



WILDWOOD

Use of 'Final Natural Resource Protection Designated Areas' on Private Lots

Dear Prospective Buyer or Homeowner:

When the City of Wildwood and the developer of your property began the process of establishing it as a legal lot of record, the issue of preserving portions of the site from future use was defined. The City utilizes a unique combination of soil and slope characteristics to define the areas of property where development can occur and where preservation is mandated for perpetuity. Preservation and protection under this set of regulations means no disturbance, nor the installation of improvements, such as fences, decks, pools, and other similar accessory structures, within these same defined locations. These preservation or protection areas are intended to address the most pressing environmental problem the City continues to face after ten (10) years of existence, which is stormwater runoff from major rains.

Your subdivision is governed by these regulations, which means you, as a potential buyer or owner, will possibly control an individual lot within this development that has a preservation or protection area located upon it. These areas of preservation are indicated on the approved plans for this development, which are available for review at City Hall (16962 Manchester Road), and also on your individual plot plan of your lot. The Department believes it's important for you to understand the responsibility and restrictions, which are associated with your lot. Since these areas are intended to be preserved for the expected greater environmental benefits to the larger community, it is the Department's intention to create an effective partnership between the owners of these lots and the City by providing guidance on what the code allows and does not allow in terms of their use. Accordingly, the following activities are allowed in 'Final Resource Protection Areas:'

- ✓ Removal of diseased or dead trees.
- ✓ Removal of invasive type vegetation, such as poison oak and ivy.
- ✓ Removal of fallen trees.
- ✓ Installation of recreation trails, with a soft surface (wood chip), which do not require land disturbance.
- ✓ Planting of wild flowers or similar landscaping elements.
- ✓ Placement of improvements that do not require any type of pierings, foundations, or land disturbance (i.e. benches, birdbaths)
- ✓ Cutting and trimming of grass.
- ✓ Installation of other landscaping elements, including trees, shrubs, and flowers.
- ✓ Any other activities authorized by a Special Use Permit from the Director of Planning.

With these activities identified, which are authorized in the 'Final Resource Protection Areas' of this site, the Department hopes there will be no confusion relating to their use, once construction is completed and you accept occupancy of the dwelling. If there are ever any questions about this policy or the intent of the 'Final Resource Protection Area' within this development/subdivision, please feel free to contact the Department of Planning at (636) 458-0440. The Department of Planning would like to thank you in advance for your cooperation in protecting Wildwood's unique environment character.

Sincerely,

CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning

Planning Tomorrow Today

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