



WILDWOOD

AGENDA

OF THE

CITY OF WILDWOOD'S

ARCHITECTURAL REVIEW BOARD

CITY HALL COMMUNITY ROOM

16860 Main Street

Thursday, May 12, 2016 - 7:00 p.m. to 9:00 p.m.

1. Welcome And Roll Call By Chair
2. Approval Of Meeting Minutes From April 14, 2016
Documents: [II. APRIL 14, 2016 MINUTES.PDF](#)
3. Review Agenda Items To Be Discussed At Tonight's Meeting
4. Old Business
 - 4.I. Ready For Action – Two (2) Items
 - 4.I.i. A Review And Discussion Of Architectural Elevations And Related Materials For P.Z. 5 And 5a-98 Greater Missouri Builders, Inc./Cambury Subdivision; McBride & Son Companies
re-development of a residential project, from 91 attached units to 39 attached and 42 detached units; located at the southeast corner of the intersection of State Route 100 and State Route 109; 'R-6A' 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated 'Neighborhood General and Center' Districts of Town Center. The petitioner is returning to the Board to address the color selection of the exterior facades of the new units. (Ward Eight)

Documents: [IV.1.A CAMBURY SUBDIVISION.PDF](#)
 - 4.I.ii. A Review And Discussion Of Architectural Elevations And Related Materials For P.Z. 19-14 Manors At The Meadows Of Cherry Hills, McBride Town Center, LLC
38 detached units, located on a 11.6 acres site; south side of Manchester Road, east and west of Cherry Hills Meadows Drive; 'R-4' 7,500 square foot Residence

District, with a Planned Residential Development Overlay District (PRD), which is designated 'Neighborhood General' District of Town Center. The initial elevations for these units were approved by the Board on August 13, 2015. (Ward Eight)

Documents: [IV.1.B MANORS AT THE MEADOWS OF CHERRY HILLS.PDF](#)

4.II. Not Ready For Action – One (1) Item

- 4.II.i. Town Center Development Manual's Review And Update, After The Completion Of The Overall Plan's Ten (10) Year Update [Approved December 2013]. The Board Will Review The Revised "Roofs" Section Of The Town Center Plan's Architectural Guidelines. (Wards 1, 4, 5, 6, 7, & 8) – To Be Postponed

5. New Business

5.I. Ready For Action – One (1) Item

- 5.I.i. Initial Review And Discussion Of Architectural Elevations And Related Materials For P.Z. 14-98 Dierbergs Wildwood Town Center Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator 16860 Main Street | Wildwood, Missouri 63040 | 636-458-0440 phone | 636-458-6969 fax Number: 23V320195); an approved modification to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-through facility, as part of Outlot G. (Ward Eight)

Documents: [V.1.A. PANAREA DRIVE-THROUGH.PDF](#)

5.II. Not Ready For Action – No Items

6. Other – One (1) Item

- 6.I. A Preliminary Presentation And Discussion Of The Initial Architectural Renderings And Related Materials For P.Z. 16-15 CVS Pharmacy proposed development of a CVS Pharmacy, which is planned at the southwest corner of Highway 109 and Manchester Road (Street Address: 2601 State Route 109/Locator Number 24V430185). Petitioner is seeking the Board's input on this building's architecture. (Ward One)

Documents: [VI.A. CVS PRELIMINARY PRESENTATION.PDF](#)

7. Public Comment

8. Closing Remarks And Adjournment

If you would like to submit a comment regarding an item on this meeting agenda, please visit the [Form Center](#).

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
April 14, 2016**

The Architectural Review Board meeting began at 7:00 pm, on Thursday, April 14, 2016, in the Wildwood City Hall Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Vice-Chair Dial called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [5]
Vice-Chair Dial
Secretary Crow
Board Member Hensic
Council Liaison Baugus
Alternate Lindberg

Absent [3]
Chair Hoffman
Board Member Teller
Commission Liaison Lee

Staff present: Director Vujnich, Planner Newberry, and Director of Public Works Brown

City Officials: Mayor Woerther and Council Member Goodson

Petitioners present: Jim Harris and another representative of Pulte Homes of St. Louis, LLC; Tim Nugent and Greg Brunkhorst, CDG Engineers

II. Approval of Meeting Minutes from March 10, 2016

A motion was made by Secretary Crow, seconded by Board Member Hensic, for the approval of the March 10, 2016 meeting minutes, as prepared. There being no discussion or changes, the motion passed by a voice vote [4-0].

III. Agenda Items to be Discussed at Tonight's Meeting

Vice-Chair Dial noted two (2) items under Old Business "Ready for Action", and one (1) item under New Business "Ready for Action". No modifications to the agenda were made and the meeting proceeded, as outlined.

IV. Old Business

1. Ready for Action [Two (2) Items]

- a) Town Center Development Manual's review and update, after the completion of the overall plan's ten (10) year update [approved December 2013]. The Board will consider edits to the "**Application for the City of Wildwood's Architectural Review Board**" document (Approved December 10, 2015 and discussed February 11, 2016). (Wards 1, 4, 5, 6, 7, & 8)

A discussion was held on the final edits to the "Application for the City of Wildwood's Architectural Review Board" document. Following the discussion, the Board reached a consensus on the changes.

- b) First review and discussion of additional Architectural Elevations and related materials for **P.Z. 4, 5 and 6-14 Wildwood Trail Subdivision**; approved, twenty (20) lot residential development; located north of Towns at Windrush Subdivision and along Viola Gill Lane; 'R-4' 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated for Town Center 'Neighborhood Edge' District. (Ward Eight)

Director Vujnich described the submittal before the Board from Pulte Homes for the Wildwood Trail Subdivision. The petitioner is presenting additional elevations to the Board that are currently being offered to home buyers, but were not previously approved by the Board.

Jim Harris, Pulte Homes St. Louis, LLC, presented the elevations and related materials for the following models:

Fifth Avenue:

- Elevation 1
- Elevation 4
- Elevation 5
- Elevation 6

Boardwalk:

- Elevation 4
- Elevation 5
- Elevation 6

Park Place:

- Elevation 2
- Elevation 5
- Elevation 6

Woodward

- Elevation 1
- Elevation 2
- Elevation 4
- Elevation 5
- Elevation 6

Vice-Chair Dial commended the petitioner for the quality of the submitted application packet. Discussion was held among Board Members about previously approved architectural requirements for key lots; the width of shutters on the smaller windows; the color of materials being offered; and the use of box gables. Vice-Chair Dial invited members of the public to comment on the proposal.

Larry Goodson, Council Member Ward Five, 2544 Viola Gill Lane, stated his concern for the variety and darkness of colors of the materials being offered for the Wildwood Trail Subdivision, in relation to the Towns at Windrush Subdivision. He also stated his concern about the orientation of the homes on Lot 8 and Lot 9 of the Wildwood Trail Subdivision toward the garages in the Towns at Windrush..

A motion was made by Secretary Crow, seconded by Member Hensic, to approve the elevations, and related materials, with the acknowledgement of the following components:

1. Remove the oversized shutters on the smaller, second story windows (Fifth Avenue – Elevation 6; Boardwalk – Elevation 6; and Woodward – Elevation 6).
2. Do not utilize box gables (Fifth Avenue – Elevations 1, 4, and 6; Boardwalk – Elevation 4; Park Place – Elevations 2 and 6; Woodward – Elevations 1, 2, 4, and 6).

Vice Chair Dial called the question and a roll call vote was taken, with the following results:

Ayes: Vice Chair Dial, Secretary Crow, Member Hensic, and Alternate Lindberg

Nays: None

Absent: Chair Hoffman and Board Member Teller

Abstain: None

Whereupon Vice-Chair Dial declared the motion approved by a vote of 4-0

2. Not Ready for Action [One (1) Item]

- a) Town Center Development Manual's review and update, after the completion of the overall plan's ten (10) year update [approved December 2013]. The board will review the revised Roofs Section of the Town Center Plan's Architectural Guidelines. (Wards 1, 4, 5, 6, 7, & 8) – **WAS POSTPONED**

V. New Business

1. Ready for Action [One (1) item]

- a) Initial review and discussion of Architectural Elevations and related materials for **Strecker Road Bridge Replacement**, c/o Department of Public Works; vehicular bridge replacement; Strecker Road, south of its intersection with Valley Road, and spanning Caulks Creek; FPNU – Flood Plain Non-Urban Residence District. (Wards Two and Three)

Director Vujnich introduced Rick Brown, Director of Public Works and City Engineer, to present this Capital Improvement Project to the Board. Director Brown described the project and shared a slideshow of photographs depicting the surrounding bridges and other existing conditions near the

project area. He explained the Department of Public Works is asking the Board for recommendations on the architectural components of the Strecker Road Bridge Replacement.

Tim Nugent and Greg Brunkhorst, representatives of CDG Engineers, the City's consultant on this project, presented two (2) design options and the various components of such.

Discussion was held among Board Members about the difference in cost between the two (2) options; the proposed lettering on either end of the bridge; the design of the stamped concrete; and the finish of the concrete.

A motion was made by Member Hensic, seconded by Secretary Crow, to make the following recommendations:

1. Do not include the lettering at either end of the bridge.
2. Do not sandblast the concrete features between the open spaces at the base of the bridge.
3. Include the raised feature at the center of the bridge, with stamped concrete design.

The motion passed with a unanimous voice vote of 4-0

2. Not Ready for Action [No Items]

VI. Other [One (1) Item]

- a) An update by the Department of Planning on the current elevations – approved May 14, 2015 – for **P.Z. 5 and 5a-98 Greater Missouri Builders, Inc./Cambury Subdivision; McBride & Son Companies;** re-development of a residential project, from 91 attached units to 39 attached and 42 detached units; located at the southeast corner of the intersection of State Route 100 and State Route 109; 'R-6A' 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated '*Neighborhood General and Center*' Districts of Town Center. (Ward Eight)

Director Vujnich updated the Board on the limited color options being offered by McBride and Son Homes to buyers at the Cambury Subdivision. He explained the Board approved a submittal that included a wide variety of color and material options at its May 2015 meeting. However, only one (1) color option is being offered to buyers.

A discussion was held among Board members about the its understanding that all color options would be made available to buyers and that such is a deviation from what was approved; the options available to prevent this situation from occurring for future homes in the Cambury Subdivision, as well as other approved projects; and incorporating language in the Town Center Plan's Architectural Guidelines to ensure a variety of home colors in future Town Center developments. The Board directed the Department of Planning to compose a letter to McBride and Son Homes requiring the following be considered:

1. Select three (3) complementary colors to be offered to future buyers of the remaining units for their consideration.

2. Remove the Timber Bark color from the offerings of options allowed within this development.
3. Complement the new color selections for these remaining units with a variety of shingle color, as well as brick and stone accents.

No formal vote was taken, but there was a consensus among Board Members.

VII. Public Comment

VIII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on May 12, 2016

Secretary Crow made a motion, seconded by Board Member Hensic, to adjourn. The motion was passed by a voice vote [4-0]. The meeting was adjourned at 9:00 p.m.

Approved by:

Date Approved:

Secretary Crow
City of Wildwood Architectural Review Board

James Hardie ColorPlus Palette

NORTH
Effective: November 2012



* US Markets: Midwest, Northeast and Mid Atlantic
* Canada Markets: Ontario, Quebec

The following James Hardie® Siding products are available in these ColorPlus® Colors: HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding, HardieTrim® Batten Boards and Artisan® Lap Siding.

	Arctic White JH10-20		Navajo Beige JH30-10		Cobble Stone JH40-10		Soft Green JH60-10		Light Mist JH70-10
	Tuscan Gold JH80-20		Sail Cloth JH20-10		Sandstone Beige JH30-20		Monterey Taupe JH40-20		Heathered Moss JH50-20
	Chestnut Brown JH80-30		Woodland Cream JH10-30		Autumn Tan JH20-30		Woodstock Brown JH30-30		Mountain Sage JH50-30
	Countrylane Red JH90-20		Harris Cream JH80-10		Khaki Brown JH20-30		Timber Bark JH40-30		Parkside Pine JH60-30
			Iron Gray JH90-30						

The following James Hardie® Products are available in these ColorPlus® Colors: HardieTrim® Boards, HardieSoffit® Panels and Artisan® Accent Trim.

	Arctic White JH10-20		Sail Cloth JH20-10		Navajo Beige JH30-10		Autumn Tan JH20-30		Sandstone Beige JH30-20
	Cobble Stone JH40-10		Monterey Taupe JH40-20		Khaki Brown JH20-30		Woodstock Brown JH30-30		Timber Bark JH40-30

Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.

James Hardie ColorPlus Technology Siding Products

artisan
JamesHardie

ARTISAN® LAP SIDING

Not currently available in Canada

Thickness: 5/8"
Length: 12' planks

Smooth
Widths: 5.25" (4" exp.),
7.25" (6" exp.),
8.25" (7" exp.)



HardiePlank®

HARDIEPLANK® LAP SIDING

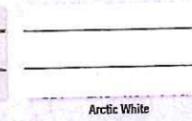
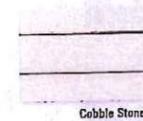
Thickness: 5/16"
Length: 12' planks

Select Cedarmill®
Widths: 5.25" (4" exp.), **
6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)

Smooth
Widths: 5.25" (4" exp.), **
6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)

Beaded Cedarmill®
Width: 8.25" (7" exp.)

Beaded Smooth
Width: 8.25" (7" exp.)

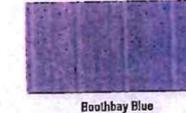


HardiePanel®

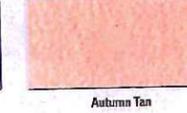
HARDIEPANEL® VERTICAL SIDING

Thickness: 5/16"

Sierra 8
Sizes: 4' x 8' and 4' x 10'



Stucco
Sizes: 4' x 8' and 4' x 10'



Cedarmill®
Sizes: 4' x 8' and 4' x 10'



Smooth
Sizes: 4' x 8' and 4' x 10'

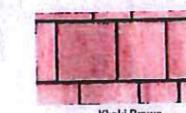


HardieShingle®

HARDIESHINGLE® SIDING

Thickness: 1/4"

Straight Edge Panel
Width: 48"
Height: 15.25" (7" exp.)
14" (5" exp.) **



Staggered Edge Panel
Width: 48"
Height: 15.875" (6" exp.)



Individual Shingles
Sizes: 4.2", 5.5", 6.75", 7.25",
10" x 15.25" (7" exp.) **
3.5", 4.5", 5.5", 7",
8.75" x 14" (5" exp.) **



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MCBRIDE & SON HOMES
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MCBRIDE & SON ARCHITECTURE LLC
16091 Sandley Ridge Rd., Suite 300
Sandy Springs, GA 30077
Phone (678) 537-2000
www.mcbriدهomes.com

COMPUTER DWG.

GLANTZ JOB NO.

DATE

SHEET	REV.
OF	

McBride Stock List

Standard

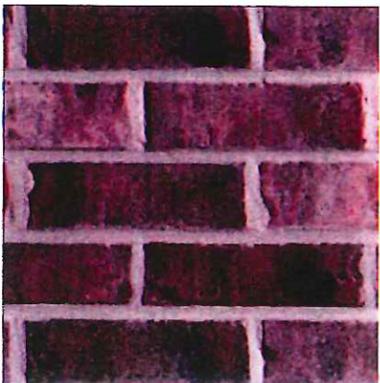
Heritage Trail



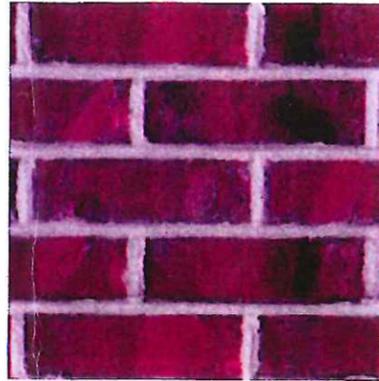
Sugar Creek



Smokey Mountain



Willowbrook



Farmington



Upgrade

Burlington Antique



Autumn Mist



Western Sunset



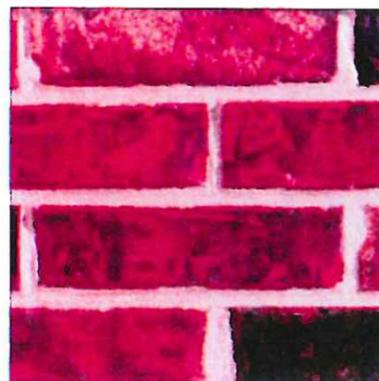
Glenwood



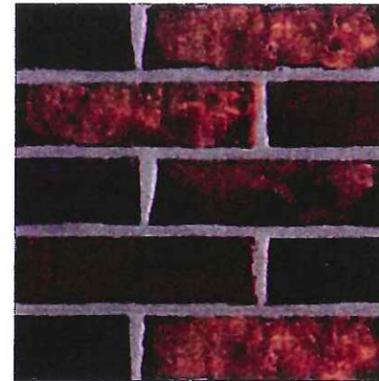
Castlebrook



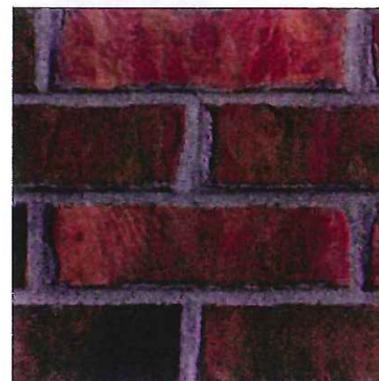
Aztec Blend



Flagstaff



Mesa Blend



McBride and Son Homes
Architecture, LLC
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16991 Sandley Ridge Road, Suite 300
Westerville, OH 43081
Phone: 614-885-3377
www.mcbrideandson.com

COMPUTER DWG.

GLANTZ JOB NO.

DATE

SHEET	REV.
OF	

McBride Stock List – Stone

Cottonwood



Citadel Traditional Grey



Aux Vases Snapped



Fond Du Lac White Machine Cut



Fond Du Lac Buff Machine Cut



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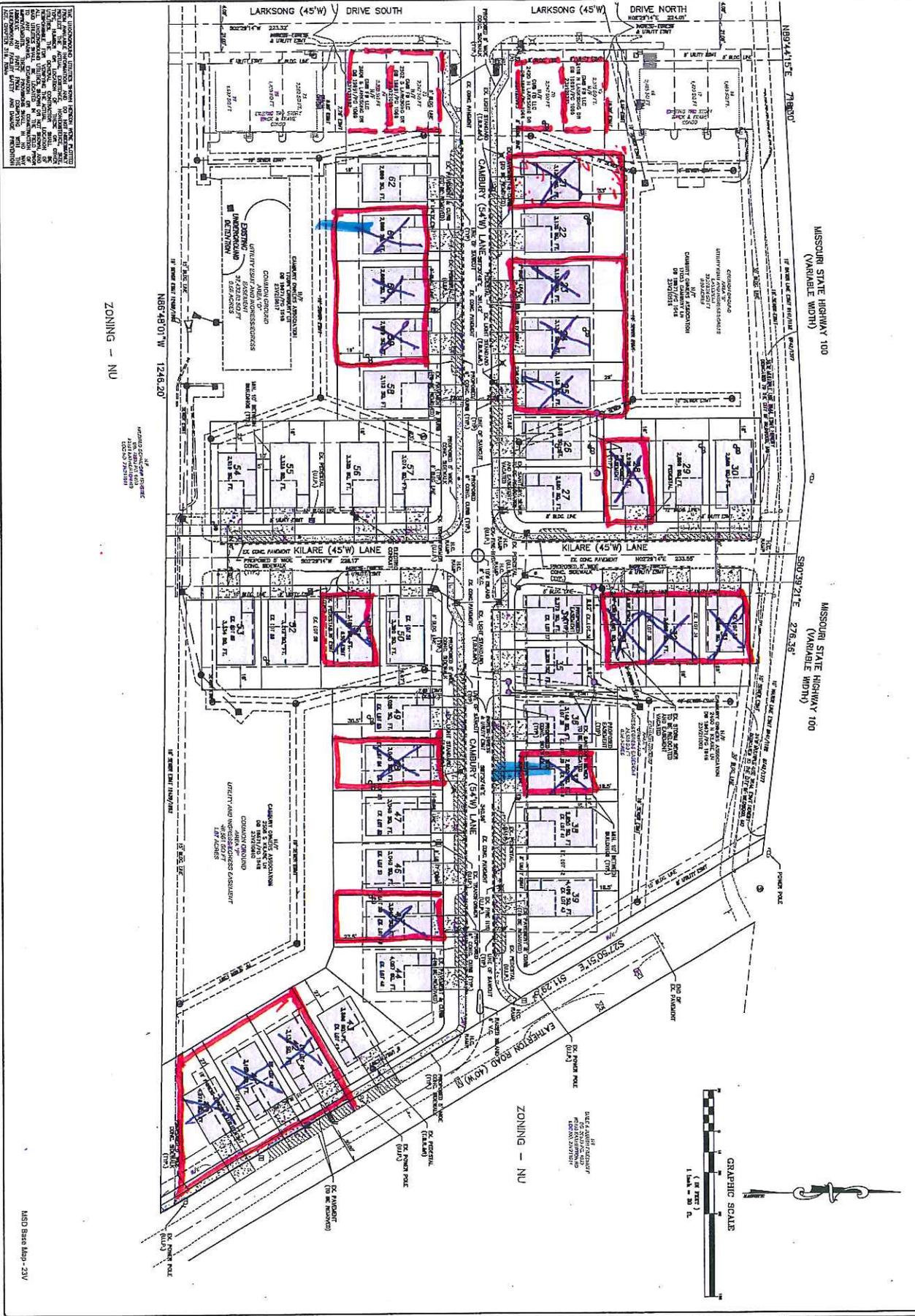
MCBRIDE & SON ARCHITECTURE LLC
16091 Swingley Ridge Road, Suite 300
Fond Du Lac, WI 54937
Phone: 920.636.5377
www.mcbridehomes.com

COMPUTER DWG.

GLANTZ JOB NO.

DATE

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OF



THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON WAS OBTAINED FROM THE RECORDS OF THE CITY OF VILAGEWOOD, MISSOURI, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR AND AM NOT PROVIDING ANY PROFESSIONAL OPINION OR GUARANTEE OF ACCURACY FOR ANY OTHER PURPOSES.

ZONING - NU

N86°45'01"W 1246.20'

MISSOURI STATE HIGHWAY 100 (VARIABLE WIDTH)

N86°45'01"W 1246.20'

CAMBURY (54'W) LANE
 UTILITY AND INFRASTRUCTURE CONSULTANT
 4501 201' ST
 VILAGEWOOD, MISSOURI 63073

ZONING - NU

MISSOURI STATE HIGHWAY 100 (VARIABLE WIDTH)

GRAPHIC SCALE
 1" = 20' FT

MSD Base Map- 23V

DATE	14-09-317
BY	Jan 9 2014
PROJECT	LG 2.1
SCALE	SDP

Cambury
 City of VillageWood, Missouri
 SDP / SITE PLAN

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgardner Road
 St. Louis, Missouri 63129
 Ph 314-487-6440 Fax 314-487-6944
 www.sterling-engineers.com
 Corporate Certificate of Authority #001348

McBride Cambury LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri, 63017
 Ph. (636) 537-2000
 Fax (636) 537-2546
 www.mcbridehomes.com

ISSUE	REMARKS/DATE
1	11-17-2014, INITIAL SUBMITTAL

YORKSHIRE "K"
Cambury
S Q U A R E

Exterior Color package #3

(Gray Slate)

Roof: 30 yr. Weatherwood

Metal Roof (if applicable): Black

Siding: JH Timberbark

Vertical Siding/Shake Shingles: JH Gray Slate

Shutters: 018 Tuxedo Gray

Front Door: 018 Tuxedo Gray

Garage Doors: Renner Company Sandstone

Soffit/Fascia: Tuscan Clay

Gutters: Sierra

Stone: Harvest Mix Snapped

Brick (if applicable): Boral Burlington Antique King

Columns and Header: (Select One Color Below)

Timber Bark

Artic White

Gray Slate

Monterey Taupe

Navajo Beige

Trim: JH Timberbark

Windows: White

Yorkshire elev. K



- Customer choice
- Timberback
- Tuscan clay
- Sandstone

2/26/16

YORKSHIRE "J"

Cambury

S Q U A R E

Exterior Color package #2

(Navajo Beige)

Roof: 30 yr. Weatherwood
Metal Roof (if applicable): Black
Siding: JH Timberbark
Vertical Siding/Shake Shingles: JH Navajo Beige
Shutters: 002 Black
Front Door: 002 Black
Garage Doors: Renner Company Sandstone
Soffit/Fascia: Tuscan Clay
Gutters: Sierra
Stone: Harvest Mix Snapped
Brick (if applicable): Boral Burlington Antique King
Columns and Header: (Select One Color Below)

- Timber Bark
- Artic White
- Gray Slate
- Monterey Taupe
- Navajo Beige

Trim: JH Timberbark
Windows: White

Yorkshire elev. J



2/26/16

YORKSHIRE 'G'

Cambury

S Q U A R E

Exterior Color package #1

(Monterey Taupe)

Roof: 30 yr. Weatherwood

Metal Roof (if applicable): Black

Siding: JH Timberbark

Vertical Siding/Shake Shingles: JH Monterey Taupe

Shutters: 010 Musket Brown

Front Door: 010 Musket Brown

Garage Doors: Renner Company Sandstone

Soffit/Fascia: Tuscan Clay

Gutters: Sierra

Stone: Harvest Mix Snapped

Brick (if applicable): Boral Burlington Antique King

Columns and Header: (Select One Color Below)

Timber Bark

Artic White

Gray Slate

Monterey Taupe

Navajo Beige

Trim: JH Timberbark

Windows: White

Yorkshire elev. G



- Customer choice
- Timber bark
- Tuscan clay
- Sandstone

2/26/16

FOXDALE "G"

Cambury

S Q U A R E

Exterior Color package #1

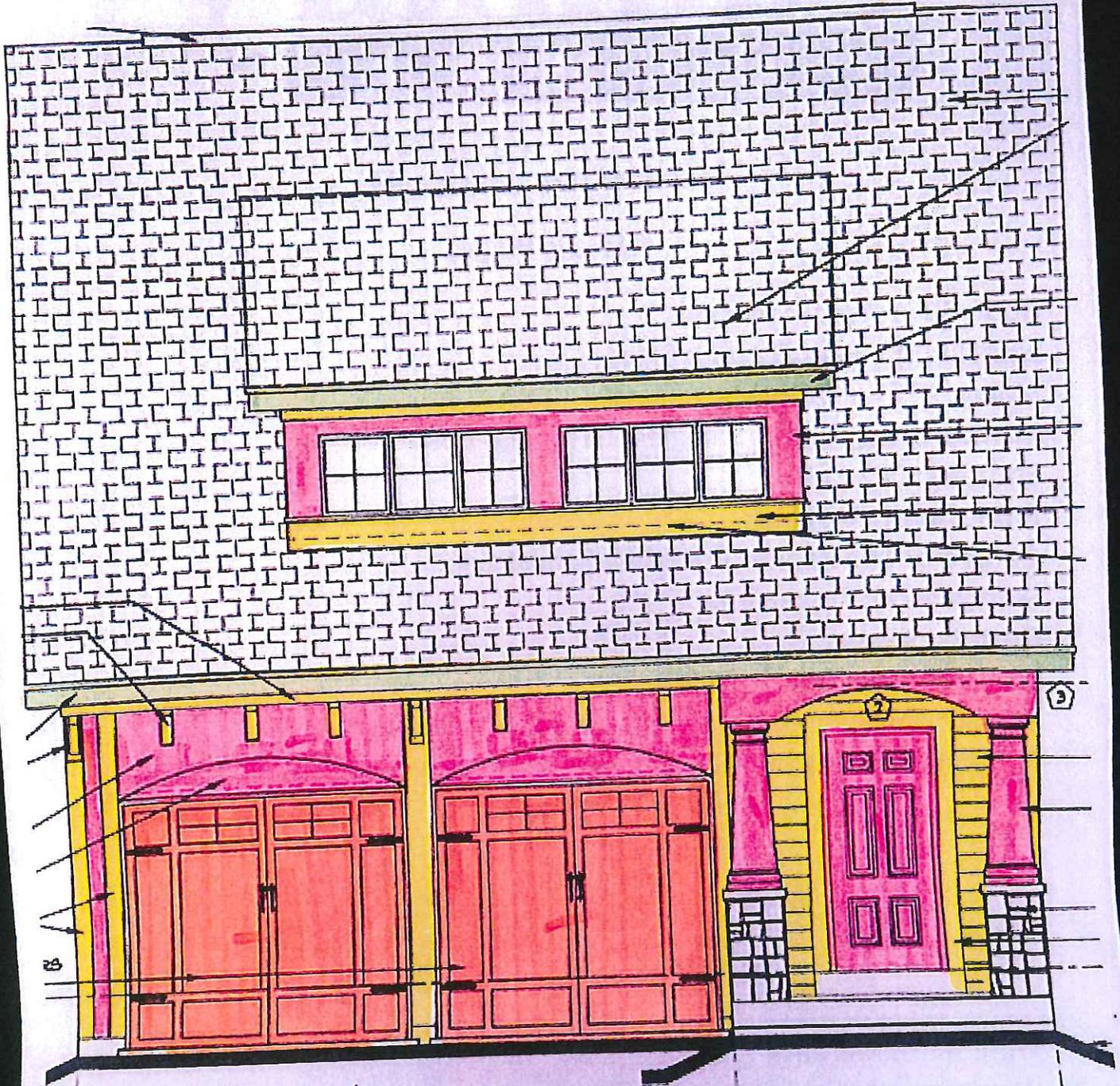
(Monterey Taupe)

Roof: 30 yr. Weatherwood
Metal Roof (if applicable): Black
Siding: JH Timberbark
Vertical Siding/Shake Shingles: JH Monterey Taupe
Shutters: 010 Musket Brown
Front Door: 010 Musket Brown
Garage Doors: Renner Company Sandstone
Soffit/Fascia: Tuscan Clay
Gutters: Sierra
Stone: Harvest Mix Snapped
Brick (if applicable): Boral Burlington Antique King
Columns and Header: (Select One Color Below)

- Timber Bark
- Artic White
- Gray Slate
- Monterey Taupe
- Navajo Beige

Trim: JH Timberbark
Windows: White

Foxdale elev. G



- Customer choice
- Timber bark
- Tuscan clay
- Sandstone

2/26/16

FOXDALE

"L"

Cambury

S Q U A R E

Exterior Color package #2

(Navajo Beige)

Roof: 30 yr. Weatherwood

Metal Roof (if applicable): Black

Siding: JH Timberbark

Vertical Siding/Shake Shingles: JH Navajo Beige

Shutters: 002 Black

Front Door: 002 Black

Garage Doors: Renner Company Sandstone

Soffit/Fascia: Tuscan Clay

Gutters: Sierra

Stone: Harvest Mix Snapped

Brick (if applicable): Boral Burlington Antique King

Columns and Header: (Select One Color Below)

Timber Bark

Artic White

Gray Slate

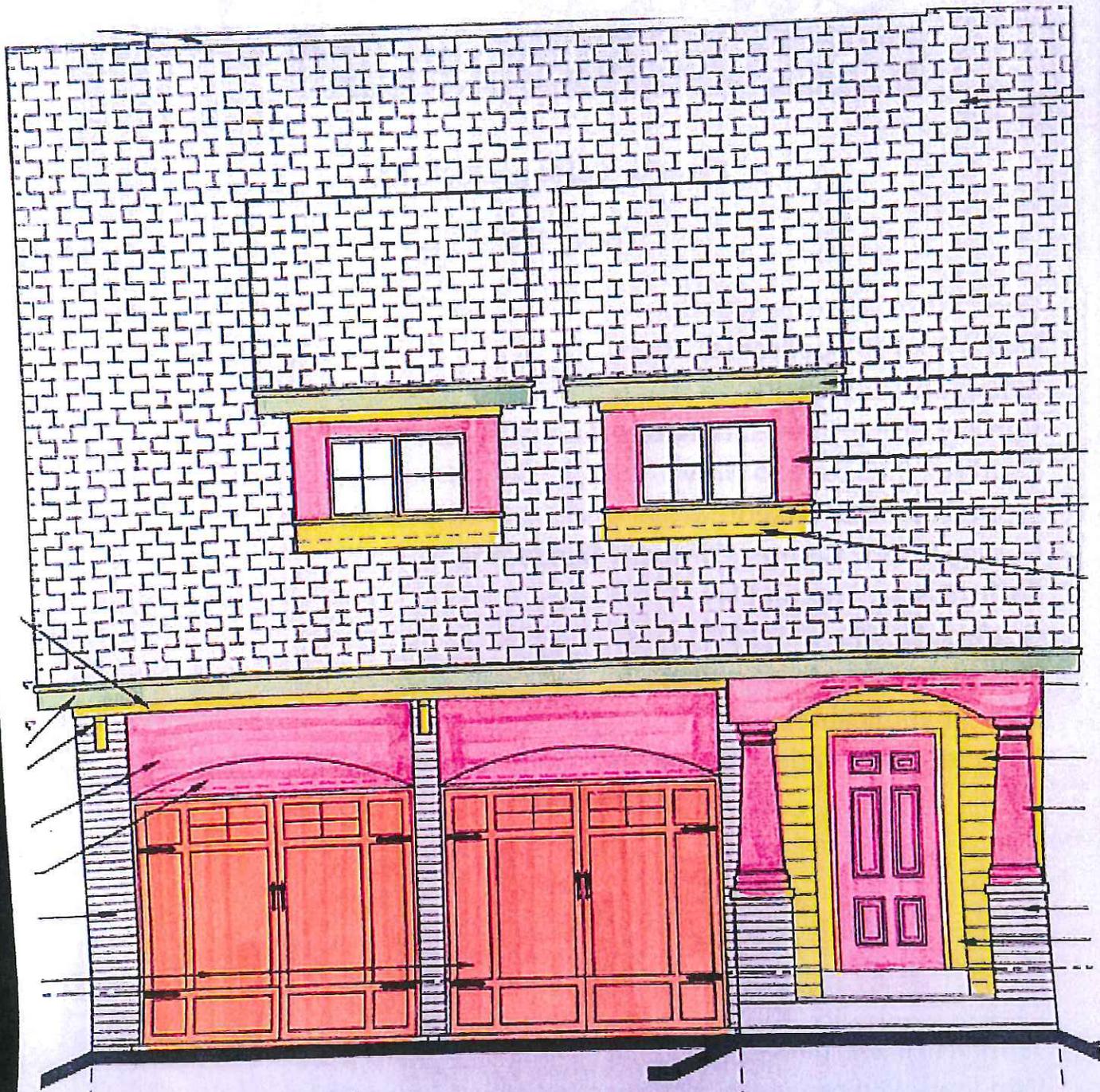
Monterey Taupe

Navajo Beige

Trim: JH Timberbark

Windows: White

Foxdale elev. J



- Customer choice
- Timber bark
- Tuscan clay
- Sandstone

2/26/16

FOXDALE "K"

Cambury

S Q U A R E

Exterior Color package #3

(Gray Slate)

Roof: 30 yr. Weatherwood

Metal Roof (if applicable): Black

Siding: JH Timberbark

Vertical Siding/Shake Shingles: JH Gray Slate

Shutters: 018 Tuxedo Gray

Front Door: 018 Tuxedo Gray

Garage Doors: Renner Company Sandstone

Soffit/Fascia: Tuscan Clay

Gutters: Sierra

Stone: Harvest Mix Snapped

Brick (if applicable): Boral Burlington Antique King

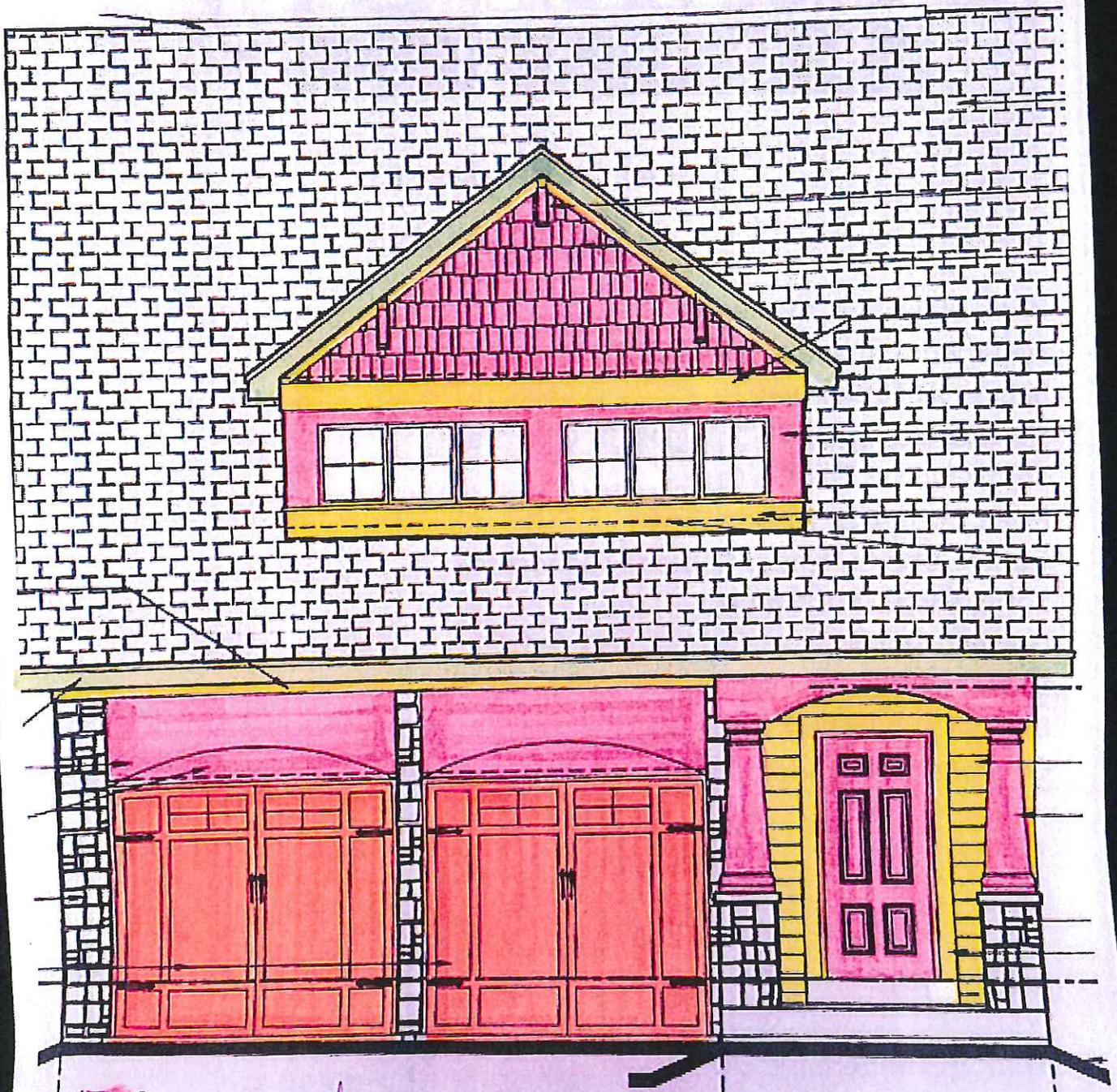
Columns and Header: (Select One Color Below)

- Timber Bark
- Artic White
- Gray Slate
- Monterey Taupe
- Navajo Beige

Trim: JH Timberbark

Windows: White

Foxdale elev. K



-  Customer choice
-  Timber bark
-  Tuscan clay
-  Sandstone

2/26/16

OAKCREST "K"

Cambury

S Q U A R E

Exterior Color package #3

(Gray Slate)

Roof: 30 yr. Weatherwood

Metal Roof (if applicable): Black

Siding: JH Timberbark

Vertical Siding/Shake Shingles: JH Gray Slate

Shutters: 018 Tuxedo Gray

Front Door: 018 Tuxedo Gray

Garage Doors: Renner Company Sandstone

Soffit/Fascia: Tuscan Clay

Gutters: Sierra

Stone: Harvest Mix Snapped

Brick (if applicable): Boral Burlington Antique King

Columns and Header: (Select One Color Below)

Timber Bark

Artic White

Gray Slate

Monterey Taupe

Navajo Beige

Trim: JH Timberbark

Windows: White

Oakcrest elev. K



- Customer choice
- Timberbark
- Tuscan clay
- Sandstone

2/26/16

OAKCREST "]"

Cambury

S Q U A R E

Exterior Color package #2

(Navajo Beige)

Roof: 30 yr. Weatherwood
Metal Roof (if applicable): Black
Siding: JH Timberbark
Vertical Siding/Shake Shingles: JH Navajo Beige
Shutters: 002 Black
Front Door: 002 Black
Garage Doors: Renner Company Sandstone
Soffit/Fascia: Tuscan Clay
Gutters: Sierra
Stone: Harvest Mix Snapped
Brick (if applicable): Boral Burlington Antique King
Columns and Header: (Select One Color Below)

- Timber Bark
- Artic White
- Gray Slate
- Monterey Taupe
- Navajo Beige

Trim: JH Timberbark
Windows: White

Oakcrest elev. J



-  Customer choice
-  Timber bark
-  Tuscan clay
-  Sandstone

2126116

OAKCREST "G"

Cambury

S Q U A R E

Exterior Color package #1

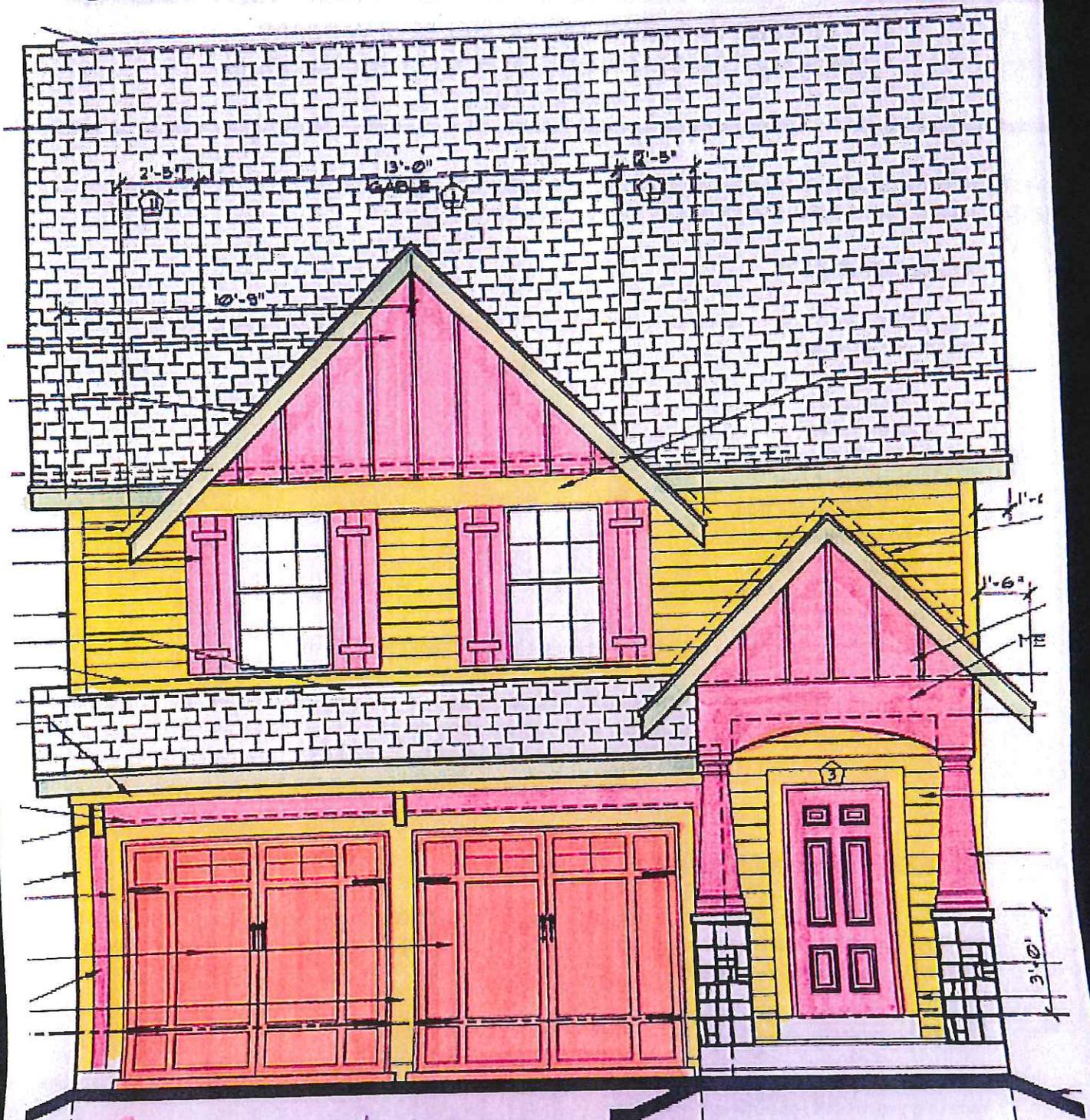
(Monterey Taupe)

Roof: 30 yr. Weatherwood
Metal Roof (if applicable): Black
Siding: JH Timberbark
Vertical Siding/Shake Shingles: JH Monterey Taupe
Shutters: 010 Musket Brown
Front Door: 010 Musket Brown
Garage Doors: Renner Company Sandstone
Soffit/Fascia: Tuscan Clay
Gutters: Sierra
Stone: Harvest Mix Snapped
Brick (if applicable): Boral Burlington Antique King
Columns and Header: (Select One Color Below)

- Timber Bark
- Artic White
- Gray Slate
- Monterey Taupe
- Navajo Beige

Trim: JH Timberbark
Windows: White

Oakcrest elev. G



- Customer choice
- Timber bark
- Tuscan clay
- Sandstone

2/26/16

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
MAY 14, 2015**

The Architectural Review Board meeting began at 7:00 pm, on Thursday, May 14, 2015, in the Wildwood City Hall Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Chair Teller called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [7]

Chair Teller
Vice-Chair Hoffmann
Secretary Crow
Board Member Dial
Board Member Hensic
Alternate Lindberg
Council Liaison McGowen

Absent [1]

Commission Liaison Lee

Staff present:

Director Joe Vujnich and Planner Terri Gaston

Petitioners present:

Clint Sbinski, McBride & Son Homes Project Manager, and Barry Glantz, Architect, both representing the Manors at the Meadows of Cherry Hills and the Cambury Redevelopment projects. Chrissy Hill-Rogers and Neal and Laurie VanGerpen, all representing the Happy Hounds Playground project.

II. Approval of Minutes from the March 12, 2015 Meeting

A motion was made by Vice-Chair Hoffmann, seconded by Secretary Crow, for the approval of the March 12, 2015 meeting minutes, as prepared by staff. There being no discussion or changes, the motion passed by a voice vote [5-0] and the minutes were approved.

III. Opening Comments and Agenda Items to be discussed at Tonight's Meeting

Chair Teller noted that three (3) review items were *Ready for Action* under New Business, so the meeting proceeded, as outlined.

IV. New Business

- A. Presentation, discussion, and first review of Architectural Elevations and related materials for an approved residential project that consists of 38 detached units, located on a 11.6 acres site; south side of Manchester Road, east and west of Cherry Hills Meadows Drive; 'R-4' 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated 'Neighborhood General' District of Town Center; P.Z. 19-14 The Manors at the Meadows at Cherry Hills; McBride Town Center, LLC. (Ward Eight)**

Director Vujnich gave a brief summary of this newly-rezoned residential development, which is situated on the south side of Manchester Road and north of the St. Louis County-zoned subdivision known as The Meadows of Cherry Hills. Unlike the latter development, The Manors at the Meadows is located in the Town Center Area and must comply with architectural requirements of it.

He stated the site-specific ordinance approved for this development requires that all models must exhibit the following elements: Carriage-style doors, 30-year architectural shingles, deep porches [i.e. minimum of 6'], upgraded siding [i.e. fiber-cement type, such as James Hardie Brand], and 15 of the 38 units shall meet the Neotraditional/New Urbanism criteria, while the remaining lots may contain Traditional-style units, which was based upon a compromise by City Council, per public input, to incorporate such as a transition between the existing, neighboring subdivision to the south, to this more modern-concept development.

Discussion centered on the seven (7) different models available to choose from, all of which have five (5) elevation options, for the Traditional-style dwelling, comprising only 23 lots. Major elements for further study related to the following:

1. Siding treatment of the double-offset gable [Hickory model]
2. Remove or return corner on quoins
3. Shutters must be ½-width of overall window opening
4. Eliminate boxed-ends at eaves
5. Double-frontage lots: provide windows on sides and trim out
6. Eliminate side-vents on fireplace; provide full chimney
7. Grapevine mortar pattern – allow
8. Stone – natural materials; not veneer
9. Foundations: natural, painted or wrap w/siding?

No action was taken at this time, requesting that the petitioner address the nine (9) items above and limit the resubmittal to only the model elevations that are the most desired.

- B. Presentation, discussion, and first review of Architectural Elevations and related materials for the re-development of a residential project, from 91 attached units to 39 attached and 42 detached units; north and south sides of Cambury Lane, between State Route 109 and Eatherton Road; 'R-6A' 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated 'Neighborhood General and Center' Districts of Town Center; P.Z. 5 and 5a-98 Greater Missouri Builders, Inc./Cambury Subdivision; McBride & Son Companies. (Ward Eight)**

Director Vujnich gave an overview of the lengthy history of this residential development, which began in 1999 by Greater Missouri Builders [aka GMB]. After the first phase was built out, that

being the western third of the overall property [Plat 2] and included only 35 of the 91 rowhomes, the project went stagnant and has sat vacant for more than a decade. Similar to Grover Crossing, another GMB development, McBride Homes stepped up as the successor builder.

As the successor builder, City Council approved an amended ordinance allowing for 42 single-family detached units on the remainder of the project [i.e. GMB's Plat 1 and the central third, which was never platted, yet slated as 'future development'], with the exception that the final two buildings [a total of 4 units, platted as Lots 19, 20, 73, and 74] must be finished out with facades mimicking the corner rowhomes adjacent to them [i.e. GMB's Concord is similar to McBride's Georgetown model], while providing the same upgraded materials and elements as the proposed single-family dwellings. Such material include: 30-year architectural shingles, upgraded siding [i.e. fiber-cement type, such as James Hardie Brand], trimboards and windows with mullions added to corner units. Additionally, the detached dwellings shall exhibit deep porches [i.e. minimum of 6'], Carriage-style doors, and shutters shall be equal to ½-width of the windows or eliminate them entirely.

A few clarifications were made by the developer's representatives that the attached corner units would be smaller than those existing and also requested the ARB recommend siding on the sides in lieu of brick. Such request was not supported, given the building requirements set forth by the amended ordinance approved by City, which specified brick on the front and side facades. Material samples were provide, along with four (4) color-selection sheets for siding, brick, stone, and shingles. The Board noted that only a mix of two (2) materials should be used on the first-floor elevations [i.e. brick or stone on the front facade and column bases, with siding], yet transitioning to the second level, shaker gables or vertical board-and-batten may be used. Further discussion was very brief amongst the members, being the Board had on-going history with this development, as well as the successful completion of the previous redevelopment of Grover Crossing by McBride.

A motion was made by Secretary Crow, seconded by Vice-Chair Hoffmann, to approve the redevelopment project, as presented by the petitioner and outlined above by staff. The motion passed by a unanimous voice vote.

C. Presentation, discussion, and first review of Architectural Elevations and related materials for an approved recreational land use facility (private dog park) that is to be located on an 11.02 acre site; east side of Pond Road, south of State Route 100; 'NU' Non-Urban Residence District, with a Conditional Use Permit (CUP); P.Z. 20-14 Happy Hounds Playground, LLC. (Ward One)

Director Vujnich gave a brief synopsis of the Pond Road property, located south of State Route 100 and north of Manchester Road, all of which is zoned Non-Urban. The Planning and Zoning Commission recently approved the Conditional Use Permit [CUP] for eleven (11) of the 18-acre site that is slated for this private dog park facility. This project will include a 1,200-square foot membership building and parking lot, with site improvements for small-dog, large-dog, and mixed-used play areas, along with expanding the existing pond to provide for a zero-entry lake and beach. The Site Development Plan, still under review, will comply with the Grading Code, Tree Preservation and Restoration Code, and the Natural Resource Protection Standards.

Director Vujnich introduced Mr. and Mrs. VanGerpen, owners of the property and petitioner, as well as their architect, Ms. Rogers. The petitioner noted the site currently contained an old home, which was damaged by fire approximately three (3) years ago, a detached garage, and a deteriorated

outbuilding, all of which are to be removed. The first floor of the 600-square-foot building footprint would provide a lobby, membership desk, a small retail kiosk for pet goods, and restrooms, which would be accessible to patrons from the grounds. The second level would contain a private office for staff, storage, and a deck overseeing the playground. Ms. Rogers stated the materials, including stone, glass, and Ash siding on walls with a standing-seam metal roof, exhibited a contemporary style that would be almost maintenance-free. The trash enclosure would be constructed of split-face CMU with a wooden gate.

The Board was most impressed with the presentation and appreciative of the thorough packet information provided to them for this project. They stated the building materials and architectural design complemented the site and the intended use very well.

A motion was made by Vice-Chair Hoffmann, seconded by Secretary Crow, to approve the building project, as presented by the petitioner and architect. The motion passed by a unanimous voice vote [5-0].

V. Old Business – None

VI. Other:

Board Member Dial wished to address the other members regarding review of the architectural aspects should focus specifically to such and avoid commenting on site issues. He also requested review of and amendments to the design guidelines and the Town Center Development Manual.

VII. Public Comment - None

VIII. Closing Remarks and Adjournment

Planner Gaston noted the next regularly-scheduled meeting will be held on June 11, 2015. Included in the Board's packets were updated rosters; if or when any changes are needed, please submit via email.

Board Member Dial made a motion, which was seconded by Vice-Chair Hoffmann, to adjourn. The motion was passed by a voice vote [5-0]. The meeting was adjourned at 9:41 p.m.

Approved by:

Date Approved:

Secretary Crow
City of Wildwood Architectural Review Board

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
AUGUST 13, 2015**

The Architectural Review Board meeting began at 7:08 pm, on Thursday, August 13, 2015, in the Wildwood City Hall Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Chair Hoffmann called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [7]

Chair Teller
Vice-Chair Hoffmann
Secretary Crow
Board Member Dial
Board Member Hensic
Alternate Lindberg
Commission Liaison Lee

Absent [1]

Council Liaison McGowen

Staff present: Director Joe Vujnich and Planner Terri Gaston

City Officials: Mayor Woerther

Petitioners present: Clint Skibinski, McBride & Son Homes, Project Manager, and Barry Glantz, Architect, both representing the Manors at the Meadows Project.

II. Opening Comments and Agenda Items to be discussed at Tonight's Meeting

Chair Teller noted that one (1) review item was *Ready for Action* under Old Business, so the meeting proceeded, as outlined.

III. Old Business

A. Ready for Action:

1. **Second review and discussion of Architectural Elevations and related materials for an approved residential project that consists of 38 detached units, located on a 11.6 acres site; south side of Manchester Road, east and west of Cherry Hills Meadows Drive; 'R-4' 7,500 square foot Residence District, with a Planned Residential Development Overlay District**

(PRD), which is designated 'Neighborhood General' District of Town Center; P.Z. 19-14 The Manors at the Meadows at Cherry Hills; McBride Town Center, LLC. (Ward Eight)

Director Vujnich gave a summary of the previous review, which was held on May 14, 2015, regarding this newly-rezoned residential development, to be known as The Manors at the Meadows of Cherry Hills, which would be located on the south side of Manchester Road, at Cherry Hills Meadows Drive. Unlike other developments completed and/or taken over by McBride and Son Homes [Towns at Windrush; Grover Crossing-Plat 2; Cambury-Plat 3], he stated the Manors at the Meadows is a mix of traditional and neo-traditional units, in an effort to blend with the built environment of the St. Louis County-zoned residential neighborhood to the south, as well as providing a transition for compliance to Town Center requirements. In addition to this combination of housing types, Director Vujnich reiterated the site-specific ordinance approved for this development requires that all models must exhibit the following elements:

- Carriage-style doors;
- Thirty (30) year architectural shingles;
- Deep porches [i.e. minimum of 6']; and
- Upgraded siding [i.e. fiber-cement type, such as James Hardie Brand];

Discussion at said prior meeting regarding the seven (7) different models being offered to potential buyers identified the following major elements the Board requested for further study:

1. Reconsider the use of siding on the double-offset gable on a fully brick façade [Hickory Model – Elevation B];
2. Remove or return corner on quoins;
3. Shutters must be one-half (½) width of the overall window opening;
4. Eliminate boxed-ends at eaves;
5. Double-frontage lots: provide windows on sides, with trim;
6. Eliminate side-vented fireplaces; provide a full chimney;
7. Grapevine mortar pattern – allow;
8. Stone – natural materials; not veneer; and
9. Foundations: natural, painted, or wrap with siding.

After the representatives agreed to Items #3 and #4 above, discussion ensued regarding the direct side-vent fireplaces and returning materials to sides. They indicated the width of the lots, with applied side-yard setback requirements, wouldn't allow the extra dimensions it would take to comply with these criteria [Items #2 and #6]. A compromise was met, which would require all inside corners on the front facades shall turn materials, but allow them to terminate at the right and left corners of the units; remove quoins altogether, versus returning them; and add mullions to windows on all elevations for all lots.

A motion was made by Secretary Crow, seconded by Vice-Chair Hoffmann, to approve the project, conditioned upon requiring revised elevations, pursuant to the aforementioned

compromise, and reviewed by the Department for compliance to such. The motion passed by a unanimous voice vote.

IV. New Business - NONE

V. Other:

Officer Nominations/Elections:

A motion was made by Secretary Crow, seconded by Board Member Dial, to elect Vice-Chair Hoffmann as Chair. The motion passed by a unanimous voice vote and Chair Hoffmann will preside at the next meeting.

A motion was made by Chair Hoffmann, seconded by Secretary Crow, to elect Board Member Dial as Vice-Chair. The motion passed by a unanimous voice vote.

A motion was made by Vice-Chair, seconded by Board Member Hensic, to retain Secretary Crow as such. The motion passed by a unanimous voice vote.

Vice-Chair Dial requested the Board consider review of application requirements, a change in the meeting procedures, and scheduling a discussion of amendments to the design guidelines and the Town Center Development Manual.

VI. Public Comment - None

VII. Closing Remarks and Adjournment

Planner Gaston noted the next meeting is scheduled for Sept 10, 2015.

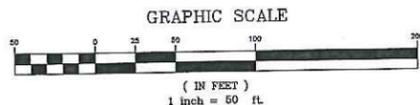
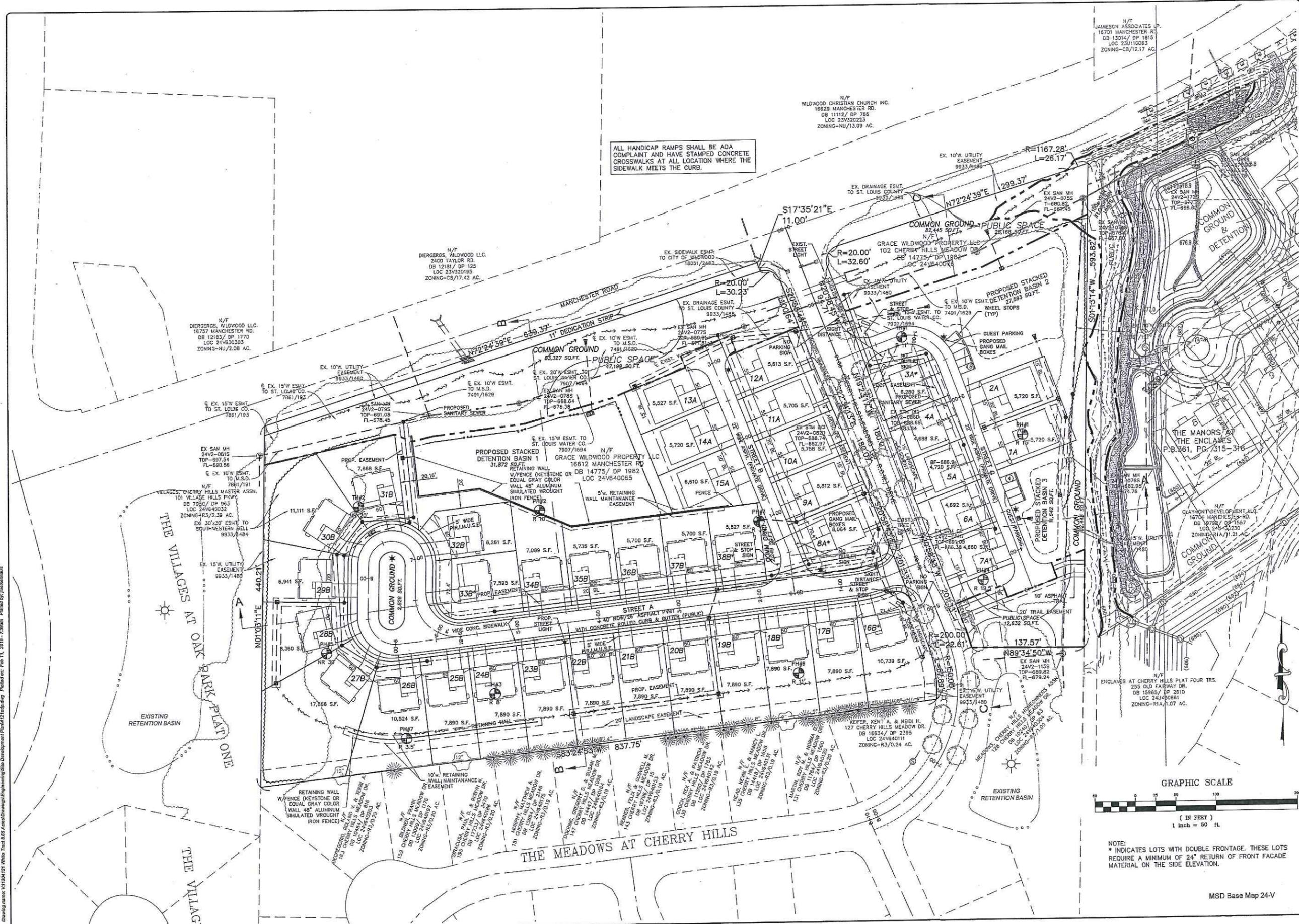
Meeting was adjourned at 8:33 p.m., by unanimous voice vote, upon a motion from Board Member Dial, which was seconded by Chair Hoffmann.

Approved by:

Date Approved:

Secretary Crow
City of Wildwood Architectural Review Board

ALL HANDICAP RAMPS SHALL BE ADA COMPLIANT AND HAVE STAMPED CONCRETE CROSSWALKS AT ALL LOCATION WHERE THE SIDEWALK MEETS THE CURB.



NOTE:
* INDICATES LOTS WITH DOUBLE FRONTAGE. THESE LOTS REQUIRE A MINIMUM OF 24" RETURN OF FRONT FACADE MATERIAL ON THE SIDE ELEVATION.

ISSUE	REMARKS/DATE
1	11-19-2014, INITIAL SUBMITTAL
2	01-20-2015, Revised per City Comments
3	02-10-2015, Revised per City Comments

McBride Town Center, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph. 636-537-2000
Fax 636-537-2546
www.mcbridehomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-467-0440 Fax 314-467-8844
www.sterling-eng-survey.com
Corporate Certificate of Authority #001346

*The Manors at
The Meadows at Cherry Hills*
Willowood, Missouri
SDP - SITE PLAN

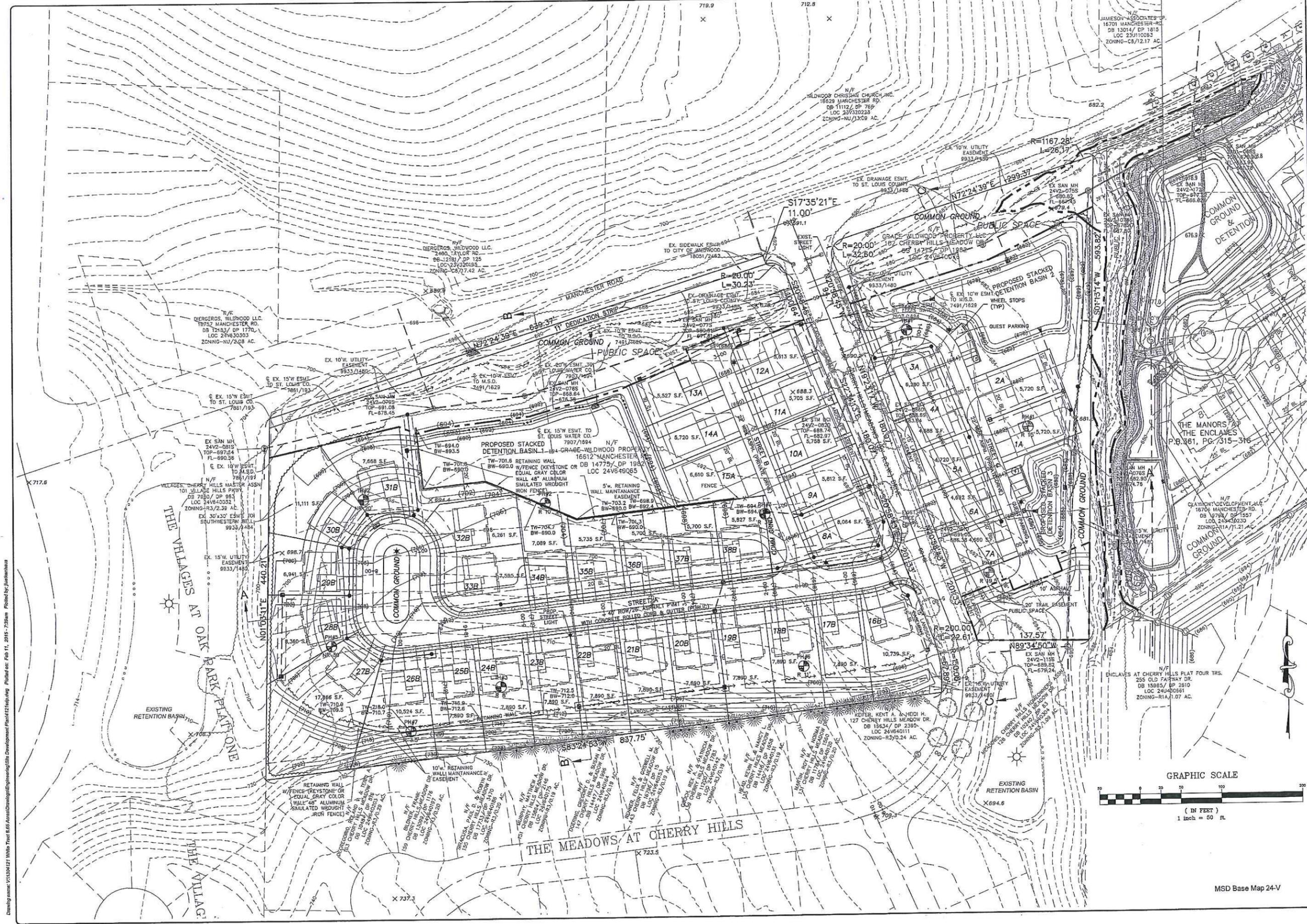


Date: 01-20-2015
MICHAEL G. BOARDING
License No. MO E-28643
Civil Engineer

Job Number
13-04-121
Date
Feb. 10, 2015
Designed: MF Sheet
Drawn: SL **2.1**
Checked: SDP

MSD Base Map 24-V

Drawing name: V:\1304121\1304121.dwg Plot: 13-04-121.dwg Date: Feb 11, 2015 7:28am Plotted by: jholloman



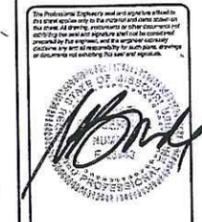
ISSUE REMARKS/DATE

1	11-10-2014	INITIAL SUBMITTAL
2	01-20-2015	Revised per City Comments
3	02-20-2015	Revised per City Comments

McBride Town Center, LLC
 18091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbriدهomes.com

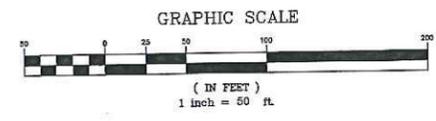
THE STERLING CO
 ENGINEERS & SURVEYORS
 5050 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0400 Fax 314-671-8844
 www.sterling-engineers.com
 Corporate Certificate of Authority #0019368

*The Manors at
 The Meadows at Cherry Hills*
 Wildwood, Missouri
 SDP - GRADING PLAN



Date: 01-20-2015
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: 13-04-121
 Date: Feb. 10, 2015
 Designed: MF
 Drawn: SL
 Checked: SDP



MSD Base Map 24-V

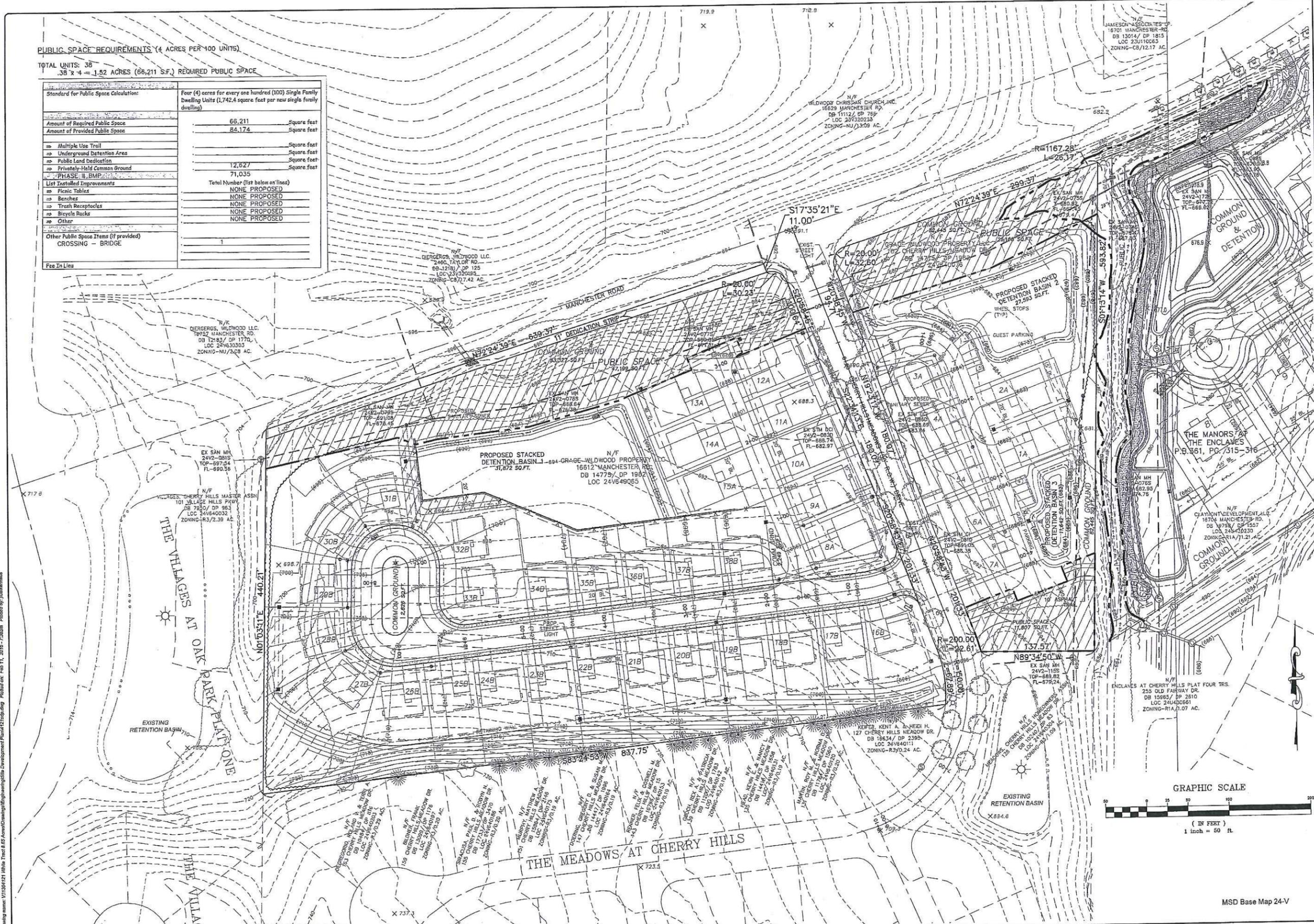
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Drawing name: V:\1504121\1504121.dwg Plotter: Feb 11, 2015 - 7:38am Plotted by: jacobshaus

PUBLIC SPACE REQUIREMENTS (4 ACRES PER 100 UNITS)

TOTAL UNITS: 38
 $38 \times 4 = 152$ ACRES (66,211 S.F.) REQUIRED PUBLIC SPACE

Standard for Public Space Calculation:	
Amount of Required Public Space	66,211 Square feet
Amount of Provided Public Space	84,174 Square feet
Multiple Use Trail	Square feet
Underground Detention Area	Square feet
Public Land Dedication	Square feet
Privately-Held Common Ground	12,827 Square feet
PHASE II BMP	71,035
List Installed Improvements	Total Number (list below on lines)
Picnic Tables	NONE PROPOSED
Benches	NONE PROPOSED
Trash Receptacles	NONE PROPOSED
Bicycle Racks	NONE PROPOSED
Other	NONE PROPOSED
Other Public Space Items (if provided)	
CROSSING - BRIDGE	1
Fee In Lieu	

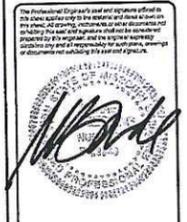


REVISION	DATE	DESCRIPTION
1	11-10-2014	INITIAL SUBMITTAL
2	01-20-2015	Revised per City Comments
3	02-10-2015	Revised per City Comments

McBride Town Center, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
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 5055 New Blumgartner Road
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 Ph. 314-487-0440 Fax 314-487-9544
 www.sterling-engineers.com
 Corporate Certificate of Authority #001348

*The Manors at
 The Meadows at Cherry Hills*
 Wildwood, Missouri
 Public Open Space Plan

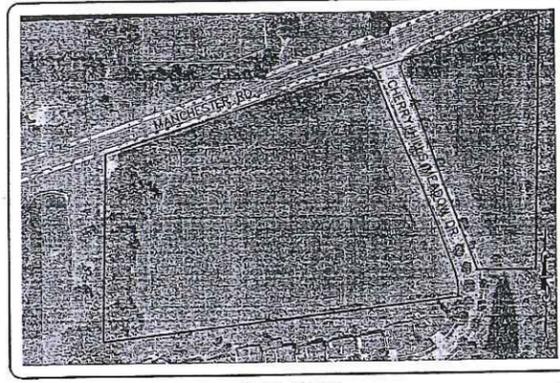


Date: 01-20-2015
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

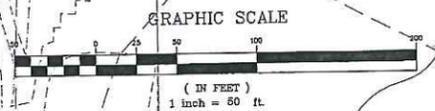
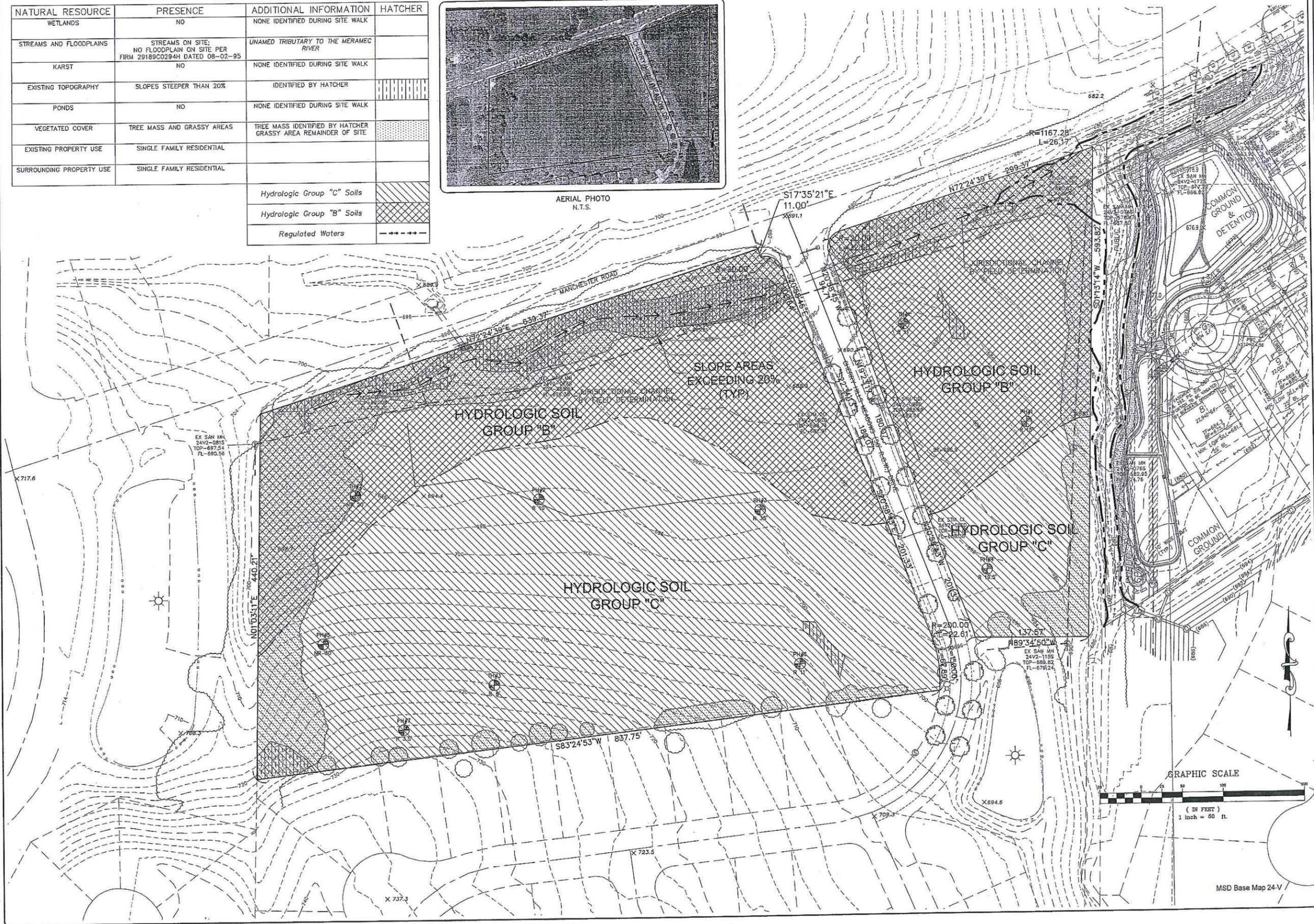
Job Number: 13-04-121
 Date: Feb. 10, 2015
 Designed: MF
 Drawn: SL
 Checked: SDP

MSD Base Map 24-V

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION	HATCHER
WETLANDS	NO	NONE IDENTIFIED DURING SITE WALK	
STREAMS AND FLOODPLAINS	STREAMS ON SITE; NO FLOODPLAIN ON SITE PER FIRM 29189C0294H DATED 08-02-95	UNAMED TRIBUTARY TO THE MERAMEC RIVER	
KARST	NO	NONE IDENTIFIED DURING SITE WALK	
EXISTING TOPOGRAPHY	SLOPES STEEPER THAN 20%	IDENTIFIED BY HATCHER	
PONDS	NO	NONE IDENTIFIED DURING SITE WALK	
VEGETATED COVER	TREE MASS AND GRASSY AREAS	TREE MASS IDENTIFIED BY HATCHER GRASSY AREA REMAINDER OF SITE	
EXISTING PROPERTY USE	SINGLE FAMILY RESIDENTIAL		
SURROUNDING PROPERTY USE	SINGLE FAMILY RESIDENTIAL		
		Hydrologic Group "C" Soils	
		Hydrologic Group "B" Soils	
		Regulated Waters	



AERIAL PHOTO
N.T.S.



ISSUE	REMARKS/DATE
1	11-19-2014 INITIAL SUBMITTAL
2	01-20-2015 Revised per City Comments
3	02-10-2015 Revised per City Comments

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THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-9440 Fax 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority 00101346

*The Manors at
 The Meadows at Cherry Hills*
 Willow, Missouri
 Natural Resources Preservation Plan


 Date: 01-20-2015
 MICHAEL G. BOARDING
 License No. MO E-28643
 Civil Engineer

Job Number
13-04-121
 Date
Feb. 10, 2015
 Designed: MF Sheet
 Drawn: SL **6.1**
 Checked: SDP

Drawing name: V:\1304121\White Tract\605\AreaDrawings\Engineering\SDPs\Development\Plan\12104.dwg Ploher.cad: Feb 11, 2015 - 2:38am Plotted by: jwinkhaus

BILL #2060

ORDINANCE #2060

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE APPROVAL OF THE REZONING OF AN 11.5 ACRE TRACT OF LAND THAT IS LOCATED ON THE SOUTH SIDE OF MANCHESTER ROAD, AT CHERRY HILLS MEADOWS DRIVE, FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) TO ALLOW FOR ITS DEVELOPMENT WITH THIRTY-EIGHT (38) SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH A MIX OF UNIT TYPES, ALL BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION DATED OCTOBER 6, 2014. (Ward Eight)

WHEREAS, the parcels of ground that are located between Manchester Road and the established residential subdivision of the Meadows of Cherry Hills have been discussed many times over the last fifteen (15) years, as the Town Center Plan was developed, implemented, updated, and re-applied; and

WHEREAS, although often discussed, these properties were never submitted for consideration of a development proposal until 2014, when a public hearing was scheduled for their future use as a residential subdivision, consistent with the Town Center Plan's land use designation of the property; and

WHEREAS, the Town Center Plan's land use designations of these properties (under the Regulating Plan component of 10) have changed from 1998 to 2010, which included 'Open Space' and 'Neighborhood Edge' District designations in the earlier version to 'Neighborhood General' District designation in the later; and

WHEREAS, the current land use designation for these properties allows higher density residential uses than what to the south, along with attached and multiple-family types as well, which the petitioner did not seek, but rather submitted a proposal for the January 21, 2014 public hearing before the Planning and Zoning Commission for fifty-seven (57) units on individual lots, with the intent to match those dwellings constructed in the Grove Crossing Subdivision to the west; and

WHEREAS, the petitioner noted the success of these units in this other Town Center Area development had led it to seek the same type here, given the on-going demand for such, which the surrounding residents did not support and spoke about their collective lack of satisfaction with the proposal at that time; and

WHEREAS, at the public hearing, the petitioner began a process with the residents of the adjoining subdivision on changes to the development proposal and how best to transition the new residential units to the existing homes and ensure a reasonable level of compliance to the Town Center Plan's requirements for materials, access, and streets, and other required improvements associated with this special area of Wildwood; and

WHEREAS, after approximately eight (8) months of meetings, discussions, and modifications to the design concept, the petitioner submitted a revised plan for the development of the site that had a total of thirty-eight (38) single family dwellings on individual lots, a reduction in the overall density of almost fifty (50) percent, which also included an almost identical type of housing unit to those dwellings in the Meadows of Cherry Hills Subdivision, placed along the common boundary line of the subject site and these existing homes; and

WHEREAS, with this change in the design, another public hearing on this proposal was held by the Planning and Zoning Commission in August 24, where the residents of the adjoining subdivision did not support for the revision, and allowed the transaction to be reasonable, while still including fifteen (15) units that were New Urbanism in nature and design, including rear entry garages; and

WHEREAS, after the public hearing, the Planning and Zoning Commission favorably acted upon the Department's recommendation for approval of the rezoning and the application of the Planned Residential Development Overlay District (PRD) and completed this action by adopting its Letter of Recommendation, which was then forwarded to the City Council for its public hearing on October 13, 2014; and

WHEREAS, the public hearing was held by the City Council and, at its conclusion, the members of it agreed to authorize the preparation of legislation for the approval of the rezoning of the property to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), to accommodate the requested thirty-eight (38) lots for a mix of single family dwellings; and

WHEREAS, the City Council noted its support for these proposals and the Planning and Zoning Commission's report on this matter, which included the following rationales: (1) the plan offers an appropriate transition between the 'Town Center Area' Boundary and the 'Suburban Residential Area' Boundary; (2) the density is consistent with the area in terms of total number of units; (3) the New Urbanism lots are prominent in their location, so as to create the required Town Center character; and (4) the project offers additional connections to surrounding subdivisions, pedestrian networks, and public open spaces; and

WHEREAS, this action of the City Council is appropriate under its authority, as granted by Chapter 89 of Missouri Revised Statutes, the City Charter, and local codes, and appropriate to protect the public's health, safety, and welfare.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended to reflect the change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

ADJUSTED PARCEL A

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL A OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 327 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGES 42 AND 43 OF THE ABOVE MENTIONED RECORDER'S OFFICE, THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 289.37 FEET TO THE POINT ON THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 639.97 FEET; THENCE SOUTH 17°32'21" EAST, 11.00 FEET TO THE WEST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 30.23 FEET; SOUTH 20°38'45" EAST, 180.07 FEET; SOUTH 22°34'13" EAST, 180.07 FEET; SOUTH 20°38'45" EAST, 201.33 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 67.89 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID MEADOWS AT CHERRY HILLS; THENCE ALONG THE NORTH LINE OF LOTS 1 THROUGH 18 OF SAID MEADOWS AT CHERRY HILLS, SOUTH 83°24'33" WEST, 837.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.6 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY, UNDER ORDER NUMBER 13-04-121.

ADJUSTED PARCEL C

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD AND THE EAST LINE OF ABOVE SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°13'14" WEST, 593.82 FEET TO THE NORTHEAST CORNER OF THE COMMON GROUND OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 89°34'30" WEST, 137.57 FEET TO THE NORTHWEST CORNER OF SAID COMMON GROUND, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS DRIVE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 22.61 FEET; THENCE NORTH 20°38'45" WEST, 201.33 FEET; NORTH 17°32'17" WEST, 180.07 FEET; NORTH 20°38'45" WEST, 54.71 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC

LENGTH OF 22.60 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD; THENCE LEAVING LAST SAID EAST RIGHT OF WAY LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 289.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY, UNDER ORDER NUMBER 13-04-121.

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirements of the development plan and approved Site Development Plan as carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated October 6, 2014, 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 - Traditional and New Urbanism Lots

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of thirty-eight (38) detached single family dwellings, with common ground, public space, and all permitted accessory structures normally found in conjunction with the principal use. A community swimming pool may be allowed with this Planned Residential Development Overlay District as well.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS - Traditional and New Urbanism Lots

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 4,200 square feet or greater in size. However, no lot abutting the Meadows of Cherry Hills Subdivision shall be less than 4,800 square feet in size. The minimum lot depth shall be fifty (50) feet. The minimum setback shall be five (5) feet. The minimum setback for a detached dwelling unit shall be as approved by the Planning and Zoning Commission on the Site Development Plan. This width shall be measured at the lot's 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. The size, depth, and extent of front porches, if provided, but not required on any dwelling units, shall be set upon by the Architectural Review Board, in its review of the master plans and drawings for this project. 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, except those units to be constructed on the traditional lots, which are exempt from this requirement.

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 twenty-three (23) of the single family detached units within this development from its internal streets, but the garage doors of these units must be equipped with size-with-the-door-edge-of-the-porch-area; if provided, which parallel-to-the-let-garage. For these twenty-three (23) lots, the garage door must be carriage type, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings.

e. The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of fifteen (15) of the allowable thirty-eight (38) lots.

f. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet for dwelling units planned on the traditional lots, while also (9) feet for those dwelling units planned on the New Urbanism lots.

g. Detached single family dwelling units, which face the frontage line, but also with the side of the building placed along another right-of-way, shall be designed to incorporate the elements of the front facades along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board. If brick is the primary material on any dwelling unit, the side of it that faces the adjoining street must include, as a minimum, a twenty-four (24) inch return of that material on that side elevation.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and masonry blocks, stone, and/or brick. Architectural type shingle selection shall be restricted to all residential units of a minimum thirty (30) year standard, with all penetrations, i.e. vents, stacks, etc. to be painted to match the shingle's color. 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 master 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 recreational 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 including 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

- a. The above Site Development Plan shall adhere to the following specific design criteria:
b. Build-To Lines - Residential - Traditional and New Urbanism Lots
c. 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:
Traditional Lots -
a. Twenty (20) feet from any right-of-way line.
b. Five (5) feet for any side yard property line and ten (10) feet for side yard area that abut the perimeter of the Planned Residential Development Overlay District.
c. Fifteen (15) feet from any rear yard property line.
New Urbanism Lots -
d. Fifteen (15) feet from any right-of-way line.
e. Five (5) feet for any side yard property line and ten (10) feet for side yard area that abut the perimeter of the Planned Residential Development Overlay District.
f. Twenty (20) feet from any rear yard property line.
d. A minimum twenty (20) foot wide landscape easement strip shall be provided along the southern boundary line of this Planned Residential Development Overlay District, from Cherry Hills Meadows Drive to the western property line of the subject parcel of ground. Within this easement strip, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Landscaping Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan.
e. A minimum fifteen (15) foot wide landscape easement strip shall be provided along either side of Cherry Hills Meadows Drive from Manchester Road to the southern edge of the boundary of this Planned Residential Development Overlay District. Within this easement strip, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Landscaping Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan.
d. No additional or New Urbanism lot shall be authorized on the east side of Cherry Hills Meadows Drive, south of proposed Street "C" as shown on the Preliminary Development Plan provided by the developer, which is dated August 28, 2014.
e. No land disturbance activity shall be authorized within twenty-five (25) feet of the existing creek that parallels Manchester Road and trends through the site in a westerly direction, excepting those required utility connections, which will be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan.
f. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front building line of each lot, excepting the twenty-three (23) New Urbanism lots, which said stalls be accessed by service lanes (alleys). Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.
g. Dedicate the required amount of right-of-way and/or easements along this property's Manchester Road frontage to the City of Wildwood for public roadway purposes. Improvements to Manchester Road shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road and directed by the Department of Public Works.
h. Access to Cherry Hills Meadows Drive shall be authorized for no more than two (2) residential street intersections, as directed and approved by the Department of Public Works and in compliance to the Street Specifications of the Town Center Plan. No direct residential access shall be allowed to Cherry Hills Meadows Drive. A parking restriction shall be imposed on Cherry Hills Meadows Drive, with the developer responsible for the purchase and installation of said signage in this regard.
i. Establish a minimum forty (40) foot wide public right-of-way for the construction of a twenty-six (26) foot wide asphalt pavement area (including concrete rolled curb and gutter) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of forty (40) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area.
j. Dedicate/establish land area, a minimum of twenty-two (22) feet in total width, and construct within said dedication or easement for service and access to the fifteen (15) New Urbanism lots private asphalt service lanes (alleys), which comply with the Town Center Plan's Street Specifications and Streetscape Requirements. All streetscape requirements shall be required, as specified by the City of Wildwood's Town Center Plan for this type of dedication/easement area (within the boundaries of this development site) and be approved by the Department of Public Works.
k. Any planned traffic island/round-de-see shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of any traffic calming improvements.
l. Installation of landscaping and ornamental entrance ornament or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approval prior to its installation or construction.
m. 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.
n. Construction areas shall be from Manchester Road to Cherry Hills Meadows Drive during the development of this site, and any residential street south of the boundary of this Planned Residential Development Overlay District.
o. Sidewalks shall be required on all public streets and provide for a continuous and logical layout of the pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be 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.
p. 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.

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

Build-To Lines - Residential - Traditional and New Urbanism Lots

- 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:
Traditional Lots -
a. Twenty (20) feet from any right-of-way line.
b. Five (5) feet for any side yard property line and ten (10) feet for side yard area that abut the perimeter of the Planned Residential Development Overlay District.
c. Fifteen (15) feet from any rear yard property line.
New Urbanism Lots -
d. Fifteen (15) feet from any right-of-way line.
e. Five (5) feet for any side yard property line and ten (10) feet for side yard area that abut the perimeter of the Planned Residential Development Overlay District.
f. Twenty (20) feet from any rear yard property line.

Miscellaneous Setbacks - Traditional and New Urbanism Lots

- a. A minimum twenty (20) foot wide landscape easement strip shall be provided along the southern boundary line of this Planned Residential Development Overlay District, from Cherry Hills Meadows Drive to the western property line of the subject parcel of ground. Within this easement strip, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Landscaping Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan.
b. A minimum fifteen (15) foot wide landscape easement strip shall be provided along either side of Cherry Hills Meadows Drive from Manchester Road to the southern edge of the boundary of this Planned Residential Development Overlay District. Within this easement strip, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Landscaping Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan.
d. No additional or New Urbanism lot shall be authorized on the east side of Cherry Hills Meadows Drive, south of proposed Street "C" as shown on the Preliminary Development Plan provided by the developer, which is dated August 28, 2014.
e. No land disturbance activity shall be authorized within twenty-five (25) feet of the existing creek that parallels Manchester Road and trends through the site in a westerly direction, excepting those required utility connections, which will be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan.

Parking Setbacks - All Residential Lots

f. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front building line of each lot, excepting the twenty-three (23) New Urbanism lots, which said stalls be accessed by service lanes (alleys). Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

g. Dedicate the required amount of right-of-way and/or easements along this property's Manchester Road frontage to the City of Wildwood for public roadway purposes. Improvements to Manchester Road shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street

g. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

e. 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-4 7,500 square foot Residence District. The developer shall be responsible to provide additional parking spaces in the New Urbanism portion of the project. The total number of additional spaces shall be as determined on the Site Development Plan by the Planning and Zoning Commission.

Landscape Requirements - Specific

- a. 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.
b. 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.
c. 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 accordance 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.
d. Landscaping with the defined common ground shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The planting pattern shall be approved by the Planning and Zoning Commission on the Site Development Plan. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these thirty-eight (38) dwelling units.
e. A Landscape Architect shall sign and submit all plans for review and approval for this development.

Signs - Residential

- x. 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-4 7,500 square foot Residence District.
y. 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

z. 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

- a. The design, color, material, and location of all fences 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.
b. 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.
c. 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.
d. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate interlocking 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.
e. 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 Code. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual licenses 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:

Table with 2 columns: Type of Development, Required Contribution. Single Family Dwelling (detached) \$1,055.10/Parking Space. (Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differs 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, 2015, 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

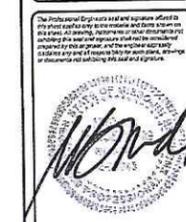
Prior to approval of the Site Development Plan, the developer shall provide the following:

Table with 2 columns: ISSUE, REMARKS/DATE. 1. 11-19-2014, INITIAL SUBMITTAL. 2. 01-20-2015, Revised per City Comments. 3. 02-10-2015, Revised per City Comments.

McBride Town Center, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph: 636-537-2000
Ph: 636-537-2546
www.mcbrihome.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-487-0440 Fax: 314-487-9944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001546

The Manors at
The Meadows at Cherry Hills
Wildwood, Missouri
ORDINANCE



Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Table with 2 columns: Job Number, Date, Designed, Drawn, Checked. Job Number: 13-04-121, Date: Feb. 10, 2015, Designed: MF, Drawn: SF, Checked: SDP.

Drawing name: Y113184121 White Tree SES Area/Drainage/Engineering/Site Development Plans.dwg Plotted on: Feb 11, 2015 - 7:28am Plotted by: jlvankhanh

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.
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.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood right-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainage ways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard.

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.

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.

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, the Metro West Fire Protection District, 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 Manchester Road must be completed prior to the issuance of building permits in excess of fifty (50) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

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

Indentures

- e. With the filing of the record plat establishing separate lots, the developer shall record an 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.

GENERAL DEVELOPMENT CONDITIONS

- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
b. A grading permit is required prior to any grading on the site. Interim stormwater (drainage control) in the form of siltation control measures is required.
c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.
d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

- e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.
f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.
g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.
h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.
i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance expressly modified such regulations by reference to the applicable provision authorizing such modification.

PUBLIC SPACE REQUIREMENTS

- h. 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. This restriction does not apply to allowable display units that are authorized on a Display Plat. 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 1,042.2 square feet per new single family dwelling.

- i. In addition to any improvements set forth in the Public Space Requirements of the City's Zoning Ordinance for this project, the developer shall provide, as a minimum, a twenty (20) foot wide trail easement to the City of Wildwood from Cherry Hills Meadows Drive to the eastern boundary of the Planned Residential Development Overlay District. Within this twenty (20) foot wide easement area, a multiple-use trail shall be constructed at a ten (10) foot width for its entire length, which complies with City of Wildwood standards. The location of this easement area shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process.

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

This Bill was passed and approved this 10 day of November, 2014, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer: [Signature]
The Honorable Timothy Woerther, Mayor: [Signature]

ATTEST:
Lynne Greene-Beldner, City Clerk: [Signature]
Lynne Greene-Beldner, Deputy City Administrator/City Clerk: [Signature]

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, Lynne Greene-Beldner, City Clerk 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 _____, 2014.

Lynne Greene-Beldner, City Clerk

Owner's Script:
(Owner's Name)

In connection with a change in zoning for the following described property from _____ to _____ (Prior zoning) (Present zoning)

ADJUSTED PARCEL A

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL A OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE EAST LINE OF THE COMMON GROUND OF OAK PARK PLAT ONE AT THE VILLAGES OF CHERRY HILLS AS RECORDED IN PLAT BOOK 250 PAGE 47 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND ITS PROLONGATION, NORTH 01°03'11" EAST, 440.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 639.57 FEET; THENCE SOUTH 17°35'21" EAST, 11.00 FEET TO THE WEST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 30.23 FEET; SOUTH 20°58'45" EAST, 100.64 FEET; SOUTH 22°34'13" EAST, 180.07 FEET; SOUTH 20°58'43" EAST, 201.33 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 67.89 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID MEADOWS AT CHERRY HILLS; THENCE ALONG THE NORTH LINE OF LOTS 1 AN ARC LENGTH OF 67.89 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID MEADOWS AT CHERRY HILLS; SOUTH 83°24'53" WEST, 837.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.6 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13-04-121.

ADJUSTED PARCEL C

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD AND THE EAST LINE OF ABOVE SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°13'14" WEST, 593.82 FEET TO THE NORTHEAST CORNER OF THE COMMON GROUND OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 89°34'50" WEST, 137.57 FEET TO THE NORTHWEST CORNER OF SAID COMMON GROUND, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS DRIVE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 22.61 FEET; THENCE NORTH 20°58'43" WEST, 201.33 FEET; NORTH 19°23'17" WEST, 180.07 FEET; NORTH 20°58'45" WEST, 94.71 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.60 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD; THENCE LEAVING LAST SAID EAST RIGHT OF WAY LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 299.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.9 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13-04-121.

_____, (name of owner), the owner(s) 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 _____ (applicable subsection) of the City's Zoning Code and the _____ (present zoning), 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 or its successor as a plan of development adopted 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 effect.

Signature: _____ (Name Typed)

State of Missouri)
) SS
County of St. Louis)

On this _____ day of _____, 2014, before me personally appeared _____, to me personally known, who being by me duly sworn, did say that he is a Member of MCBRIDE TOWN CENTER, LLC, a limited liability company of the State of Missouri, and that said instrument was signed and sealed in behalf of said limited liability company by authority of its operating agreement and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year my Commission expires.

Notary Public

ISSUE REMARKS/DATE
1 11-10-2014 INITIAL SUBMITTAL
2 01-20-2015 Revised per City Comments
3 02-10-2015 Revised per City Comments

McBride Town Center, LLC
16081 Swingley Ridge Road, Suite 300
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www.sterling-engineers.com
Corporate Certificate of Authority #0011348

The Manors at
The Meadows at Cherry Hills
Wildwood, Missouri
ORDINANCE



Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer

Job Number: 13-04-121
Date: Feb. 10, 2015
Designed: MF Sheet
Drawn: SL 7.2
Checked: SDP

James Hardie® ColorPlus® Palette

NORTH
Effective: November 2012



* US Markets: Midwest, Northeast and Mid Atlantic
* Canada Markets: Ontario, Quebec

The following James Hardie® Siding products are available in these ColorPlus® Colors: HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding, HardieTrim® Batten Boards and Artisan® Lap Siding.

Arctic White JH10-20	Navajo Beige JH30-10	Cobble Stone JH40-10	Soft Green JH60-10	Light Mist JH70-10	
Tuscan Gold JH80-20	Sail Cloth JH20-10	Sandstone Beige JH30-20	Monterey Taupe JH40-20	Heathered Moss JH50-20	Boothbay Blue JH70-20
Chestnut Brown JH80-30	Woodland Cream JH10-30	Autumn Tan JH20-20	Woodstock Brown JH30-30	Mountain Sage JH50-30	Evening Blue JH70-30
Countrylane Red JH90-20	Harris Cream JH80-10	Khaki Brown JH20-30	Timber Bark JH40-30	Parkside Pine JH60-30	Iron Gray JH90-30

The following James Hardie® Products are available in these ColorPlus® Colors: HardieTrim® Boards, HardieSoffit® Panels and Artisan® Accent Trim.

Arctic White JH10-20	Sail Cloth JH20-10	Navajo Beige JH30-10	Autumn Tan JH20-20	Sandstone Beige JH30-20
Cobble Stone JH40-10	Monterey Taupe JH40-20	Khaki Brown JH20-30	Woodstock Brown JH30-30	Timber Bark JH40-30

Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.

James Hardie® ColorPlus® Technology Siding Products

artisan
JamesHardie

ARTISAN® LAP SIDING

Not currently available in Canada

Thickness: 5/8"
Length: 12' planks

Smooth
Widths: 5.25" (4" exp.)
7.25" (6" exp.)
8.25" (7" exp.)



HardiePlank®

HARDIEPLANK® LAP SIDING

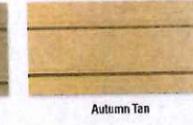
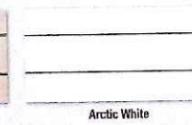
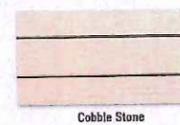
Thickness: 5/16"
Length: 12' planks

Select Cedarmill®
Widths: 5.25" (4" exp.),**
6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)

Smooth
Widths: 5.25" (4" exp.),**
6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)

Beaded Cedarmill®
Width: 8.25" (7" exp.)

Beaded Smooth
Width: 8.25" (7" exp.)



HardiePanel®

HARDIEPANEL® VERTICAL SIDING

Thickness: 5/16"

Sierra 8
Sizes: 4' x 8' and 4' x 10'



Stucco
Sizes: 4' x 8' and 4' x 10'



Cedarmill®
Sizes: 4' x 8' and 4' x 10'



Smooth
Sizes: 4' x 8' and 4' x 10'



HardieShingle®

HARDIESHINGLE® SIDING

Thickness: 1/4"

Straight Edge Panel
Width: 48"
Height: 15.25" (7" exp.)
14" (5" exp.)**



Staggered Edge Panel
Width: 48"
Height: 15.875" (6" exp.)



Individual Shingles
Sizes: 4.2", 5.5", 6.75", 7.25",
10" x 15.25" (7" exp.)**
3.5", 4.5", 5.5", 7",
8.75" x 14" (5" exp.)**



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CHERRY HILLS

MCBRIDE & SON HOMES
A Company Owned by its Employees

MCBRIDE & SON ARCHITECTURE, LLC
16,021 Singing Ridge Road, Suite 200
Cherry Hills, CO 80005
www.mcbrideandson.com

Henry L. Gilbert, AIA, Architect
MCA-A-5743

COMPUTER DWG.

GLANTZ JOB NO.

DATE

SHEET REV.

OF

McBride Stock List

Standard

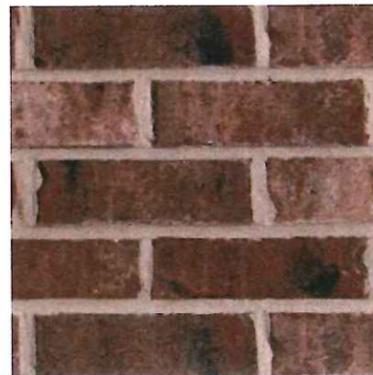
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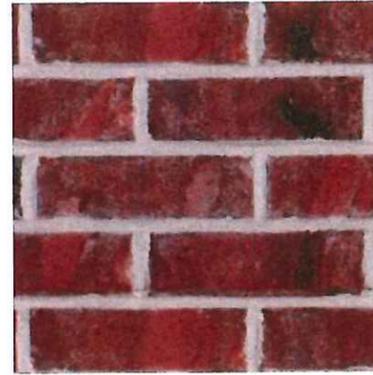
Sugar Creek



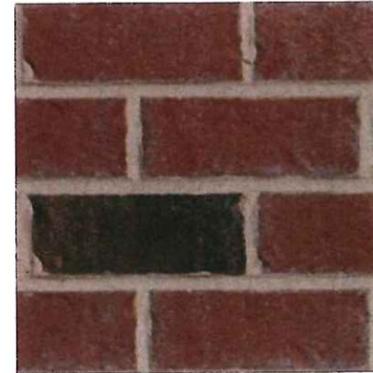
Smokey Mountain



Willowbrook



Farmington



Upgrade

Burlington Antique



Autumn Mist



Western Sunset



Glenwood



Castlebrook



Aztec Blend



Flagstaff



Mesa Blend



McBride and Son Homes
Architecture, LLC
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Architecture, LLC (Tulsa)
Licensed State Contractor of Architecture
A-201402888

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CHERRY HILLS

MCBRIDE & SON HOMES
"A Company Owned by its Employees"

MCBRIDE & SON ARCHITECTURE LLC
16251 English Ridge Road, Suite 300
Cherry Hill, NJ 08001
Phone (609) 397-7000
www.mcbrideandson.com

Barry L. Glantz, AIA, Architect
MCB A-0743

COMPUTER DWG.

GLANTZ JOB NO.

DATE

SHEET REV.

OF	



"C" FRONT ELEVATION

PLAN 1

McBride and Son Homes
Architecture, LLC
4400 Westport Road, Suite 300
Chatterfield, MO 63711
Phone: (636) 537-2600
www.mcbrirehomes.com

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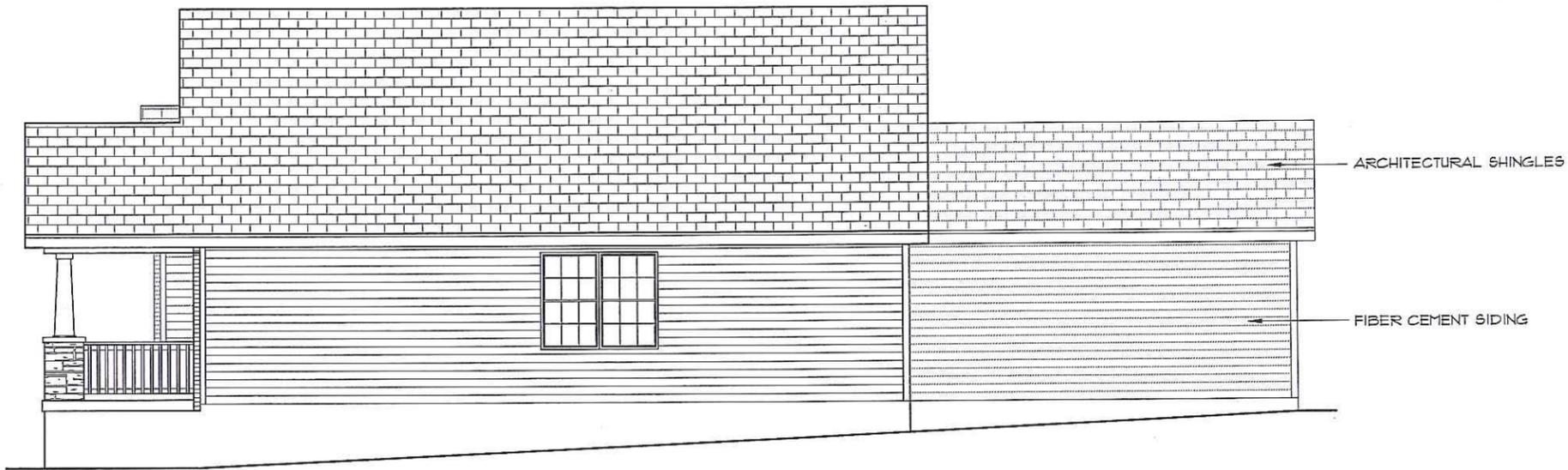
CHERRY HILLS

MCBRIDE & SON HOMES
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4400 Westport Road, Suite 300
Chatterfield, MO 63711
Phone: (636) 537-2600
www.mcbrirehomes.com



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DATE	
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OF	



ARCHITECTURAL SHINGLES

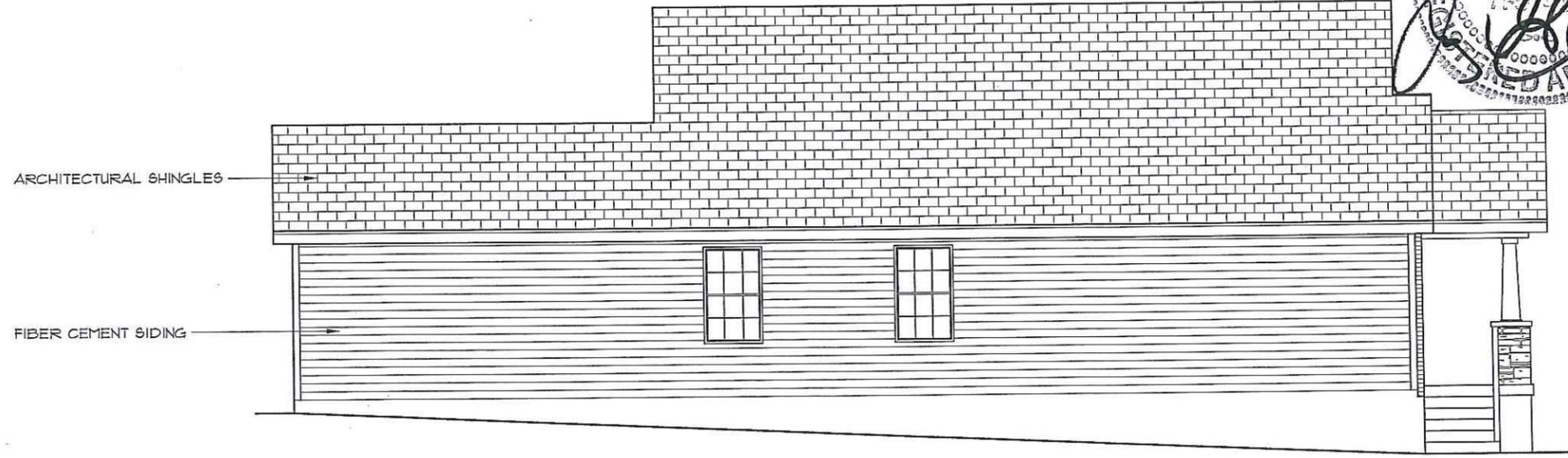
FIBER CEMENT SIDING

"C" RIGHT ELEVATION



FIBER CEMENT SIDING

"C" REAR ELEVATION



ARCHITECTURAL SHINGLES

FIBER CEMENT SIDING

"C" LEFT ELEVATION

PLAN 1

McBride and Son Homes
Architecture, LLC
Professional Seal
Missouri State Certificate of Authority #
A-00000000

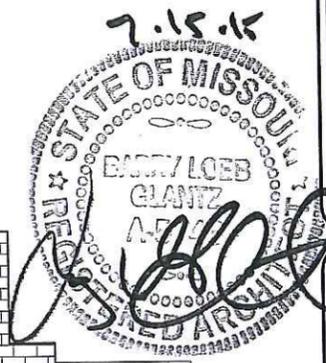
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CHERRY HILLS

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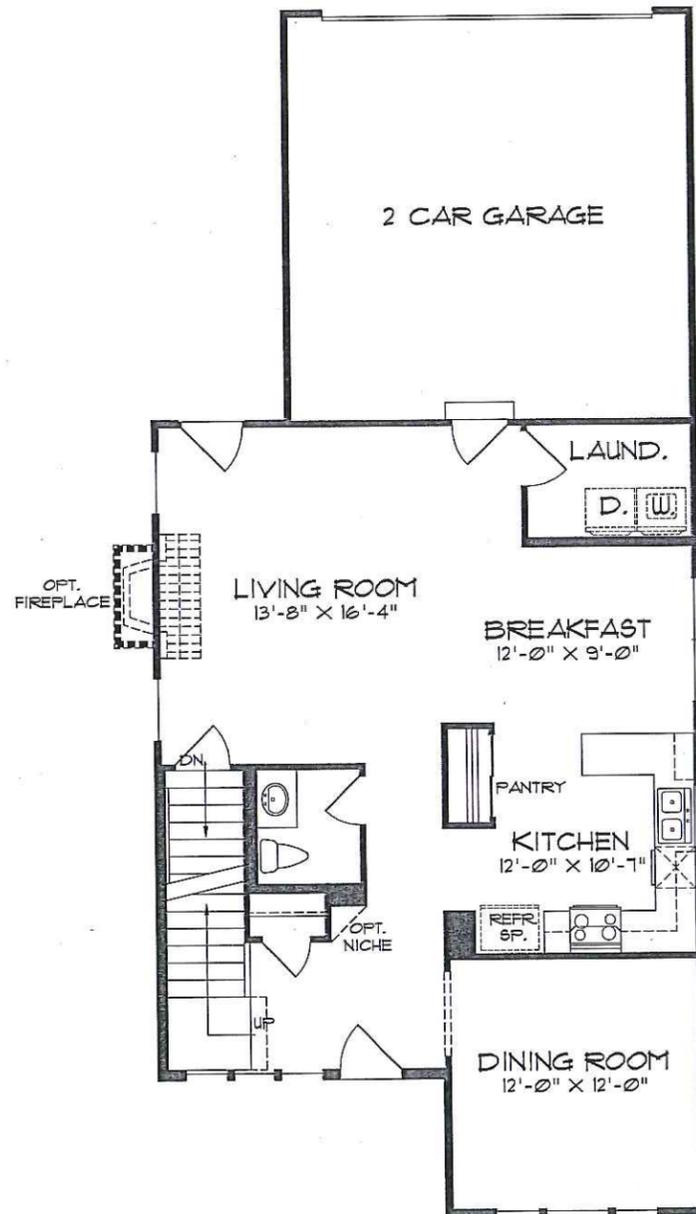
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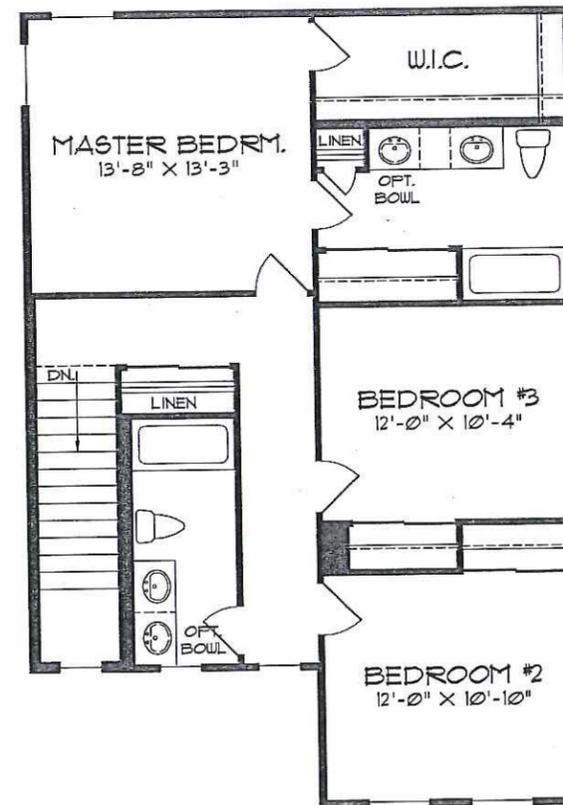
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2ND FLOOR PLAN

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Barry L. Gantz, AIA, Architect
MO # A-5743

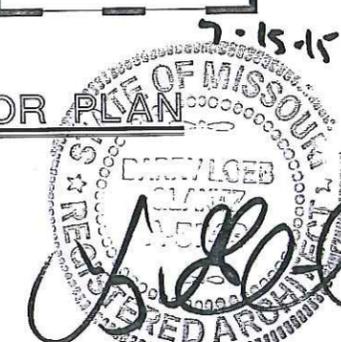
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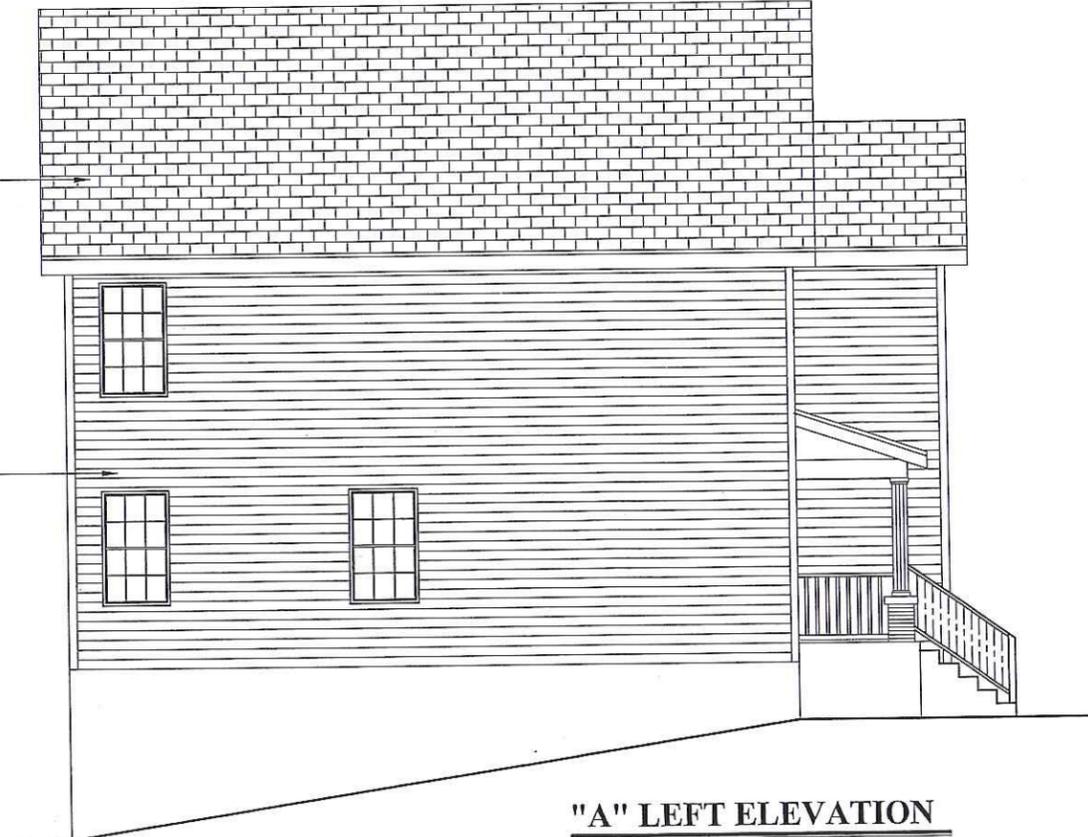
"A" RIGHT ELEVATION

FIBER CEMENT SIDING



"A" REAR ELEVATION

ARCHITECTURAL SHINGLES



"A" LEFT ELEVATION

FIBER CEMENT SIDING

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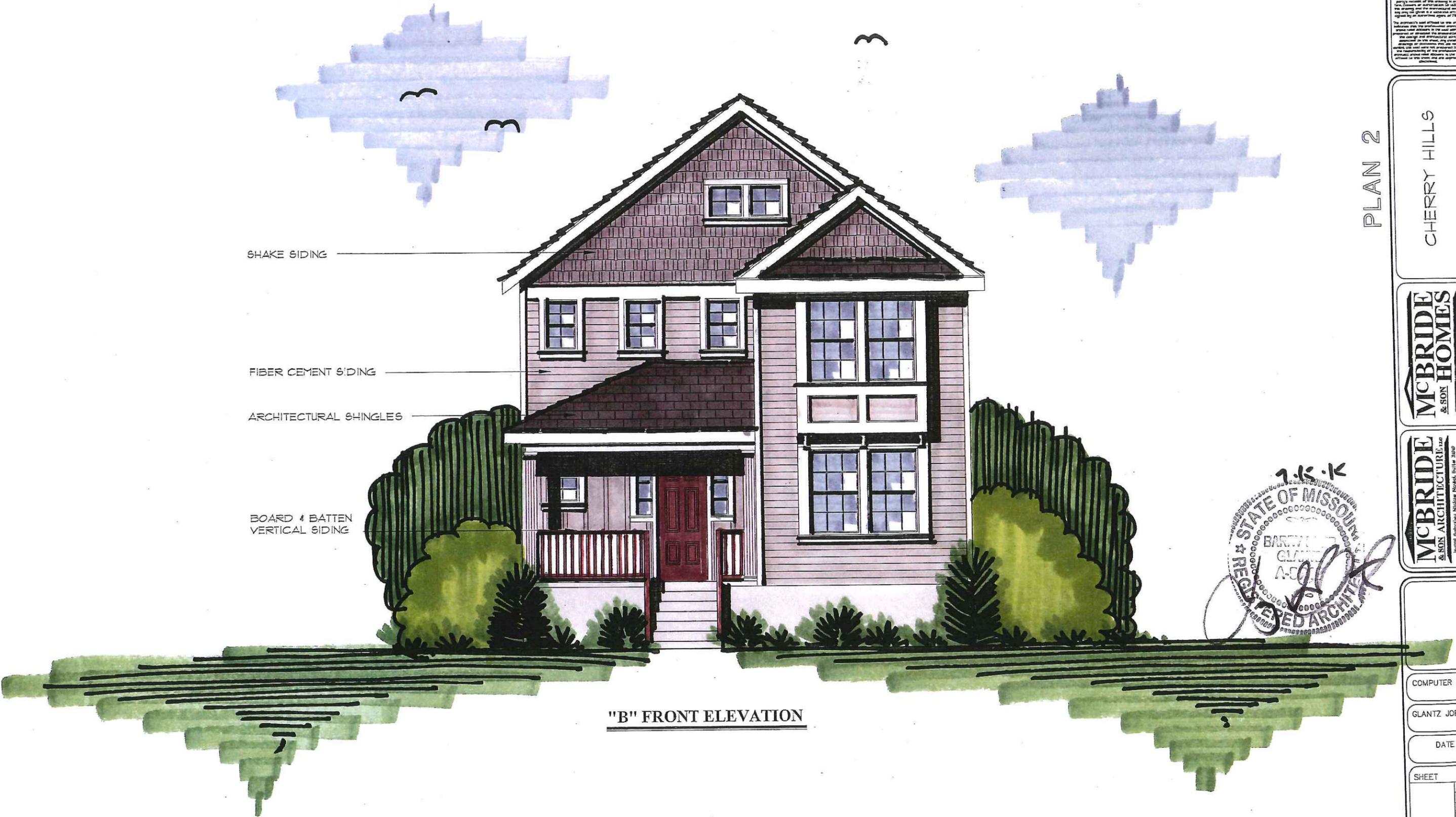
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VERTICAL SIDING

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ARCHITECTURAL SHINGLES



"B" RIGHT ELEVATION

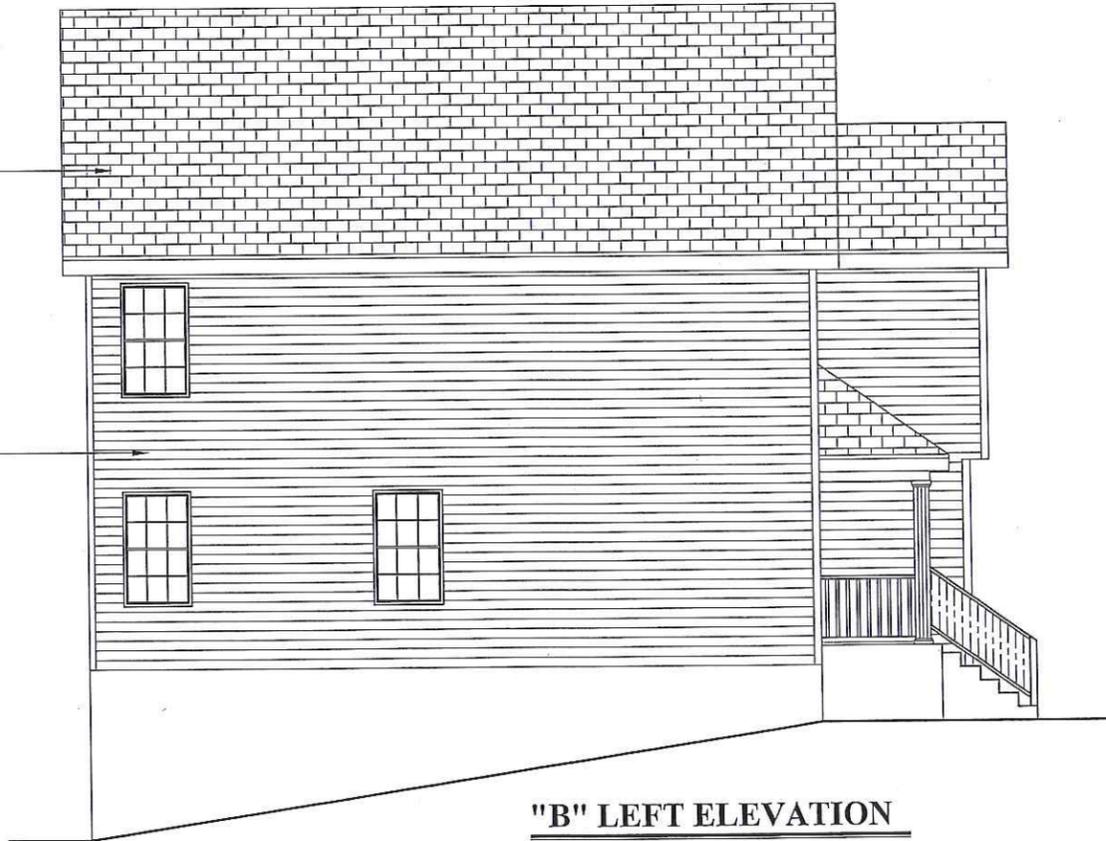
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"B" REAR ELEVATION

ARCHITECTURAL SHINGLES

FIBER CEMENT SIDING



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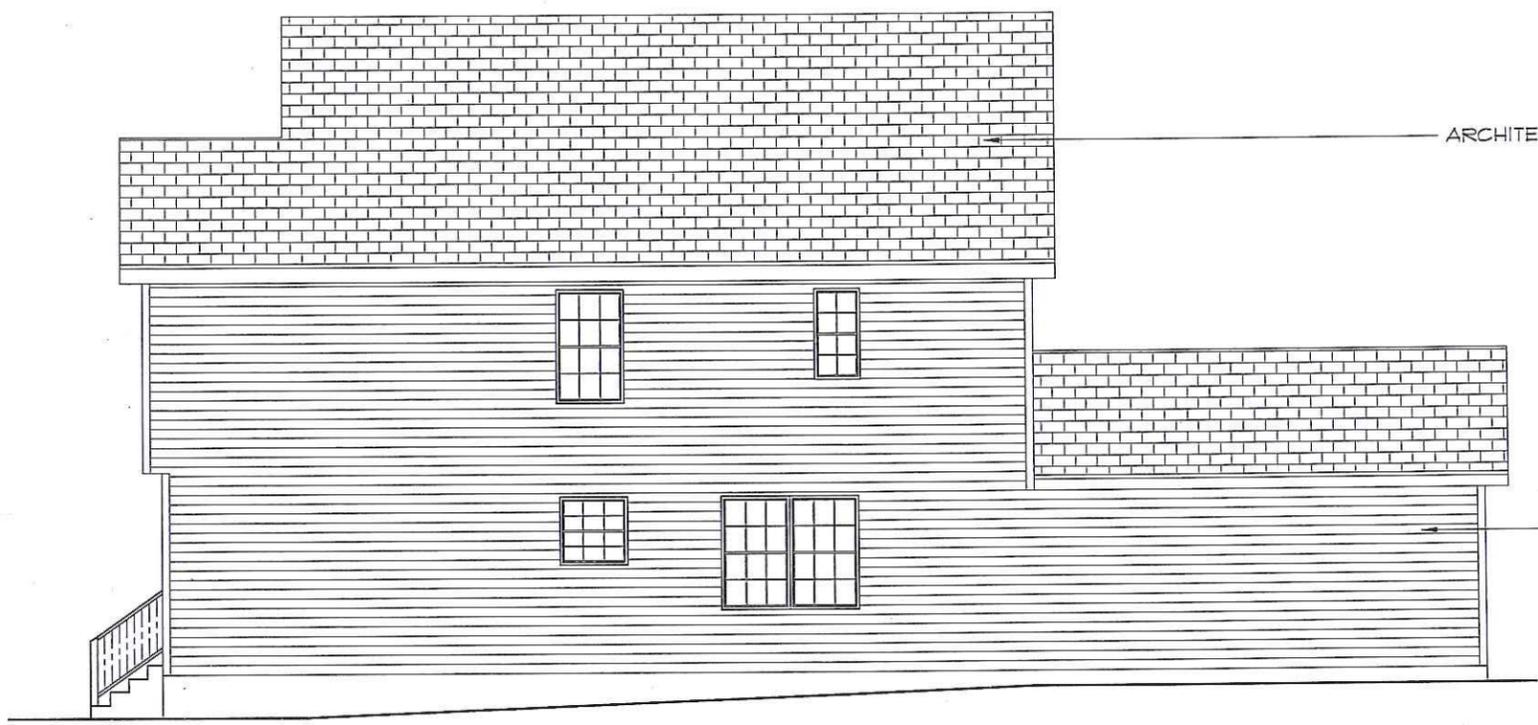
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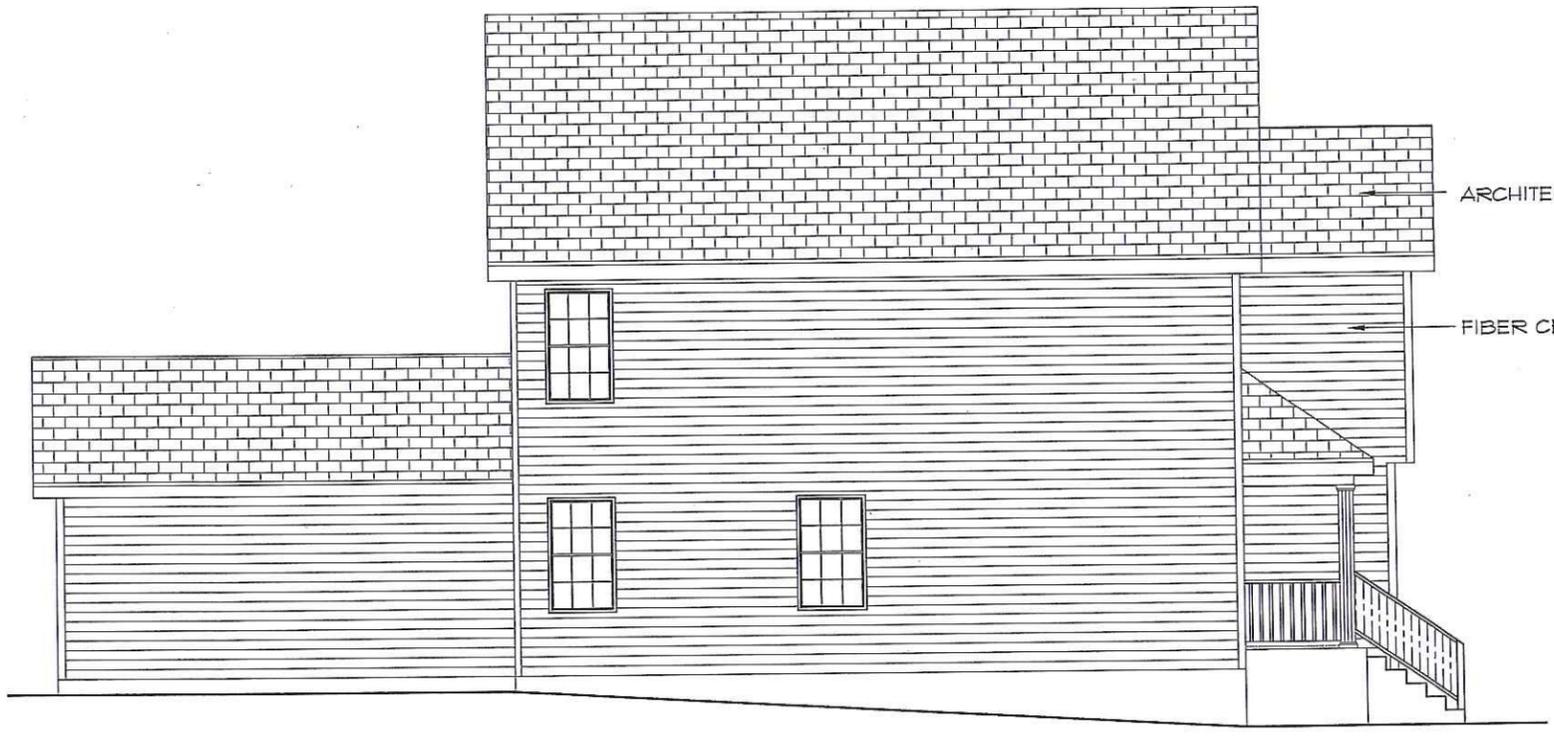
ARCHITECTURAL SHINGLES

FIBER CEMENT SIDING

"B" RIGHT ELEVATION



"B" REAR ELEVATION



ARCHITECTURAL SHINGLES

FIBER CEMENT SIDING

"B" LEFT ELEVATION

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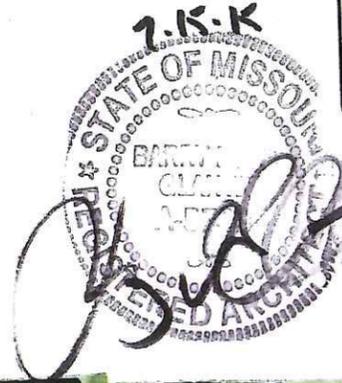
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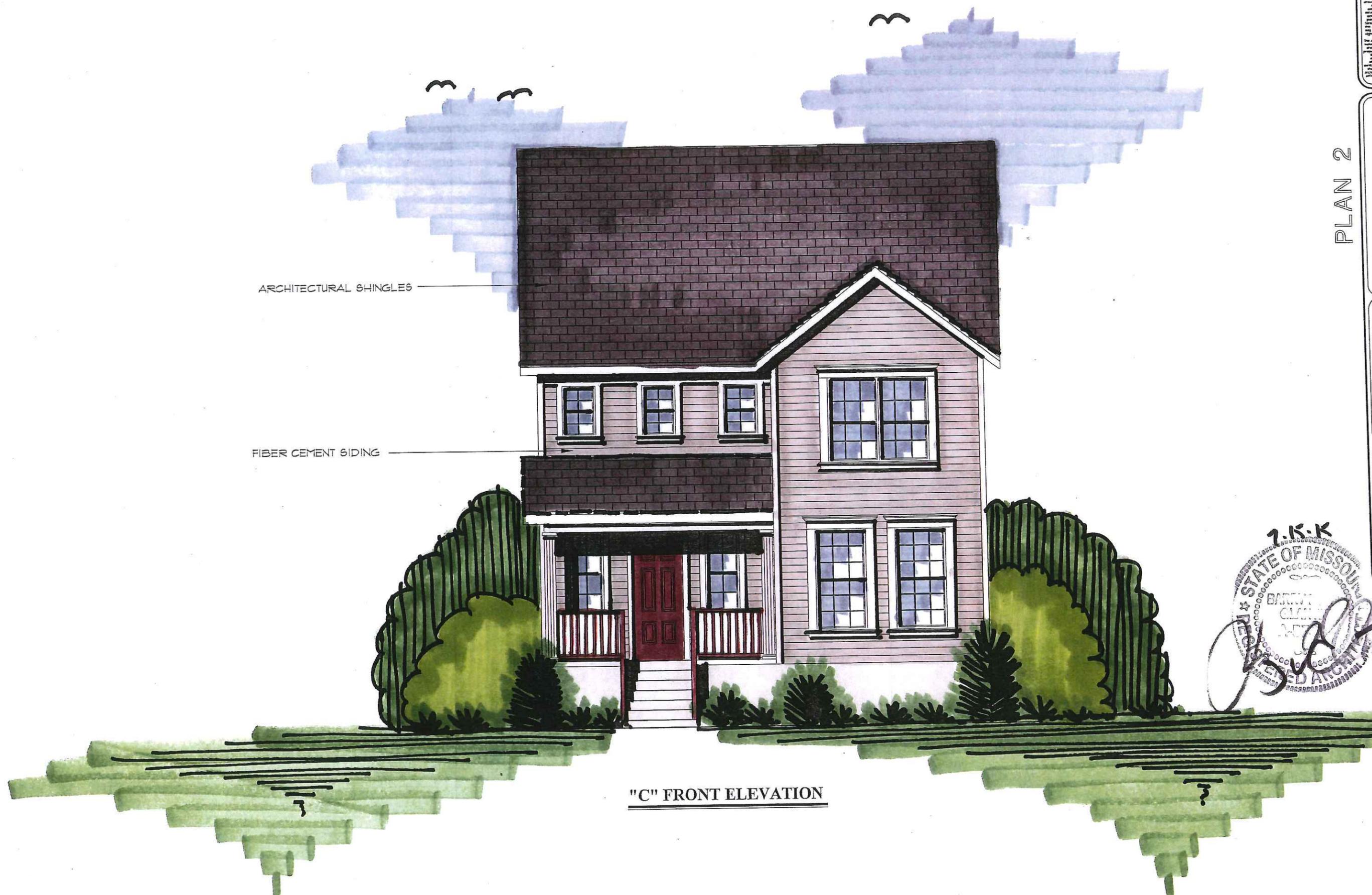
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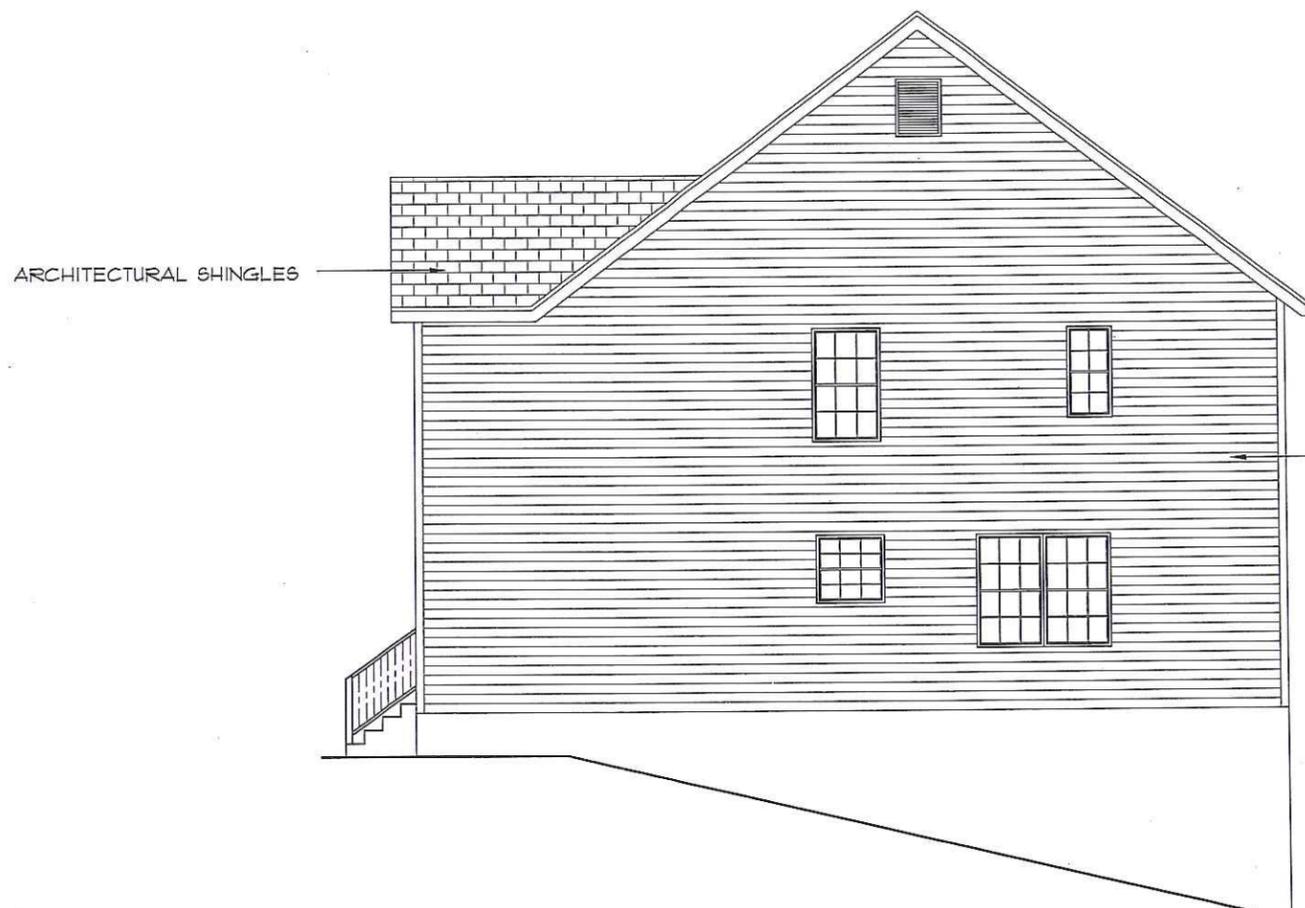


ARCHITECTURAL SHINGLES

FIBER CEMENT SIDING

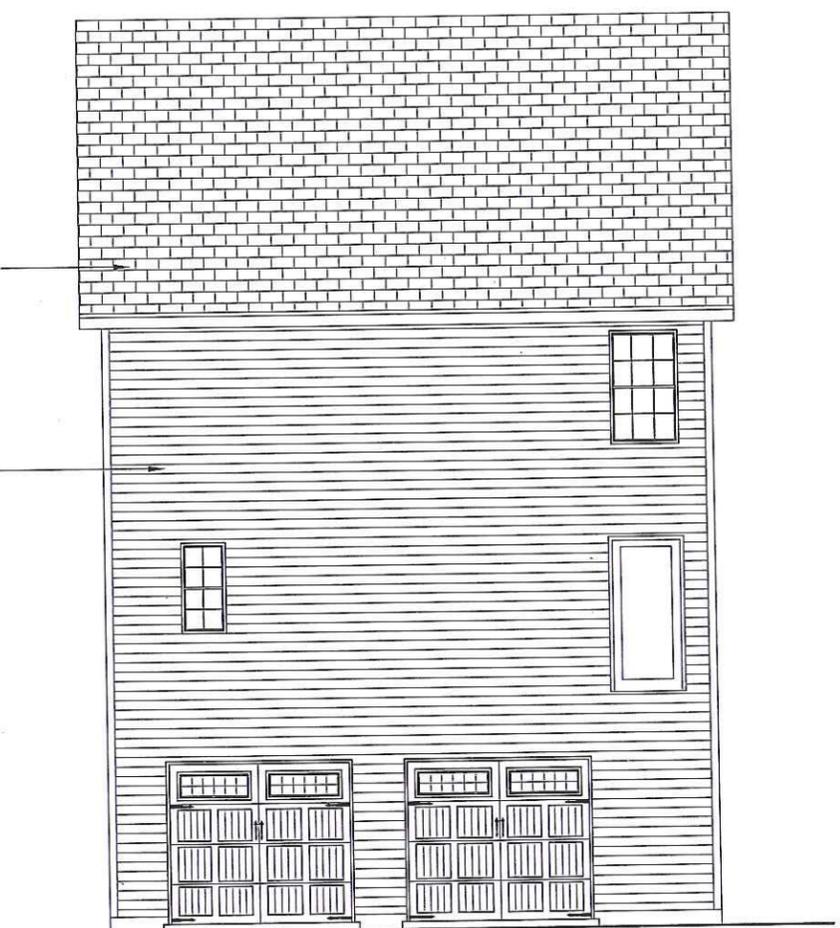
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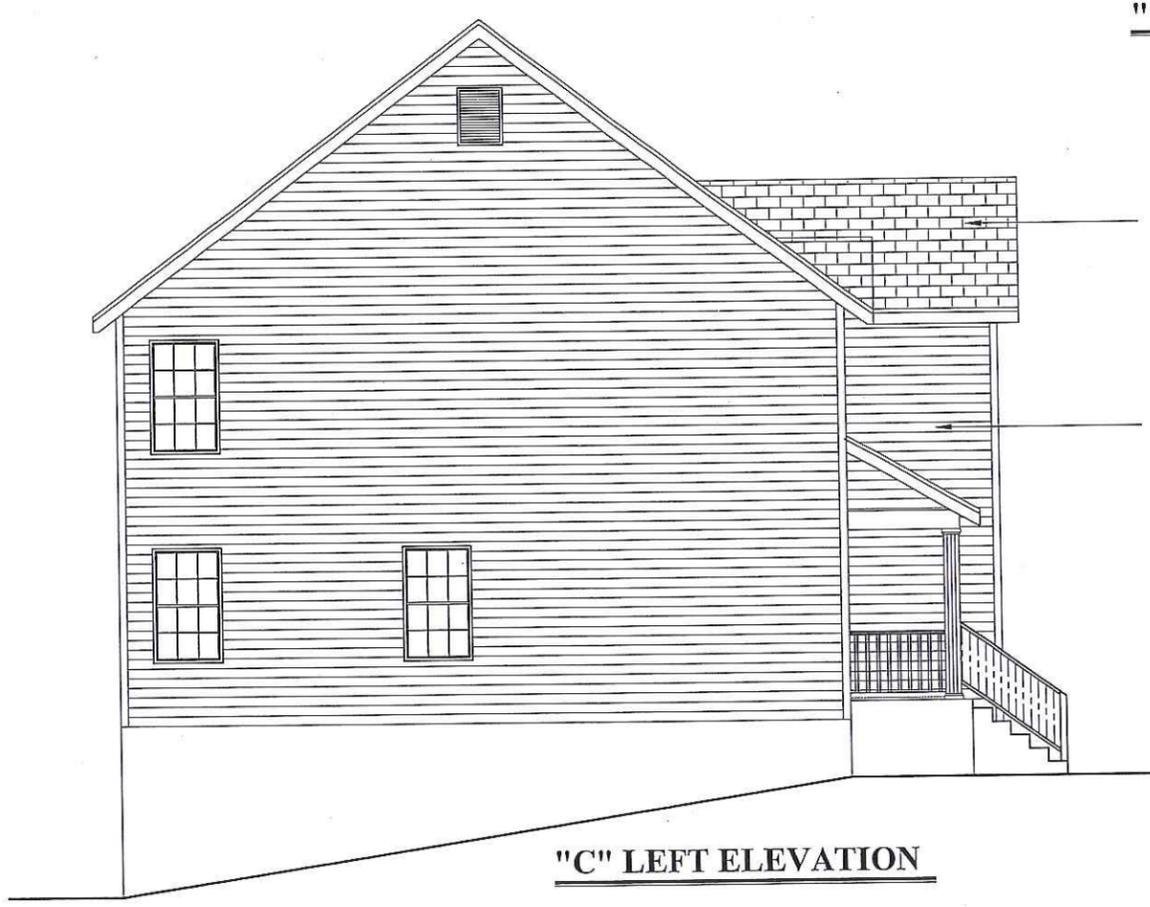
"C" RIGHT ELEVATION



ARCHITECTURAL SHINGLES

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"C" REAR ELEVATION



ARCHITECTURAL SHINGLES

FIBER CEMENT SIDING

"C" LEFT ELEVATION

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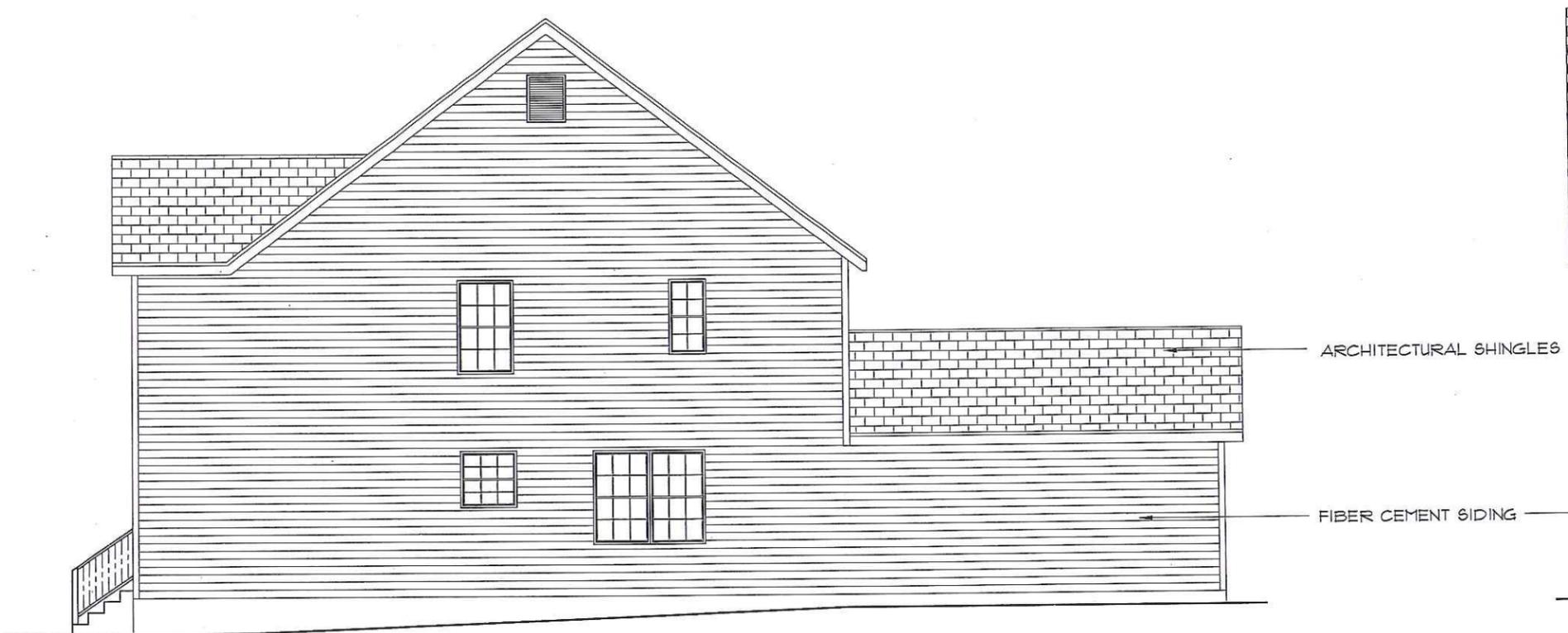


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"C" RIGHT ELEVATION



"C" REAR ELEVATION



"C" LEFT ELEVATION

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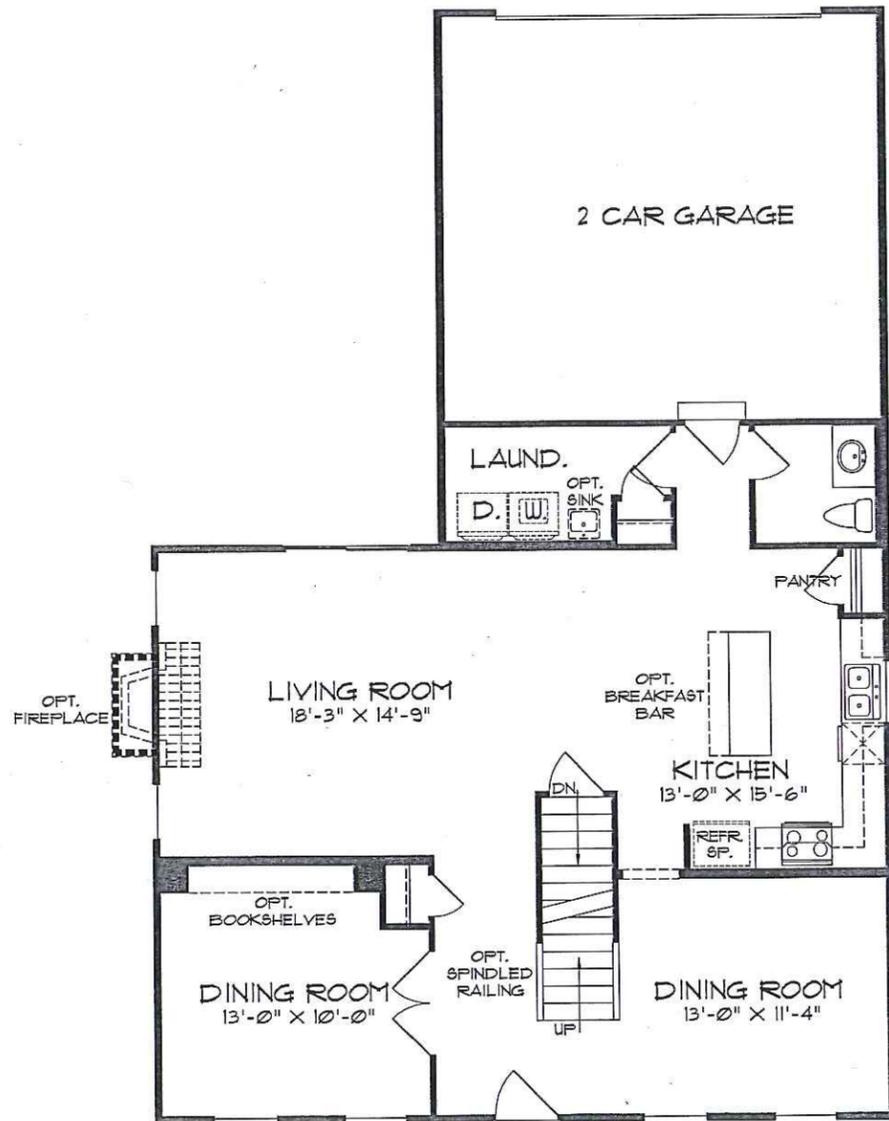
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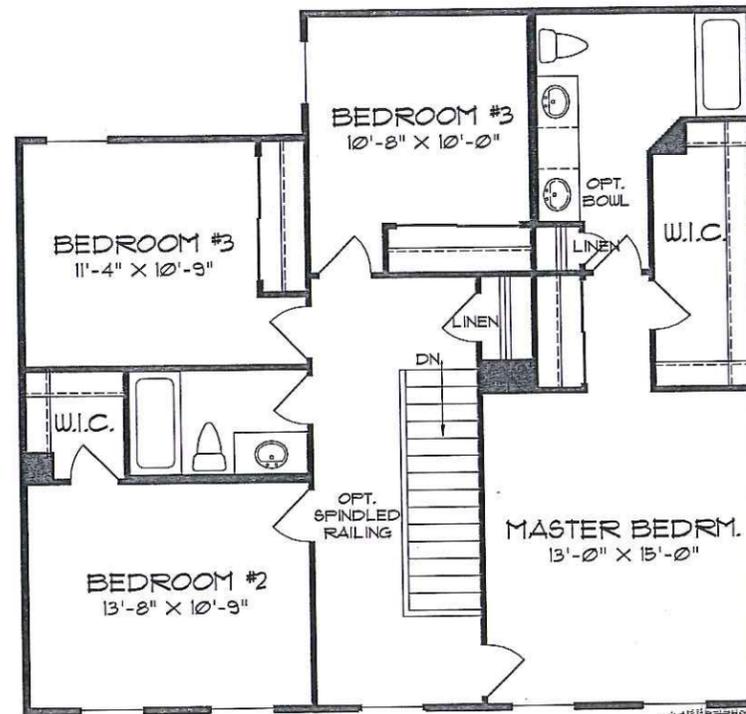
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Barry L. Glantz, AIA, Architect
MO# A-5743

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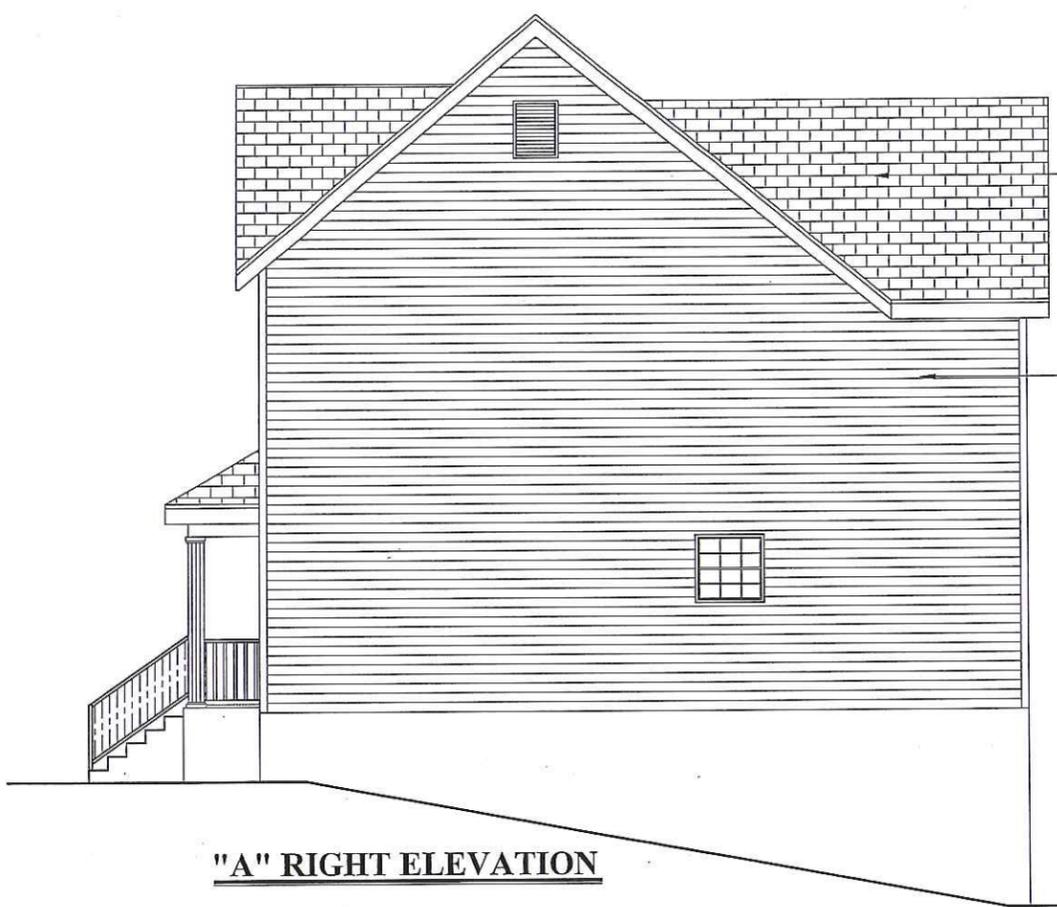
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"A" REAR ELEVATION



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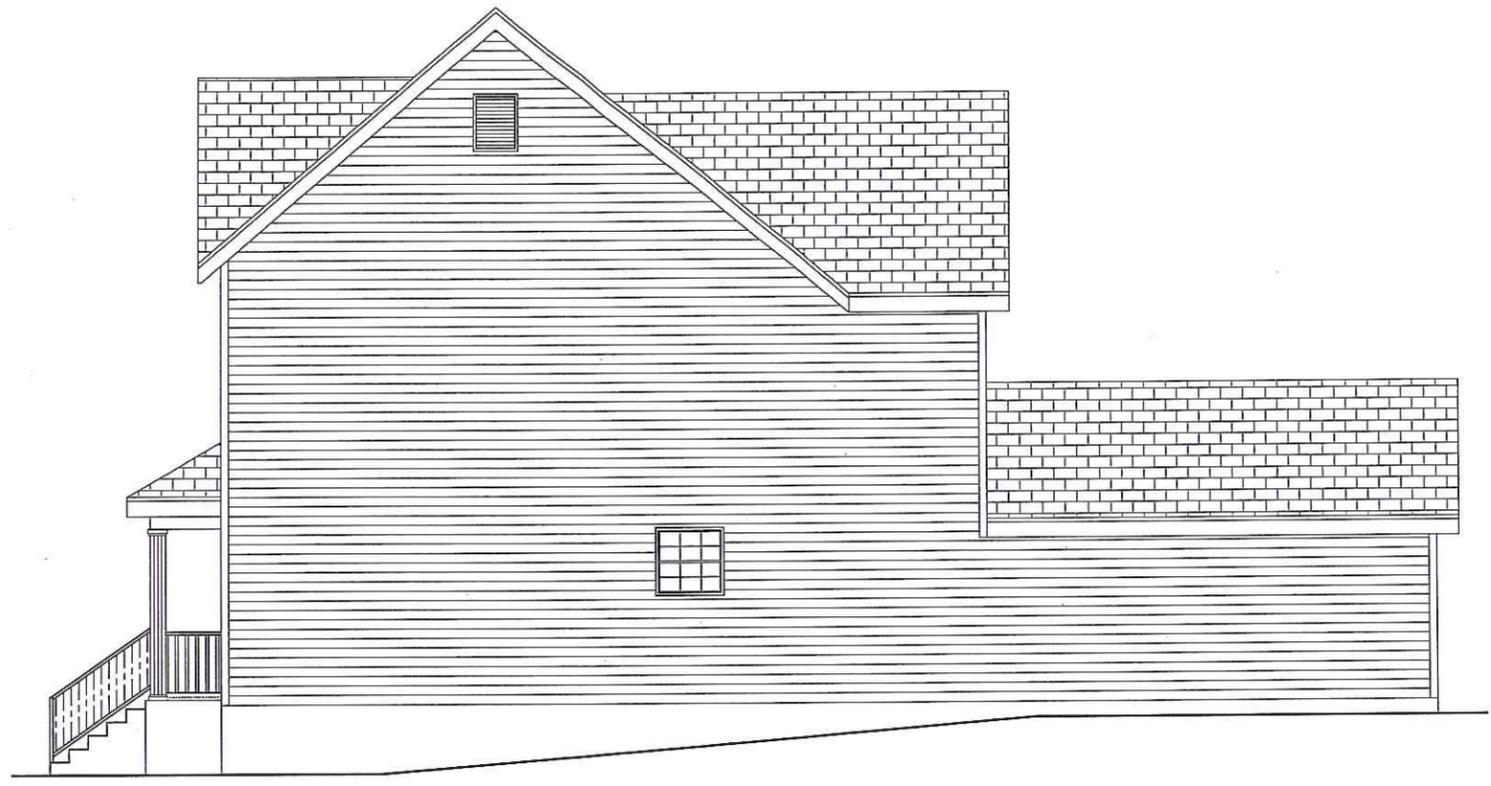
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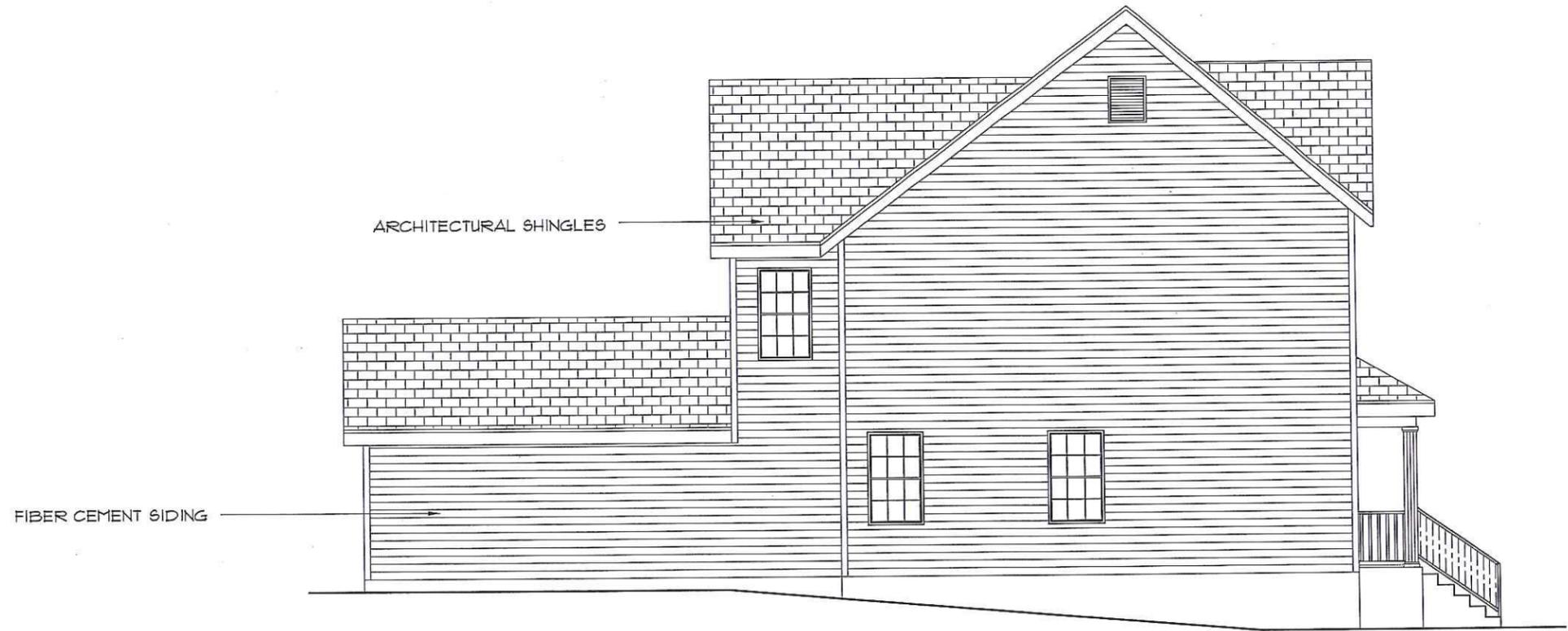
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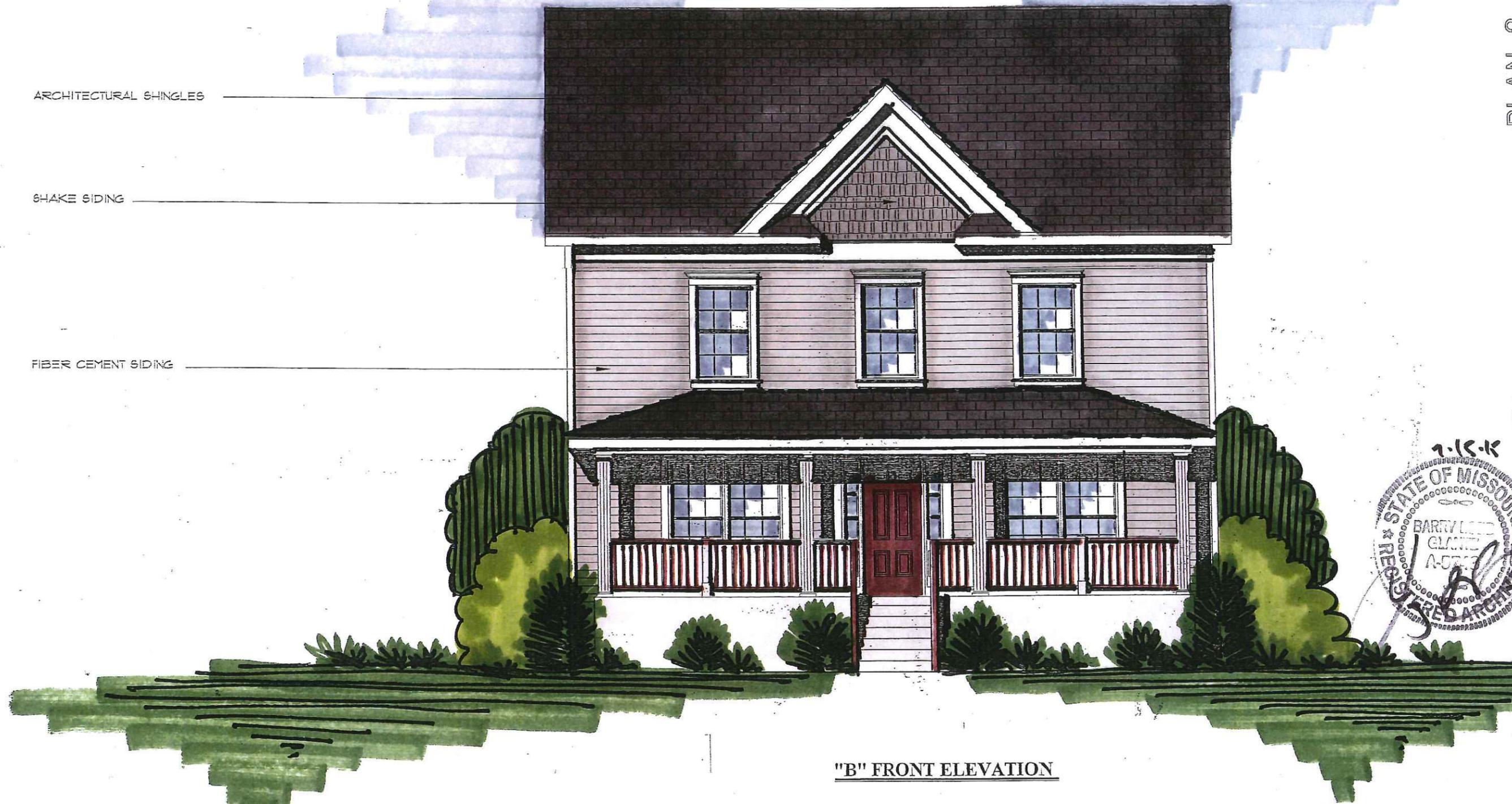
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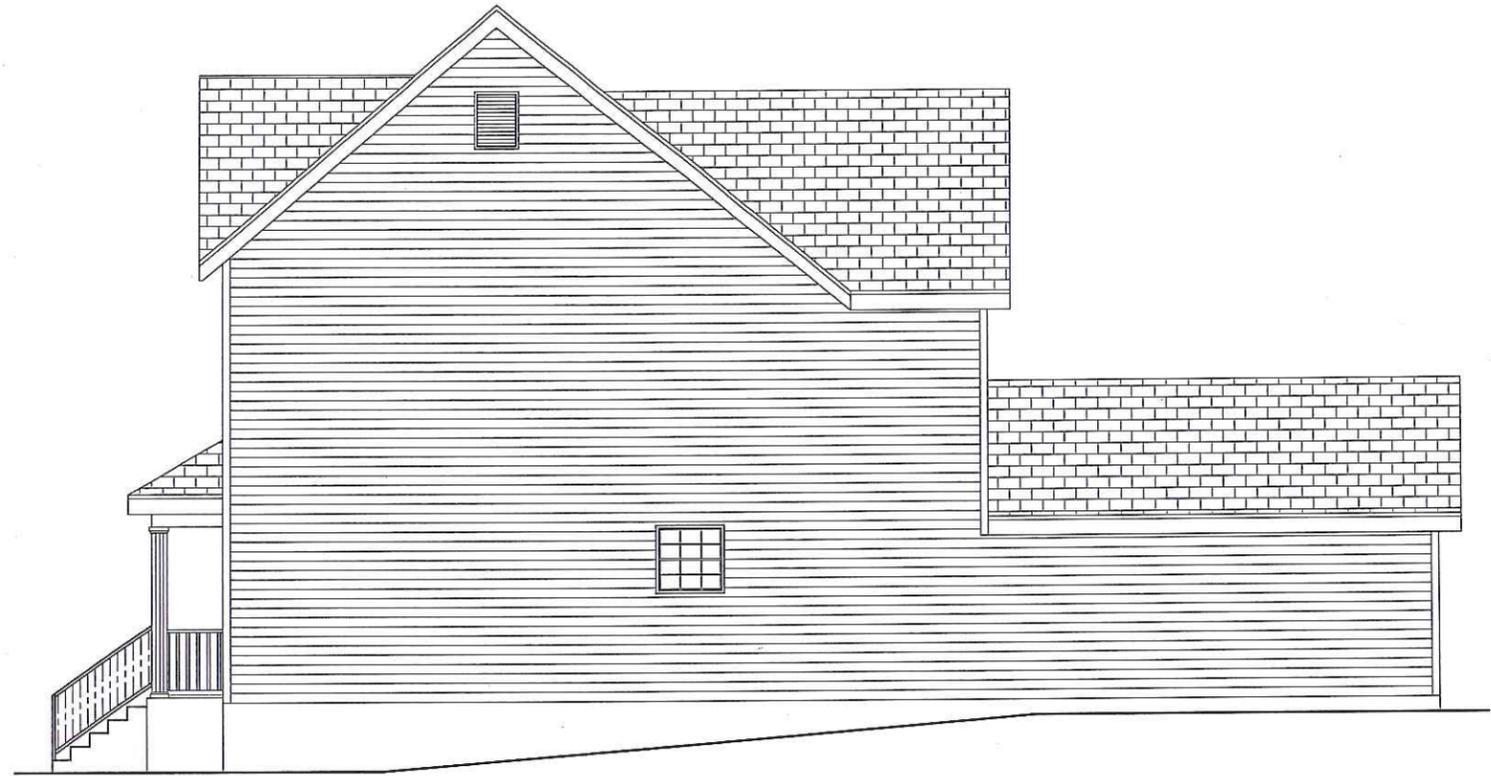
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"B" REAR ELEVATION



"B" LEFT ELEVATION



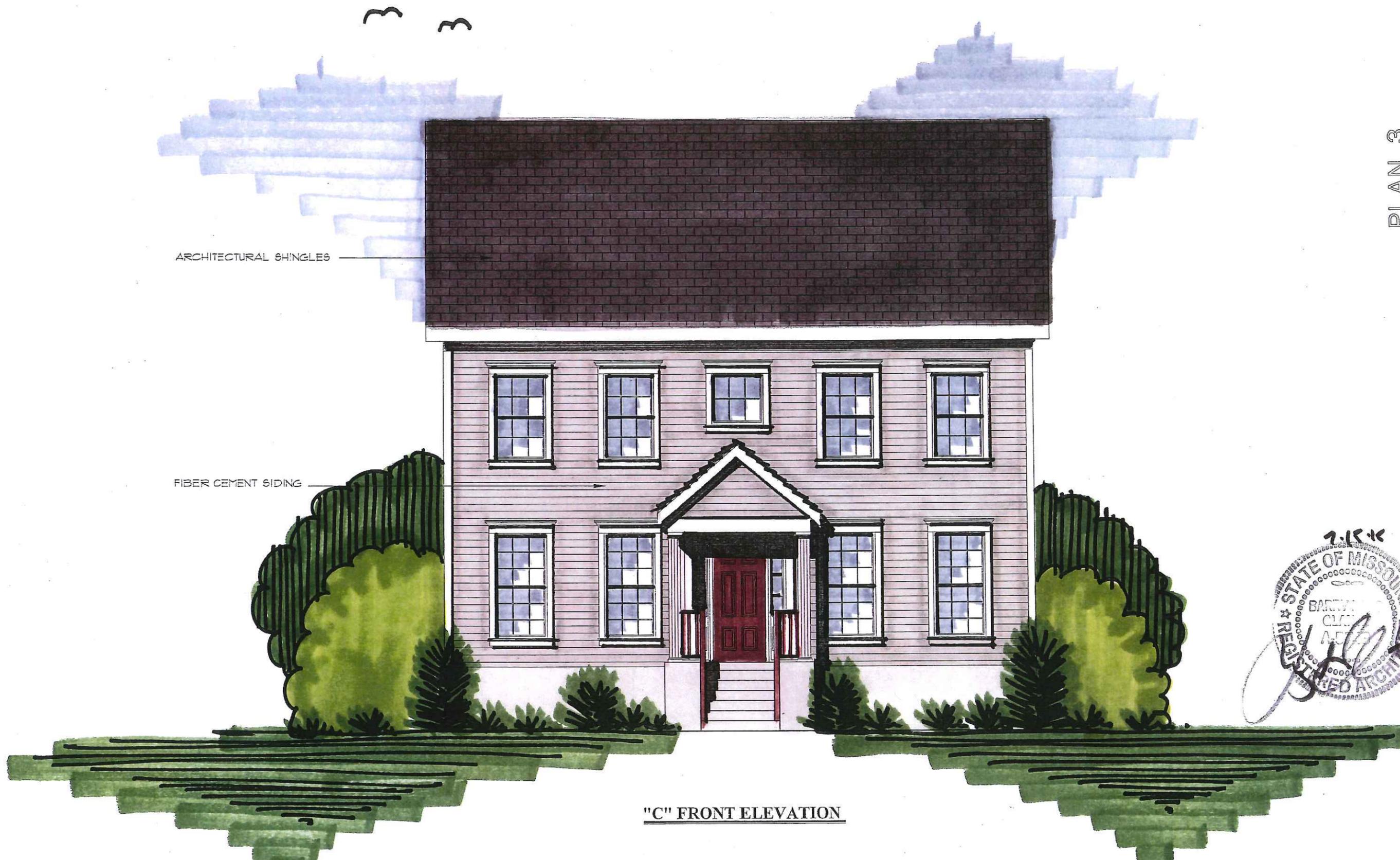
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FIBER CEMENT SIDING

"C" FRONT ELEVATION

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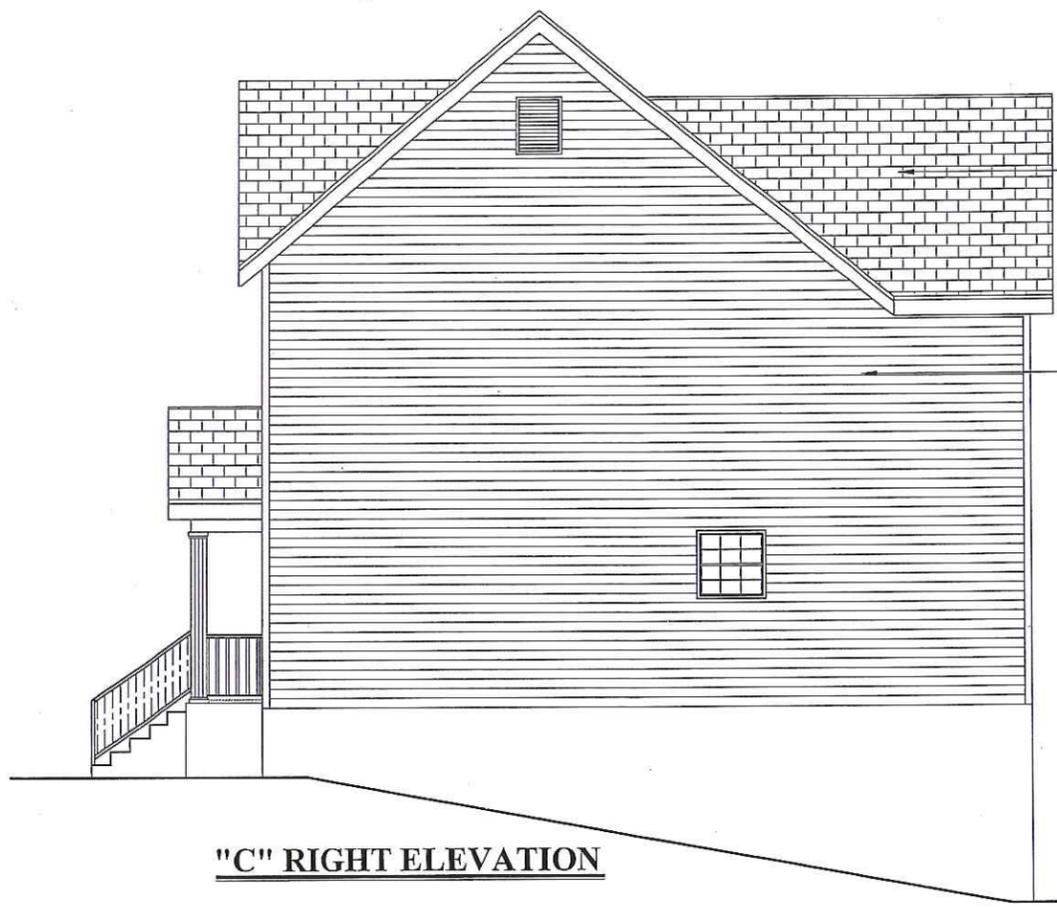
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"C" RIGHT ELEVATION

ARCHITECTURAL SHINGLES

FIBER CEMENT SIDING



"C" REAR ELEVATION



"C" LEFT ELEVATION

ARCHITECTURAL SHINGLES

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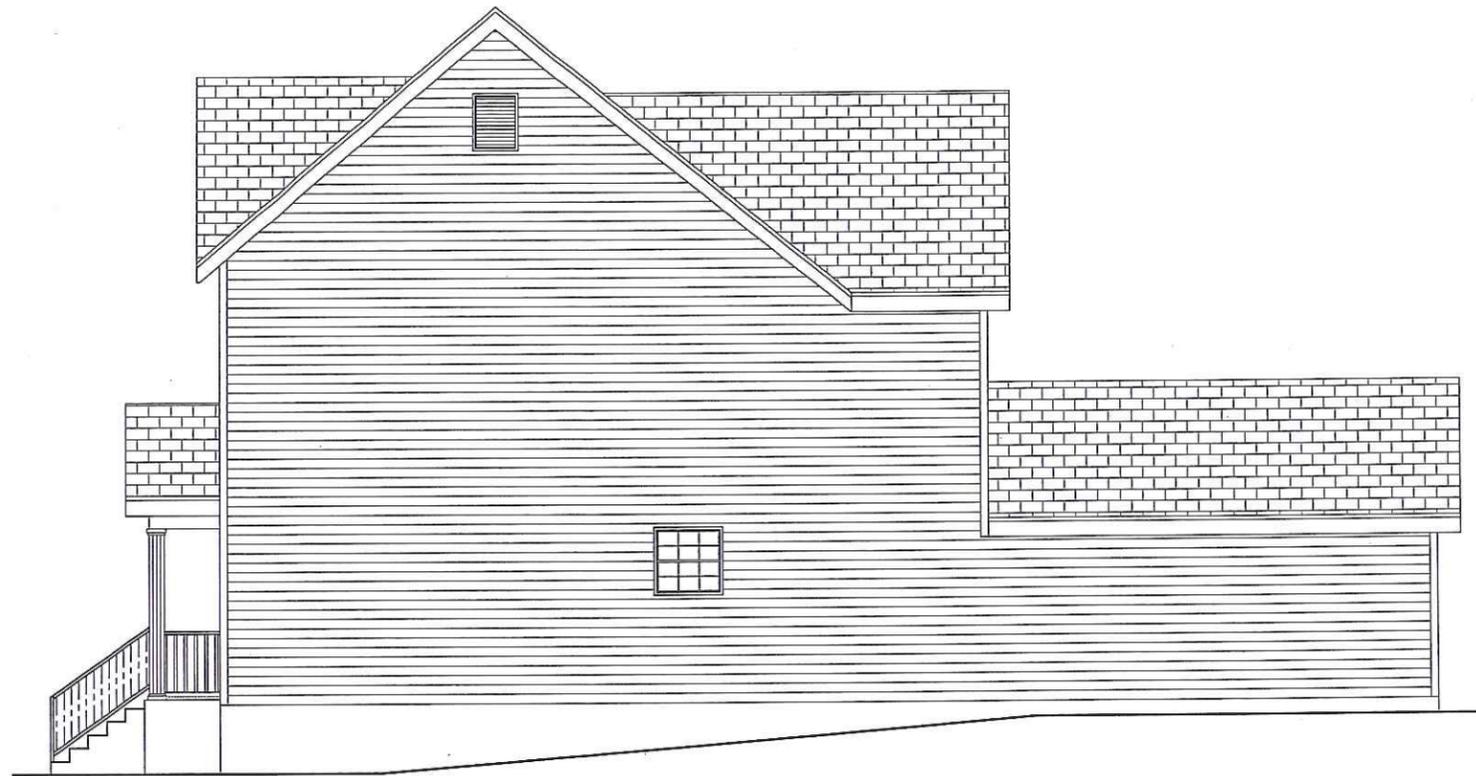
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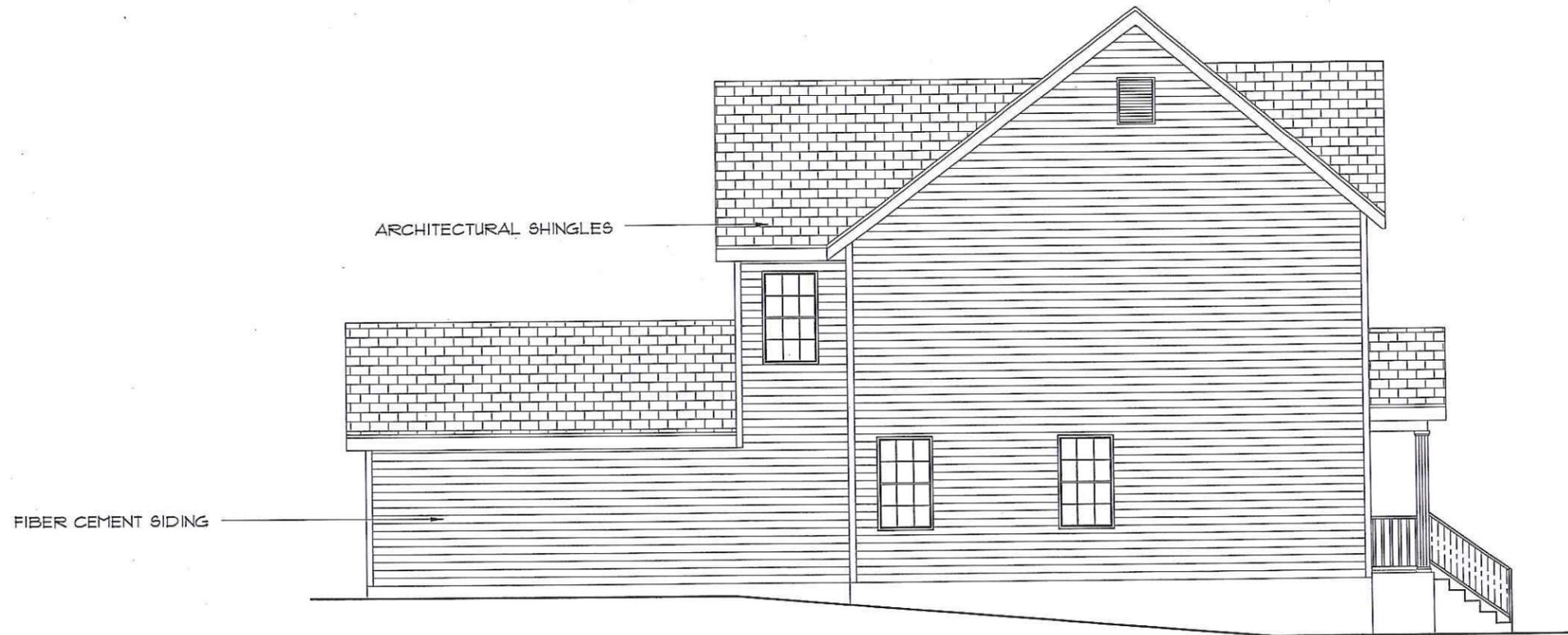
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"C" LEFT ELEVATION

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Phone: (501) 537-7222
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7.15.15
STATE OF MISSOURI
BARRY LOEB
CLARK
REGISTERED ARCHITECT

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BRICK VENEER

FIBER CEMENT SIDING

"D" FRONT ELEVATION

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"D" RIGHT ELEVATION

ARCHITECTURAL SHINGLES

FIBER CEMENT SIDING



"D" REAR ELEVATION



"D" LEFT ELEVATION

ARCHITECTURAL SHINGLES

FIBER CEMENT SIDING

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 Chesterfield, MO 63005
 636.861.1111
 msa.mcbridehomes.com



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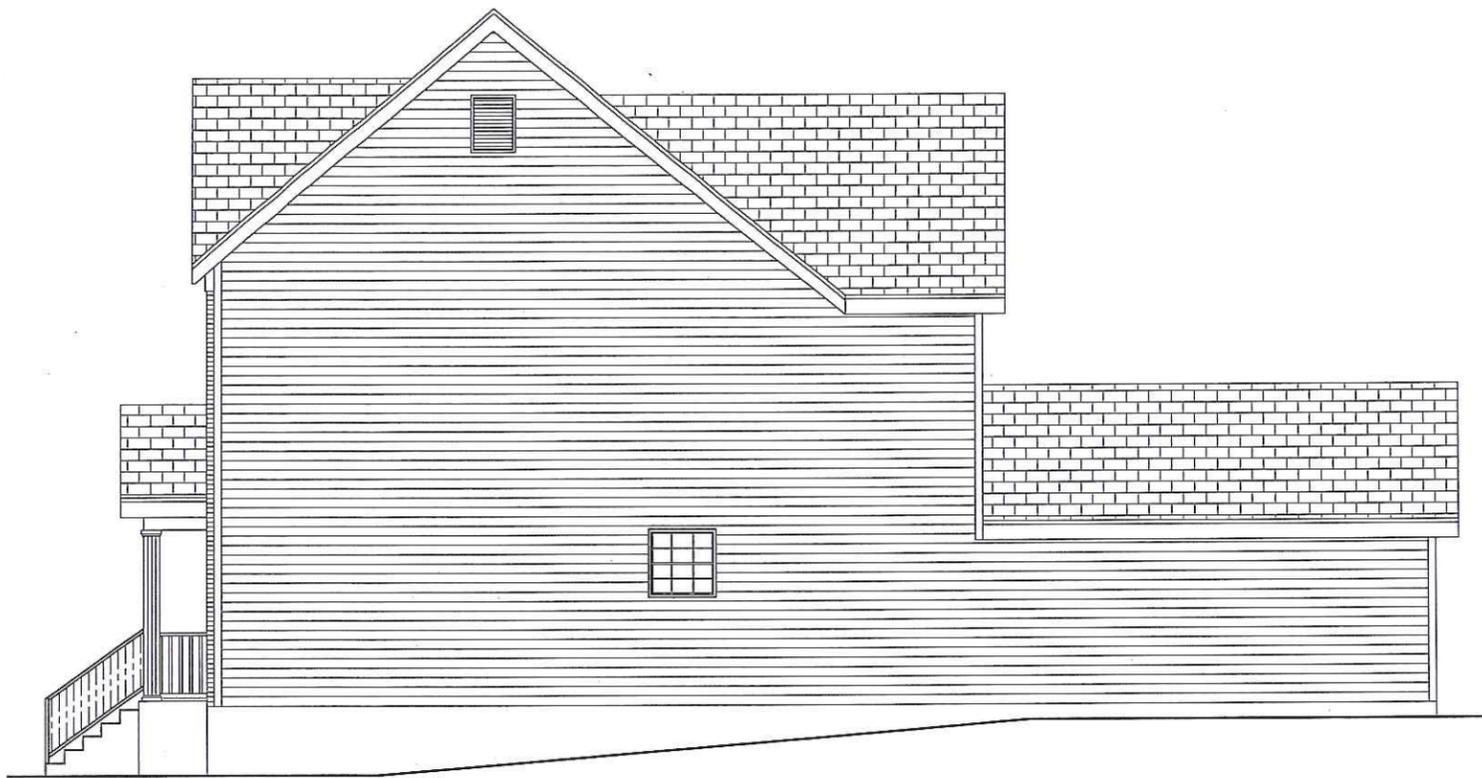
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"D" RIGHT ELEVATION



"D" REAR ELEVATION



"D" LEFT ELEVATION

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9.12.16
 STATE OF MISSOURI
 BARRY LOFD
 GLANTZ
 ARCHITECT
 [Signature]

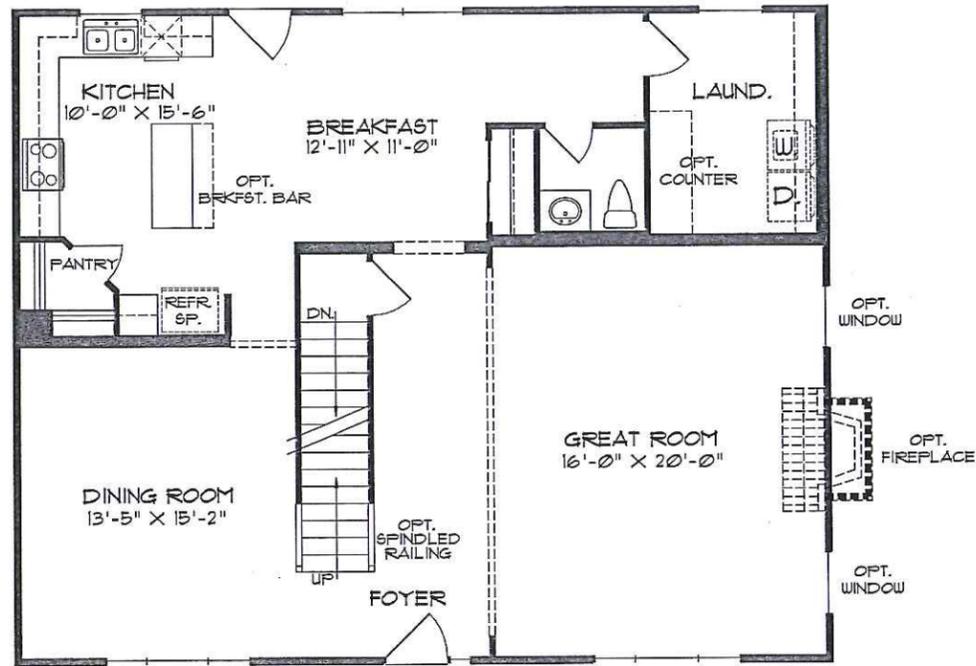
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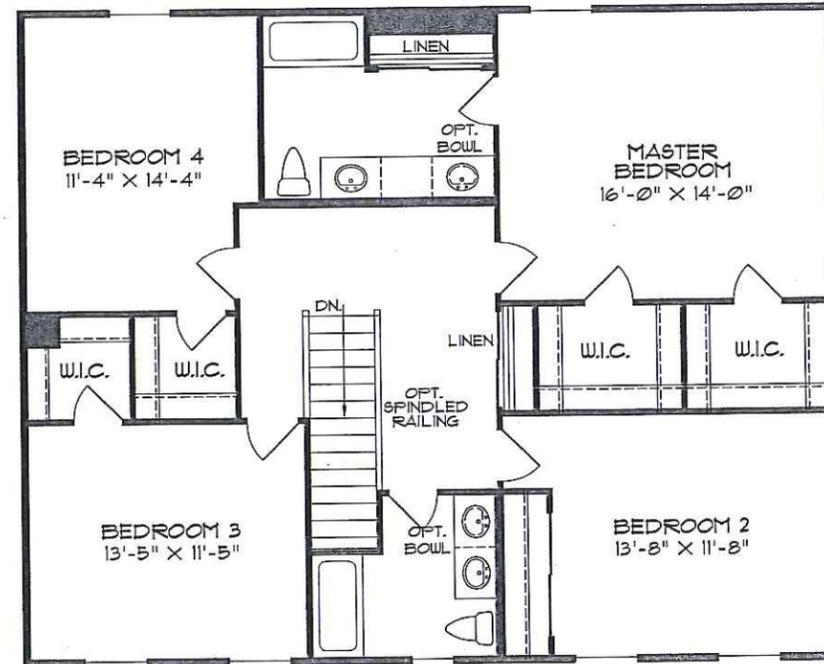
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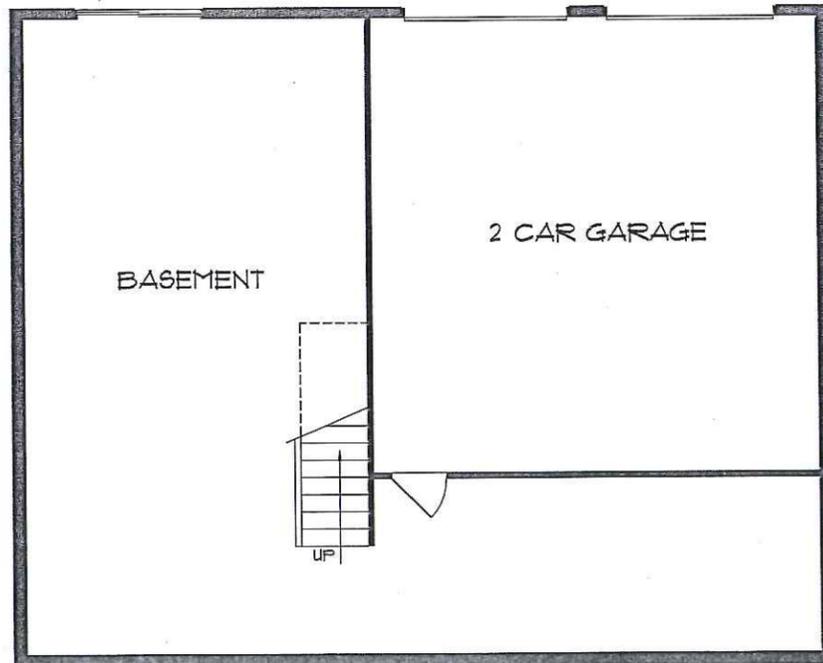
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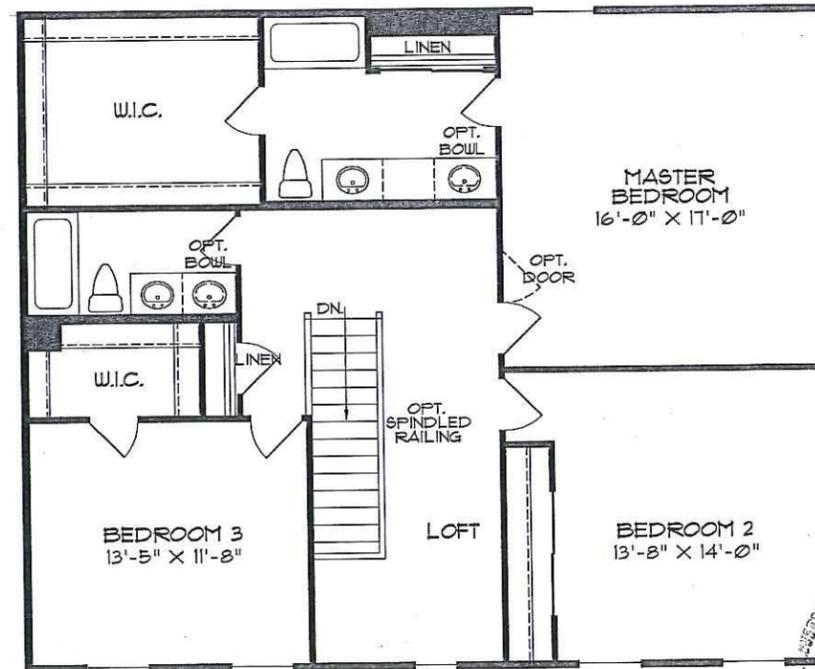
1ST FLOOR PLAN
W/ BASEMENT GARAGE



2ND FLOOR PLAN
OPT. 4 BEDROOM



LOWER LEVEL PLAN



2ND FLOOR PLAN
3 BEDROOM

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Chesterfield, MO 63077
phone 636-868-1111
www.mcbriدهomes.com

Berry L. Gantz, AIA, Architect
MO# A-5743

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JOB NO.

DATE

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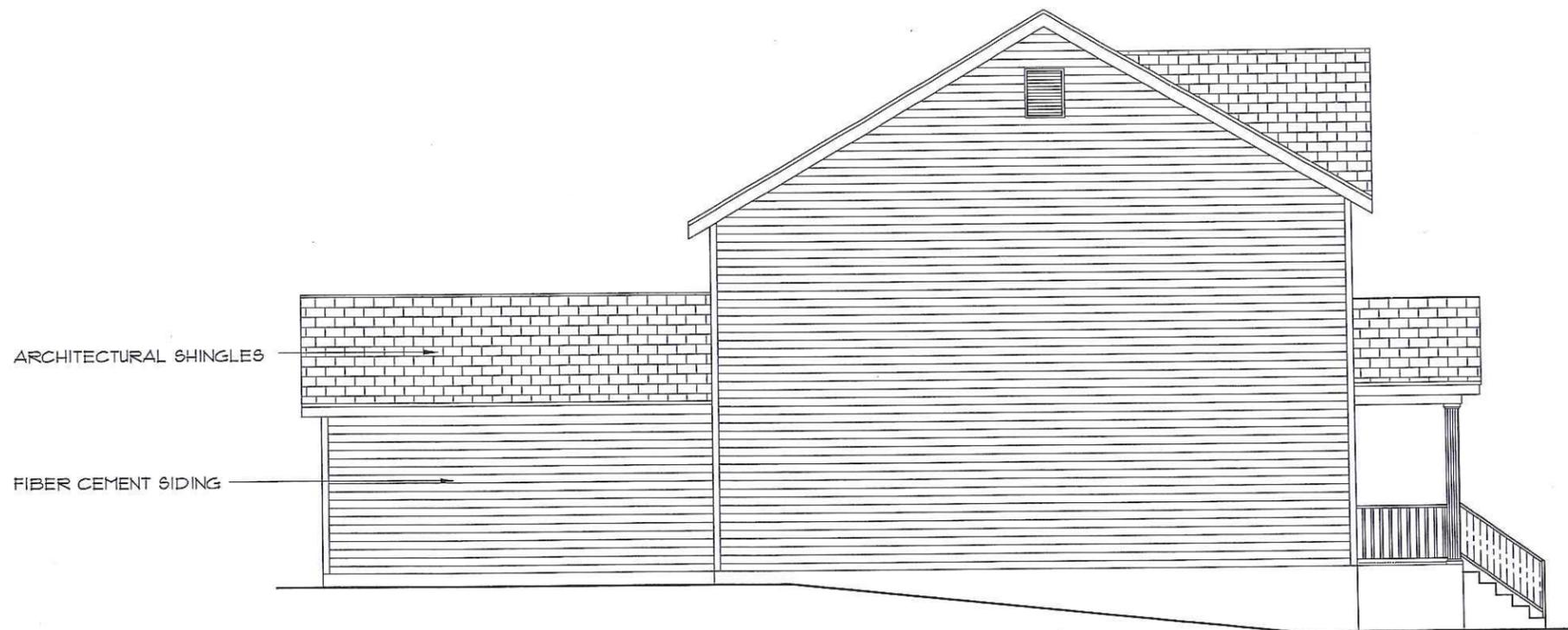




"A" RIGHT ELEVATION



"A" REAR ELEVATION



"A" LEFT ELEVATION

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FIBER CEMENT SIDING



"B" FRONT ELEVATION

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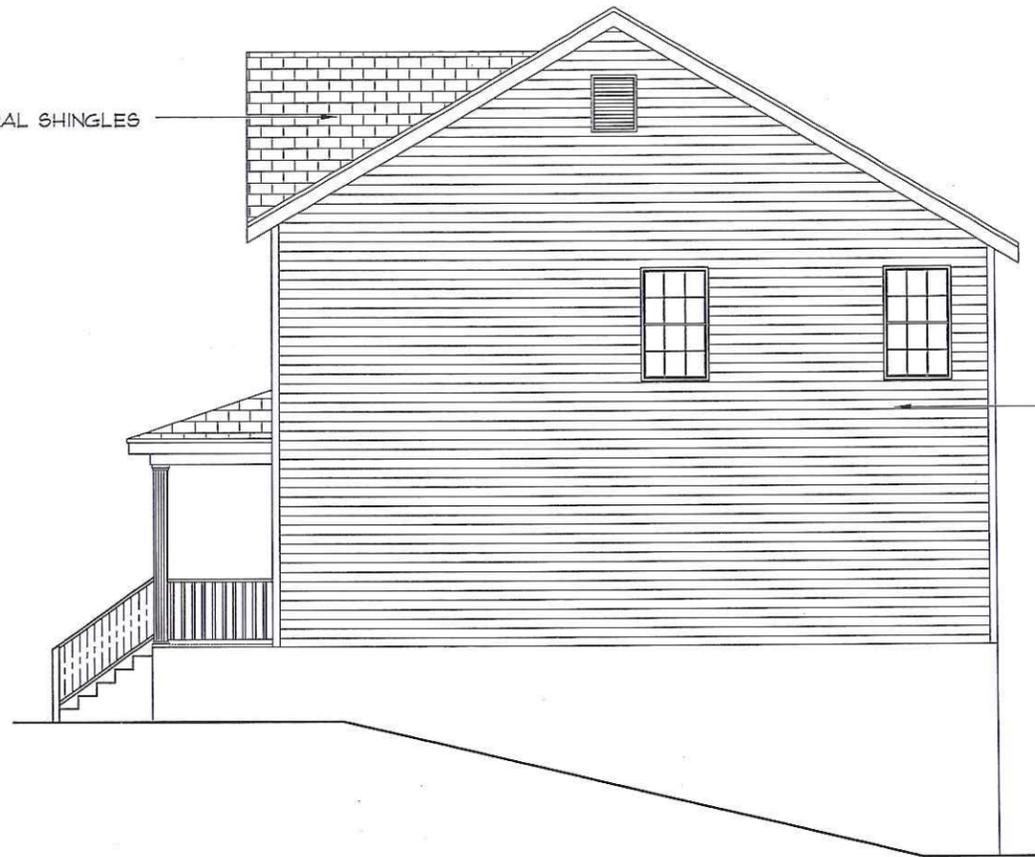
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REGISTERED ARCHITECT
J. J. [Signature]

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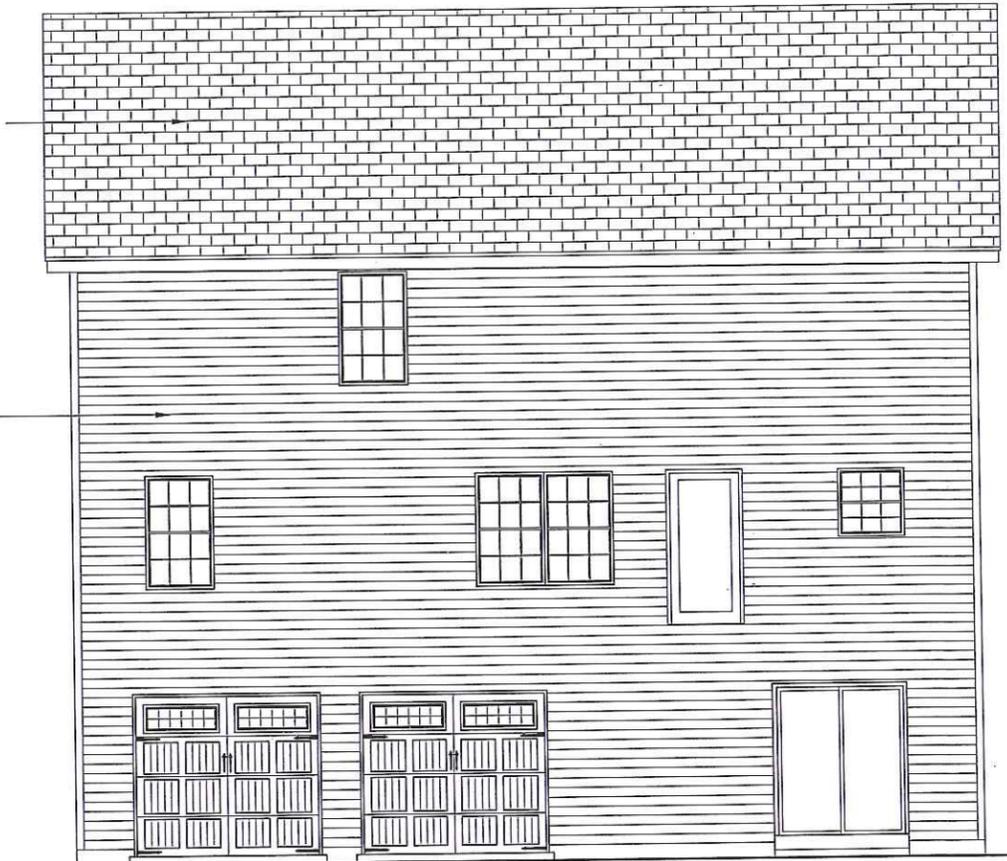
ARCHITECTURAL SHINGLES



"B" RIGHT ELEVATION

ARCHITECTURAL SHINGLES

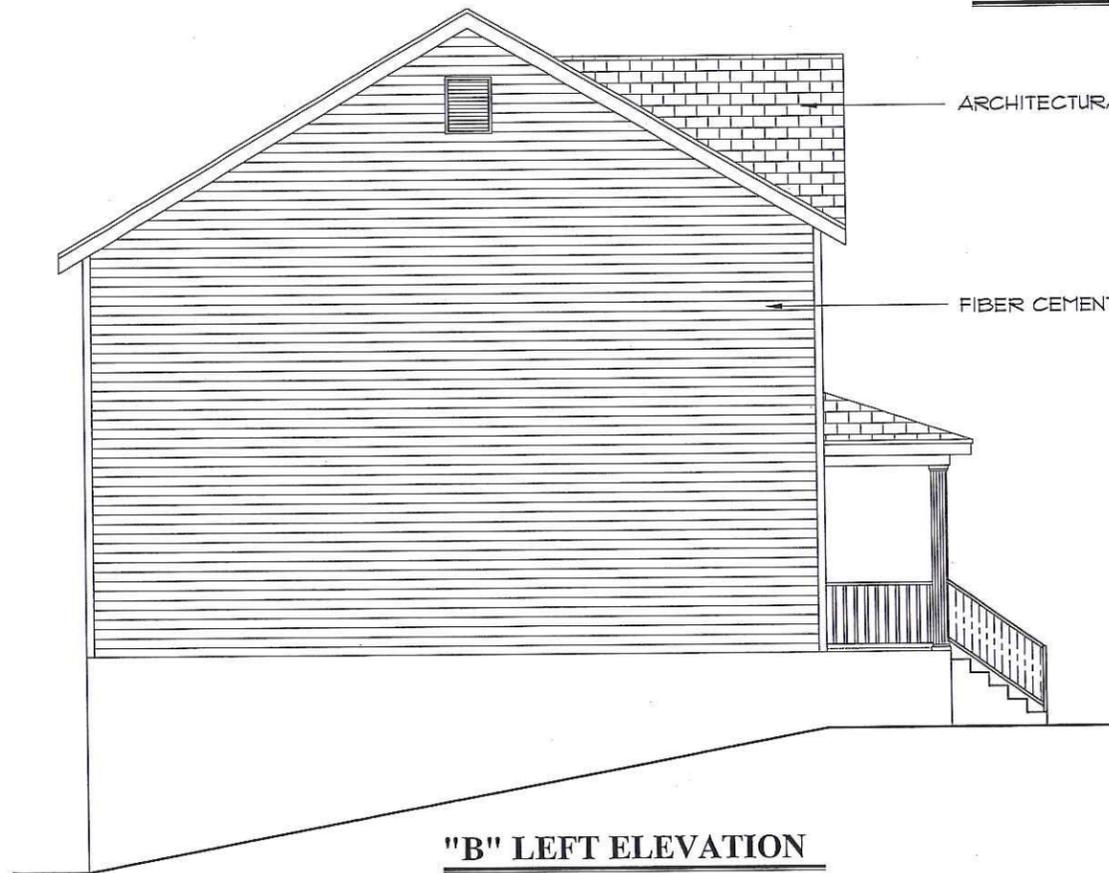
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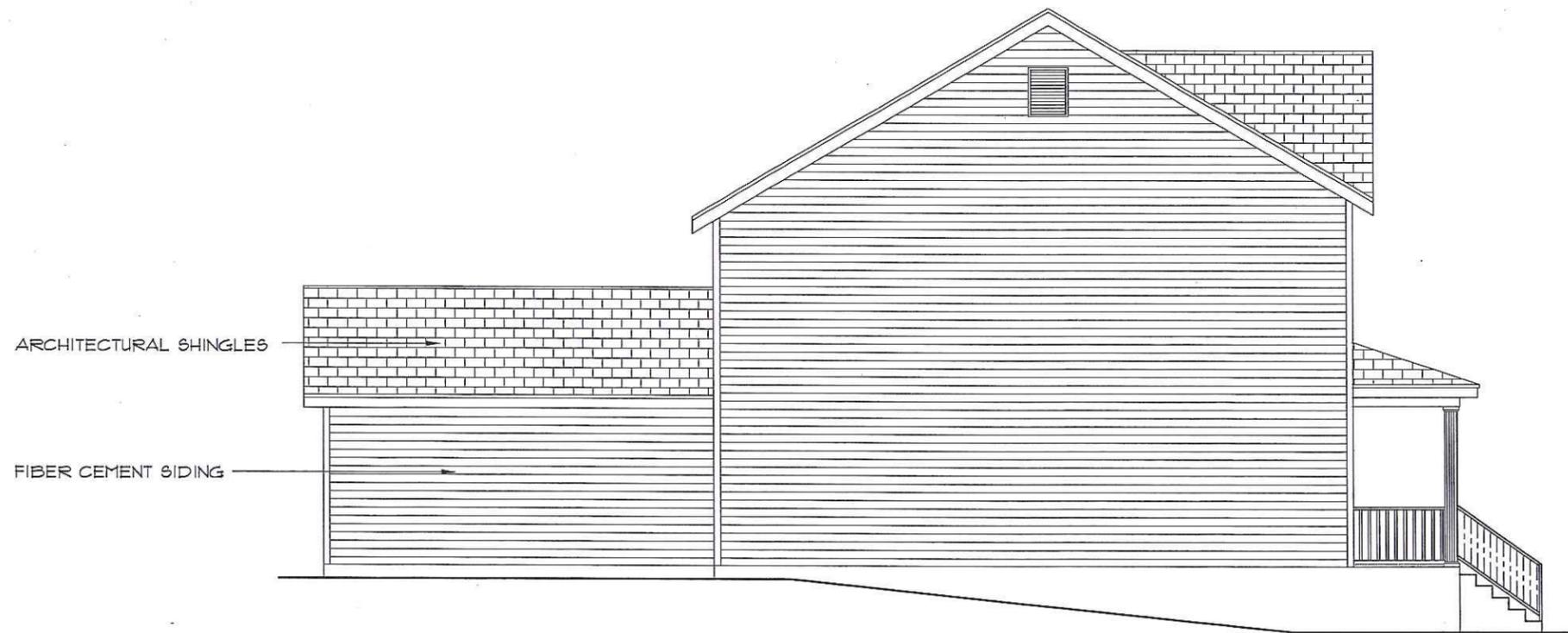
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BRICK VENEER

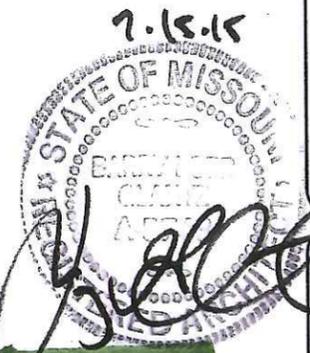


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"C" FRONT ELEVATION

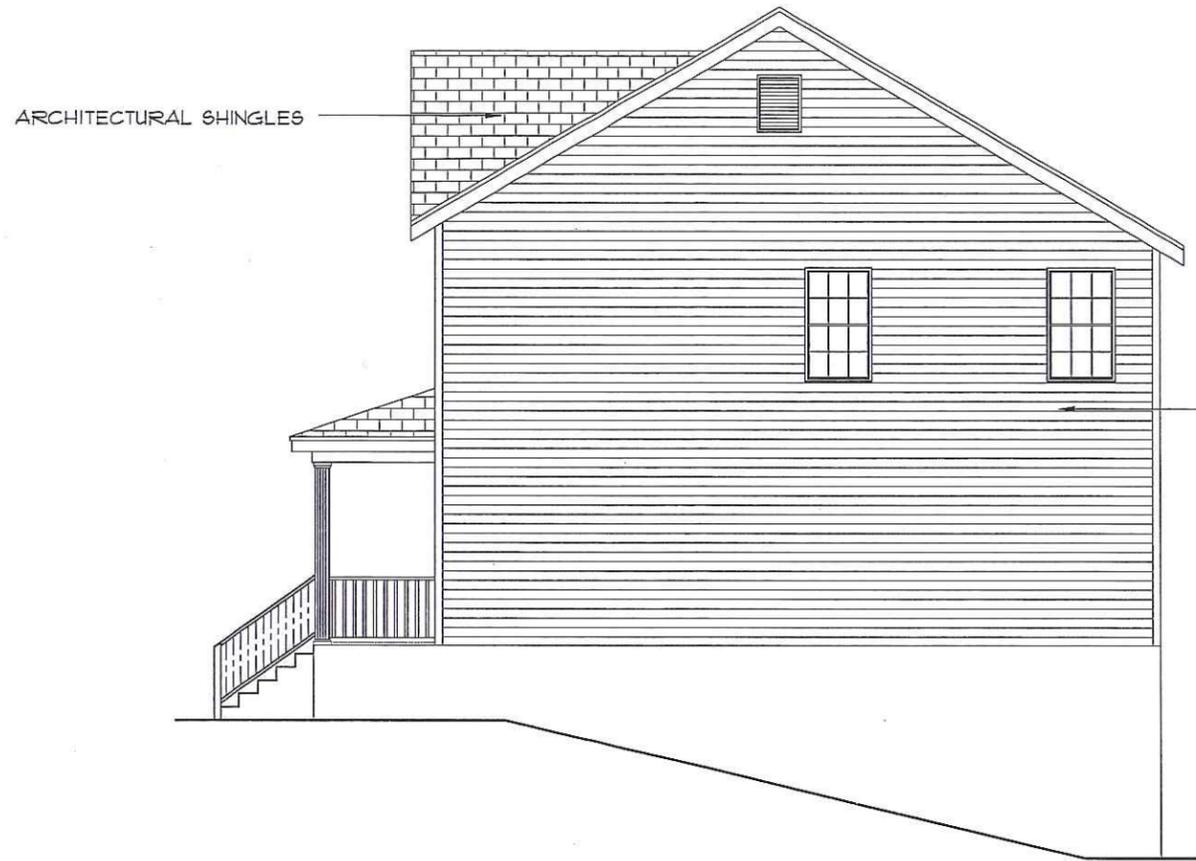
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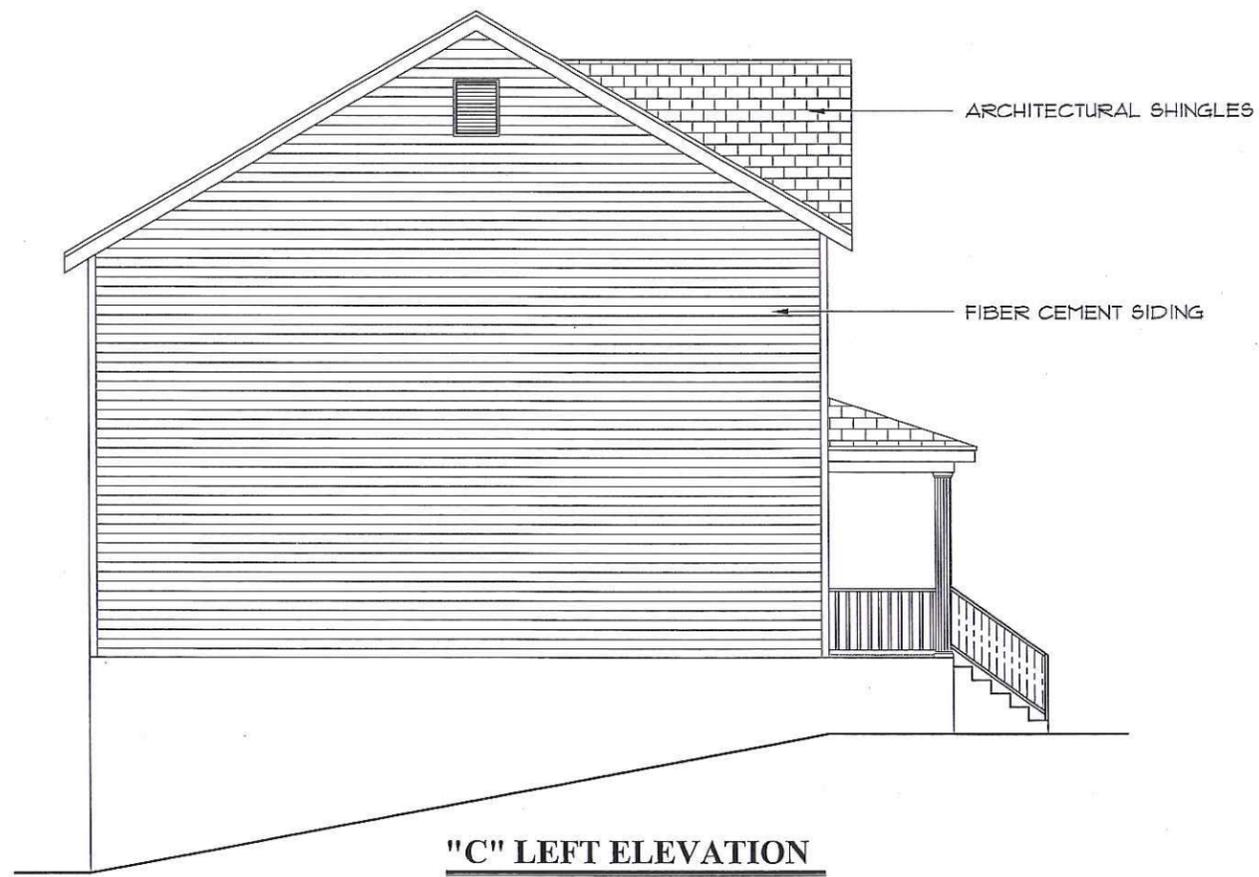
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"C" RIGHT ELEVATION



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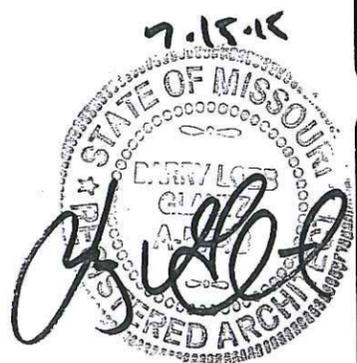
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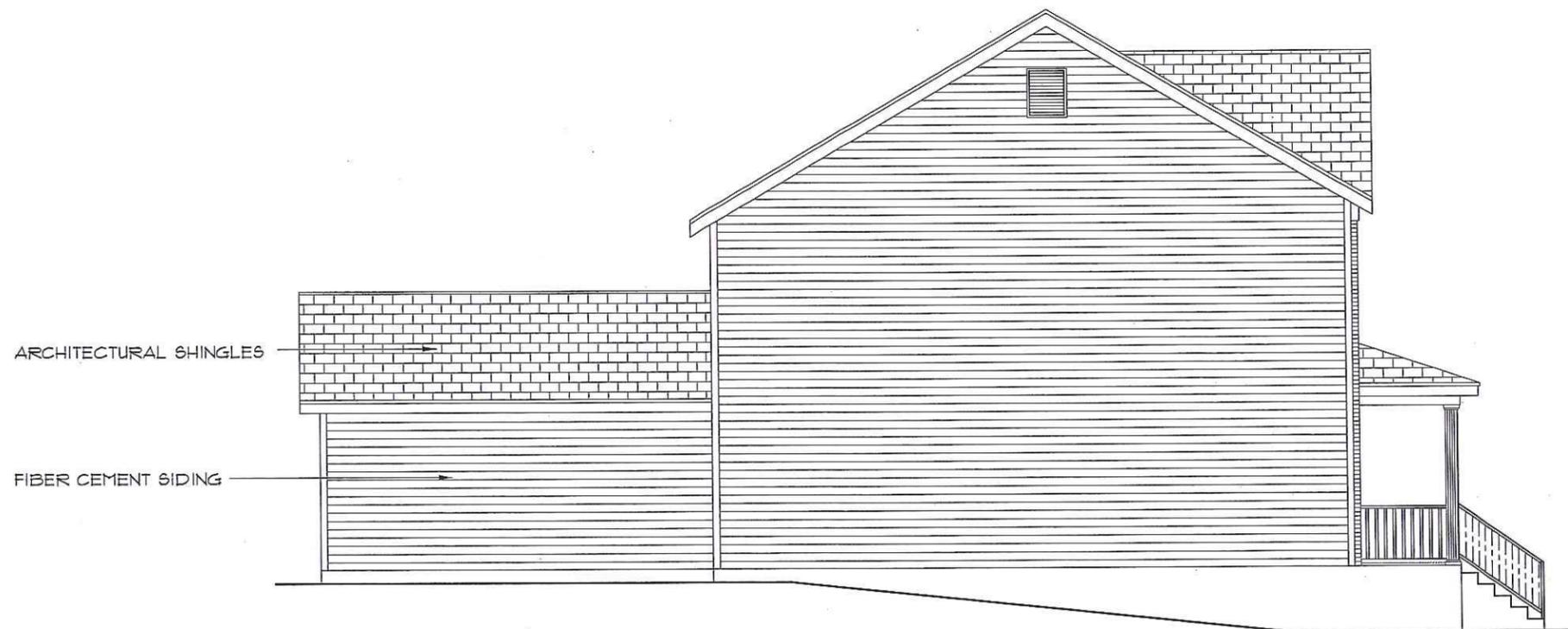
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GLANTZ JOB NO.

DATE

SHEET REV.

OF



WILDWOOD

APPLICATION FOR THE CITY OF WILDWOOD'S
ARCHITECTURAL REVIEW BOARD
(please read thoroughly)



The following information and items shall be provided to the Department of Planning for processing and dissemination in association with scheduling of submittals before the City of Wildwood's Architectural Review Board (ARB). The ARB meets on the second Thursday of each month, unless otherwise changed, with the submittal deadline being 2:00 p.m. on the Monday ten (10) days prior to the meeting. If the agenda cannot support the number of submitted applications, a special meeting may be requested by the applicant or the item will be carried over to the succeeding month. A complete set of plans shall be submitted, with the information bearing an original signature and seal of the Licensed Architect upon it, before the Board will conduct its review. The completeness of the submission will aid in the understanding of the project by the Board and the relevance of its comments, as well as expedite reviews in an effort to avoid delays. Failure of the architect to sign and seal all requested items that are the subject of this review process, where applicable, or not providing the requested information identified below, will disqualify the submittal and the Department of Planning will return the packet to architect of record.

SECTION I

Project

Name: Panera Bread / Saint Louis Bread Co

Address/Location: 2400 Taylor Rd

Applicant Contact Information: Answers Inc 450 Weidman Rd. 636-386-6707

Zoning District/Council Ward: Zoning District-Amended C-8 Council Ward 8

SECTION II

The ARB submittal requirements shall be as follows:

- Architects Statement:** Provide a written statement that explains the design theory utilized in the overall site and building design separately. Include items such as reasoning behind entry locations, building placement, how existing topography was utilized instead of ignored, shape, orientation and style of the building, reasoning for chosen building materials and colors, site and building lighting, etc. This statement should be written as from one architect to another and

should include design theory. In this instance, cost can be an acceptable and appropriate goal of the overall design. The statement shall close with an acknowledgment that the design is in compliance with the requirements, or it should give a description of non-compliant items, with an explanation for such.

- ✓ **Preliminary Development Plan & Colored Landscape Plan:** These plans should reflect the same elements required for submittal to the Planning & Zoning Commission, such as the infrastructure and site improvements, including building footprints, curb cuts and driveway locations, and other natural and man-made features of significance.
- ✓ **Photographs:** Photos should reflect existing site conditions and immediate surrounding properties in all compass directions. The intent of these photographs is to better understand the project site and context, and how the project under consideration will complement both existing conditions, as well as future projects.
- ✓ **Preliminary Floor Plans:** These plans refers to the building footprint. However, interior layout, while not reviewed, can help in understanding the footprint and elevations.
- ✓ **Colored Architectural Elevations:** Elevations for each façade of the building, presented in the chosen color palette, with overall dimensions and materials labeled, noting any special items as necessary for a clear understanding of the project. Light fixtures should be shown accurately.
- ✓ **Colored Building Rendering:** This item is critical to provide a clear and quick understanding of the massing of the building and its materials and colors. Ideally, if prepared electronically in three dimensions, provide 'snapshots' of several views to highlight the overall building. *N/A*
- ✓ **Materials and Colors:** The submittal should include 'finishes' pages, such as manufacturer specification sheets of the materials and colors. Actual samples will be required for presentation at the meeting itself. *Existing to be matched*
- ✓ **All of the above listed requirements shall be provided in an 11"x17" format, formatted to fit 11"x17", and bound into an 8.5" x 11" booklet with a cover, as well as all information contained on a disc, or digital device. Appropriate sheets shall exhibit the original signature, seal, and date of the Licensed Architect, who prepared them.**

The items contained in the submittal package must meet minimum requirements prescribed by the Architectural Review Board (ARB). Further information may be requested, as directed by the Department of Planning and/or the ARB. Once an application has been processed for an upcoming meeting, the agenda will be sent to the appropriate representative(s). Attendance by the petitioner with their architect(s) for presentation and discussion with the ARB is mandatory. Variances to these procedures must be agreed to by the ARB members and the Department of Planning in advance of the scheduled meeting date. If you have any further questions, please feel free to contact the Department of Planning at (636) 458-0440.

We, the undersigned, are aware of the aforementioned items and submit this application in full compliance with the requirements of the Architectural Review Board on this day 5 of May, 2016.

Danielle Trith
Applicant [signature]

Danielle Trith w/ Answers Inc
on behalf of Panera Bread
Applicant [print]

Thomas D. Tyler A. 6922
Licensed Architect [signature]

THOMAS D. TYLER
for ANSWERS INC #773
Licensed Architect [print]

Contact Information for Applicant and Architect may be provided by attaching business cards here:



WILDWOOD

SECTION III

For Office Use Only

Application submittal accepted on: _____ Initial By: Department of Planning Staff

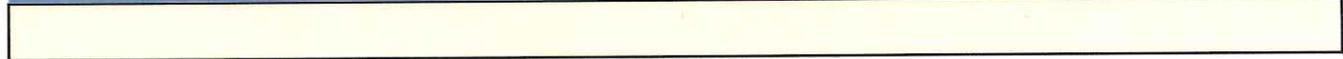
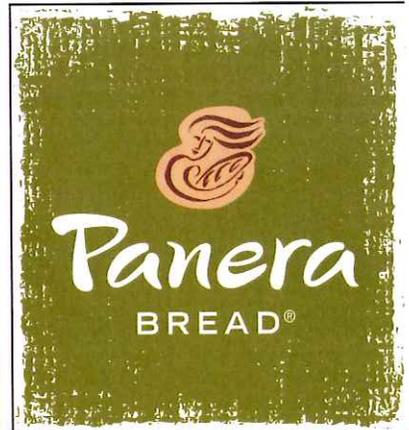
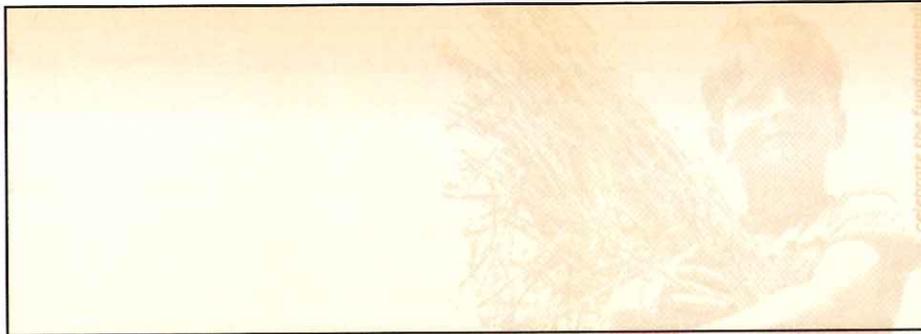
Initial review is scheduled for: _____

Subsequent review is scheduled for: _____

Comments: _____

Final Approval by the ARB on: _____

Architectural Review Board Chair



Application for the City of Wildwood's Architectural Review Board

Panera Bread/Saint Louis Bread Company
2400 Taylor Rd
Wildwood, MO 63040

DATE: 05.05.16

Project #: 16024

Applicant / Design Consultant:



ANSWERS

Contact: Danielle Tritt
450 Weidman Road
Ballwin, MO 63011
636.386.6707 | F: 636.386.7207
daniellet@answersinc.com

Architect:



ANSWERS

Contact: Tom Tyler
450 Weidman Road
Ballwin, MO 63011
636.386.6707 | F: 636.386.7207
tatyler@answersinc.com

CITY OF WILDWOOD

MAY 05 2016

DEPT OF PLANNING & PARKS



SAINT LOUIS BREAD CO.

BAKERY-CAFE #691
 2400 TAYLOR ROAD
 WILDWOOD, MO 63040

SITE MAP:



BUILDING INFORMATION:

AREA BREAKDOWN:

EXISTING SUITE: 5,637 S.F.
 DRIVE THRU ADDITION: 119 S.F.
 TOTAL PANERA SUITE: 5,756 S.F.

SOUTH PATIO: 600 S.F.
 WEST PATIO: 950 S.F.

SEAT COUNT:

INTERIOR: 101 SEATS / 34 TABLES
 EXTERIOR: 42 SEATS / 16 TABLES

MATERIALS:

- EXISTING BRICK TO REMAIN
- DRIVE THRU ADDITION IS BRICK TO MATCH EXISTING
- NEW STOREFRONT TO MATCH EXISTING

ARCHITECTS STATEMENT:

Panera's design intent for the proposed St. Louis Bread Company located at 2400 Taylor Road is to maintain the original style and design of the building. The existing building's design is timeless. Panera will match the existing materials of the building on the new drive thru addition. Panera proposes adding awnings, slim line gooseneck fixtures, and sconces to the building keeping with the building's style. To follow suit with the building's other tenants, Panera proposes window graphics on one bay of windows on the East elevation and along the North elevation. Panera's proposed signage is to be in a similar location as the previous tenant. We believe that all of these items are compliant with Wildwood's city code.

The building's landlord has applied for the site development plan for the drive thru addition, drive lanes/parking lot adjustments, new patio, landscaping and the relocation of the dumpster enclosure. The dumpster enclosure will be rebuilt with the same materials used on the existing.

SHEET INDEX:

- A-1.0 COVER SHEET
- A-1.1 EXISTING SITE PHOTOGRAPHS
- A-1.2 PRELIMINARY FLOOR PLAN
- A-1.3 ARCHITECTURAL ELEVATIONS
- AMENDED SITE DEVELOPMENT PLAN (BY OTHERS)
- SITE DEVELOPMENT LANDSCAPE PLAN (BY OTHERS)
- TRASH ENCLOSURE (BY OTHERS)

BAKERY CAFE:
#691
 SYSTEM: G3 - CUSTOM
 PROTOTYPE UPDATE: 2015/4/1

M/E/P ENGINEER:

 Altemeyer
 Engineering Consultants
 355 Marquette Avenue
 St. Louis, Missouri 63101
 Phone: (314) 251-2512
 Fax: (314) 251-2512

DESIGN CONSULTANT:
ANSWERS, INC.
 ARCHITECT:
 ANSWERS, INC.
 1405 WILLOW ROAD
 ST. LOUIS, MISSOURI 63011
 636.386.8707
 636.386.7297 FAX

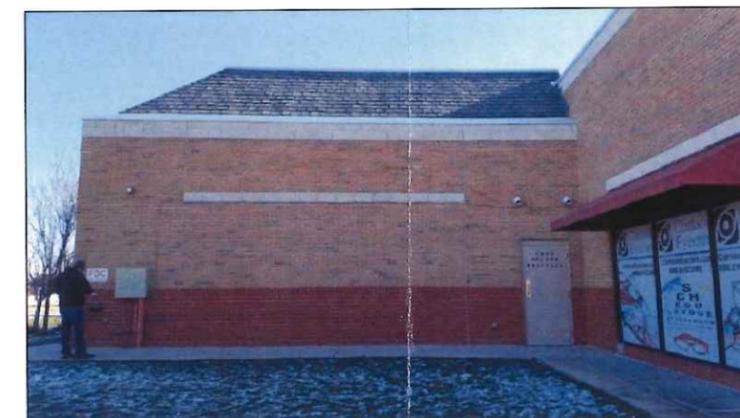


SAINT LOUIS BREAD CO.
 BAKERY CAFE #691
 2400 TAYLOR ROAD
 WILDWOOD, MO 63040

REVISION	

ISSUE DATE: 05.2.16
 PROJECT NUMBER: 16024-1
 DRAWN BY: DET
 DM: DC
 CFM: BB
 CFM: KC

SHEET NO:
A-1.0
 COVER SHEET



BAKERY CAFE:
#691

SYSTEM: G3 - CUSTOM
PROTOTYPE UPDATE: 3/05/11

M/E/P ENGINEER:



DESIGN CONSULTANT:

ANSWERS, INC.
ARCHITECT:
ANSWERS, INC.
LICENSE #773
450 WEDMAN ROAD
WILDMAN, MISSOURI 65111
636.366.7207
636.366.7207 FAX



BAKERY CAFE #691
2400 TAYLOR ROAD
WILDWOOD, MO 63040
**SAINT
LOUIS
BREAD CO.**

REVISION

ISSUE DATE: 05.2.18
PROJECT NUMBER: 16024-1
DRAWN BY: DET
DNL: DC
DTM: BB
CPM: KC

SHEET NO:
A-1.1
EXISTING SITE
PHOTOGRAPHS



SOUTH ELEVATION
SCALE: N.T.S.

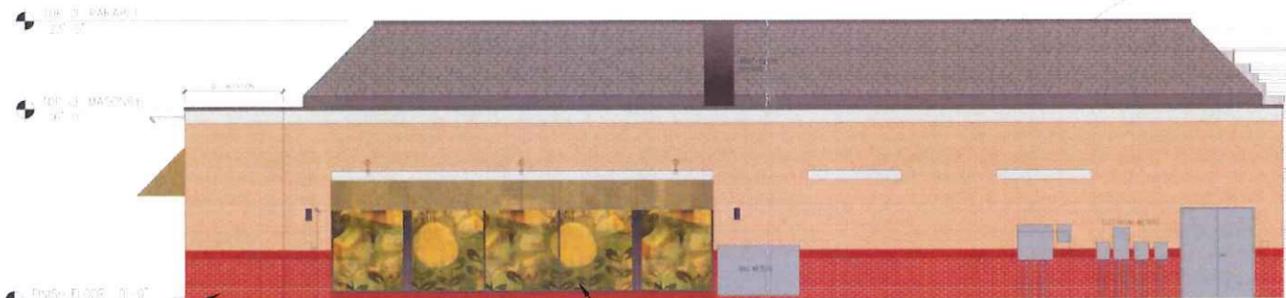
DRIVE THRU ADDITION TO MATCH EXISTING BUILDING MATERIALS



EAST ELEVATION
SCALE: N.T.S.

DRIVE THRU ADDITION TO MATCH EXISTING BUILDING MATERIALS

WINDOW GRAPHICS



DRIVE THRU ADDITION TO MATCH EXISTING BUILDING MATERIALS

NORTH ELEVATION
SCALE: N.T.S.

WINDOW GRAPHICS



WEST ELEVATION
SCALE: N.T.S.

NOTES:

- DRIVE THRU ADDITION TO MATCH EXISTING BUILDING MATERIALS.
- NEW WINDOW GRAPHICS, ART/GRAPHIC, NON BRANDING
- NEW AWNINGS; GOOSENECK LIGHT FIXTURES, AND SCONCES.



SCONCE FIXTURE



GOOSENECK FIXTURE

BAKERY CAFE:
#691

SYSTEM: G3 - CUSTOM
PHOTO TYPE UPDATE: 2015/01

M/E/P ENGINEER:
Alkemeyer
Engineering Consultants

DESIGN CONSULTANT:
ANSWERS, INC.
ARCHITECT:
ANSWERS, INC.
LICENSE #773
455 WEDMAN ROAD
ST. LOUIS, MISSOURI 63111
636.366.7207 FAX



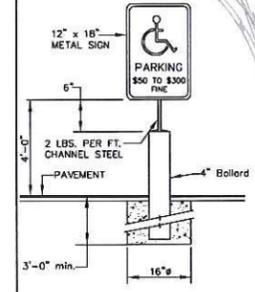
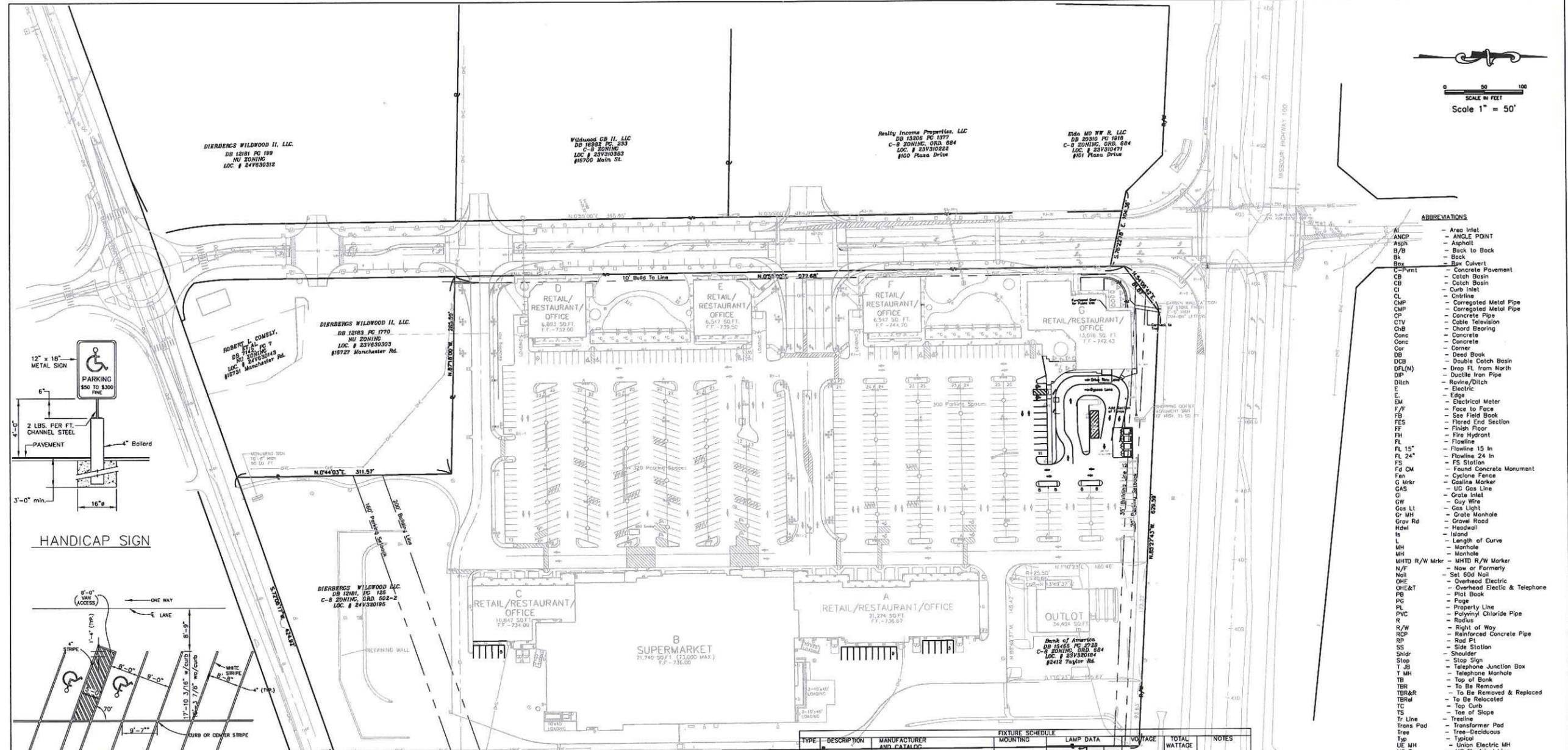
BAKERY CAFE #691
2400 TAYLOR ROAD
WILDWOOD, MO 63040

SAINT LOUIS BREAD CO.

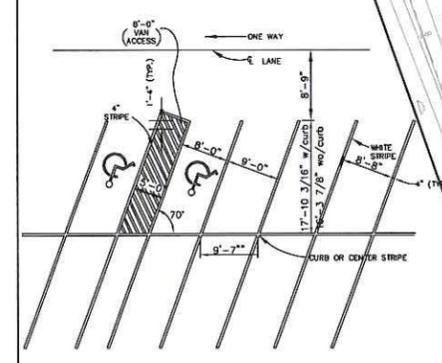
REVISION

ISSUE DATE: 05.2.16
PROJECT NUMBER: 16024-1
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DFM: SS
CFM: KC

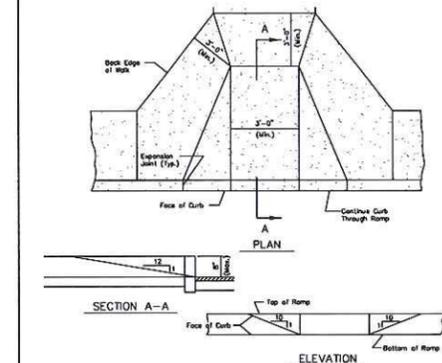
SHEET NO:
A-1.3
ARCHITECTURAL
ELEVATIONS



HANDICAP SIGN



STRIPING - 70' PARKING

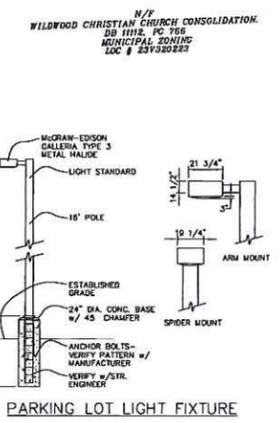


HANDICAP RAMP
(Contained Within Sidewalk)

- NOTES:**
1. Site address is #2400 to #2500 Taylor Road, Wildwood, MO. 63040
 2. Local number is 23920173
 3. Subdivision name is Dierbergs Wildwood. Lot 1 area = 18.26 acres.
 4. Utility Companies
 - Sewer - Metropolitan St. Louis Sewer District
 - Water - Missouri American Water Company
 - Gas - Laclede Gas Company
 - Electric - Amerian UE
 - Telephone - Southeastern Bell Telephone
 5. School District is Rockwood RIV
 6. Fire District is Metro West
 7. Existing Zoning - Amended C-8 Planned Commercial District
 8. There will be no steps at designated accessible entrance doors.
 9. Adequate parking for the disabled will be provided in accordance with ADA and County and City of Wildwood requirements.
 10. Access to proposed buildings will be provided in accordance with ADA, St. Louis
 11. Site light poles will be 16' high.
 12. Sidewalk along the accessible route shall not have a slope exceeding 1:20. Slopes greater than 1:20 will contain a ramp.
 13. provided outside of the entrance doors for wheelchair maneuverability.
 14. A level area of 80' x 60' front approach or 48' x 80' side approach will be

PARKING TABLE

BUILDING	USE	AREA	PARKING RATIO	REQUIRED PARKING
A	RETAIL/RESTAURANT/OFFICE	21,274 Sq. Ft.	4.0 / 1000	85
B	SUPERMARKET	71,740 Sq. Ft.	4.0 / 1000	287
C	RETAIL/OFFICE	6,645 Sq. Ft.	4.0 / 1000	27
D	RESTAURANT	100 SEATS 10 EMPLOYEES 6,893 Sq. Ft.	1/2 SEATS 3/5 EMPLOYEES	50
E	RESTAURANT	160 SEATS 12 EMPLOYEES 6,547 Sq. Ft.	1/2 SEATS 3/5 EMPLOYEES	80
F	RESTAURANT	300 SEATS 24 EMPLOYEES 13,018 Sq. Ft.	1/2 SEATS 3/5 EMPLOYEES	150
G	RESTAURANT	300 SEATS 24 EMPLOYEES 13,018 Sq. Ft.	1/2 SEATS 3/5 EMPLOYEES	150
H	OUTLOT	7,500 Sq. Ft.	3/1000 SELF-PARKED	20
TOTAL LOADING		12	TOTAL REQUIRED PARKING	648
			PARKING PROVIDED	650
			REGULAR HANDICAP	20



PARKING LOT LIGHT FIXTURE

TYPE	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	FIXTURE SCHEDULE	MOUNTING	LAMP DATA	VOLTAGE	TOTAL WATTAGE	NOTES
A	16' POLE MOUNTED TWO HEAD LUMINAIRE	MCGRAW-EDISON (2) MA1004 ARM POLE: SSS-SM135FM2	16' POLE SEE DETAIL (THIS SHEET) FOR BASE DETAIL	16' POLE	2 400 MH	277V, 1φ	930	DARK BRONZE
B	16' POLE MOUNTED SINGLE HEAD LUMINAIRE	MCGRAW-EDISON (2) MA1004 ARM POLE: SSS-SM135FM2	16' POLE SEE DETAIL (THIS SHEET) FOR BASE DETAIL	16' POLE	1 400 MH	277V, 1φ	1100	DARK BRONZE
C	BUILDING FACADE FLOODLIGHT	MCGRAW-EDISON (1) ANF4012923/L/L/AM (1) TENON TO MATCH FIXTURE	16' POLE SEE DETAIL (THIS SHEET) FOR BASE DETAIL	16' POLE	1 400 MH	277V, 1φ	465	DARK BRONZE
D	WALL MOUNTED SINGLE HEAD LUMINAIRE	MCGRAW-EDISON (1) MA1039 WALL BRACKET	WALL MOUNT 12\"/>					

- ABBREVIATIONS**
- AI - Area Inlet
 - ANGP - ANGLE POINT
 - Asph - Asphalt
 - B/B - Back to Back
 - Bk - Back
 - Box - Box Culvert
 - CP - Concrete Pavement
 - CB - Catch Basin
 - CB - Catch Basin
 - CI - Catch Inlet
 - CL - Concline
 - CMP - Corrugated Metal Pipe
 - CMF - Corrugated Metal Pipe
 - CP - Concrete Pipe
 - CTV - Cable Television
 - CHB - Chord Bearing
 - Conc - Concrete
 - Cor - Corner
 - DB - Dead Book
 - DOB - Double Catch Basin
 - DFL(N) - Drop FL from North
 - DIP - Ductile Iron Pipe
 - Ditch - Ditch
 - E - Electric
 - E - Edge
 - EM - Electrical Meter
 - F/F - Face to Face
 - FB - See Field Book
 - FES - Flared End Section
 - FF - Finish Floor
 - FH - Fire Hydrant
 - FL - Flowline
 - FL 15" - Flowline 15 in
 - FL 24" - Flowline 24 in
 - FS - FS Station
 - Fd CM - Found Concrete Monument
 - Fan - Cyclone Fence
 - G Mkr - Gasline Marker
 - GAS - IG Gas Line
 - GI - Grot Inlet
 - GW - Guy Wire
 - Gas Lt - Gas Light
 - Gr MH - Grate Manhole
 - Grav Rd - Gravel Road
 - Hdwl - Headwall
 - Isld - Island
 - L - Length of Curve
 - MH - Manhole
 - MH - Manhole
 - MHTD R/W Mkr - MHTD R/W Marker
 - N/F - Now or Formerly
 - Nat - Nat 60# Nail
 - OHE - Overhead Electric
 - OHE&T - Overhead Electric & Telephone
 - PB - Pilot Book
 - PG - Page
 - PL - Property Line
 - PVC - Polyvinyl Chloride Pipe
 - R - Radius
 - R/W - Right of Way
 - RCP - Reinforced Concrete Pipe
 - Rd P - Road P
 - SS - Side Station
 - Shldr - Shoulder
 - Slope Sign - Slope Sign
 - T JB - Telephone Junction Box
 - T MH - Telephone Manhole
 - TB - Top of Bank
 - TBR - To Be Removed
 - TBR&R - To Be Removed & Replaced
 - TBR - To Be Relocated
 - TC - Top Curb
 - Tr Line - Trestline
 - Trans Pad - Transformer Pad
 - Tree - Tree-Deciduous
 - Typ - Typical
 - UE MH - Union Electric MH
 - UG E - UG Electrical Line
 - UG T - UG Telephone Line
 - UGE - Underground Electric
 - UGFO - Underground Fiber Optic
 - UGT - Underground Telephone
 - UIP - Use in Place / Use in Place
 - UP - Utility Pole
 - UP/Trans - Utility Pole/Transformer
 - VCP - Vitrified Clay Pipe
 - W - Water Service
 - WL - Water Line
 - WV - Water Valve
 - Walk - Sidewalk
 - Well - Well
 - Concrete Wall

AMENDED SITE DEVELOPMENT PLAN
DIERBERGS WILDWOOD

DIERBERGS MARKET
16690 SWINGLINE RIDGE ROAD
CHESTERFIELD, MISSOURI 63005
(636) 532-8884

HEINSON CONSULTING, LLC
CIVIL ENGINEERING/LAND PLANNING/PROJECT MANAGEMENT

2311 OSBERT ROAD
GLENCOE, MO 63026

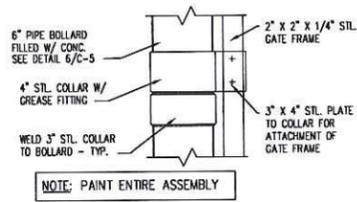
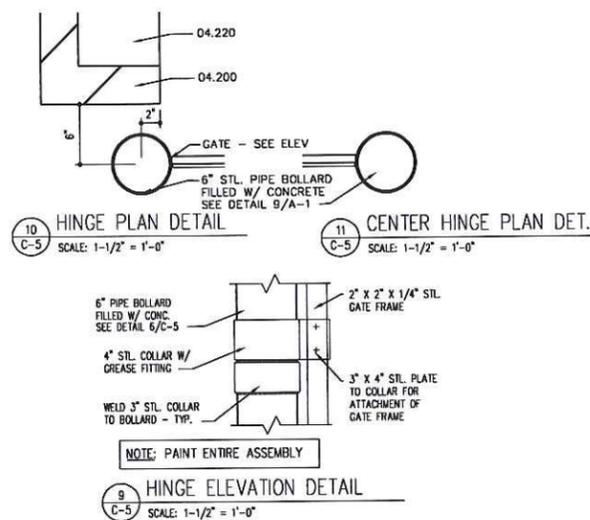
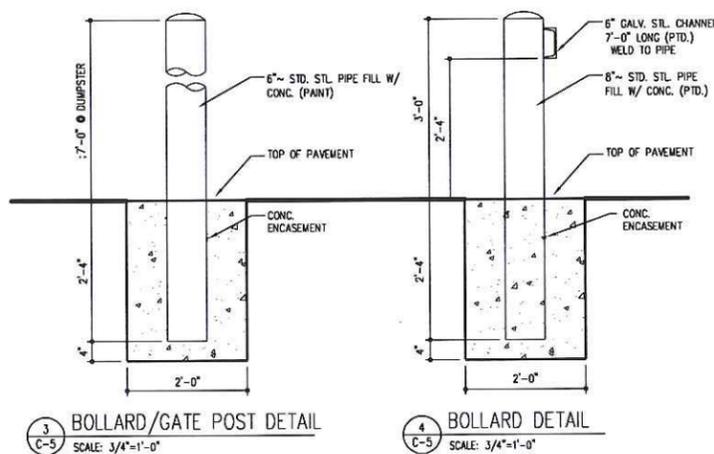
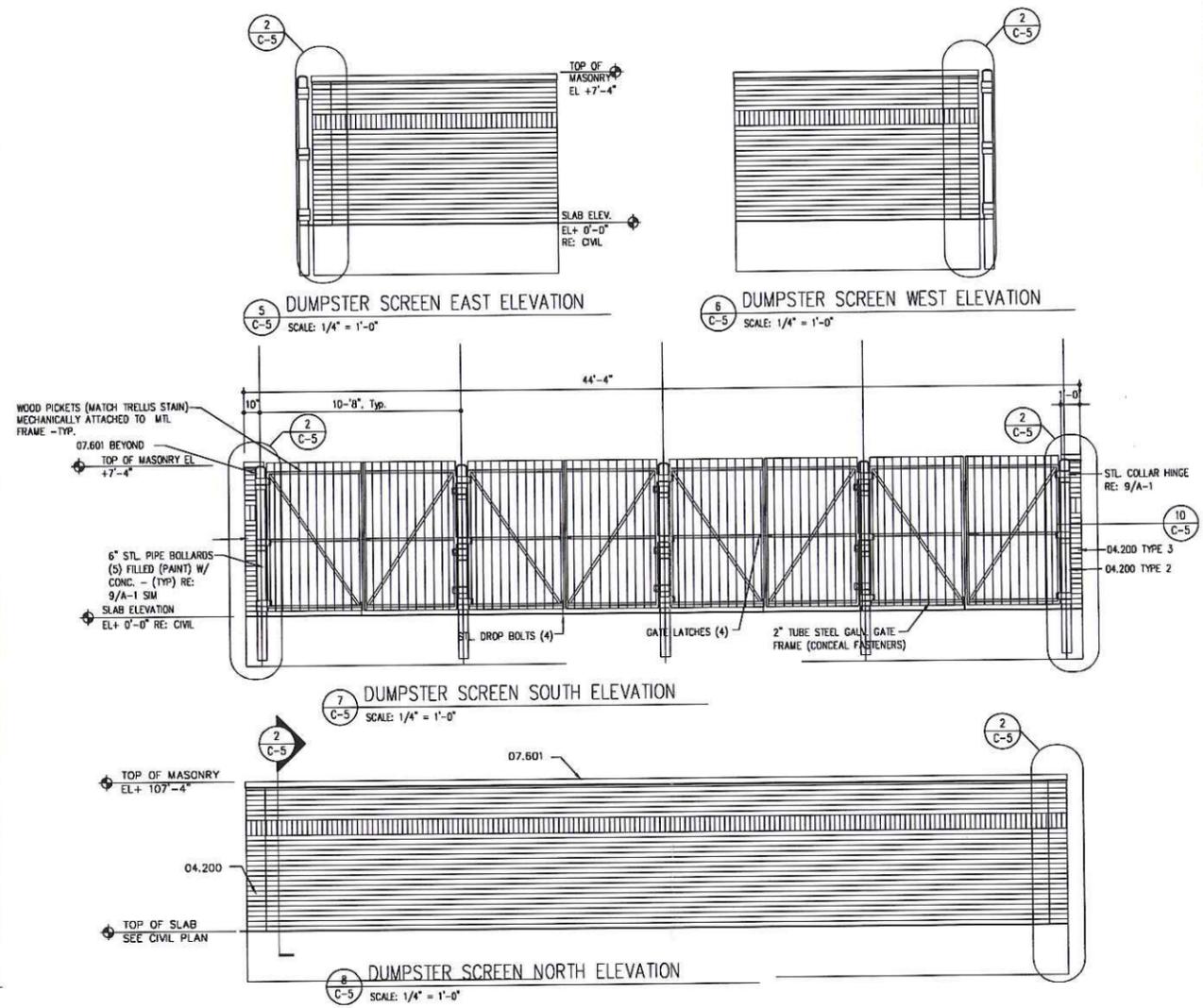
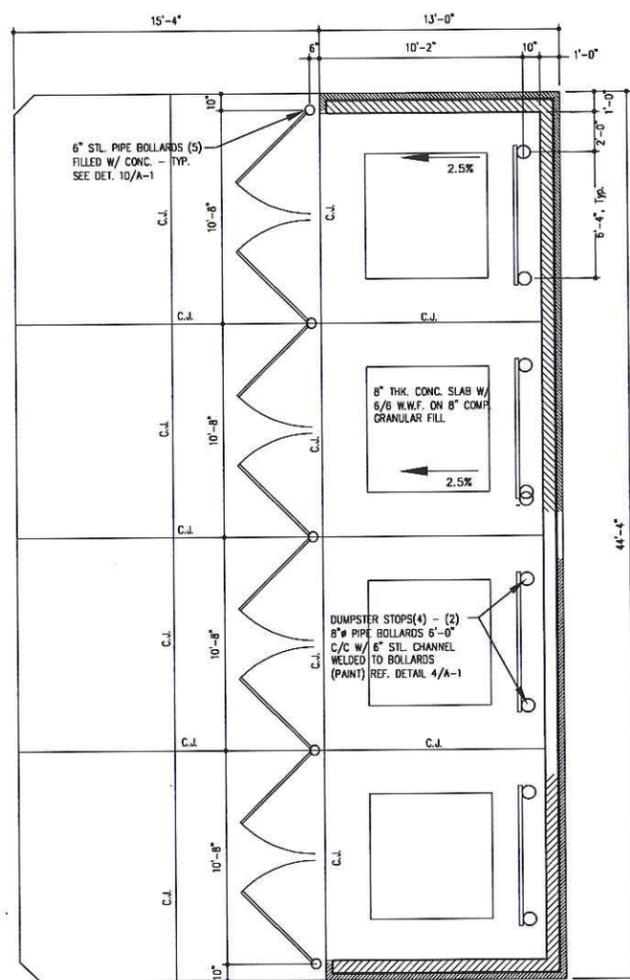
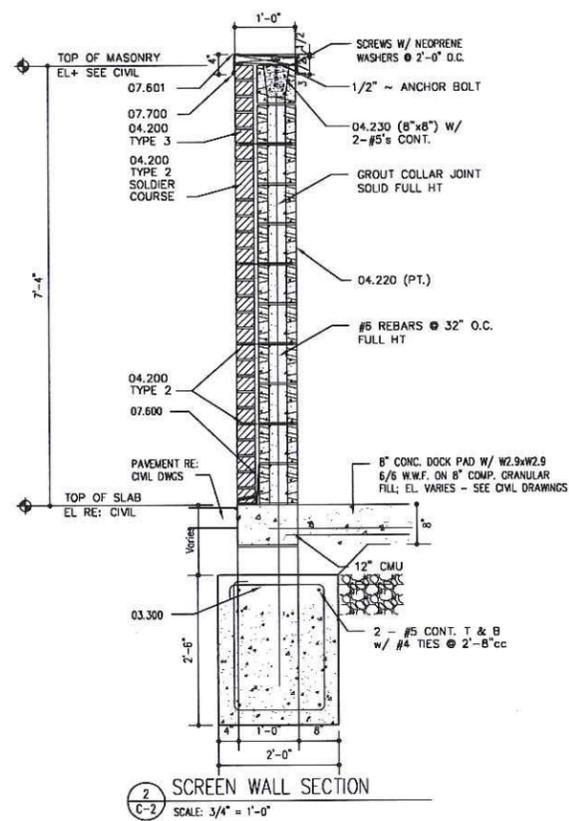
Office: 636-458-4812
Fax: 636-458-4421
Cell: 636-329-6444

EMail: hcn@heinson.com

DESIGNED BY: MCH
DRAWN BY: MCH
CHECKED BY: MCH
DATE: APR 15, 2018

PROJECT NUMBER: 05024

SHEET NUMBER: 1 OF 2



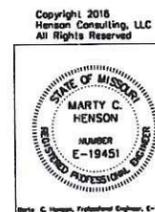
MSD P#21628-05 BASE MAP 23V & 24V

NO.	REVISIONS

TRASH ENCLOSURE DETAILS
PANERA BREAD DRIVEUP WINDOW

1800 Taylor Road, Wildwood, Missouri 63040
 Prepared for:

Dierbergs Wildwood, LLC
 16690 Swingley Ridge Road
 Chesterfield, Missouri 63006-1070
 636-532-8884



HENSON CONSULTING, LLC
 CIVIL ENGINEERING-LAND PLANNING-PROJECT MANAGEMENT

2317 OSSENFORT ROAD
 GLENCOE, MO 63038
 Office-636-450-4402
 Fax-636-458-4401
 Cell-636-399-6444
 EMAIL: mh@sbglobal.net

Designed	MCH
Drawn	MCH
Checked	MCH
Date	April 15, 2016
Project Number	05024
Sheet Number	C-6 of 6



CVS #10760 12900LR
MANCHESTER RD. & MISSOURI STATE HIGHWAY 109 - WILDWOOD M.O.





SOUTH/EAST ELEVATION (M.O. STATE HIGHWAY 109)

SCALE: 1/8"=1'-0"



SOUTH/WEST ELEVATION (REAR VIEW)

SCALE: 1/8"=1'-0"



NORTH/WEST ELEVATION (MANCHESTER RD.)

SCALE: 1/8"=1'-0"



NORTH/EAST ELEVATION (INTERSECTION VIEW)

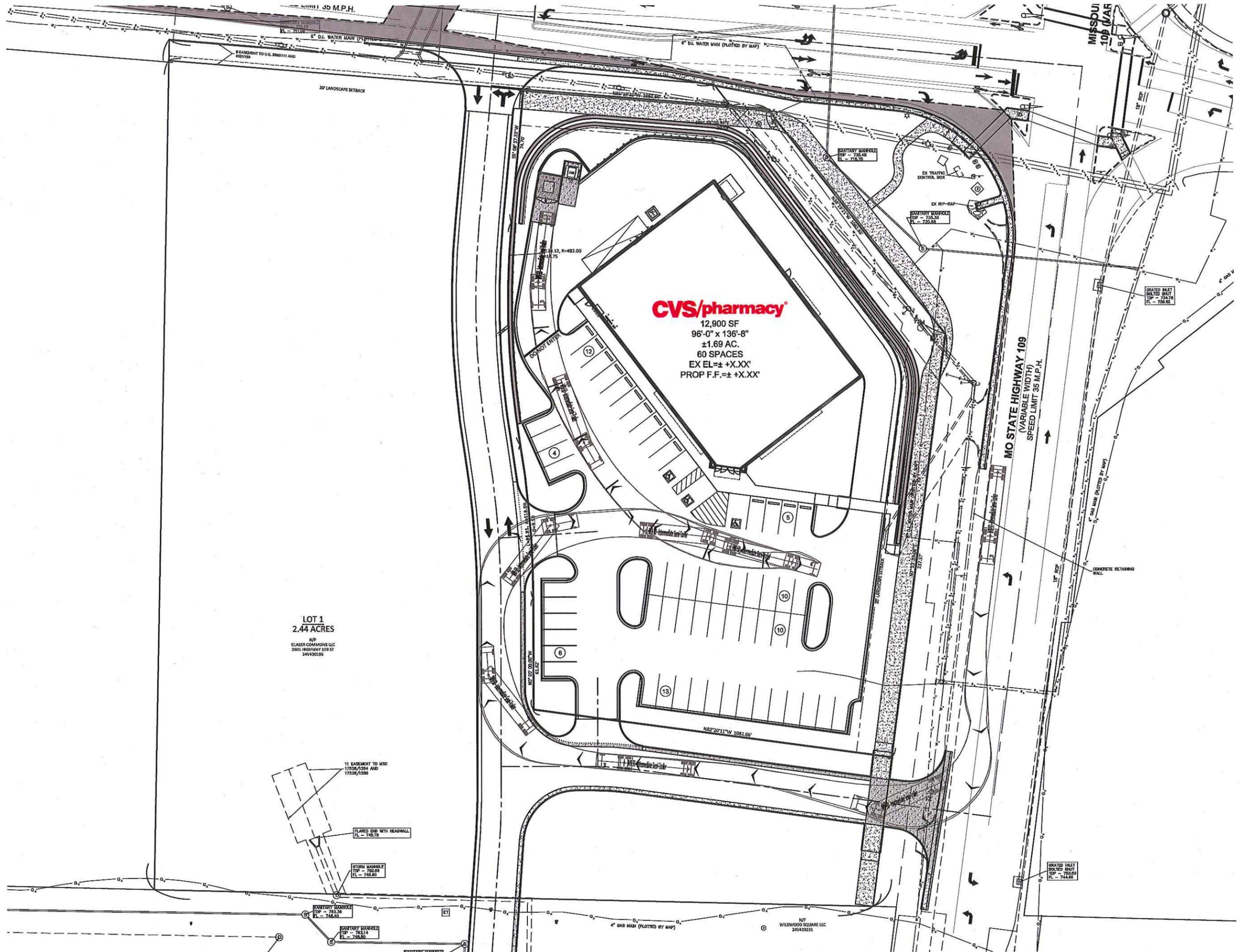
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
Material/Mark	Material/Manufacturer	Material/Description	Sealant/Color
EX1	NICHIHA	STACKED STONE KURASTONE, COLOR: DESERT, FINISH: TEXTURED, SIZE: 6"H X 25-5/8"L FLASHING AND PARAPET CAP PAINTED IN FIELD TO MATCH - XP4	
EX2	NICHIHA	ILLUMINATION SERIES, COLOR: BENJAMIN MOORE NORTH CREEK BROWN 1001, FINISH: SMOOTH, SIZE: 18"H X 6'-0"L FLASHING AND PARAPET CAP PAINTED IN FIELD TO MATCH - XP1	
EX3	NICHIHA	VINTAGEWOOD, COLOR: CEDAR, FINISH: TEXTURED, SIZE: 18"H x 10'-0"L	
EX4	STO	STO LOTUSAN SYSTEM, 191 STOLIT, LOTUSAN 1.5, COLOR, 9433 80 STO WHITE	
EX5	RE: SPECIFICATIONS	ALUMINUM WITH CLEAR ANODIZED COATING	
EX6	FIRESTONE	METAL ROOF EDGE, COLOR: PAINT, BM 1001 (4B) NORTH CREEK BROWN, FINISH: SATIN	
EX7	FIRESTONE	METAL ROOF EDGE, COLOR: PAINT, PPG CARAVEL BROWN 420-6	
EX8	FIRESTONE	METAL ROOF EDGE, COLOR: PAINT TO MATCH STO 9433 80 WHITE	
EX9	RE: SPECIFICATIONS	PLASTIC TO MATCH OSHA YELLOW	
XP1	BENJAMIN MOORE	PAINT, BM 1001 (4B) NORTH CREEK BROWN, FINISH: SATIN	
XP2	PPG	PAINT, PPG CARAVEL BROWN 420-6, FINISH: SATIN	
XP3	RE: SPECIFICATIONS	PAINT, MATCH 9433 80 STO WHITE, FINISH: SATIN	
XP4	SHERWIN WILLIAMS	PAINT, SW 7731 San Antonio Sage, FINISH: SATIN	

CVS #10760 12900LR

MANCHESTER RD. & MISSOURI STATE HIGHWAY 109 - WILDWOOD M.O.





CVS/pharmacy
 12,900 SF
 96'-0" x 136'-8"
 ±1.69 AC.
 60 SPACES
 EX EL=± +X.XX'
 PROP F.F.=± +X.XX'

LOT 1
 2.44 ACRES
 N/P
 GLASER COMMONS LLC
 2901 MISSOURI 109 ST
 24V430195

11 EASEMENT TO MSO
 17529/2284 AND
 17529/2280
 FLARED END WITH HEADWALL
 FL - 748.78
 STORM MANHOLE
 TOP - 762.80
 FL - 742.80
 SANITARY MANHOLE
 TOP - 762.36
 FL - 748.60
 SANITARY MANHOLE
 TOP - 742.14
 FL - 748.80

N/P
 WILDWOOD SQUARE LLC
 24V410231