle Oak	24	60	2	lower deadwood
50	White Pine	20	35	3	
51	Shingle Oak	24	60	2	
52	Shingle Oak	27	20	2	some deadwood
53	White Pine	26	50	3	
54	Shingle Oak	27	40	3	
55	White pine	20	50	2	vines
56	Shingle Oak	27	30	2	
57	Catalpa	27	50	2	
58	Pin Oak	29	60	3	
59	Cedar	20	30	3	
60	Red Oak	34	60	2	
61	Red Oak	24	50	3	
62	Red Oak	24	50	2	
63	Red Oak	28	50	2	

RATING: 1 = Poor
2 = Fair
3 = Good
4 = Excellent

Report

A.	Acreage of Stand	48±
B.	Foresty Type:	Oak-Hickory Hardwoods
C1.	Dominant species	Red and White Oaks, Shingle Oak, Hickory
C2.	Co-dominant species	Sassafras, Elm, Cedar, Persimmon
D.	Density per acre	272± of 2.5" DBH or greater
E.	Avg. Canopy diameter	19.4'
F.	Avg. overstory DBH	7.89"
G.	% of dominant species:	24% Red and White Oaks, 24% Hickory, 14% Shingle Oak,
H.	Understory vegetation	Bush Honeysuckle, Gooseberry, Multiflora Rose, Trumpet Honeysuckle, Virginia Creeper, Wintercreeper, May Apple
I.	Apparent health problems:	Deadwood

BAF-10 Data:

Average Tree Basal Area (Sq.Ft.) / Basal Area per Acre (Sq.Ft.)

SP1: 0.593 / 1718.69
SP2: 0.633 / 1835.00
SP3: 0.307 / 1260.69
SP4: 0.386 / 1159.11
SP5: 0.443 / 753.47
SP6: 0.514 / 1079.89
SP7: 0.542 / 1355.32
SP8: 0.466 / 1070.89
SP9: 0.320 / 959.90

Total: 0.467 / 1327.34

BAF-10 Sample Plots

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP1	100	Hickory	14	35	3	
SP1	101	White Oak	14	35	2	
SP1	102	Red Oak	24	45	2	
SP1	103	White Oak	5	15	2	
SP1	104	Hickory	12	30	3	
SP1	105	Red Oak	14	30	2	
SP1	106	Sassafras	5	20	3	
SP1	107	Hickory	10	35	3	
SP1	108	Red Oak	7	15	2	
SP1	109	Sassafras	7	15	2	
SP1	110	Sassafras	10	20	2	
SP1	111	Dogwood	3	15	3	
SP1	112	Hickory	4	20	3	
SP1	113	White Oak	5	12	3	
SP1	114	Hickory	14	40	3	fork at 2'
SP1	115	White Oak	10	20	2	
SP1	116	White Oak	10	30	3	
SP1	117	Sugar Maple	2.5	12	4	
SP1	118	Hackberry	2.5	10	3	
SP1	119	Hackberry	6	20	2	
SP1	120	Hickory	2.5	15	3	
SP1	121	Cedar	2.5	8	4	
SP1	122	Dogwood	5	15	2	
SP1	123	Dogwood	4	12	2	
SP1	124	Elm	3	12	2	
SP1	125	Hickory	30	60	2	
SP1	126	Cedar	4	8	2	
SP1	127	Hickory	2.5	8	2	
SP1	128	Sassafras	4	15	3	
SP2	129	White Oak	8	25	2	
SP2	130	White Oak	7	15	2	
SP2	131	White Oak	12	25	2	
SP2	132	Hickory	6	20	4	
SP2	133	Hickory	6	15	4	
SP2	134	Hickory	3	8	3	
SP2	135	White Oak	10	25	3	
SP2	136	White Oak	14	35	2	
SP2	137	Shingle Oak	22	40	2	
SP2	138	Shingle Oak	7	20	2	
SP2	139	White Oak	6	20	2	
SP2	140	Hickory	7	20	3	
SP2	141	Hickory	6	25	3	
SP2	142	Red Oak	12	40	2	
SP2	143	Hickory	4	15	3	
SP2	144	Hickory	16	35	3	
SP2	145	Hickory	2.5	8	3	
SP2	146	White Oak	6	20	3	
SP2	147	White Oak	10	40	3	
SP2	148	Hickory	6	20	4	
SP2	149	White Oak	20	35	3	
SP2	150	Red Oak	18	35	1	
SP2	151	Hickory	2.5	8	3	
SP2	152	Shingle Oak	12	30	2	
SP2	153	White Oak	6	20	3	
SP2	154	Shingle Oak	14	20	2	
SP2	155	White Oak	12	40	2	
SP2	156	White Oak	14	35	3	
SP2	157	Cedar	6	12	3	
SP3	158	Shingle Oak	12	20	3	
SP3	159	Shingle Oak	20	35	2	
SP3	160	Dogwood	2.5	12	3	
SP3	161	Shingle Oak	14	30	3	
SP3	162	Shingle Oak	12	30	2	
SP3	163	Shingle Oak	8	15	3	
SP3	164	Sassafras	8	20	2	
SP3	165	Sassafras	3	6	2	
SP3	166	Persimmon	8	15	3	
SP3	167	Persimmon	8	15	3	ivy
SP3	168	Sassafras	3	6	2	
SP3	169	Hickory	5	12	3	
SP3	170	Hickory	4	12	3	
SP3	171	Sassafras	3	6	2	
SP3	172	Sassafras	4	8	2	
SP3	173	Persimmon	5	8	3	
SP3	174	Cedar	5	8	2	
SP3	175	Shingle Oak	5	8	2	
SP3	176	Shingle Oak	14	40	2	
SP3	177	Cedar	6	20	2	
SP3	178	Shingle Oak	12	40	2	
SP3	179	Persimmon	3	6	3	
SP3	180	Shingle Oak	6	15	2	
SP3	181	Sassafras	6	0	0	
SP3	182	Sassafras	8	0	0	
SP3	183	Sassafras	8	0	0	
SP3	184	Sassafras	3	0	0	
SP3	185	Sassafras	6	0	0	
SP3	186	Sassafras	4	0	0	
SP3	187	Sassafras	5	6	1	
SP3	188	Elm	6	10	3	
SP3	189	Sassafras	4	6	3	
SP3	190	Elm	6	10	3	
SP3	191	Sassafras	8	0	0	
SP3	192	Sassafras	8	0	0	
SP3	193	Shingle Oak	6	20	2	
SP3	194	Sassafras	3	6	1	
SP3	195	Sassafras	4	8	2	
SP3	196	Sassafras	4	6	2	
SP3	197	Elm	3	10	2	
SP3	198	Elm	6	20	3	
SP4	199	Shingle Oak	24	60	3	
SP4	200	Hickory	8	25	3	
SP4	201	Hickory	6	20	3	
SP4	202	Hickory	6	20	3	
SP4	203	Hickory	4	8	3	
SP4	204	Hickory	4	8	3	
SP4	205	White Oak	12	35	2	
SP4	206	Sassafras	8	15	2	
SP4	207	Hickory	10	30	4	
SP4	208	Hickory	8	25	4	
SP4	209	Hickory	5	15	3	
SP4	210	Hickory	7	25	4	
SP4	211	Hickory	6	15	4	
SP4	212	Hickory	4	10	4	
SP4	213	Elm	5	15	2	
SP4	214	Shingle Oak	12	35	2	
SP4	215	Hickory	5	12	4	
SP4	216	Hickory	8	25	4	
SP4	217	Hickory	10	25	4	
SP4	218	Hickory	7	20	4	
SP4	219	Hickory	6	20	3	
SP4	220	Hickory	6	20	4	
SP4	221	Hickory	7	20	4	
SP4	222	White Oak	10	35	3	
SP4	223	White Oak	12	35	2	
SP4	224	Elm	8	25	2	
SP4	225	Shingle Oak	4	20	3	
SP4	226	Hickory	3	15	4	
SP4	227	Hickory	3	15	4	
SP4	228	Sassafras	4	10	2	

BAF-10 Sample Plots

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP5	229	Hickory	6	20	3	
SP5	230	Hickory	6	20	3	
SP5	231	Hickory	4	8	3	
SP5	232	Shingle Oak	4	20	3	
SP5	233	Hickory	3	15	4	
SP5	234	Sassafras	4	10	2	
SP5	235	Elm	6	10	3	
SP5	236	Sassafras	6	12	2	
SP5	237	White Oak	12	35	2	
SP5	238	Sassafras	8	15	2	
SP5	239	Red Oak	18	35	1	
SP5	240	Hickory	2.5	8	3	
SP5	241	White Oak	14	35	2	
SP5	242	White Oak	10	30	3	
SP5	243	Sugar Maple	2.5	12	4	
SP5	244	Shingle Oak	14	20	2	
SP5	245	White Oak	12	40	2	
SP6	246	White Oak	10	25	3	
SP6	247	White Oak	14	35	2	
SP6	248	Shingle Oak	22	40	2	
SP6	249	Shingle Oak	7	20	2	
SP6	250	White Oak	6	20	2	
SP6	251	Cedar	5	8	3	
SP6	252	Cedar	7	8	4	
SP6	253	Cedar	8	8	3	
SP6	254	Cedar	4	8	4	
SP6	255	Hickory	4	8	3	
SP6	256	White Oak	12	35	2	
SP6	257	Cedar	6	20	2	
SP6	258	Sassafras	8	15	2	
SP6	259	Hickory	10	30	4	
SP6	260	White Oak	12	40	2	
SP6	261	White Oak	14	35	3	
SP6	262	Cedar	6	12	3	
SP6	263	Cedar	8	8	3	
SP6	264	Cedar	10	8	4	
SP6	265	Sassafras	5	6	2	
SP6	266	Elm	6	10	2	
SP7	267	Shingle Oak	14	30	3	
SP7	268	Shingle Oak	12	30	2	
SP7	269	Shingle Oak	8	15	3	
SP7	270	Sassafras	8	20	2	
SP7	271	Sassafras	3	6	2	
SP7	272	Persimmon	8	15	3	
SP7	273	Cedar	5	8	2	
SP7	274	Shingle Oak	5	8	2	
SP7	275	Hickory	3	15	4	
SP7	276	Sassafras	4	10	2	
SP7	277	White Oak	5	15	2	
SP7	278	Hickory	12	30	3	
SP7	279	Red Oak	14	30	2	
SP7	280	Sassafras	5	20	3	
SP7	281	Hickory	10	35	3	
SP7	282	Shingle Oak	5	8	2	
SP7	283	Shingle Oak	14	40	2	
SP7	284	Cedar	6	20	2	
SP7	285	White Oak	7	15	2	
SP7	286	White Oak	12	25	2	
SP7	287	Hickory	6	20	4	
SP7	288	White Oak	20	35	3	
SP7	289	Red Oak	18	35	1	
SP7	290	Elm	5	15	2	
SP7	291	Shingle Oak	12	35	2	
SP8	292	Red Oak	18	35	1	
SP8	293	Hickory	2.5	8	3	
SP8	294	Shingle Oak	12	30	2	
SP8	295	Hickory	6	20	4	
SP8	296	Shingle Oak	7	20	2	
SP8	297	White Oak	6	20	2	
SP8	298	Hickory	7	20	3	
SP8	299	White Oak	6	20	3	
SP8	300	White Oak	10	40	3	
SP8	301	Shingle Oak	12	30	2	
SP8	302	Red Oak	18	35	1	
SP8	303	Cedar	5	8	2	
SP8	304	Shingle Oak	5	8	2	
SP8	305	Hickory	3	15	4	
SP8	306	Sassafras	4	10	2	
SP8	307	Sassafras	4	8	2	
SP8	308	Elm	3	10	2	
SP8	309	Hickory	12	30	3	
SP8	310	Red Oak	14	30	2	
SP8	311	Dogwood	3	12	3	
SP8	312	Dogwood	3	12	3	
SP8	313	White Oak	14	35	3	
SP8	314	Sassafras	8	20	2	
SP9	315	White Oak	5	15	2	
SP9	316	Hickory	12	30	3	
SP9	317	Red Oak	7	15	2	
SP9	318	Sassafras	7	15	2	
SP9	319	Sugar Maple	4	12	4	
SP9	320	Sugar Maple	4	15	4	
SP9	321	Dogwood	4	12	2	
SP9	322	Elm	3	12	2	
SP9	323	Persimmon	6	15	3	
SP9	324	Persimmon	8	15	3	
SP9	325	Sassafras	3	6	2	
SP9	326	Hickory	5	12	3	
SP9	327	White Oak	10	20	2	
SP9	328	White Oak	10	30	3	
SP9	329	Persimmon	8	15	3	
SP9	330	Elm	3	12	2	
SP9	331	White Oak	5	15	2	
SP9	332	Hickory	12	30	3	
SP9	333	Shingle Oak	12	30	2	
SP9	334	Red Oak	18	35	1	
SP9	335	Persimmon	6	15	3	
SP9	336	Sassafras	3	6	2	
SP9	337	Elm	6	10	3	
SP9	338	Sassafras	8	0	0	
SP9	339	White Oak	6	20	3	
SP9	340	White Oak	10	40	3	
SP9	341	Hickory	6	20	4	
SP9	342	Persimmon	5	8	3	
SP9	343	Cedar	5	8	2	
SP9	344	Shingle Oak	5	8	2	

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER
LA-7
LANDSCAPE ARCHITECT
6/2/16
Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

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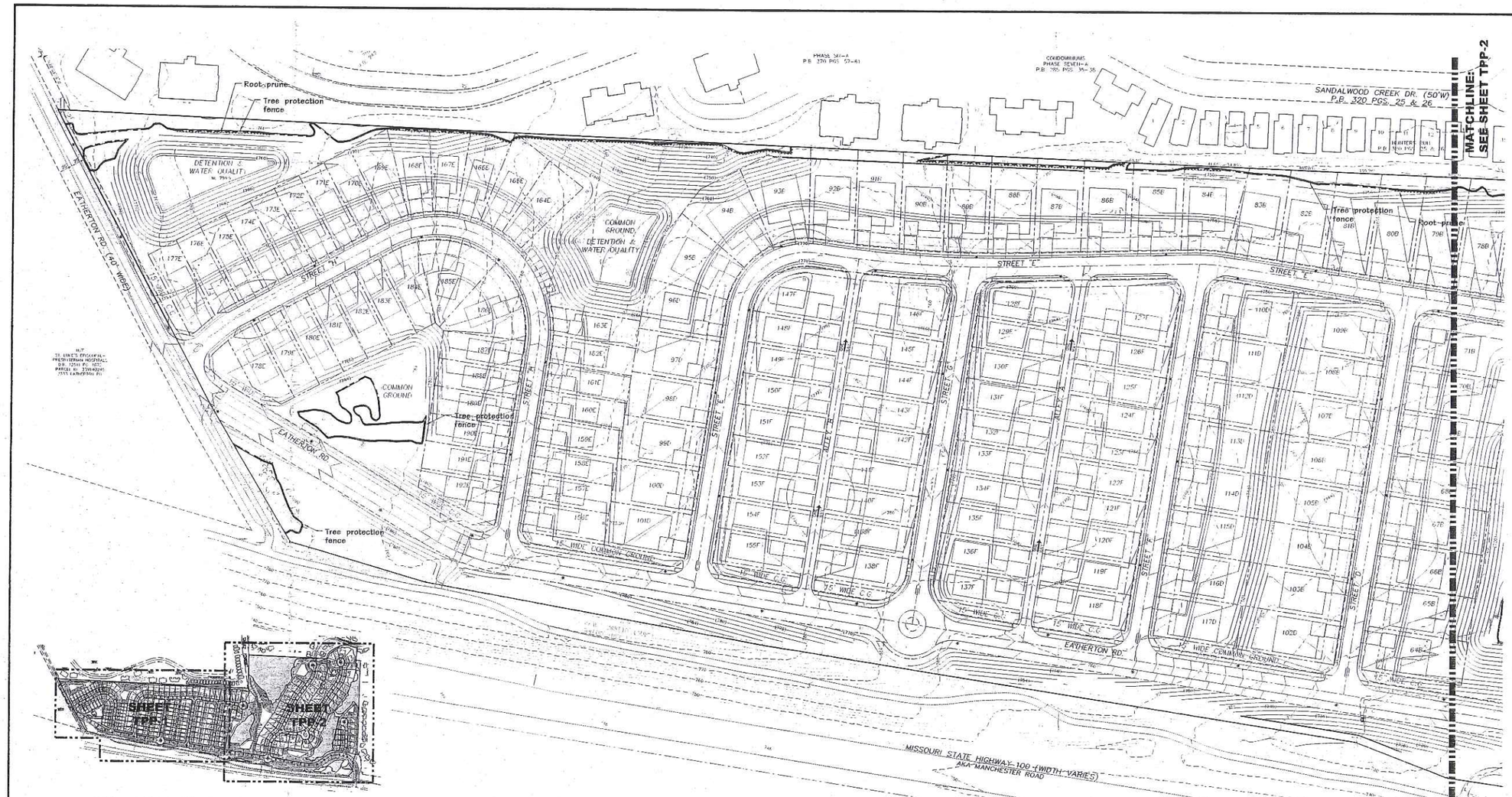
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-3

Date: 05/11/16
Job #: 643.006



KEY PLAN
N.T.S.

TREE PRESERVATION PLAN
SCALE 1" = 60'

0 60 120 240

Zone:	Single-family residential		
Site Area:	3,436,441 sq. ft.	or	78.88 Ac.
Existing Woodland Canopy:	2,090,744 sq. ft.	or	47.99 Ac.
Canopy Preservation Required:	30%	or	14.39 Ac.
Total Existing Canopy Preserved:	502,137 sq. ft.	or	11.52 Ac. (24.0%)
Tree Canopy Planted:	479,400 sq.ft	or	11.00 Ac.
Total Tree Canopy Provided:	981,537 sq. ft.	or	22.52 Ac. (46.92%)
Proposed Units:	192		

TREE PROTECTION NOTES:

1) Preserved woodland canopy is delineated with shading. Grand Trees designated to be preserved shall be located by surveyor.

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

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

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

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

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

TREE PROTECTION ACTION KEY SEQUENCE:

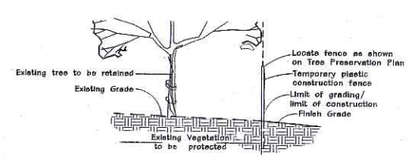
1) Survey limit of disturbance.

2) Perform root pruning as shown on plan.

3) Install tree protection fencing.

4) Post tree protection signage on fence (No signs will be posted on trees).

5) Maintain tree protection area as an off-limits zone.



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

KEY

- Existing Grand Tree to remain
- Existing Woodland Canopy to remain
- Tree protection fence
- Root pruning

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.
9/16/16	Plan revisions	1

Drawn: BB
Checked: JAS

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Missouri State Certificate of Authority #: LAC #000018

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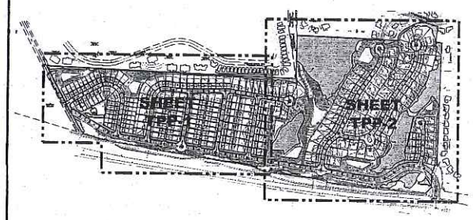

KEY PLAN
N.T.S.

KEY

- Existing Grand Tree to remain
- Existing Woodland Canopy to remain
- Tree protection fence
- Root pruning

TREE PRESERVATION PLAN
SCALE 1"=60'

0 60 120 240

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The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

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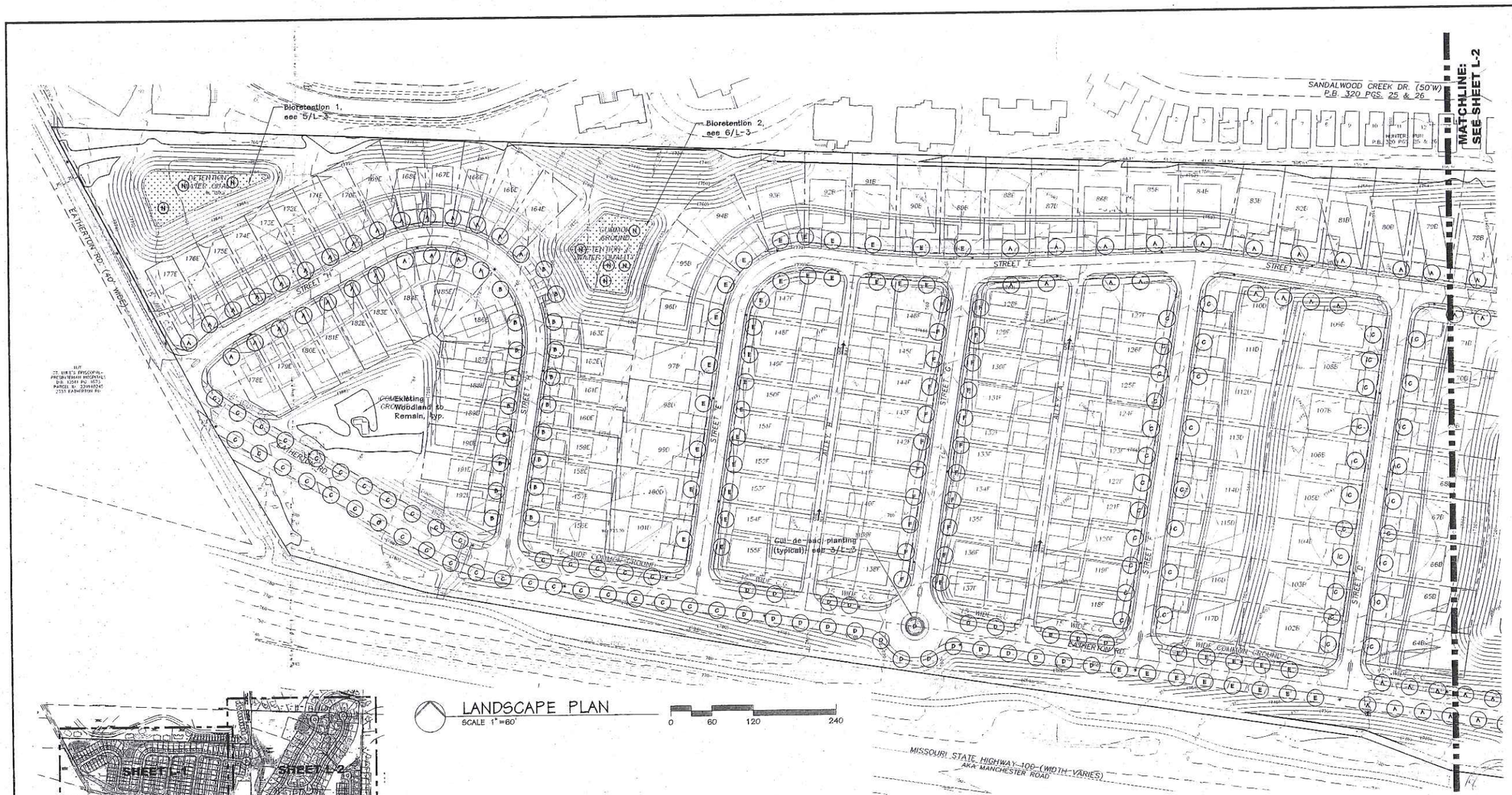
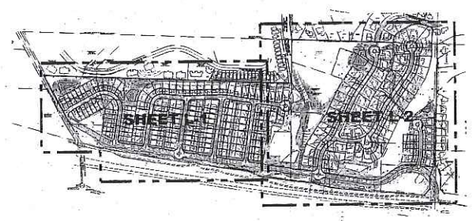


LANDSCAPE PLAN

SCALE 1"=60'

0 60 120 240



KEY PLAN

N.T.S.

WILDWOOD GENERAL NOTES:

A. Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
B. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (P.O.Box GG, Savoy, IL 61874-9902)
C. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign and at least 30' from any intersection.
D. Locations of street trees may be subject to change in order to avoid conflict with street lighting.
E. Any planting within a tree preservation area, as designated on the Tree Preservation Plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
F. Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
G. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
H. All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
I. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landscape Architect immediately to relocate affected plant material.
J. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil composition and pH levels are suitable for plant material specified for that specific location.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	CANOPY PROVIDED	PERCENTAGE
STREET TREES							
A	110	Quercus rubra	Red Oak	2.5"	Deciduous	1000 sq.ft.	20.0%
B	67	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5"	Deciduous	1000 sq.ft.	15.3%
C	114	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	Deciduous	1000 sq.ft.	20.6
D	50	Acer rubrum 'Frankred'	Red Sunset Maple	2.5"	Deciduous	700 sq.ft.	10.7%
E	62	Quercus bicolor	Swamp White Oak	2.5"	Deciduous	1000 sq.ft.	20.6%
F	36	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	2.5"	Deciduous	700 sq.ft.	12.4%
	449	TOTAL STREET TREES					=100%

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
CUL-DE-SAC PLANTINGS					
TREES					
M	6	Malus x 'Spring Snow'	Spring Snow Crabapple	2"	Deciduous, Understory
SHRUBS					
a	168	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	24-36"	Evergreen shrub
b	56	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24-36"	Deciduous shrub
c	48	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24-36"	Deciduous, shrub
d	35	Rosa 'Radrazz'	Red Knockout Rose	24-36"	Deciduous, shrub

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
BUFFERYARD TREES (EAST PL)						
E1	2	Quercus bicolor	Swamp White Oak	2"	Deciduous, Canopy	
E3	1	Quercus bicolor	Swamp White Oak	4"	Deciduous, Canopy	
G1	2	Tilia cordata	Littleleaf Linden	2"	Deciduous, Canopy	
G2	1	Tilia cordata	Littleleaf Linden	3"	Deciduous, Canopy	
H1	2	Pinus strobus	Eastern White Pine	6' Ht.	Evergreen	
H3	1	Pinus strobus	Eastern White Pine	10' Ht.	Evergreen	
J1	2	Picea abies	Norway Spruce	6' Ht.	Evergreen	
J2	1	Picea abies	Norway Spruce	8' Ht.	Evergreen	
K1	2	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	1.5"	Deciduous, Understory	
K2	1	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2"	Deciduous, Understory	
L1	2	Cercis canadensis	Eastern Redbud	1.5"	Deciduous, Understory	
L3	1	Cercis canadensis	Eastern Redbud	2.5"	Deciduous, Understory	
BUFFERYARD SHRUBS (EAST PL)						
k	20	Viburnum x burkwoodii	Burkwood Viburnum	24"	Deciduous	
m	20	Ilex x meserveae 'Meadob/Meeog'	China Boy/Girl Holly	24"	Evergreen (1:9 ratio M/F)	
n	20	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24"	Evergreen	

PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
BIORETENTION PLANTINGS				
TREES				
N 15	Carpinus caroliniana 'JFS-KWS'	Native Flame Hornbeam	2"	Deciduous, Understory
P 14	Chionanthus virginicus	Fringe Tree	2"	Deciduous, Understory
SHRUBS				
e 263	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 gal	Deciduous, shrub
f 365	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	3 gal	Deciduous, shrub
g 321	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal	Deciduous, shrub
h 44	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal	Deciduous, shrub
j 447	Itea virginana 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal	Deciduous, shrub
PERENNIALS AND GRASSES				
aa 3753	Carex vulpinoidea	Fox Sedge	plug	space 18" o.c.
bb 2320	Echinacea purpurea	Purple Coneflower	plug	space 18" o.c.
cc 4975	Iris fulva	Copper Iris	plug	space 18" o.c.
dd 2172	Liatris spicata 'Kobold'	Kobold Blazing Star	plug	space 18" o.c.
ee 2556	Lobelia cardinalis	Cardinal Flower	plug	space 18" o.c.
ff 2243	Monarda fistulosa	Bee Balm	plug	space 18" o.c.
gg 574	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 gal	space as shown
hh 2567	Rudbeckia fulgida	Black-eyed Susan	plug	space 18" o.c.

LANDSCAPE CALCULATIONS:

A) Street Trees

1. Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
17,241 LF ÷ 40 = 431 minimum street trees required

2. A maximum of forty percent (40%) of one (1) species may be utilized to meet planting requirements.

3. Street trees shall not be planted closer than three (3) feet to any curb.

B) Bufferyards

1. Type "B" supplied along east property line as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
450 LF ÷ 150 LF bufferyard unit measurement = 3.0
3 x 2 tree units = 6 = 6 canopy trees, 6 evergreen trees, and 6 understory trees
3 x 20 shrub units =60 = 60 shrubs

2. Required plant materials for bufferyards shall be planted in the following sizes and percentages

Canopy Trees	Evergreen Trees	Understory Trees	Shrubs
10% 4" Caliper	10% 10' High	10% 2.5" Caliper	100% 2' High
20% 3" Caliper	20% 8' High	20% 2" Caliper	
70% 2" Caliper	70% 6' High	70% 1.5" Caliper	

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

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Wildwood, Missouri 63040-3000
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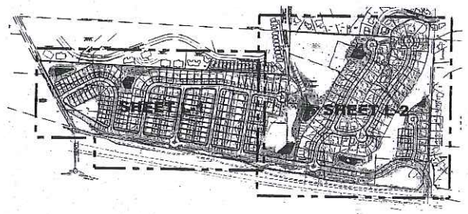
e-mail: jsaunders@loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000319

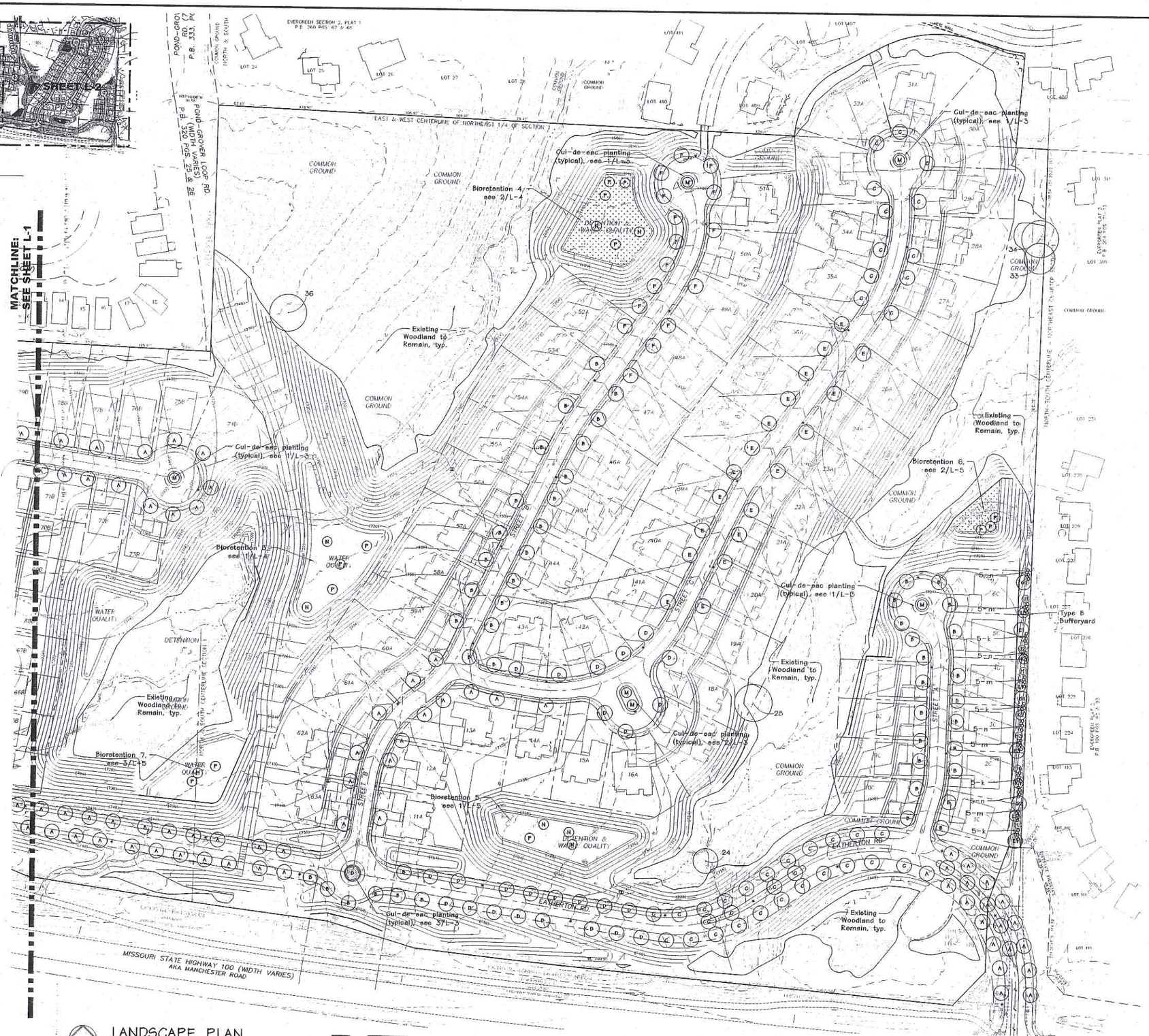
Sheet Title: Landscape Plan

Sheet No: L-1

Date: 9/16/16
Job #: 643.006



KEY PLAN
N.T.S.



LANDSCAPE PLAN
SCALE 1"=60'

0 60 120 240

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

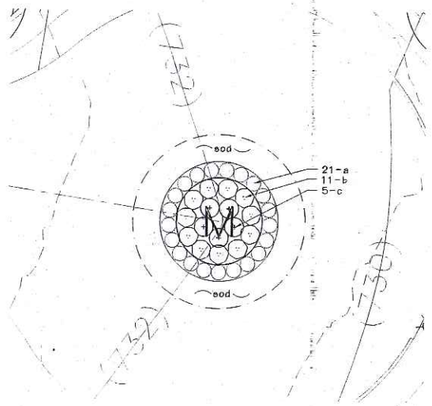
loomisAssociates

landscape/architects/planners
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

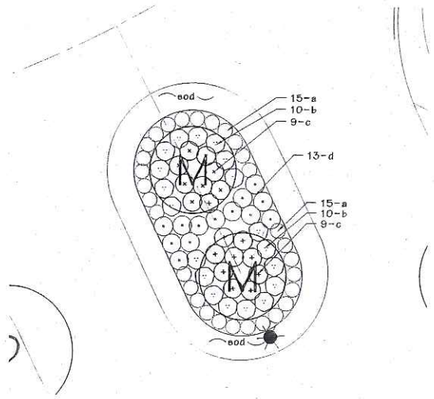
Sheet Title: Landscape Plan

Sheet No: L-2

Date: 9/16/16
Job #: 643.006



1 L-3 CUL-DE-SAC LANDSCAPE PLAN
SCALE 1"=10'



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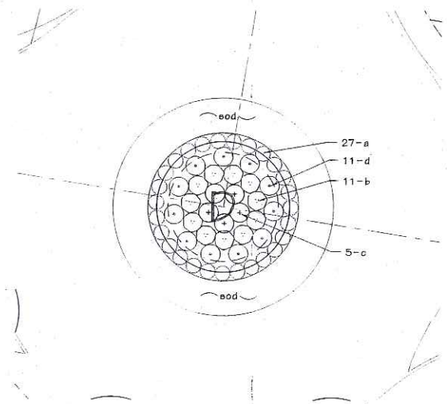
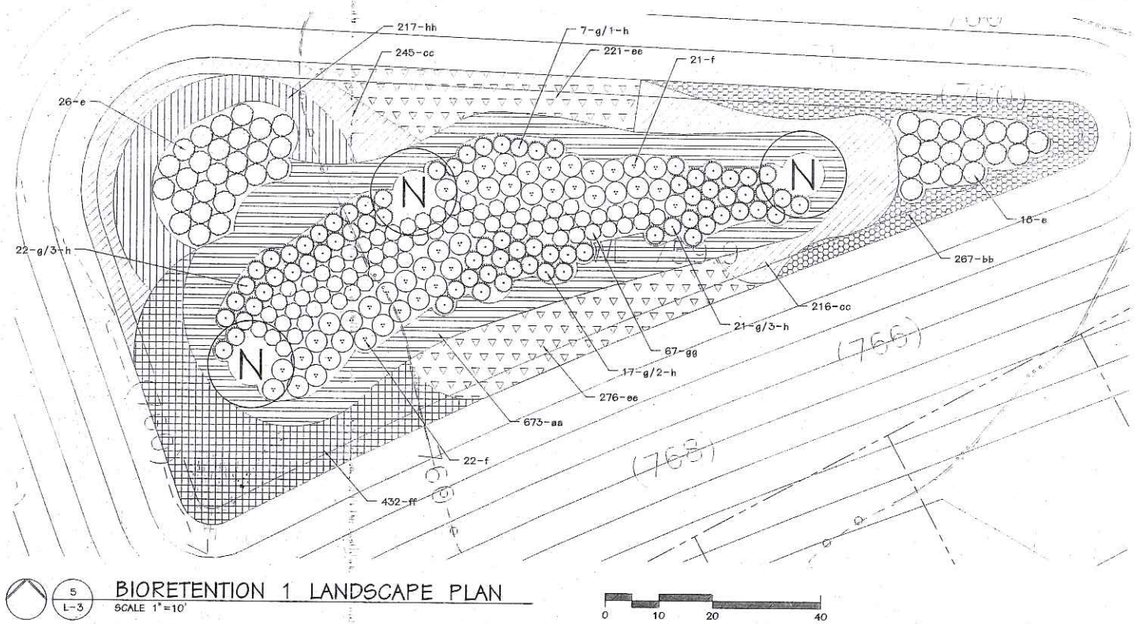
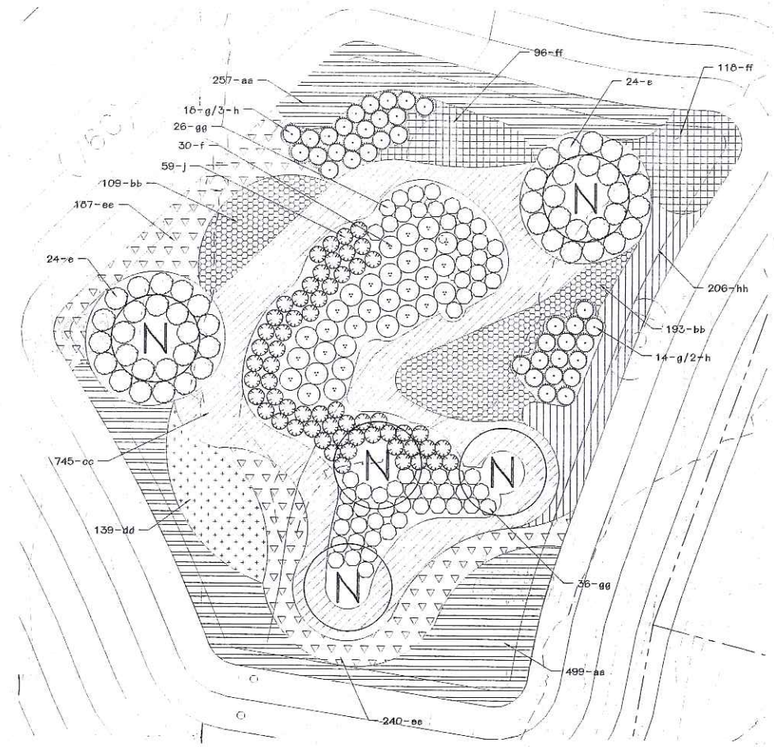


3 L-3 ROUNDABOUT LANDSCAPE PLAN
SCALE 1"=60'



5 L-3 BIORETENTION 1 LANDSCAPE PLAN
SCALE 1"=10'



6 L-3 BIORETENTION 2 LANDSCAPE PLAN
SCALE 1"=10'

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

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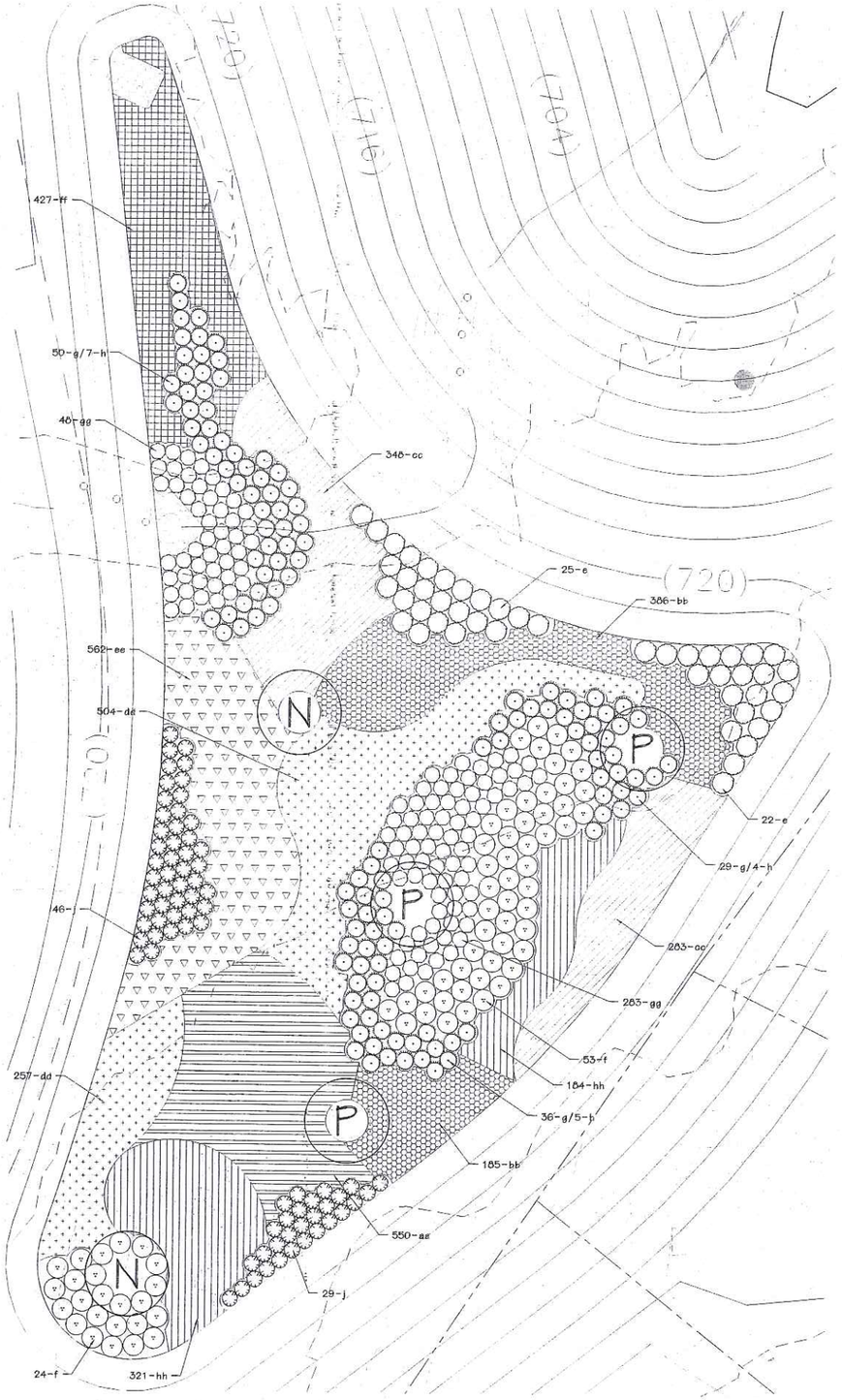
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-3

Date: 9/16/16
Job #: 643.006



1 / L-4 BIORETENTION 3 LANDSCAPE PLAN
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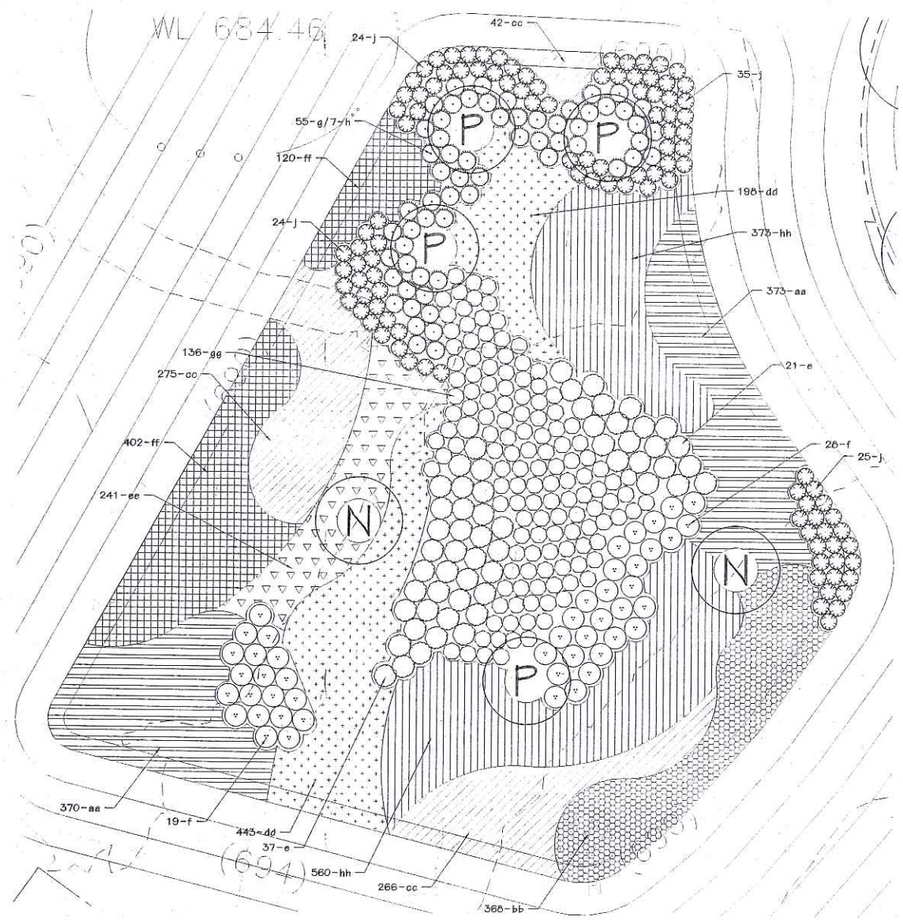

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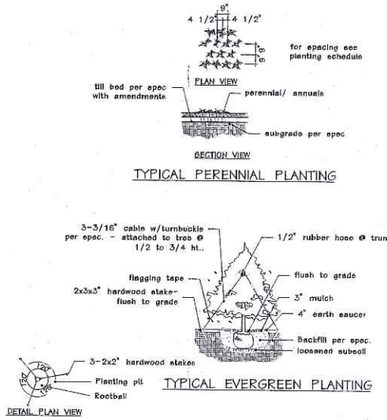
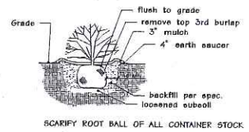
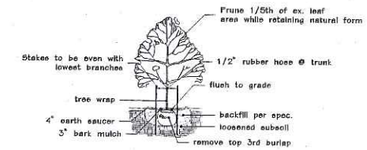


TYPICAL PERENNIAL PLANTING

TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

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landscape architecture planners

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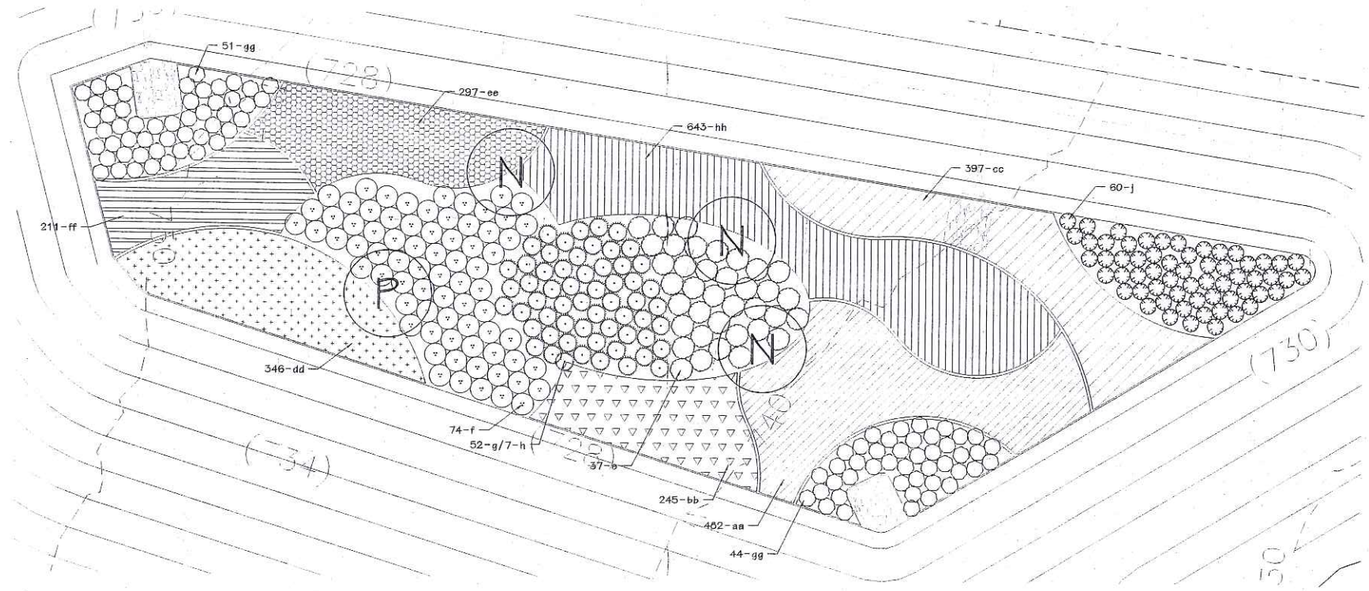
e-mail: loomis@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #200019

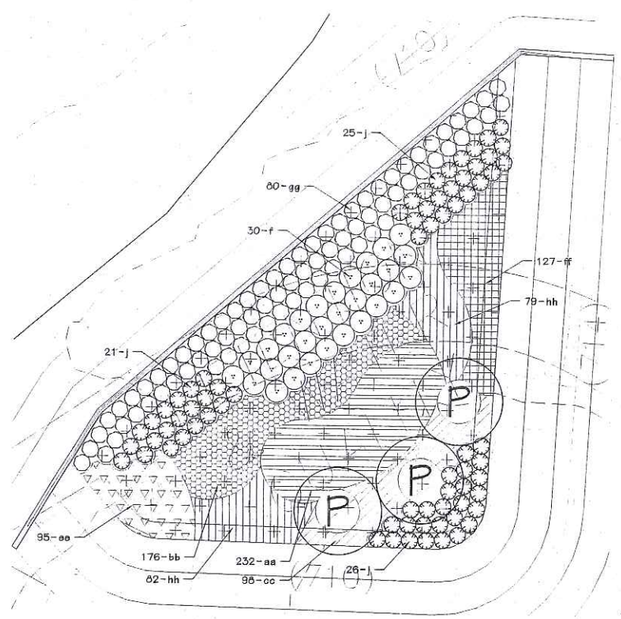
Sheet Title: Bioretention Landscape Plan

Sheet No: L-4

Date: 9/16/16
Job #: 643.006



1 L-5 BIORETENTION 5 LANDSCAPE PLAN
SCALE 1"=10'



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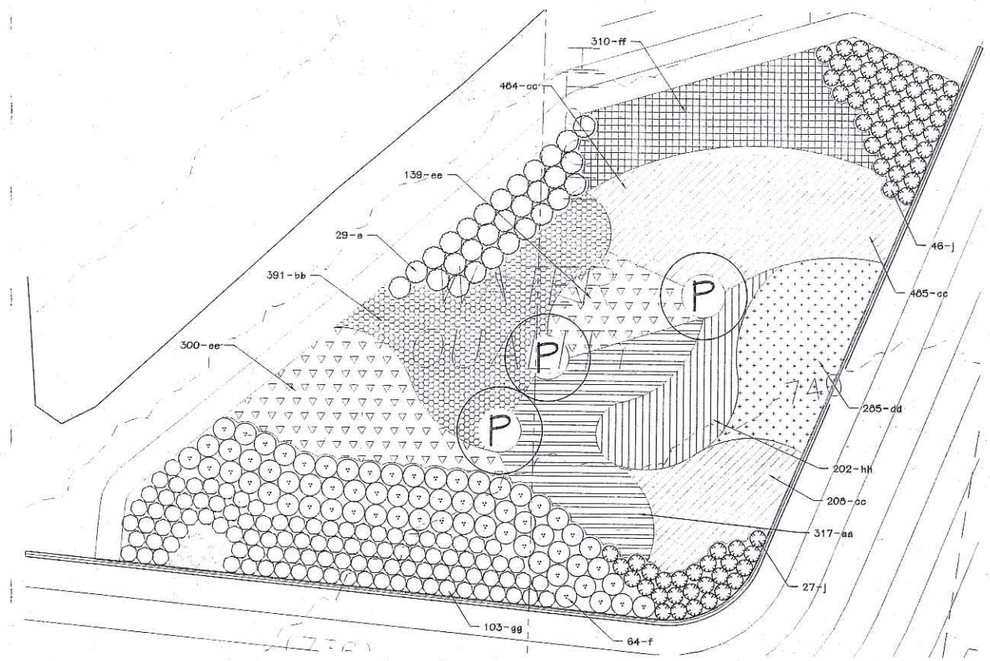


3 L-5 BIORETENTION 7 LANDSCAPE PLAN
SCALE 1"=10'

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

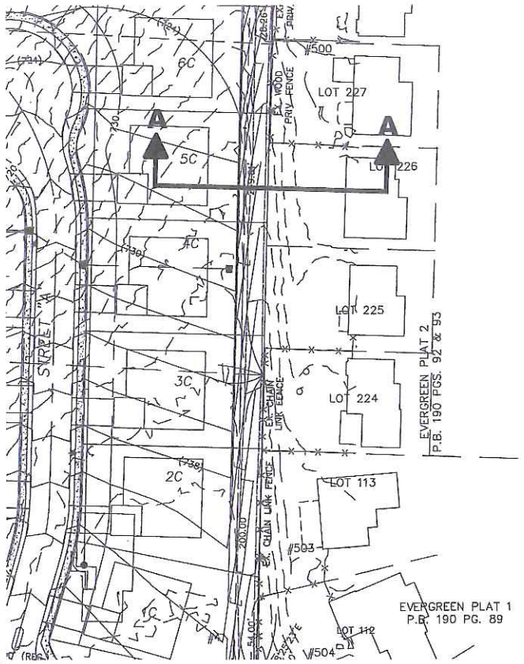
Drawn: LWH
Checked: JAS

loomisAssociates

Sheet Title: Bioretention Landscape Plan

Sheet No: L-5

Date: 9/16/16
Job #: 643.006



SECTION KEY PLAN

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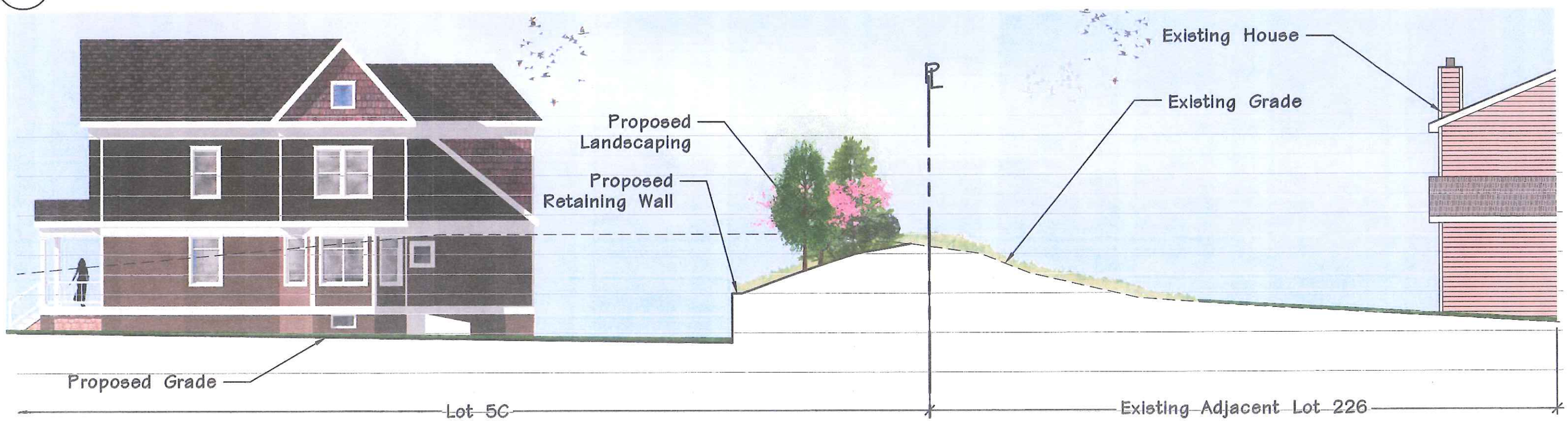

1 SECTION A-A

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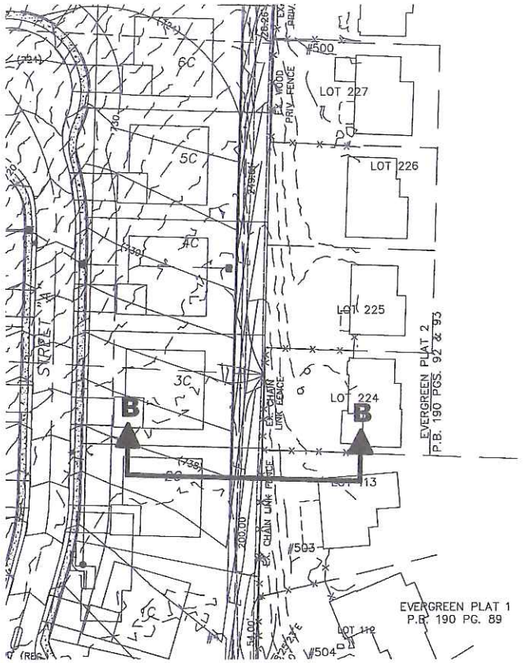
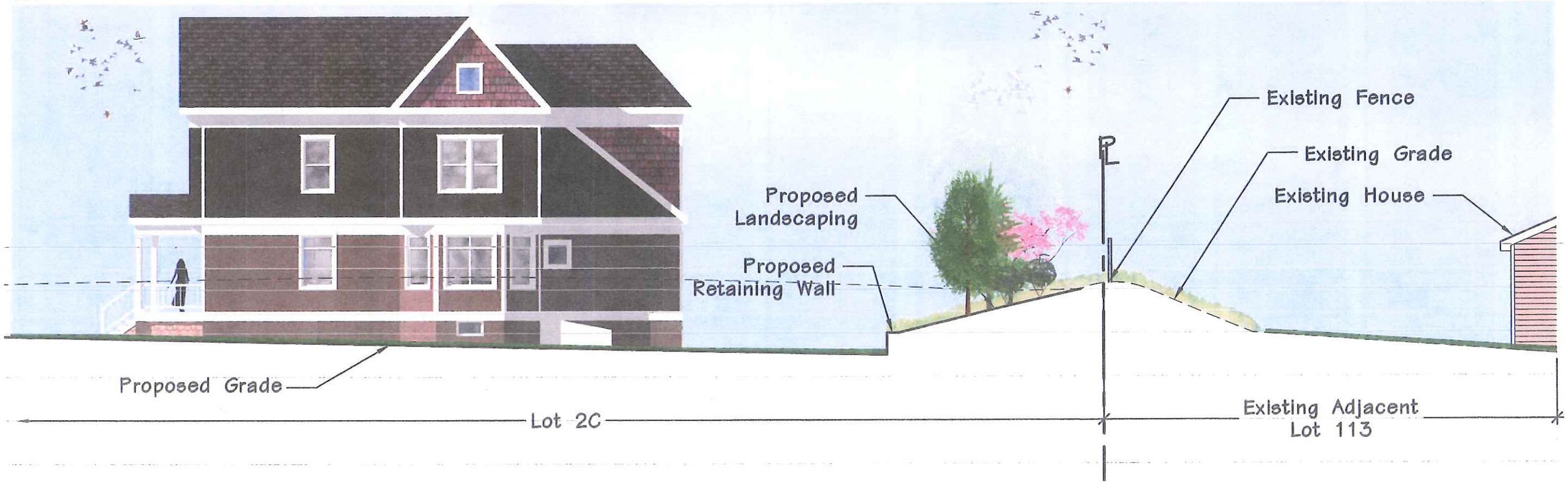


SECTION KEY PLAN

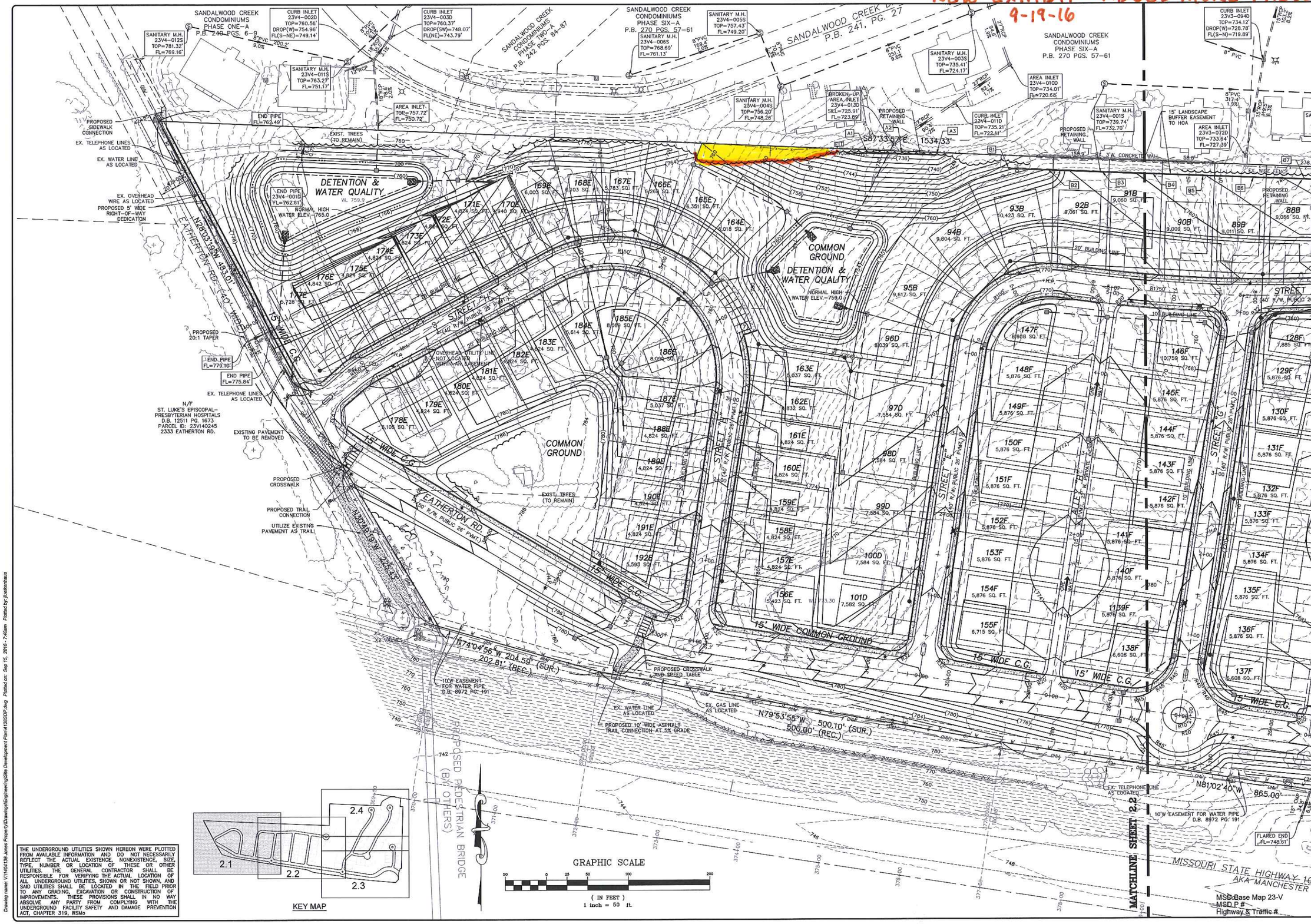
SCALE 1"=100'



1 SECTION B-B

SCALE 1"=10'-0"

NEW EXHIBIT - ADDED MORE PRESERVATION
9-19-16



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	3-22-2016 INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS

Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
CHESTERFIELD, MISSOURI 63005
Ph. 636-770-7300

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

The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
GRADING PLAN

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

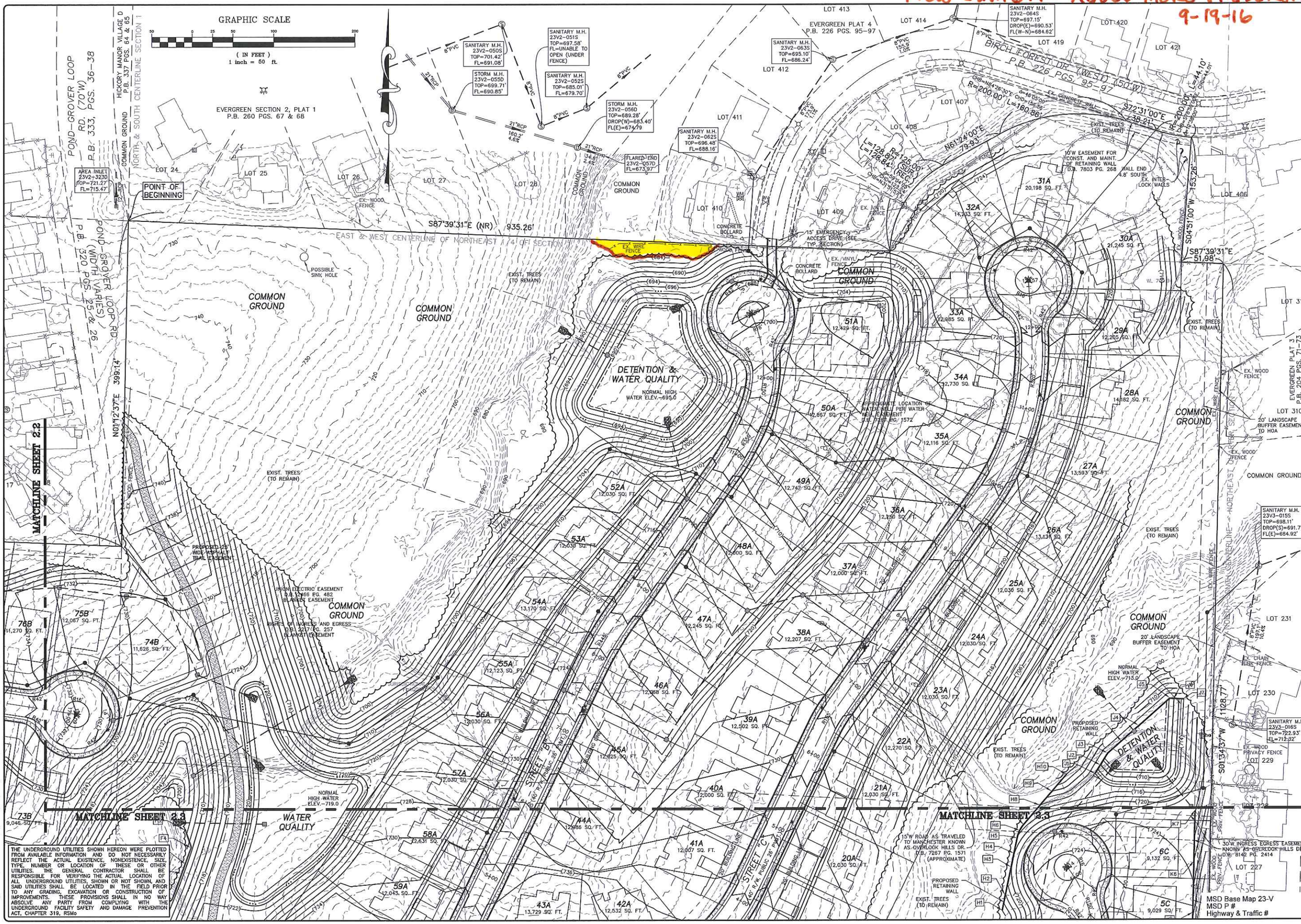
Date: 08/19/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number 14-04-138
Date Aug. 19, 2016
Designed: MF
Drawn: SL
Checked: SL
Sheet 2.1
SDP

MSD Base Map 23-V
MSD P #
Highway & Traffic #

Drawing name: V:\14\04138 Jones Property\Drawings\Engineering\Site Development Plan\4138SDP.dwg Plotted on: Sep 15, 2016 - 7:40am Plotted by: ibuttenhaus

NEW EXHIBIT- ADDED MORE PRESERVATION
9-19-16



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The Villages at Brightleaf

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SITE DEVELOPMENT PLAN
GRADING PLAN

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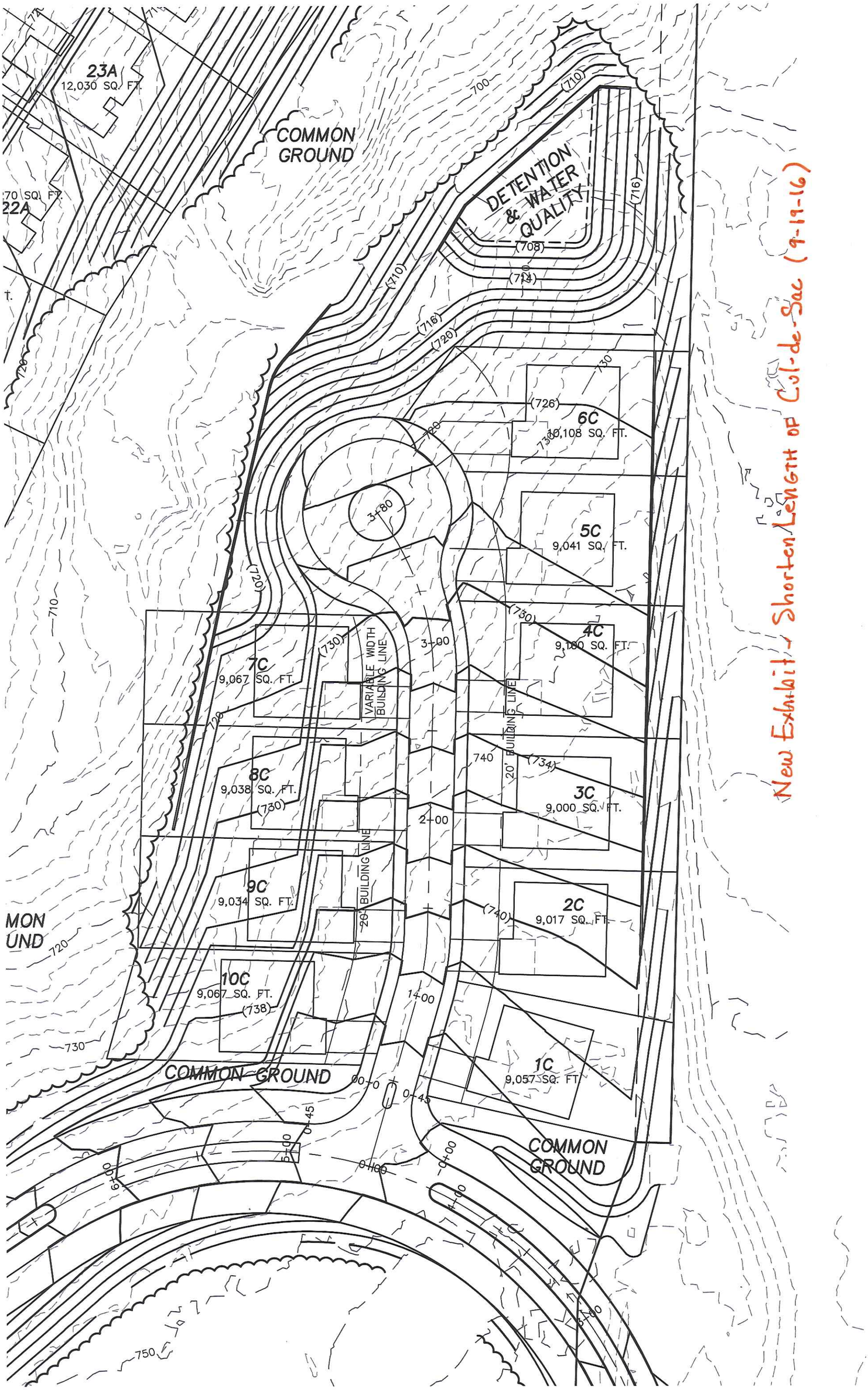
Date: 08/19/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Aug. 19, 2016	
Designed: MF	Sheet
Drawn: SL	2.4
Checked: SL	SDP

Drawing name: V:\14041\38-Jones Property\Drawings\Engineering\Site Development Plans\4138SDP.dwg Plotted on: Sep 15, 2016 - 7:42am Plotted by: justinshaus


23A
12,030 SQ. FT.
COMMON GROUND
DETENTION & WATER QUALITY
6C
10,108 SQ. FT.
5C
9,041 SQ. FT.
4C
9,180 SQ. FT.
3C
9,000 SQ. FT.
2C
9,017 SQ. FT.
1C
9,057 SQ. FT.
7C
9,067 SQ. FT.
8C
9,038 SQ. FT.
9C
9,034 SQ. FT.
10C
9,067 SQ. FT.
VARIABLE WIDTH BUILDING LINE
20' BUILDING LINE
COMMON GROUND
COMMON GROUND
New Exhibit - Shorten Length of Cul-de-Sac (9-19-16)

Attachment B
Site-Specific Ordinance

AMENDED BILL NO. #2145 **ORDINANCE NO. #2145**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE CHANGE IN THE ZONING OF NINE (9) PROPERTIES THAT TOTAL 78.7 ACRES OF AREA FROM THE NU NON-URBAN RESIDENCE DISTRICT, THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, AND THE R-6 AND R-6A 4,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED ENVIRONMENT UNIT (PEU) AND A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), WHICH ARE ALL LOCATED ON THE NORTHWEST CORNER OF TAYLOR ROAD AND STATE ROUTE 100, WHICH WILL ALLOW THIS SITE'S USE FOR ONE HUNDRED NINETY-FOUR (194), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH PUBLIC SPACE AND COMMON GROUND. (Ward Five)

WHEREAS, the Town Center Plan allows development proposals that are uniquely limited to this area, given their allowable densities, intensities, designs, and other characteristics that are consistent with the tenets of 'New Urbanism;' and

WHEREAS, over the years, many projects have been approved and developed in Town Center for commercial purposes, but only a limited number of residential developments have been completed, with many of the larger parcels of ground located within its boundaries not having that same level of interest; and

WHEREAS, this proposed site is the largest undeveloped property in the Town Center Area and designated for a mix of residential uses, including single family detached types on individual lots, which represents the current proposal that has been submitted and considered by the Planning and Zoning Commission and the City Council; and

WHEREAS, the proposal includes the development of a minimum of five (5) villages, with a varying number of lots and dwellings, which will total the one hundred ninety-four (194) authorized homesites and will be designed and developed consistent with many of the tenets of the Neighborhood Design Standards and Architectural Guidelines of the Town Center Plan; and

WHEREAS, the Planning and Zoning Commission was presented this proposal at a July 2015 public hearing, where many issues and other considerations were identified via the petitioners' presentation, its members' questions, and comments from nearby residents; and

WHEREAS, after this public hearing, the Planning and Zoning Commission considered those identified issues, considerations, questions, and comments, specifically relating to this proposal and particularly the construction of the Pond-Grover Loop Road, the extension of the Birch Forest Drive (a stub street), and the front-facing garages and suggested further review was warranted; and

WHEREAS, a Work Session was held by the Planning and Zoning Commission to further discuss these matters and seek resolutions to them, within the confines of the standards and requirements of the Town Center Plan; and

WHEREAS, after this Work Session, refinements were made to the design concept for this large Town Center Area site, which included revised designs of the some of the residential units relative to the proximity of the garage doors to the fronting streets, increases in public space areas, inclusion of sound mitigation efforts along State Route 100, alterations to the street network to improve safety, function, and calm traffic, and a modification to the design of a cul-de-sac and other lots to increase the bufferyard distance between them and abutting residential lots located in surrounding subdivisions; and

WHEREAS, with this direction from the Planning and Zoning Commission, the petitioner did revise the plan, but concerns lingered regarding the Pond-Grover Loop Road, Birch Forest Drive, and the front-facing garages, which led to another design that did not include the inclusion of any street extensions, i.e. Pond-Grover Loop Road and Birch Forest Drive; and

WHEREAS, this revised plan was reviewed by the Planning and Zoning Commission and it could not reach a majority vote on this project and the associated rezoning of the property and application of the special procedures permit (Planned Residential Development Overlay District); and

WHEREAS, the Planning and Zoning Commission deadlock, with a vote of 5 to 5, which meant the proposal failed for a lack of majority; and

WHEREAS, the Letter of Recommendation from the Planning and Zoning Commission was forwarded to City Council on December 14, 2015, where it conducted another public hearing on this matter, and heard from those individuals in attendance regarding this proposal; and

WHEREAS, at the conclusion of the public hearing, the City Council noted its concerns with the roadway issues and sought an appropriate solution, if possible, which was offered as the following: not connect Birch Forest Drive for all vehicular traffic, but rather design it to accommodate emergency access only, along with pedestrian and bicycle facilities, while requiring the dedication of the necessary and prescribed amount of right-of-way for the Pond-Grover Loop Road, along with requiring the developers to provide an escrow in the amount sufficient to accommodate its construction in the future, but not at this time, thereby allowing further consideration of it by the community; and

WHEREAS, with this direction for design changes to the roadway plan and other conditions, the City Council authorized the preparation of legislation in this regard for presentation on January 11, 2016, along with noting the project, notwithstanding the roadway components described above, was a positive for the Town Center Area and would address a difficult property that had been the subject of many discussions, since the update of the Town Center Plan during the years of 2008 to 2012; and

WHEREAS, the City Council, through its established authority under Chapter 89 of Missouri Revised Statutes and the Wildwood Charter, believes this action is consistent with good planning practice and will protect the public's health, safety, and general welfare by improving the conditions at this site with its redevelopment under a new owner.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, are hereby amended to reflect the change in zoning from the NU Non-Urban Residence District, the R-3 10,000 square foot Residence District, the R-4 7,500 square foot Residence District, and the R-6 and R-6A 4,500 square Residence District, with a Planned Environment Unit (PEU) and a Planned Residential Development Overlay District (PRD), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTERLINE OF SECTION 1 AND BEING THE SOUTHWEST CORNER OF EVERGREEN SECTION 2, PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 260, PAGES 67 AND 68 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTH LINE OF SAID EVERGREEN SECTION 2, SOUTH 87°39'31" EAST, 935.26 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 409 OF EVERGREEN PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 226, PAGES 95-97 OF SAID COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 59°04'05", AN ARC LENGTH OF 128.87 FEET, THE CHORD OF WHICH BEARS NORTH 31°51'57" EAST, 123.24 FEET TO A POINT; THENCE NORTH 61°24'00" EAST, 79.93 FEET TO A POINT; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 46°05'00", AN ARC LENGTH OF 160.86 FEET, THE CHORD OF WHICH BEARS NORTH 84°26'30" EAST, 156.56 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF BIRCH FOREST DRIVE (50' WIDE); THENCE ALONG THE SOUTHERN EDGE OF SAID RIGHT-OF WAY SOUTH 72°31'00" EAST, 38.21 FEET TO A POINT; THENCE ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°38'00", AN ARC

LENGTH OF 44.10 FEET, THE CHORD OF WHICH BEARS SOUTH 78°50'00" EAST, 44.01 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 406 OF SAID EVERGREEN PLAT 4; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 406, SOUTH 04°51'00" WEST, 153.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 406, SAID POINT BEING IN THE SOUTH LINE OF SAID EVERGREEN PLAT 4; THENCE ALONG SAID SOUTH LINE SOUTH 87°39'31" EAST, 51.98 FEET TO A FOUND AXLE, SAID POINT BEING THE NORTHWEST CORNER OF EVERGREEN PLAT 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 204, PAGES 71-73 OF SAID COUNTY RECORDS, FROM WHICH POINT A STONE BEARS SOUTH 01°34'37" WEST, 98.54 FEET SAID POINT ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, SOUTH 01°34'37" WEST, 1,128.77 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERN LINE OF LOT 112 OF EVERGREEN PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 190, PAGE 89 OF SAID COUNTY RECORDS, SAID POINT BEING LOCATED ON THE CENTERLINE OF TAYLOR ROAD (30 FEET WIDE), THENCE LEAVING SAID CENTERLINE AND PROCEEDING NORTH 88°25'23"W, 20.00 FEET TO A POINT; THENCE SOUTH 20°00'41" WEST, 94.87 FEET; SOUTH 01°34'37" WEST, 113.11 FEET; SOUTH 43°21'00" WEST, 75.00 FEET TO A POINT BEING ON THE NORTH LINE OF MISSOURI STATE HIGHWAY 100 (ALSO KNOWN AS MANCHESTER ROAD); THENCE WITH SAID NORTH LINE NORTH 85°02'20" WEST, 461.64 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,063.74 FEET, A CENTRAL ANGLE OF 01°22'40", AN ARC LENGTH OF 410.35 FEET, THE CHORD OF WHICH BEARS NORTH 84°21'00" WEST, 410.34 FEET TO A POINT; THENCE NORTH 73°52'26" WEST, 150.88 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,038.74 FEET, A CENTRAL ANGLE OF 01°40'00", AN ARC LENGTH OF 495.64 FEET, THE CHORD OF WHICH BEARS NORTH 82°19'40" WEST, 495.62 FEET TO A POINT; THENCE NORTH 68°37'23" WEST, 137.03 FEET; NORTH 81°02'40" WEST, 865.00 FEET; NORTH 79°53'55" WEST, 500.10 FEET; NORTH 73°28'36" WEST, 230.48 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD (40' WIDE); THENCE ALONG LAST SAID RIGHT-OF-WAY NORTH 27°33'18" WEST, 688.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A 15 FOOT DEDICATION STRIP AS PER EASEMENT PLAT FOR SANDALWOOD CREEK PHASE 1, AS RECORDED IN PLAT BOOK 234, PAGE 33, AND AMENDED IN PLAT BOOK 243, PAGE 3 OF SAID COUNTY RECORDS, FROM WHICH POINT A CONCRETE MONUMENT BEARS SOUTH 87°37'57" EAST, A DISTANCE OF 17.32 FEET; THENCE ALONG THE SOUTH LINE OF SANDALWOOD CREEK CONDOMINIUMS PHASE ONE-A, (PLAT BOOK 234, PAGE 6), SANDALWOOD CREEK CONDOMINIUMS PHASE TWO-A (PLAT BOOK 242, PAGES 84-87), SANDALWOOD CREEK CONDOMINIUMS PHASE SIX-A, (PLAT BOOK 270, PAGES 57-61), AND SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, (PLAT BOOK 285, PAGES 35-38) OF ST. LOUIS COUNTY RECORDS, SOUTH 87°33'57" EAST, 1,534.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, AND ALSO BEING THE SOUTHWEST CORNER OF HUNTERS RUN, A SUBDIVISION AS RECORDED IN PLAT BOOK 320, PAGES 25-26 OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID HUNTERS RUN SOUTH 87°41'40" EAST, 771.44 FEET TO A POINT IN THE AFOREMENTIONED NORTH AND SOUTH CENTERLINE OF SECTION 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID HUNTERS RUN; THENCE ALONG SAID CENTERLINE AND EAST LINE OF SAID HUNTERS RUN NORTH 01°12'37" EAST, 399.14 FEET TO THE NORTHEAST CORNER OF SAID HUNTERS RUN AND THE POINT OF BEGINNING AND CONTAINING 3,436,441 SQUARE FEET MORE OR LESS (78.8898 ACRES MORE OR LESS.)

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated December 7, 2015, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **one hundred ninety-four (194)**[1] ~~eighty-seven (187)~~, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property. If the Homeowners Association should want to construct an in-ground swimming pool and related cabana, such is allowed within the boundaries of this Planned Residential Development Overlay District (PRD), but must be located in subdivision-owned common ground.

[1] These requests were advertised for 194 units; therefore, a greater number cannot be considered, unless a new public hearing is held.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:
   i. Village A – Eighty (80) foot minimum lot width and lot size of 12,000 square feet.
   ii. Village B –Sixty-three (63) foot minimum lot width and lot size of 9,000 square feet.
   iii. Village C – Sixty-two (62) foot minimum lot width and lot size of 9,000 square feet. ~~excepting four (4) lots, which shall have direct frontage onto the Pond Grover Loop Road, with on-site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty-five (35) feet, and a depth no less than one hundred sixty (160) feet.~~
   iv. Village D – Sixty (60) foot minimum lot width and lot size of 6,500 square feet.
   v. Village E – Thirty-eight (38) foot minimum lot width and lot size of 4,000 square feet.
   vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
   vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across **at least thirty percent (30%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **one hundred fifty-seven (157)** ~~fifty-three (153)~~ of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **seven point five (7.5)** feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage, excepting those units in Villages A, C, and E. **Units in two (2) of these villages shall be as reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan (Villages A and C).** ***Garage door(s) associated with any unit located within Village E shall be a minimum of six (6) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage.*** Individual garage doors shall not be greater than **twenty (20) feet** in width and must be **carriage types**, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

e. **The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of thirty-seven (37) ~~thirty-three (33)~~ of the allowable one hundred ninety-four (194) ~~eighty-seven (187)~~ lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.**

f. The first story, interior clear height for all single family dwellings shall be not less than **nine (9) feet**.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure **(in its entirety)**. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, **excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board**. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than 78.7 acres in total.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.

e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the rezoning of the subject site and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

    (1) **Twenty (20)** feet from any right-of-way line, except any unit served by a rear entry garage, which shall have a **build-to distance of ten (10) feet** (see Condition 2(a.)).
    (2) **Five (5) feet** for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
    (3) **Fifteen (15) feet from any rear yard property line** and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.
    (4) **Five (5) feet from any rear yard property line** for any unit served by a rear entry garage.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of **twenty-five (25)**

feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

c. **State Route 100** - Dedicate the required amount of right-of-way and/or easements along this property's State Route 100 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes and, subject to Subsection 4(d.), construct within this area the extension of the Pond-Grover Loop Road, all necessary intersection modifications and upgrades, and other improvements required therein. Improvements to State Route 100 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 100 and directed by the Department of Public Works.

d. **Pond-Grover Loop Road** – Subject to the conditions that follow in this Subsection [4 (d.)], petitioners/developer shall construct the Pond-Grover Loop Extension, as shown on the approved Preliminary Plan; ~~deviations in~~ modifications to the location and design of the extension from what is shown on the plan may be approved by the Directors of the Departments of Planning and Public Works, so long as the purpose of the extension, as contemplated by the Town Center Plan, is ~~fulfilled~~ satisfied; the final location, design and specifications of the ~~plan~~ extension shall be shown on the applicable plat of the subdivision, as approved by City Council.

   i. The extension shall be constructed pursuant to applicable City standards;
   ii. The cost of constructing the extension shall be determined by petitioners/developer, subject to ~~approval~~ review and acceptance by the Directors of Planning and Public Works, prior to approval of the applicable plat;
   iii. Upon acceptance ~~approval~~ of the cost by the Directors of Planning and Public Works, and prior to approval of the applicable plat, the petitioners/developer and the City shall execute an agreement that provides for the following:
      1. The dedication of right-of-way to the City for the extension, pursuant to the applicable plat, and such other instruments, as may be reasonably required by the City;
      2. A Letter of Credit, in the amount of the cost, issued to the City, as beneficiary, shall be obtained by petitioners/developer from a financial institution and with terms and conditions and an outside expiration date (including any renewal terms) that are acceptable to the Directors of Planning and Parks and the City Attorney and in accord with the terms and conditions of this Subsection [4(d.)] for the purpose of securing the performance of the construction of the extension; and the Letter of Credit shall be issued and delivered to the City, prior to approval of the applicable plat;
      3. Commencement of construction of the extension within ninety (90) days after a Notice to Proceed is issued by the Directors of Planning and Public Works to petitioners/developer and petitioners/developer shall proceed and complete the extension in accordance with a schedule approved by the Directors of Planning and Public Works;

4. If Notice to Proceed is not issued by the second ~~first~~ anniversary date of the approval of the applicable plat or if the City issues a notice to petitioners/developers stating the extension should not be constructed, petitioners/developer's obligation to construct the extension shall terminate, the Letter of Credit shall terminate, and the dedication shall be released/reconveyed to the petitioners/developers, or their successor(s), in title; the area on the plan set aside for the extension shall, in the event of such release and reconveyance, be converted to common ground, with trail(s) and associated public easements for them, as approved by the Director of Planning and Parks; and
5. The City shall execute and record such instruments and documents, as may be reasonably necessary to effect the foregoing terminations and release/reconveyance.

~~e. Establish a minimum seventy (70) foot wide public right-of-way dedication to the City of Wildwood and construct the Pond Grover Loop Road Extension through the site that provides a total of two (2), eleven (11) foot wide lanes (not inclusive of the concrete vertical curb and gutter), a minimum ten (10) foot wide grass median, and a five (5) foot wide sidewalk on east side of this internal roadway, and a ten (10) foot wide multiple use trail on its west side, all of which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Tree lawn areas and all stormwater management facilities shall be the developer's responsibility to provide and construct as well. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Pond Grover Loop Road and directed by the Department of Public Works.~~

~~i. The developer is also responsible for the construction of a roundabout at a location approved by the Planning and Zoning Commission on the Site Development Plan. This roundabout shall be designed, engineered, and constructed in accordance with the Town Center Plans Street Specifications and Streetscape Requirements. The Departments of Public Works and Planning shall direct determinations in this regard, along with final action by the Planning and Zoning Commission.~~

e. **Internal Streets** - Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. The construction of these improvements is the sole responsibility of the developer(s) of this project. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be

installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. **Eatherton Road Extension** - Dedicate the required amount of right-of-way and/or easements within the boundaries of this property to the City of Wildwood for the construction of the Eatherton Road Extension for public roadway purposes, which include a minimum driving surface of two (2) lanes that total twenty-six (26) feet in width, a five (5) foot wide sidewalk on both sides of this driving surface, and street trees and lights, including a minimum seven (7) foot wide tree lawn area for these improvements. A roundabout, and related channelization islands and other improvements as set forth therein, is required within the Eatherton Road Extension right-of-way area and the developer is responsible for its construction. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. **Birch Forest Drive** – **The trail/emergency extension of ~~extend~~ Birch Forest Drive, from its current terminus into the subject site, shall be limited to a design that accommodates only emergency and pedestrian/bicyclist access. The construction ~~and~~ of this trail/emergency extension shall adhere to established and accepted design, engineering, and material standards and specifications, which would allow for emergency vehicles only, pedestrians, and bicyclists to access across it, while blocking any other vehicle by a system of bollards (or acceptable alternative), to be selected in terms of their types and placements, as directed by the ~~Town Center Plan's Street Specifications and the Streetscape Design Requirements~~ Department of Public Works and the Metro West Fire Protection District, all needing final action by the Planning and Zoning Commission on the Site Development Plan. ~~Safety~~ Components determined necessary for the design and construction/reconstruction of this alternative, trail/emergency/pedestrian/bicyclist ~~any stub street~~ extension shall be indicated on the Site Development Plan and reviewed and acted upon thereafter by the Planning and Zoning Commission.**

h. **Service Lanes (alleys)** - Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

j. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

k. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

l. **Construction access shall be from State Route 100 during the development of this site, not via Birch Forest Drive and/or Eatherton Road.**

m. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

n. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

o. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

p. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

q. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

r. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

s. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

t. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred ninety-four (194) ~~eighty seven (187)~~ dwelling units.

u. The developer shall provide a minimum twenty (20) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire eastern boundary of the site, where existing woodlands are not preserved, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

v. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

w. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

x. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

y. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

z. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

aa. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

bb. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

cc. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

dd. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

~~ee. No portion of any lot that is to be located within the proposed eight (8) lot cul-de-sac solely served by Pond Grover Loop Road shall extend closer than thirty (30) feet to the abutting Planned Residential Development Overlay District (PRD) boundary to their north. This buffer area shall be protected from all land disturbance activities. Additionally, the common boundary between this site and the Sandalwood Creek and Hunters Run Subdivisions shall be separated by a minimum ten (10) foot buffer area that is common ground. This area shall also be protected from all land disturbance activities.~~

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of **provided** parking spaces by the following rate:

Type of Development	***Required Contribution***
Single Family Dwelling **(detached)**	$1,055.10/Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space.)

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

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

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for the purposes of assisting with completion of required improvements within the right-of-way of the Pond-Grover Loop Road, **if constructed. Additionally, credits may also be considered toward the construction of the Eatherton Road extension through the subject site, but would be solely based upon the difference in cost of a residential type street, of the same dimensions, versus this arterial type roadway. Credits would only be considered for the Eatherton Road Extension, if Pond-Grover Loop Road were not to be constructed.** The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate points of natural discharge and may not be disturbed.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development, unless otherwise accepted by the Metropolitan St. Louis Sewer District.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and

the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

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

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

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

Floodplain Study and Plans/Wetlands Study

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in

the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

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

Roadway Improvements

c. Improvements to State Route 100 and Eatherton Road must be completed prior to the issuance of building permits in excess of ten (10) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

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

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

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

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required.

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

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

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

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

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

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District

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

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, **based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling**. The provision of public space shall substantially comply with the Preliminary Development Plan submitted in conjunction at the public meeting on November 2, 2015.

Editor's Note: Changes to the report from its October 5, 2015 version to the November 2, 2015 are with a single strike-through line. Previous changes considered by the members at their October 5, 2015 Planning and Zoning Commission meeting are indicated by blue-type. **No modifications have been made to the Letter of Recommendation, since the Planning and Zoning Commission took action upon it on November 16, 2015, excepting Condition 2(d.). This condition was recommended for a change, as part of the motion and vote on the overall Letter of Recommendation, which, again, failed for a lack of majority.** Changes to the Letter of Recommendation, which were supported by the City Council and authorize for inclusion in the proposed Bill, are indicated in brown, bolded type. **Blue, bolded type reflects changes from the January 11, 2016 City Council meeting.**

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

This Bill was passed and approved this 25 day of January, 2016, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

Liz Weiss, City Clerk

Attachment C
Background Information

From: **Jason Peterein** JTPETE@stlmsd.com
Subject: RE: Bright Leaf -SDP -MSD Review for Conceptual Approval
Date: September 16, 2016 at 9:23 AM
To: Mike Boerding MBoerding@sterling-eng-sur.com
Cc: Josh Foster jfoster@jhberra.com, Mike Falkner mfalkner@sterling-eng-sur.com, Chris Deguentz (cdeguentz@fischerandfrichtel.com) cdeguentz@fischerandfrichtel.com, George Gower GGower@sterling-eng-sur.com, John Luetkenhaus JLuetkenhaus@sterling-eng-sur.com, Joe Vujnich JVujnich@cityofwildwood.com

Mike,

MSD takes no exception to the site development plan, subject to formal plan review of the detailed engineering. MSD's expectations are that the detailed engineering that support this plan will satisfy the District's Rules and Regulations and address the issues noted in the conceptual review MSD previously provided on 7/28/16 (attached).

I do not foresee issues that would adversely detract from the overall concept or intended use level of the property. With this being a preliminary plan, please be advised that review of the detailed engineering may require deviations from the site development plan, particularly within the water quality and detention areas as they relate to pretreatment features, biocell/detention basin configuration, outlet design, etc. These items are normally identified and addressed when the detailed engineering is presented to and reviewed by District staff under a P-job.

MSD will provide further review and comment on this project during the course of formal plan review (P-job) submittal.

Please let me know if you have any questions.

Thanks
Jason

Jason T. Peterein, PE
Principal Engineer
Engineering / Development Review
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103
T: 314.768.2773
F: 314.768.6342

From: Mike Boerding [mailto:MBoerding@sterling-eng-sur.com]
Sent: Thursday, September 15, 2016 3:18 PM
To: Jason Peterein
Cc: 'Josh Foster'; Mike Falkner; 'Chris Deguentz (cdeguentz@fischerandfrichtel.com)'; George Gower; John Luetkenhaus
Subject: Bright Leaf -SDP -MSD Review for Conceptual Approval

Jason,
We spoke about the Bright Leaf SDP late last week on the phone and sent down three copies Friday afternoon for your review. You said that you were busy this week but would try to look at the SDP by tomorrow. Joe Vujnich has scheduled Bright Leaf SDP for Monday night so the City will take action on the SDP approval. However, he requested that we get an approval from MSD on the SDP. Joe said he

was going to contact you on Wednesday but we do not have confirmation whether he was able to talk with you and if he has a comfort level to allow the SDP to move forward.

Joe would not accept the paid conceptual review of the SWPPP we received earlier this summer. Would you be able to send a reply to this email granting conceptual approval of our SDP? An email or phone call to Joe with a positive recommendation would be helpful at this point. Our SDP is the same as the SWPPP except the Pond-Grover loop road has been removed and a trail has been added in its place. The sewers connections, detention basins and BMPs are all shown where they are intended for final design. We understand that there are design contingencies that will have to be proved with the improvement plan calculations, submittals and review.
Your help in this matter is greatly appreciated.
Respectfully requested,
Mike

Mike Boerding, PE
Vice President
The STERLING Company
5055 New Baumgartner Rd
St. Louis, MO 63129
314-446-5781 direct
314-487-0440 office
314-393-3813 cell
www.sterling-eng-sur.com

Villages at Brightleaf
Subdivision D-371.pdf

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

July 28, 2016

The Sterling Company
Attn: Mr. Michael Boerding, P.E.
5055 New Baumgartner Road
St. Louis, MO 63129

RE: Eatherton 290'S of Sandlewood Creek
(The Villages at Brightleaf)
Basic Conceptual Review
MSD Ref. No. D-371-00

Dear Mr. Boerding:

MSD has completed a **basic conceptual review** of a SWPPP submitted by your office representing a basic concept for a proposed 194 lot single family residential subdivision located at 2350 Eatherton, 2344 Eatherton, 16721 Manchester, 2531 Taylor, 2567 Taylor, 2555 Taylor, 16602 Overlook Hills, 16618 Overlook Hills, and 16615 Overlook Hills in the City of Wildwood.

Project Overview

The project is located in the Caulks Creek watershed and Missouri River WWTP service area (Caulks Creek sanitary sub shed). Based on historic aerial photography, the approximately 78.82 ac development area consists of open meadow, woods, and existing residences. Access to the site is at its southeast corner off of Route 100 north of Taylor and along Eatherton Road to the west. Numerous tributaries feed four main channels that concentrate and convey runoff to the northern boundaries of the site.

Storm and sanitary sewers are located in the existing developments to the north and east adjacent to the site. Pond-Grover Loop Road ROW abuts the site at its north-central boundary.

Fischer and Fritchel Custom Homes LLC/Consort Homes LLC propose to construct 194 ~ single family lots, along with public streets, cul-de-sacs, sidewalks, utilities, sewers, and common ground areas on the property. Storm and sanitary sewers, along with their connection points to the existing systems were not depicted. Numerous sediment basins are depicted on the plans which also appear to be consistent with the likely location of detention basin and water quality features that will manage the site's post developed runoff.

Stormwater Management

Given the quantity of land disturbance and additional runoff proposed by this preliminary plan, post-construction storm water quality BMPs will be required. Runoff generated by all disturbed areas shall be treated. For an existing site impervious footprint of less than 20%, this site is designated as "new development" for the purpose of evaluating BMP performance and compliance with the Phase II permit. Water quality strategies and practices that provide for volume reduction shall be employed such that the site's post developed runoff condition mimics

its preconstruction runoff condition. The MSD MEP spreadsheet or site specific continuous simulation modeling may be used to demonstrate the design's compliance with this Phase II requirement.

An existing natural resource inventory map was not provided with this submittal, and should be prepared as an initial step in the site's design. The natural resource inventory should also assess the presence or absence of wetlands, streams, floodplains, and Karst; the nature of the existing topography (i.e. slopes exceeding 20%), the extents of vegetated cover and preservation, and the existing property use and surrounding property use. The extent of these features should be summarized in a table presented on the map. Please refer to MSD's Site Design Guidance document for preparation guidelines. Note that a project that affects wetlands or waters of the U.S. or State (jurisdictional waters) will likely be accompanied by an additional assessment of the feature as required by U.S. Army Corps of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD will require documentation that the project has satisfied 401/404 permitting requirements necessary to begin construction prior to issuing formal plan approval, or, documentation from the appropriate agency confirming that the project's development activities are exempt.

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

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

Fence placement shall not inhibit BMP/Detention basin maintenance equipment ingress/egress if access corridors will be provided between lots. Any basins that require retaining walls shall be supported by a design by a geotechnical engineer registered in Missouri, and shall be configured to allow sloped access to the basin on at least one accessible side. Walls supporting an embankment within the basin should be monolithic and watertight in order to prevent seepage.

The Sheet Flow to Buffer Credit (as outlined in Section 5.4 of the 2000 Maryland Stormwater Design Manual) may be implemented to manage runoff originating from the rear yards as depicted on the plans. Deep rooted, native vegetated buffers shall be established on the steep slopes behind lots that intend to claim this credit (for example, the 3:1 slops separating lots 17A-29A from the existing preservation limits). Final plans will need to depict preservation limits and final grading for each lot that will benefit from the credit.

Proposed contours on grading plans shall provide overland flow paths such that proposed homes will not be subject to overland flooding. Where swales are proposed, cross sections and open channel calculations should be provided with the formal design submittal in order to demonstrate their adequacy. The grading plan shall also provide for a sufficient overland flow path for conditions in which the proposed storm sewer system becomes blocked or surcharged. If topography will not allow for an overland flow path, designated ponding areas shall be

provided based on the 100yr-24 hour storm and identified on the improvement plans. The finish floor/low sills of the proposed homes shall be positioned above the 100yr-24 hour high water ponding elevation and overland conveyance limits. As a general observation of this plan, lots that are adjacent to a low point within a public street or alleyway will need an identified ponding area and analysis of the finish floor/low sills with respect to the ponding limits. The proposed contours depicted on lot 53A imply a low area that may be problematic in this regard as well.

In order to avoid diverting additional runoff onto neighboring properties, drainage originating behind lots 32A-30A, and lots 88B – 83B should be captured onsite and conveyed via open channel or storm sewers to onsite storm water management facilities. Pond Grover Loop Road/Eatherton Road, from the entrance on Route 100 to Station 59+50, including the lots and minor streets that drain towards it, also require treatment for water quality, channel protection, and detention.

The concept of the large detention basin proposed west/adjacent to the proposed Pond Grover Loop Road extension was previously discussed. As noted in previous communication, MSD would take no exceptions to that subject to the following:

- Caulks Creek 2yr and 100yr release rates for the tributary area are satisfied, assuming a fully developed tributary area. Channel Protection for the development would need to be managed in a separate basin or nested within volume reduction based WQv BMPs. Offsite areas would receive the benefit of having flood detention provided for in this basin, however they would be expected to provide their own WQv and CPv on their own site.

- Hydraulic study required to demonstrate this configuration will not cause a rise upstream or hindrance to the hydraulic performance of upstream storm sewers. MSD does not have record of storm sewers located within Route 100 (likely MoDOT's). These systems will need to be verified and accounted for in your development plans and analysis. Approval from MoDOT will be required prior to MSD approvals if the development plans will affect their existing drainage system or require connection into it.

- Flowrate and velocity conditions downstream from the detention basin's outlet should mimic current conditions or be improved in terms of channel capacity or erosion potential.

- The detention basin's configuration would need to satisfy the City of Wildwood's requirements, including compliance with their Stream Buffer ordinance (or their indication of this requirement being not applicable or waived). Corps of Engineers/DNR approval will also be required.

- An arborist should be engaged to assess the existing trees and vegetation that will be preserved within the ponding limits of the basin. The arborist should evaluate the suitability of the existing species in light of the ponding depths and inundation conditions that would be expected to occur within the detention basin. Appropriate recommendations for species removal, new species selection, vegetation establishment, and long term maintenance should be provided by the arborist. These recommendations shall be implemented in the design, construction, long term maintenance, and operation of the basin.

- The embankment would need to be designed and supported by a geotechnical engineer's analysis. In addition, dams with a height of 35' or greater will also require DNR approval.

- Interim detention basins will be necessary to serve development within the site that may occur upstream from the basin prior to the final connection of Pond Grover Loop Road.

The diameter and condition of the receiving storm sewer system located within Sandalwood Creek that receives the outflow from the site located in the vicinity of sediment trap K is unknown. Prior to permitting a connection to it, the developer would need to do the following:

- The hydraulic capacity of the receiving system shall be analyzed from structure 23V4-005D to the development's point of tie-in. If in the existing configuration it lacks capacity, it will require upsizing.
- A review of P.B. 234 Pgs 33 and 34 indicates that sufficient easement rights exist.
- Provide MSD with a CCTV inspection of the existing sewer for review. Please contact Brian Dunn (314-335-2072) prior to doing so.
- MSD will review the findings of the inspection. Any deficiencies found in the line would need to be corrected by the developer under the permit for this project.

Sanitary

Modeled sanitary sewers are located downstream of the site as highlighted on the enclosed basemap. MSD staff evaluated the model assuming an additional peak sanitary flow of 0.44 CFS generated by the development and found that the sewers within the model have sufficient capacity for that flowrate. A hydraulic analysis of the receiving sanitary system located upstream from the limits of the model will need to be performed and submitted for formal review (either as its own P# or concurrent with the P# for the development plans). Reaches indicated by the analysis to lack the capacity to accommodate the additional peak flows generated by the development will need to be improved by the developer. Peak flows should be determined via tributary house count and criteria outlined in Chapter 3 of MSD's Rules and Regulations. Starting HGL for the analysis (per the model) are 636.66 at MH 23U4-004S and 662.65 at MH 23V2-045S. Please contact me if other HGL/locations are necessary.

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

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

Other Items

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

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

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

Encroachments upon MSD easements and facilities, specifically by retaining walls and their tie back systems shall be avoided.

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

The project is located within the Caulks Creek Surcharge area, assessed at $2750/acre.

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

Limitations of Conceptual Review

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

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

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

Sincerely,

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

Enclosure: MSD System Map

John Luetkenhaus

From: JOHN "JAY JAY" BRADEN <John.Braden@modot.mo.gov>
Sent: Tuesday, September 13, 2016 8:08 AM
To: Mike Boerding
Cc: John Luetkenhaus; Mike Falkner; 'Chris Deguentz (cdeguentz@fischerandfrichtel.com)'; 'Al Hicks'; 'Josh Foster'; George Gower
Subject: RE: Bright Leaf -Site Development Plan -MoDOT Review

Importance: High

Mike,

I discussed this plan with our area engineer and at this time MoDOT cannot give conceptual approval until we have received & reviewed a traffic impact study that does not have the Pond Grover Loop connection. Any work off MoDOT right of way is up to the city to approve and if the developer wants to proceed with detailed plans for the intersection at route 100 prior to the TIS being approved they do so at their own risk.

Jay-Jay Braden
Missouri Department of Transportation
Sr. Traffic Specialist - SW St. Louis County
601 Salt Mill Road, Chesterfield, MO 63017
Fax: 573.522.6491 Mobile: 314.380.0074
www.modot.mo.gov/stlouis/news_and_information/Permits.htm

-----Original Message-----
From: mboerding.sterling-eng-sur.com
Sent: Thursday, September 08, 2016 4:55 PM
To: JOHN "JAY JAY" BRADEN
Cc: John Luetkenhaus; Mike Falkner; 'Chris Deguentz (cdeguentz@fischerandfrichtel.com)'; 'Al Hicks'; 'Josh Foster'; George Gower
Subject: Bright Leaf -Site Development Plan -MoDOT Review

Jay Jay,
Attached is the current site development plan for Bright Leaf. Bright Leaf is a 192 lot development located in Wildwood Missouri near the intersection of Highway 100 and Highway 109. As part of this development, Eatherton Road will be extended parallel to Highway 100 and intersect at Taylor Road. The City directed the developer to remove the previously proposed Pond Grover Loop Road from the development. This project was studied by Crawford Bunte and Brammier (CBB) for traffic impacts during the zoning process. CBB will be presenting construction plans at Taylor Road to MoDOT for permit review at the appropriate time. Sterling is engineering all other site infrastructure.

At the present time, the site development plan is being processed through the City of Wildwood. The SDP solidifies the site specific zoning ordinance. The attached SDP is for your review and comment. The City of Wildwood is asking that MoDOT provide approval of the SDP. Please let us know whether you have any questions, comments or need additional information. If a meeting with you would help expedite an approval of the SDP, please let me know.
Thank you,
Mike Boerding

From: **Rick Brown** rbrown@cityofwildwood.com
Subject: Fwd: Brightleaf - Request for Conceptual Approval
Date: September 11, 2016 at 9:25 AM
To: Joe Vujnich JVujnich@cityofwildwood.com

RB

Fyi

Begin forwarded message:

From: JEANETTE K RUGGERI <Jeanette.Ruggeri@modot.mo.gov>
Date: September 9, 2016 at 2:11:45 PM CDT
To: lcannon.CBBTRAFFIC.COM <lcannon@CBBTRAFFIC.COM>
Cc: Rick Brown <rbrown@cityofwildwood.com>, KAREN D YEOMANS <Karen.Yeomans@modot.mo.gov>
Subject: RE: Brightleaf - Request for Conceptual Approval

The traffic impact study will have to be revised to show that the connection is not being made. We will also require that the interchange at 100 @ 109 be evaluated as well. I will look and see if I have recent counts that you can use for this. One of the concerns here is that most of the school traffic for the new development will be utilizing the interchange now, so please be sure to look at school start and release.

Thank you,

Jeanette Ruggeri

Senior Traffic Studies Specialist
NEW Cell: 314-325-6719
Missouri Department of Transportation
South and West St. Louis County
jeanette.ruggeri@modot.mo.gov

From: lcannon.CBBTRAFFIC.COM
Sent: Thursday, September 01, 2016 5:08 PM
To: JEANETTE K RUGGERI
Cc: Rick Brown
Subject: Brightleaf - Request for Conceptual Approval

Jeanette,

It is my understanding that the City of Wildwood has made the decision not to pursue the Pond Grove Loop Road extension through the Brightleaf Residential development site. I copied Rick Brown on this email and ask that he confirm this for us both.

That said, what, if anything, do you need to provide a conceptual approval letter?

The developer wants to begin grading ASAP. They also want CBB to start the intersection design plans for a fourth leg on Route 100 opposite Taylor Road.

Thanks,

Sent from my Dell Ultrabook PC.

Lee Cannon, PE, PTOE
Principal – Traffic Engineer
CBB
12400 Olive Boulevard, Suite 430 | St. Louis, MO 63141
314-878-6644, Ext. 12 (Office) | 314-449-8242 (Direct) | **314-308-6547 (Mobile)**
Lcannon@cbbtraffic.com | www.cbbtraffic.com

CBB_HI_RES_COLOR(DKYEL)

TRANSPORTATION
ENGINEERS+PLANNERS

MISSOURI
AMERICAN WATER

Missouri American Water
727 Craig Road, Suite 201
St. Louis, MO 63141
amwater.com

May 11, 2016

Sterling Co
Attn: Larry Green
5055 New Baumgartner Road
St. Louis MO 63129

RECEIVED
MAY 16 2016
BY:

RE: **The Villages at Bright Leaf – St. Louis**

Dear Larry:

The proposed development known as The Villages at Bright Leaf will require a water main extension. However, before Missouri American Water Company can prepare a layout for the water main extension to serve this development, we will require the following information:

1. Two sets of site and grading plans showing sewer locations profiles and elevations, lot lines, streets with names and right of way information.

2. Fire flow requirements and fire hydrant locations from the appropriate fire department.

3. A CD with a site plan that shows the Subdivision lots, right-of-ways and street names with documentation stating private and or public. Also on this CD we need a separate site plan, grading plan with property and boundary lines.

4. Name and Address of the Developer.

Should you have any questions, please contact Sue Moynihan at (314) 996-2306.

Sincerely,

Susan Moynihan
New Business Supervisor

Missouri American Water
727 Craig Road
St. Louis, MO 63141
USA

T +1 314 996 2306
F +1 314 569 3972
E sue.moynihan@amwater.com
I www.amwater.com

From: **Rod Cook** rodco@metrowest-fire.org
Subject: Bright Leaf
Date: September 15, 2016 at 10:16 AM
To: Mike Falkner mfalkner@sterling-eng-sur.com
Cc: Joe Vujnich JVujnich@cityofwildwood.com

RC

Mike,

Thank you for bringing your team out yesterday to review the Bright Leaf project. As we discussed in our meeting the Fire District is conceptually okay with the plans. Below or the items that will need further review/discussion.

- Roundabout design
- Intersection splitters design including signage
- No Parking posted on streets and recorded on plot
- Sidewalk crossing – speed tables
- Birch Forest – Fire department access – prefer passive access

We also requested preliminary hydrant layout, which we have received from John L. yesterday.

CC: Joe Vujnich – City of Wildwood

Regards,

J. Rodney Cook
Battalion Chief, Fire Marshal
Division of Community Risk Reduction
Metro West Fire Protection District
636.458.2100
636.821.5806 Direct
RodCo@MetroWest-Fire.org
MetroWest-Fire.org

"Your Life, Our Mission...."

Mike Falkner

From: Dave Phipps <daveph@metrowest-fire.org>
Sent: Wednesday, July 01, 2015 11:26 AM
To: Larry Green
Subject: RE: The Villages at Bright Leaf

Follow Up Flag: Follow up
Flag Status: Flagged

Larry,

The bureau of fire Prevention has reviewed The Villages at Bright Leaf. The following are our comments:

1. Fire flow is 1500 GPM at 20 PSI
2. Fire hydrant spacing is 600 feet apart
3. For Fire and EMS access Pond Grover Loop Rd. must be complete from HWY 109 to HWY 100
4. All streets that are less than 26 feet in width must restrict parking on one side
5. All turning radius must comply with the fire district requiments

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

From: Larry Green [mailto:LGreen@sterling-eng-sur.com]
Sent: Wednesday, June 24, 2015 1:23 PM
To: Dave Phipps
Cc: Mike Falkner; Mike Boerding; George Gower; Chris DeGuentz (CDeGuentz@fandfhomes.com); Roger Cox (rcox@thejonesconashville.com)
Subject: The Villages at Bright Leaf

Dear Chief Phipps,

This letter is submitted to you on behalf of Fischer & Frichtel Custom Homes, LLC, and Consort Homes, LLC.

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

This site is located along Eatherton Road near Highway 100 and Highway 109 in the City of Wildwood, Mo.

The Site Development Plan is for your review and comment.

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

Thank you,

Larry Green

Mike Falkner

From: Ward, Lisa M <Lisa.Ward@charter.com>
Sent: Saturday, June 11, 2016 2:39 PM
To: Larry Green
Subject: RE: Bright Leaf - Will Serve

Follow Up Flag: Follow up
Flag Status: Flagged

Per our Legal Department, Charter does not provide Will Serve letters. We will have a representative contact you if services are available in this area.

Lisa M. Ward
Technical Clerk Sr
Charter Construction
636-387-6633

From: Larry Green [mailto:LGreen@sterling-eng-sur.com]
Sent: Friday, May 13, 2016 9:19 AM
To: Ward, Lisa M <Lisa.Ward@charter.com>
Cc: Mike Falkner <mfalkner@sterling-eng-sur.com>; Mike Boerding <MBoerding@sterling-eng-sur.com>; George Gower <GGower@sterling-eng-sur.com>; 'Chris DeGuentz (CDeGuentz@fandfhomes.com)' <CDeGuentz@fandfhomes.com>; 'Roger Cox (coxforistell@gmail.com)' <coxforistell@gmail.com>
Subject: Bright Leaf - Will Serve

Dear Mrs. Ward,

This email is submitted to you on behalf of Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC.

Attached please find a cover letter, St. Louis County Locator Map, Google Earth link, and a Preliminary Development Plan for this project.

The Preliminary Development Plan is for your review and comment.

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

Thank you,

Larry Green
Draftsman

The Sterling Company

AT&T
909 Chestnut St., Rm 9-T-06
St. Louis, MO. 63101

T: 636.479.0058
F: 314.242.8270
e. ja9341@att.com

Date: 9-13-2016

John M. Luetkenhaus
The Sterling Company
5055 New Baumartner Road
St. Louis, MO 63129

RE: The Villages at Bright Leaf

Dear Mr. Luetkenhaus,

In response to your request concerning the availability of **Telephone Service** to the above referenced location, please be advised that AT&T will be able to provide telephone service to you under our approved terms and conditions of service.

Should you need further information, feel free to contact me at any time.

Sincerely,

Kathy Smith
Manager-Engineering (Design)

USA Proud Sponsor of the U.S. Olympic Team

ROCKWOOD SCHOOL DISTRICT

Administrative Center
111 East North Street
Eureka, MO 63025-1229

(636) 733-2032
(636) 938-2251Fax
sloanwilliam@rsdmo.org

William M. Sloan
Director of Purchasing and Transportation

CITY OF WILDWOOD
SEP 15 2016
DEPT OF PLANNING & PARKS

September 15, 2016

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

To Whom It may Concern,

The project manager from the Sterling Company has requested Rockwood's response regarding the changes to the development plan for the Villages at Bright Leaf which has eliminated the Pond Grover Loop access. As stated in previous letters to the Planning and Zoning Commission, Rockwood's preference is to limit buses using highway 100 and 109 if at all possible. This is primarily due to traffic congestion on 109 and entering and exiting the development from a divided four lane highway. Winter weather creates other challenges on both of these roads that can be avoided if residential streets could be used to access Green Pines or Lafayette High.

We understand residential development is inevitable and other residents do not want increased traffic through their neighborhoods even though the Pond Grover Loop has been part of Wildwood's developmental plan for years. However, the Rockwood School District's position regarding the use of highways 109 and 100 has not changed.

We look forward to serving the families of The Villages at Bright Leaf and we appreciate the opportunity to provide input on the project.

Sincerely,

William Sloan
Director of Purchasing and Transportation