

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REAUTHORIZING THE CONSOLIDATION OF TWO (2) LEGAL LOTS OF RECORD, BEING LOTS 1 AND 2 OF THE BOYLE-HOLCOMB LOT SPLIT OF ADJUSTED LOT A, LOCATED WITHIN SECTION 25, TOWNSHIP 45 NORTH, RANGE 3 EAST, SITUATED AT THE INTERSECTION OF SHEPARD ROAD AND SHEPARD RIDGE ROAD, AND TO BE HEREAFTER KNOWN AS “BOYLE-HOLCOMB ESTATE LOT CONSOLIDATION PLAT.” *Recommended by the Department of Planning (First Reading) (Ward Three)*

**WHEREAS**, the owners of said property are seeking the re-approval of the consolidation of these two (2) tracts of land, which when combined will create a 6.2 acre lot, under the provisions of Section 420.360 Boundary Adjustments - Exceptions of the *Subdivision and Development Regulations* of the City of Wildwood, Missouri; and

**WHEREAS**, these two (2), existing parcels of ground that are subject of this consolidation action have been deemed legal lots of record, as defined by the City’s *Subdivision and Development Regulations* (Chapter 420), and per the prior Lot Split Plat that is recorded in St. Louis County Records in Plat Book 366, Page 1, which was approved by the City Council in 2017 [Ordinance #2323]; and

**WHEREAS**, the properties resulting from this land consolidation appear to be compliant to the minimum lot area prescribed by the established Zoning Ordinance district designation [NU Non-Urban Residence District] and meet with the minimum boundary dimensions and frontage distance for access purposes, as stipulated within the City of Wildwood’s *Subdivision and Development Regulations*; and

**WHEREAS**, this consolidation will return the property to its previous size, after the 2017 action to accommodate its division created two (2) lots; and

**WHEREAS**, the City Council had previously approved this consolidation plat at a meeting in July 2024, but thereafter a change to one (1) of the lien holders with interest in the properties occurred, which led to the content of it changing and now requiring another review and action of the City relative to it: and

**WHEREAS**, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to the benefit of the health, safety, and general welfare of its residents.

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

**Section One.** The City Council of the City of Wildwood hereby reauthorizes a Boundary Adjustment Plat of a 6.183 acre tract of land, known as ‘Lots 1 and 2 of the Boyle-Holcomb Estate Lot Split Plat of Adjusted Lot A,’ which was authorized by the Wildwood City Council in 2017, with said tract of land being located in Section 25, Township 45 North, Range 3 East, City of Wildwood, St. Louis County, Missouri; and, more specifically, situated on the east side of Shepard Road, north of its intersection with Shepard Ridge Road, for the purposes of combining the two (2) parcels of ground into a single lot, hereafter to be known as “**Boyle-Holcomb Estate – Lot Consolidation Plat**,” as indicated graphically and by legal description upon the Boundary Adjustment Plat that accompanies the property owners’ request now hereto attached and made a part hereof.

**Section Two.** The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Lot Split Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Boundary

Adjustment Plat in the Office of the St. Louis County Recorder of Deeds within one hundred twenty (120) days of its approval by the City Council, or its action shall be voided.

**Section Three.** This Ordinance shall be in full force and effect from and after its passage and approval providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and a recorded copy of the plat is returned to the Department of Planning by the petitioner(s) or their representative.

THIS BILL WAS PASSED AND APPROVED THIS 12<sup>TH</sup> DAY OF MAY 2025, BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

  
\_\_\_\_\_  
Presiding Officer

  
\_\_\_\_\_  
The Honorable Joseph Garritano, Mayor

ATTEST:

  
\_\_\_\_\_  
Colleen Lohbeck, City Clerk

  
\_\_\_\_\_  
Colleen Lohbeck, City Clerk

**Subject:** Online Form Submittal: Subdivision Filing Application  
**Date:** Friday, May 24, 2024 at 1:27:59 PM Central Daylight Time  
**From:** noreply@civicplus.com <noreply@civicplus.com>  
**To:** Joe Vujnich <joe@cityofwildwood.com>, Travis Newberry <travis@cityofwildwood.com>, Joe Vujnich <joe@cityofwildwood.com>, Melanie Rippetoe <MRippetoe@cityofwildwood.com>, katie@cityofwildwood.com <katie@cityofwildwood.com>

## Subdivision Filing Application

### SECTION 1: General Information of the Subject Property or Properties

Applicant's First and Last Name: Elizabeth Porterfield  
Applicant's Contact Email: [eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)  
Applicant's Telephone Number: 3148901208  
Project Name: Boyle-Holcomb Estate Lot Consolidation Plat  
Property Address 1: 1516 Shepard Road  
Zip: 63038  
Property Address 2 [if applicable]: 1508 Shepard Road  
Zip [if applicable]: 63038  
What type of Plat is being submitted?: Lot Consolidation [combining 2 or more properties]  
Council Ward: 7

### Property Owner Information

First Name: Tyler  
Last Name: Farmer  
Address: *Field not completed.*  
City: *Field not completed.*  
State: *Field not completed.*  
Zip: *Field not completed.*  
Phone: 6362265834

### Registered Land Surveyor/Engineer Information

Land Surveying/Engineering Firm: Volz Incorporated

Contact Name of Surveyor/Engineer	Richard Norvell
Address of Firm	10849 Indian Head Industrial Blvd.
City	St. Louis
State	MO
Zip	63132
Phone	314-890-1253

### SECTION 2: Plat Documents

*For a list of specific items to be depicted upon the subdivision plat, please refer to the Subdivision and Development Regulation, which can be found at: [Chapter 420](#)*

Plat Upload	<a href="#">Boyle-Holcomb Estate Consolidation Plat 2024-04-16.pdf</a>
Paid Real Estate Tax Receipt	<a href="#">1516 Tax Receipt.pdf</a>
Is a proposed roadway to be established as part of this plat?	No
Is common ground associated with this plat?	No
St. Louis County-Address Verification	<a href="#">BOYLE-HOLCOMB ESTATE CONSOLIDATION PRELIM PLAT.pdf</a>
St. Louis County-Subdivision Name Certification	<a href="#">NEW SUB NAME REQUEST - UPDATED MAY 2019.pdf</a>

### SECTION 3: Supporting Documentation

*Comment letters regarding ability to serve subject property, including approval of utility easements, existing or newly-established, are required from the respective agencies, unless waived by the Department of Planning. Although not all are required with this online application submittal at this time, review of the proposed subdivision will be delayed until these approval letters are received.*

Ameren U.E.	Field not completed.
Cable Company	<a href="#">Charter Comments.pdf</a>
Fire Protection District	<a href="#">Monarch Fire Department Comments.pdf</a>
Homeowners Association Agreement	Field not completed.
Metropolitan Sewer District	<a href="#">MSD Comments.pdf</a>
Missouri-American Water Company	<a href="#">MOAM Letter resp 1-16-2024.pdf</a>
Pertinent Telephone Company	<a href="#">ATT Comments.pdf</a>

Spire Energy

[1508 1516 Shepard Rd - Wildwood Letter Spire.pdf](#)

Confirmation:

By checking this box, I verify this plat submittal is accurate and complete. I also acknowledge payment of the plat review fee will be due upon receipt of invoice.

Email not displaying correctly? [View it in your browser.](#)

# Real Estate Information

## Saint Louis County Real Estate Tax Receipt

This receipt serves as proof of paid real estate taxes for the tax year and property information shown.

No Taxes Are Due

Effective 1/16/2024

Tax Year: 2023

Locator Number: 21V520184

Owner Name: Farmer Tyler & April T/E

Property Location: 1516 Shepard Rd

Subdivision: Boyle - Holcomb Estate Lot A Lot Split

Block Number:

Lot Number: 2

School Sub Code: 110WD

Legal Description:

Assessed Value: \$147,060.00

Office Use: RTP84A8W170B2Q52V5U2QEP3 1/16/2024 8:32:33 AM

23 23 21V520184 FAR

### Real Estate Taxes Paid:

Locator Number - 21V520184

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2023	\$10,164.64	\$0.00	\$0.00	\$0.00	\$10,164.64	\$10,164.64	12/5/2023

The other charges amount may include charges and fees for:

- Bad Check/Returned Payment Fees (\$25.00 each)
- Commercial surcharges.
- Sewer lateral fee, which is an amount determined by your jurisdiction but is often \$18, \$28 or \$50.
- Special assessment charges, interest and penalties.
- Surcharge interest and penalties.

Note: Tax information is current up to the minute. All other information is current as of 1/16/2024.

For questions, please contact the Collection Division at (314) 615-5500.

Saint Louis  
**COUNTY**  
**REVENUE**

Sam Page  
County Executive

Erica Savage  
Acting Director of Revenue

January 9<sup>th</sup>, 2024

*Elizabeth Porterfield*

This office certifies that after checking our *index of recorded plats*, we found NO duplication of the name for the proposed plat(s) of:

*“Boyle- Holcomb Estate Lot Consolidation Plat”*

*On this 9th day of January 2024*

*Elizabeth Porterfield*  
*Volz Engineering*

3148901208

[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)

*By Marneen L Wells*  
*Recording Unit*  
*Recorder of Deeds Supervisor*

*Gerald E. Smith*  
*Recorder of Deeds*  
*St Louis County, MO*

RECORDER OF DEEDS

## Elizabeth Porterfield

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**From:** Neal Brockmiller <[brockmiller.n@monarchfpd.org](mailto:brockmiller.n@monarchfpd.org)>  
**Sent:** Tuesday, January 30, 2024 9:20 AM  
**To:** Elizabeth Porterfield  
**Cc:** Fire Marshal  
**Subject:** FW: 1508 & 1516 Shepard Rd. Glencoe, MO and 1717 & 1709 Reiger Farms Rd. Wildwood, MO  
**Attachments:** Boyle-Holcomb Estate Consolidation Plat.pdf; Rieger Farms Lots 5 and 6 Boundary Adjustment Plat.pdf

Hi Elizabeth,

The Monarch Fire Protection District has NO comments or concerns about the proposed change for both projects.

If you have any questions, please call me at 314-581-2281.

Neal Brockmiller, MCP  
Assistant Fire Marshal  
Monarch Fire Protection District  
13725 Olive Blvd.  
Chesterfield, Missouri 63017-2601

C- 314-581-2281  
O- 314-514-0900, etc. 2281  
F- 314-514-0696  
[Brockmiller.n@monarchfpd.org](mailto:Brockmiller.n@monarchfpd.org)

Begin forwarded message:

**From:** Russ Adams <[adams.r@monarchfpd.org](mailto:adams.r@monarchfpd.org)>  
**Date:** January 12, 2024 at 9:42:54 AM CST  
**To:** Jim McKay <[mckay.j@monarchfpd.org](mailto:mckay.j@monarchfpd.org)>  
**Subject:** Fwd: 1508 & 1516 Shepard Rd. Glencoe, MO and 1717 & 1709 Reiger Farms Rd. Wildwood, MO

Please take care of this thank you  
Sent from my iPhone

Begin forwarded message:

**From:** Elizabeth Porterfield <[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)>  
**Date:** January 12, 2024 at 09:14:08 CST  
**To:** Russ Adams <[adams.r@monarchfpd.org](mailto:adams.r@monarchfpd.org)>  
**Subject:** 1508 & 1516 Shepard Rd. Glencoe, MO and 1717 & 1709 Reiger Farms Rd. Wildwood, MO

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chief Adams,

We have prepared the attached boundary adjustment plats for the submittal to the City of Wildwood. The city requires that we acquire any comments from the utility companies regarding the proposed boundary adjustment plats.

Please review the attached PDFs and let us know if you have any comments or easement requests. Please note that there are two different boundary adjustment plats attached.

Let me know if you have any questions.

Thanks,

**Elizabeth Porterfield**  
Land Survey Technician  
**Volz Engineering**  
10849 Indian Head Industrial Blvd.  
St. Louis, MO 63132  
[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)  
ph. 314-890-1208  
[www.volzinc.com](http://www.volzinc.com)

## Elizabeth Porterfield

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**From:** Robert Miller <RAMILL@stlmsd.com>  
**Sent:** Tuesday, January 16, 2024 10:25 AM  
**To:** Elizabeth Porterfield  
**Subject:** FW: 1508 & 1516 Shepard Rd. Glencoe, MO 63038  
**Attachments:** Boyle-Holcomb Estate Consolidation Plat.pdf

Ms. Porterfield,

MSD has no comments on the proposed lot consolidation.

Robert A. Miller, P.E.  
Principal Engineer  
Metropolitan St. Louis Sewer District  
314-335-2053

**From:** Elizabeth Porterfield <eporterfield@volzinc.com>  
**Sent:** Friday, January 12, 2024 10:47 AM  
**To:** Robert Miller <RAMILL@stlmsd.com>  
**Subject:** RE: 1508 & 1516 Shepard Rd. Glencoe, MO 63038

Thank you!

The city requires that we acquire any comments from the utility companies regarding the proposed boundary adjustment plat.

Please review the attached PDFs and let us know if you have any comments or easement requests.

Let me know if you have any questions.

Thanks,

**Elizabeth Porterfield**  
Land Survey Technician  
**Volz Engineering**  
10849 Indian Head Industrial Blvd.  
St. Louis, MO 63132  
[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)  
ph. 314-890-1208  
[www.volzinc.com](http://www.volzinc.com)

**From:** Robert Miller <[RAMILL@stlmsd.com](mailto:RAMILL@stlmsd.com)>  
**Sent:** Friday, January 12, 2024 9:22 AM  
**To:** Elizabeth Porterfield <[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)>  
**Subject:** FW: 1508 & 1516 Shepard Rd. Glencoe, MO 63038

The Shepard Road Tract is within the District Boundary.

The Rieger Road tract is outside the District Boundary.

Robert A. Miller, P.E.  
Principal Engineer  
Metropolitan St. Louis Sewer District  
314-335-2053

**From:** Elizabeth Porterfield <[eporsterfield@volzinc.com](mailto:eporsterfield@volzinc.com)>  
**Sent:** Friday, January 12, 2024 9:09 AM  
**To:** Robert Miller <[RAMILL@stlmsd.com](mailto:RAMILL@stlmsd.com)>  
**Subject:** 1508 & 1516 Shepard Rd. Glencoe, MO 63038

Robert,

We have prepared the attached boundary adjustment plats for the submittal to the City of Wildwood. Based on the locator maps (Locator #21V540380 and #22X520051), it seems the locations are outside your district. Could you please confirm?

Please review the attached PDFs and let me know if you have any questions. Please note that there are two different boundary adjustment plats attached.

Thanks,

**Elizabeth Porterfield**  
Land Survey Technician  
**Volz Engineering**  
10849 Indian Head Industrial Blvd.  
St. Louis, MO 63132  
[eporsterfield@volzinc.com](mailto:eporsterfield@volzinc.com)  
ph. 314-890-1208  
[www.volzinc.com](http://www.volzinc.com)

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## Elizabeth Porterfield

---

**From:** COURTOUISE, JUSTIN <jc670s@att.com>  
**Sent:** Friday, January 12, 2024 10:40 AM  
**To:** Elizabeth Porterfield  
**Subject:** RE: 1508 & 1516 Shepard Rd. Glencoe, MO and 1717 & 1709 Reiger Farms Rd. Wildwood, MO

Good Morning,

AT&T has no issues with either of these. Please let me know if you need anything else.

Thanks,

### Justin Courtoise

Sr Specialist-OSP Design Engineer

Cell- 636-448-2136

[Emergency After Hours Engineering Duty Hotline 636-925-3787](tel:636-925-3787)

**From:** SMITH, KATHLEEN <ks9340@att.com>  
**Sent:** Friday, January 12, 2024 10:16 AM  
**To:** COURTOUISE, JUSTIN <jc670s@att.com>  
**Cc:** eporterfield@volzinc.com  
**Subject:** FW: 1508 & 1516 Shepard Rd. Glencoe, MO and 1717 & 1709 Reiger Farms Rd. Wildwood, MO

Justin,

Looks like this is yours.

Thanks  
Kathy

**From:** Elizabeth Porterfield <[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)>  
**Sent:** Friday, January 12, 2024 9:03 AM  
**To:** SMITH, KATHLEEN <[ks9340@att.com](mailto:ks9340@att.com)>  
**Subject:** 1508 & 1516 Shepard Rd. Glencoe, MO and 1717 & 1709 Reiger Farms Rd. Wildwood, MO

Kathy,

We have prepared the attached boundary adjustment plats for the submittal to the City of Wildwood. The city requires that we acquire any comments from the utility companies regarding the proposed boundary adjustment plat. Please forward to the right person if this is not in your district.

Please review the attached PDFs and let us know if you have any comments or easement requests. Please note that there are two different boundary adjustment plats attached.

Let me know if you have any questions.

Thanks,

**Elizabeth Porterfield**  
Land Survey Technician  
**Volz Engineering**  
10849 Indian Head Industrial Blvd.  
St. Louis, MO 63132  
[eporferfield@volzinc.com](mailto:eporferfield@volzinc.com)  
ph. 314-890-1208  
[www.volzinc.com](http://www.volzinc.com)



January 23, 2024

Re: 1508-16 Shepard Rd

Elizabeth Poreterfield

We have reviewed the proposed project for "Boyle-Holcomb Estate Consolidation" and have determined that we have no facilities that will be affected by this boundary adjustment and we will not at this time require any additional easement reservations – therefore Spire has no objections with this project moving forward.

Should you have any questions, please call me at 314-713-6572.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Langenbacher".

Spire  
Brian Langenbacher, P.E.  
Area Manager, Construction Engineering  
(314) 768-7767  
Brian.Langenbacher@SpireEnergy.com



Aaron Detwiler  
Field Operations AVP  
Charter Spectrum Communications

March 29, 2024

Elizabeth Porterfield  
Land Survey Technician  
Volz Engineering  
10849 Indian Head Ind Blvd  
St Louis MO 63132

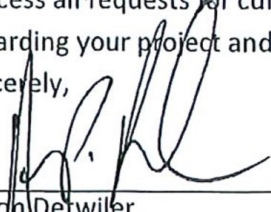
Re: 1508 & 1516 Shepard Road (VE 23275 / PrismID 5127306)

Dear Elizabeth Porterfield,

I have reviewed the plans concerning the project referenced above. There are no obvious conflicts with your proposed project route and our existing facilities at this time. If the project plans change please send a set of updates to [DLCentralStatesConstruction@charter.com](mailto:DLCentralStatesConstruction@charter.com).

We process all projects by date received, please allow Charter Communications thirty days to process all requests for current and upcoming projects. If you have any questions or concerns regarding your project and our facilities, please contact Ron Dumke @ 314.267.9581.

Sincerely,



---

Aaron Detwiler  
Field Operations AVP  
Charter Spectrum Communications



STATE OF MISSOURI)

COUNTY OF JEFFERSON)

On this 29<sup>th</sup> day of March 2024, before me appeared Aaron Detwiler, who being by me duly sworn, did say that he is a Field Operations Area Vice President of Charter Communications Inc., a Delaware corporation, that this instrument was signed on behalf of said company by authority of its board of directors, and that Aaron Detwiler declared that his signature placed hereon was the free act and deed of said company.

IN TESTIMONY WHEREOF, I have here unto set my hand on the day and year and in the County and State last written above.

  
Sue Banaszek - Notary Public

My Commission Expires:



## Survey Info

PRISM ID	<a href="#">5127305</a> - <a href="#">Map</a>	Originator:	Sheldon, Sue E	Business Company Name	FR EASE VE 23275-0 Easement Request 1508 &
Construction Type	Forced Relocate	Const Supervisor:	Dumke, Ronald	Address:	1508 SHEPARD RD
Process State:	SV - Voided - CN	Construction Coordinator:	Becker, Austin, S (P3013681) - p3013681	City State Zip:	GLENCOE, MO 63038
Project Status:	Cancelled - Closed	Total Project Cost:	0	Cross Street:	
Input Date:	01/12/24	Total Passings:	0	Prop Dev Status:	
Hub:		Tentative Svc Dt:		Cosx: N/A	Fiber: N/A
Node:		Entity:	1101	Construction Survey Completed No:	
Construction Due Date:		Priority Class:		Construction Sub Type:	

### Contacts

### Comments

Comments	Entered By	Date
No conflict as plant is only on co's line on Shepard RD	Becker, Austin S (P3013681)	04/03/24

**Banaszek, Sue**

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**From:** Becker, Austin S  
**Sent:** Monday, March 4, 2024 8:21 AM  
**To:** Banaszek, Sue  
**Subject:** \*\*NO CONFLICT\*\* PID 5127306

Sue We have no conflict with the PID our lines are on the Ameren Pole line on Shephard road.





**Banaszek, Sue**

---

**From:** Elizabeth Porterfield <eporterfield@volzinc.com>  
**Sent:** Wednesday, March 20, 2024 4:01 PM  
**To:** CS KMA Escalations; Banaszek, Sue; DL Central States Construction  
**Subject:** [EXTERNAL] RE: 1508 & 1516 Shepard Rd. Glencoe, MO and 1717 & 1709 Reiger Farms Rd. Wildwood, MO  
**Attachments:** Boyle-Holcomb Estate Consolidation Plat 2024-01-16.pdf  
**Categories:** Sue Sheldon

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Checking in on the status of comments for the attached Shepard Road Boundary Adjustment Plat. PrismID 5127306 – VE23275.0.

Thanks,

Elizabeth Porterfield, SIT  
Land Surveyor  
Volz Engineering  
[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)  
ph. 314-890-1208

**From:** CS KMA Escalations <[CSKMAEscalations@charter.com](mailto:CSKMAEscalations@charter.com)>  
**Sent:** Tuesday, January 23, 2024 10:11 AM  
**To:** Elizabeth Porterfield <[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)>  
**Subject:** RE: 1508 & 1516 Shepard Rd. Glencoe, MO and 1717 & 1709 Reiger Farms Rd. Wildwood, MO

PrismID 5127334 - VE22714.0 Reiger Farms - has a conflict letter being processed.

PrismID 5127306 - VE23275.0 Shepard Road - is still under review

**From:** Elizabeth Porterfield <[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com)> | **Sent:** Friday, January 12, 2024 9:20 AM  
**To:** Banaszek, Sue <[Sue.Banaszek@charter.com](mailto:Sue.Banaszek@charter.com)> | **Subject:** [EXTERNAL] 1508 & 1516 Shepard Rd. Glencoe, MO and 1717 & 1709 Reiger Farms Rd. Wildwood, MO

Sue,

We have prepared the attached boundary adjustment plats for the submittal to the City of Wildwood. The city requires that we acquire any comments from the utility companies regarding the proposed boundary adjustment plat. Please forward to the right person if this is not in your district.

Please review the attached PDFs and let us know if you have any comments or easement requests. Please note that there are two different boundary adjustment plats attached.

Let me know if you have any questions.

Thanks,

Elizabeth Porterfield - Land Survey Technician - Volz Engineering - 10849 Indian Head Industrial Blvd. St. Louis, MO 63132

[eporterfield@volzinc.com](mailto:eporterfield@volzinc.com) | ph. 314-890-1208 | [www.volzinc.com](http://www.volzinc.com)



MISSOURI  
AMERICAN WATER

January 16, 2024

Elizabeth Porterfield  
Land Survey Technician  
Volz Engineering  
10849 Indian Head Industrial Blvd.  
St. Louis, MO 63132

Re: **1508 and 1516 Shepard Road**

Dear Elizabeth:

This letter is to acknowledge receipt of your request for a letter of approval for a boundary adjustment plat for the development known as **Rieger Farms Boundary Adjustment Plat**. We have no objection to said adjustment plat. However, our Review has determined that this development will require a water main extension in order to receive service from our system. Before we could prepare a water main design from which a developer lay agreement can be prepared for the installation of the water main, we require the developer to furnish us with the following information:

1. Two sets of site and grading plans, showing the location of sewers.
2. The fire flow requirements and fire hydrant locations **as specified in writing** from the appropriate fire department / district.
3. An email file or Compact Disk containing a site plan, showing the plot of land, any adjacent right of ways, along with site grading and sewer locations.

Should you require additional information, please contact me at (314) 996-2324.

Sincerely,

Terrance Green  
Engineering Specialist  
Right of Way & Developer Services

Missouri-American Water

727 Craig Road  
St. Louis, MO 63141  
USA

T +1 314 996 2324  
F +1 314 569 3972  
E [terrance.green.amwater.com](mailto:terrance.green.amwater.com)  
I [www.amwater.com](http://www.amwater.com)



