UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 7
11201 Renner Boulevard
Lenexa, Kansas 66219

OCT 25 2018

VIA E-MAIL AND FIRST CLASS MAIL

Ms. Amy L. Wachs
Husch Blackwell LLP
190 Carondelet Plaza, Suite 600
St. Louis, Missouri 63105-3433

Re: Strecker Forest Development

Dear Ms. Wachs:

This is in response to your request for a letter regarding the intended development of the Strecker Forest property, located in Ellisville, Missouri, as depicted in Enclosure 1. The developers of Strecker Forest seek to ensure that the EPA supports the intended future use of the property, given its proximity to the Bliss-Ellisville Superfund site. This response is based upon the facts presently known to the U.S. Environmental Protection Agency and is provided for informational purposes only.

EPA Region 7 analyzed soil and groundwater samples from the Strecker Forest property as part of an Expedited Site Review, or ESR, that was finalized in 2012 (ESR). The ESR was conducted to determine if contaminants were present in the soil and groundwater at concentrations that could present a threat to human health and the environment for the proposed residential land use. The ESR included sampling for a wide variety of contaminants, including dioxin-related compounds.

Sampling Results

Results from the ESR investigation indicated that the property at Strecker Forest did not exceed health-based screening levels for residential land use, except at two locations. One location had a dioxin detection of 75.5 parts per trillion, which was above the EPA's screening level for residential use of 50 parts per trillion. This dioxin detection was likely associated with the disposal of asphalt shingles. Since that discovery, the property owner removed the impacted soil and shingles, and the area was cleared for residential land use.

The EPA has also collected groundwater samples from 13 monitoring wells located on and off the Strecker Forest property. All monitoring well results have been below screening levels on the Strecker Forest property.

The EPA Supports the Intended Future Use of the Property

Based on this information, there is no reason to believe that properties located immediately to the west of the Bliss-Ellisville Superfund site, including the Strecker Forest development, are affected or impacted by the contaminants of concern identified at the Bliss-Ellisville site. Because of this, the EPA supports the intended future use of the property as a residential subdivision.

The EPA hopes this information is useful to you. If you have any questions, or wish to discuss this letter, please feel free to contact me at nazar.kristen@epa.gov or at (913) 551-7450.

Sincerely,

Kristen Nazar
Assistant Regional Counsel

Enclosure

Strecker Forest

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

A Planned Residential Development Overlay District Ordinance No. 1321

Preliminary Development Plan

GENERAL NOTES:

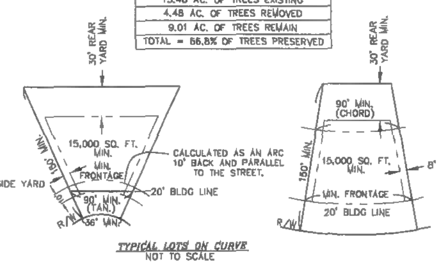
1. This site is in the following districts:
   Metropolitan St. Louis Sewer District
   Metro West Fire Protection District
   Rockwood R-6 School District
   St. Louis County Police Department – Wildwood Precinct
2. This site is in following utility service areas:
   Missouri American Water Company
   Ameren UE
   AT&T
   Spire
   Charter Communications
3. Sanitary sewer construction and connections shall be as approved by the Metropolitan St. Louis Sewer and in accordance with the standards construction specification for sewers and drainage facilities.
4. Storm water design shall be designed pursuant to the City of Wildwood and Metropolitan St. Louis Sewer District requirements and discharge at an adequate natural discharge point.
5. No slopes shall exceed 3 (horizontal) to 1 (vertical), unless justified by geotechnical report which has been accepted/approved by the City of Wildwood. Any alterations to the grading plan must also be reviewed and acted upon by the Department of Public Works.
6. The location of storm and sanitary sewer improvements are approximate only. Actual location shall be determined by field conditions and shall be indicated on the improvement plans.
7. Grading shall be per City of Wildwood standards. Source of topographic information, aerial photogrammetric maps prepared by Sandborn, Inc. in February 2006.
8. Street trees, street lights, and sidewalks shall be per City of Wildwood standards.
9. Project identification sign shall have a maximum sign area of twenty-five (25) square feet, and a maximum height of ten (10) feet, and shall remain outside of the thirty (30) foot sight distance triangle.
10. All sidewalks will be constructed to the City of Wildwood standards and in compliance with the Americans with Disabilities Act (ADA).
11. M.S.D. Benchmark: 12-15 721.08-"Standard Tablet" stamped 11 GEU 1975 set in concrete post along Strecker Road 1 mile north of Manchester Road; 24' east of centerline Strecker Road and 26' north of driveway to #214 Strecker Road, 130' south of Timber Ridge Estates.
12. Improve Strecker Road to one-half (1/2) of a twenty-four (24) foot pavement width, and an eight (8) foot soft shoulder, and a five (5) foot wide sidewalk, which meets City of Wildwood ADA standards.
13. A land dedication for future Right-of-Way will be provided as required by the City of Wildwood.
14. No direct residential driveway access will be allowed from this development onto Strecker Road and all existing driveway areas will be restored.
15. Entrance, street intersection and cul-de-sac shall be constructed to City of Wildwood standards.
16. The light standards shall be 'Early American' provided by Ameren UE.
17. Record owners: Claymont Development LLC.
    22U-33-0062 173 Strecker Road
    22U-33-0031 165 Strecker Road
    22U-24-0024 177 Strecker Road

DEVELOPMENT NOTES:

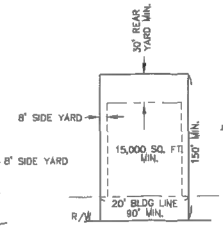
Locator numbers:	22U-33-0062 22U-33-0031 22U-24-0024
Existing Zoning	"R-1A" 22,000 sq. ft. Residence District, with a Planned Residential Development Overlay District.
Gross area of site:	18.26 Ac.
Area of right-of-way:	1.63 Ac.
Area of common ground:	9.40 Ac.
Average lot size:	17,724 sq.ft.
Maximum lot size:	30,101 sq.ft.
Minimum lot size:	15,040 sq.ft.
Nearest Major Intersection:	Site is on Strecker Road 1000± south-west of Timber Ridge Estates Drive.
DENSITY CALCULATIONS:	(18.26 Ac. – 1.63 Ac.) x (43,560 Sq.Ft./Ac.) / 22,000 Sq.Ft./Lot
Maximum number of lots allowed:	33.13
Number of Lots Proposed:	18
Lot Development Requirements:	Building Line 20' min. Side Yard 8' min. Rear Yard 30' min.
Number of Parking Spaces:	2 per lot = 36

Proposed streets shall be public 26' wide pavement 40' wide R.O.W.

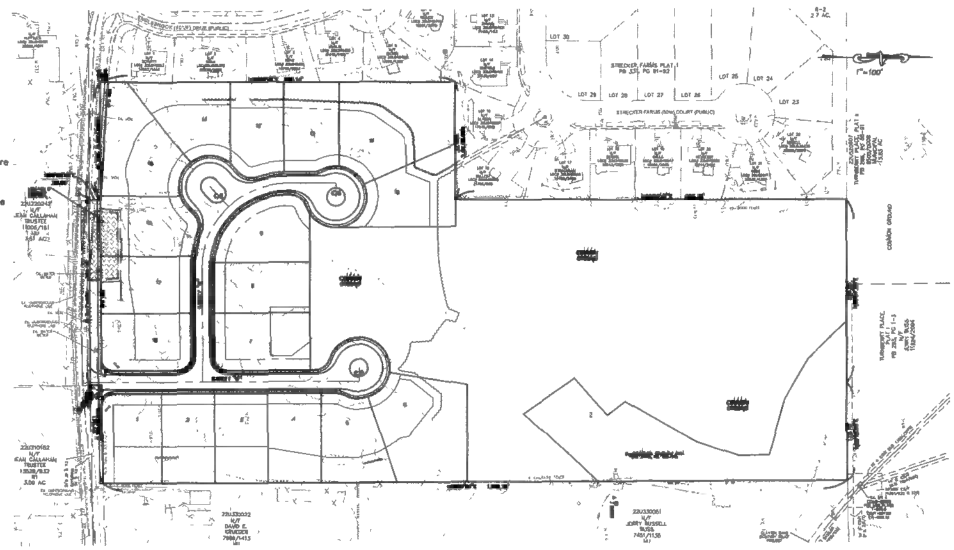
TREE PRESERVATION
13.48 AC. OF TREES EXISTING
4.48 AC. OF TREES REMOVED
9.01 AC. OF TREES REMAIN
TOTAL = 66.8% OF TREES PRESERVED



TYPICAL LOTS ON CURVE
NOT TO SCALE



MIN. TYPICAL LOT
NOT TO SCALE



LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DAVID E. KRUEGER PER DEED BOOK 7986 PAGE 1413 OF THE ST. LOUIS COUNTY RECORDS; SAID CORNER ALSO BEING ON THE NORTH LINE OF STRECKER (VARIABLE WIDTH) ROAD, SAID POINT BEING 20' NORTH OF CENTERLINE; THENCE WITH THE SAID NORTH LINE OF STRECKER ROAD, SOUTH 89°05'35" WEST 175.43 FEET TO A POINT ON THE COMMON LINE BETWEEN SECTIONS 31 AND 32; SAID POINT ALSO BEING AN ANGLE POINT IN AFORESAID STRECKER ROAD; THENCE WITH SAID SECTION LINE, SOUTH 00°00'43" EAST 20.00 FEET TO A STONE FOUND FOR THE QUARTER SECTION CORNER; THENCE WITH THE EAST/WEST CENTERLINE OF SECTION 31 BEING ALSO 15.00 NORTH OF AND PARALLEL TO THE CENTERLINE OF SAID STRECKER ROAD, SOUTH 89°42'40" WEST 328.28 TO AN ANGLE POINT IN SAID STRECKER ROAD; THENCE NORTH 00°02'41" EAST 20.00 FEET TO A POINT; THENCE WITH A LINE BEING 20.00 NORTH OF AND PARALLEL TO AFORESAID CENTER SECTION LINE AND THE SAID CENTERLINE OF STRECKER ROAD, SOUTH 89°42'40" WEST 208.71 FEET TO A POINT BEING THE SOUTHEAST CORNER OF A RIGHT OF WAY DEDICATION STRIP AS SHOWN ON THE PLAT OF STRECKER FARMS PLAT 1 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 331 PAGES 91 & 92 OF SAID RECORDS; THENCE WITH THE EAST LINE OF SAID STRECKER FARMS PLAT 1, NORTH 00°02'41" EAST 626.14 FEET, NORTH 89°38'56" EAST 208.71 FEET AND NORTH 00°02'41" EAST 695.36 FEET TO A STONE FOUND FOR THE NORTHEAST CORNER THEREOF; SAID CORNER ALSO BEING ON THE SOUTH LINE OF TURNBERRY PLACE PLAT II PER THE PLAT THEREOF RECORDED IN PLAT BOOK 288 PAGE 88-91 OF SAID RECORDS AND BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31; THENCE WITH THE SAID QUARTER QUARTER SECTION LINE, NORTH 89°57'25" EAST 326.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE WITH SAID QUARTER QUARTER NORTH 89°15'26" EAST 172.70 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JERRY RUSSELL BLISS PER DEED BOOK 7461 PAGE 1135 OF SAID RECORDS; THENCE WITH THE WEST LINE THEREOF AND ITS DIRECT PROLONGATION, SOUTH 00°07'51" EAST 1310.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 795,283 SQUARE FEET, (18.2571 ACRES) MORE OR LESS ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF JANUARY, 2006.

SHEET INDEX

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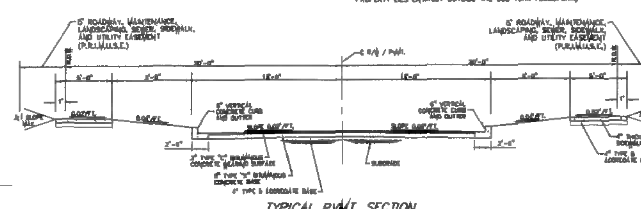
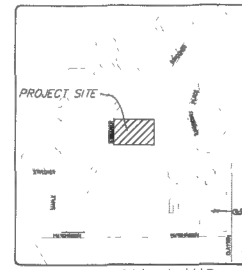
6.1	SIGHT DISTANCE STUDY
7.1	SITE SECTIONS

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0276K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.



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



LOCATION MAP
NOT TO SCALE

PROJECT ZIP CODE 63011

LEGEND

EXISTING		PROPOSED
642	CONTOURS	(642)
	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
X X	FENCE	X X
	SILTATION CONTROL FENCE	X X X
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	DOUBLE CURB INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	(G)
	WATER MAIN & SIZE	(W)
	TELEPHONE	(T)
	ELECTRIC (U) UNDERGROUND	
	ELECTRIC (O) OVERHEAD	
(FO)	FIBER OPTIC	(FO)
	FLOW LINE	
	TO BE REMOVED	
	TO BE REMOVED & RELOCATED/REPLACED	
	TOP OF CURB	( )
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	PARKING STALLS	
	YARD LIGHT	

GEOTECHNICAL ENGINEER'S STATEMENT:

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

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

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

ACCORDANCE WITH THESE PLANS.

SCI ENGINEERING INC.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE 2018, AT THE REQUEST OF CLAYMONT DEVELOPMENT, LLC. PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "STRECKER FOREST", A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAT IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

THE STERLING COMPANY

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

MSD Base Map 22U
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	8-6-2018 INITIAL SUBMITTAL
2	9-10-2018 REVISED PER CITY COMMENTS

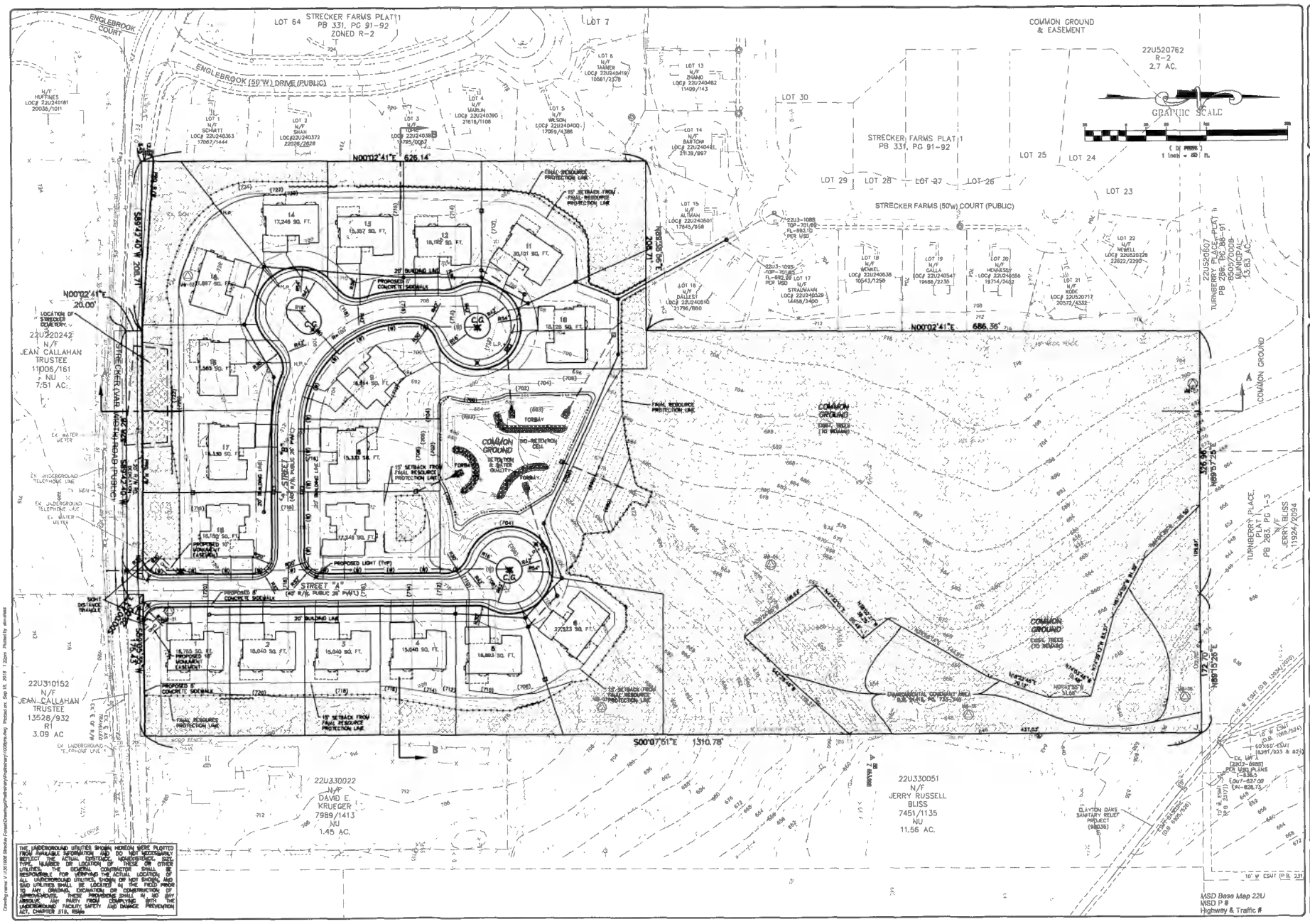
Claymont Development, LLC
26 PACLAND ESTATES DRIVE
CHESTERFIELD, MISSOURI 63005

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

Strecker Forest
WILDWOOD, MO
COVER SHEET

PRELIMINARY PLAN
Date 9-10-2018
MICHAEL G BOERDING
License No. E-28643
Professional Engineer

Job Number	13-01-006
Date	Sept. 10, 2018
Designed: MF	Sheet 1.1
Drawn: SL	
Checked	PRE



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

ISSUE	REMARKS/DATE
1	6-4-2018, INITIAL SUBMITTAL
2	9-10-2018 REVISED PER CITY COMMENTS

Claymont Development, LLC
26 PACLAND ESTATES DRIVE
CHESTERFIELD, MISSOURI 63005

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Corporate Certificate of Authority #001348

Strecker Forest

WILDWOOD, MO

PRELIMINARY GRADING PLAN

PRELIMINARY PLAN
Date 9-10-2018
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	13-01-006
Date	Sept. 10, 2018
Designed: MF	Sheet 2.1
Drawn: SL	
Checked	PRE