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
Action Date of the Plan Package:	September 19, 2016 - **Approval, with conditions, by a vote of 8 to 0** (Voting Aye – Lee, Archeski, Gragnani, Bartoni, Kohn, Manton, Bowlin, and Bopp)

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), but 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 on 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 than 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 ceiling 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.

Action of the Planning And Zoning Commission:

Conditional approval of a Site Development Plan (SDP), but 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. Additionally, the Planning and Zoning Commission specified the following matters be returned to its members for review and action:

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.
2. The direction of the Missouri Department of Transportation (MoDOT) regarding the intersections of Taylor Road and State Route 100 and State Route 100 and State Route 109.
3. 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. Other considerations of the fire district needing to be addressed as well include the following: roundabout, splitter island, and speed table designs.
4. The construction access component to begin the development of the site, specifically its location on the properties and the placement of improvements required by the Stormwater Pollution Prevention Plan (SWPPP).
5. The width of the trail easement and the hard-surface improvement itself.
6. The further study of the easternmost cul-de-sac that abuts the Evergreen Subdivision and potentially increasing the amount of separation between the existing and proposed homesites, modifying the height of the berm, and minimizing grading along the common boundary line.

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.

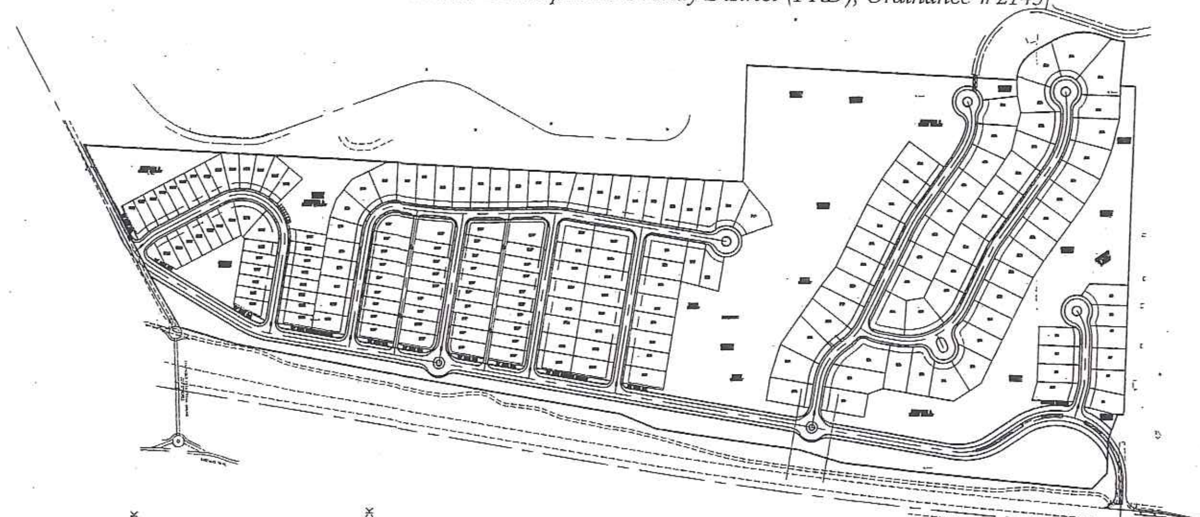
DEVELOPMENT NOTES:

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 = 67.10 AC. X 43,560 S.F./AC. / 10,000 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:

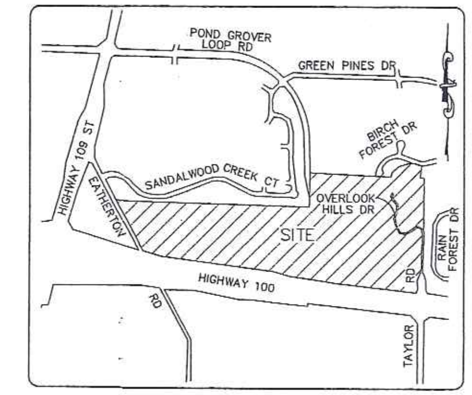
Beginning at the intersection of the north–south centerline of above said Section 1 and the east–west centerline of the Northeast Quarter of said Section 1, said intersection being the southwest corner of "Evergreen Section 2 Plat 1", a subdivision according to the plat thereof recorded in Plat Book 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:

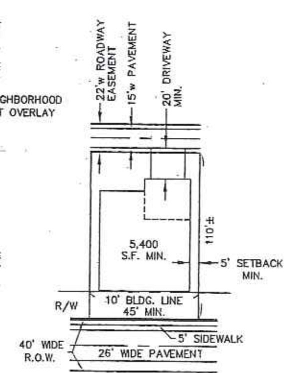
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.



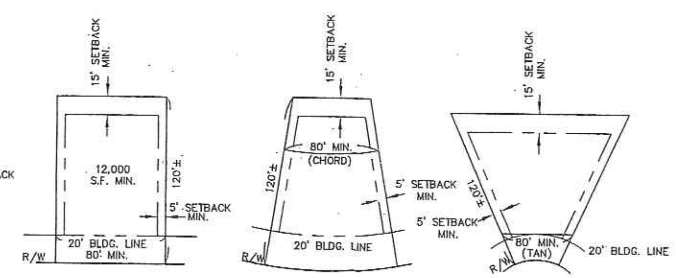
LOCATION MAP
N.T.S.

LEGEND

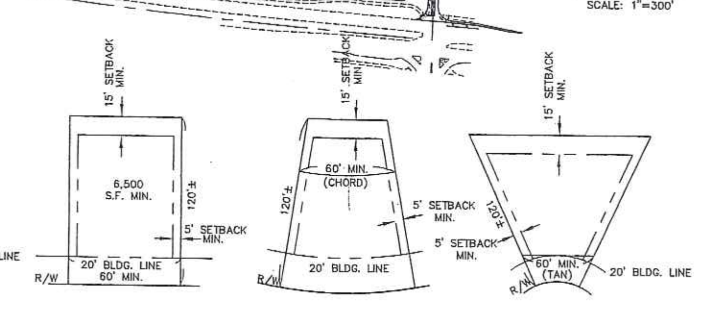
EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX. CI	CATCH BASIN	CI NO.
EX. AI	AREA INLET	AI NO.
EX. GI	GRATED INLET	GI NO.
EX. MH	STORM MANHOLE	MH NO.
EX. MH	SANITARY MANHOLE	MH NO.
EX. FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
TH	TEST HOLE	TH
	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



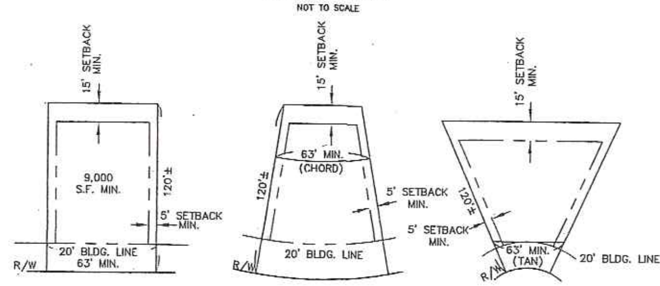
TYPICAL "F" LOT
NOT TO SCALE



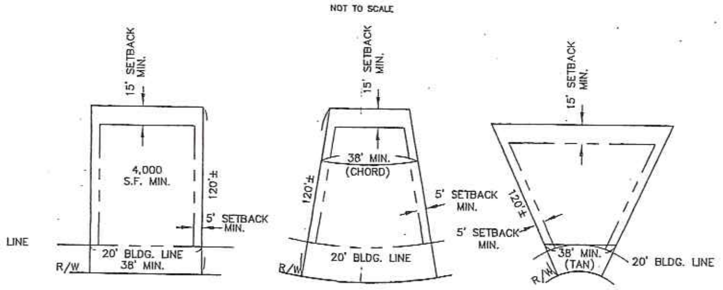
TYPICAL "A" LOT
NOT TO SCALE



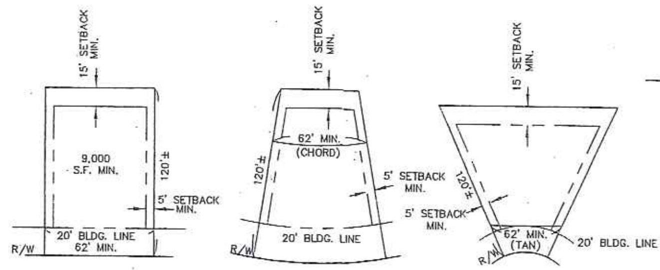
TYPICAL "D" LOT
NOT TO SCALE



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 #

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
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

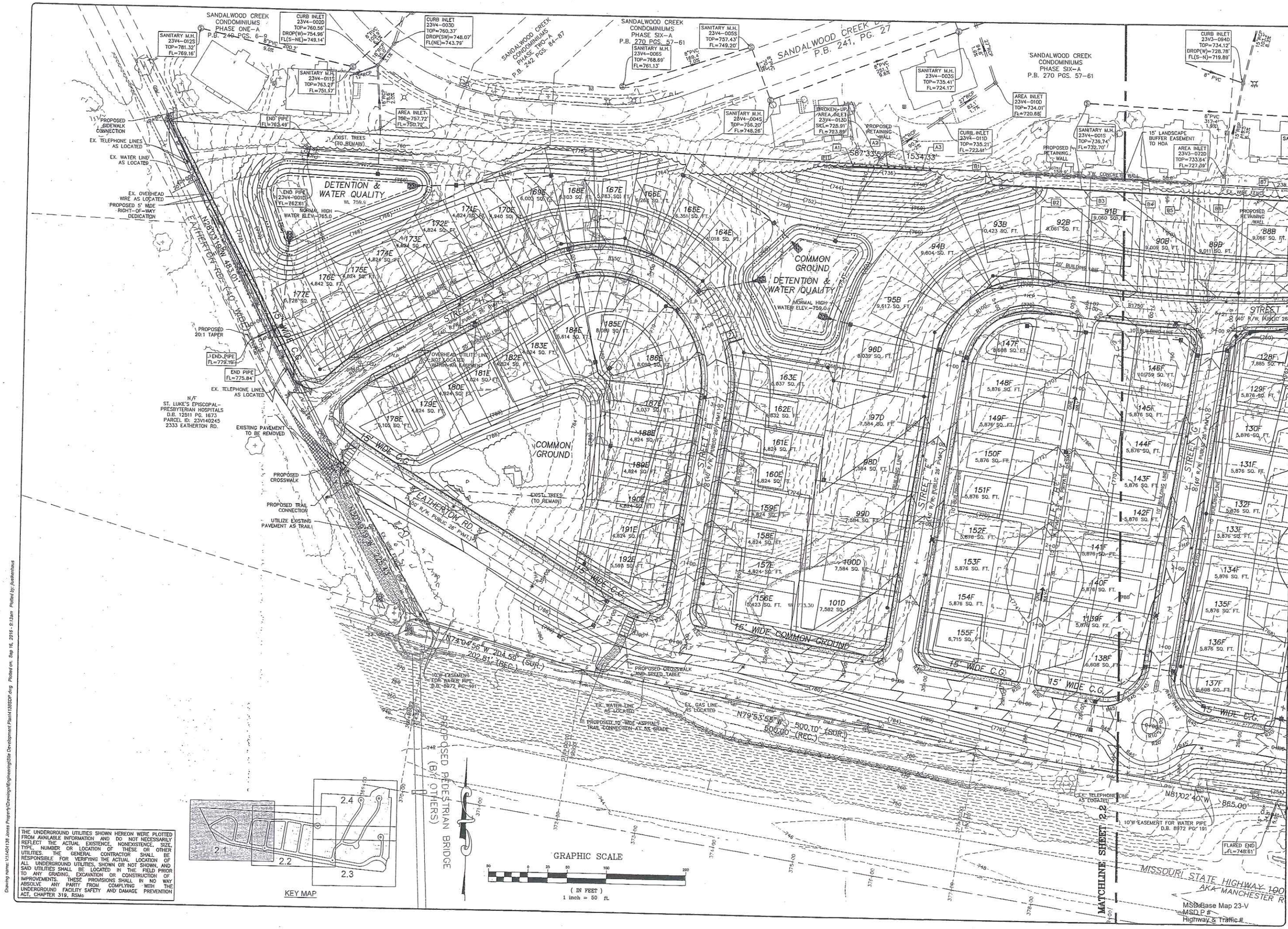
The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN

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

Date: 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\1404138SDP.dwg Plotted on: Sep 16, 2016 - 9:13am Plotted by: jluekenhaus



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
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
GRADING PLAN

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 2.1
Drawn: SL	
Checked: SL	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 16, 2016 - 9:13am Plotted by: jkuelkenhaus

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

KEY MAP

ISSUE	REMARKS/DATE
1	3-22-2016 INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	8-14-2016 DEVELOPER REVISIONS
4	9-16-2016 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 63123
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
GRADING PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and cross sections shown on this sheet. The Professional Engineer's seal and signature do not extend to any other sheet in this set of construction plans, prepared for this project, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

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

Date: 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	2.2
Checked: SL	SDP

Drawing name: V:\14\14-138 Jones Property\Drawings\Engineering\Site Development Plans\138SDP.dwg Plotted on: Sep 16, 2016 - 9:13am Plotted by: jbattenhaus

MATCHLINE SHEET 2.4

MATCHLINE SHEET 2.2

MISSOURI STATE HIGHWAY 100 (WIDTH VARIES)
AKA MANCHESTER ROAD

EATHERTON RD.
(50' R/W, PUBLIC 26' PVMT.)

EATHERTON RD.
(70' R/W, PUBLIC 33' PVMT.)

STREET 'A'
(60' R/W, PUBLIC 26' PVMT.)

STREET 'B'
(60' R/W, PUBLIC 26' PVMT.)

STREET 'C'
(60' R/W, PUBLIC 26' PVMT.)

STREET 'D'
(60' R/W, PUBLIC 26' PVMT.)

COMMON GROUND

DETENTION & WATER QUALITY

WATER QUALITY

DETENTION

NORMAL HIGH WATER ELEV.=719.0

NORMAL HIGH WATER ELEV.=714.0

NORMAL HIGH WATER ELEV.=730.0

NORMAL HIGH WATER ELEV.=733.0

PROPOSED RETAINING WALL

EXIST. TREES (TO REMAIN)

PROPOSED 25' WIDE ASPHALT TRAIL EASEMENT

PROPOSED IGRESS/EGRESS

15'W ROAD AS TRAVELED TO MANCHESTER KNOWN AS OVERLOOK HILLS DR. D.B. 7267 PG. 1571 (APPROXIMATE)

30'W INGRESS EGRESS EASEMENT KNOWN AS OVERLOOK HILLS DR. D.B. 8142 PG. 2414

15' WIDE EASEMENT TO UNION ELECTRIC CO. D.B. 2503 PG. 553

20' LANDSCAPE BUFFER EASEMENT TO HOA

EVERGREEN PLANT P.B. 190 PGS. 92 & 93

EX. UTILITY LINE AS LOCATED

EX. CHAIN LINK FENCE

EX. WOOD PRIVACY FENCE

EX. VINYL FENCE

SANITARY M.H. 23V3-016S TOP=722.93' EL=712.32'

BEGIN RIGHT-OF-WAY AND PAVEMENT TAPER

END RIGHT-OF-WAY AND PAVEMENT TAPER

EX. TELEPHONE LINE AS LOCATED

20'W EASEMENT FOR WATER PIPE D.B. 8993 PG. 1720

10'W EASEMENT FOR WATER PIPE D.B. 8972 PG. 1401

EX. WATER LINE AS LOCATED

EX. GAS LINE AS LOCATED

20' X 40' EASEMENT TO MO. STATE HIGHWAY DEPARTMENT D.B. 6604, PG. 1632

L=495.64' R=17038.74'

N73°52'26"W 150.88'

L=410.35' (SUR.) L=410.33' (REC.)
R=17063.74'
Δ=01°22'40"
CHB=N84°21'00"W CHD=410.34'

N85°02'20"W 461.64'

S20°06'34"W 94.87'

S01°34'37"W 113.11' (SUR.) 111.57' (REC.)

N88°25'23"W 20.00'

S01°34'37"W

FES FL=740.77'

FES FL=740.98'

12" CMP

STORM MH TOP=741.75' FL=736.25'

TRAFFIC PULL BOX

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

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

KEY MAP

2.1 2.2 2.3 2.4

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

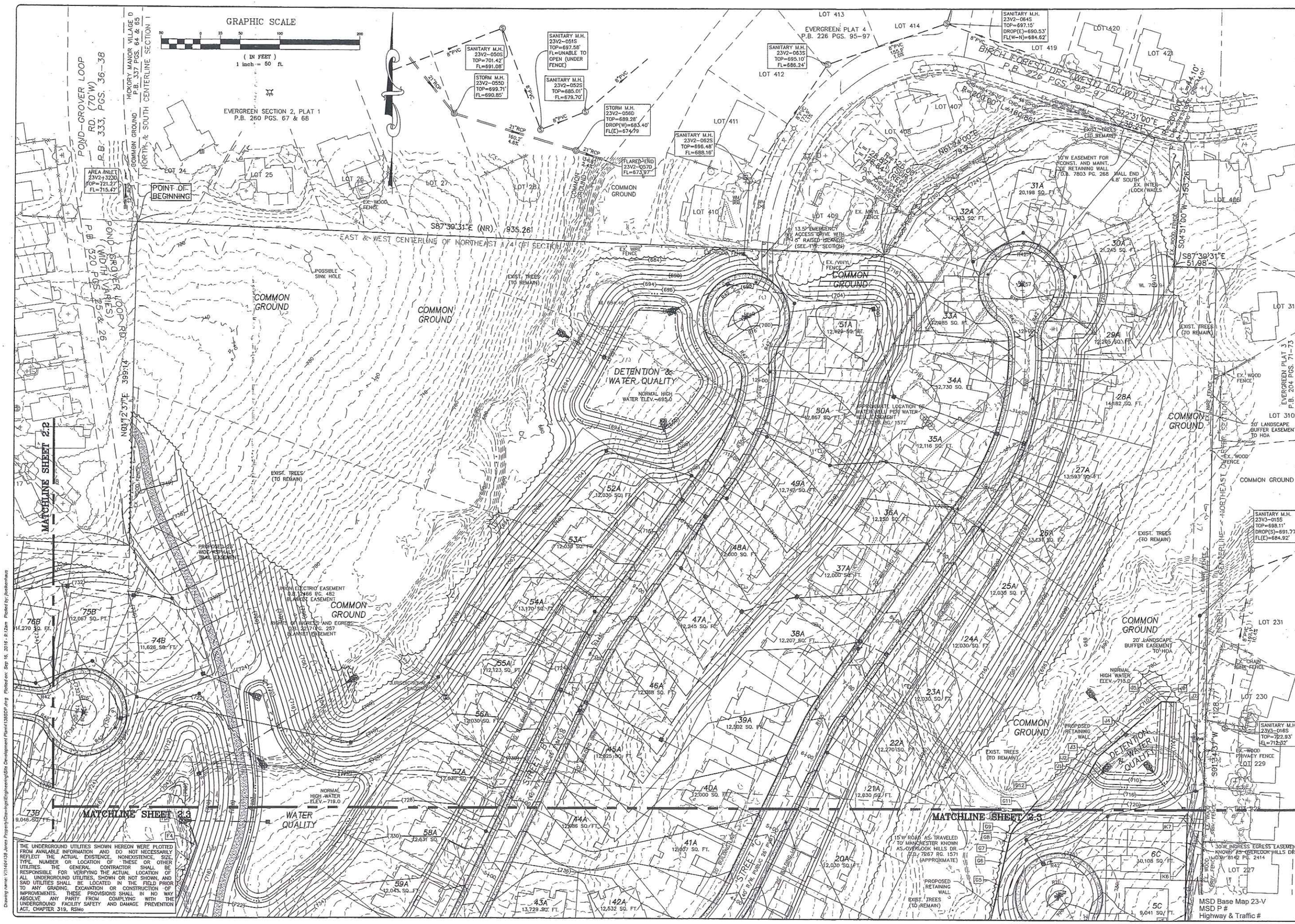
SITE DEVELOPMENT PLAN
GRADING PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the physical plans and specifications bearing said seal. All drawings, documents or other documents not authored by the seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not authored by 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	Sheet
Drawn: SL	2.3
Checked: SL	SDP

Drawing name: V:\14041138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Sep 16, 2016 - 9:12am Plotted by: jbuelsenhaus



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
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-co.com
Corporate Certificate of Authority #001348

The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
GRADING PLAN

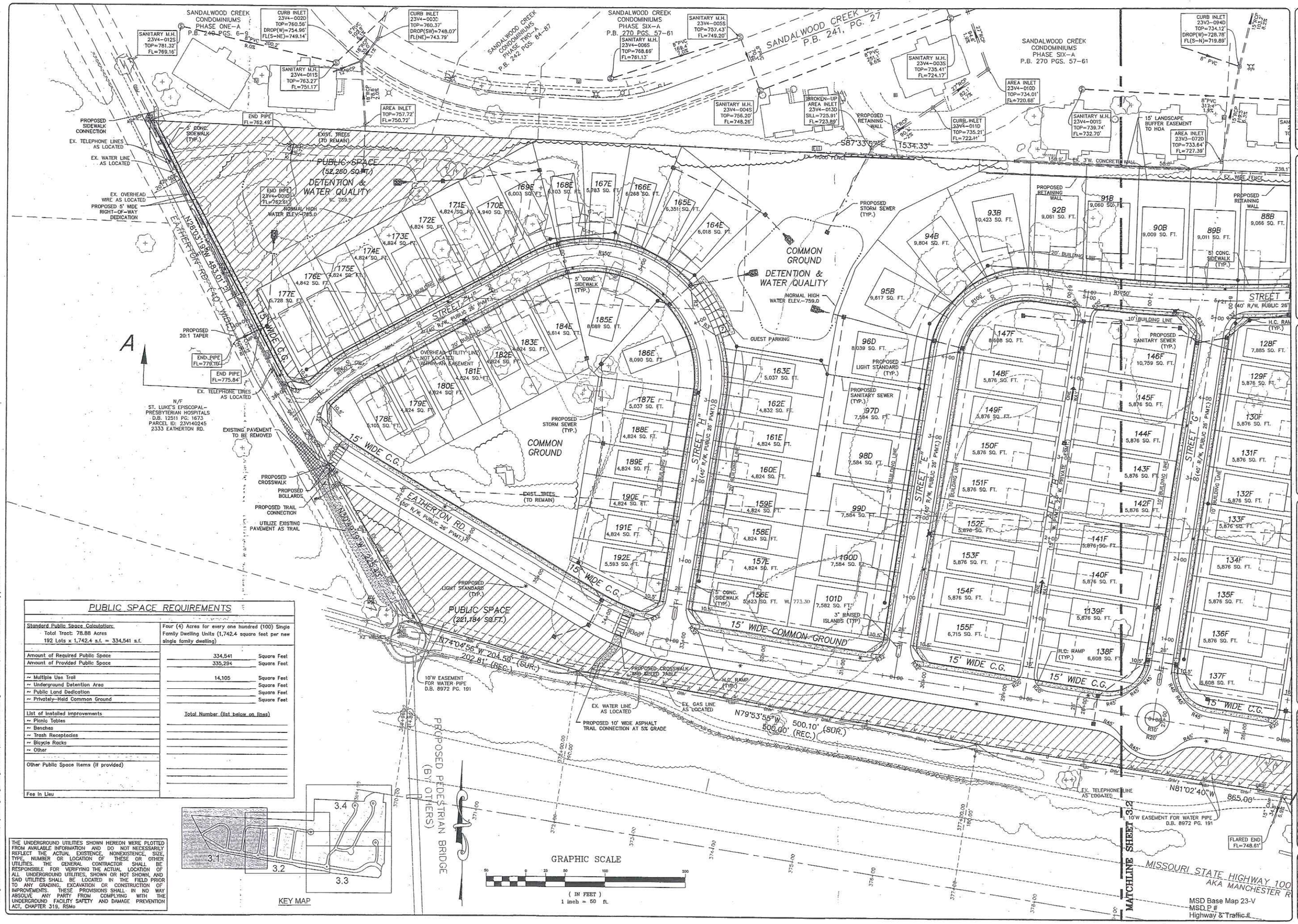
The Professional Engineer's seal and signature affixed to this sheet applies only to the original (ink) copy signed on this sheet. No owners, trustees or other documents not signed by the engineer, or documents not sealed and prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents and a lifting the 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 2.4
Drawn: SL	
Checked: SL	SDP

Drawing name: V:\14\04138 Jones Property\Drawings\Engineering\Site Development Plans\138SDP.dwg Plotted on: Sep 16, 2016 - 8:12am Plotted by: jbeckenhaus



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	

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
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

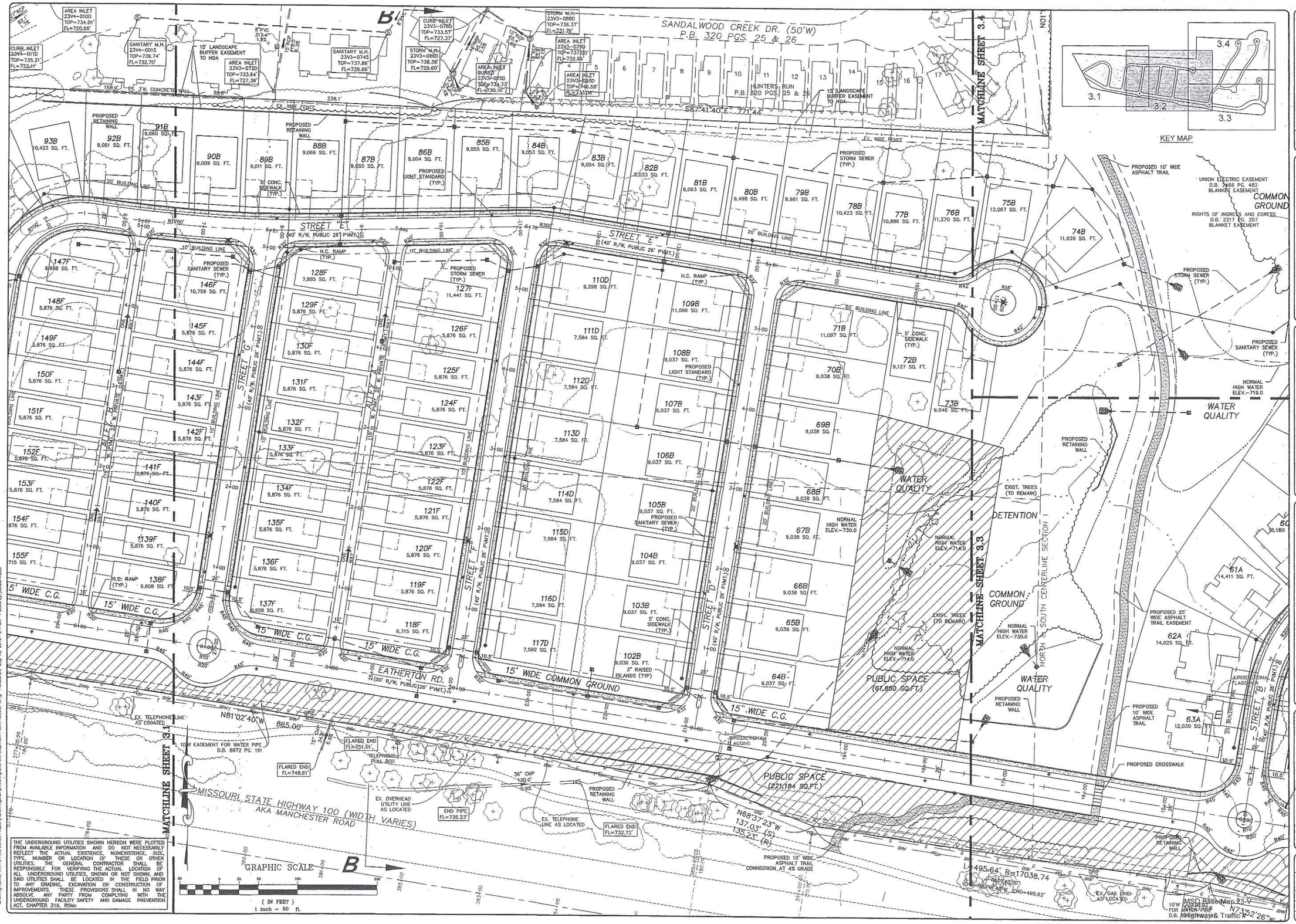
Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE PLAN

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 3.1
Drawn: SL	
Checked: SL	SDP

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



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
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 63123
Ph 314-487-9400 Fax 314-487-9944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Villages at Brightleaf

Wildwood, Missouri

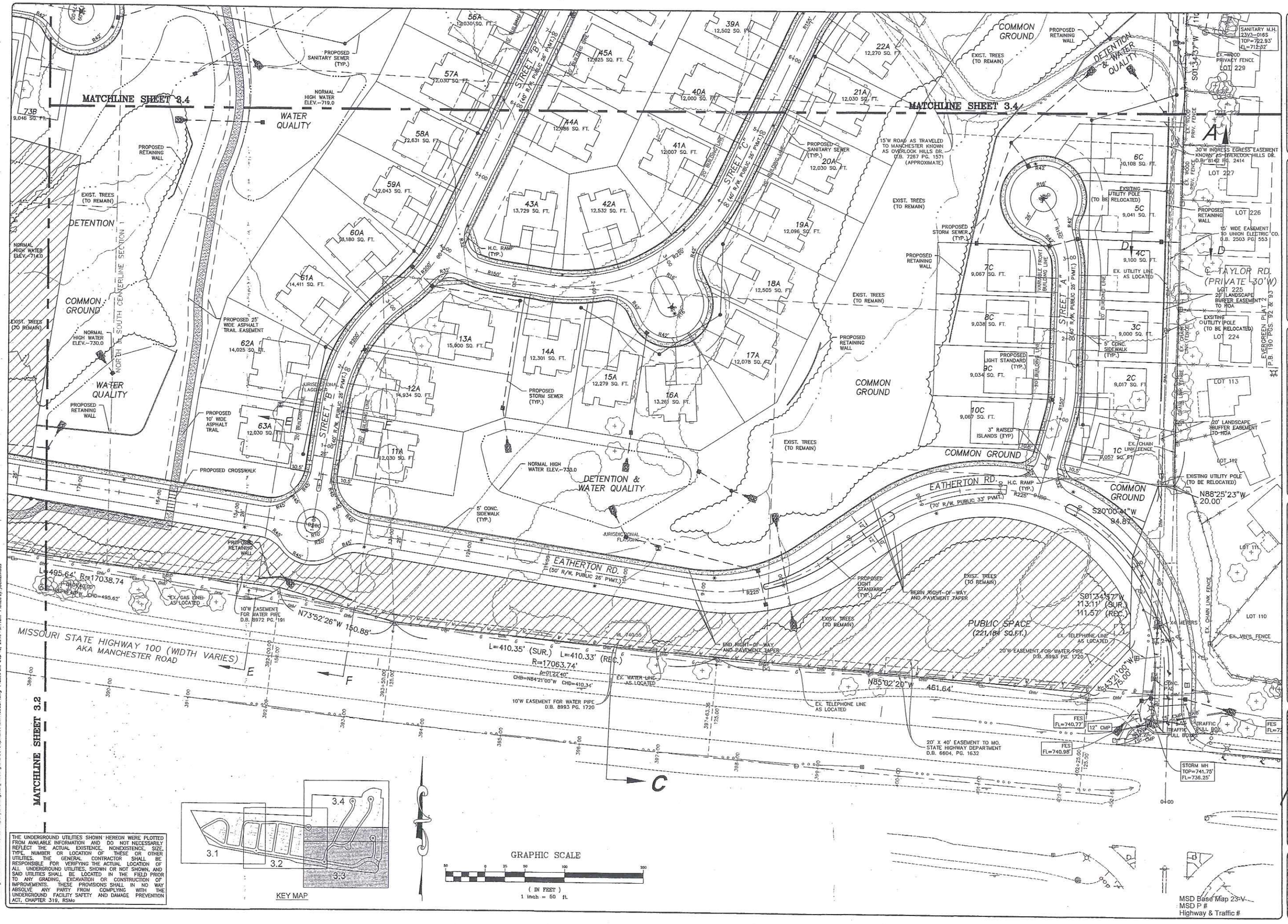
SITE DEVELOPMENT PLAN
SITE PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the embossed and ivory shaded seal. The Professional Engineer's seal and signature affixed to subsidiary sheets does not represent a full seal for construction purposes by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting the 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	Sheet 3.2
Drawn: SL	
Checked: SL	SDP

Drawing name: V:\14041\38 Jones Property\Drawings\Engineering\Site Development Plans\138SDP.dwg Plotted on: Sep 16, 2016 - 8:11am Plotted by: jluebbenhaus



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	5-6-2016 REVISED PER CITY COMMENTS
3	5-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS
5	9-15-2016 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
SITE PLAN

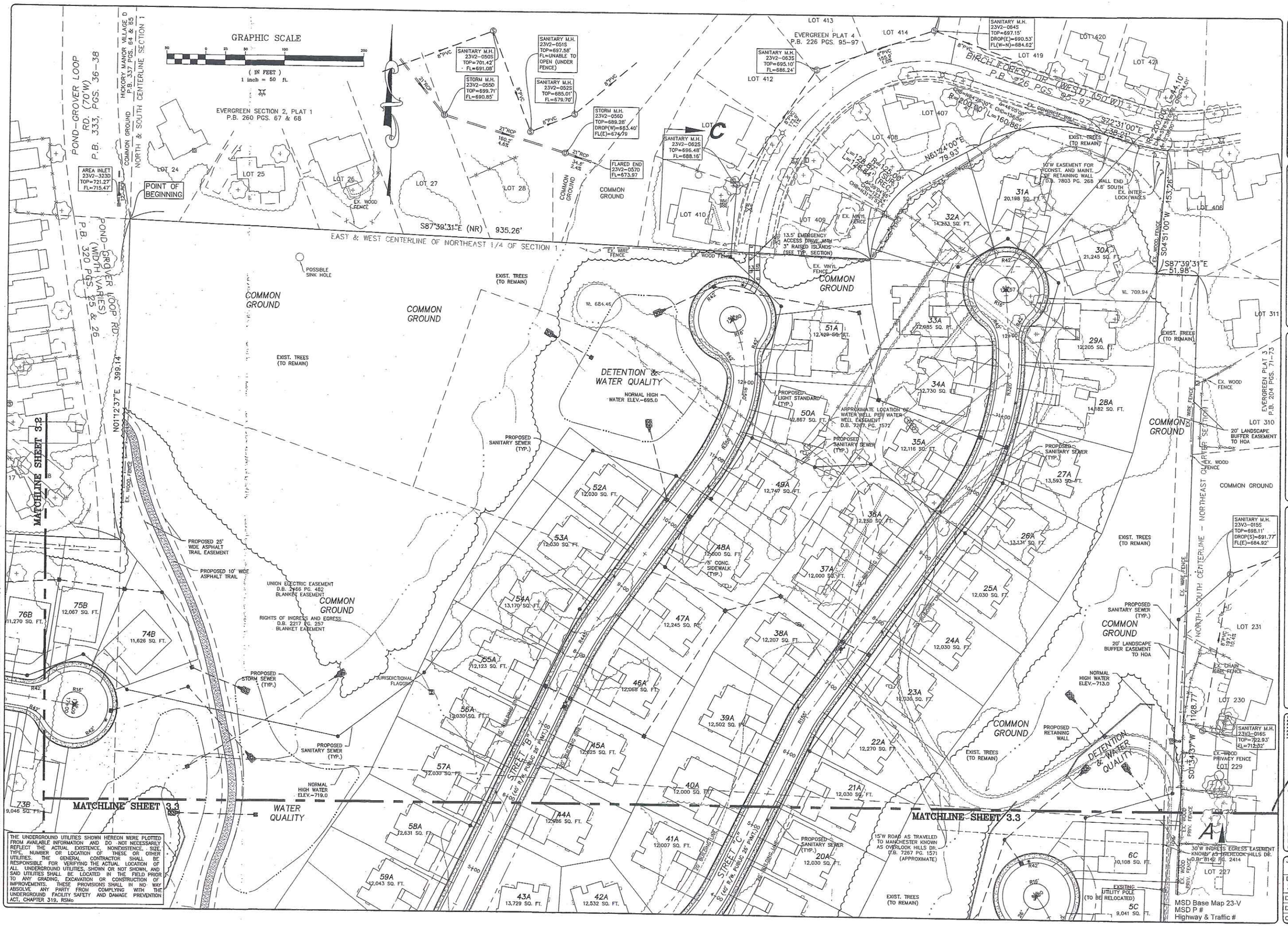
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. Any other documents or other documents not bearing the seal and signature of the undersigned are not prepared by this engineer, and the engineer and the undersigned are held all responsibility for such plans, drawings or documents not bearing this seal and signature.

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 3.3
Drawn: SL	
Checked: SL	SDP

Drawing name: V:\14041138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Sep 16, 2016 - 9:11am Plotted by: jbuttenhoss



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	8-15-2016 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. 536-770-7300

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-6944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001346

The Villages at Brightleaf

Wildwood, Missouri

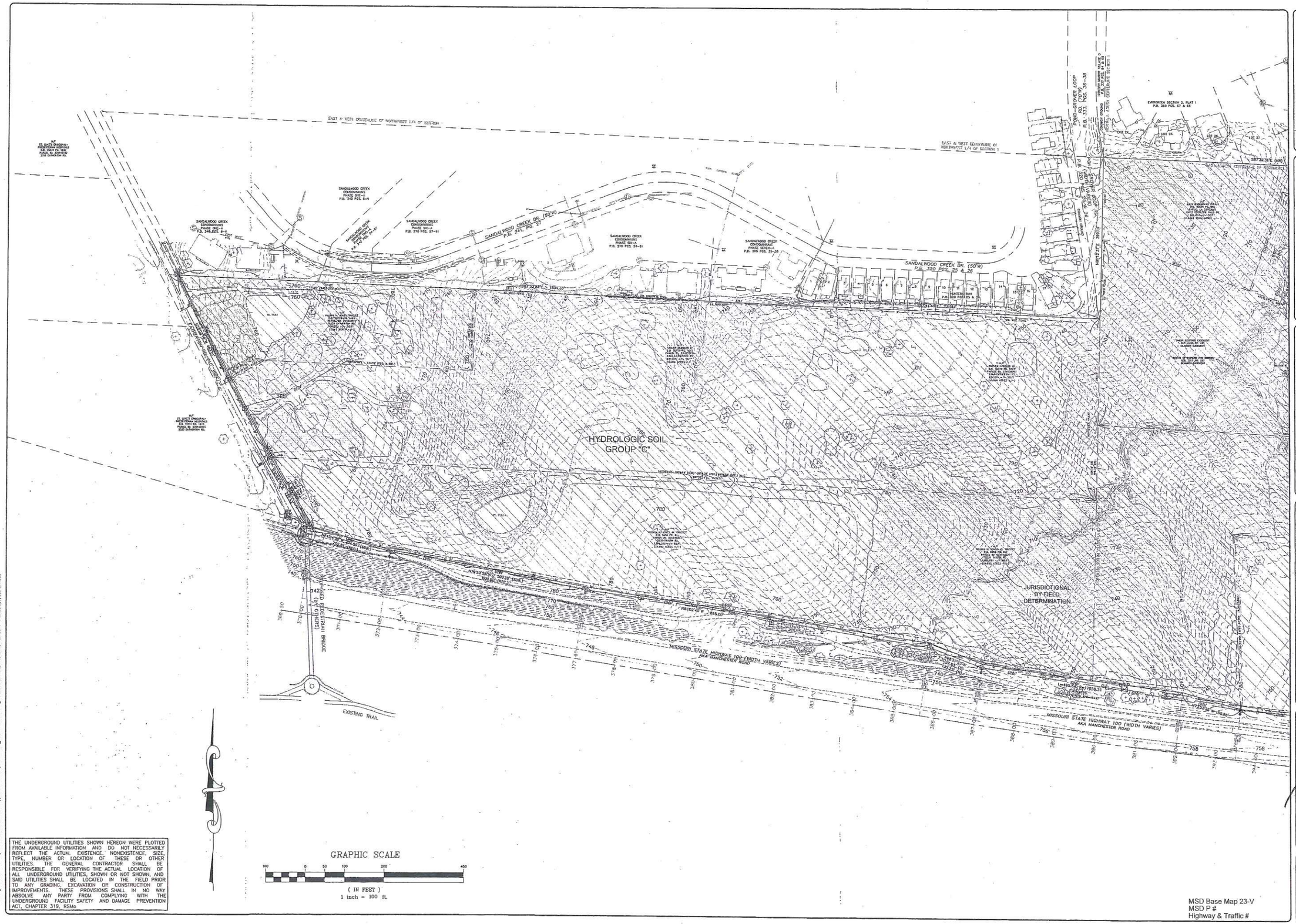
SITE DEVELOPMENT PLAN
SITE PLAN

The Professional Engineer's seal and signature affixed to this document signifies only to the material and data shown on the sheet, plans, specs, exhibits or other documents not exhibiting this seal and signature, which were prepared by this original, and the engineer expressly declares any and all responsibility for such plans, drawings or documents not exhibiting his 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
Drawn: SL	3.4
Checked: SL	SDP



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

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
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

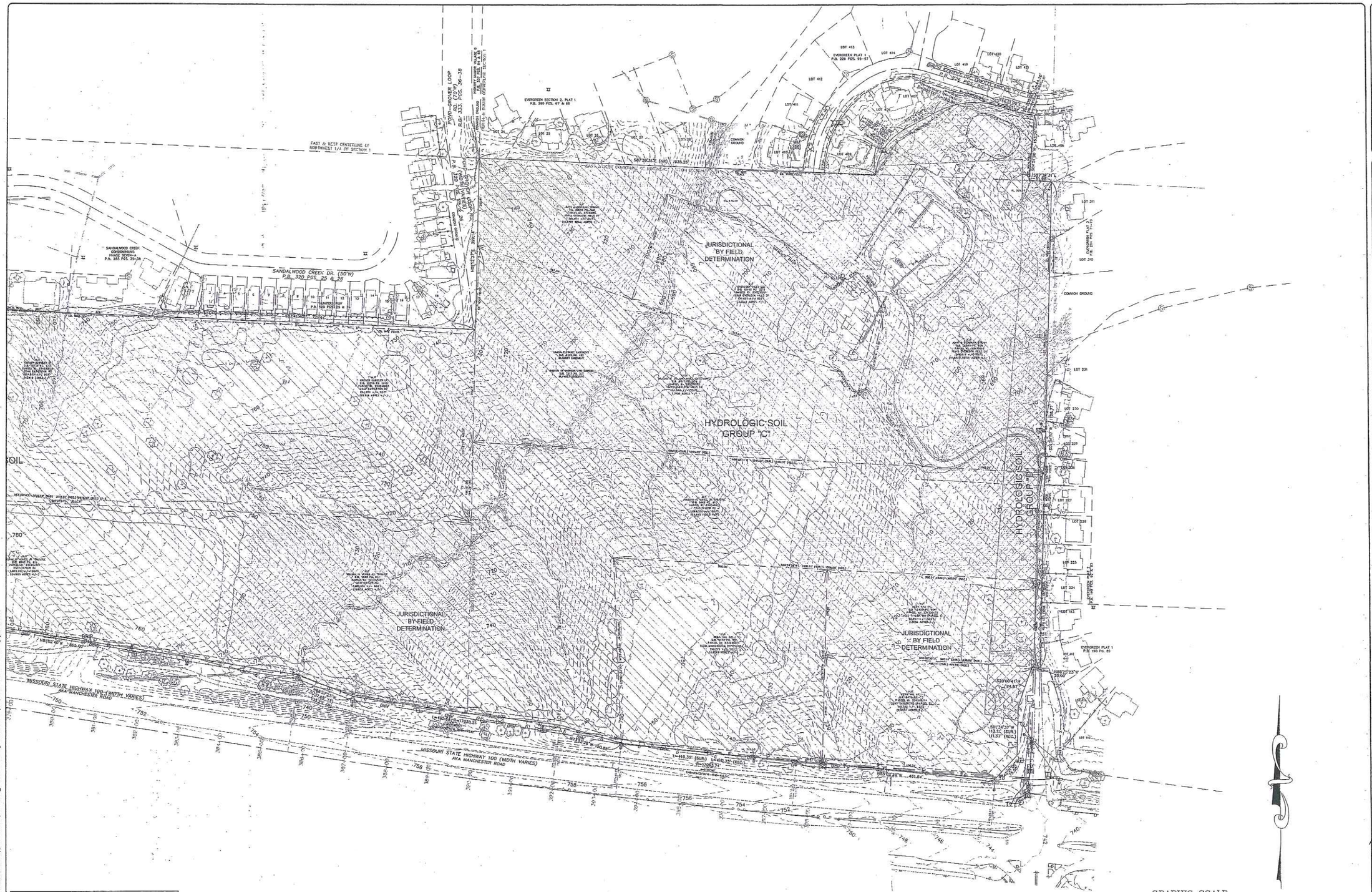
SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and forms 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	Sheet 4.1
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\jlustkenhaus.STERLING\appdata\local\temp\AcPublish_7664\14138SDP.dwg Plotted on: Sep 16, 2016 - 8:48am Plotted by: jlustkenhaus



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

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

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	5-5-2016 REVISED PER CITY COMMENTS
3	5-14-2016 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

Willowood, Missouri

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

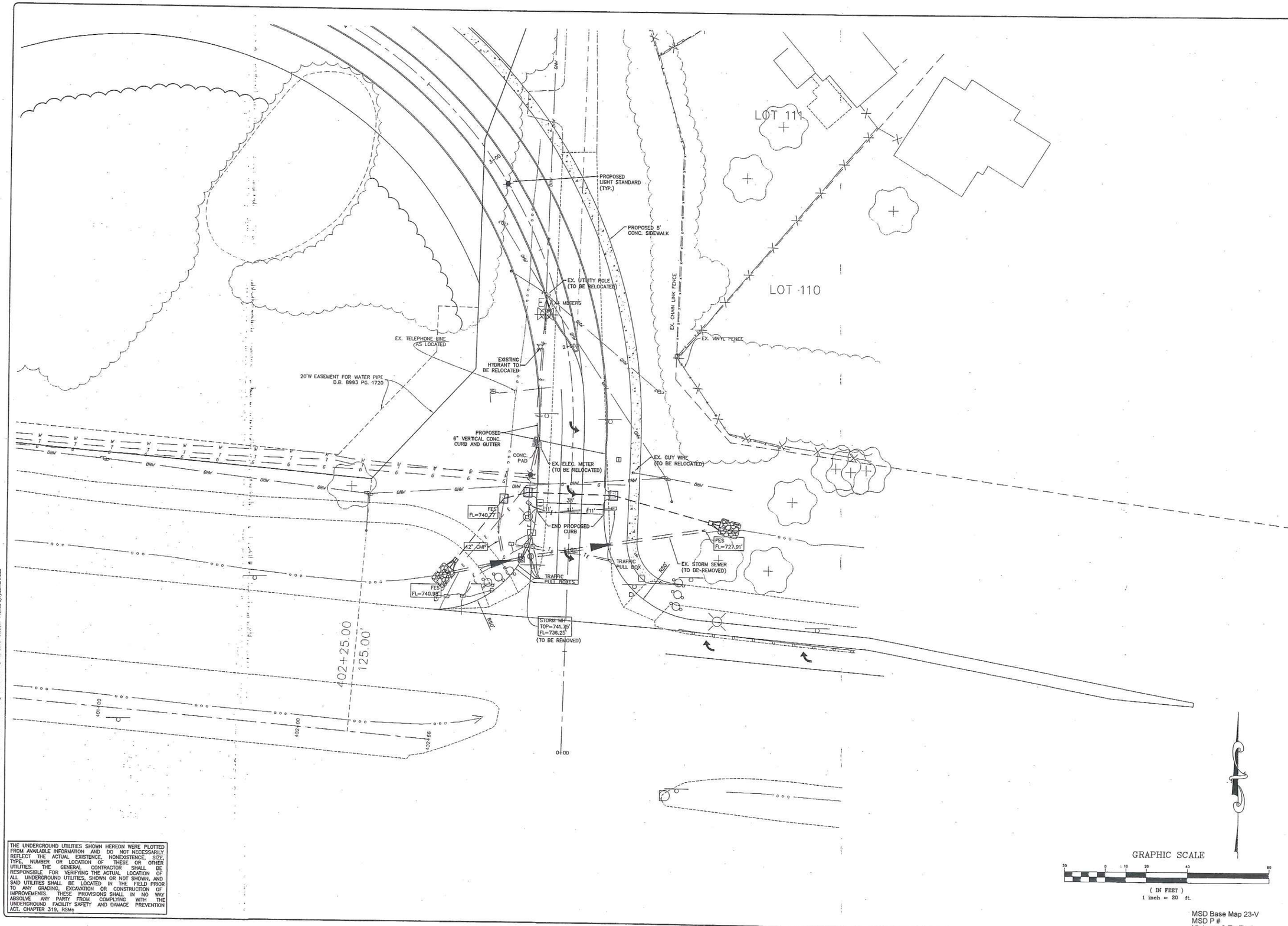
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and data shown on this sheet. All drawings, instruments or other documents not exhibiting the seal and signature shall not be considered the work product of the Professional Engineer and he disclaims any and all responsibility for such plans, drawings or documents not exhibiting the seal and signature.

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

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

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

Drawing name: C:\Users\jbuttermann.STERLING\Dropbox\Projects\Villages\Acad\dwg_TS\14-138SDP.dwg Plotted on: Sep 16, 2016 - 8:49am Plotted by: jbuttermann



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

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
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
ENTRANCE DETAIL

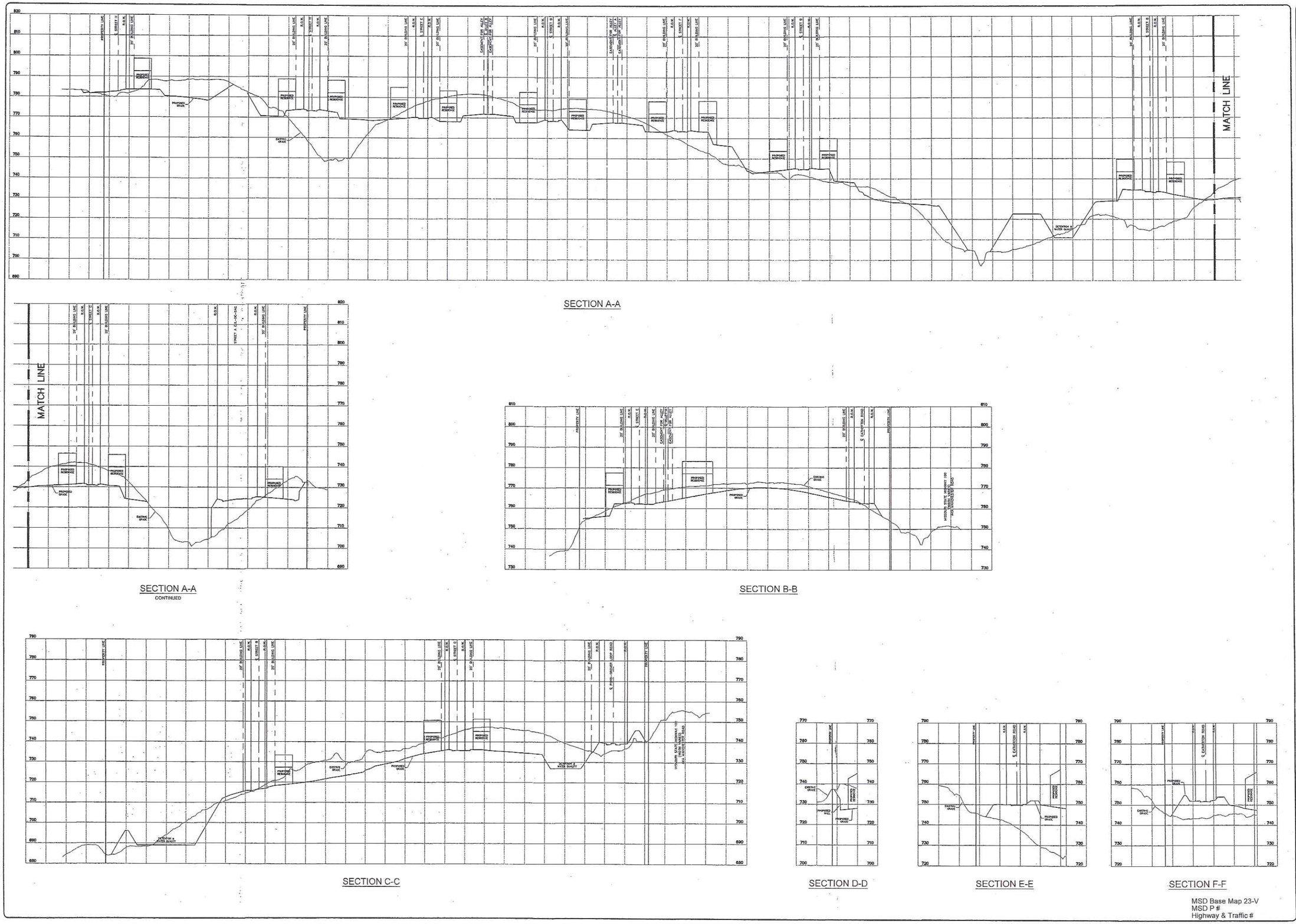
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and data shown on this sheet. All drawing, instruments or other documents not endorsed are sold and signature shall not be considered proposed by this engineer, and the engineer expressly disclaims any and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

STATE OF MISSOURI
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\04138 Jones Property\Drawings\Engineering\Site Development Plan\4138SDP.dwg Plotted on: Sep 16, 2016 - 9:09am Plotted by: jluetkenhaus



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

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-5-2016 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
SITE SECTIONS

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 the engineer, and the engineer expressly disclaims any and all responsibility for such parts, 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	Sheet 6.1
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: jbuskenhaus

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
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 314-487-0900 Fax 314-487-0927
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
WALL SCHEDULE

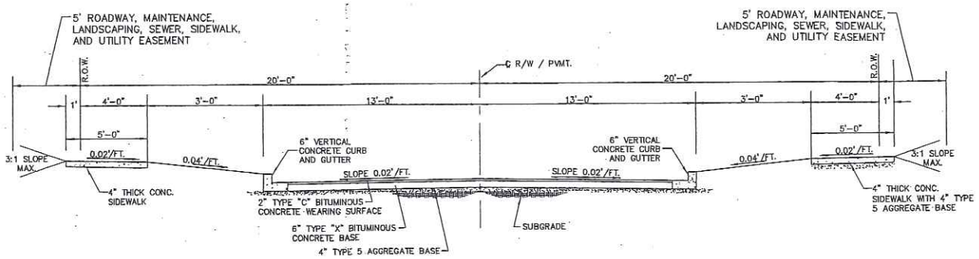
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, contract(s) or other documents not exhibiting the seal and signature shall not be considered prepared by the engineer, and the engineer expressly disclaims any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

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

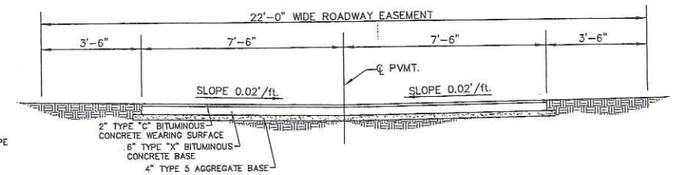
Date: 09/16/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

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

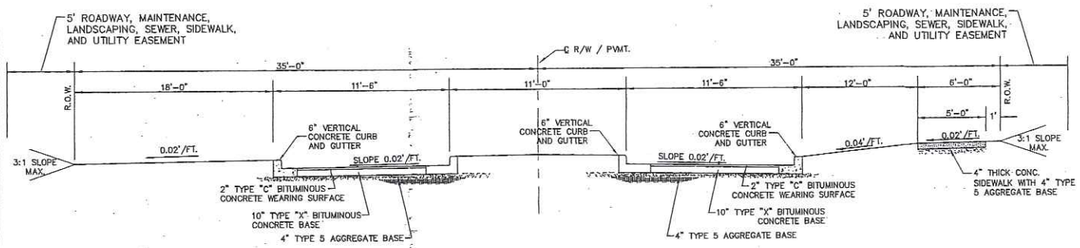
Drawing name: V:\14\04138-Jones Property\Drawings\Engineering\Site Development Plans\138SDP.dwg Plotted on: Sep 16, 2016 - 8:08am Plotted by: jbuttenklaus



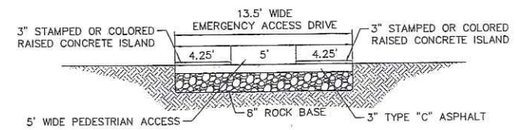
TYPICAL PVMT. SECTION
(26' PAVEMENT / 40' R.O.W.)
N.T.S.



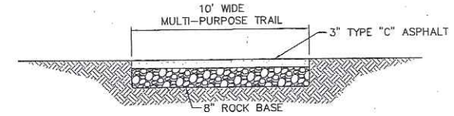
TYPICAL ALLEY PAVEMENT SECTION
(15' PAVEMENT/22' ROADWAY EASEMENT)



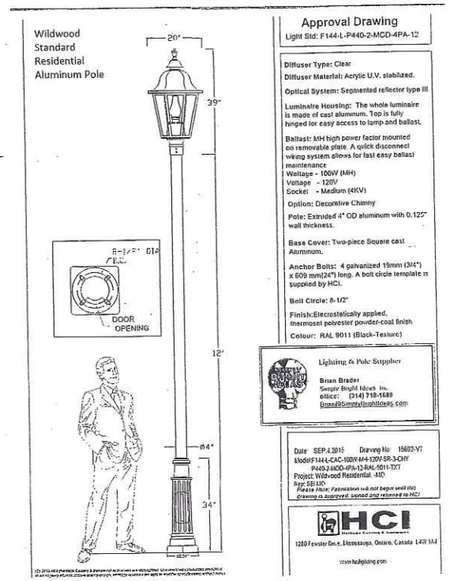
"EATHERTON ROAD"
STA. 0+00.00 TO STA. 7+48.75
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



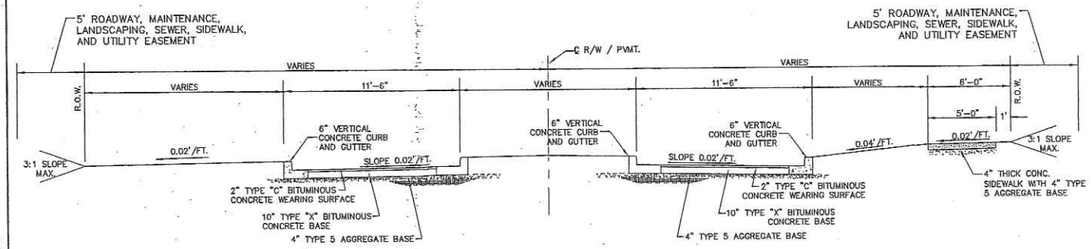
12.5 ft. EMERGENCY ACCESS DRIVE
N.T.S.



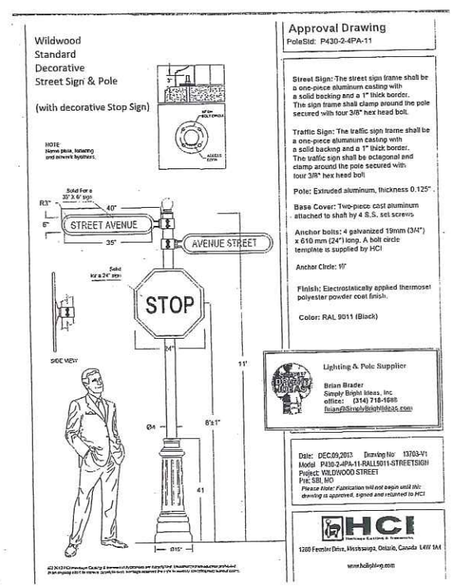
MULTI-PURPOSE TRAIL
N.T.S.

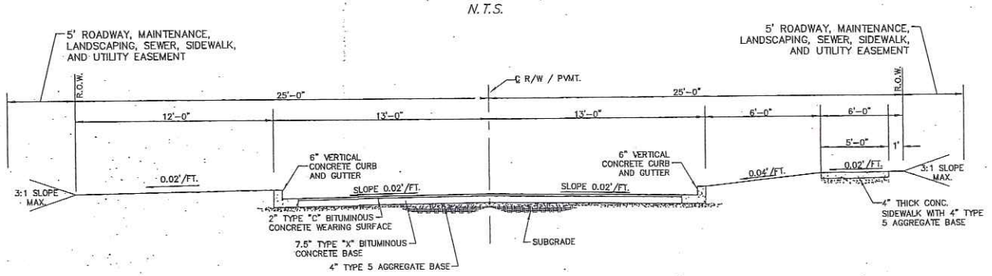


LIGHT DETAIL TO BE USED ON LIGHTS SHOWN ON POND-GROVER LOOP ROAD ONLY. ALL OTHER LIGHTS SHOWN WILL BE DECORATIVE STREET LIGHTS FROM LIST PROVIDED BY AMEREN UE.



"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	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
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 relates only to the material and items shown on this sheet. The Professional Engineer's seal and signature affixing the seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not affixing 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
Drawn: SL	8.1
Checked: SL	SDP

Drawing name: V:\14\04 138 Jones Property\Drawings\Engineering\Site Development Plans\138SDP.dwg Plotted on: Sep 16, 2016 - 9:08am Plotted by: jkuntzenhaus

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 is 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 5, 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 5 AND BEING THE SOUTHWEST CORNER OF EVERGREEN SECTION 2, PLAT 5, 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°35'31" 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, 153.16 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°39'51" 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 5; 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 112 OF EVERGREEN PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 198, 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 38°00'41" WEST, 34.87 FEET; SOUTH 01°34'37" WEST, 113.11 FEET; SOUTH 45°21'00" WEST, 75.00 FEET TO A POINT BEING ON THE NORTH LINE OF MISSOURI STATE HIGHWAY 100 (ALSO KNOWN AS MANCHESTER ROAD); THENCE WITH SAID NORTH LINE NORTH 85°02'20" WEST, 461.64 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,063.74 FEET, A CENTRAL ANGLE OF 01°22'40", AN ARC LENGTH OF 410.35 FEET, THE CHORD OF WHICH BEARS NORTH 84°21'00" WEST, 410.34 FEET TO A POINT; THENCE NORTH 73°52'26" WEST, 152.88 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,078.74 FEET, A CENTRAL ANGLE OF 01°40'02", AN ARC LENGTH OF 495.64 FEET, THE CHORD OF WHICH BEARS NORTH 81°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°53'55" WEST, 500.10 FEET; NORTH 73°28'36" WEST, 230.18 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 235, 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 5, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID HUNTERS RUN; THENCE ALONG SAID CENTERLINE AND EAST LINE OF SAID HUNTERS RUN NORTH 01°03'37" EAST, 399.14 FEET TO THE NORTHEAST CORNER OF SAID HUNTERS RUN AND THE POINT OF BEGINNING AND CONTAINING 3,430,441 SQUARE FEET MORE OR LESS (78.8498 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 ne 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 façade 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 material(s) 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.

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
Ph. 636-770-7300

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

The Villages at Brightleaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
ORDINANCE #2145

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

E-28643

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 9.1
Drawn: SL	
Checked: SL	SDP

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

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

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.

(10.)

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.

(11.)

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

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

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

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

(12.)

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

Geotechnical Report

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

Stormwater Pollution Prevention Plan

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

Natural Resource Protection Plan

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

Environmental Assessment – Phase One

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

Floodplain Study and Plans/Wetlands Study

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

(13.)

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

7. RECORDING

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

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

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

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

Roadway Improvements

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

Land Subdivision

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

Indentures

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

Escrow Requirements

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

(14.)

Improvement Plans

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

Sanitary Sewage System

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

Potable Water Service

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

9. GENERAL DEVELOPMENT CONDITIONS

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

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

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

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

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

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

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

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

(15.)

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

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

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 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, 2015, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer — Timothy Woerther, Mayor

ATTEST:

City Clerk — Liz Weiss, City Clerk

(16.)

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
Ph. 636-770-7300

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

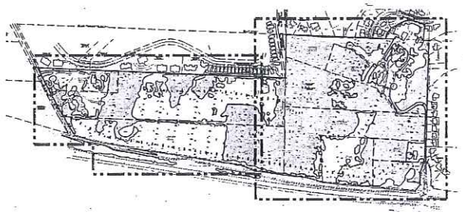
The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
ORDINANCE #2145

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and 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	Sheet 9.2
Drawn: SL	
Checked: SL	SDP

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



KEY PLAN

SHEET TSD-1 SHEET TSD-2

Tree Stand Delineation Narrative
May 5, 2016

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

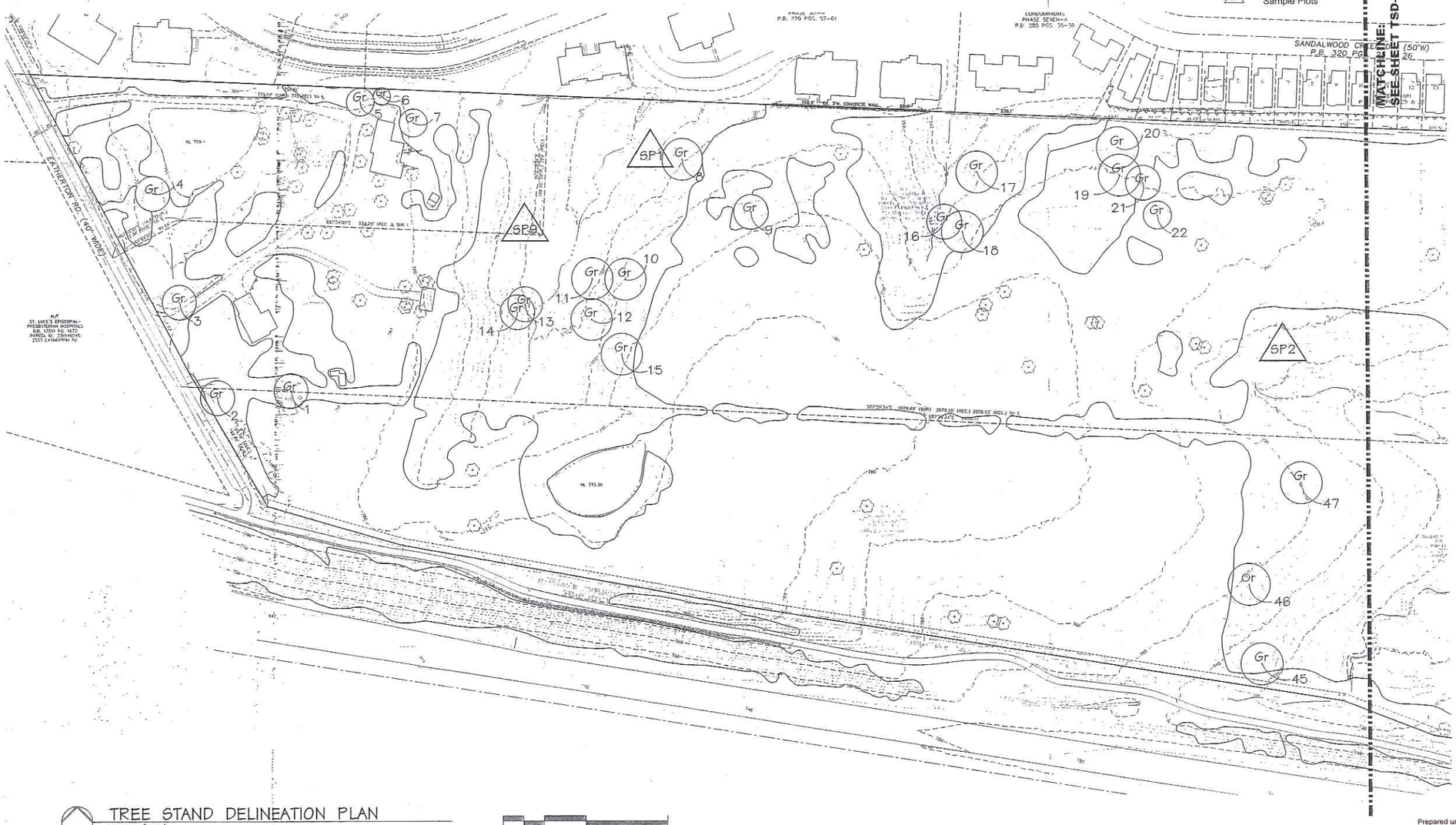
The large woodland patch in the western portion of the site has a higher density of persimmon than the rest of the site. Two areas of the site contain higher densities of cedar mixed with the hardwoods: the northwest corner bordering the proposed location of Pond-Grover Loop Road, and an area south central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

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

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

KEY

- Gr — Existing Grand Tree
- Existing Individual Tree
- Existing Woodland Canopy
- SP — 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 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 & PERMITS

Revisions:

Date	Description	No.

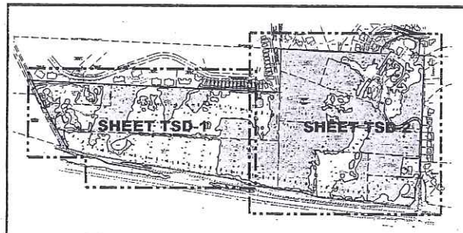
Drawn: BB
Checked: JAS

loomis-Associates
landscape architects/planners
Our Land-Our Future
Phone: 636.227.7334
Fax: 636.227.7335
www.loomis-associates.com
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



KEY PLAN
N.T.S.

KEY

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

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 SAUNDERS
NUMBER
LA-7
LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

loomis-Associates

landscape architects/planners
102 Sage Office Park Drive, Suite 115
Chesterfield, Missouri 63005-1354
Phone: (636) 519-1000 Fax: (636) 519-1001
e-mail: loomis@loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000018

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	8	2	
SP3	197	Elm	3	10	2	
SP3	198	Elm	6	20	3	
SP4	199	Shingle Oak	24	60	3	
SP4	200	Hickory	8	25	3	
SP4	201	Hickory	6	20	3	
SP4	202	Hickory	6	20	3	
SP4	203	Hickory	4	8	3	
SP4	204	Hickory	4	8	3	
SP4	205	White Oak	12	35	2	
SP4	206	Sassafras	8	15	2	
SP4	207	Hickory	10	30	4	
SP4	208	Hickory	8	25	4	
SP4	209	Hickory	5	15	3	
SP4	210	Hickory	7	25	4	
SP4	211	Hickory	6	15	4	
SP4	212	Hickory	4	10	4	
SP4	213	Elm	5	15	2	
SP4	214	Shingle Oak	12	35	2	
SP4	215	Hickory	5	12	4	
SP4	216	Hickory	8	25	4	
SP4	217	Hickory	10	25	4	
SP4	218	Hickory	7	20	4	
SP4	219	Hickory	6	20	3	
SP4	220	Hickory	6	20	4	
SP4	221	Hickory	7	20	4	
SP4	222	White Oak	10	35	3	
SP4	223	White Oak	12	35	2	
SP4	224	Elm	8	25	2	
SP4	225	Shingle Oak	4	20	3	
SP4	226	Hickory	3	15	4	
SP4	227	Hickory	3	15	4	
SP4	228	Sassafras	4	10	2	

BAF-10 Sample Plots

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

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

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
6/2/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

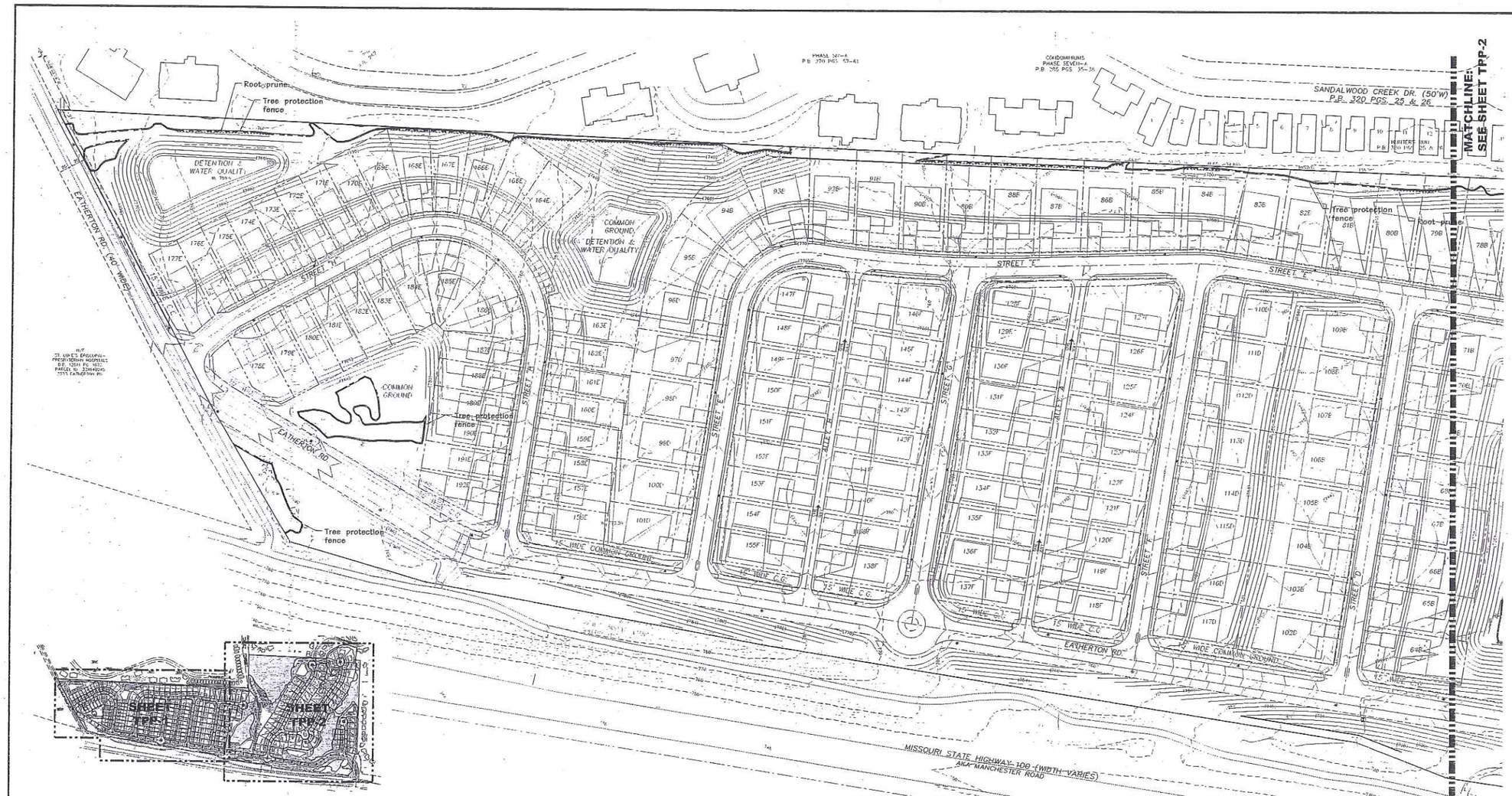
loomisAssociates
landscapeArchitects|planners
707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636) 519-5658 fax (636) 519-0797
e-mail: loomis@loomis-associates.com

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

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-3

Date: 05/11/16
Job #: 643.006



KEY PLAN
N.T.S.

TREE PRESERVATION PLAN
SCALE 1" =60'

0 60 120 240

KEY

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

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:

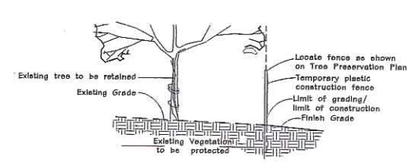
1) Survey limit of disturbance.

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)

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-007
LANDSCAPE ARCHITECT

9/16/16

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

loomis/Associates

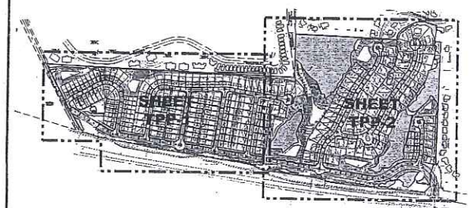
landscape/architect/planners
232 South Woods Mill Road, Suite 155
Chesterfield, Missouri 63017-3436
Phone (314) 878-6644 Fax (314) 878-6658
e-mail: jerald@loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000018

Sheet Title: Tree Preservation Plan

Sheet No: TPP - 1

Date: 05/11/16
Job #: 643.006



KEY PLAN
N.T.S.

KEY

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

TREE PRESERVATION PLAN
SCALE 1"=60'

0 60 120 240

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

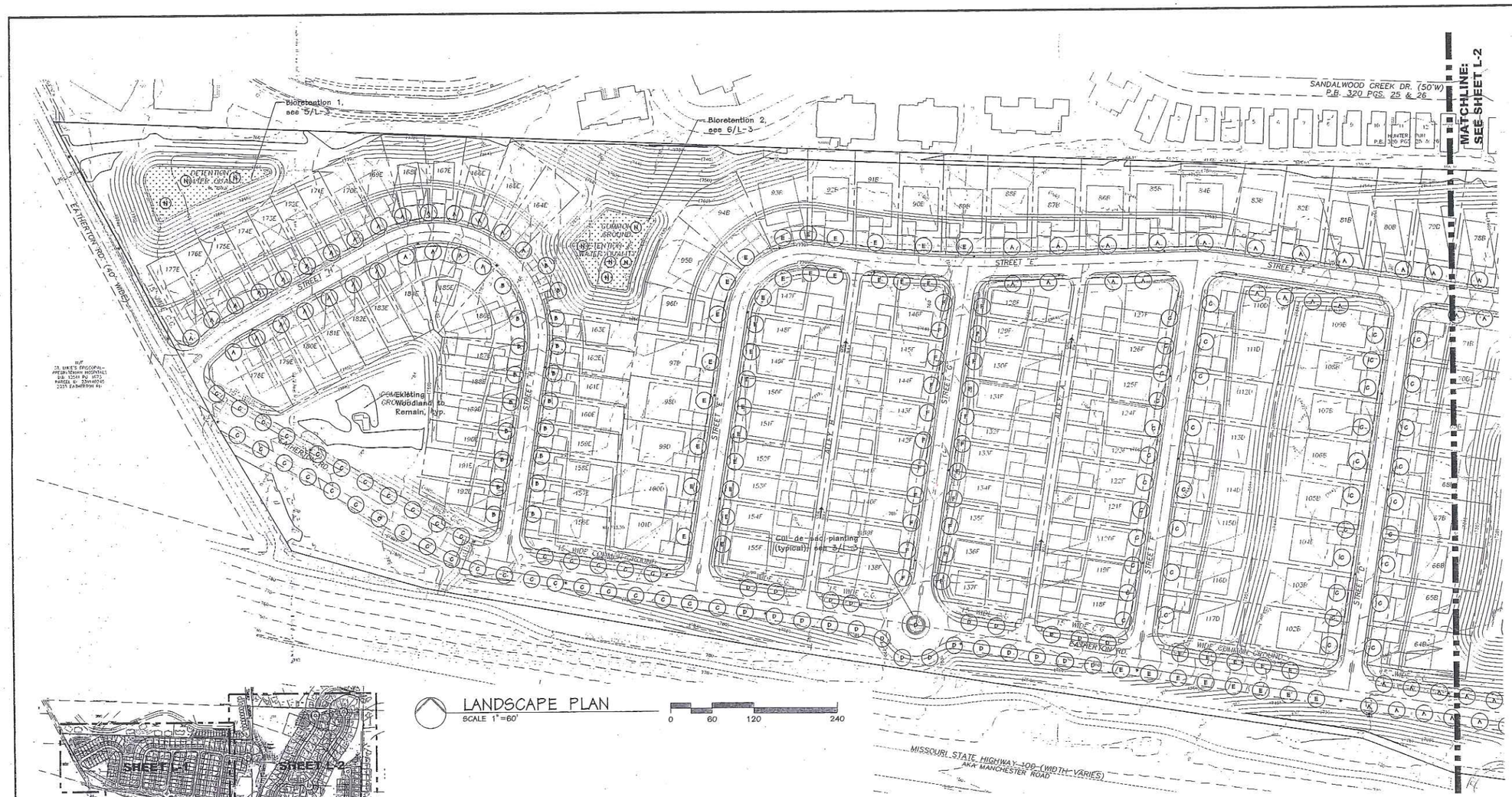
Drawn: BB
Checked: JAS

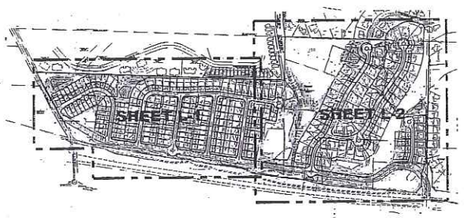
loomisAssociates
landscape architects/planners
Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000319

Sheet Title: Tree Preservation Plan

Sheet No: TPP-2

Date: 05/11/16
Job #: 643.006





KEY PLAN
N.T.S.

LANDSCAPE PLAN
SCALE 1"=60'

0 60 120 240

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 compostion 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	116	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.	20.5
D	50	Acer rubrum 'Frankered'	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	35	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	165	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	24-36"	Evergreen shrub
b	86	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24-36"	Deciduous shrub
c	45	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	8' Ht.	Evergreen	
J2	1	Picea abies	Norway Spruce	6' 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/Mesog'	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-KWG'	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
i 447	Itea virginiana 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal	Deciduous, shrub
PERENNIALS AND GRASSES				
aa 3753	Carex vulpinoidea	Fox Sedge	plug	space 15" o.c.
bb 2320	Echinacea purpurea	Purple Coneflower	plug	space 15" o.c.
cc 4975	Iris fulva	Copper Iris	plug	space 15" o.c.
dd 2172	Liatris spicata 'Kobold'	Kobold Blazing Star	plug	space 15" o.c.
ee 2558	Lobelia cardinalis	Cardinal Flower	plug	space 15" o.c.
ff 2243	Monarda fistulosa	Bee Balm	plug	space 15" o.c.
gg 674	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 gal	space as shown
hh 2867	Rudbeckia fulgida	Black-eyed Susan	plug	space 15" 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

loomisAssociates

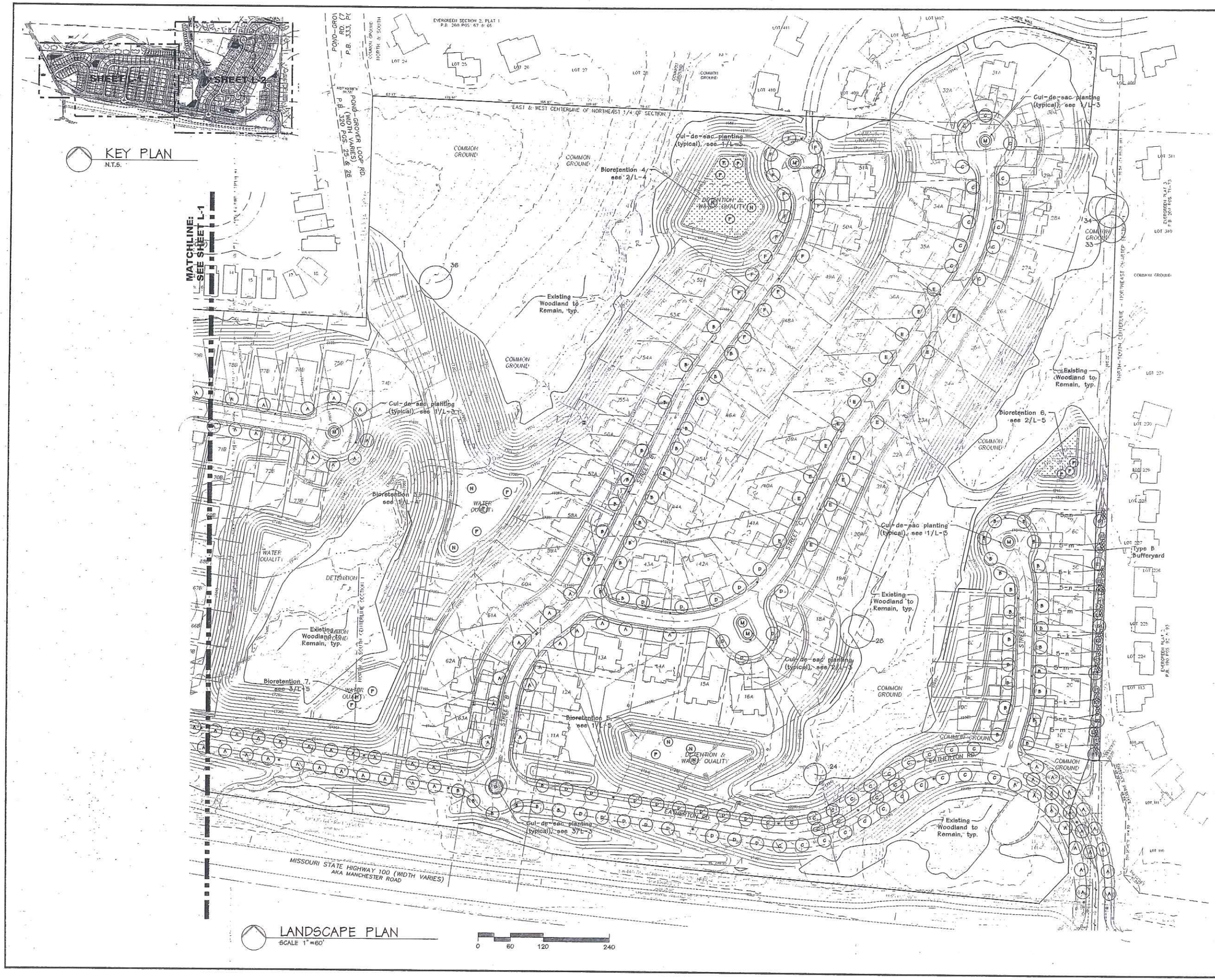
landscape architects/planners
701 Sunset Plaza Drive, Suite 105
Florissant, Missouri 63033-2238
(314) 831-8900 fax (314) 831-8901
www.loomisassociates.com

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

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 9/16/16
Job #: 643.006



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

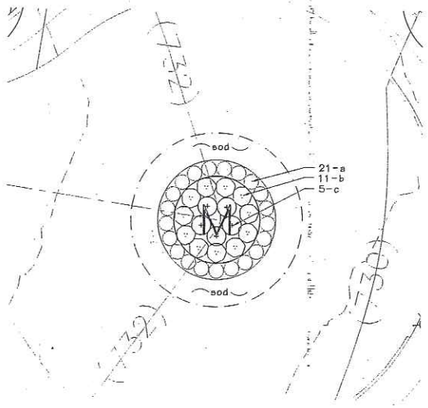
landscapeArchitectsplanners
707 Spirit 40 Park Drive, Suite 155
Chesterfield, Missouri 63005-1194
(636) 519-5648 Fax: (636) 519-5797
e-mail: bwhite@loomis-associates.com

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

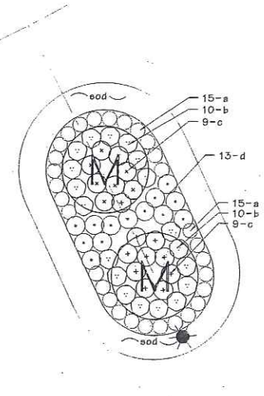
Sheet Title: Landscape Plan

Sheet No: L-2

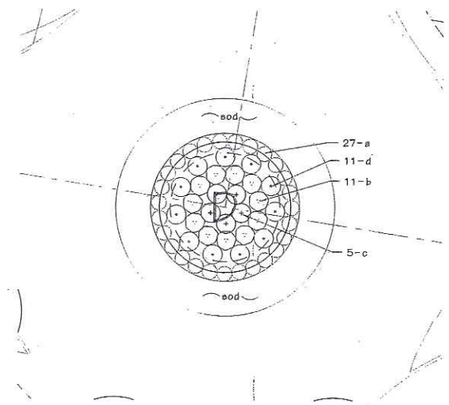
Date: 9/16/16
Job #: 643.006



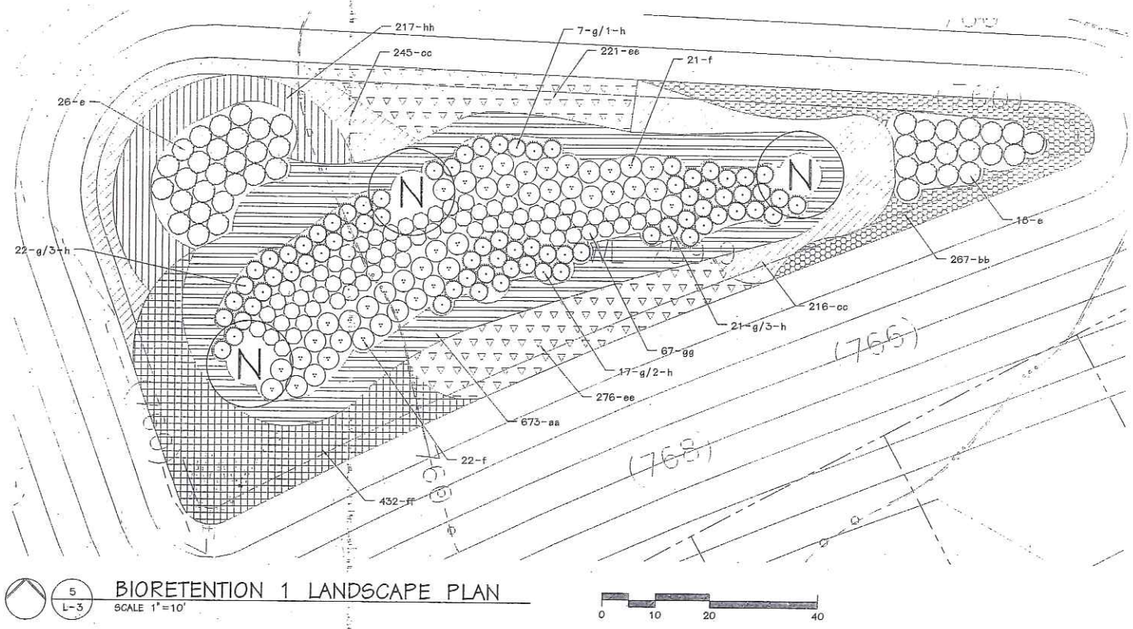
1 / L-3 CUL-DE-SAC LANDSCAPE PLAN
SCALE 1"=10'



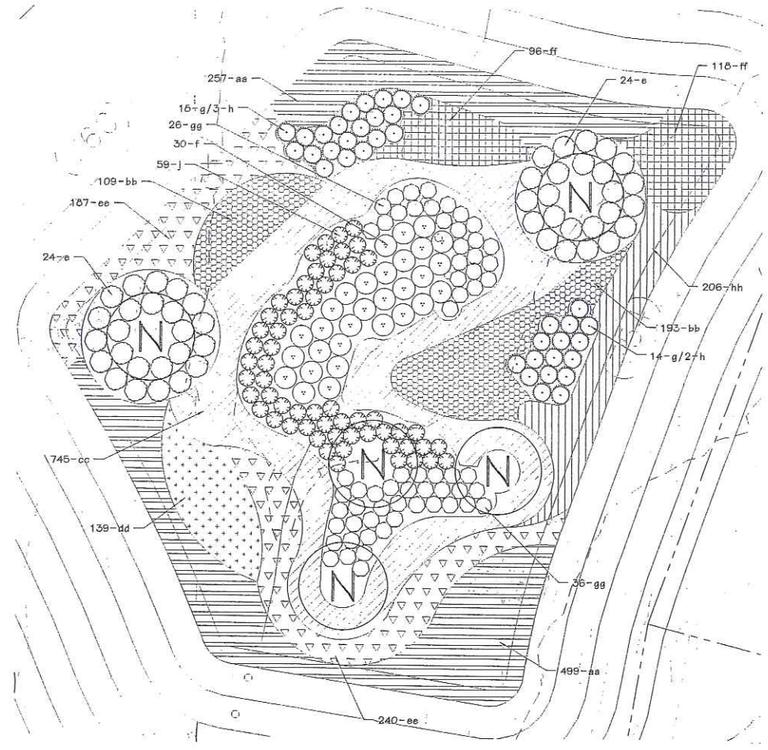
2 / L-3 CUL-DE-SAC LANDSCAPE PLAN
SCALE 1"=10'



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

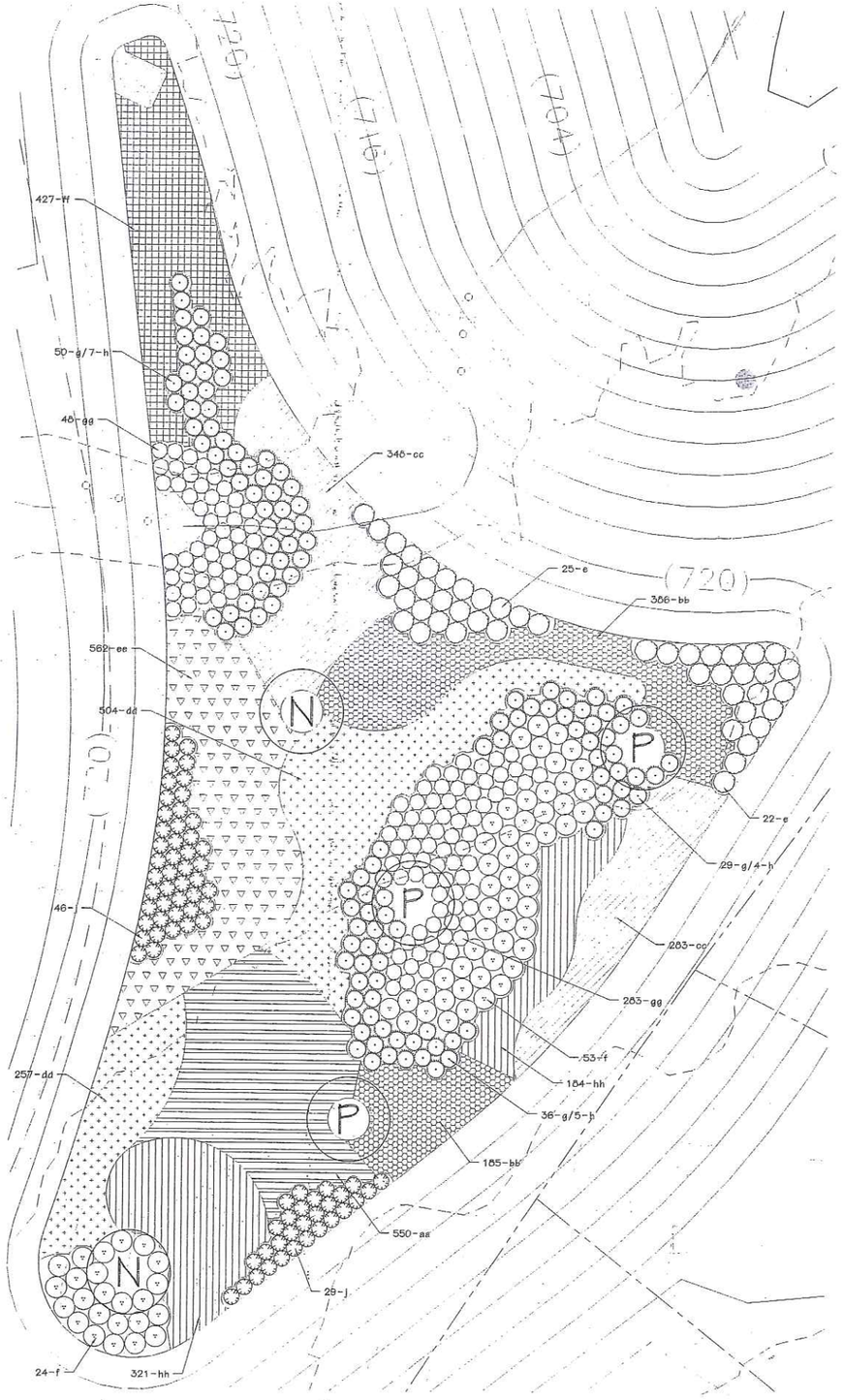
loomis Associates
landscape architects/planners
707 South Old Lynn Drive, Suite 195
Springfield, MO 65809-1795
Phone (417) 862-7000 Fax (417) 862-7001
e-mail: loomis@loomis-associates.com

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

Sheet Title: Landscape Plan

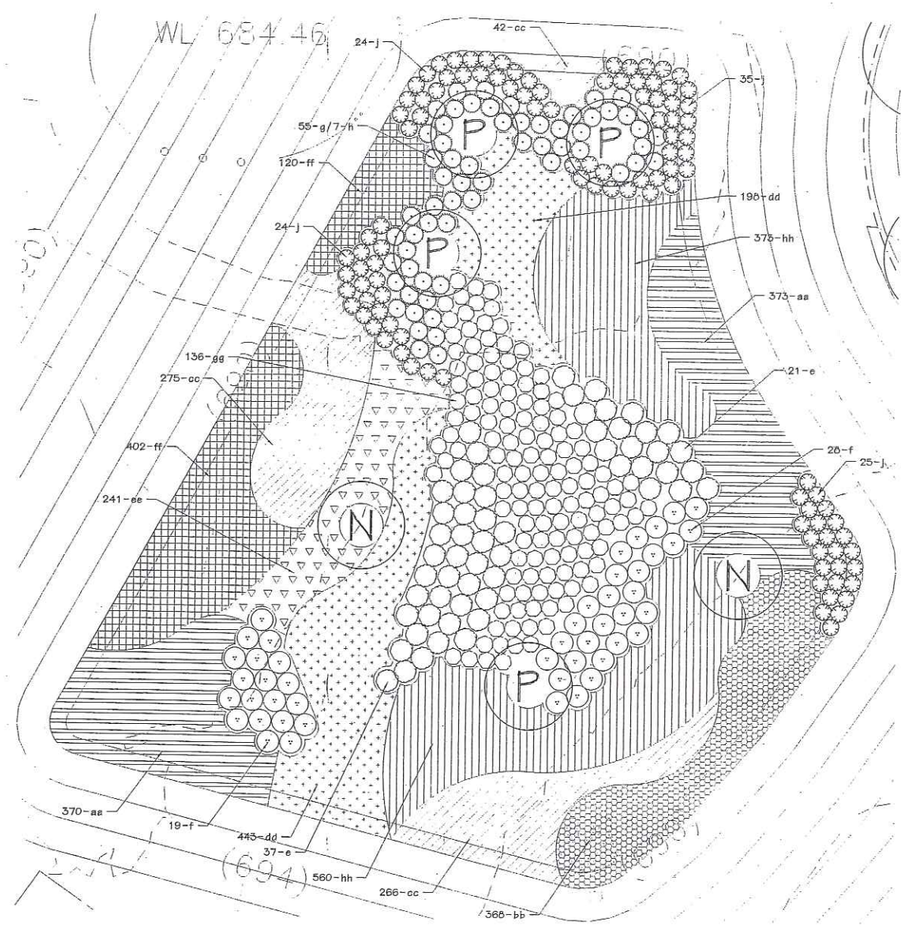
Sheet No: L-3

Date: 9/16/16
Job #: 643.006

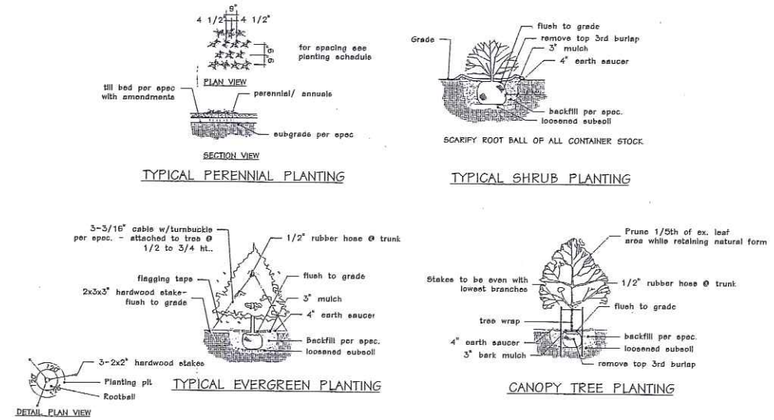


1 L-4 BIORETENTION 3 LANDSCAPE PLAN
SCALE 1"=10'

0 10 20 40



2 L-4 BIORETENTION 4 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

loomis Associates

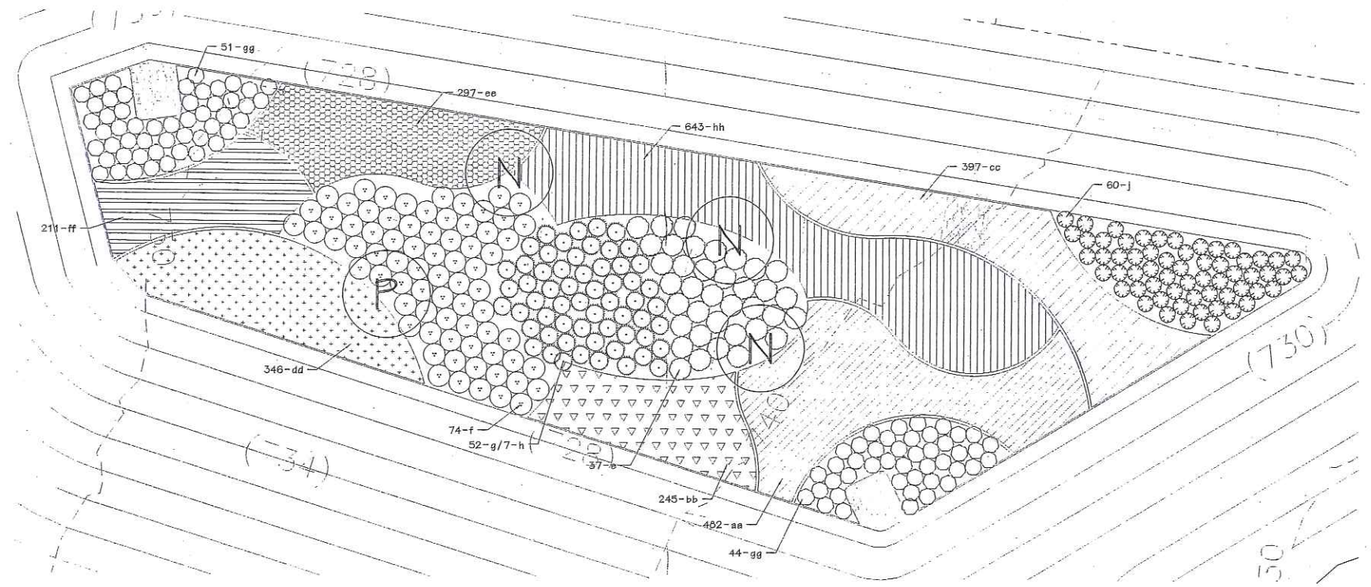
landscape architects/planners
709 Sand Creek Drive, Suite 115
Chesterfield, Missouri 63005
636/519-9266 fax 636/519-0297
email: info@loomis-associates.com

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

Sheet Title: Bioretention Landscape Plan

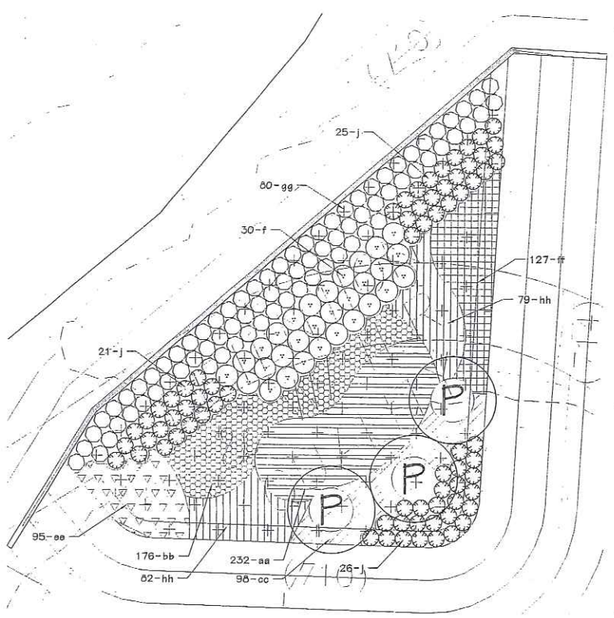
Sheet No: L-4

Date: 9/16/16
Job #: 643.006

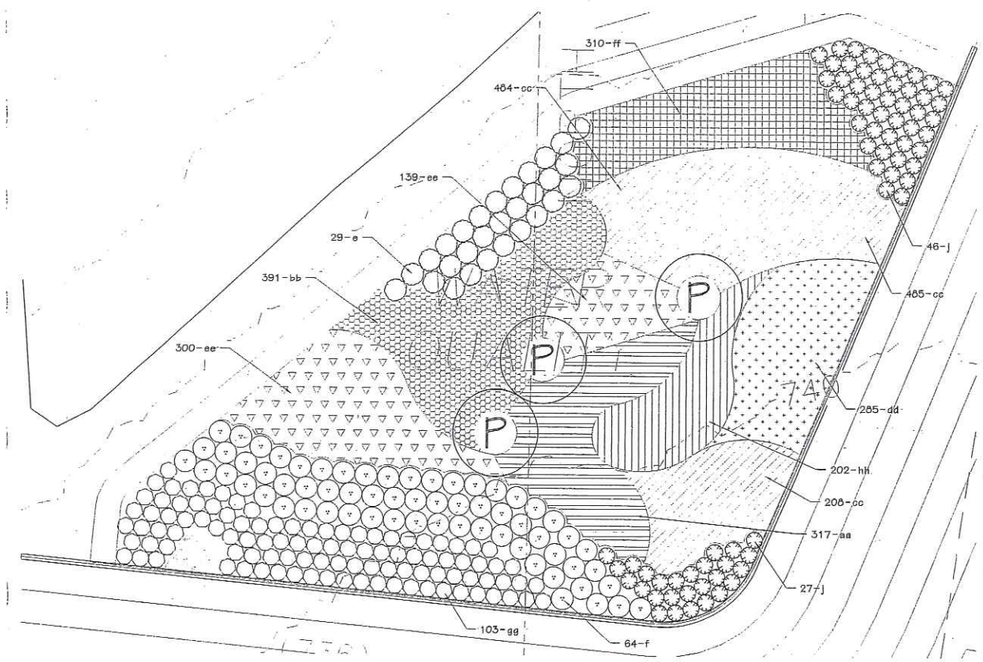


1 / L-5 BIORETENTION 5 LANDSCAPE PLAN
SCALE 1"=10'

0 10 20 40



2 / L-5 BIORETENTION 6 LANDSCAPE PLAN
SCALE 1"=10'



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.

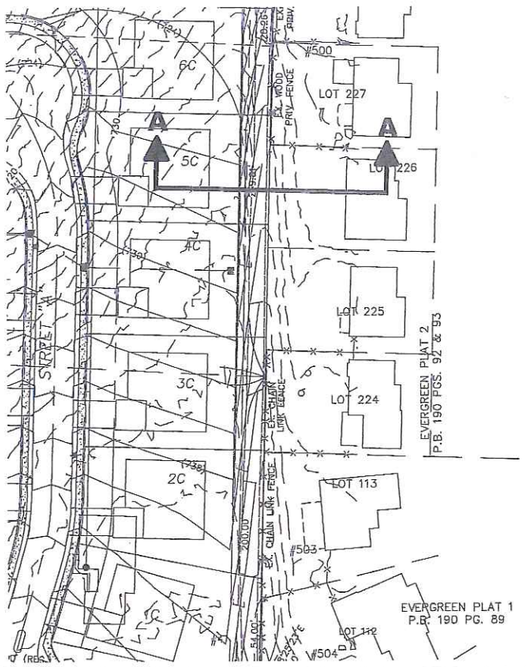
Drawn: LWH
Checked: JAS

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

Sheet Title: Bioretention Landscape Plan

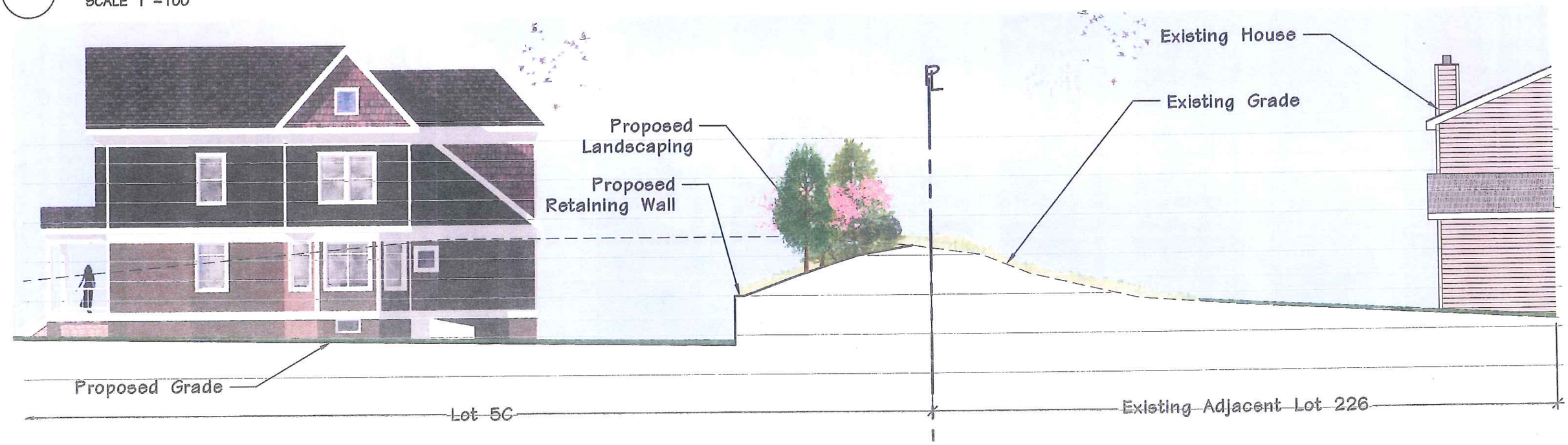
Sheet No: L-5

Date: 9/16/16
Job #: 643.006



SECTION KEY PLAN

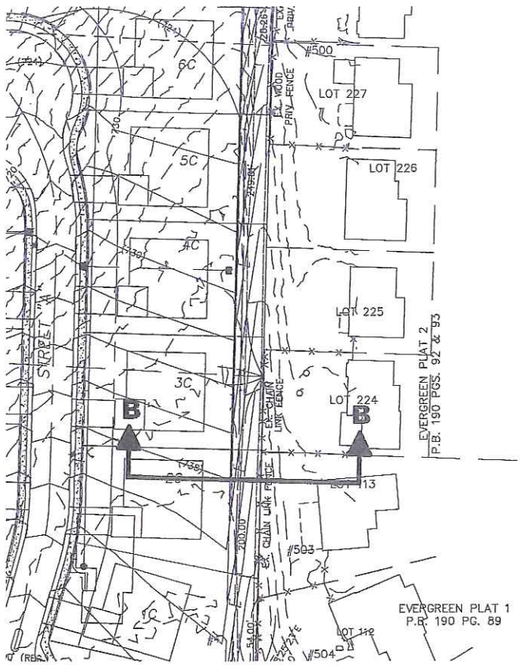
SCALE 1"=100'



1 SECTION A-A

SCALE 1"=10'-0"

0 10 20



SECTION KEY PLAN

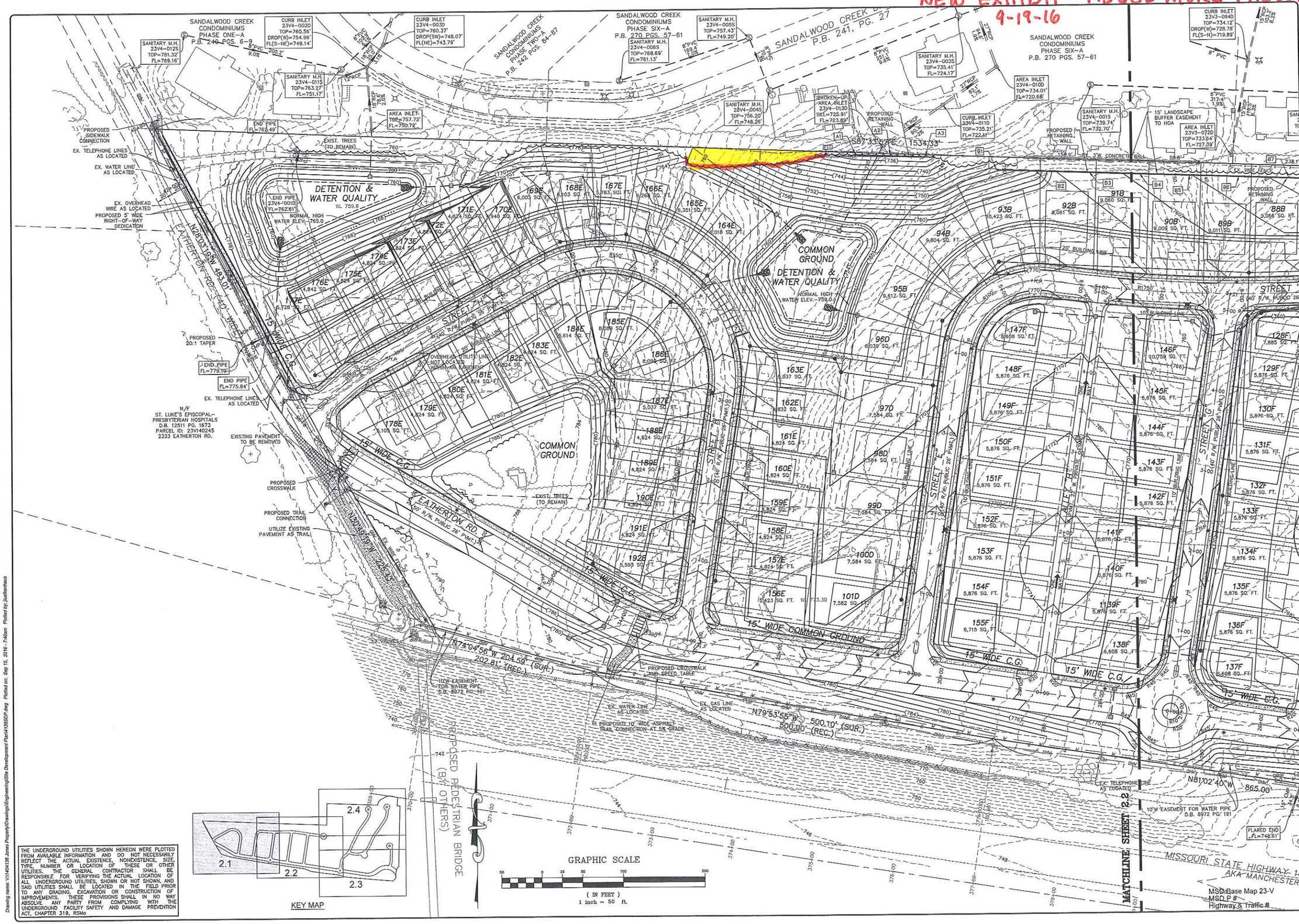
SCALE 1"=100'

1 SECTION B-B

SCALE 1"=10'-0"

0 10 20

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-sur.com
Corporate Certificate of Authority #001348

The Villages at Brightleaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
GRADING PLAN

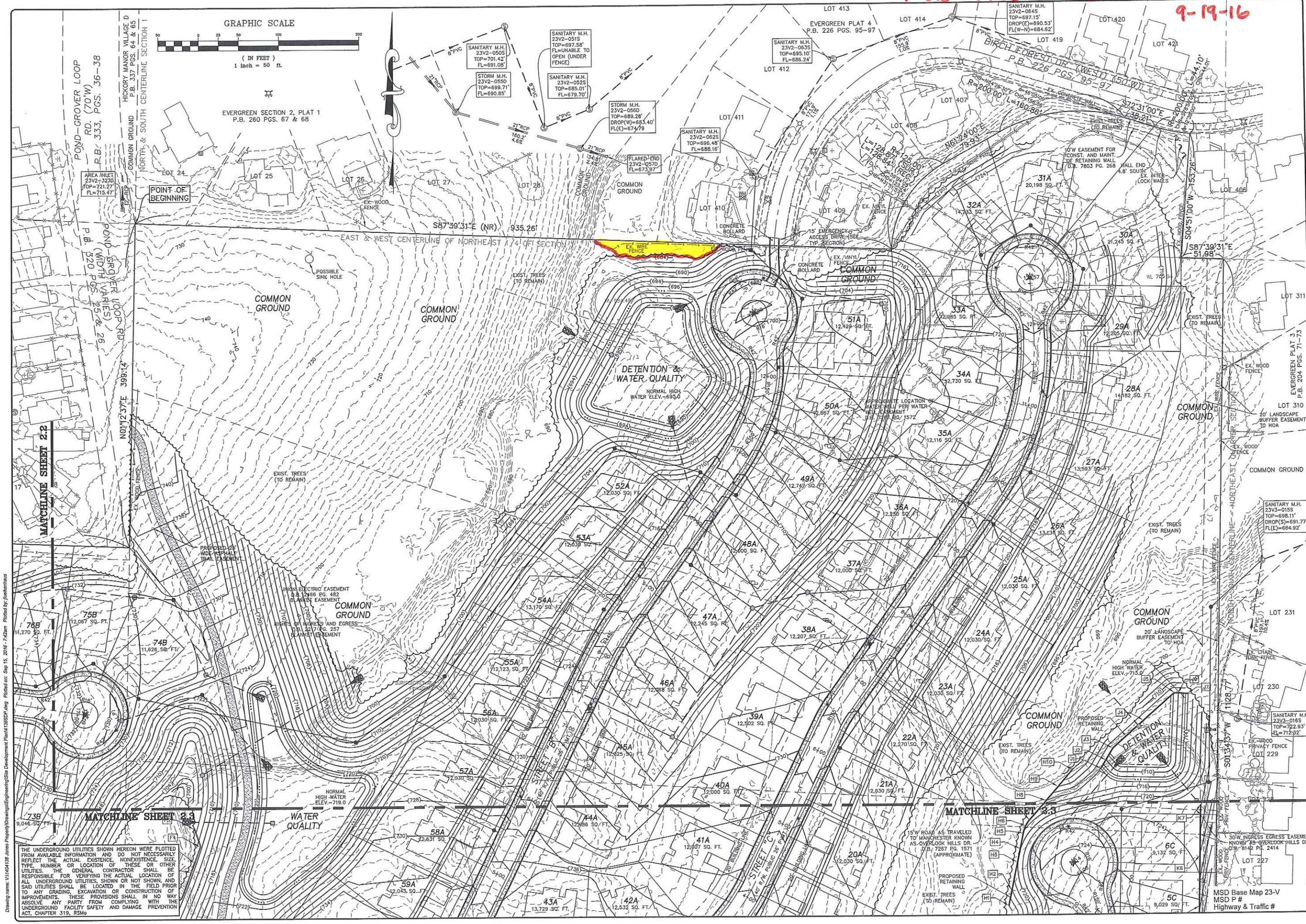
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and data shown on this sheet. All drawing, instruments or other documents not sealed and signed by the engineer are not authorized or approved by the engineer, and the engineer expressly disclaims any and 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	Sheet
Drawn: SL	2.1
Checked: SL	SDP

Drawing name: V:\14041138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Sep 15, 2016 - 7:46am Plotted by: justkeithsus

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-sur.com
Corporate Certificate of Authority #001348

The Villages at Brightleaf

Wildwood, Missouri

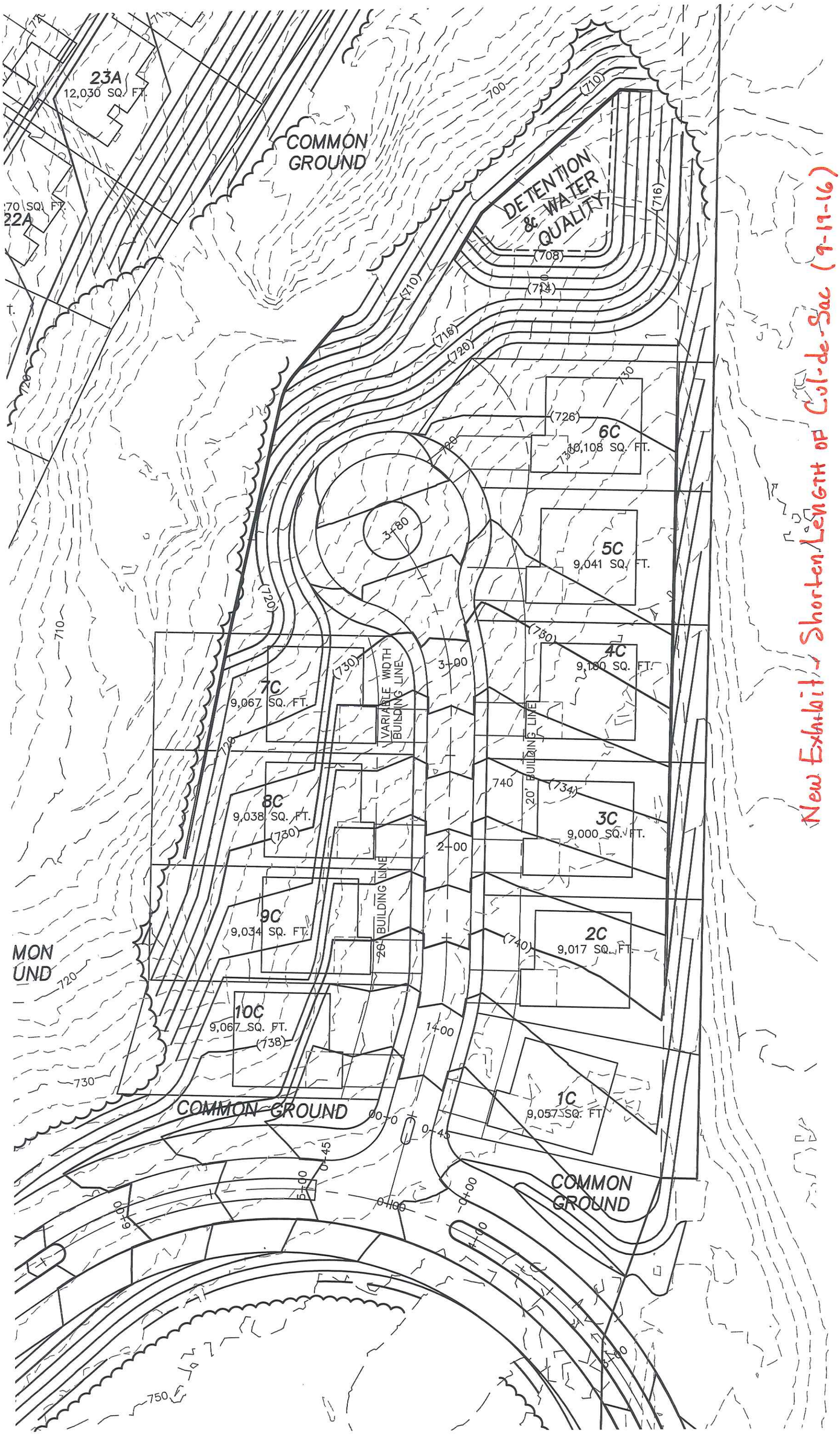
SITE DEVELOPMENT PLAN
GRADING PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments of other responsible professionals, and other documents or verbal information prepared by the 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	Sheet 2.4
Drawn: SL	
Checked: SL	SDP

Drawing name: V:\14041138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Sep 15, 2016 - 7:42am Plotted by: jbaltenhaus



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

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.

Charter Spectrum

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