WILDWOOD

Recommendation Report

Site Plan Subcommittee
of the
Planning and Zoning Commission
January 17, 2017 Executive Meeting
"Planning Tomorrow Today"

Petition Number:	**P.Z. 15, 16, and 17-14**
Petition:	**Bordeaux Estates at Wildwood – Plat Two**
Zoning:	R-3 10,000 square foot Residence District, with an Amended Planned Residential Development Overlay District (PRD)
Town Center Designation:	Neighborhood Edge District Designation of the Regulating Plan
Location:	West side of East Avenue, south of Manchester Road
Ward:	Eight
Petitioner's Request:	Approval of a Site Development Plan and related items (including the Landscape Plan) for the use of the one (1) acre tract of land for three (3) single family dwellings on individual lots, with associated roadway improvements for access to them.
Subcommittee Hearing Date:	December 19, 2016
Commission Meeting:	January 17, 2017
Subcommittee Recommendation:	Approval of a Site Development Plan and related items (including the Landscape Plan) for the use of the one (1) acre tract of land for three (3) single family dwellings on individual lots, with associated roadway improvements for access to them
Date and Vote of Planning and Zoning Commission Action:	January 17, 2017 – Approval of a Site Development Plan (SDP) and related items (including the Landscape Plan) by **a vote of --- to ---**.
Summary of Proceedings:	The Site Plan Subcommittee of the Planning and Zoning Commission held its meeting on December 19, 2016 and heard a presentation from the Department of Planning and petitioner's representative about the development of Plat 2 of the Estates at Bordeaux Subdivision, which was originally approved in 2010 by the City of Wildwood. The presentation began with the Department of Planning noting these three (3) lots are an extension of the existing eighteen (18) lot subdivision that is located immediately to the south of this one (1) acre parcel of ground. The eighteen (18) lot subdivision was referenced as Plat 1 in discussions on this site and is completed, with all units occupied. This one (1) acre parcel of ground was purchased at the same time of the larger parcel of ground located to the south, but, unlike the Plat One portion, it was part of the Town Center boundary.

The Department then described some of the specifics relating to this development, which included the following:

a. The lots will all be greater than 14,600 square feet in size and have setbacks that are as follows: twenty (20) feet for the front yard areas, six and ten (10) feet for the side yard areas, and thirty (30) feet for the rear yard areas.
b. The width of these lots will be a minimum of ninety-eight (98) feet at the front building line and are now authorized for front-entry garages (formerly required to be only side-entry types, which prompted this reconsideration of the Site Development Plan (SDP) package).
c. The lots are relatively flat and have limited slope associated with them.
d. The petitioner is required to improve East Avenue along the site's frontage to the City's Streetscape Standard for a "road," which includes a twenty-two (22) foot wide pavement area, within a forty (40) foot wide public right-of-way area, much of which already is in place. To obtain the requested forty (40) foot width required for this right-of-way area, the petitioner is to dedicate a minimum of five (5) feet of land area along the property's entire frontage length for this purpose. Along with the pavement area, tree lawns and sidewalks are provided within this right-of-way. The sidewalk width on the west side of East Avenue is required to be six (6) feet, with the tree lawn area at a minimum distance of eight (8) feet. The east side of East Avenue, since it is not part of petitioner's site, has a different design, which incudes a four (4) foot sidewalk width and a comparable tree lawn area.
e. The dedication of a five (5) foot wide easement area about the edge of the right-of-way for additional improvements and utilities is indicated as well.
f. The installation of trees in the tree lawn area, at a minimum of thirty (30) feet of spacing between the plantings, is planned.
g. The inclusion of bio-retention strips and amended soils were required for the purposes of these three (3) lots by the Metropolitan St. Louis Sewer District (MSD), despite the current project being calculated as part of the original development of the eighteen (18) lots for stormwater management purposes. These features are located at the rear and side of the lots. The downspouts from the planned dwellings are directed to these amended soil areas for treatment.
h. The plan does include the retention of three (3) large trees on Lot 19, while the remainder of the site is lawn area at this time.
i. The petitioner is not providing any additional public space, since the original eighteen (18) lot project had included more than required at that time, and will still comply with the additional amount needed by the inclusion of these three (3) lots.
j. The site is part of Town Center and has special architectural requirements for the units themselves, which includes many upgraded materials.

The petitioner then offered a brief update of items of concerns or needs, which focused on the following design considerations: the submittal of the revised Landscape Plan that reflects the comments of the City's consultant in this regard and the requirements of the Metropolitan St. Louis Sewer District (MSD) relative to these three (3) lots. The petitioner noted all of these items have or would be addressed,

before the Planning and Zoning Commission completed final action on the Site Development Plan and related items.

The Site Plan Subcommittee members asked a number of questions relating to the project's design, including the design of East Avenue on its east side, the stormwater management issues, and the types of dwellings that might be offered on these three (3) lots. A discussion ensued on these topics, with the following information provided in their regard:

a. The subject site is not responsible for all improvements to East Avenue in its vicinity; therefore, those items that exist on the east side of this roadway will remain, which were constructed as part of the adjacent lot's rezoning by St. Louis County many years ago for a feed store. However, the existing sidewalk is extended into Plat 1 of the Estates at Bordeaux Subdivision for a continuous pedestrian path.
b. The additions of amended soils and bio-retention features were requested by the Metropolitan St. Louis Sewer District (MSD) on this project for water quality purposes and will include plantings in these strips. The maintenance of these facilities was discussed and the petitioner's representative noted their respective maintenance would not be by the Homeowners Association, but by each of the owners collectively.
c. The type of units will be very similar to the dwellings already constructed in Plat 1, except have different building materials in terms of siding, roofing, and other treatments, including a larger, and more prominent, front porch area associated with each of them.

With the responses, this introductory portion of the meeting was concluded.

Rationales for Recommendation: The Site Plan Subcommittee of the Planning and Zoning Commission has completed its review of the aforementioned Site Development Plan and related items (including the Landscape Plan) and believes they meet the site-specific ordinance's requirements in this regard. The members of the Subcommittee would also note the following items:

a. The development of this site, with similar types of units, will bring this project to an anticipated successful closure after many years of activity.
b. The units are required to utilize fiber cement siding, architectural shingles, carriage doors, with windows, for the garages, a minimum of an eight (8) foot interior ceiling height, and front porches that are minimum of 7.5 feet in depth. These requirements allow for an improved appearance and longevity of the dwellings.
c. The design of the infrastructure, including the system of sidewalks, creates an appealing environment for walkers, runners, and others to enjoy the City's nearby trail system.
d. The design of the sidewalks associated with the lots accommodates the requirements of the Americans with Disabilities Act (ADA) standards.

e. The street specifications of East Avenue are retained in terms of its current width, which necessitates a parking restriction on it to ensure fire district access to the hydrants required there.
f. The Metro West Fire Protection District has granted its approval of the design.
g. The City's consultant has approved the revised Landscape Plan.

Conversely, the Subcommittee has identified two (2) ancillary items that need to be emphasized, as part of this recommendation report. In identifying these items, the Subcommittee recommends the following considerations be addressed or otherwise acknowledged for future action, if needed:

a. The City Council will have final review authority of the revised and amended indentures for the overall subdivision and the Subcommittee wants to ensure that any changes provides for an appropriate integration of these units with the others (in Plat One).
b. The overall architecture of the units will require final action by the City's Architectural Review Board, per the governing site-specific ordinance for the project (this approval has already been granted by the City's Architectural Review Board on *August 11, 2016*).

Summary and Recommendation: Based upon the stated rationales and needed compliance items, the Subcommittee recommends the Planning and Zoning Commission approve the Site Development Plan and related items (including the Landscape Plan). The support for this action is provided in this report. This recommendation is also contingent on the petitioner complying with the approved plan and its required components throughout the development of the site and its related units and infrastructure.

Site Development Plan

LOCATION MAP

GENERAL NOTES

1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor, and shall be located prior to any grading and/or construction of improvements.

2. No area shall be cleared without permission of the developer and the City of Wildwood, MO. All Land disturbance shall be consistent with City approved plans.

3. Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and City, County and State roads will be adequately protected.

4. Soil preparation and re-vegetation shall be performed according to City of Wildwood requirements.

5. Soil Stabilization shall be completed within five (5) days of clearing or inactivity in construction. If seeding or another vegetative erosion control method is used, it shall become established within two (2) weeks or the site shall be reseeded or a non-vegatative option employed.

6. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

7. Required roadway improvements must be completed prior to any occupancy of the 3 proposed dwellings.

8. Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to City of Wildwood, MO. and the Missouri Department of Natural Resources (MDNR).

9. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

10. If straw bales or silt fences are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by contractor.

11. During the course of construction or excavation, owners, contractors and builders are required to clean up all paper, refuse, sticks, lumber and other building waste, and all other waste materials daily and to prevent the same from blowing or otherwise being scattered over adjacent public or private property..

12. Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.

13. All construction and materials shall conform to City of Wildwood Standards.

14. All storm sewers shall be Reinforced A.S.T.M. C-76, Class III minimum, unless otherwise shown on the plans.

15. All storm sewer pipe in the roadway easement shall be reinforced concrete pipe (A.S.T.M. C-76, Class III minimum).

16. The Contractor shall prevent all storm/surface water, mud or construction debris from entering the existing sanitary sewer system.

17. All sanitary and storm sewer construction shall conform to current Metropolitan St. Louis Sewer District (MSD) Standards and Specifications.

18. Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.

19. The Metropolitan Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspections.

20. The developer is required to provide adequate storm water systems in accordance with City of Wildwood and M.S.D. Standards.

21. All sidewalks and associated accessibility improvements & terminations to be constructed to the City of Wildwood ADA Standards.

22. All proposed improvements shall be constructed to City of Wildwood Standards.

23. All affected offsite property owners shall be given notice 48 hours in advance of any work.

24. Any disturbed off site property (i.e. bushes, fences, mailboxes, etc.) shall be replaced in kind at the developer's expense.

25. A backflow preventer shall be installed on all sanitary sewer laterals.

STORMWATER MANAGEMENT NOTE:
LAND AREA DISTURBED = 0.67 ACRES

ANY FURTHER LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED TO THIS PLAN, P-30376-00.)

PREPARED FOR

MRM MANLIN DEVELOPMENT GROUP INC
7729 CLAYTON ROAD
CLAYTON, MO 63117
CONTACT: MIKE MANLIN
314-222-7088

DEVELOPMENT NOTES:

1. Site Address: 2615 East Avenue
Wildwood, MO 63040

2. Owner Information: Bordeaux Estates Development LLC
2629 East Ave
Grover, MO 63040

3. Area of Tract: 1.03 Ac
(Caulks Creek Surcharge: 1.03ac x $2750.00/ac = $2,832.50)

4. Present Zoning: R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), Approved by Ord. No. 2080, amended by Ord. No. 2188.

5. Dimensional Town Center Standards (Per Neighborhood Edge District requirements):

Lot Width:	Houses – 55' Minimum/100' Maximum
Lot Depth:	80' Minimum/250' Maximum, w/ front driveway access
Front Yard:	Facades must be placed 10' to 35' from front line
Front Yard Exception:	Stoops, balconies, porches, and bay windows may encroach front setback between grade and a 10' clearance height
Side Yard:	Ten (10) to thirty (30) feet
Rear Yard:	Twenty-five (25) feet
Elevation:	Ground floor of buildings at the front facade shall be at least 1.5' above grade, except garages shall be at grade

6. Dimensional Standards (Modified by Planned Residential Development):
Front Yard: Twenty (20) feet
Side Yard: Six (6) feet, (10) feet on perimeter of PRD boundaries
Rear Yard: Thirty (30) feet

7. Parking Calculations:
3 dwelling units x 2 spaces / dwelling unit = 6 Parking Spaces Required
6 Parking Spaces have been provided

8. Maximum allowed units per Planned Residential Development:
44,008 s.f. / 10,000 s.f. = 4 dwelling units

9. Minimum Public Space Required:
4 Ac / 100 units x 3 units = 5,227.2 s.f.

10. Public Space Provided:
The adjacent Bordeaux Estates at Wildwood development provided Public Space in excess of the minimum required amount for said development. The excess Public Space listed below will satisfy the Public Space requirements for this development nt.

Bordeaux Estates Plat 1:

Required:
4 Acres/100 units x 18 Units = 31,363 s.f.

Provided:
Public Land Dedication: 31,365 s.f.
Private Common Ground: 148,976 s.f. / 2 = 74,488 s.f.
Total Phase 1 Public Space: 75,774 s.f.

Excess:
75,774 s.f. – 31,363 s.f. = 44,411 s.f. excess

Bordeaux Estates Plat 2:

Required:
4 Acres/100 units x 3 Units = 5,227 s.f.

Provided:
Phase 1 Public Space Excess = 44,411 s.f.

Excess:
44,411 s.f. – 5,227 s.f. = 39,184 s.f.

11. Property served by the following:

Water	Missouri American Water Company
Sewer	Metropolitan St. Louis Sewer District
Telephone	AT&T
Gas	Laclede Gas
Electric	Ameren UE

Metro West Fire Protection District
St. Louis County Police Department – Wildwood Precinct
Rockwood School District
City Council Ward Eight

12. According to the FIRM Flood Insurance Rate Map 29189C0260 K Dated February 04, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 500-year floodplain.

13. All proposed utilities shall be installed underground.

14. All landscaping shall be installed per City Ordinance.

15. All lighting shall be installed per City Ordinance.

16. A SWPPP compliant with Federal, State, and local requirements will be prepared for management of stormwater runoff to prevent siltation and erosion leaving the site.

17. Adequate stormwater systems in accordance with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood will be provided.

Differential Runoff Calculations: 1.03 Ac x (2.39 cfs/ac – 1.70 cfs/ac) = 0.71 cfs

Channel Protection Volume and Flood Detention will not be required at this time.

Water Quality volume storage and filtration will be provided as required by MSD.

All future development will be cumulative including this project.

18. All grading and drainage shall be per City of Wildwood and the Metropolitan St. Louis Sewer District (MSD) standards.

19. Finish grade slopes shall not exceed 3 (horizontal) : 1 (vertical), unless supported by a geotechnical report. Which has been accepted/approved by the City of Wildwood, MO.

20. Stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.

21. All proposed signage shall be consistent with that of the Bordeaux Estates Plat One development.

22. All proposed street lights shall be consistent with that of the Bordeaux Estates Plat One development.

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MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

MRM Development Group
(Owner's Name)

In connection with a change in zoning for the following described property from R6-A to R-3 PRD.

A tract of land being part of the North 1/2 of the Northwest 1/4 of Section 12, Township 44 North, Range 3 East and described as follows:

Beginning at a point being the Northwest corner of Lot 1 of Bordeaux Estates at Wildwood, a subdivision plat recorded in Plat Book 358, Page 211 of the St. Louis County Records: thence North 1 Degree 7 Minutes 36 Seconds East, 299.72 feet to a point; thence South 89 Degrees 30 Minutes 24 Seconds East, 150 feet to a point: thence South 1 Degree 7 Minutes 36 Seconds West, 299.72 feet; thence North 89 Degrees 30 Minutes 24 Seconds West, 150.00 feet to the point of beginning.

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

____
Mike Manlin
MRM Development Group

State of Missouri } SS
County of St. Louis }

On this __________day of __________________, 20_______, before me personally appeared ____________________________ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

My commission expires: ____________________

Notary Public: ____________________

Print Name: ____________________

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section_________ of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance_________, which was approved by the City Council of the City of Wildwood, Missouri on_________.

____
Joe Vujnich, Director of Planning

____
Date

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

____
Elizabeth Weiss, City Clerk

CITY OF WILDWOOD
JAN 12 2017
DEPT OF PLANNING & PARKS

This is to certify that during the month of ____________________, 2016, I prepared a report regarding the soils and natural resource evaluation of the subject property. The report and information contained on this plan relating to the same is in compliance with Section 1005.200, "Natural Resource Protection Standards and Procedures" of the City of Wildwood, Missouri

____________________ __________
SOILS ENGINEER DATE

STATEMENT OF STATE PLANE COORDINATE TIE:
STATE PLANE COORDINATES WERE DETERMINED ON MAY 8, 2014 USING SPECTRE PRECISION NOMAD EPOCH 35 FROM THE PROJECT SITE TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 302840.24 METERS AND EAST (X) = 253367.36 METERS, WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10CSR 30-2 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY" RELATIVE TO STATION MOSI

AVERAGE COMBINED GRID FACTOR = 0.999913777
(1 METER = 3.2808333333 FEET)
TO ROTATIONAL DIFFERENCE FROM THE DEED BEARINGS TO THE STATE PLANE BEARING IS COUNTERCLOCKWISE 00°12'51"

PROJECT BENCHMARK

ST. LOUIS COUNTY BENCHMARK – 16-131 (N.G.V.D. 29)
PUBLISHED ELEV. 784.36
COLLECTED ELEV. 787.99

DESCRIPTION: A STANDARD DNR ALUMINUM DISC STAMPED "SL-93, 1991" SET IN A 12" DIAMETER CONCRETE POST. LOCATED 23.0 FEET SOUTHWEST OF THE CENTERLINE OF MANCHESTER ROAD; 11.7 FEET SOUTHWEST OF THE EDGE OF PAVEMENT; 83.0 FEET NORTHWEST OF THE CENTERLINE OF SCHOOL DRIVEWAY.

SITE BENCHMARK

FOUND CROSS IN CONC WALK – ELEV. 791.51

A CROSS FOUND IN THE CONCRETE SIDEWALK ON THE WESTERN SIDE OF EAST AVE. DESIGNATING THE SOUTHEAST PROPERTY CORNER OF 2629 EAST AVE. LOT 1 OF BORDEAUX ESTATES AT WILDWOOD.

AN AMENDED SITE DEVELOPMENT PLAN FOR

BORDEAUX ESTATES AT WILDWOOD PLAT TWO

A TRACT OF LAND BEING PART OF
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF
SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST,
AND AS RECORDED IN D.B. 19913 PG. 2154,
CITY OF WILDWOOD, ST LOUIS COUNTY, MISSOURI
ZONED: R-3 10,000 SQUARE FEET RESIDENCE DISTRICT WITH
A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT,
APPROVED BY ORDINANCE #2080 AND AMENDED BY ORDINANCE #2188

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TYPICAL LOT

TYPICAL LOT

*SIDE YARD BUILDING SETBACK – 6 FEET, EXCEPT ON PERIMETER, WHICH IS 10 FEET

Land Description

A tract of land in the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in plat book 338, pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 Degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in book 16935, page 1916, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the described tract of land herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in book 16969, page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in plat book 20, page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide, thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 fee to the POINT OF BEGINNING, containing 1.033 acres to calculations by Bax Engineering Company, Inc., during August, 2009.

SYMBOL LEGEND

FOUND CROSS	ELECTRIC BOX	CABLE TV BOX
IRON PIPE	ELECTRIC METER	LIGHT STANDARD
BENCHMARK	POWER POLE	CLEAN OUT
TEST HOLE	GUY WIRE	SANITARY MANHOLE (EXISTING)
TRAFFIC SIGNAL BOX	GAS METER	STORM SEWER MANHOLE (EXISTING)
PHONE BOX	GAS VALVE	STORM SEWER DRAIN (EXISTING)
UTILITY MANHOLE	WATER METER	GRATE INLET (EXISTING)
BOLLARD	WATER VALVE	AREA INLET (EXISTING)
MAILBOX	HYDRANT	GENERAL SURFACE DRAINAGE
SIGN	WATER SHUT OFF	EXISTING CONTOUR
POST	SPRINKLER HEAD	TREE LINE
EXISTING SHRUB	IRRIGATION VALVE BOX	SAN. SEWER (EXISTING)
EXISTING DECIDUOUS TREE	WELL	STORM DRAIN (EXISTING)
EXISTING EVERGREEN TREE		

P-30376-00, BASEMAP 24V1

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Corporate Certificate of Authority #2011004415

BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
TITLE SHEET

STATE OF MISSOURI
ROBERT S. TIEMANN
NUMBER PE-2016001308
PROFESSIONAL ENGINEER

Date: Dec 15, 2016
Robert Tiemann
License No. PE-2016001308
Civil Engineer

PROJECT NUMBER: 14-0782

DATE: 12/15/16

DRAWN BY: MLP

BILL NO.: 2188 **ORDINANCE NO.: 2188**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. (Ward Eight)

WHEREAS, on January 26, 2015, the City Council, pursuant to Ordinance #2080 approved a Planned Residential Development Overlay District for a proposed three (3) lot residential subdivision in the City's Town Center Area pursuant to a request from Manlin Development Company (the "Developer"); and

WHEREAS, the Developer has submitted plans and building elevations for review by the City; and

WHEREAS, subsequent to consideration of such plans and elevations by the Planning and Zoning Commission's Site Plan Subcommittee, the Developer requested amendments to Ordinance #2080 to allow for front-entry garages, in lieu of side-entry garages provided for therein, and to modify construction material requirements; and

WHEREAS, the Planning and Zoning Commission considered the requested amendment at a meeting on April 4, 2016, and recommended no change to Ordinance # 2080, the specifics of such recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated April 4, 2016, and regarding PZ 15, 16 and 14-17, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on May 23, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at its meeting on May 23, 2016, the City Council directed the Department of Planning to prepare draft legislation amending Ordinance #2080 for consideration by the City Council.

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

<u>Section One.</u> That Ordinance #2080 of the City of Wildwood, Missouri, be and is hereby amended by deleting Sections One and Two thereof in their entirety and enacting, in lieu thereof, new Sections One and Two, to read as follows:

<u>Section One</u>. The City of Wildwood's Zoning Ordinance and Official Zoning District Maps, all made a part thereof and incorporated herein, are hereby amended relative to the property legally described in this Section One, along with the accompanying Amended Planned Residential Development Overlay District on the same site, while the Regulating Plan of the Town Center and Comprehensive Zoning Plan of the Charter remain unchanged by this action (Town Center "Neighborhood Edge"):

A tract of land in the North half of the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in Plat Book 338, Pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line and along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in Book 16935, Page 1916 of said records, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the description herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in Book 16969, Page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300.00 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in Plat Book 20, Page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide; thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 feet to the POINT OF BEGINNING, containing 1.033 acres according to calculations by Bax Engineering Company, Inc., during August, 2009.

<u>Section Two</u>: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on May 23, 2016, 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 three (3) detached single family dwellings on individual lots, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 14,600 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety-eight (98) feet in distance. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than seven **point five (7.5)** ~~six (6)~~ feet **from its street-side edge to the front of the garage doors.** 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 three (3) of the single family detached units within this development from East Avenue, while the garages on each of the units ~~shall~~ may be front ~~side~~-entry designs ~~only~~, but must be carriage types as well, including windows, as determined by the City's Architectural Review Board to be appropriate. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet.

f. 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, wood, brick, and/or stone. 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.

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.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

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

1. Twenty (20) feet from any right-of-way line.
2. Six (6) 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. Thirty (30) feet from any rear yard property line.

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 edge of the public right-of-way a minimum of twenty (20) feet.

Access and Roadway Improvements

c. Dedicate the necessary amount of right-of-way (a minimum of five (5) feet), along with all easements and licenses for construction purposes, for East Avenue to allow for the installation of a minimum forty (40) foot wide public right-of-way area and construction of a twenty-two (22) foot wide pavement, with six (6) foot wide sidewalk on the west side of the street, which adheres to the Town Center Plan's Street Specifications and Streetscape Design requirements as directed by the Department of Public Works. All streetscape elements including, but not limited to, street trees and lights and other amenities shall also be required, per the Town Center Plan.

d. Provide a five (5) foot wide right-of-way, utility, trail, sidewalk, and maintenance easement (RUTSM) along the edge of the public right-of-way of East Avenue to the City of Wildwood for public use forever, with said establishment indicated on the Preliminary and Record Plats for the division of this lot to three (3) properties. Said easement language shall be reviewed by the City Attorney for compliance to City of Wildwood requirements.

e. Access to East Avenue from these three (3) lots shall be limited to three (3) private driveway approaches (one (1) for each allowable lot), which can be no wider than fifteen (15) feet between **the established curb line** and edge of the right-of-way ~~and the turning apron for the side-entry garages~~, all designed in accordance with the City of Wildwood's Street Specifications of the Town Center, and be as directed by the Department of Public Works

Miscellaneous Roadway Requirements

f. 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.

g. 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.

h. Construction access shall be from Manchester Road to East Avenue during the development of this site, not Center Avenue or Bordeaux Walk Way.

i. Sidewalks shall be required on all public streets 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.

j. 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.

k. 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, and street trees and lights.

Parking Requirements - Residential

l. 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

m. 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.

n. 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.

o. 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.

p. A landscaping easement area, being six (6) feet in width, shall be provided on each of the authorized three (3) lots, and be placed in the side yard setback area of each of them, which shall include certain plantings, of a non-seasonal nature, to provide a permanent view screen. These easement areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission for review and approval. Plantings indicated in these easement areas shall be in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

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

Signs - Residential

r. 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.

s. 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

t. 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

u. 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.

v. 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.

w. 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.

x. 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.

y. 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.

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO

SITE DEVELOPMENT PLAN

PLANNED DEVELOPMENT REQUIREMENTS

PROJECT NUMBER: 14-0782

DATE: 12/15/16

DRAWN BY: MLP

P-30376-00, BASEMAP 24V1

5. TRAFFIC GENERATION ASSESSMENT FEE

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

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,085.70 /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.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.

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

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.

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, 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 East Avenue must be completed prior to the issuance of more than one (1) building permit. 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. This lot is part of the Town Center Neighborhood Improvement District (NID) for the required wastewater improvements that have been installed thereafter and each of the proposed properties will have an assessment associated with them that is the responsibility of that owner to pay each year.

Potable Water Service

i. The developer shall be required to provide public potable water from the Missouri American Water Company to the property and related homesites. This area has experienced "low pressure" issues and such may effect these three (3) lots. Verification of acceptable service to these three (3) lots shall be in the form acceptable to the City of Wildwood. Additionally, the design and location of this water service system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

9. GENERAL DEVELOPMENT CONDITIONS

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

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

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

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

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

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

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

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

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

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling, is 5,227.2 square feet, of which this obligation already having been met in Plat One of the Estates at Bordeaux Subdivision.

<u>Section Two</u>. This ordinance shall be in full force and effect on and after its passage and approval.

<u>Section Three</u>. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

<u>Section Four</u>. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this 27 day of JUNE, 2016, by the City 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

The Honorable James R. Bowlin, Mayor

ATTEST:

City Clerk
DEPUTY

ATTEST:

City Clerk
DEPUTY

Editor's Note: Changes to Ordinance #2080 are indicated by red, bolded type, while deletions are shown by a single, strike-through line.

P-30376-00, BASEMAP 24V1

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO

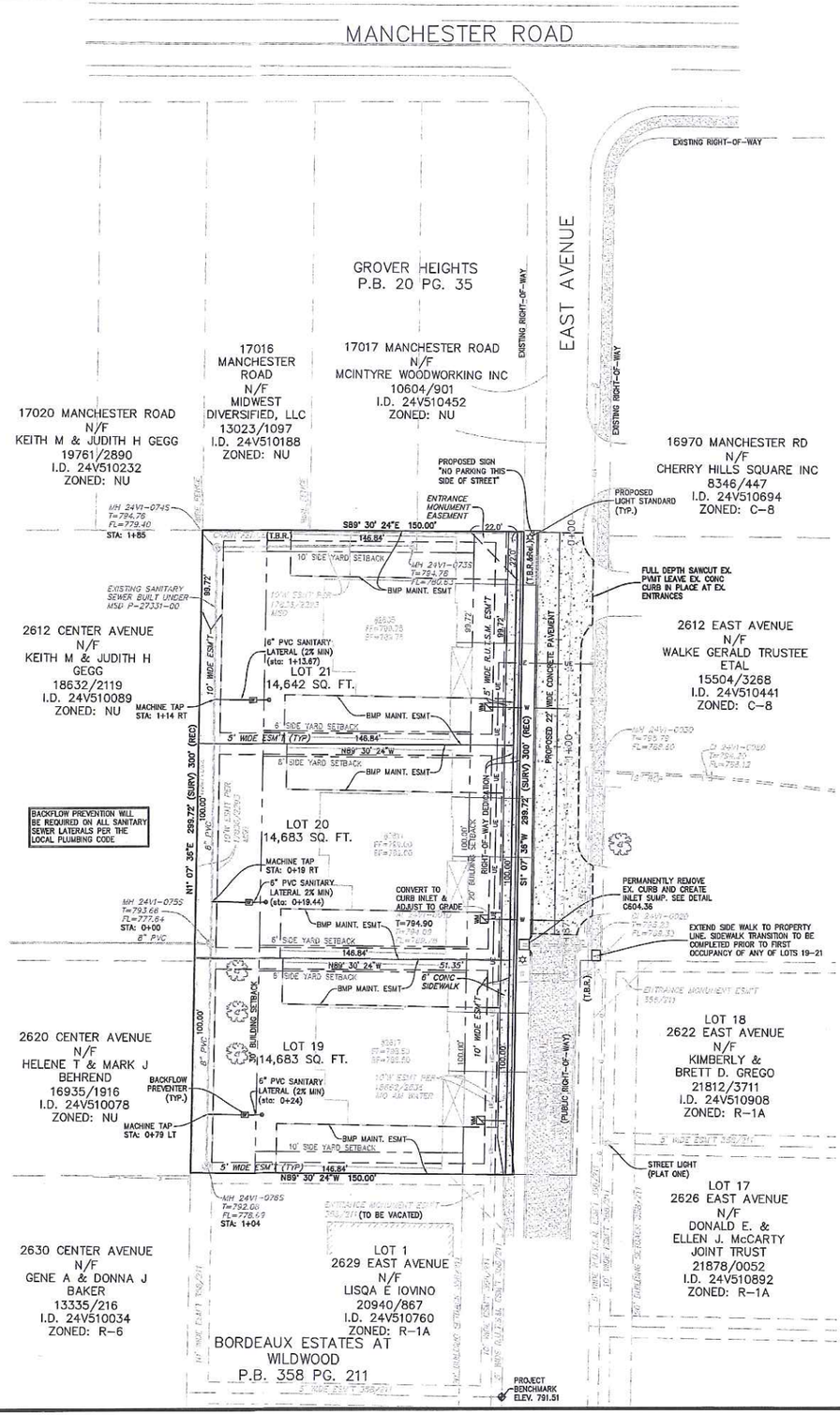
SITE DEVELOPMENT PLAN

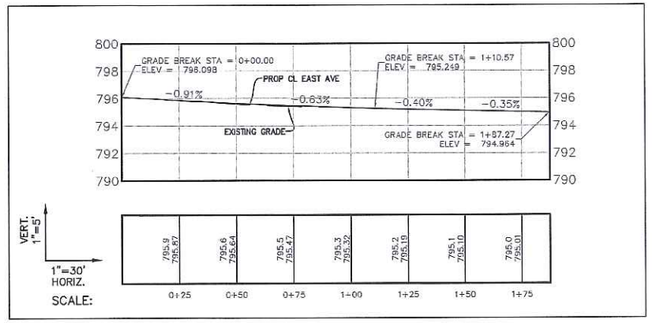
PLANNED DEVELOPMENT REQUIREMENTS

PROJECT NUMBER: 14-0782

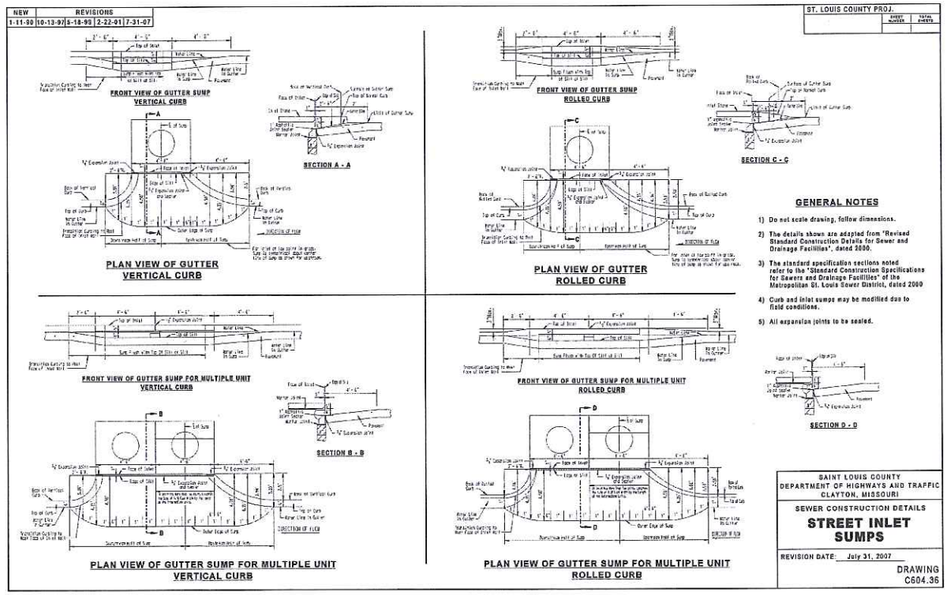
DATE: 12/15/16

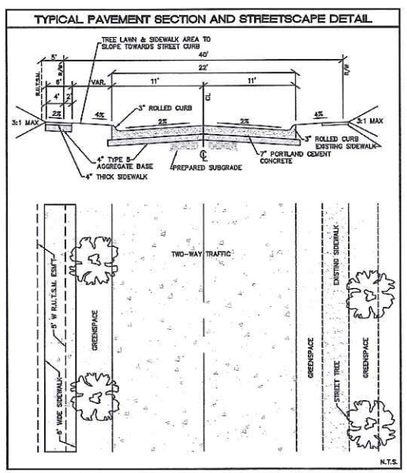
DRAWN BY: MLP





EAST AVENUE ROAD IMPROVEMENT PROFILE





NOTE: THE PROPOSED 3" ROLLED CURB SHALL BE CONSISTENT WITH THE EXISTING CURB FOUND IN THE BORDEAUX ESTATES PLAT ONE. THE TREE LAWN AREA SHOWN ABOVE SHALL BE A MINIMUM OF 5 FEET IN WIDTH.

Post Top Lantern

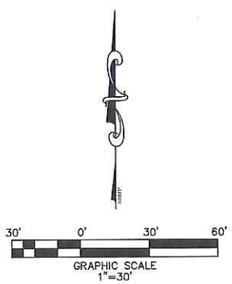
Lamp Wattage	Lumen Output	Monthly Rate*
100 M.P.S.	9,500	$22.99

Overall height is approximately 16 feet on a tapered pole.
*Plus municipal tax where applicable
All post top fixtures require underground wiring (cost of which is not included in the above).
Monthly rate includes fiberglass pole, fixture, lamp electricity and maintenance.

Early American | Colonial | Contemporary** | Aspen**

**Additional initial charge applies

All proposed street lights shall be consistent with that of the Bordeaux Estates Plat One development (ie. Early American Post Top Lantern.)



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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

P-30376-00, BASEMAP 24V1

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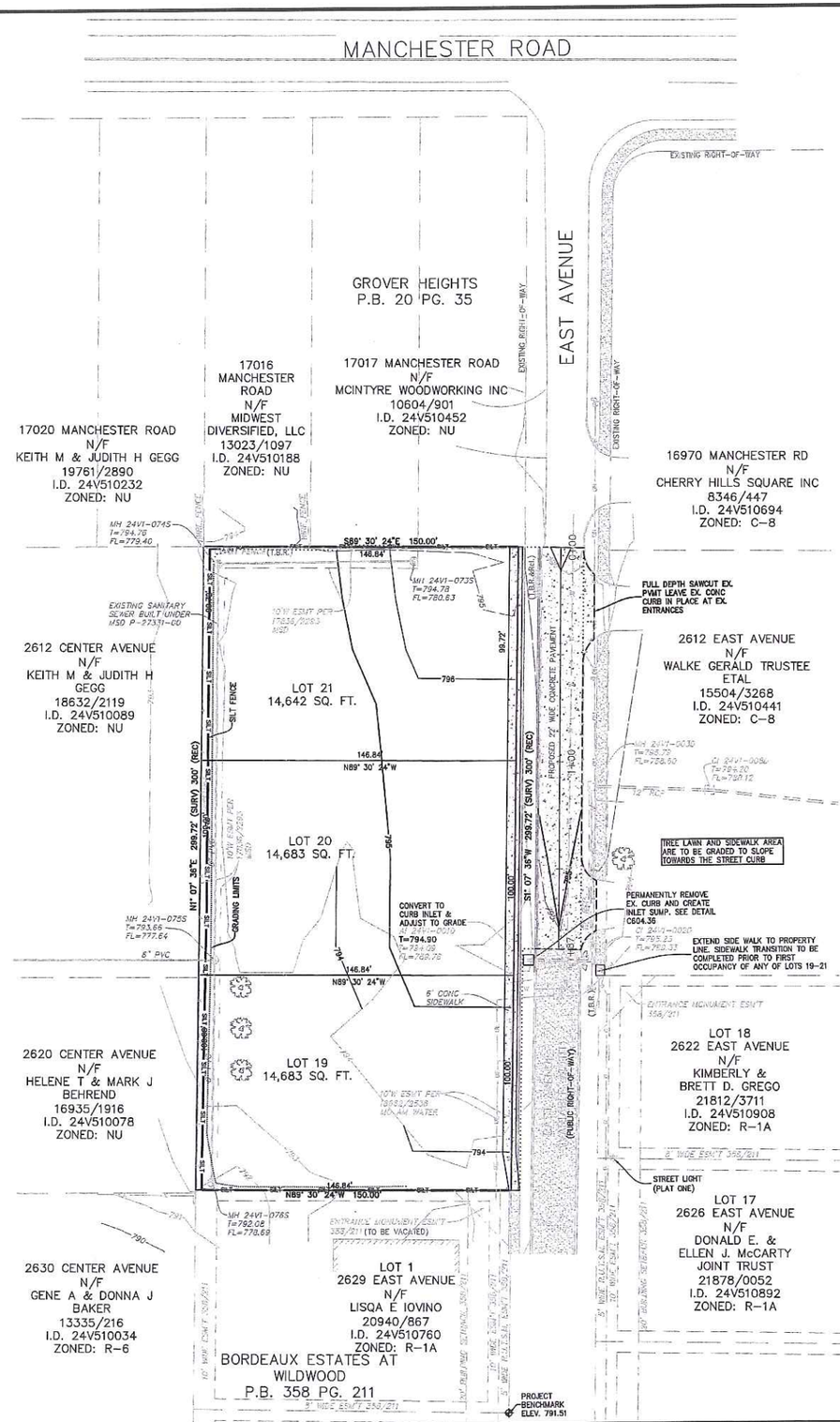
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
FLAT PLAN

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

4 OF 12



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BORDEAUX ESTATES AT WILDWOOD PLAT TWO

SITE DEVELOPMENT PLAN

GRADING PLAN

PROJECT NUMBER: 14-0762
DATE: 12/15/16
DRAWN BY: MLP

5 OF 12

P-30376-00, BASEMAP 24V1

AMENDED SOILS DISCONNECT NOTES:

1. CLEAR SURFACE OF OBSTRUCTIONS AND PROPERLY DISPOSE OF. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS, INCLUDING STONE AND RUBBLE, GREATER THAN 2 INCHES, AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANTING AND SUBSEQUENT SITE MAINTENANCE

2. ROTOTILL TO A DEPTH OF 6-8 INCHES FOR TURF COVER AND A MINIMUM OF 12 INCHES FOR ROOTED VEGETATION. IF THE SOIL IS TOO DENSE FOR A ROTOTILLER, THE SOIL SHOULD FIRST BE BROKEN UP INTO LARGER AGGREGATES USING A SOIL RIPPER.

3. IF OBSTRUCTIONS ARE UNEARTHED DURING TILLING, CLEAR OBSTRUCTIONS AND PROPERLY DISPOSE OF.

4. DISTRIBUTE COMPOST EVENLY TO A DEPTH OF 2 INCHES OVER THE SOIL SURFACE

5. RE-ROTOTILL SEVERAL TIMES IN PERPENDICULAR DIRECTIONS TO INCORPORATE COMPOST AND OTHER SOIL AMENDMENTS.

6. COMPLETE WITH FINE GRADING AND SODDING.

7. WATER THOROUGHLY. ALLOW SOIL TO SETTLE FOR ONE WEEK.

8. THE DOWNSPOUTS DESIGNATED FOR DISCHARGE TO SOIL DISCONNECT AREAS SHALL BE DIRECTED TO THEIR DESIGNATED SOIL DISCONNECT AREA AND NOT TO ANY OTHER DISCHARGE LOCATION.

9. THE AMENDED SOILS B.M.P.'S SHALL BE IDENTIFIED AND INDICATED AS PROTECTED, ONCE INSTALLED ON THE THREE (3) PERMITTED LOTS.

10. THE AMENDED SOILS B.M.P.'S SHALL BE MAINTAINED BY THE HOME OWNERS OF EACH INDIVIDUAL LOT.

* COMPOST: COMPOST SHALL BE MATURE, STABLE, WEED FREE, AND PRODUCED BY AEROBIC DECOMPOSITION OF ORGANIC MATTER. COMPOST FEEDSTOCK MAY INCLUDE, BUT IS NOT LIMITED TO: AGRICULTURAL, FOOD OR INDUSTRIAL RESIDUALS; CLASS "A" BIOSOLIDS AS DEFINED IN THE EPA CFR TITLE 40, PART 503; YARD TRIMMINGS, OR SOURCE-SEPARATED MUNICIPAL SOLID WASTE. THE PRODUCT MUST NOT CONTAIN ANY VISIBLE REFUSE OR OTHER PHYSICAL CONTAMINANTS, SUBSTANCES TOXIC TO PLANTS, OR OVER SIX SAND, SILT, CLAY OR ROCK MATERIAL BY DRY WEIGHT. THE PRODUCT SHALL POSSESS NO OBJECTIONABLE BIOSOLIDS. THE PRODUCT MUST MEET ALL ACCEPTABLE USEPA CFR, TITLE 40, PART 503 STANDARDS FOR CLASS "A" BIOSOLIDS. THE MOISTURE LEVEL SHALL BE SUCH THAT NO VISIBLE WATER OR DUST IS PRODUCED WHEN HANDLING THE MATERIAL.

* TESTING: PRIOR TO DELIVERY OF ANY COMPOST TO THE SITE AND AS PART OF SHOP DRAWING REVIEW, THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR TO THE DISTRICT INSPECTOR:

- FEEDSTOCK PERCENTAGE IN THE FINAL COMPOST PRODUCT
- A STATEMENT THAT THE COMPOST MEETS FEDERAL AND STATE HEALTH AND SAFETY REGULATIONS
- A STATEMENT THAT THE COMPOSTING PROCESS HAS MET TIME AND TEMPERATURE REQUIREMENTS
- A COPY OF LAB ANALYSIS, LESS THAN FOUR MONTHS OLD, PERFORMED BY A SEAL OF TESTING ASSURANCE CERTIFIED LABORATORY VERIFYING THAT THE COMPOST MEETS THE PHYSICAL REQUIREMENTS AS DESCRIBED IN TABLE 1.

* SOD: FERTILIZING, SODDING AND WATERIN TO BE IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS PART 8, SECTION F.

TABLE 1

Parameter	Range	Testing Method
pH	5.0-8.5	TMECC 4.11-A
Soluble Salt Concentration	< 10dS/m	TMECC 4.10-A
Moisture	30-60% wet weight basis	SMEWW 2540B
Organic Matter	30-65% dry weight basis	TMECC 5.07-A
Total Nitrogen (N)	>1.00% dry weight basis	TMECC 04.02-D
Phosphate (P_2O_5)	>0.50% dry weight basis	TMECC 04.03-A
Potash (K_2O)	>0.10% dry weight basis	TMECC 04.04-A
Particle Size	95% pass through 5/8" screen or smaller	TMECC 2.02-B
Stability (Carbon Dioxide evolution rate)	<80% relative to positive control	TMECC 5.08-B
Maturity (Seed emergence and seedling vigor)	>80% relative to positive control	TMECC 5.05-A
Physical contaminants (man made inerts)	<1% dry weight basis	TMECC 3.08-A
Chemical contaminants	**Meet or exceed US EPA Class A standard, 40 CFR § 503.13, Tables 1 and 3 levels:**	
Arsenic	< 41 ppm	TMECC 4.06-AS
Cadmium	< 39 ppm	TMECC 4.06-CD
Copper	< 1,500 ppm	TMECC 4.06-CU
Lead	< 300 ppm	TMECC 4.06-PB
Mercury	< 17 ppm	TMECC 4.06-HG
Molybdenum	< 75 ppm	TMECC 4.06-MO
Nickel	< 420 ppm	TMECC 4.06-NI
Selenium	< 100 ppm	TMECC 4.06-SE
Zinc	< 2,800 ppm	TMECC 4.06-ZN
Biological contaminants (pathogens)	**Meet or exceed US EPA Class A standard, 40 CFR § 503.32(a) levels:**	
Fecal coliform	< 1,000 MPN per gram, dry weight basis	TMECC 7.01

Recommended compost testing methodologies and sampling procedures are provided in Test methods for the Examination of Composting and Compost (TMECC), and Standard Methods for the Examination of Water and Wastewater.

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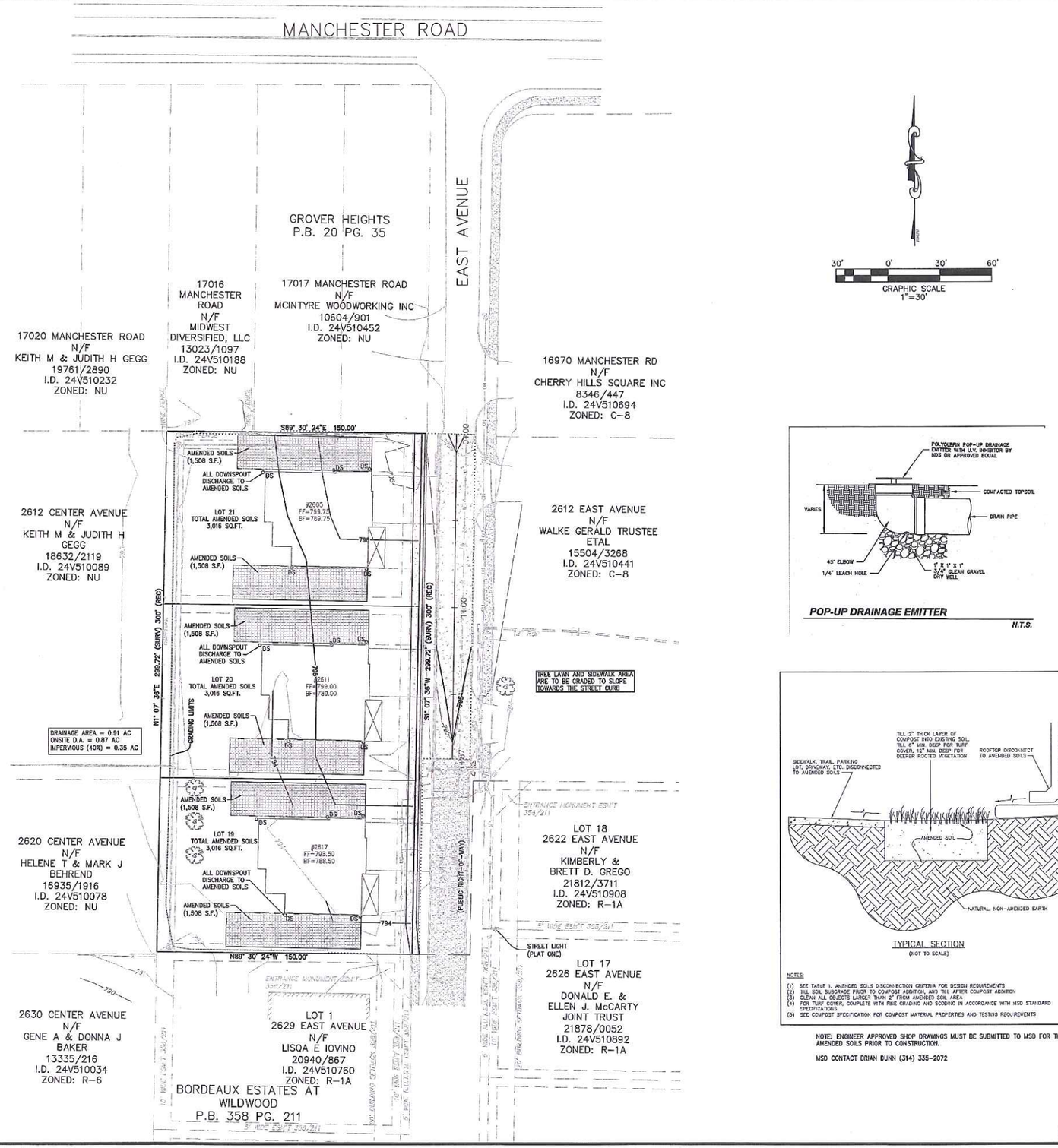

POP-UP DRAINAGE EMITTER

N.T.S.

TYPICAL SECTION
(NOT TO SCALE)

NOTES:
(1) SEE TABLE 1, AMENDED SOILS DISCONNECTION CRITERIA FOR DESIGN REQUIREMENTS
(2) TILL SOIL SUBGRADE PRIOR TO COMPOST ADDITION, AND TILL AFTER COMPOST ADDITION
(3) CLEAN ALL OBJECTS LARGER THAN 2" FROM AMENDED SOIL AREA
(4) FOR "SURF COVER, COMPLETE WITH FINE GRADING AND SODDING IN ACCORDANCE WITH MSD STANDARD SPECIFICATIONS
(5) SEE COMPOST SPECIFICATION FOR COMPOST MATERIAL PROPERTIES AND TESTING REQUIREMENTS

NOTE: ENGINEER APPROVED SHOP DRAWINGS MUST BE SUBMITTED TO MSD FOR THE AMENDED SOILS PRIOR TO CONSTRUCTION.

MSD CONTACT BRIAN DUNN (314) 335-2072

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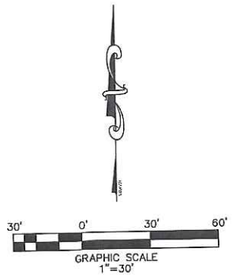
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
POST CONSTRUCTION BMP'S

PROJECT NUMBER: 14-0762
DATE: 12/15/16
DRAWN BY: MLP

6 OF 12

P-30376-00, BASEMAP 24V1



DRAINAGE SHED	DRAINAGE AREA. (ft2)	AMENDES SOILS (ft2)
A	1,508	1,508
B	1,508	1,508
C	1,508	1,508
D	1,508	1,508
E	1,508	1,508
F	1,508	1,508

* THE TOTAL ROOF RUNOFF HAS BEEN MITIGATED

BMP SHOP DRAWING NOTE
MSD shop drawing submittal required for the Amended Soils prior to construction.
MSD Contact: Brian Dunn 314-335-2072

LIMITS OF DISTURBANCE:
The contractor shall stay within the limits of disturbance as shown on the plans and minimize disturbance within the work area wherever possible.

CONSTRUCTION SITE RUNOFF:
Construction site runoff shall not flow into BMP areas. All stormwater flow to BMP areas shall be diverted, plugged or disconnected until the construction site is stable and the MSD inspector provides approval to place the BMP on-line.

STORMWATER MANAGEMENT NOTE
Land area disturbed = 0.67 Acres

FUTURE DISTURBANCE NOTE
Any further land disturbance and/or increase in impervious area on this site may require additional Storm Water Management per MSD regulations in place at that time (including total land disturbance and/or imperviousness added to this plan, P-30376-00.)

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17020 MANCHESTER ROAD
N/F
KEITH M & JUDITH H GEGG
19761/2890
I.D. 24V510232
ZONED: NU

MIDWEST DIVERSIFIED, LLC
13023/1097
I.D. 24V510188
ZONED: NU

I.D. 24V510432
ZONED: NU

2612 CENTER AVENUE
N/F
KEITH M & JUDITH H GEGG
18632/2119
I.D. 24V510089
ZONED: NU

DRAINAGE AREA = 0.91 AC
ONSITE D.A. = 0.87 AC
IMPERVIOUS (40%) = 0.35 AC

2620 CENTER AVENUE
N/F
HELENE T & MARK J BEHREND
16935/1916
I.D. 24V510078
ZONED: NU

2630 CENTER AVENUE
N/F
GENE A & DONNA J BAKER
13335/216
I.D. 24V510034
ZONED: R-6

LOT 1
2629 EAST AVENUE
N/F
LISQA E IOVINO
20940/867
I.D. 24V510760
ZONED: R-1A

BORDEAUX ESTATES AT

S89° 30' 24"E 150.00'
N89° 30' 24"W 150.00'
N1° 07' 36"E 299.72' (SURV) 300' (REC)

WIRE FENCE
CHAIN FENCE (T.B.R.)
CHAIN LINK
AMENDED SOILS (1,508 S.F.)
ALL DOWNSPOUT DISCHARGE TO AMENDED SOILS
DS
LOT 21 TOTAL AMENDED SOILS 3,016 SQ.FT.
LOT 20 TOTAL AMENDED SOILS 3,016 SQ.FT.
LOT 19 TOTAL AMENDED SOILS 3,016 SQ.FT.
A #2605 FF=799.75 BF=788.75
B
C #2611 FF=799.00 BF=789.00
D
E #2617 FF=798.50 BF=788.50
F
WM
ENTRANCE MONUMENT ESM'T 358/211 (TO BE VACATED)
SIDE ESM'T 358/211
REAR SETBACK 358/211
WIDE ESM'T 358/211
794
795
796
793
792
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790

P-30376-00, BASEMAP 24V1

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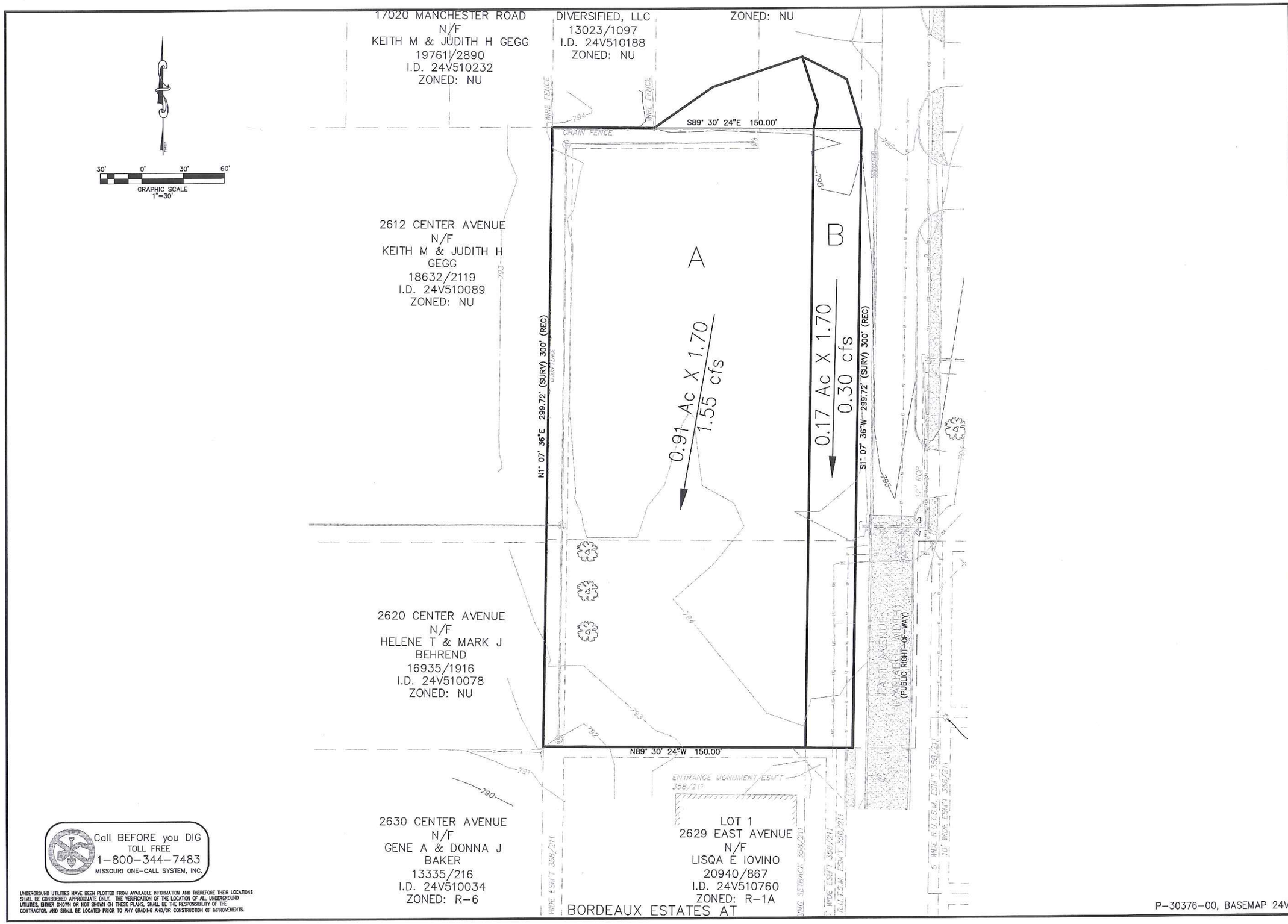
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
POST CONSTRUCTION BMP DRAINAGE AREA

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

7 OF 12



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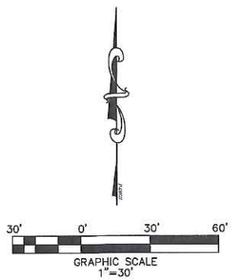
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
PRE CONSTRUCTION DRAINAGE AREA

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP



DRAINAGE SHED	PRE CONST. cfs	POST CONST. cfs	DELTA cfs
A	1.550	2.160	0.610
B	0.300	0.400	0.100
		TOTAL	0.710

* TIME OF CONCENTRATION HAS BEEN CALCULATED AT THE 15yr - 20 min RAIN EVENT
TOTAL SITE RUNOFF HAS INCREASED BY 0.71 cfs

BMP SHOP DRAWING NOTE
MSD shop drawing submittal required for the Amended Soils prior to construction.
MSD Contact: Brian Dunn 314-335-2072

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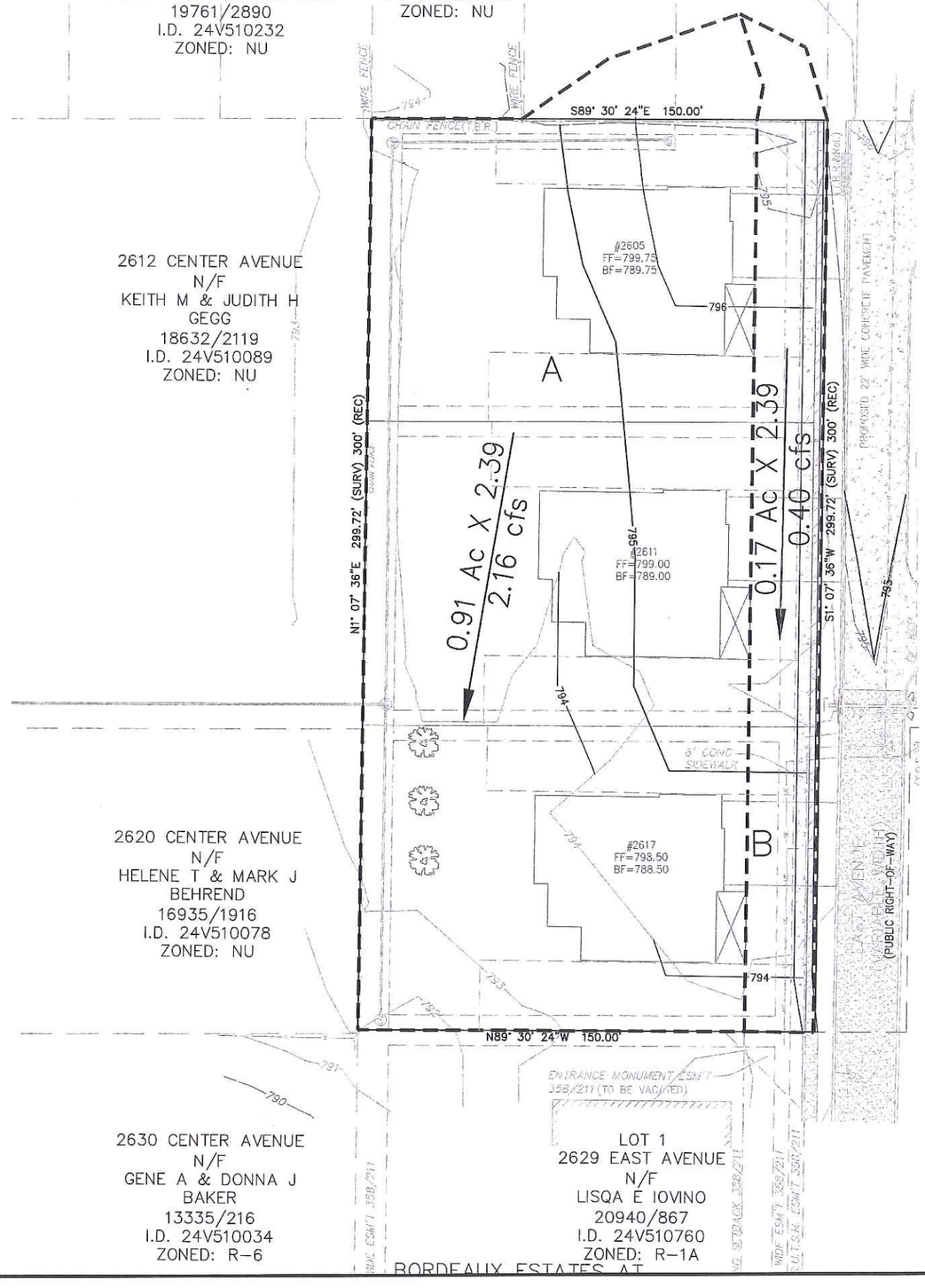
BORDEAUX ESTATES



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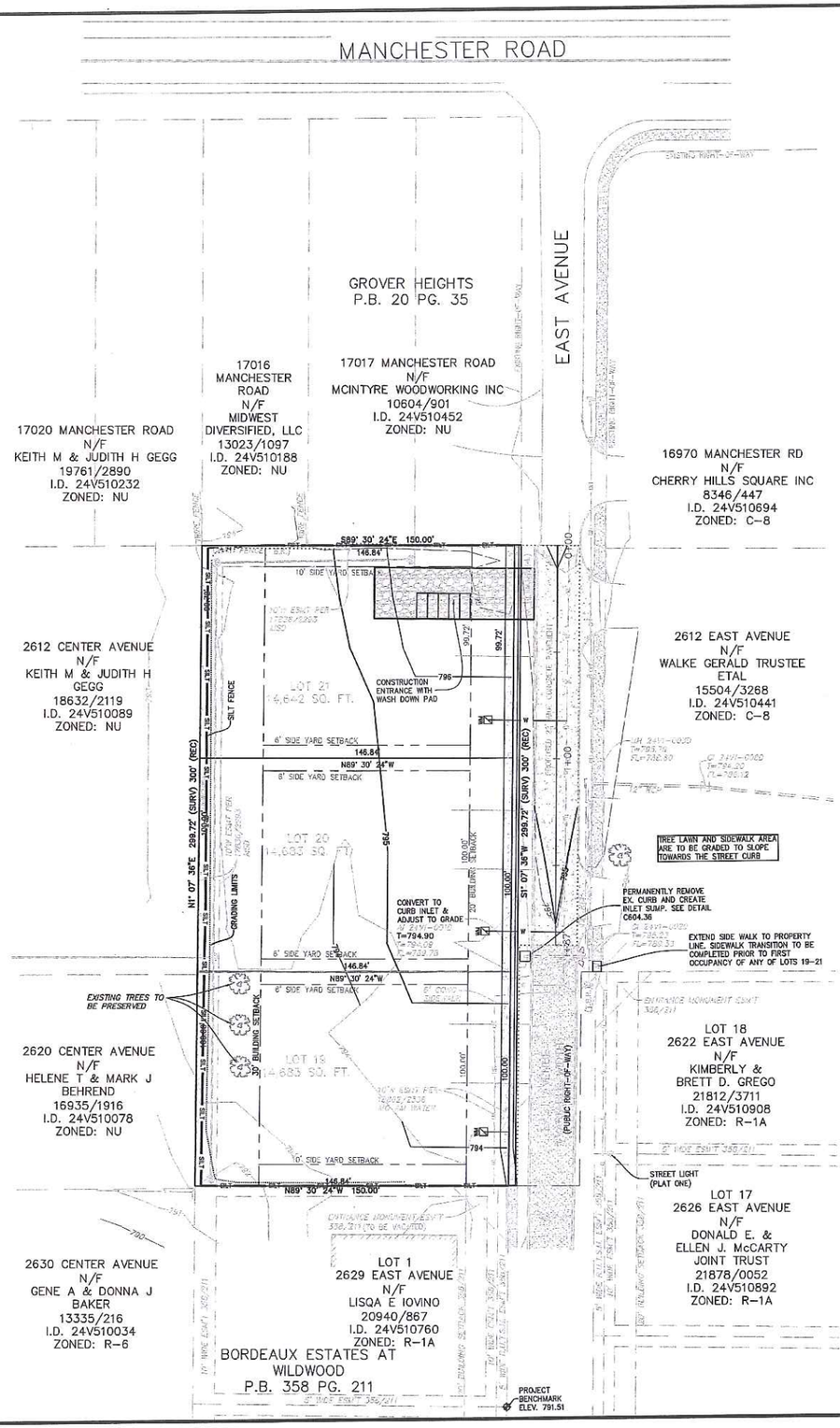
BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
POST CONSTRUCTION DRAINAGE AREA

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP



30' 0' 30' 60'

GRAPHIC SCALE
1"=30'

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SEEDING REQUIREMENTS

Dates for Seeding

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

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

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

Minimum Fertilizer and Seeding Rates

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

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

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

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	20
Phosphate	65	20
Potassium	65	20
Lime - ENM	600	600

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

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BORDEAUX ESTATES AT WILDWOOD PLAT TWO

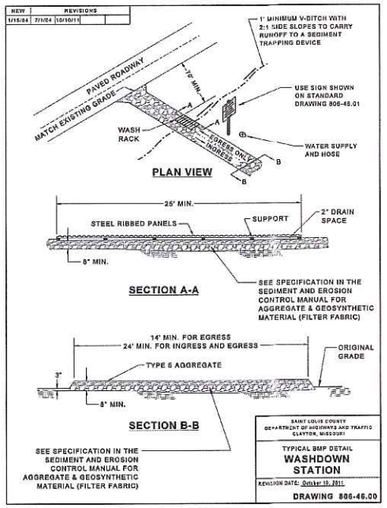
SITE DEVELOPMENT PLAN

STORMWATER POLLUTION AND PREVENTION PLAN

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

10 OF 12

P-30376-00, BASEMAP 24V1



WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMP

Drainage: Downstream BMP sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

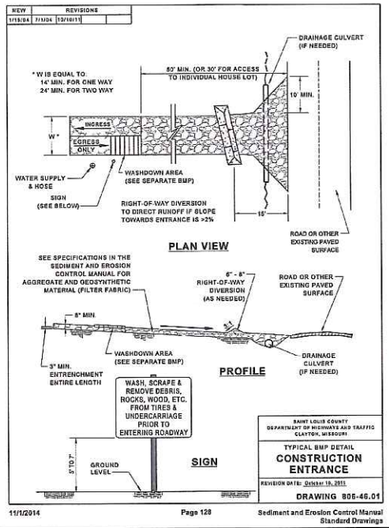
- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMP (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.00



CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area; thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional information in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets – preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMP

Drainage: Ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of entrance

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

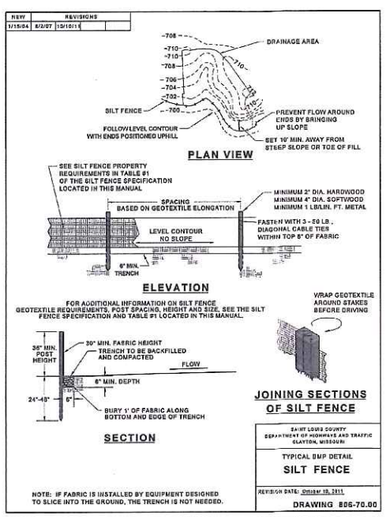
- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

O&M PROCEDURES:

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and clods of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair settled areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.01



SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	30 foot maximum for 3:1 slopes. 50 foot maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 36 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment.
Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Sneiten et al., 1995).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deeper than ½ the fence height or 12", whichever is less.
- ✓ Replace torn of clogged fabric; repair loose fabric.
- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SITING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose this material based on the minimum synthetic fabric requirements shown in **Table 1** below.

Table 1- Temporary Silt Fence Property Requirements

Physical Property	Test Method	Units	*MARV Geotextile Requirements*		
				Unsupported Silt Fence	
			Supported Silt Fence [2]	Woven Elongation ≤ 50% [3]	Non-Woven Elongation ≥ 50% [3]
Post Spacing (Maximum)		feet	4	4	6
Height of Wire / Polymer Fence (Minimum)		inches	30	---	---
Grab Strength (Minimum): Machine Direction Cross Machine Direction	ASTM D 4632	pounds	90 90	125 100	125 100
Permitivity (Minimum)	ASTM D 4491	sec^{-1}	0.05	0.05	0.05
Apparent Opening Size (AOS) [1]	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (retained strength)	ASTM D 4355	70% after 500 h of exposure			

Notes:

MARV Minimum Average Roll Value

[1] Elongation measured in accordance with ASTM D 4632

[2] Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

[3] Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, re-grade trench area and vegetate.

TYPICAL DETAIL - 806-70.0

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
SWPPP DETAILS

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

P-30376-00, BASEMAP 24V1

LANDSCAPE LEGEND

#	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HT	QTY	PLANTING CON.
1		EXISTING DECIDUOUS	VARIES	VAR.	50'–60'	N/A	N/A
2		JAPANESE ZELKOVA	ZELKOVA SERRATA	2.5"	50'+	5	BALL & BURLAP
3		GINKO	GINKO BILOBA	2.5"	50'+	5	BALL & BURLAP
4		THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	2.5"	30'–70'	4	BALL & BURLAP
5		EASTERN REDBUD	CERCIS CANADENSIS	2.5"	15'–50'	1	BALL & BURLAP

*Substitutions are allowed provided the landscape contractor provides the City with a detailed Landscape Plan, including tree species and mature height, prior to landscape installation.

Note:

1. The proposed tree planting shown hereon are from the approved species list found in the Sustainable Planting Guide for the City of Wildwood, MO.

2. Per Chapter 410. a Tree Preservation plan is required to delineate areas of trees to be saved and detail the measures necessary to insure the survivability of the trees. Due to the grading limits of the proposed site no trees are proposed to be removed. Therefore a tree preservation plan is not included in this set of plans.

3. The street tree required calculation is as follows:

1 Tree / 40 feet of lot frontage

298 feet / 40 = 7.45 = 8 trees per side of road = 16 Trees

16 Trees required

2 Tree Credits

14 New tree plantings required

14 New tree plantings provided

4. A credit of 2 trees has been applied to the above calculation. The existing subdivision landscape requirements for lot 18 of Bordeaux Estates has been considered 2 tree credits

5. The landscape plan has been forwarded to the City's consultant for review and comment.

6. Individual homeowners must be notified at least one week prior to installation of plans on lots that have an occupied dwelling.

7. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (PO Box GG, Savoy, IL 61874)

8. All trees are to be located a minimum of 5 feet from all utility boxes, 5 feet from a storm drain inlet or manhole, 10 feet from a fire hydrant, 15 feet from public street lights, 5 feet from driveway aprons, 20 feet from any traffic control signal, and at least 30 feet from any intersection.

9. Location of street trees may be subject to change in order to avoid conflict with street lighting.

10. Plant type substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.

11. 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.

12. All plants must meet the standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.

13. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the landscape architect immediately to relocate affected plant materials

14. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil composition and pH levels are suitable for the plant material specified for that specific location.

15. All grading for landscaped areas shall not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.

16. The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.

17. Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.

18. Per the City of Wildwood's Tree Manual Bufferyard Matrix a Type "B" Low Density Bufferyard is required on the western property line of lots 19, 20 & 21 between the "NU" and "RIA" residential zones, the calculation for the number of plant units required is shown below.

Type "B" Bufferyard = 2 Plant Units (PU) per 150 linear feet (lf)

300 lf / 150 lf = 2 x 2 = 4 PU's required

4 PU's required

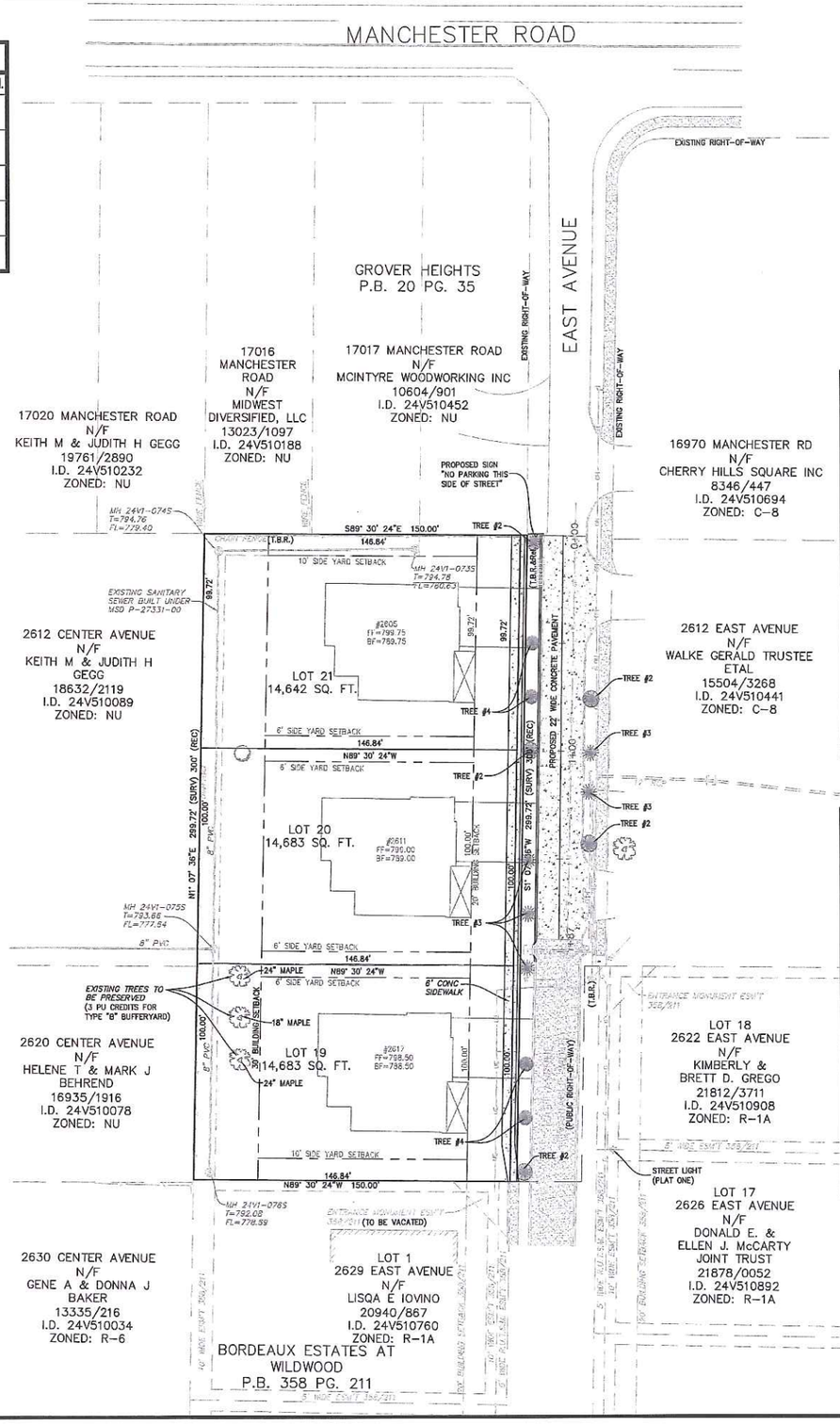
3 PU Credits (From existing trees in the rear of lot 19)

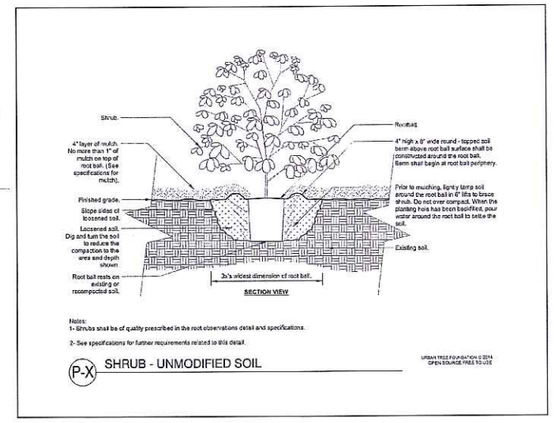
1 PU Required (Canopy Tree)

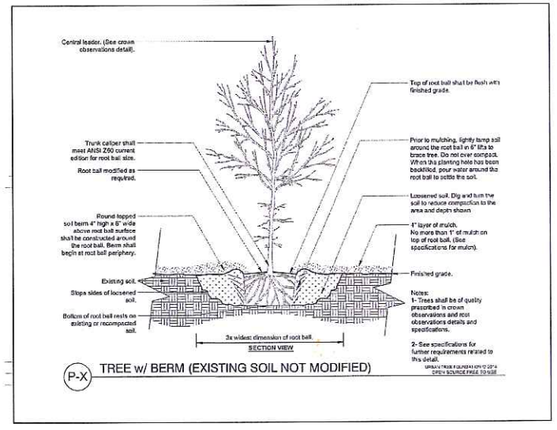
1 PU Provided

19. A credit of 3 Type "B" Bufferyard trees has been applied to the above calculation for the 3 existing trees in the rear of lot 19 along the western property line.

20. Street trees to be placed at a spacing of 25 feet on center due to limited space from proposed drive aprons and existing utilities.







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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

30' 0' 30' 60'
GRAPHIC SCALE
1"=30'

P-30376-00, BASEMAP 24V1

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BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

12 OF 12

Site-Specific

Governing Ordinance

BILL NO.: 2188 **ORDINANCE NO.: 2188**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. (Ward Eight)

WHEREAS, on January 26, 2015, the City Council, pursuant to Ordinance #2080 approved a Planned Residential Development Overlay District for a proposed three (3) lot residential subdivision in the City's Town Center Area pursuant to a request from Manlin Development Company (the "Developer"); and

WHEREAS, the Developer has submitted plans and building elevations for review by the City; and

WHEREAS, subsequent to consideration of such plans and elevations by the Planning and Zoning Commission's Site Plan Subcommittee, the Developer requested amendments to Ordinance #2080 to allow for front-entry garages, in lieu of side-entry garages provided for therein, and to modify construction material requirements; and

WHEREAS, the Planning and Zoning Commission considered the requested amendment at a meeting on April 4, 2016, and recommended no change to Ordinance # 2080, the specifics of such recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated April 4, 2016, and regarding PZ 15, 16 and 14-17, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on May 23, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at its meeting on May 23, 2016, the City Council directed the Department of Planning to prepare draft legislation amending Ordinance #2080 for consideration by the City Council.

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

Section One. That Ordinance #2080 of the City of Wildwood, Missouri, be and is hereby amended by deleting Sections One and Two thereof in their entirety and enacting, in lieu thereof, new Sections One and Two, to read as follows:

> **Section One**. The City of Wildwood's Zoning Ordinance and Official Zoning District Maps, all made a part thereof and incorporated herein, are hereby amended relative to the property legally described in this Section One, along with the accompanying Amended Planned Residential Development Overlay District on the same site, while the Regulating Plan of the Town Center and

Comprehensive Zoning Plan of the Charter remain unchanged by this action (Town Center "Neighborhood Edge"):

A tract of land in the North half of the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in Plat Book 338, Pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line and along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in Book 16935, Page 1916 of said records, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the description herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in Book 16969, Page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300.00 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in Plat Book 20, Page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide; thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 feet to the POINT OF BEGINNING, containing 1.033 acres according to calculations by Bax Engineering Company, Inc., during August, 2009.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on May 23, 2016, 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 three (3) detached single family dwellings on individual lots, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 14,600 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety-eight (98) feet in distance. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than **seven point five (7.5)** ~~six (6)~~ feet **from its street-side edge to the front of the garage doors.** 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 three (3) of the single family detached units within this development from East Avenue, while the garages on each of the units ~~shall~~ may be **front** ~~side~~-entry designs ~~only~~, but must be carriage types as well, including windows, as determined by the City's Architectural Review Board to be appropriate. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet.

f. 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, wood, brick, and/or stone. 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.

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.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

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

   1. Twenty (20) feet from any right-of-way line.
   2. Six (6) 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. Thirty (30) feet from any rear yard property line.

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 edge of the public right-of-way a minimum of twenty (20) feet.

Access and Roadway Improvements

c. Dedicate the necessary amount of right-of-way (a minimum of five (5) feet), along with all easements and licenses for construction purposes, for East Avenue to allow for the installation of a minimum forty (40) foot wide public right-of-way area and construction of a twenty-two (22) foot wide pavement, with six (6) foot wide sidewalk on the west side of the street, which adheres to the Town Center Plan's Street Specifications and Streetscape Design requirements as directed by the Department of Public Works. All streetscape elements including, but not limited to, street trees and lights and other amenities shall also be required, per the Town Center Plan.

d. Provide a five (5) foot wide right-of-way, utility, trail, sidewalk, and maintenance easement (RUTSM) along the edge of the public right-of-way of East Avenue to the City of Wildwood for public use forever, with said establishment indicated on the Preliminary and Record Plats for the division of this lot to three (3) properties. Said easement language shall be reviewed by the City Attorney for compliance to City of Wildwood requirements.

e. Access to East Avenue from these three (3) lots shall be limited to three (3) private driveway approaches (one (1) for each allowable lot), which can be no wider than fifteen (15) feet between **the established curb line and** edge of the right-of-way ~~and the turning apron for the side entry garages~~, all designed in accordance with the City of Wildwood's Street Specifications of the Town Center, and be as directed by the Department of Public Works

Miscellaneous Roadway Requirements

f. 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.

g. 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.

h. Construction access shall be from Manchester Road to East Avenue during the development of this site, not Center Avenue or Bordeaux Walk Way.

i. Sidewalks shall be required on all public streets 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.

j. 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.

k. 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, and street trees and lights.

Parking Requirements - Residential

l. 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

m. 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.

n. 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.

o. 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.

p. A landscaping easement area, being six (6) feet in width, shall be provided on each of the authorized three (3) lots, and be placed in the side yard setback area of each of them, which shall include certain plantings, of a non-seasonal nature, to provide a permanent view screen. These easement areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission for review and approval. Plantings indicated in these easement areas shall be in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

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

Signs - Residential

r. 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.

s. 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

t. 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

u. 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.

v. 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.

w. 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.

x. 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.

y. 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.

5. TRAFFIC GENERATION ASSESSMENT FEE

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

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,085.70 /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.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

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

    1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.

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

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.

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, 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 East Avenue must be completed prior to the issuance of more than one (1) building permit. 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. This lot is part of the Town Center Neighborhood Improvement District (NID) for the required wastewater improvements that have been installed thereafter and each of the proposed properties will have an assessment associated with them that is the responsibility of that owner to pay each year.

Potable Water Service

i. The developer shall be required to provide public potable water from the Missouri American Water Company to the property and related homesites. This area has experienced "low pressure" issues and such may effect these three (3) lots. Verification of acceptable service to these three (3) lots shall be in the form acceptable to the City of Wildwood. Additionally, the design and location of this water service system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

9. GENERAL DEVELOPMENT CONDITIONS

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

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

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

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

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

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

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

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

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

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling, is 5,227.2 square feet, of which this obligation already having been met in Plat One of the Estates at Bordeaux Subdivision.

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

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this 27 day of JUNE, 2016, by the City 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

The Honorable James R. Bowlin, Mayor

ATTEST:

City Clerk
DEPUTY

ATTEST:

City Clerk
DEPUTY

Editor's Note: Changes to Ordinance #2080 are indicated by **red, bolded type**, while deletions are shown by a single, strike-through line.

Background Information

THD Design Group
"your solution for engineering and surveying"
thddesigngroup.com

December 15, 2016

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

Re: Bordeaux Estates at Wildwood – Plat Two
Amended Site Development Plan
Comment Response – Second Review

Mr. Vujnich:

Accompanying this letter is the required number of sets of the revised Site Development Plan for the above referenced project. Your comments dated November 15, 2016 have been addressed as follows.

1. The proposed right-of-way dedication has remained as shown on the approved Preliminary Development Plan as discussed.
2. A text label has been added by each tree symbol on the Landscape Plan as requested.
3. A Maintenance Easement has been added over each amended soils location as requested. Please note the Amended Soils Areas have increased in size and the proposed bio-retention has been removed from the plan per MSD Engineering Department request.

Please contact me with any questions.

Sincerely,

Gabe DuBois

Gabriel DuBois
Design Director

148 Chesterfield Industrial Blvd Suite E
Chesterfield, MO 63005
O: 636 294 2972 ~ F: 636 294 3027
512B East Main St
Park Hills, MO 63601

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"your solution for engineering and surveying"
thddesigngroup.com

CITY OF WILDWOOD
OCT 06 2016
DEPT OF PLANNING & PARKS

October 5, 2016

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

Re: Bordeaux Estates at Wildwood – Plat Two
Amended Site Development Plan
Comment Response – First Review

Mr. Vujnich:

Accompanying this letter is the required number of sets of the revised Site Development Plan for the above referenced project. Your comments dated September 14, 2016 have been addressed as follows.

1. A current telephone number for MRM Manlin has been added to the cover sheet.
2. The MSD approval dated June 23, 2105 has been provided with this submittal. The revised plan depicting the front entry garages has been submitted for review. An updated approval letter will be provided upon availability.
3. The Metro West FPD approval dated March 5, 2105 has been provided with this submittal. The revised plan depicting the front entry garages has been submitted for review. An updated approval letter will be provided upon availability.
4. A Phase 1 Environmental Site Assessment has not been performed on this property. The owner is unaware of any concern for the presence of any hazardous substances on the property.
5. A copy of the MDNR Land Disturbance Permit will be provided upon availability.
6. Development Note #18 has been removed as requested.
7. All references to the City Clerk have been updated as requested.
8. The Geotechnical script and signature block is located on the Title Sheet.
9. The Public Space Calculations have been revised to reflect installed, qualifying Public Space improvements from Plat One as requested.
10. Porch dimensions have been added to the Typical Lot Detail as requested.
11. The requested text has been added to General Note #2.
12. The zoning description has been edited as requested.
13. The side yard landscape easements have been removed as requested.
14. The existing street lights for plat one have been depicted on the plan. A note has been added to sheet 4 and the Development Notes on the Title Sheet requiring the proposed lanterns to match those installed with Plat One.
15. A "No-parking" sign has been depicted on the west side of the street as requested.
16. The local note on Sheet 4 pertaining to the extension of the existing sidewalk has been modified as requested.
17. The typical pavement section has been modified as requested.
18. The bioretention strips are shown as originally proposed and previously approved by MSD.

148 Chesterfield Industrial Blvd Suite E
Chesterfield, MO 63005
O: 636 294 2972 ~ F: 636 294 3027
512B East Main St
Park Hills, MO 63601

19. Amended Soil Disconnection Note #10 on Sheet 6 states that the amended soils shall be maintained by the homeowner of each individual lot.
20. The entrance monument easement has been relocated to Lot 21.
21. Please forward comments upon availability.
22. The tree symbols have been revised as requested.
23. A local note exists on Sheet 10 noting the four (4) trees on the east side of East Avenue as proposed.
24. The bio-retention plantings from the BMP Planting Plan have been added to Sheet 10 as requested.

Please contact me with any questions.

Sincerely,

Gabe DuBois

Gabriel DuBois
Design Director

Metropolitan
St. Louis Sewer
District

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

CITY OF WILDWOOD
OCT 06 2016
DEPT OF PLANNING & PARKS

June 23, 2015

THD Design Group
148 Chesterfield Indust. Blvd Ste. G
Chesterfield, MO 63005

In reply refer to
MSD Ref. No.: P-0030376-00

Gentlemen:

In the review of plans for:
BORDEAUX ESTATES AT WILDWOOD PLAT TWO (2615 & 2617 EAST AVENUE)
New

This is to (X) request ( ) confirm:

( ) Revised copies of plans for further review as noted on enclosed plan.

(9) Additional copies of plans.

( ) Revised copies of plans for further review as requested in conference.

( ) Additional copies of plans as requested in conference.

REMARKS: Please submit a connection fee in the amount of $3216.00, a Caulks Creek Surcharge of $2832.50, water quality, maintenance agreement, recording fee (amount TBD), and a subdivision plan.

Your cooperation in furnishing us with the above will facilitate final approval of the project for construction.

By direction of Richard Unverferth, Director of Engineering.

Yours truly,

William H. Croker, P.E. 768-6304, Engineer
Engineering Department

cc: Developer
File

CITY OF WILDWOOD
OCT 06 2016
DEPT OF PLANNING & PARKS

Metro West
Fire Protection District of St. Louis County

P.O. Box 310
Wildwood, Missouri 63040

(636) 458-2100
Fax (636) 458-2199

www.metrowest-fire.org

Vincent T. Loyal
Chief Fire &
EMS Services

Tim Flora
Director

Ralph Starck
Director

Mark Macinski
Director

Serving all or portions of

Ballwin
Ellisville
Wildwood
Chesterfield
Clarkson Valley
Winchester

Unincorporated Areas of

Sherman
St. Louis, Co.
Castlewood

March 5, 2015

THD Design Group
148 Chesterfield Industrial Blvd.
Suite G
Chesterfield, MO 63005

RE: Bordeaux Estates at Wildwood Plat 2
Job # 14-0782

Dear Gabe,

The Bureau of Fire Prevention has reviewed the above-mentioned development plan. They will be required to post the street with "No Parking" signs on one side.

If there are any additional questions please give my office a call at 636-821-5806.

Yours in Fire Safety,

David E. Phipps
Fire Marshal
Metro West Fire Protection District

WILDWOOD®

September 14, 2016

MRM Manlin Development Group, Inc.
C/o Mike Manlin
7729 Clayton Road
St. Louis, Missouri 63117

Re: Bordeaux Estates – Plat 2 Amended Sited Development Plan Review

Dear Mr. Manlin:

The Department of Planning, in conjunction with the Department of Public Works, has completed its initial review of the Amended Site Development Plan in association with an approved R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD) subdivision, on 1.03 acre site located on the west of East Avenue, south of Manchester Road. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance, the amended site-specific governing ordinance for the tract of land (Ordinance # 2188), and other related requirements and design criteria of the City of Wildwood. In this comparison, a number of items were identified that must be addressed, before this matter can be scheduled for review by the Site Plan Subcommittee of the Planning and Zoning Commission. These items are as follows:

1. Please provide a current and working telephone number for MRM Manlin Development Group.
2. Please provide comments and/or conceptual approval from Metropolitan St. Louis Sewer District (MSD).
3. Please provide comments and/or conceptual approval from Metro West Fire Protection District.
4. Please provide and Environmental – Assessment Phase One for this tract of land.
5. Please provide a copy of the Missouri Department of Natural Resources disturbance permit.
6. Please remove Development Note #18, as it is redundant with General Note #21.
7. Please update all references to the City Clerk to be Elizabeth Weiss.
8. Please add the Geotechnical script and signature block to Sheet 1.
9. Please identify the current Public Space calculations as being for Plat One and modify the table to accurately reflect the qualifying public space improvements installed as part of it. Please note dry retention is not a qualifying public space improvement and the multiple use trail has not been installed. Please be advised the proposed

amended soils, as well as the bio-retention areas, indicated on the lots, can be credited as public space.

10. Please provide all dimensions for the proposed porches shown on the Typical Lots.
11. Please add "All land disturbance shall be consistent with City approved plans" to General Note #2.
12. Please edit the description of the zoning in the title block to be "A Planned Residential Development Overlay District" and not "A Planned Residential Overlay District".
13. Please remove all six (6) foot landscape easements in the side yard areas. These easements were required to provide a visual shield for side-entry type garages, which are no longer being provided. Please alter the Landscape Plan to reflect this change as well.
14. Please show, on all sheets where applicable, the existing street lights for Plat One. Additionally, please note all street lights are to match those types provided in Plat One and include catalog cut sheets of them.
15. Please indicate "No parking this side of street" along the west side of East Avenue and indicate on the plan the number and location of signs regulating this restriction. Additionally, please note the signs are to match the signs provided in Plat One and include catalog cut sheets of them.
16. Please edit the note on Sheet 4 to read "Extend walk to property line. Sidewalk to be completed prior to first occupancy on any of Lots 19 through 21."
17. Please indicate in the Typical Pavement Section and Streetscape Detail exhibit the three (3) inch rolled curb is to be consistent with those provided for Plat One. Additionally, please provide a note indicating the minimum width of the tree lawn and sidewalk area.
18. Please consider eliminating the proposed bio-retention strip in the rear yard areas and/or relocating them to the side yard areas.
19. Please clarify if the proposed amended soil areas are to be maintained by the individual property owner or the homeowners association. If they are to be maintained by the homeowners association, please provide a maintenance easement to allow for ongoing upkeep.
20. Please indicate on Sheet 6 the entrance monument easement shown on Lot 1 of Plat One is to be vacated. Given this vacation, please provide an entrance monument easement on Lot 21 of Plat Two, if a monument sign is planned.

Landscape Plan

21. Please be advised the Landscape Plan is being reviewed by the City's landscape consultant to ensure compliance with the City's Tree Manual and Sustainable Plantings Guide. Comments, if any, will follow.
22. Please note the symbols provided in the legend and indicated on the plan are difficult to differentiate. Please provide appropriate symbols for the various proposed species.

23. Please indicate the four (4) trees on the east side of East Avenue as existing or proposed.
24. Please show the bio-retention plantings as indicated on Sheet 7, including the proposed Bald Cypress Trees, on the Landscape Plan as well.

Once the revisions are completed, please resubmit five (5) full sets of the revised Preliminary Development Plan and other requested items to the Department of Planning for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information being sought. If you should have any questions or comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
The Honorable City Council of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

May 29, 2015

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

Re: Bordeaux Estates at Wildwood – Plat Two
Site Development Plan
Comment Response – Third Review

Mr. Vujnich:

Accompanying this letter is the required number of sets of the revised Site Development Plan for the above referenced project. Your comments dated May 27, 2015 have been addressed as follows.

1. A letter stating conceptual approval from MSD has been requested. The reviewer asked that the city contact MSD to verify wording of approval. MSD's request was forwarded to the city on April 28, 2015. Plans are currently under review by MSD. Final approval will be provided to the city upon availability.
2. The Typical Pavement Section has been revised as requested.
3. The grading limits and siltation control have been revised as requested.
4. The BMP Plantings have been removed from the Landscaping Plan for clarity. A note has been added to the Landscape Plan referring to the BMP Plantings Sheet for location and schedule of BMP Plantings.
5. Please forward the Landscape Architect's comments upon availability.

Please contact me with any questions.

Sincerely,

Gabriel DuBois
Design Director

Kathy Arnett

From: Gabriel DuBois <gabe@thddesigngroup.com>
Sent: Wednesday, May 27, 2015 4:38 PM
To: Joe Vujnich
Cc: Elizabeth Weiss; whcrok@stlmsd.com; Kathy Arnett
Subject: RE: Bordeaux Plat 2
Attachments: MSD Prelim Review_09-18-2009.pdf; RE: Bordeaux Estates Plat Two (2615 East Ave)

Thank you Joe,

Bill Croker asked that you contact him to make sure the letter is written as you would like the first time he writes it.

Please see the attached letter and email from Jason Peterin.

We are providing water quality for volume reduction to mimic the predeveloped runoff as discussed in Jason's email.

Let me know if you need anything else from us on this.

Thank you,

Gabriel DuBois
Design Director

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"your solution for engineering and surveying"

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Chesterfield, MO 63005
636.294.2972 Office
636.294.3027 Fax
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Wednesday, May 27, 2015 4:24 PM
To: Gabriel DuBois
Cc: Elizabeth Weiss; whcrok@stlmsd.com; Kathy Arnett
Subject: Re: Bordeaux Plat 2

Gabe:

I did contact Mr. Corker and he was not sure why we were talking. I need to have assurances the detention design from the original eighteen (18) lots can accommodate the additional three (3) lots, and that water quality will not be required.

Thank you,

Joe Vujnich

On May 27, 2015, at 4:12 PM, Gabriel DuBois <gabe@thddesigngroup.com> wrote:

Joe,

Please contact Bill Croker, 314-768-6304, at MSD.

He has asked to speak w/ city staff concerning the requested MSD Conceptual Approval letter for the Site Development Plan and for the ability to serve and approval of easements letter required for submittal of the Record Plat. He would like to verify that what he is generating will satisfy the city requests.

Thank you,

Gabriel DuBois
Design Director

<image001.jpg>

148 Chesterfield Industrial Boulevard, Suite G
Chesterfield, MO 63005
636.294.2972 Office
636.294.3027 Fax
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

From: Gabriel DuBois [mailto:gabe@thddesigngroup.com]
Sent: Tuesday, April 28, 2015 11:05 AM
To: 'Joe Vujnich'
Cc: 'Elizabeth Weiss'; 'whcrok@stlmsd.com'
Subject: Bordeaux Plat 2

Joe,

Please contact Bill Croker, 314-768-6304, at MSD. He has asked to speak w/ city staff concerning the requested MSD Conceptual Approval letter for the Site Development Plan and for the ability to serve and approval of easements letter required for submittal of the Record Plat. He would like to verify that what he is generating will satisfy the city requests.

Thank you,

Gabriel DuBois
Design Director

<image001.jpg>

148 Chesterfield Industrial Boulevard, Suite G
Chesterfield, MO 63005
636.294.2972 Office
636.294.3027 Fax

Gabe@THDDesignGroup.com
www.THDDesignGroup.com

Kathy Arnett

From: Jason Peterein <JTPETE@stlmsd.com>
Sent: Tuesday, August 12, 2014 3:27 PM
To: Mike Patel; 'Gabriel DuBois'
Subject: RE: Bordeaux Estates Plat Two (2615 East Ave)

Gabe,

Please accept this email as confirmation that the requirements outlined in the September 18, 2009 conceptual review letter still apply. In addition to that letter please note the following with regards to this development:

Water quality treatment strategies shall provide sufficient volume reduction so that the development mimics its predevelopment runoff condition.

Please contact me 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 Patel
Sent: Wednesday, July 30, 2014 1:27 PM
To: 'Gabriel DuBois'
Cc: Jason Peterein
Subject: FW: Bordeaux Estates Plat Two (2615 East Ave)

Gabriel
I am forwarding your request to Jason Peterein who is in charge of that area.

Thanks
Mike Patel

From: Gabriel DuBois [mailto:gabe@thddesigngroup.com]
Sent: Wednesday, July 30, 2014 11:11 AM
To: Mike Patel
Subject: Bordeaux Estates Plat Two (2615 East Ave)

Mike,

We are working on Prelim Plan approval through the city of Wildwood for the above referenced property. They have requested preliminary comments from MSD. Please see the attached plan.

I have attached a letter you wrote in 2009 for the same piece of property. The townhomes were never built and the

We need a similar review and letter for the currently proposed project. Please forward the requested letter or contact me to discuss.

Thank you,

Gabriel DuBois
Design Director

THD Design Group
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-11782-

Metropolitan
St. Louis Sewer
District

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

RECEIVED
SEP 21 2009
BAX ENGINEERING

City of Wildwood
JAN 07 2010
Dept. of Planning & Parks

September 18, 2009

Michael Trower
Bax Engineering Company, Inc.
221 Point West Blvd
St. Charles, MO 63301

Re: The Townes At Bordeaux Estates – 2615 East Avenue
Preliminary Plans Basic Conceptual Review
MSD Ref. No. D-096-00

Dear Michael:

We have completed the **basic conceptual review** of the referenced Preliminary Plans. Based upon same, the following comments are provided.

A subdivision plat will be required.

From the property ownership records, it appears that this development is the part of a much larger development.

Storm water management practice of water quality volume storage and filtration will be required.

Watershed and sub-watershed ridgelines shall remain unchanged for existing and proposed conditions.

Since the existing drainage from your site is flowing to the west and east watersheds, your project is not contributing to the adjacent P-27431-00 detention basin to the south. Furthermore, since your runoff differential is 1.09 cfs, channel protection volume and flood detention will not be required at this time.

However, a storm water management note will be required stating that all future development will be cumulative including this project.

Caulks Creek surcharge of $2,750 per acre shall apply to this area. On the basis of 1.03 acres, the total for the area is $2832.50.

Please label the existing sanitary sewer as "Built Under MSD P-27331-00".

The existing sewer easement deed book and page should also be labeled.

These comments are based on the preliminary plans and data and are provided as an initial guide.

Conceptual review is subject to 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,

Mike K. Patel, P.E.
Senior Engineer
Engineering / Design – Development Review

Cc: Francis Kaiser
Mike Buechter
File

Ref:concept0909-townes-at-bordeaux-est-d96.doc

WILDWOOD

May 27, 2015

THD Design Group, Inc.
c/o Gabe DuBois
251 Chesterfield Industrial Boulevard
Chesterfield, Missouri 63005

Re: **Bordeaux Estates at Wildwood - Plat 2** - Site Development Plan Package

Dear Mr. DuBois:

The Departments of Planning and Public Works have completed their third review of the Site Development Plan and related items for this residential development, which was authorized on a property now zoned R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). This review of the plan and related items compared them to the requirements of the City's Planned Residential Development Overlay District Ordinance #2080 for this project, the Zoning Ordinance, the Subdivision and Development Regulations, and other design criteria used in the development of residential subdivisions in Town Center. The results of this review indicate a number of items that need to be addressed to gain compliance to the above-referenced codes. The identified items are as follows:

Additional Information:

1. Please provide conceptual approval of both the stormwater and sanitary sewer designs from Metropolitan St. Louis Sewer District (MSD).

SDP 4 of 10 – Flat Plan:

2. In the Typical Pavement Section and Streetscape Detail, please clarify on the eastern side of the cross section, if the drainage is away from the curb, as shown. Is this how the existing conditions are, or should the arrow under the 4% be pointing in the other direction and towards the street?

SDP 5 of 10 – Grading Plan:

3. Please verify the grading limits and location of siltation control. Both of these appear to be located through the areas of amended soils and the homesites themselves.

SDP 10 of 10 – Landscape Plan:

4. Please clarify what the asterisk type symbols are on the rear of each lot.
5. Please note the Landscape Plan has been sent to the City's Consultant for review and comment. Once the Landscape Architect's comments are received, they will be forwarded to you for response.

As was mentioned in my email, these plans will be presented to the Site Plan Subcommittee of the Planning and Zoning Commission on Monday, June 1, 2015, at 6:30 p.m. When revisions have made to the Site Development Plan and related information, please submit fifteen (15) full sets to the Department of Planning for distribution to the Planning and Zoning Commission. Please submit the

revised plans by midday on Friday, May 29th. Please be advised other comments may follow, after the next review by Staff, and consideration by the Planning and Zoning Commission is completed.

If you should have any questions or comments regarding these items and requests for additional information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your cooperation in addressing these items identified herein.

Sincerely,
CITY OF WILDWOOD

Rick Brown, P.E., P.T.O.E, Director
Department of Public Works

Kathy Arnett, Senior Planner I
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Garritano – Ward Eight
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Joe Vujnich, Director of Planning and Parks
Terri Gaston, Subdivision and Escrows
Mike Manlin, Manlin Development Company

WILDWOOD

April 23, 2015

THD Design Group, Inc.
c/o Gabe DuBois
251 Chesterfield Industrial Boulevard
Chesterfield, Missouri 63005

Re: **Bordeaux Estates at Wildwood - Plat 2** - Site Development Plan Package

Dear Mr. DuBois:

The Departments of Planning and Public Works have completed their second review of the Site Development Plan and related items for this residential development, which was authorized on a property now zoned R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). This review of the plan and related items compared them to the requirements of the City's Planned Residential Development Overlay District Ordinance #2080 for this project, the Zoning Ordinance, the Subdivision and Development Regulations, and other design criteria used in the development of residential subdivisions in Town Center. The results of this review indicate a number of items that need to be addressed to gain compliance to the above-referenced codes and allow the Department of Planning to present the Site Development Plan and related items to the Planning and Zoning Commission for its review and action. The identified items are as follows:

Additional Information:

1. Please provide the *Residential Site Plan Review Fee*: five hundred dollars ($500.00), plus twenty dollars ($20.00) for each proposed dwelling unit ($560.00).
2. Please provide conceptual approval from Metropolitan St. Louis Sewer District (MSD).
3. Please provide the required Geotechnical Report.

SDP 1 of 8:

4. Please amend the following General Notes:
    - #2 - Please delete.
    - #6 - Please delete and refer to the wording in the City of Wildwood's Zoning Ordinance, Chapter 425 – Grading Code.
    - #8 – Please revise as noted: Required roadway improvements must be completed prior to any occupancy of these three (3) dwellings.
    - #12 - Please delete and refer to the wording in the City of Wildwood's Zoning Ordinance, Chapter 425 – Grading Code.
    - #18 – Please revise as noted: "All sanitary and storm sewer construction shall conform to current Metropolitan St. Louis Sewer District (MSD) Standards and Specifications."

- #22 – Please revise as noted: "All sidewalks and associated accessibility improvement's and terminations to be constructed to City of Wildwood ADA standards."

SDP 2 of 8:

5. Please provide the geotechnical engineer's signature and script.
6. Please include the complete wording of Planned Residential Development (PRD) Ordinance #2080.
7. Please add an additional light standard in the vicinity of Lots 19 and 20.
8. Please provide a four (4) inch, type five (5) aggregate base under the sidewalks.
9. Please drain tree lawn areas and sidewalk areas to street and curb.
10. Please note the amended soils, i.e. BMP's (Best Management Practice's) Areas, need to be identified and indicated as protected, once installed on the three (3) permitted lots.
11. Please provide a sidewalk transition from Lot 18, to the sidewalk area to the north of it. Please note Lot 18 is currently under construction. Thus, please revise the note to the following: "Extend sidewalk to property line. Sidewalk transition to be completed with construction of Lot 18."

Sheet 6 of 6 (Landscape Plan):

12. Please see the attached comments regarding the Landscape Plan from the City's consultant.

When revisions have made to the Site Development Plan and related information, please submit three (3) full sets to the Department of Planning for further review. Please be advised other comments may follow, after this second review is completed.

If you should have any questions or comments regarding these items and requests for additional information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your cooperation in addressing these items identified herein.

Sincerely,
CITY OF WILDWOOD

Rick Brown, P.E., P.T.O.E, Director
Department of Public Works

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Garritano – Ward Eight
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Terri Gaston, Subdivision and Escrows
Mike Manlin, Manlin Development Company

terraspec

April 20, 2015

CITY OF WILDWOOD
APR 20 2015
DEPT OF PLANNING & PARKS

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

Re: Landscape Plan Review #1
Bordeaux Estates - Plat 2
terraspec Job Number 02038-94

Dear Mr. Vujnich:

Per your request we have performed a review of the proposed landscape plan for the above referenced project and submit for consideration the following comments and recommendations.

We have reviewed the landscape plan prepared for MRM Manlin Development Group by THD Design Group, Inc. dated 3/6/15 and find that the landscape submittal for this project does not appear to meet the minimum requirements set forth in the City's Ordinances and Tree Manual/Sustainable Plantings Guide.

1. To meet the minimum drawing requirements, the plan should:
   A. Add General Notes from the Landscape Plans section of the Tree Manual (a through j) as well as the following notes from the Landscape Applications section:
      - Grading - All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.
      - Maintenance - The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.
      - Replacement - Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.
   B. Revise the Landscape Legend to indicate the specific plant material species to be utilized in this development, not just a generic description, ie "Evergreen" - "View Screen". Include both common and botanical names, correct planting size, correct mature size, planting condition, ie. Container, B&B.
   C. Include Planting Details for both trees and shrubs.
   D. Existing Trees, within the tree lawn area, do not qualify as credits toward street tree requirements.

2. To meet the minimum landscape requirements for this residential application, the plan should include:
   A. Street Trees
      Street Trees are required at a ratio of one (1) tree for every 40' of frontage per Chapter 420. Subdivision and Development Regulations, Section 420.340. Landscaping, Paragraph B. The Street Trees indicated on the submitted plan are at an inappropriate spacing of 15' on center and are not an appropriate species for this application. Street trees should not be low branching, ornamental trees such as Serviceberry, Redbud or Purple Leaf Plum, rather various types of shade trees, planted at 30'-40' on center should be utilized to fulfill the street tree requirement. Some examples of appropriate street tree species are European Hornbeam, Little Leaf Linden, Ginko, Thornless Honeylocust, Red Oak, Zelkova. Street trees shall be a minimum of 2-1/2" diameter in size at time of planting.

It should be noted that, to date, no street trees have been installed in the tree lawn areas within this en-

(Continued on page 2)

tire, recently developed, residential subdivision, even though the lots in the previous plat appear to be fully complete. It is our recommendation that street trees, throughout the development , be installed prior to any further occupancies being granted.

B. West Property Line Bufferyard (rear of Lots 19, 20, & 21)
Type 'B' Bufferyard is required, per the City's Tree Manual Bufferyard Matrix, between "NU" and "R1A" residential zones, at 2 PU's per 150 lf. - (300' lf / 150 = 2 x 2 PU's = 4 PU's required)

Item	Required	Proposed	Add'l. Mat. Req'd
Canopy Trees	4 (1) 4", (1) 3" & (2) 2"	0	4
Evergreen Trees	4 (1) 10', (1) 8' & (2) 6'	0	4
Ornamental Trees	4 (1) 2.5", (1) 2", & (2) 1.5"	0	4
Shrubs	40	0	40

Note: The Standard Plant Unit (PU) requirements for Bufferyards are as stated above.

Note: Some existing plant material currently exists along the rear of these lots that might qualify as credits toward the bufferyard requirements. Existing plant material types, sizes, locations, and quantities need to be identified on the resubmitted landscape plan in order to evaluate.

C. 6' Wide Landscape Easements (north east corners of Lots 19, 20 & 21)
Landscape plan should indicate specific information about the plant material proposed for the landscape easement strips. Show plant type, planting size, quantity, mature size. Sight restrictions for those pulling out from the driveways should be taken into account when specifying types and locations.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec

Kenneth J. Keitel, PLA, ASLA
Landscape Architect

terraspec

WILDWOOD

September 5, 2014

MRM Manlin Development Group, Inc.
C/o Mike Manlin
7729 Clayton Road
St. Louis, Missouri 63117

Re: P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two – A request for a change in the Town Center Regulating Plan and the rezoning of the property from the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood General" District), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood Edge" District), for the development of three (3) single family dwellings on individual lots. (Ward Eight)

Dear Mr. Manlin:

The Departments of Planning and Public Works have completed their second review of the application packet filed in support of the multiple requests for a modification of the Town Center Regulating Plan and the change in zoning for a 1.03 acre site located on the west side of East Avenue, south of Manchester Road. This review centered on the packet's compliance with the applicable sections of the City's Zoning Code, Town Center Plan, and related design criteria used in ascertaining development proposals of this type. In this comparison, a few items were discovered that must be addressed. However, this matter has been scheduled for a public hearing at the City's Planning and Zoning Commission on Monday, October 6, 2014. These items are as follows:

Additional Information:

1. Please provide preliminary comments from the Metropolitan St. Louis Sewer District (MSD) regarding this proposed development.

Preliminary Development Plan (Sheet P1):

2. Please note the side yard setback for Lot 21 is required to be ten (10) feet in distance due to the setback requirements for perimeter lots, as specified by the underlying zoning district of the Planned Residential Development District (PRD).
3. Please label East Avenue as a public right-of-way.
4. Please add City of Wildwood, Missouri to the Title Block.

Your next submittal should consist of the additional information, as noted above, and twenty (20) revised Preliminary Development Plans in order for the Department to distribute to the Planning and Zoning Commission in preparation for the October 6, 2014 public hearing. If you have any questions regarding this review, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Sincerely,
CITY OF WILDWOOD

Ryan S. Thomas, P.E., Director
Director of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Wojciechowski – Ward Eight
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
THD Design Group, c/o Gabe DuBois

WILDWOOD

July 7, 2014

MRM Manlin Development Group, Inc.
C/o Mike Manlin
7729 Clayton Road
St. Louis, Missouri 63117

Re: P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two – A request for a change in the Town Center Regulating Plan and the rezoning of the property from the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood General" District), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood Edge" District), for the development of three (3) single family dwellings on individual lots. (Ward Eight)

Dear Mr. Manlin:

The Departments of Planning and Public Works have completed their first review of the application packet filed in support of the multiple requests for a modification of the Town Center Regulating Plan and the change in zoning request for a 1.03 acre site located on the west of East Avenue, south of Manchester Road. This review centered on the packet's compliance with the applicable sections of the City's Zoning Code, Town Center Plan, and related design criteria used in ascertaining development proposals of this type. In this comparison, a number of items were discovered that must be addressed, so this matter can be scheduled for public hearing before the City's Planning and Zoning Commission. These items are as follows:

Additional Information:

1. Please provide a letter requesting the change of the property's current Regulating Plan designation, under the Town Center Plan, from "Neighborhood General" District (associated with the previous zoning of the site) to 'Neighborhood Edge" District. The Department of Planning believes this change to the land use designation is necessary due to the new unit type that is being proposed, which is substantially different than what was have advertised at the time of the property's zoning change request, and could not be developed under the requirements of the "Neighborhood General District."
2. Please provide preliminary comments from the Metro West Fire Protection District and Metropolitan St. Louis Sewer District regarding this proposed development.
3. Please amend the present zoning to 'R-6A **4,000 square foot Residence District**, with a Planned Residential Development Overlay District' (Note #4).
4. Please amend the proposed zoning to 'R-3 **10,000 square foot Residence District**, with a Planned Residential Development Overlay District (Note #5).

5. Please note the 'Dimensional Zoning Standards' (provided in Note #6) and the 'Dimensional Town Center Standards' (provided in Note #7), do not correspond with the depicted typical lot diagram. Additionally, please eliminate Development Note #6.
6. Please provide information relating to the timing of the construction of the required Multiple-Use Trail, which is requested to be credited towards the Public Space Requirement associated with these three (3) lots (Note #11).
7. Please amend the following in Note #12: Telephone – AT&T; Metro West Fire Protection District; Police – St Louis County Police Department – Wildwood Precinct; and Rockwood School District. Additionally, please add Ward 8 to Note #12.

Preliminary Development Plan (Sheet P1):

8. Please provide a note indicating the 'chain link fence is to be removed' along the northern property line.
9. Please note the typical pavement section depiction requires **seven (7) inch** Portland Cement Concrete, in lieu of six (6) inches, as depicted.
10. Please note if an entrance monument easement will be relocated to proposed Lot 1 from existing Lot 18. Additionally, please provide information relating to proposed signage.
11. Please be advised, as part of the zoning process for this property, the City will require the frontage areas of the properties along East Avenue to be improved to the City's Streetscape Standards, which include a twenty-four (24) foot street pavement (asphalt, with concrete curb and gutter), eight (8) foot sidewalks, with streetlights, and street trees/grates. Please indicate these improvements on the plan.
12. Please provide improvements (i.e. sidewalks, street lights, street trees/gates) on the east side of East Avenue.
13. Please add a note the overhead electric lines along East Avenue will be placed underground.
14. Please note garage door openings facing the street cannot be greater than twelve (12) feet in width. Therefore, each garage space will be required to have an individual door.
15. Please note front facing driveways should be no wider than ten (10) feet between the build-to line and the street.
16. Please note front facing garages must be a minimum of fifteen (15) feet behind the build-to line.
17. Please indicate the number of light standards proposed, if any.
18. Please note each dwelling shall have a minimum of two (2) parking spaces. Please provide the following information relating to the Parking Calculations:
    - 2 Spaces / Dwelling Unit
    - 3 Dwelling Units x 2 Spaces/Dwelling Unit = 6 Spaces Required
    - 6 Total Spaces Provided
19. Please modify the density calculation to include the dedication of any right-of-way areas from the gross acreage of the subject site.
20. Please eliminate the scripts on the left side of the plan sheet. These scripts are not applicable to the Preliminary Development Plan and the associated rezoning process.
21. Please see the attached PCL checklist.
22. Please indicate the required lot width at the front building line.
23. Please define the eastern edge of the East Avenue right-of-way more clearly on the plan sheet.

Once the revisions are completed, please resubmit three (3) full sets of the revised Preliminary Development Plan and other requested items to the Departments of Planning and Public Works for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information being requested. If you should have any questions of comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Sincerely,
CITY OF WILDWOOD

Ryan S. Thomas, P.E., Director
Director of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Wojciechowski – Ward Eight
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
THD Design Group, c/o Gabe DuBois

CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST

Please note: All checked items must be responded to on plan's resubmittal

P. Z. # 15,16,17-14 DEVELOPMENT NAME Bourdeaux Estates Plat 2

____ Provide Missouri Department of Transportation Conceptual Approval.

____ Provide Metropolitan St. Louis Sewer District Conceptual Approval.

____ Submit a Flood Plain Study to the Department of Public Works.

____ Submit a Geotechnical Study to the Department of Public Works.

____ A Professional Engineer and Engineer preparing geotechnical report must sign and seal the mylar.

____ Submit a street stub study to the Department of Public Works.
NOTE: Developer shall install a street extension sign at roadway terminus which reads "THIS STREET TO BE EXTENDED AS PART OF FUTURE DEVELOPMENT"

____ Submit steep grade verification to Department of Public Works.

____ Add all ordinance conditions to the Site Development Plan, including TGA language.

____ Identify pavement and right-of-way width along _____.

____ Show and dimension all improvements, i.e., existing and new right-of-way and pavement, sidewalks, TSCL, etc.

____ Provide Temporary Slope Construction License (TSCL) as directed by the Department of Public Works.

____ Provide photos per Section 30 of the Department of Public Works "Design Criteria Handbook."

____ Provide verification of required sight distance at all access points.

____ Please add as a note: Entrance, street intersection, cul-de-sac shall be constructed to City of Wildwood standards.

____ Indicate Driveways with on-site turnaround capabilities as directed by the Department of Public Works.

____ Show sight triangle at intersection/median. No plants, trees, signs, etc. shall be placed in this area as to restrict sight distance.

✓ Show and note all sidewalks will be constructed to City of Wildwood ADA standards.

✓ Provide easement for sidewalk conforming to City of Wildwood ADA standards adjacent to right-of-way.

✓ Clarify if grading is proposed. If so, show and note grading per City of Wildwood standards.

___ Show existing and proposed contours based on U.S.G.S. datum.

✓ Please add the note: Grading and drainage shall be per City of Wildwood and MSD standards.

✓ Please add the note: Slope shall not exceed 3 (horizontal) : 1 (vertical), unless supported by geotechnical report.

✓ Please add the note: Stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.

✓ Provide and show cross access (through the site) (between the proposed lots).

___ Designate Public or Private streets.

___ Provide Book and Page in which right-of-way, roadway, easement, TSCL, etc. has been recorded.

___ Please provide a Location Map.

___ Please provide a North Arrow.

___ Please identify the Plan Scale.

___ Please identify the Subject Site's Zoning District.

___ Please provide the Subdivision Name, if applicable.

___ Provide the Lot Number, if applicable.

___ Identify the Dimensions of the Site.

___ Identify the Area of the Site.

___ Provide the Zoning of Adjacent Parcels, if different than the site.

___ Identify the Plan Submitter - Name, Address, Phone.

___ Provide the Proposed Building Use and Construction Type.

✓ Identify the Building and Structure Distance from Adjacent Property Lines.

✓ Provide the Building Dimensions and Gross Floor Area.

___ Provide the Parking and Loading Space Calculations, as well as, the Location and Sizes of all Proposed Spaces.

___ Identify the Parking Setbacks.

___ Identify the Drive Aisle Widths.

___ Identify the Type and Location of the Proposed Sanitary Sewer Treatment.

✓ Identify the Stormwater Drainage Facilities, including Retention Ponds and Detention Facilities, if applicable.

____ Provide a Landscaping Plan and Legend.

____ Provide a rendering of all Proposed Signs, which identifies their Size, Height and Location on the Plan.

____ Locate all Easements - Existing and Proposed.

____ Identify all Light Standards - Location and Height.

____ Identify any Other Structures (Fences, Canopies, etc.) - with Dimensions.

If you should have any questions regarding the information provided on these sheets, please feel free to contact the Department of Planning at 636-458-0440