City of Wildwood
Council Planning and Parks Committee

Agenda for the

Tuesday, November 15, 2016 Meeting

6:00 p.m. to 8:00 p.m.

City Hall ~ COUNCIL CHAMBERS ~ 16860 Main Street

Nine (9) Items Ready for Action at Tonight's Meeting

I. Welcome And Roll Call By Chair Baugus

II. Approval Of Minutes From The Meeting Of October 18, 2016

Documents:

II. APPROVAL OF MINUTES FROM OCTOBER 18, 2016.PDF

III. Public Comment

IV. Planning Matters

a. Ready For Action – One (1) Item

1. Discussion On The City's Review And Approval Process Used For The Planned Residential Development Overlay District (PRD) In The NU Non-Urban Residence District. (Wards – All)

Documents:

IV.A.1. DISCUSSION ON PRD IN NU.PDF

b. Not Ready For Action – Six (6) Items

1. Timber Management Permits (Wards – All)

2. Explosives Code (Wards – All)

3. Pollution Reduction Plan (Wards – All)

4. Town Center Development Manual – Update Process (Wards - All)

5. Directional Signage For The Town Center Area (Wards - One, Four, Five, Seven, And Eight)

6. Strategic Planning Goals – March 2015 Session Of City Council (Wards – All)

V. Parks Matters

a. Ready For Action – Eight (8) Items

1. Presentation On Proposed Improvements On The West Side Of City Hall (Ward Eight)

   Documents:

   V.A.1. CITY HALL LANDSCAPING IMPROVMENT PROJECT.PDF

2. Presentation Of Proposed Improvements In Kohn Park (Ward One)

   Documents:

   V.A.2. PRESENTATION ON IMPROVEMENTS IN KOHN PARK.PDF

3. Presentation Of Contract Proposal From Oates Associates For The Great Meadow Area In Community Park (Ward One)

   Documents:

   V.A.3. PRESENTATION OF CONTRACT PROPOSAL FROM OATES - GREAT MEADOW - COMMUNITY PARK.PDF

4. Discussion On Lease Agreement With St. Louis County And Future Development Of Belleview Farms (Wards – All)

   Documents:

   V.A.4 DISCUSSION ON LEASE AGREEMENT WITH ST. LOUIS COUNTY BELLEVIEW FARM.PDF

5. Overview Of Process For 2017 Update To Action Plan For Parks And Recreation (Wards - All)

   Documents:

   V.A.5 OVERVIEW OF PROCESS FOR 2017 UPDATE TO ACTION PLAN.PDF

6. Reservation And Registration Update (Wards – All)

   Documents:

   V.A.6 RESERVATION AND REGISTRATION UPDATE.PDF

7. Ongoing And Long-Term Maintenance Costs For Parks And Trail Facilities (Wards – All)

   Documents:

   V.A.7 ONGOING AND LONG-TERM MAINTENCE COSTS.PDF

8. Update On Parks And Recreation Action Plan (Wards – All)

Documents:

V.A.8 UPDATE ON PARKS AND RECREATION ACTION PLAN.PDF

b. Not Ready For Action – Six (6) Items

1. Concessionaire Agreement At Al Foster Memorial Trailhead (Ward Six)
2. Belleview Farm Design Process – Concept Plan Development (Wards - All)
3. Boardwalk Trail From Mobil On The Run To The Pedestrian Bridge (Ward Eight)
4. Use Of Public Property For Bee Hives (Wards - One And Eight)
5. Woodcliff Heights Neighborhood Park (Ward - Two)
6. Fund Raising, Donations, And Volunteer Participation Activities In Community Park (Wards – All)

VI. Other/Additional Public Comment – Discussion Regarding December 20, 2016 P And P Meeting

VII. Closing Remarks And Adjournment

Note: The Council Planning/Economic Development/Parks Committee of the City Council will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

If you would like to submit a comment regarding an item on this meeting agenda, please visit the* Form Center*.

City of Wildwood
Council Planning/Economic Development/Parks Committee
"Planning Tomorrow Today"
Minutes from the
October 18, 2016 Meeting

The Council Planning/Economic Development/Parks Committee meeting was called to order by Chair Baugus, at 6:00 p.m., on October 18, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (6)
Council Member DeHart
Council Member Manton
Council Member Alexander
Council Member Levitt
Council Member Goodson
Chair Baugus

ABSENT – (2)
Council Member Cox
Council Member Bertolino

Other City Officials present:

Ryan Thomas, City Administrator
Council Member Larry McGowen
Council Member Debra McCutchen
Joe Vujnich, Director of Planning and Parks
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Meeting of July 19, 2016:

A motion was made by Council Member Alexander, seconded by Council Member Manton, to approve the minutes of the September 20, 2016 meeting. A voice vote was taken to approve the motion with affirmative and unanimous result. The motion was declared approved by Chair Baugus.

III. Public Comment (on non-Agenda and other items):

There was no public comment at this juncture. However, Director of Planning and Parks, Joe Vujnich, informed the Committee of an e-mail he had received from Tom Cummings, of Payne Family Homes, withdrawing the appeal concerning the property at 1971 Pond Road. He advised the e-mail was received too late to ensure that all Committee Members would have received it before tonight's meeting.

IV. Planning Issues:

1. Presentation of Draft Recommendation Report for the Payne Family Homes Appeal Process regarding P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Sutie B, St. Louis Missouri 63132 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond road (Locater Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (Ward – One)**

Given the notice from Payne Family Homes it was withdrawing its appeal concerning this property, it was suggested no further discussion on this matter was needed.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to send the Committees support/endorsement of the recommendation of the Planning and Zoning Commission, as decided at the September 20, 2016 meeting, along with the withdrawal of the appeal received at tonight's meeting, to City Council for their consideration.

Following this motion, discussion was held among Committee Members suggesting the allowance of the public in attendance to present their comments to the Committee once more. It was also suggested that two (2) separate motions be considered on this matter to be sent to City Council.

At this point, the meeting was opened for public comment with the following individuals addressing the Committee: Dave Sebelius, Dennis Cloud, Arnie Sprunger, Tom Smith, and Jan Sprunger. A brief summary of their comments are: worries that such a development will ruin *the feel* of the community; residents purchased property west of State Route 109 for the acreage and openness; the area of concern definitely will hold the *right kind* of development, but the plan proposed by Payne Family Homes was not right; the opinion the proposed development was much more than the three (3) acre rule; the opinion the *will of the people* is an important consideration in this matter and was the reason Wildwood incorporated in the first place (St. Louis County was not listening to the people); people move to Wildwood for the *Urban Feel* and the proposed development would destroy that feel; and the will of the people should over-ride the disagreement between the Mayor and the Director of Planning and Parks.

Chair Baugus thanked the attending residents for their comments.

Discussion among Committee Members included the following: the question of why any discussion of this matter is needed, if the appeal has been withdrawn; the opinion that appropriate information answering all questions relative to this matter

needs to be on record, before sending to the City Council; the opinion the Committee needs to *close the loop,* in the event, a similar request is made in the future; the fact the Committee will examine the request for Planned Residential Development Overlay Districts (PRD) to make future requests more clear; and the question of what would happen if the request to withdraw the appeal would be denied.

The original motion was withdrawn by Council Member Levitt.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to support/endorse the original recommendation of the Planning and Zoning Commission to deny the Planned Residential Development Overlay District (PRD) submitted by Payne Family Homes L.L.C. and send to the City Council for its consideration. A voice vote was taken to approve the motion with affirmative result. The motion was declared approved by Chair Baugus.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to forward to City Council for its review the request of Payne Family Homes to withdraw their appeal regarding the proposed development at 1971 Pond Road, with the Committees recommendation to accept. A voice vote was taken to approve the motion, with unanimous and affirmative result. The motion was declared approved by Chair Baugus.

2. Presentation of Planning Operating Budget for Fiscal Year 2017 (Wards – All).

City Administrator, Ryan Thomas, provided an overview of the 2017 Operating Budget. He noted for the Committee the main sources of income of the City are the Sales and Utility Taxes. There was discussion concerning the expected Pool Tax adjustment and how that will affect the future of the City.

Director of Planning and Parks Vujnich discussed the Operating Budget in more detail concerning purpose and 2016 accomplishments. He noted two (2) small concerns regarding the annual mailing of the City calendars and the Strecker Forest Environmental Assessment. Both items will receive attention for the 2017 fiscal year.

Discussion among Committee Members included the following: the subject of high speed internet and the cost to provide it to the remainder of residents lacking service at this time; the question of how many *internet poles* have been installed so far in the City; whether it was known how many residents still did not have access to high speed internet; whether the City could depend on Charter Communications and/or ATT to extend their networks; whether it was known if future technology will help those with, and without, current internet access; the question on the purpose and cost of the revised Development Manual concerning the Town Center Update and 2017 Budget Goals; questions/discussion on the development of implementation of procedures to address abandoned or threatened historic cemeteries and burial sites; and whether the City has considered doing large printing jobs on recycled paper.

3. Overview of Capital Budget Items for Planning (Wards – All).

Director of Planning and Parks Vujnich provided a brief overview of the 2017 Capital Improvement Sales Tax Fund and Planned Project Expenditures. He noted little change, other than additional costs for maintenance, upkeep, and replacement of items, along with funding for the design of several projects. Director of Planning and Parks cited a couple of exceptions regarding the funding of additional way finding signage, as part of the Great Street Project, on-going construction of infrastructure of the Rural Internet Access Project, Roadside Beautification, and the Town Center Sewer Modeling.

Discussion among Committee Members included the following: the request of Council Member McCutchen to include funding in the Capital Improvements Budget for a Ward Five Neighborhood Park; and the opinion of Council Member McCutchen to reconsider the Ward Five Park at the east end of the Pond-Grover Loop Road, since the planned extension is not going to be developed. (It was pointed out the discussion of a Ward 5 park could/would be discussed during the *Overview of Capital Budget Items for Parks*).

V. Park Issues

(a)1. Pond Athletic Association Accounting – 2015 Season (Ward – One)

Assistant Director of Planning and Parks, Kathy Arnett, provided a detailed summary of the memorandum provided to the Committee concerning the financial accounting from Pond Athletic Association (PAA).This accounting explained the support provided by the City is used to offset fees for training leagues at the Pond Athletic Association facility. She noted that, while the City has set aside ten thousand dollars ($10,000.00) for this purpose, the City Council directive provided to the Pond Athletic Association (PAA) had clearly stated the entire $10,000.00 be allocated to Wildwood residents, which, according to the information provided by the Pond Athletic Association, was not done. In view of this situation, Assistant Director of Parks and Recreation Arnett recommended the $10,000.00 set aside for this purpose be prorated to the total number of Wildwood residents participating, which would reduce the monetary support from the City to $5,005.00.

Attending the evening's meeting, representing the Pond Athletic Association (PAA), was Pat Steinlage and Judy Herbest.

Judy Herbest expressed her hope the City would provide the full amount of $10,000.00 to support the Pond Athletic Association (PAA). She noted that *all* participants at the Pond Ball Park use *all* the fields. Individual fields are not designated for Wildwood residents.

Pat Steinlage noted the majority of children that play at the Pond Ball Park are in fact Wildwood residents. He advised that participating children sometimes give the address of grandparents and/or children are sometimes the causality of divorce situations and

provide an address of the parent that lives in Wildwood, even though they may reside with a parent outside of the City. It was stressed it is very difficult to provide exact information concerning residency of the children playing in the league.

Discussion among Committee Members included: whether the Department is *recommending* the prorated payment of $5,005.00, or if it was just a suggestion; the fact the suggestion/recommendation was provided based on the directive from City Council to the Pond Athletic Association (PAA); the general opinion the full amount of $10,000.00 should be recommended; the belief the directive provided by the City Council was open to different interpretations; and, if approved, the City Council should provide specific direction for next year regarding the support offered/provided.

A motion was made by Council Member Levitt, seconded by Council Member Alexander, to recommend approval of the entire ten thousand dollar ($10,000.00) contribution to the Pond Athletic Association (PAA). A voice vote was taken to approve the motion, with affirmative result. Chair Baugus was opposed to the motion. The motion was declared approved by Chair Baugus.

2. Presentation of Parks Operating Budget for Fiscal Year 2017 (Wards – All)

Director of Planning and Parks Vujnich provided a thorough overview of the planned Parks and Recreation operating budget for 2017. He reviewed the Department's accomplishments and goals. Director of Planning and Parks Vujnich noted two (2) areas of emphasis for the coming year – equipment and vehicle maintenance. He presented several other areas to the Committee deserving attention in 2017:

The review and update process for the City's *Action Plan for Parks and Recreation 2007;*
The on-going maintenance of the City's park facilities and trail corridors;
The preparation of the materials and necessary efforts to place a park sales tax on the ballot for consideration by the voters of Wildwood;
The long-range planning for necessary trail connections in the City.

The Committee was in agreement with the Park Operating Budget.

3. Overview of Capital Budget Items for Parks

Director of Planning and Parks Vujnich provided an overview of the Capital Budget for Parks and pointed out a couple of projects that are carryovers from this year that deserve attention:

Monarch Levee Trailhead
Boardwalk Trail between Mobil-On-The-Run and Pedestrian Bridge
Route 109 Pedestrian Tunnel ROW

Director of Planning and Parks Vujnich also brought the Committee up-to-date on a new project – the Woodcliff Heights Park. While this project was discussed at length in

2010, its development was recently given new consideration. Due to the length of time since this project was originally deliberated, it was felt the project should be reviewed from the ground up to ensure all aspects are current.

Director of Planning and Parks Vujnich discussed the *Five Year Plan* for planned project expenditures and informed the Committee the current priorities are acceptable. He noted, however, that any discussion on rearranging the current *Five Year Plan* is welcomed, as there is considerable flexibility in its future management.

Discussion among Committee Members included the following: the desire of Council Member McCutchen to move the development of a Ward Five Park higher on the priority list of the Five Year Plan; the need for such a park, given the construction of community park and the lack of an area to locate it, the design and construction plans for the Ward Five Park were moved to later years of the Five Year Plan; the general feeling the priorities of the Five Year Plan do not need to be shuffled at this time, especially concerning the Ward Five Park; the concern about community park phase development and whether it was going as expected; the subject matter of a *Village Green Area* and if that should be included in the Five Year Plan; the belief a proposed Town Center Park would be considered a *Village Green Area*; and the suggestion/recommendation to switch the *Ward Five Park Project* with the *Town Center Park Project.*

A motion was made by Chair Baugus, seconded by Council Member Goodson, to accept and move the proposed *Five Year Plan* forward to the City Council for its consideration. A roll call vote was taken to approve this motion, with the following results:

Ayes: Council Members De Hart, Manton, Goodson, and Chair Baugus.
Nays: Council Members Alexander and Levitt.
Absent: Council Members Cox and Bertolino.

The motion was declared approved by Chair Baugus.

4. Reservation and Registration Update (Wards – All)

The Committee was asked to refer to the attached Memorandum from the Department of Planning and Parks for information concerning the *Reservation and Registration Updates* of pavilion rentals, dog park memberships, and collected fees.

5. On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)

The Committee was asked to refer to the attached Memorandum from the Department of Planning and Parks concerning the *Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities.*

6. Update on Parks and Recreation Action Plan (Wards – All)

The Committee was asked to refer to the attached Memorandum from the Department of Planning and Parks concerning the *Update on Parks and Recreation Action Plan - 2007.*

(b) 1. Executive Session Pursuant to RSMO 610.021 (2) Lease, Purchase, or Sale of Real Estate.

A motion was made by Council Member Manton, seconded by Council Member Goodson, to enter into Closed Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2). A roll call vote was taken to approve the motion, with the following results:

Ayes: Council Members DeHart, Manton, Alexander, Levitt, Goodson, and Chair Baugus.
Nays: None.
Absent: Council Members Cox and Bertolino.

The motion was declared approved by Chair Baugus.

Time 8:20 p.m.

A motion was made by Council Member Alexander, seconded by Council Member De Hart, to leave Closed Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2). A roll call vote was taken to approve the motion, with the following results:

Ayes: Council Members DeHart, Manton, Alexander, Levitt, Goodson, and Chair Baugus.
Nays: None.
Absent: Council Members Cox and Bertolino.

The motion was declared approved by Chair Baugus.

Time: 8:29 p.m.

VI. Other/Additional Public Comment:

None

VII. Closing Remarks and Adjournment

Director of Planning and Parks Vujnich and Chair Baugus summarized the evening's meeting and a motion was made by Council Member Alexander, seconded by Council Member De Hart, to adjourn. A voice vote was taken to approve the motion, with

unanimous, affirmative result, and it was declared approved by Chair Baugus at 8:30 p.m.

WILDWOOD®

November 15, 2016

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: Discussion of the Use/Application of Planned Residential Development Overlay District Regulations in the Non-Urban Residential Areas of the City

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

BACKGROUND - The Committee has been considering the processes and products of the Planned Residential Development Overlay District regulations for the past three (3) months. This review was prompted by the submittal of requests for the application of this special procedure permit process on two (2) different properties, but both located in the Non-Urban Residence District zoned areas of Wildwood. These proposals generated significant interest by the surrounding neighbors and subdivisions, which highlighted their concerns about decreases in lot sizes, reductions in setback requirements, preservation of trees, and treatment of wastewater. Ultimately, these concerns led City Council to forward this matter to the Planning and Parks Committee for research and discussion. Upon completion of the Committee's review, a report of its findings is to be prepared, with a recommendation, and forwarded to the City Council for its review and action.

At the Committee's September meeting, where this matter was discussed, the Department had prepared a number of other items for the Committee's consideration, which provided background on this topic. These items included the following:

a. The Planning/Economic Development/Parks Committee's discussion on this matter in 2000.
b. The research information requested by the Department of Planning from the American Planning Association's Planning Advisory Service (PAS), which sought reports, articles, journals, and/or educational papers on the benefits/impacts of the application practices of

clustering ordinances across the country. Observations about these materials include the following:

1.) Almost all communities have some version of a clustering ordinance.
2.) These clustering ordinances are principally employed for conservation and environmental protection.
3.) Almost all of these ordinances have a set of standards included in them, when considering applications for use.
4.) Concerns about taxation of common ground areas do not appear an universal matter.
5.) Research seems to indicate the clustering of lots is better for wildlife habitat, stormwater management, and tree preservation.

c. A sampling of ordinances from approved Planned Residential Development Overlay District site-specific ordinances of the City.
d. A comparison of appraised and assessed values between two (2) adjoining subdivisions both located in the Non-Urban Residential Area of the City, one (1) such having a Planned Residential Development Overlay District approved for it and the other not having the same (Homestead Estates and Three Sisters Farm, both situated on Rieger Road, in Ward One).
e. The applicable Master Plan sections on this topic.

This information has now been available for the last two (2) months to support tonight's discussion on this matter.

NEW INFORMATION - For the purposes of tonight's meeting on this subject, the Department has prepared an additional table to address comments about the impacts of Planned Residential Development Overlay Districts in the rural areas of the City. This table considers the eleven (11) residential subdivisions in the City that were developed with a Planned Residential Development Overlay District in the NU Non-Urban Residence District areas of Wildwood in terms of a number of key points, including averages for lot sizes, preservation of land area, and others. Along with these eleven (11) examples, the Department has also included the recent Auburn Ridge Project, where the petitioner is requesting a Planned Residential Development Overlay District, but all of the lots are three (3) acres in size or greater. Finally, a selection of existing, large-lot subdivisions have also been considered to provide a baseline in this regard. These large lot subdivisions do not have a Planned Residential Development Overlay District in association with them. The table is attached to this memorandum.

The table provides some insights into the City's use of the Planned Residential Development Overlay District in the rural areas (those locations in the City zoned NU Non-Urban Residence District and designated by the Master Plan as – "Non-Urban Residential Area." These insights include the following items:

1. The average density of the eleven (11) subdivisions is one (1) unit for every 3.26 acres of the site.
2. The lot sizes themselves range from one (1) acre in area, the smallest allowed by the Planned Residential Development Overlay District regulations in the NU Non-Urban Residence District, to over ten (10) acres in size. However, the average lot size is 2.49 acres.

3. The average area of a site, where the Planned Residential Development Overlay Districts are applied, that is preserved for perpetuity and at one hundred (100) percent level is just under seventy (70) percent.
4. The total amount of preserved lands in these locations is over 440 acres of a total sites' area of 643 acres. This preservation amount includes tree preservation as well.
5. These preservation and use amounts are also premised on changing requirements of the City, other governmental agencies, and utility providers in terms of better roads, stormwater management, emergency access, and public safety.

The Department would note that, without a comparison of this data to a traditional, large-lot single family subdivision(s), conclusions can only be assumed. To this end, the Department considered two (2) residential subdivisions developed without the benefit of a Planned Residential Development Overlay District, with one (1) of them being pre-Wildwood and the other after its incorporation (Windwood Hills and Three Sisters Farm respectfully). The results of this review are as follows:

1. The average density of the two (2) subdivisions is one (1) unit for every 3.78 acres of the site.
2. The lot sizes themselves range from three (3) acres in area to over six (6) acres in size. However, the average lot size is 3.64 acres.
3. These preservation and use amounts are also premised on changing requirements of the City, other governmental agencies, and utility providers in terms of better roads, stormwater management, emergency access, and public safety.

MASTER PLAN'S ROLE - In the City's Master Plan, the document contains a description of the land use considerations and allowances in the Non-Urban Residential Area, which references the NU Non-Urban Residence District as the only and principal zoning district designation for application in it. With this singular reference, no other zoning district designation can be considered in the Non-Urban Residential Areas of the City from a land use perspective for permitted and conditional uses. This prohibition guarantees that all residential development in the Non-Urban Residential Areas of the City will be at a density of one (1) unit per every three (3) acres of a site. However, the above-referenced description notes that "generally all lots will be a minimum of three (3) acres in size," but that statement is not written as 'only, singularly, or solely.' Therefore, those first City Councils and Planning and Zoning Commissions understood the desire to maintain a rural land use pattern in much of Wildwood, but understood that physical characteristics of these areas dictated a potentially different approach to the organization of the lots and improvements.

The approach that was chosen after much discussion was to improve the County's old application for clustering in the rural areas, the Density Development Procedure (DDP), and create a better mechanism for use by the City for environmental protection and creating a tool to complement the Grading Code, the Tree Preservation and Restoration Code, and the Natural Resource Protection Standards of the Subdivision and Development Regulations. In combination, these land use codes, taken into account with the reduced zoning densities across the City, except in Town Center, the outcome would be site-sensitive development, more contiguous open space, environmental fragile landscapes in common ownership, and improved wildlife habitat. These outcomes from the

appropriate application of the regulations of the City's Planned Residential Development Overlay District (PRD) are the reasons that eleven (11) of these applications have been authorized in the rural areas of the City. These applications have been situated across the City, with the majority of them located on the east side of State Route 109. Each of these applications were scrutinized and determined to be appropriate. At an average rate of one (1) approved application of the Planned Residential Development Overlay District (PRD) every two (2) years, since the City's incorporation, this Department, past Planning and Zoning Commissions, and previous City Councils have exercised careful consideration in this regard.

DEPARTMENT'S POSITION - The Department remains committed to the use of the Planned Residential Development Overlay District in all areas of the City for the benefits derived from such and the lack of definable negative impacts, such as taxation considerations, loss of views, and noise and lighting intrusions. In providing support for the Department's position in this regard, it would note that, in the 2006 Master Plan Update, the environmental consultant that created the Natural Resource Protection Standards and participated in the discussion of the regulations for the Planned Residential Development Overlay District noted the following:

> **MASTER PLAN UPDATE – 2006 – Appendix I** - Results of the Environmental Matrix
>
> The environmental, tree, and grading ordinances have accomplished the intended result. Several subdivisions constructed under the guidelines of these ordinances have been observed. Stormwater runoff has had little impact on the drainageways in the newly-urbanized watersheds, and the landscape retains much of its native beauty.
>
> The environmental matrix included a variance clause, which was designed to allow the Director of Planning sufficient latitude to accommodate the heterogeneous nature of the Wildwood landscape. Several new subdivisions required considerable public debate and some modifications of the environmental guidelines. Results have been very positive, and it is clear that the Director of Planning, as a consequence of ten (10) years of experience with the matrix and "in the field" discussions with soil scientists, has an excellent understanding of the matrix and the implications of its use. The resulting variances have been effective compromises for both builders and the environment.

This notation is important in that the regulations for the Planned Residential Development Overlay District were crafted to ensure that all of the City's environmental requirements, whether they be grading, tree preservation, or resource protection, could readily be applied to a variety of sites and archive a reasonably consistent outcome of protecting the environment, while managing growth in a proactive approach. Without the Planned Residential Development Overlay District regulations in place for the rural areas of Wildwood, the flexibility to deal with each site's intrinsic carrying capacity would be diminished, leading to harm to the environment there and the community located in its vicinity. Therefore, the Department believes it is important to retain the Planned Residential Development Overlay District option for rural areas of the City.

MAYOR'S SUGGESTED CHANGES and COMMENTARY -

Also at the September 2016 meeting of the Committee, Mayor Bowlin made a number of solutions relating to the current Planned Residential Development Overlay District process, as part of his presentation on the subject. These solutions are noted below:

Issue 1: **P&Z Only "Recommends"**

- P&Z is the closest municipal body to land use
- Existing rules require Council to become P&Z
- Fail to utilize key decision-making body

Solution 1: Require that P&Z make a decision before the Council can consider the PRD application

Commentary: State Statute – Chapter 89 MoRS states the following: "**Powers of commission--recommendations.** The commission may make reports and recommendations relating to the plan and development of the municipality to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens. It may recommend to the executive or legislative officials of the municipality programs for public improvements and the financing thereof. All public officials shall, upon request, furnish to the commission, within a reasonable time, all available information it requires for its work. The commission, its members and employees, in the performance of its functions, may enter upon any land to make examinations and surveys. In general, the commission shall have the power necessary to enable it to perform its functions and promote municipal planning."

The Department does believe the Commission is already performing this role, in that, it provides a detailed Letter of Recommendation to the City Council for consideration relating to any zoning matter. However, the Department believes the City Council cannot abdicate its role as the legislative body and must make the final decision based upon the Commission's recommendation. Additionally, local code mirrors this hierarchy for zoning and land use decisions.

Issue 2: **No Standards for the Council**

- Current rules contain standards for P&Z
- There are no standards for Council to follow – Even though it is the sole decision maker under current rules

Solution 2: Amend rules to provide that the same standards for PRD approval be applied by both P&Z and the Council.

Commentary: The Department would note the current regulations for the Planned Residential Development Overlay District state the following in this regard: "*City Council action.* Upon receipt of the Planning and Zoning Commission's recommendation, the City Council shall either approve the planned residential development by adopting an ordinance authorizing the development or deny the application. If the application is approved, the matter shall be returned to the Planning Commission for consideration of a site development plan. The rules the Commission uses to create its

recommendation are defined in the Letter of Recommendation and intended to be reviewed and considered by the City Council in its action."

Issue 3: **Ambiguity as to Master Plan/Other Standards**

- Current rules state approval is "based upon" conformity with Master Plan and seven other items
- Current Rules are silent as to how to apply – Must all eight standards be met? If not, how many must be met?

Solution 3: Amend rules to provide that all criteria must be met, which include compliance with the City's Master Plan.

Commentary: The Department has required all eight (8) of the standards be met for its support of an application.

Issue 4: **Zoning Area Conformity**

- None of the existing eight standards requires compatibility with the Residential Classification (Town Center, etc.), where proposed PRD is located

Solution 4: Amend rules to include a standard that must exist for PRD approval – compatibility with the Residential Zoning Classification of the area, where the proposed PRD is located

Commentary: The Department believes that current Standard Seven addresses this matter (see below): (a.) Building design and relationship to surrounding neighborhoods: (b.) The building design and related type provide a variety and quality that adds to the visual attractiveness of the City; (c.) The building height, mass, scale, orientation and configuration are compatible with the general character of the area; (d.) The orientation of the building or buildings is controlled to minimize shadows or blocking views from adjacent properties; (e.) Where the character of the area is identifiable, the "PRD" project is compatible with such conditions by the appropriate use of color, materials, vegetation, signs and lighting; (f.) The "PRD" project meets the density requirements of the applicable underlying zoning district; and (g.) View of adjoining neighbors or person living in the affected ward(s).

Issue 5: **No Prioritization of Standards**

- Existing Standards give no guidance as to which Standards are most important

– Is "adequate landscaping" more important than (or equal to) compliance with the Master Plan?

Solution 5: Amend rules to include three standards: Compliance with the Master Plan, Compatibility with Residential Classification, and all the remaining current standards grouped as one item.

Commentary: This solution is at the discretion of the Commission and City Council to change.

CONCLUSION - If any of the Committee Members have questions or comments about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation of this information is planned on this item at tonight's meeting. Thank you for your consideration of this information and providing direction on the same.

PRDs in NU Non-Urban Residence District

P.Z. #	Subdivision Name	Ordinance #	Size of Development (in acres)	Number of Lots	Density (homes per acre)	Maximum Number of Units (based on 1 home per 3 acres)	Minimum Lot Size	Maximum Lot Size	Average Lot Size	Acreage preserved by NRPS	% of Subdivision Preserved by NRPS	Common Ground (in acres)	% of Site Dedicated to Common Ground	Minimum Lot Width (in feet)	Unique Characteristics
6-03	Arbor Trace	978	25	7	3.57	8	2.27	4.45	3.26	18.2	72.8%	2	8%	175	
24-97	Barizan Point Estates	393	40	12	3.33	13	3	5.63	3.26	34	85%	0.39	1%		
9-03	Breton Woods	1025 (1317)	40	12	3.33	13	1.57	5.78	2.9	26	65%	2.16	5%	150	
18-01	Estates at Quail Ridge	884	39	13	3	13	1	1.63	1.19	30.21	77.5%	22.38	57%	125	
13-03	Homestead Estates	1078	200	60	3.33	66	1	10.6	2.17	140	70%	>50 acres + 11.48 acres for trail	62%	125	City required 20' wide streets, but Monarch Fire Protection District increased roadway pavement width to 32 feet.
2-00	Meridien	631	99	30	3.3	33	1.21	8.48	2.71	70.78	71.5%	31.68	32%	175 **	
11-96	Radcliffe Place	285	49	16	3.06	16	1.6	4	2.27	30	61.2%	10.11	20%	120 **	
15-05	Saddlebrook	1273	27	8	3.375	9	1.5	5.01	2.44	16.4	60.7%	8.35	30%	200	Never Platted
13-97	Shepard Oaks Estates	389	42	13	3.23	14	2	6.4	2.75	28	66.6%	2.9	7%	200	
3-98	Wills Trace	445	66	21	3.14	22	1.2	5.39	1.81	36	54.5%	25	38%	175	
15-01	Woodland Hills	842	16	5	3.2	5	1.52	4.09	2.66	12.2	76.2%	2	13%	200	aka - Will's Trace Addition
6-16	Auburn Ridge		81	22	3.68	27	3	8.69	3.54	69	85.0%	0	0%		Under Review
Subdivisions with PRDs in NU					Average Density		Smallest Lot Size	Largest Lot Size	Average Lot Size		Average % Preserved		Average % of Site CG		
					3.26		1	10.6	2.49		69.2%		25%		
12-98	Three Sisters Farm	512 (RP)	72	20	3.60	24	3	6.569	3.31	54	75.0%	0.485	0.006%	200	
STLCO	Windwood Hills		19.81	5	3.96	6	3.02	5.23	3.96	0	0.0%	0	0%	127	
NU Subdivisions without PRDs					Average Density		Smallest Lot Size	Largest Lot Size	Average Lot Size		Average % Preserved		Average % of Site CG		
					3.78		3	6.569	3.64		37.5%		0.003%		

Issuance of a Planned Residential Development Overlay District (PRD) provides an additional level of protection for the future residents of that subdivision. For example, currently in the Homestead Estates subdivision someone is attempting to purchase the three (3) large lots on the southern portion of the development to use for raising cattle, and several of the adjacent property owners, within the development, are adamantly opposed. This use is currently not allowed within this development, because of the PRD. However, if this subdivision was a straight NU Non-Urban Zoning this would be a permitted activity.

** Exept at cul-de-sacs, as approved by the Planning and Zoning Commission, as part of the Site Development Plan review process, with no lot located on a cul-de-sac being less than 100 feet in width.

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "ARBOR TRACE".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO ALL PUBLIC UTILITIES, BUT NOT LIMITED TO THE FOLLOWING: MISSOURI AMERICAN WATER CO., AMEREN UE, LACLEDE GAS CO., THE CITY OF WILDWOOD, MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, METROPOLITAN ST. LOUIS SEWER DISTRICT, CHARTER COMMUNICATIONS CABLE COMPANY, AND THEIR SUCCESSORS OR ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWERS, AND DRAINAGE FACILITIES. ANY EXCAVATIONS MADE IN THE ABOVE-DESCRIBED PROPERTY BY ANY OF THE ABOVE PARTIES, SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO ITS FORMER CONDITION, INCLUDING RE-VEGETATION.

THE ENTRANCE MONUMENT EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION OF ARBOR TRACE AND ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, LANDSCAPING AND MAINTENANCE OF SUBDIVISION ENTRANCE MONUMENTS.

ALL COMMON GROUND EASEMENTS, SUCH AS CUL-DE-SAC ISLANDS AND DIVIDED STREET ISLANDS OR MERIDIAN STRIPS, ARE HEREBY DEDICATED TO THE TRUSTEES OF THE AFOREMENTIONED SUBDIVISION FOR LANDSCAPE MAINTENANCE. HOWEVER, NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION BY THE DEPARTMENT OF PUBLIC WORKS THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

THE THIRTY FOUR (34) FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT TO BE KNOWN AS "GRAND MERIDIEN FOREST DRIVE" IS HEREBY ESTABLISHED AND DEDICATED TO THE OWNERS (PRESENT AND FUTURE) OF LOTS IN "ARBOR TRACE" FOR THE PURPOSE OF INGRESS AND EGRESS, AND PUBLIC UTILITIES. THE DRIVE IS TO REMAIN PRIVATE FOREVER, NEVER TO BE ACCEPTED FOR MAINTENANCE BY THE CITY OF WILDWOOD, MISSOURI. MAINTENANCE OF THE PRIVATE ROADWAYS AND COMMON ELEMENTS OF THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR THE SUBDIVISION BOARD OF TRUSTEES. ALSO THE LOT OWNERS IN "ARBOR TRACE" ARE SUBJECT TO THE FOLLOWING ROADWAY MAINTENANCE AGREEMENT:

"OWNERS OF LOTS IN ARBOR TRACE SHALL PAY THE TRUSTEES OF MERIDIEN SUBDIVISION AN ANNUAL ASSESSMENT PER LOT EQUAL TO THIRTY PERCENT (30%) OF THE ANNUAL ASSESSMENT IMPOSED BY THE TRUSTEES OF MERIDIEN SUBDIVISION ON EACH LOT IN MERIDIEN SUBDIVISION. AS OF THE DATE HEREOF THE CURRENT ASSESSMENT LEVIED IN MERIDIEN SUBDIVISION FOR THE MAINTENANCE AND REPAIR OF GRAND MERIDIEN FOREST DRIVE IS $1,500 PER LOT, AND ACCORDINGLY, IF IMPOSED AS OF THE DATE HEREOF OWNERS IN THE ARBOR TRACE SUBDIVISION WOULD PAY AN ANNUAL ASSESSMENT OF $450 PER LOT TO THE TRUSTEES OF MERIDIEN SUBDIVISION FOR SUCH REPAIR AND MAINTENANCE. THE TRUSTEES OF MERIDIEN SUBDIVISION MAY, FOR ADMINISTRATIVE CONVENIENCE, SEND ONE INVOICE NO LATER THAN OCTOBER 15 OF EACH YEAR TO THE REGISTERED AGENT FOR THE ARBOR TRACE HOMEOWNERS ASSOCIATION FOR THE AMOUNT OF SUCH ASSESSMENT FOR THE NEXT SUCCEEDING YEAR SUCH THAT THE ASSOCIATION MAY INCLUDE SUCH AMOUNT IN THE REGULAR ASSESSMENT FOR THE NEXT SUCCEEDING YEAR. A CONSTRUCTION DEPOSIT OF $5,000 WOULD BE MADE FOR EACH LOT OF ARBOR TRACE AT THE TIME A PERMIT IS APPLIED FOR, AND $1,000 OF THAT AMOUNT WOULD BE NON-REFUNDABLE AND PAID TO THE TRUSTEES OF MERIDIEN SUBDIVISION. THE REMAINING $4,000 WOULD BE HELD IN ESCROW BY THE CITY OF WILDWOOD UNTIL COMPLETION OF CONSTRUCTION. THIS WOULD APPLY TO INITIAL CONSTRUCTION AS WELL AS ANY SUBSEQUENT CONSTRUCTION (E.G. EXPANSION OF HOMES, POOLS, ETC.)."
THESE PROVISIONS ARE INTENDED TO BE FOR THE BENEFIT OF THE TRUSTEES OF MERIDIEN SUBDIVISION FOR CONTRIBUTING TO THE MAINTENANCE AND REPAIR OF THAT PORTION OF GRAND MERIDIEN FOREST DRIVE THAT LIES WITHIN MERIDIEN SUBDIVISION AND PROVIDES ACCESS TO ARBOR TRACE SUBDIVISION. THE REQUIREMENT OF THE OWNERS OF LOTS TO PAY THE AFORESAID ASSESSMENT AND/OR DEPOSIT TO THE TRUSTEES OF MERIDIEN SUBDIVISION CAN BE ENFORCED AGAINST THE ASSOCIATION BY THE TRUSTEES OF THE MERIDIEN SUBDIVISION

ALL EASEMENTS HAVE BEEN LOCATED AND IDENTIFIED ON THIS PLAT. BUILDING LINES AS SHOWN ARE HEREBY ESTABLISHED.

THE COMMON GROUND AS SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION OF "ARBOR TRACE" AS SET FORTH IN THE COVENANTS AND RESTRICTIONS BY A GENERAL WARRANTY DEED.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND RESTRICTIONS FILED FOR RECORD ~~IN BOOK ____ PAGE~~ * OF THE ST. LOUIS COUNTY, MISSOURI, RECORDER'S OFFICE.
* as Daily No 1097 on January 18, 2006
THE UNDERSIGNED FURTHER STATES THAT SAID TRACT OF LAND IS NOT ENCUMBERED BY DELINQUENT TAXES. IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR SEAL THIS 13th DAY OF JANUARY, 2006

CROSS DEVELOPMENT OF MISSOURI, INC.

Wm C. Cross III

William C. Cross III
(PRINT NAME)

STATE OF MISSOURI)
)SS.
COUNTY OF St. Charles)

ON THIS 13th DAY OF January, 2006, BEFORE ME APPEARED William C. Cross III TO ME KNOWN AND WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE President OF Cross Development of Missouri A CORPORATION OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED BY AUTHORITY OF ITS BOARD OF DIRECTORS IN BEHALF OF SAID CORPORATION AND SAID William C. Cross III ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: March 27, 2008

Eileen C Newton
NOTARY PUBLIC

EILEEN NEWTON
Notary Public - Notary Seal
State of Missouri
County of St. Charles
My Commission Exp. 03/27/2008

THE UNDERSIGNED OWNER AND LEGAL HOLDER OF NOTES SECURED BY DEED OF TRUST RECORDED ~~IN BOOK ____ AND PAGE~~ * OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "ARBOR TRACE". * as Daily No. 1095 on January 18, 2006

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 13th DAY OF January 2006

Enterprise Bank & Trust
(PRINT CORPORATION NAME)

Scott A. Brase, AVP
(PRINT NAME & TITLE)
Scott A. Brase, AVP

STATE OF MISSOURI)
)SS
COUNTY OF St. Charles)

ON THIS 13th DAY OF January, 2006 BEFORE ME APPEARED Scott A. Brase TO ME KNOWN AND WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE A.V.P. OF Enterprise Bank & Trust A CORPORATION OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED BY AUTHORITY OF ITS BOARD OF DIRECTORS IN BEHALF OF SAID CORPORATION AND SAID Scott A. Brase, AVP ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 01/02/2010
Emily J Weber

Emily J Weber
Notary Public Notary Seal
State of Missouri County of St. Charles
My Commission Expires 01/02/2010
Commission #06399724

THIS ACKNOWLEDGMENT CERTIFIES THIS PLAT OF "ARBOR TRACE" HAS BEEN APPROVED BY THE CITY OF WILD WOOD, MISSOURI ON THIS 18th DAY OF January, 2006

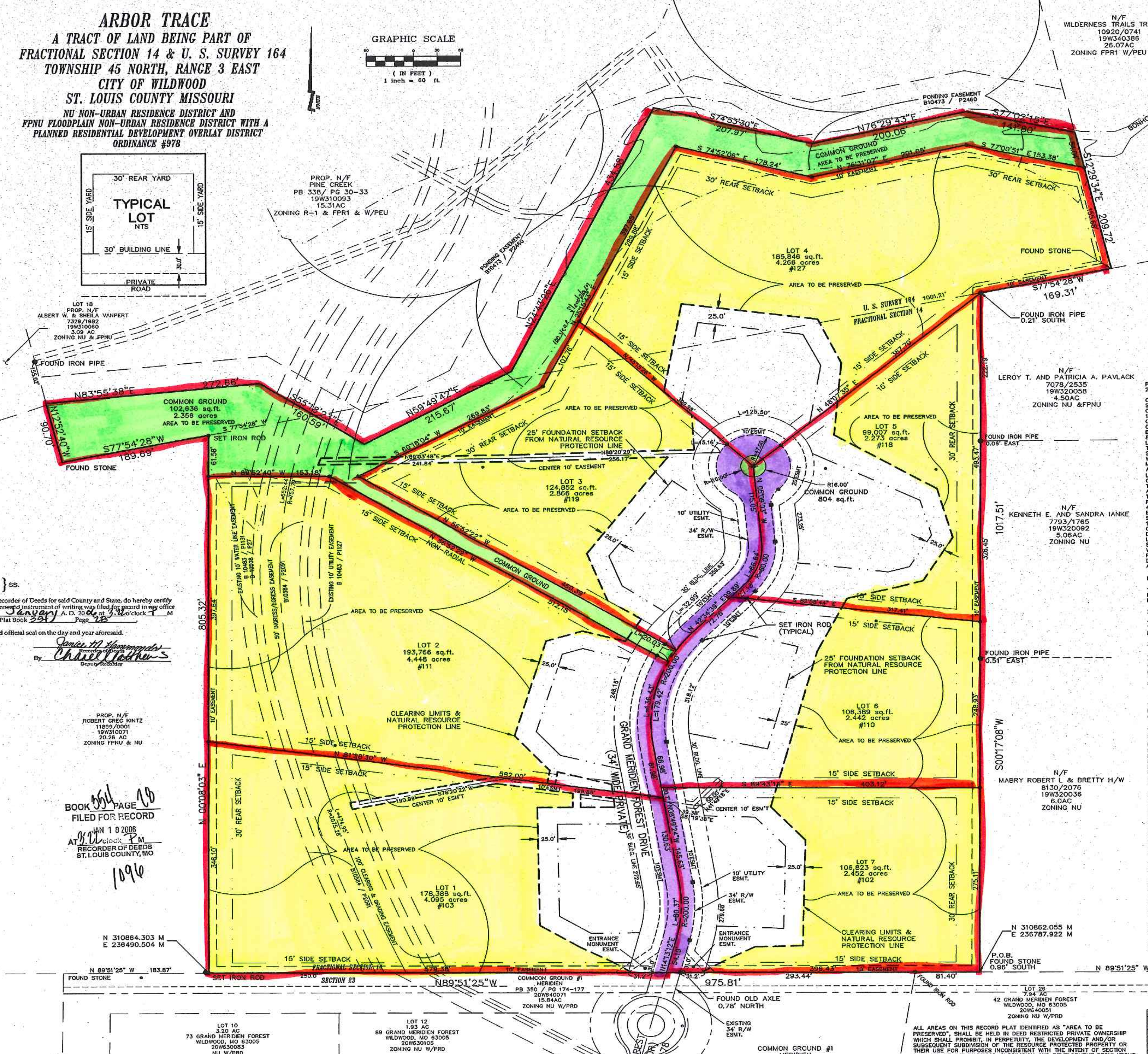
CITY OF WILDWOOD DEPARTMENT OF PLANNING

Joe Vujnich
JOE VUJNICH, DIRECTOR OF PLANNING

ARBOR TRACE

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 14 & U. S. SURVEY 164 TOWNSHIP 45 NORTH, RANGE 3 EAST CITY OF WILDWOOD ST. LOUIS COUNTY MISSOURI

NU NON-URBAN RESIDENCE DISTRICT AND FPNU FLOODPLAIN NON-URBAN RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #978



STATE OF MISSOURI, } SS.
County of St. Louis

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office the 18th day of January A. D. 2006 at 3:32 o'clock P M and is truly recorded in Plat Book 354 Page 28.

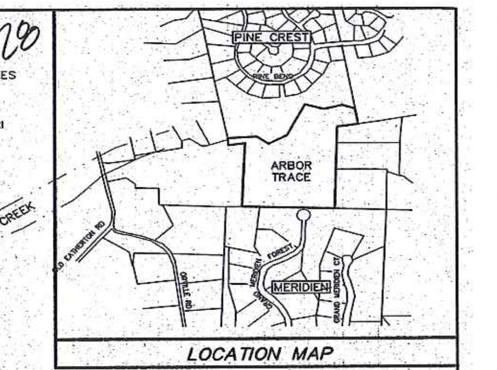
Witness my hand and official seal on the day and year aforesaid.

Janice M. Hammonds
Recorder of Deeds
By Chanel Mathews
Deputy Recorder

BOOK 354 PAGE 28
FILED FOR RECORD
JAN 18 2006
AT 3:32 o'clock P M
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO
1096

I, LYNNE GREENE-BELDNER, CITY CLERK FOR THE CITY OF WILWOOD, ST. LOUIS COUNTY, MISSOURI, DO HEREBY CERTIFY THIS SUBDIVISION PLAT OF "ARBOR TRACE" WAS APPROVED BY ORDINANCE NO. 1240 UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI ON 28th DAY OF November, 2006. SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN MY OFFICE AS TESTIMONY WHEREOF AND HEREUNTO NOW SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, ON THIS 18th DAY OF JAN., 2006

Lynne Greene-Beldner
CITY CLERK



WE, ZAVRADINOS PROFESSIONAL SERVICES, INC. HAVE AT THE REQUEST OF MIKE LISK DURING THE MONTH OF JANUARY, 2003 PERFORMED A PROPERTY BOUNDARY SURVEY FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING PART OF U. S. SURVEY 164 AND FRACTIONAL SECTION 14 IN TOWNSHIP 45 NORTH, RANGE 3 EAST ST. LOUIS COUNTY, MISSOURI AND DURING THE MONTH OF OCTOBER, 2005 PREPARED A SUBDIVISION PLAT OF SAID TRACT AT THE REQUEST OF CROSS DEVELOPMENT OF MISSOURI, INC. AND THE RESULTS OF SAID SURVEY AND SUBDIVISION ARE SHOWN HEREON. THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS 4 CSR 30-16.010, DEPARTMENT OF NATURAL RESOURCES AND MEETS THE ACCURACY REQUIREMENTS FOR A SUBURBAN CLASS SURVEY.

BY: D. Ehemann
DANIEL EHEMANN PLS#2215

PROPERTY DESCRIPTION
25.20 ACRES

COMMENCING AT A STONE MARKING THE SOUTH QUARTER CORNER OF FRACTIONAL SECTION 14 IN TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI; THENCE ALONG THE SOUTHERN LINE OF SAID FRACTIONAL SECTION 14 NORTH 89 DEGREES 51 MINUTES 25 SECONDS WEST, 542.57 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, FROM WHICH A STONE BEARS SOUTH 00 DEGREES 17 MINUTES 08 SECONDS WEST, 0.96 FEET; THENCE FROM SAID BEGINNING POINT ALONG THE SOUTHERN LINE OF SAID FRACTIONAL SECTION 14 NORTH 89 DEGREES 51 MINUTES 25 SECONDS WEST, 975.81 FEET TO A POINT; THENCE LEAVING SAID LINE NORTH 00 DEGREES 08 MINUTES 03 SECONDS EAST 805.32 FEET TO A POINT ON THE SOUTHERN LINE OF U. S. SURVEY 164; THENCE ALONG THE SOUTHERN LINE OF U. S. SURVEY 164 SOUTH 77 DEGREES 54 MINUTES 28 SECONDS WEST 189.69 FEET TO A STONE; THENCE LEAVING SAID LINE NORTH 12 DEGREES 52 MINUTES 40 SECONDS WEST, 90.70 FEET TO THE SOUTHWEST CORNER OF PINE CREEK, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 338 PAGE 30 THRU 33 OF THE ST. LOUIS COUNTY MISSOURI RECORDER'S OFFICE, SAID POINT BEING IN THE CENTERLINE OF A CREEK; THENCE ALONG SAID CREEK AND THE SOUTHERN LINE OF PINE CREEK THE FOLLOWING; NORTH 83 DEGREES 55 MINUTES 38 SECONDS EAST, 272.66 FEET TO A POINT; THENCE SOUTH 55 DEGREES 18 MINUTES 23 SECONDS EAST, 160.59 FEET TO A POINT; THENCE NORTH 59 DEGREES 49 MINUTES 42 SECONDS EAST, 215.67 FEET TO A POINT; THENCE NORTH 24 DEGREES 43 MINUTES 26 SECONDS EAST, 434.58 FEET TO A POINT; THENCE SOUTH 74 DEGREES 53 MINUTES 30 SECONDS EAST, 207.97 FEET TO A POINT; THENCE NORTH 76 DEGREES 29 MINUTES 43 SECONDS EAST, 200.06 FEET TO A POINT; THENCE SOUTH 77 DEGREES 02 MINUTES 15 SECONDS EAST, 141.80 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PINE CREEK; THENCE LEAVING THE AFORESAID CENTERLINE OF THE CREEK SOUTH 12 DEGREES 29 MINUTES 34 SECONDS EAST, 209.72 FEET TO A STONE IN THE SOUTHERN LINE OF THE AFORESAID U. S. SURVEY 164; THENCE ALONG SAID SOUTHERN LINE SOUTH 77 DEGREES 54 MINUTES 28 SECONDS WEST, 169.31 FEET TO A POINT FORM WHICH AN IRON PIPE BEARS SOUTH 00 DEGREES 17 MINUTES 08 SECONDS WEST, 0.21 FEET; THENCE LEAVING THE SOUTHERN LINE OF U. S. SURVEY 164 SOUTH 00 DEGREES 17 MINUTES 08 SECONDS WEST, 1017.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.20 ACRES MORE OR LESS.

NOTE:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLAT OF "MERIDIEN" AS RECORDED IN PLAT BOOK 350, PAGE 175 OF THE ST. LOUIS COUNTY MISSOURI RECORDERS OFFICE.

2) SOURCE OF RECORD TITLE:
DEED TO OLD STATE INVESTMENTS AS RECORDED IN DEED BOOK 13514, PAGE 1712 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS OFFICE. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY.

3) LOCATOR NUMBER FOR PARENT PARCEL 19W310082

4) PROJECT BENCH MARK: MSD BENCH MARK 11-4 ELEV. 654.06. "STANDARD TABLET" STAMPED 98-75 S.L.C. SET IN EAST END OF SOUTH HEADWALL ALONG WILD HORSE CREEK ROAD AT A PRIVATE CIRCLE DRIVE SOUTH; 1.4 MILES WEST OF CHESTERFIELD SCHOOL.

5) TOTAL AREA OF THIS PLAT 25.20 ACRES.
TOTAL NUMBER OF LOTS - 7.
AREA IN COMMON GROUND 2.356 ACRES.

7) CURRENT ZONING "NU NON-URBAN DISTRICT AND FPNU FLOOD PLAIN NON-URBAN RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT - ORDINANCE #978"

8) TWO PERMANENT MONUMENTS FOR EACH BLOCK CREATED (INDICATED AS "■") AND SEMI PERMANENT MONUMENTS AT ALL LOT CORNERS (INDICATED AS "●") WILL BE SET, WITH THE EXCEPTION THAT THE FRONT CORNERS MAY BE MONUMENTED BY NOTCHES OR CROSSES CUT IN CONCRETE PAVING ON THE PROLONGATION OF THE LOT LINE, WITHIN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS PLAT, IN ACCORDANCE WITH 10 CSR 30-2.090 OF THE DEPARTMENT OF NATURAL RESOURCES AND 4 CSR 30-16.090 OF THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT. IN ADDITION, OTHER SURVEY MONUMENTS INDICATED ON THIS SUBDIVISION PLAT, REQUIRED BY THE SUBDIVISION ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI 1005.250 WILL BE SET. 8 PERMANENT MONUMENTS AND 22 SEMI PERMANENT MONUMENTS.

9) UTILITIES/DISTRICTS:

WATER..................MISSOURI AMERICAN WATER CO.
GAS........................LACLEDE GAS COMPANY
ELECTRIC.............AMEREN UE
SEWER..................METROPOLITAN ST. LOUIS SEWER DISTRICT
TELEPHONE...........SBC
FIRE DISTRICT.......MONARCH FIRE PROTECTION DISTRICT
SCHOOL................ROCKWOOD SCHOOL DISTRICT
CABLE....................CHARTER COMMUNICATIONS
WATERSHED...........BONHOMME CREEK
ZIP CODE...............63005

10) FLOOD INFORMATION TAKEN FROM FIRM MAP #29189C0120 H, PANEL 120 OF 240, DATED AUGUST 2, 1995.

11) THE STATE PLANE COORDINATES FOR THIS SITE WERE TIED TO ST. LOUIS GEOGRAPHIC REFERENCE SYSTEM STATION SL - 100, 1992, BY GLOBAL POSITIONING SYSTEM AND FIELD TRAVERSE. TO THE BEST OF MY KNOWLEDGE AND BELIEF THE CALCULATED COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" 4 CSR 30-16 AS AN URBAN CLASS SURVEY. THE ADJUSTED SITE GRID FACTOR = 0.9999093.

SL-100, 1992
COORDINATES (METERS) NORTH 310486.907m
EAST 237469.567m
GRID AZIMUTH SL-100 TO SL-100A 101°30' 11"
GRID FACTOR 0.9999062

ALL AREAS ON THIS RECORD PLAT IDENTIFIED AS "AREA TO BE PRESERVED", SHALL BE HELD IN DEED RESTRICTED PRIVATE OWNERSHIP WHICH SHALL PROHIBIT, IN PERPETUITY, THE DEVELOPMENT AND/OR SUBSEQUENT SUBDIVISION OF THE RESOURCE PROTECTED PROPERTY OR THEIR USE FOR PURPOSES INCONSISTENT WITH THE INTENT OF SECTION 1005.200 OF THE WILDWOOD SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, AS MAY BE AMENDED. THE EASEMENTS AND DEED OF COVENANTS FOR RESOURCE PROTECTED AREAS SHALL ENSURE TO THE BENEFIT OF, AND MAY BE ENFORCED BY, ALL OWNERS OF RECORD OF THIS SUBDIVISION AND THE CITY OF WILDWOOD OR ITS ASSIGNEES.

THIS IS TO CERTIFY THAT DURING THE MONTH OF January, 2003 I PREPARED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 1005.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

Dennis M. Meinert 01/16/06
SOIL SCIENTIST DATE

No.	Date	Description	By
4	11-03-05	NAME CHANGE	DME
4	04-12-05	REVISE PER TITLE COMMITMENT	DME
3	03-09-05	REVISED PER CITY COMMENTS	DME
2	02-17-05	REVISED PER CITY COMMENTS	DME
1	11-24-03	REVISED PER CITY COMMENTS	JRE

Prepared For: CROSS DEVELOPMENT OF MISSOURI INC.
154 Rue Grand
Lake St. Louis, MO 63367

Zavradinos Professional Services, Inc.
Engineers Surveyors Planners
17813 Edison Avenue, Suite 201
Chesterfield, MO 63005
636-946-5555

Drawn by: DME
Checked by:
Issued on: 3/18/03
Job Number 02267
Sheet 1 of 1 Sheets

28

This is to certify that we have, during the month of December 1998, by order of Mullen Homes, L.L.C., made a survey and subdivision of a tract of land in the S.E. 1/4 - S.W. 1/4 - Sec. 12 - Township 44 North, Range 3 East, in the City of Wildwood, Missouri. And that the results of said survey and subdivision are represented on this [illegible] this survey was executed in compliance with the current [illegible] for property boundary surveys of the Missouri Department [illegible] Resources, Division of Geology and Land Survey.

[illegible] Surveying

[illegible] ✦ President — Date 1-21-99
[illegible] Land Surveyor #1592

[illegible] signed owner of the tract of land herein platted and [illegible] described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Bartizan Point Estates".

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to all public utilities, but not limited to the following: St. Louis County Water Company, Ameren UE, Laclede Gas, City of Wildwood Missouri, Southwestern Bell Telephone Company, Metropolitan St. Louis Sewer District, Cable Company, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities and sewer and drainage facilities with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

The forty (40) foot private road and utility easement to be known as Bartizan Drive and Bartizan Court are hereby established and dedicated to the owners (present and future) of lots in "Bartizan Point Estates" for the purpose of ingress and egress, and public utilities. The drive is to remain private forever, never to be accepted for maintenance by the City of Wildwood, Missouri. Maintenance of the private roadways and common elements of the subdivision shall be the responsibility of the lot owners and or the developments Board of Trustees.

Building lines as shown are hereby established. This subdivision is subject to conditions and restrictions filed in ~~Book~~ DATE 4/22/99 Page ______ of the St. Louis County Records. Daily # 1164.

The strip 10 foot wide on the Northwest side of Woods Ave. shown hatched on this plat is hereby dedicated to public use forever.

STATE OF MISSOURI }
County of St. Louis } SS.

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office the 22nd day of Apr A.D. 1999 at 3:37 o'clock P M and is truly recorded in Plat Book 347 Page 218.

Witness my hand and official seal on the day and year aforesaid.

Daniel T. O'Leary, Recorder
By [signature] Deputy Recorder

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seal this the 22nd day of April, 1999.

MULLEN HOMES, L.L.C.

ATTEST: ____________ President — Shawn Mullen — Date 4/22/99

STATE OF MISSOURI)
)SS
COUNTY OF ST. LOUIS)

On this 22nd day of April, 1999, before me appeared Shawn Mullen, President of the Mullen Homes LLC of a corporation duly formed under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said Shawn Mullen Pres. acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office on the day and year last written above.

[signature]
Notary Public

My Commission Expires:
Dec. 22, 2002

NOTARY PUBLIC — RUTH A. WATERS — STATE OF MISSOURI — SEAL
RUTH A. WATERS
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY

This acknowledgement certifies this plat of Bartizan Point Estates has been approved by the CITY OF WILDWOOD, MISSOURI on the 22 day of April, 1999.

City of Wildwood Planning Department

Director of Planning
Joe Vujnich

I, Lynne Greene, City Clerk for the City of Wildwood, St. Louis County, Missouri, do hereby certify this "Bartizan Point Estates" plat was approved by Ordinance No. 513 under action taken by the City Council of Wildwood, Missouri on February 22, 1999. Said ordinance of the same appears on record in my office as testimony whereof and I hereunto now set my hand and affixed the official seal of the City of Wildwood, St. Louis County, on this 22 day of April, 1999.

[signature] City Administrator
~~Lynne Greene, City Clerk~~

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seal this the 22 day of April 1999.

"BARTIZAN POINT ESTATES"
SUBDIVISION ONLY

A tract of land in part of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 44 North, Range 3 East in Wildwood, Missouri and being more particularly described as follows: Beginning at an old stone at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 44 North, Range 3 East; thence along the southern line of Section 12, North 87 degrees 41 minutes 50 seconds West 1345.55 feet to an old stone at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 12; thence along the West line of the Southeast 1/4 of the Southwest 1/4 of Section 12, North 00 degrees 43 minutes 23 seconds East 911.40 feet to the Southeastern right of way line of Woods Ave. (40 feet wide) as traversed; thence the following bearings and distances along said Southeastern right of way line of Woods Ave., North 44 degrees 25 minutes 43 seconds East 44.28 feet; thence North 48 degrees 12 minutes 10 seconds East 143.95 feet; thence North 44 degrees 25 minutes 18 seconds East 74.83 feet; thence North 37 degrees 05 minutes 30 seconds East 92.98 feet; thence North 35 degrees 12 minutes 54 seconds East 69.87 feet; thence North 32 degrees 03 minutes 08 seconds East 39.45 feet; thence North 18 degrees 46 minutes 55 seconds East 41.67 feet; thence North 13 degrees 00 minutes 51 ~~seconds~~ East 36.18 to the northern line of the Southeast 1/4 of the Southwest 1/4 of Section 12, thence along the Northern line of the southeast 1/4 of the Southwest 1/4 of Section 12, South 87 degrees 41 minutes 13 seconds East 1014.62 feet to an old stone at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 12; thence along the East line of the Southeast 1/4 of the Southwest 1/4 of Section 12; South 00 degrees 26 minutes 33 seconds West 1344.88 feet to the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 12 and being the point of beginning and containing 39.50 acres.

Lots will be served by the following:

Ameren UE
Wells or St. Louis County Water
Southwestern Bell Telephone Company
Treatment Plant on site
Rockwood School District
Metro - West Fire Protection District
Charter Communications

Loc.# 25V540032 = Subdivision
Loc.# 25V530044 = Out lot

BOOK 347 PAGE 218
FILED FOR RECORD
APR 22 1999
AT 3:37 P M
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO
1164

Property Owner:

Mullen Homes, L.L.C.
18751 Hayfield Meadows Drive
Wildwood, MO 63005

Base for bearings:

"Schneider Acres"
Plat book 178, page 71

* = No habitable structures shall be constructed in this part of Lots 8 & 9.

NOTE:

1. Street lighting is limited to the subdivision entrance at Woods Road. Per City of Wildwood Ordinance No. 393.
2. All addresses will be on Bartizan Drive.
3. "Dimensional variances have been granted by the City via the approval of the Preliminary Plat/Site Development Plan."

PROJECT BENCHMARK

16-71 551.06 - "Sq." on the south curb 3' east of the west end of bridge #356;10' south of the centerline of Woods Road and 1 mile south of Manchester Road.

BEARINGS AND DISTANCES ALONG WOODS ROAD

A.	N 48 degrees 12 minutes 10 seconds E	137.96'
B.	N 44 degrees 25 minutes 18 seconds E	69.98'
C.	S 37 degrees 06 minutes 30 seconds W	88.96'
D.	S 35 degrees 12 minutes 54 seconds W	67.67'
E.	S 32 degrees 03 minutes 08 seconds W	32.26'
F.	N 18 degrees 46 minutes 55 seconds E	33.33'
G.	N 13 degrees 00 minutes 51 seconds E	24.21'

CENTENNIAL BANK

Attest: ____________ Vice ~~President~~ — Date 2-24-99

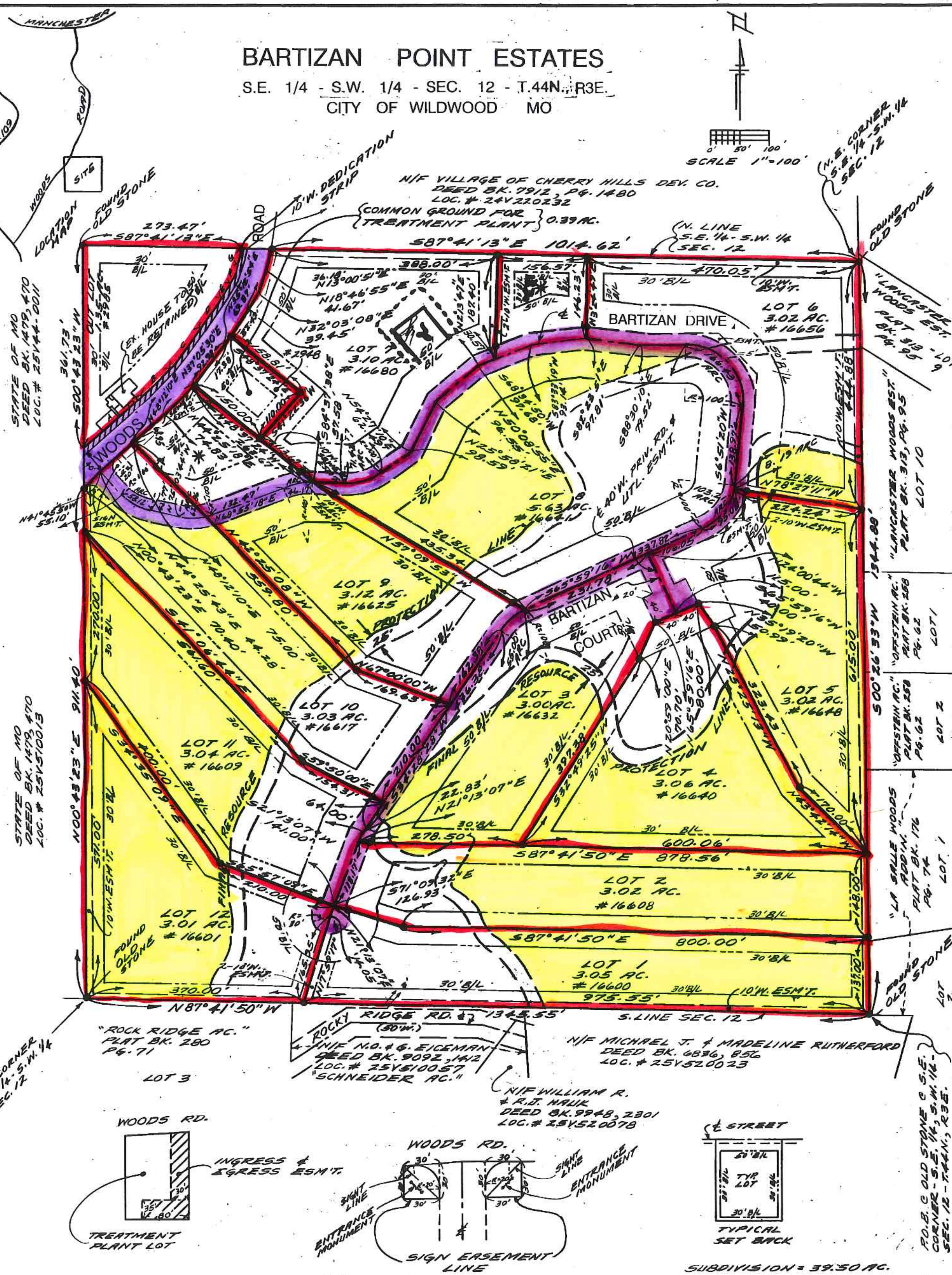
State of Missouri)
)SS
County of St. Louis)

On this 24 day of February 1999, before me appeared Joseph G Mazzuca to me personally known, who being by me duly sworn, did say that he is President of the Centennial Bank a corporation duly formed under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Joseph G Mazzuca acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office on the day and year last written above.

Tammy DiMercurio
Notary Public
My commission expires: Oct 14, 2002

TAMMY DIMERCURIO
NOTARY PUBLIC STATE OF MISSOURI
ST LOUIS COUNTY
MY COMMISSION EXP. OCT. 14, 2002



MULLEN HOMES, L.L.C.
18751 HAYFIELD MEADOWS DR.
WILDWOOD, MO 63005
OFF: 458-3303

'CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI'
'A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT
ORDINANCE # 393 IN THE NU- NON URBAN RESIDENCE DISTRICT'

WEST WILDWOOD SURVEYING
111 COVERT LANE / ELLISVILLE, MO. 63021
394-6090

RECORD PLAT

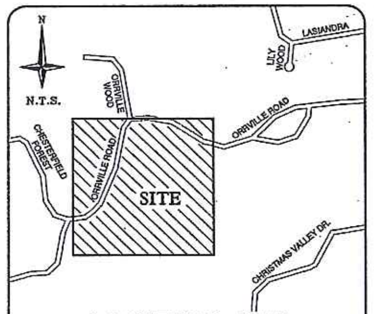
ORDER NO.	97-152
DRAWN BY	ECW
CHECKED BY	
DATE	12-14-98 (2-13-99)

SHEET P1 OF 1 SHEETS

E. DEDICATE THE NECESSARY LAND AREA WITHIN THE SITE FOR ORRVILLE ROAD TO PROVIDE A FIFTY (50) FOOT RIGHT-OF-WAY AND CONSTRUCT TWO (2) FEET OF ADDITIONAL PAVEMENT WIDTH ALONG ITS EXISTING PAVEMENT AS WELL, INCLUDING THE CONSTRUCTION OF STORM DRAINAGE FACILITIES AND RELATED SHOULDERS, AS DIRECTED BY THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS. IMPROVEMENT REQUIREMENTS TO ORRVILLE ROAD MAY BE ESCROWED IN LIEU OF THEIR CONSTRUCTION BY THE DEVELOPER TO THE CITY OF WILDWOOD, IF DEEMED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF PLANNING.

LEGEND

- EXISTING CONTOURS — 400
- PROPOSED CONTOURS — 400
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWERS
- PROPOSED STORM SEWERS
- EXISTING TREE
- EXISTING TREES TO REMAIN
- PROPOSED LIGHTING — MAXIMUM HEIGHT 16'



LOCATION MAP

PAGE 31 - WUNNENBERG'S STREET GUIDE

PROJECT NOTES

1. AREA OF SITE: 40.11 ACRES
2. AREA OF RIGHT-OF-WAY [ORVILLE ROAD]: 1.13 ACRES
3. AREA OF PROPERTY: 40.11 ACRES - 1.17 ACRES R.O.W. = 38.94 ACRES
4. AREA TO BE PRESERVED: 27.11 ACRES
5. AREA TO BE DISTURBED: 13.000 ACRES
6. EXISTING ZONING: "NU" NON-URBAN RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT
7. PROPOSED USES: 12 SINGLE FAMILY RESIDENTIAL
8. DENSITY CALCULATIONS: $\frac{38.94 \text{ ACRES}}{3 \text{ ACRES}} = 12.98$
9. LOTS PROPOSED: 12 LOTS
10. PARKING CALCULATIONS: 12 LOTS (2 SPACES PER LOT) = 24 SPACES
11. OWNER OF RECORD:
20V 42 0014
MARYANNE ELLISON AND TED L. SIMMONS, TRUSTEES
PO BOX 26
CHESTERFIELD, MO 63006
11090-2655
STREET ADDRESS:
17400 ORRVILLE ROAD
12. THERE IS NO FLOOD PLAIN ON THIS SITE.
13. SETBACKS
THIRTY (30) FEET FROM ANY RIGHT-OF-WAY LINE
EIGHT (8) FEET FROM ANY SIDE YARD PROPERTY LINE
THIRTY (30) FEET FROM ANY REAR YARD
14. STREET WIDTHS
RIGHT-OF-WAY: 40' PRIVATE ROADWAY DEDICATION
PAVEMENT: 26'
15. ENTRANCE MONUMENT SIGNAGE WILL BE CONSTRUCTED PER CITY OF WILDWOOD STANDARDS.
16. LANDSCAPING WILL BE IN ACCORDANCE WITH THE CITY OF WILDWOOD'S REQUIREMENTS.
17. ALL EXISTING EASEMENTS HAVE BEEN INDICATED ON THE PLAN.
18. ENTRANCE, STREET INTERSECTION, CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.
19. SLOPE SHALL NOT EXCEED 3 (HORIZONTAL): TO 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT.
20. MAXIMUM HEIGHT OF SINGLE FAMILY DWELLING: 2 STORIES MAXIMUM
21. EXISTING TREES: 26.104 ACRES
22. TREES TO REMAIN: 18.85 ACRES (74%)
23. THE PROPOSED INDENTURES FOR THIS SUBDIVISON WILL BE PROVIDED TO THE CITY PRIOR TO THE RECORDING OF THE SUBDIVISION PLAT.
24. FULL COMPLIANCE OF THE CITY'S LIGHTING CODE REQUIREMENTS WILL BE ACHIEVED AND APPROVED BY THE CITY OF WILDWOOD.
25. ORRVILLE ROAD, ORRVILLE WOOD LANE AND CHESTERFIELD FOREST DRIVE ALL HAVE VARYING PAVEMENT WIDTH.
26. THE MONARCH FIRE PROTECTION DISTRICT MAY NOT BE ABLE TO ACCESS THE HOMES IN THIS DEVELOPMENT DUE TO STEEP GRADES AND DRIVEWAY LOCATIONS.
27. INITIAL CLEARING AND GRUBBING OF THE SITE SHALL BE LIMITED TO THE INSTALLATION OF THE INTERNAL ROADWAY SYSTEM.

GENERAL NOTES

THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R6 SCHOOL DISTRICT
CAULKS CREEK WATERSHED & BONHOMME CREEK WATERSHED

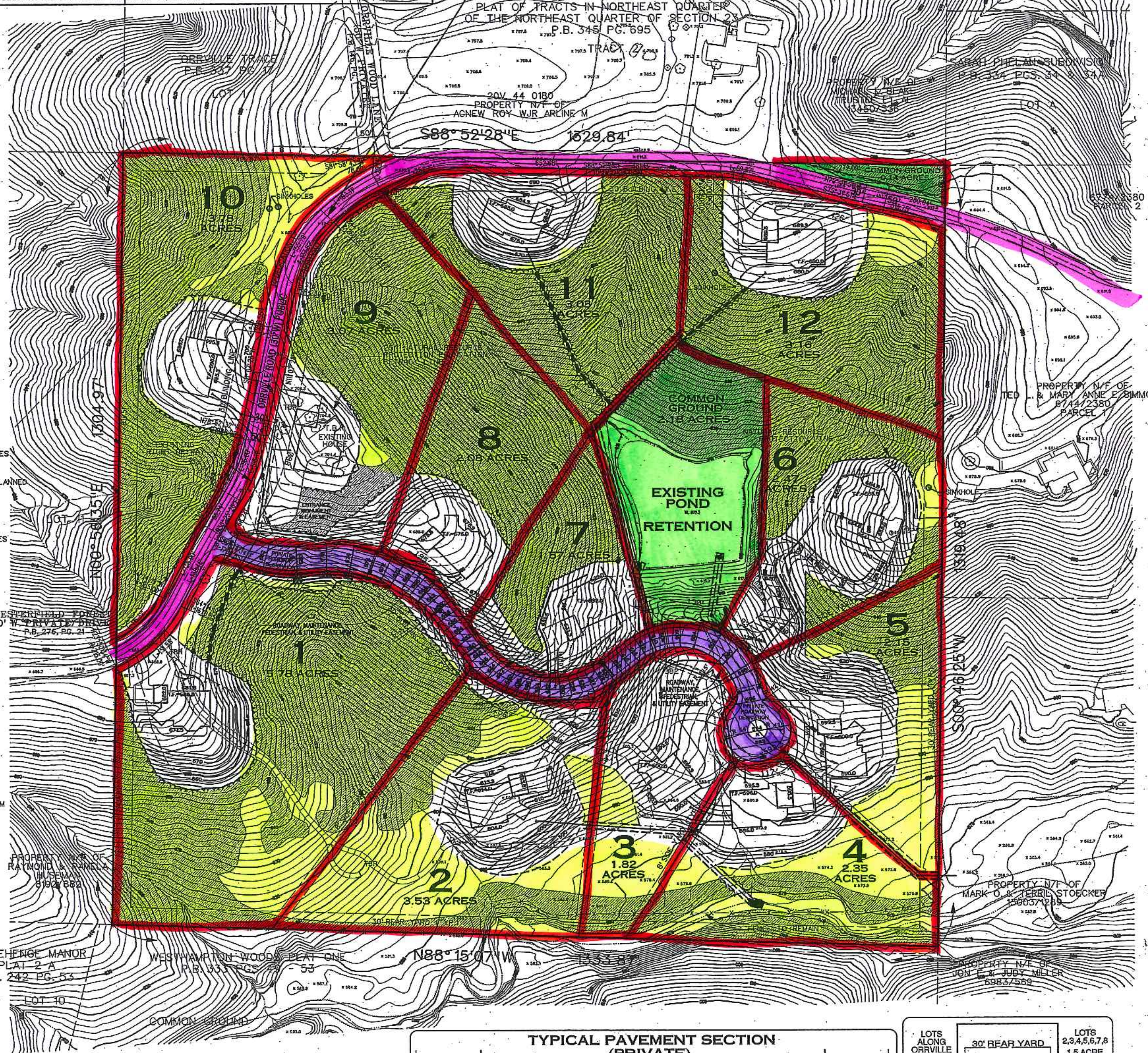
THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN UE
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATIONS (CABLE TV)

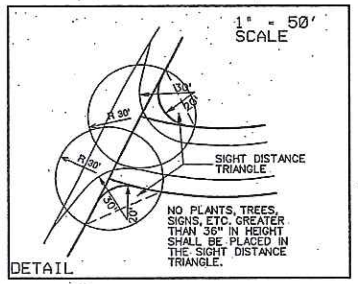
SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT. STORMWATER MANAGEMENT (GRADING AND DRAINAGE) SHALL BE DESIGNED PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.

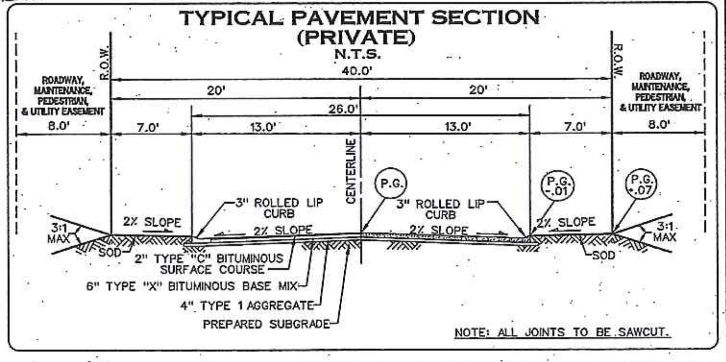
GRADING SHALL BE PER CITY OF WILDWOOD STANDARDS

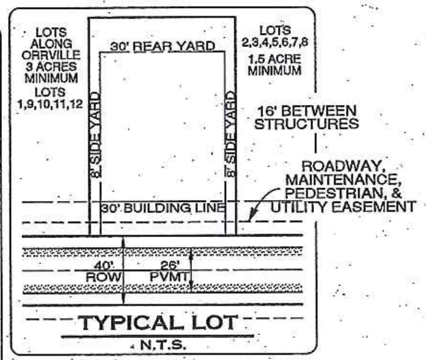
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND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

H:\CAD\7400-7499\7474\PLANNING\SDP\SDP.DGN









N

APPROVED Sheet 1 of 4
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 2-8-05

172

BOOK 353 PAGE 172-175
FILED FOR RECORD
MAR 15 2005
AT 11:06 o'clock A M.
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

993

100 0 100 200 300
Scale in Feet
Scale: 1"=100'

A tact of land being part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of "Sarah Phelan Subdivision", a subdivision according to the plat thereof recorded in Plat Book 334 pages 34 and 34A of the St. Louis County Records; thence Southwardly along the West line of property described in the deed to Ted L. and Mary Anne E. Simmons recorded in Book 6774 page 2380 of the St. Louis County Records South 00 degrees 46 minutes 25 seconds West 64.63 feet to a point on the North line of Orville Road, 30 feet wide as traveled; thence Westwardly along said North line, North 75 degrees ~~31 minutes~~ 51 seconds West 208.04 feet to a point on the South line of "Boundary Adjustment Plat of Tracts in Northeast Quarter of the Northeast Quarter of Section 23", recorded in Plat Book 345 page 695 of the St. Louis County Records; thence Eastwardly along said South line South 88 degrees 52 minutes 28 seconds East 272.09 feet to the point of beginning and containing 0.202 acres according to a survey by Volz, Inc. during March 2004.

A tract of land being part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of "Orrville Trace" a subdivision according to the plat thereof recorded in Plat Book 337 page 17 of the St. Louis County Records; thence Eastwardly along the South line of "Orrville Trace", South 88 degrees 52 minutes 28 seconds East 405.07 feet to a point on the West line of Orville Road, as traveled; thence Southwardly along said West line the following courses and distances: along a curve to the right, whose radius point bears South 81 degrees 58 minutes 43 seconds West 78.00 feet from the last mentioned point, a distance of 29.14 feet, along a curve to the left, whose radius point bears South 27 degrees 47 minutes 20 seconds East 352.62 feet from the last mentioned point, a distance of 103.11 feet, along a curve to the left, whose radius point bears South 44 degrees 32 minutes 37 seconds East 260.00 feet from the last mentioned point, a distance of 155.79 feet, South 11 degrees 07 minutes 28 seconds West 256.55 feet, along a curve to the right, whose radius point bears North 78 degrees 52 minutes 32 seconds West 285.00 feet from the last mentioned point, a distance of 96.00 feet, South 30 degrees 25 minutes 26 seconds West 66.74 feet, along a curve to the left, whose radius point bears South 59 degrees 34 minutes 34 seconds East 1706.85 feet from the last mentioned point, a distance of 138.90 feet and along a curve to the right, whose radius point bears North 64 degrees 14 minutes 19 seconds West 185.00 feet from the last mentioned point, a distance of 116.32 feet to a point on the East line of "Chesterfield Forest", a subdivision according to the plat thereof recorded in Plat, Book 276 page 21 of the St. Louis County Records; thence Northwardly along said East line North 00 degrees 56 minutes 35 seconds East 836.51 feet to the point of beginning and containing 3.992 acres according to a survey by Volz, Inc. during March 2004.

A tract of land being part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of property described in the deed to Raymond and Pamela Huseman recorded in Book 8192 page 882 of the St. Louis County Records, being also a point on the North line of "Westhampton Woods Plat One", a subdivision according to the plat thereof recorded in Plat Book 333 pages 49-53 of the St. Louis County Records; thence Northwardly along the East line of said Huseman property North 00 degrees 56 minutes 35 seconds East 434.82 feet to a point on the Southeast line of Orville Road, 30 feet wide as traveled; thence Northeastwardly, Northwardly and Eastwardly along said Orville Road, the following courses and distances: along a curve to the left, whose radius point bears North 23 degrees 50 minutes 34 seconds West 215.00 feet from the last mentioned point, a distance of 151.58 feet, along a curve to the right, whose radius point bears South 64 degrees 14 minutes 19 seconds East 1676.85 feet from the last mentioned point, a distance of 136.46 feet, North 30 degrees 25 minutes 26 seconds East 66.74 feet, along a curve to the left, whose radius point bears North 59 degrees 34 minutes 34 seconds West 315.00 feet from the last mentioned point, a distance of 106.11 feet, North 11 degrees 07 minutes 28 seconds East 256.55 feet, along a curve to the right, whose radius point bears South 78 degrees 52 minutes 32 seconds East 230.00 feet from the last mentioned point, a distance of 137.82 feet, along a curve to the right, whose radius point bears South 44 degrees 32 minutes 37 seconds East 322.62 feet from the last mentioned point, a distance of 257.15 feet, South 88 degrees 52 minutes 28 seconds East 381.13 feet, along a curve to the right, whose radius point bears South 01 degrees 07 minutes 32 seconds West 300.00 feet from the last mentioned point, a distance of 69.87 feet and South 75 degrees 31 minutes 51 seconds East 313.75 feet to a point on the West line of property described in the deed to Ted L. and Mary Anne E. Simmons recorded in Book 6744 page 2380 of the St. Louis County Records; thence Southwardly along said West line of the Simmons property and the West line of property described in the deed to Mark O. and Terril Stoecker recorded in book 13003 page 1289 of the St. Louis County Records and the West line of property described in the deed to Jon E. and Judy Miller, recorded in Book 6983 page 569 of the St. Louis County Records South 00 degrees 46 minutes 25 seconds West 1223.97 feet to a point on the North line of aforesaid "Westhampton Woods Plat One"; thence Westwardly along said North line North 88 degrees 15 minutes 07 seconds West 1333.87 feet to the point of beginning and containing 34.790 acres according to a survey by Volz, Inc. during March 2004.

BY ORDER OF MICELI DEVELOPMENT CO., WE HAVE PREPARED A PRELIMINARY DEVELOPMENT PLAN THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY DEVELOPMENT PLAN - NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCE HAS BEEN DONE AND THIS CONCEPT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE; SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN MADE AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT; BOUNDARY LINES HAVE BEEN PREPARED FROM INFORMATION SUPPLIED BY THE CLIENT WITHOUT BENEFIT OF TITLE SEARCH OR FILED SURVEYS; TOPOGRAPHIC DATA HAS BEEN TAKEN FROM EXISTING MAPS AND NOT VERIFIED BY PHYSICAL ELEVATIONS; ZONING DENSITY IS ASSUMED AND THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

STATE OF MISSOURI — TIMOTHY MEYER — NUMBER E-24665 — REGISTERED PROFESSIONAL ENGINEER — 1/15/05
TIMOTHY J. MEYER P.E. E-24665

STATE OF MISSOURI — 1/14/05 — RICHARD W. NORVELL — LS-1437 — PROFESSIONAL LAND SURVEYOR
RICHARD W. NORVELL P.L.S. MO. REG. P.L.S. #1437

MICELI DEVELOPMENT
208 CHESTERFIELD INDUSTRIAL BLVD
CHESTERFIELD, MO. 63005
(636)537-1771
FAX (636)537-1772

VOLZ
10849 Indian Head Ind'l Blvd.
St. Louis, Mo. 63132
Phone:(314)426-6212
Fax:(314) 890-1250

REVISED
8-10-2004
10-14-2004
10-25-2004

BRETON WOODS

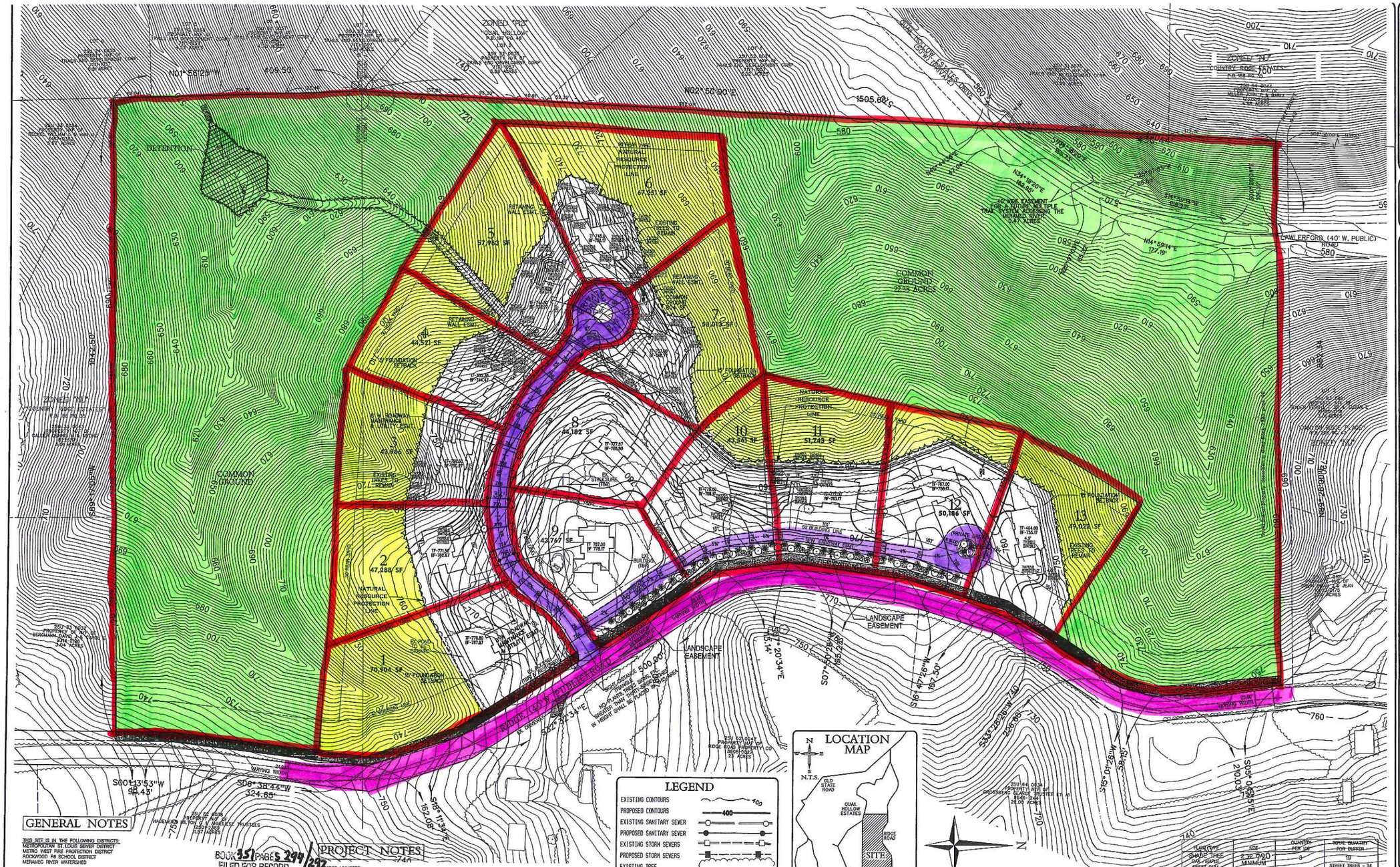
A TRACT OF LAND BEING THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH-RANGE 3 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

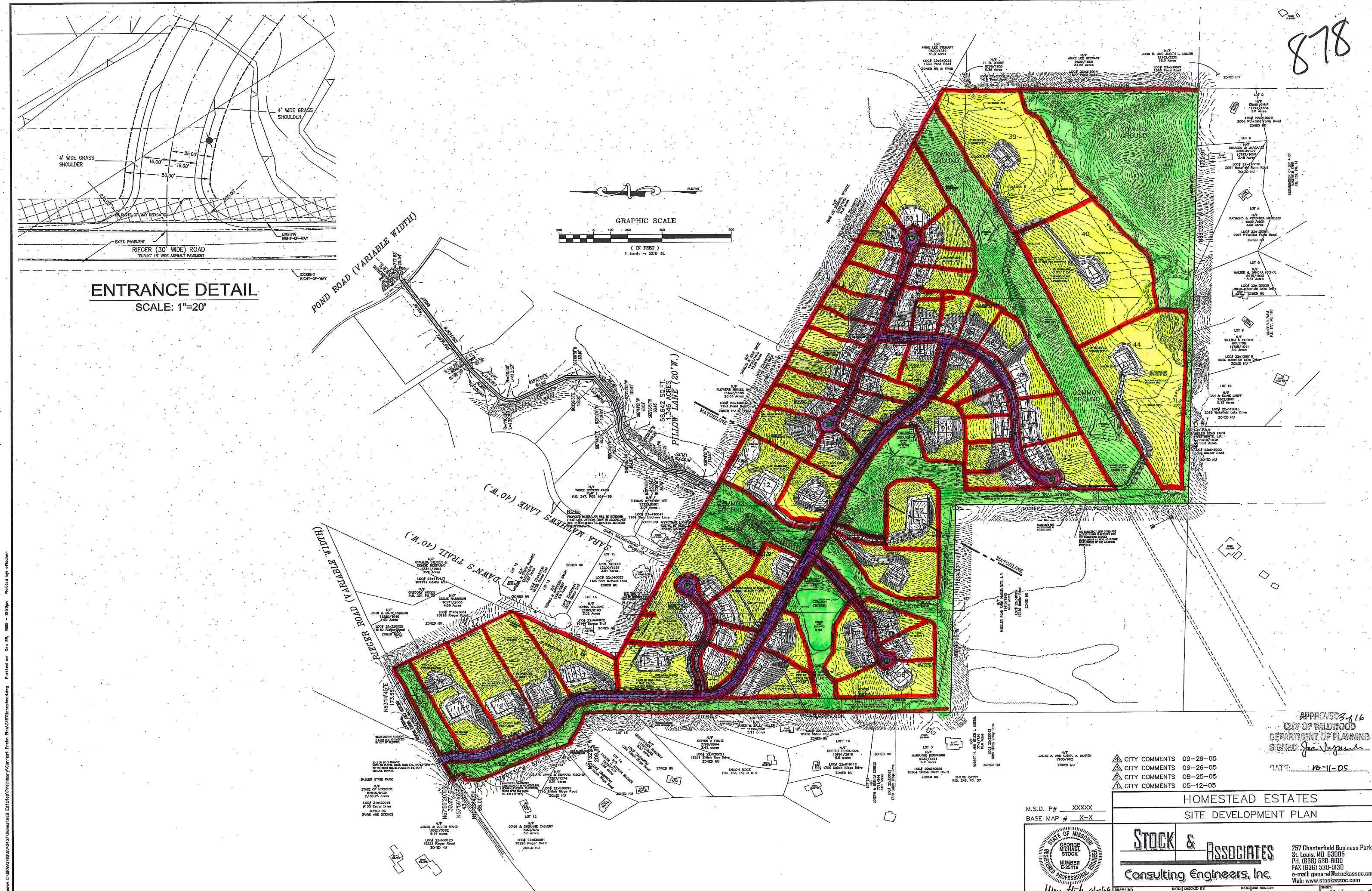
SITE DEVELOPMENT PLAN

7474

6-21-2004

1


ZONED "PS"
QUAIL HOLLOW ESTATES
ZONED "NU"
COUNTRY RIDGE ESTATES
DETENTION
COMMON GROUND
COMMON GROUND 22.38 ACRES
LANDSCAPE EASEMENT
RIDGE ROAD (40' W. PUBLIC)
CAWLERFORD (40' W. PUBLIC)
NATURAL RESOURCE PROTECTION LINE
RETAINING WALL ESMT.
EXISTING TREES TO REMAIN
N01°58'25"W
N02°59'00"E
1505.68'
S00°13'53"W 98.43'
S08°38'44"W 324.65'
S08°17'34"E 162.08'
S07°50'28"W 195.5'
S16°47'28"W 187.50'
S33°20'25"W 226.85'
S35°40'35"W 35.15'
S05°04'53"E 210.03'
S52°32'34"E
N34°18'10"E 46.50'
N14°59'14"E 177.19'
N14°55'44"E 177.19'
N34°55'44"E 188.37'
N34°55'44"E 188.37'
S14°55'44"W 188.37'
S14°55'44"W 188.37'
S14°55'44"W



APPROVED 3 of 16
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]
DATE: 10-11-05

Rev.		Date
4	CITY COMMENTS	09-29-05
3	CITY COMMENTS	09-26-05
2	CITY COMMENTS	08-25-05
1	CITY COMMENTS	05-12-05

M.S.D. P# XXXXX
BASE MAP # X-X

HOMESTEAD ESTATES

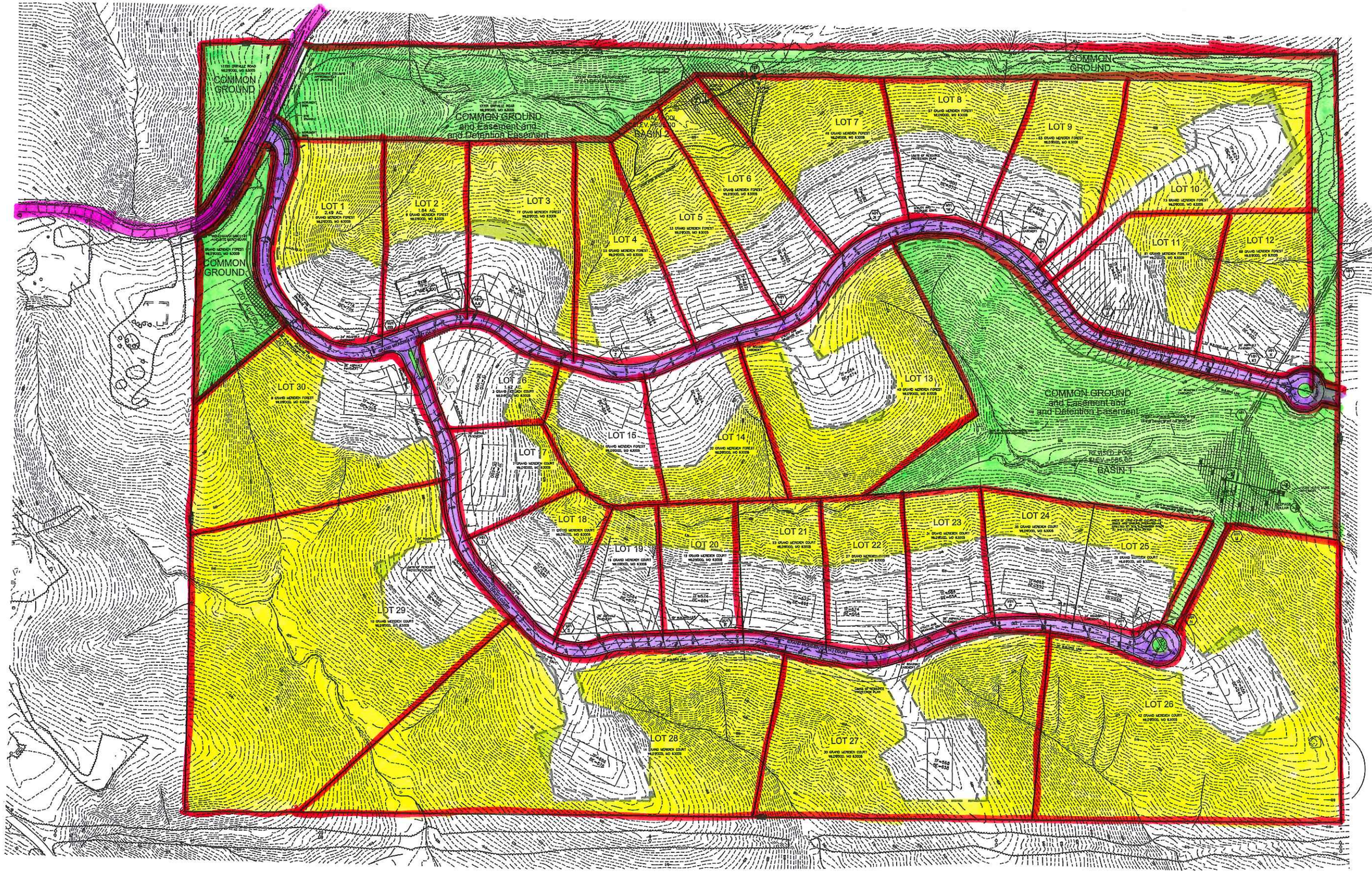
SITE DEVELOPMENT PLAN

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — REGISTERED PROFESSIONAL ENGINEER
[signature] 9/29/05
GEORGE M. STOCK E-25116

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
G.F.	01/26/05	G.M.S.	01/26/05	204-3457	C3 of 15

ing name: D:\DRAW3400\204\3457\Homestead Estates\Preliminary\Current Prelim Plan\3457Homestead.dwg Plotted on: Sep 29, 2005 - 12:23pm Plotted by: efischer



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Acreage Of Tract: 99.35 acres
Acreage Required To Be Protected: 69.8458 acres
Acreage Allowed To Be Disturbed: 29.5042 acres

5% Decrease:69.8458 x .05 =3.4923 acres
Acreage Required To Be Protected: 69.8458 - 3.4923 = 66.3535 acres
Acreage Allowed To Be Disturbed: 29.5042 + 3.4923 = 32.9965 acres
Proposed Disturbed Area: 32.9948 acres
Proposed Protected Area: 66.3552 acres

CURRENT LIMITS OF RESOURCE PROTECTION PLAN
PROPOSED LIMITS OF RESOURCE PROTECTION PLAN
AREA DECREASED BY THIS PROPOSED RESOURCE PROTECTION PLAN
AREA INCREASED BY THIS PROPOSED RESOURCE PROTECTION PLAN

Revised	Comment

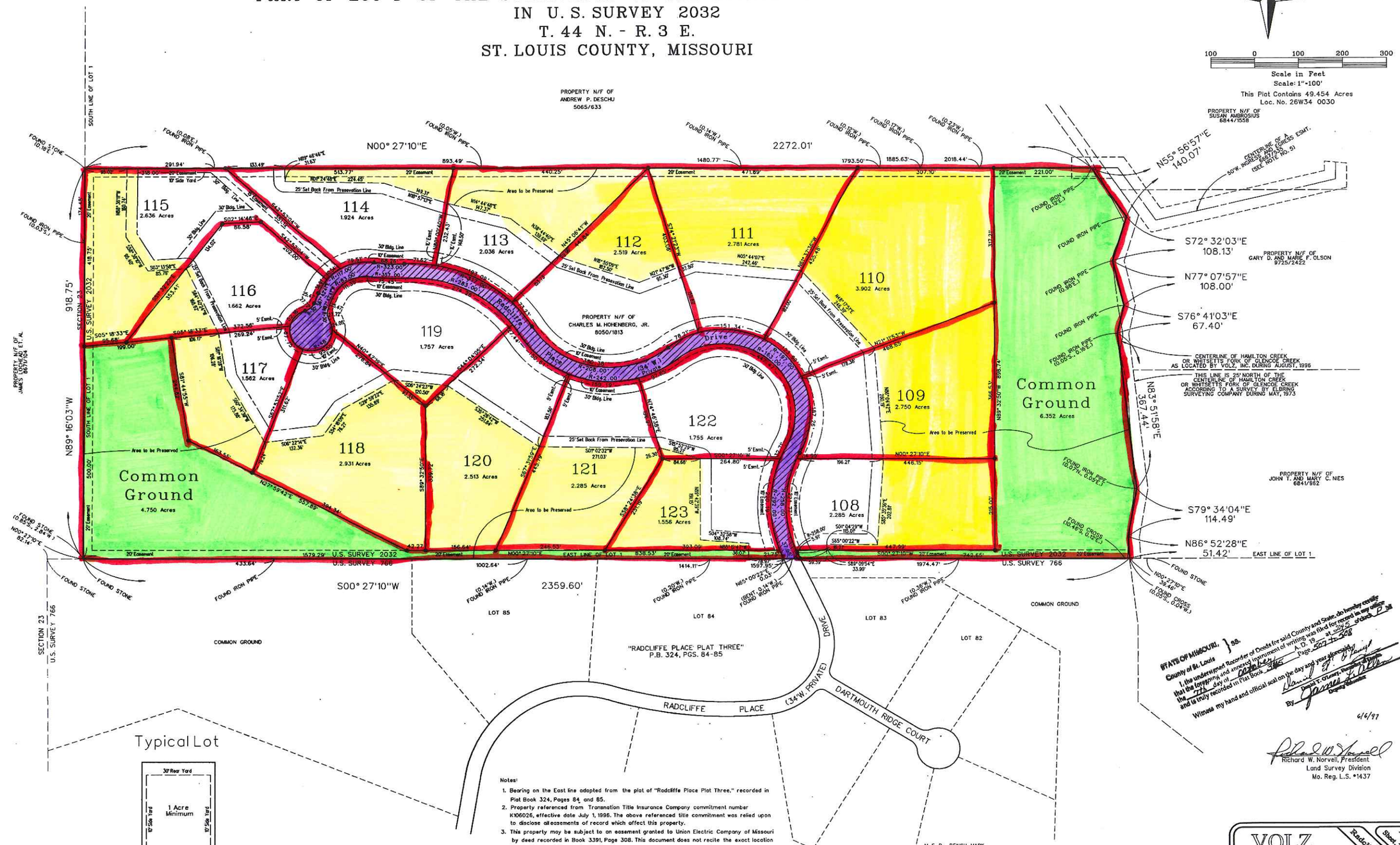
Engineered By:
DOERING ENGINEERING Inc.
CIVIL ENGINEERING • PLANNING • SURVEYING
7221 South Lindbergh Boulevard
Suite 200
Saint Louis, Missouri, 63125
Telephone: (314) 487-6613
Facsimile: (314) 487-3019
E-Mail: mdoering@doeringeng.com

Seal

MERIDIEN
Revised Resource Protection Plan

Date: 11-16-01
Order Number: 99140
File Name:
Drawn By: MJR
Check By:
Base Map:
MSD Pl
Sheet 1 of 1

RADCLIFFE PLACE ADDITION
A TRACT OF LAND BEING
PART OF LOT 1 OF THE SUBDIVISION OF THE ESTATE OF JOHN WHITSETT
IN U.S. SURVEY 2032
T. 44 N. - R. 3 E.
ST. LOUIS COUNTY, MISSOURI



Notes:

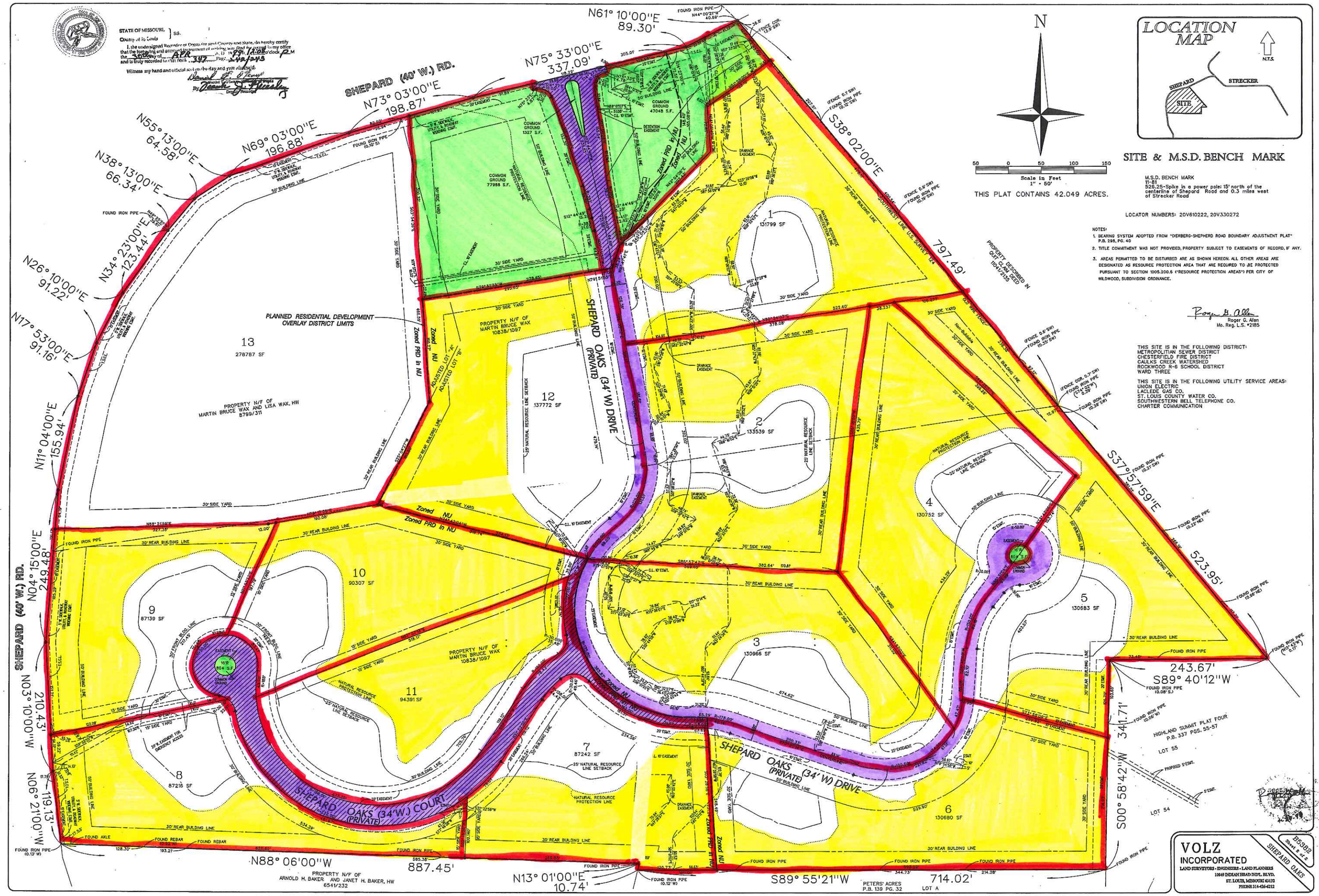
1. Bearing on the East line adopted from the plat of "Radcliffe Place Plat Three," recorded in Plat Book 324, Pages 84 and 85.
2. Property referenced from Transnation Title Insurance Company commitment number K106026, effective date July 1, 1996. The above referenced title commitment was relied upon to disclose all easements of record which affect this property.
3. This property may be subject to an easement granted to Union Electric Company of Missouri by deed recorded in Book 3391, Page 308. This document does not recite the exact location of the easement being granted and therefore is unplotable.
4. The Road Easement Agreement recorded in Deed Book 6698, Page 490 does not affect this property.
5. This property is subject to other appurtenant road and ingress and egress easements as recited in deed recorded in Book 6667, Page 535.

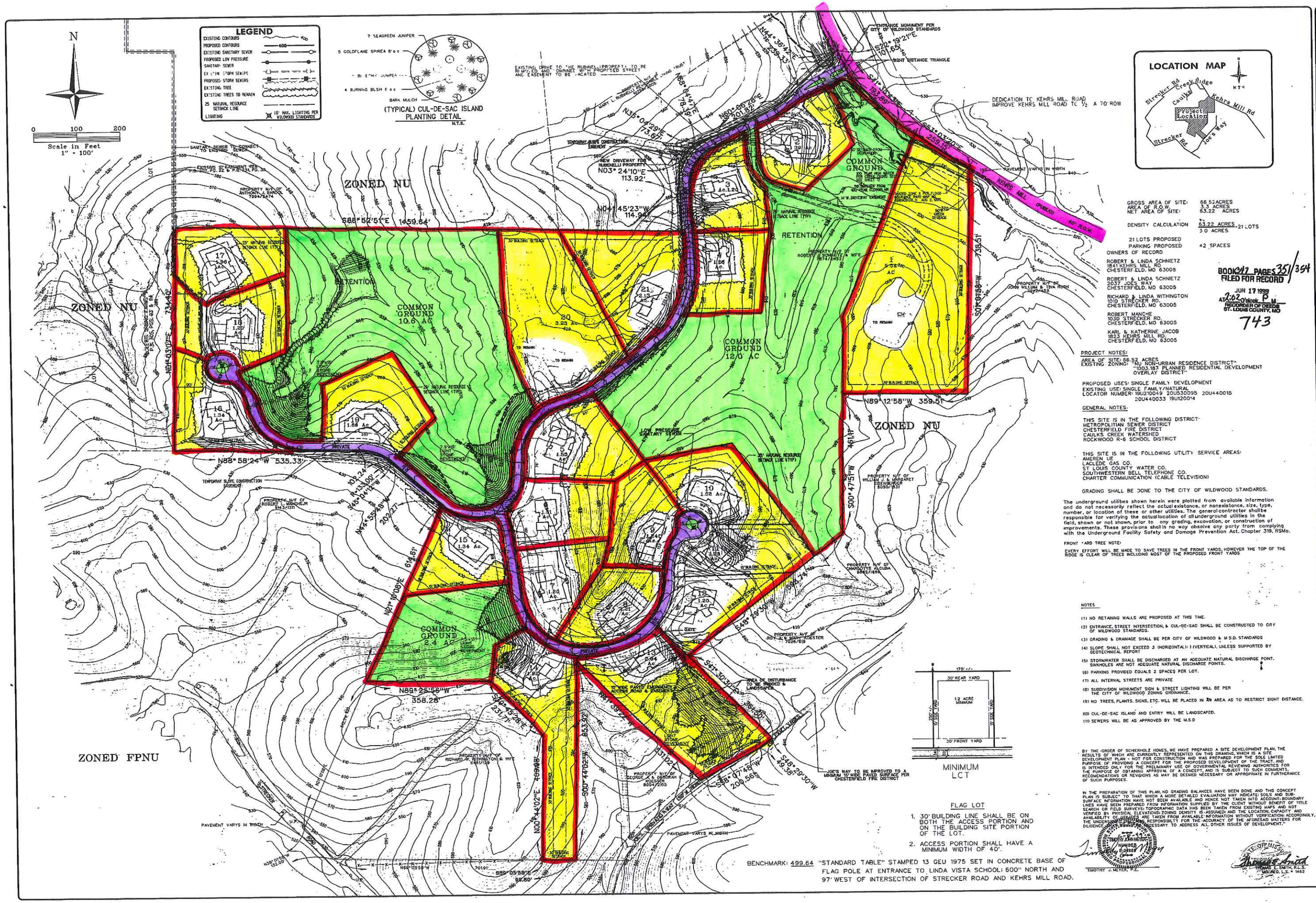
STATE OF MISSOURI } SS.
County of St. Louis

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office the 30th day of Aug. A.D. 19 2006 o'clock P.M. and is truly recorded in Book 337 Page 249-255

Witness my hand and official seal on the day and year aforesaid.

Recorder of Deeds
By Deputy Recorder





GROSS AREA OF SITE: 66.52 ACRES
AREA OF R.O.W. 3.3 ACRES
NET AREA OF SITE: 63.22 ACRES

DENSITY CALCULATION 63.22 ACRES / 3.0 ACRES = 21 LOTS

21 LOTS PROPOSED
PARKING PROPOSED 42 SPACES

OWNERS OF RECORD

ROBERT & LINDA SCHNIETZ
1841 KEHRS MILL RD.
CHESTERFIELD, MO 63005

ROBERT & LINDA SCHNIETZ
2037 JOE'S WAY
CHESTERFIELD, MO 63005

RICHARD & LINDA WITHINGTON
1010 STRECKER RD.
CHESTERFIELD, MO 63005

ROBERT MANCHE
1040 STRECKER RD.
CHESTERFIELD, MO 63005

KARL & KATHERINE JACOB
1823 KEHRS MILL RD.
CHESTERFIELD, MO 63005

BOOK 247 PAGES 351/354
FILED FOR RECORD
JUN 17 1999
AT 2:02 o'clock P M
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO
743

PROJECT NOTES:

AREA OF SITE: 66.52 ACRES
EXISTING ZONING: "NU NON-URBAN RESIDENCE DISTRICT"
"1003.187 PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT"

PROPOSED USES: SINGLE FAMILY DEVELOPMENT
EXISTING USE: SINGLE FAMILY/NATURAL
LOCATOR NUMBER: 19U210049 20U530095 20U440015
20U440033 19U200'4

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICT:
METROPOLITAN SEWER DISTRICT
CHESTERFIELD FIRE DISTRICT
CAULKS CREEK WATERSHED
ROCKWOOD R-6 SCHOOL DISTRICT

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
AMEREN UE
LACLEDE GAS CO.
ST LOUIS COUNTY WATER CO.
SOUTHWESTERN BELL TELEPHONE CO.
CHARTER COMMUNICATION (CABLE TELEVISION)

GRADING SHALL BE DONE TO THE CITY OF WILDWOOD STANDARDS.

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existance, or nonexistance, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

FRONT YARD TREE NOTE:

EVERY EFFORT WILL BE MADE TO SAVE TREES IN THE FRONT YARDS, HOWEVER THE TOP OF THE RIDGE IS CLEAR OF TREES INCLUDING MOST OF THE PROPOSED FRONT YARDS

NOTES

(1) NO RETAINING WALLS ARE PROPOSED AT THIS TIME.

(2) ENTRANCE, STREET INTERSECTION, & CUL-DE-SAC SHALL BE CONSTRUCTED TO CITY OF WILDWOOD STANDARDS.

(3) GRADING & DRAINAGE SHALL BE PER CITY OF WILDWOOD & M.S.D. STANDARDS

(4) SLOPE SHALL NOT EXCEED 3 (HORIZONTAL): 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT

(5) STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

(6) PARKING PROVIDED EQUALS 2 SPACES PER LOT.

(7) ALL INTERNAL STREETS ARE PRIVATE

(8) SUBDIVISION MONUMENT SIGN & STREET LIGHTING WILL BE PER THE CITY OF WILDWOOD ZONING ORDINANCE.

(9) NO TREES, PLANTS, SIGNS, ETC. WILL BE PLACED IN ROW AREA AS TO RESTRICT SIGHT DISTANCE.

(10) CUL-DE-SAC ISLAND AND ENTRY WILL BE LANDSCAPED.

(11) SEWERS WILL BE AS APPROVED BY THE M.S.D

FLAG LOT

1. 30' BUILDING LINE SHALL BE ON BOTH THE ACCESS PORTION AND ON THE BUILDING SITE PORTION OF THE LOT.
2. ACCESS PORTION SHALL HAVE A MINIMUM WIDTH OF 40'.

BY THE ORDER OF SCHERHOLZ HOMES, WE HAVE PREPARED A SITE DEVELOPMENT PLAN. THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS CONCEPT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE: SOILS AND SUB-SURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT; BOUNDARY LINES HAVE BEEN PREPARED FROM INFORMATION SUPPLIED BY THE CLIENT WITHOUT BENEFIT OF TITLE SEARCH OR FIELD SURVEYS; TOPOGRAPHIC DATA HAS BEEN TAKEN FROM EXISTING MAPS AND NOT VERIFIED BY PHYSICAL ELEVATIONS; ZONING DENSITY IS ASSUMED AND THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION; ACCORDINGLY, THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE AND OTHER WORK NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT."

STATE OF MISSOURI
NUMBER 2002
TIMOTHY JOHN METER
TIMOTHY J. METER, P.E.

STATE OF MISSOURI
NUMBER 1462
THOMAS E. SMITH, R.L.S.
THOMAS E. SMITH, R.L.S. #1462

SCHERHOLZ HOMES
46 LONG ROAD
ST. LOUIS, MO. 63005
(314) 537-9004

VOLZ
13949 Dutchess Bend Ind'l Blvd.
St. Louis, Mo. 63132
Phones: (314) 434-5232
Fax: (314) 434-5233

Revised	
12-7-98	
12-15-98	
1-25-99	
2-4-99	
2-5-99	

A TRACT OF LAND BEING LOT B OF THE "RESUBDIVISION OF LOT 3 OF BOGGART HOLE CLOUGH" AND PART OF FRACTIONAL SECTION 18 AND FRACTIONAL SECTION 19, TOWNSHIP 45 NORTH-RANGE 4 EAST OF THE FIFTH PRICIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

WILL'S TRACE

SITE DEVELOPMENT PLAN

PLANNED RESIDENTIAL DISTRICT
LOCATOR NUMBER: 19U210049
20U530095
20U440015
20U440033

B5071

11-20-98

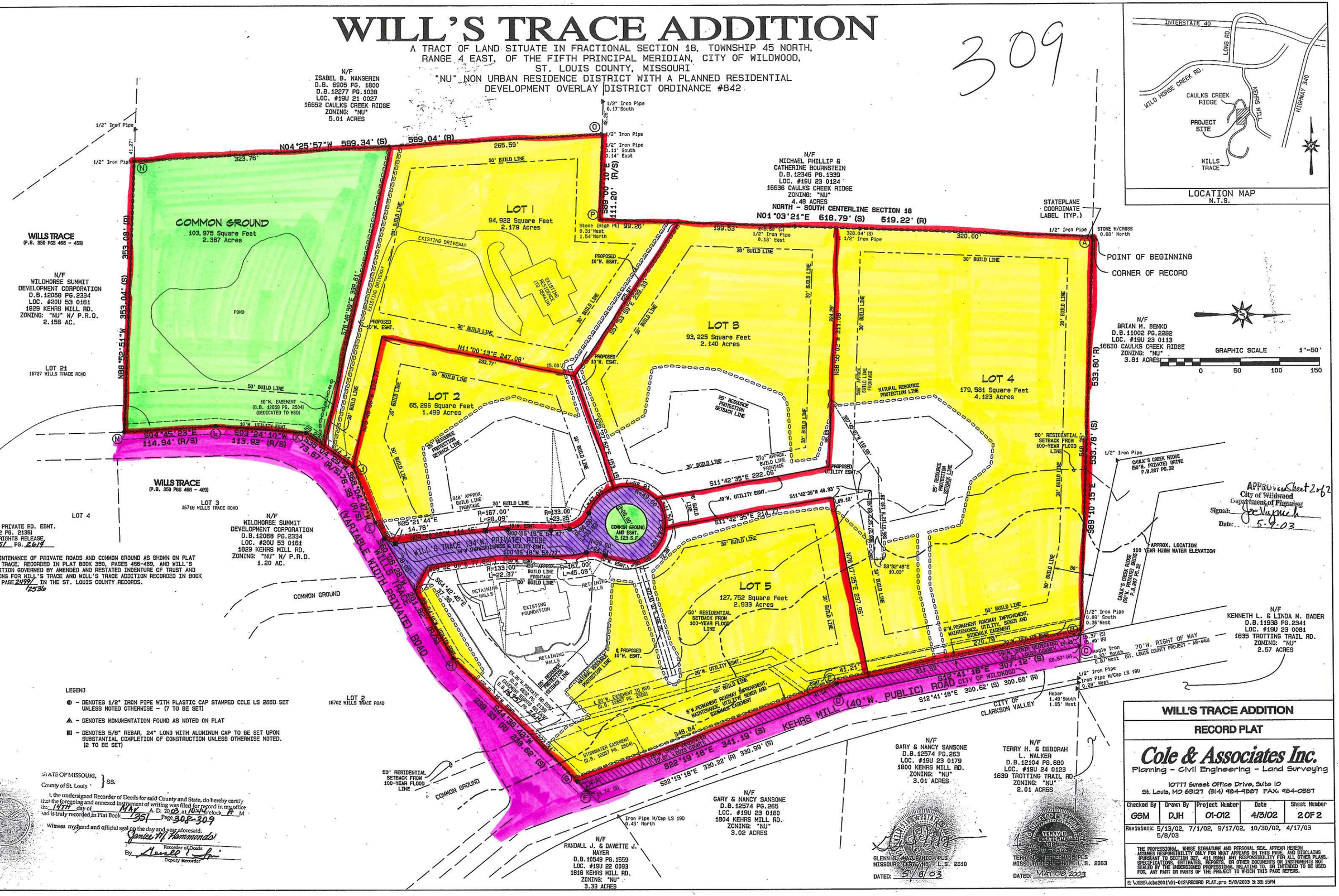
1

WILL'S TRACE ADDITION

A TRACT OF LAND SITUATE IN FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

"NU" NON URBAN RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #842

309



NATURAL RESOURCE PROTECTION STANDARD ANALYSIS – PREPARED BY ON-SITE SOILS, INC.								
MAP UNIT	AREA (ACRES)	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED (SQ. FT./AC)	ACRES PRESERVED	% PRESERVED	ACRES DISTURBED	% DISTURBED	ACRES USABLE
A6PL	2.14	0	0	0.13	6	1.41	66	2.14
B6VE	1.58	30	20,647/0.47	0.64	41	0.56	33	1.11
B6VEr	3.80	50	82,764/1.90	1.00	26	1.78	47	1.90
C6VEr	6.09	70	185,696/4.26	4.67	77	0.52	9	1.83
C6CAr	5.39	100	234,788/5.39	3.31	61	0.63	12	0.00
C2VEr	0.59	100	25,700/0.59	0.59	100	0.00	0	0.00
D+EPH	48.67	100	2,120,065/48.67	48.26	99	0.15	0.3	0.00
D	1.46	100	63,597/1.46	1.46	100	0.00	0	0.00
B6PLr(AF)	0.23	80	8015/0.18	0.23	100	0.00	0	0.05
GLADE	6.97	100	303,613/6.97	6.97	100	0.00	0	0.00
FP	4.44	100	193,406/4.44	4.44	100	0.00	0	0.00
TOTAL	81.36	----	3,238,291/74.34	71.70	88	5.05	6	7.02

NOTES:

TOTAL AREA OF	81.36 AC.
AREA REQUIRED TO BE PRESERVED	74.34 AC.
TOTAL USABLE AREA	7.02 AC.
TOTAL AREA DISTURBED	≤5.05± AC.
VARIANCE REQUIRED FOR GRADING	40.785 AC.
DIRECTOR OF PLANNING VARIANCE 5%	3.72 AC.
TOTAL	4.50 AC.

5% VARIANCE BY PLANNING COMMISSION TO BE ADMINISTERED BY THE DIRECTOR OF PLANNING ON A LOT-BY-LOT BASIS. = 3.72 AC.

SOIL LANDFORM	MAP SYMBOL
SLOPE CLASSES (PERCENT)	SYMBOL
0–6	A
7–15	B
16–30	C
>30	D

SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH 2016, PREPARED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 420.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST

DATE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MSD Base Map - 25U, 26U

ISSUE	REMARKS/DATE
1	3-25-2016, INITIAL SUBMITTAL
2	6-10-2016, CITY COMMENTS
3	6-20-2016, CITY COMMENTS
4	7-25-2016, RESUBMITTAL
5	9-16-2016, REVISED PLAN
6	9-28-2016, CITY COMMENTS
7	11-2-2016, CITY & CLIENT COMMENTS

Fischer & Frichtel Custom Homes, LLC
655 Trade Center Blvd.
Chesterfield, Missouri 63005
Ph. (314) 576-0500
Fax (314) 576-0502
www.fandfhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
Civil • Land Development • Surveying
8821 Lewis Avenue
St. Louis, Missouri 63123
Ph 314-487-5440 Fax 314-487-8844
www.sterling-eng-sur.com
Corporate Certificate of Authority 001348

Auburn Ridge
Wildwood, Missouri

Preliminary Development Plan
Natural Resource Protection Plan

The professional engineer and all signatures affixed to this sheet bearing only his name and seal relate to the preparing the planning documents of which this sheet is a part. The professional engineer is not responsible for changes to the original, and the original signature, dated and seal, is necessarily for such parts, printings or electronic reproductions bearing his signature.

MICHAEL G. BEERDING
STATE OF MISSOURI
E-28543
PROFESSIONAL ENGINEER

Date: 11-2-2016
MICHAEL G. BEERDING
License No. MO E-28543
Civil Engineer

Job Number 15-10-329
Date Nov. 2, 2016
Designed: MF
Drawn: LG
Checked: MM
Sheet 3.1
PRE

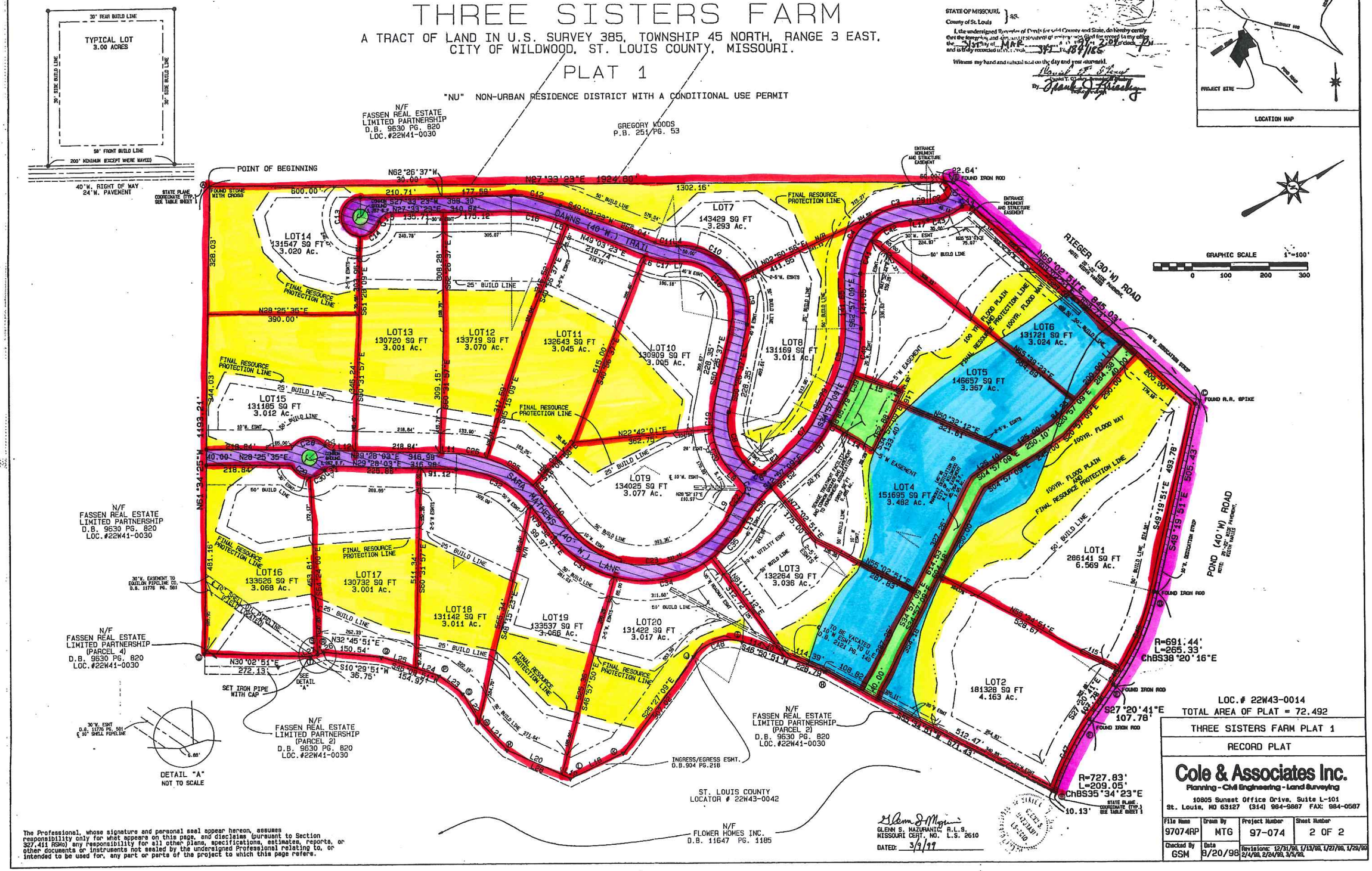
REVISED PLAN 11/3/2016

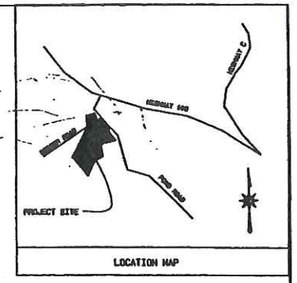
THREE SISTERS FARM

A TRACT OF LAND IN U.S. SURVEY 385, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

PLAT 1

"NU" NON-URBAN RESIDENCE DISTRICT WITH A CONDITIONAL USE PERMIT





LOCATION MAP

STATE OF MISSOURI } SS.
County of St. Louis

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and aforesaid instrument of writing was filed for record in my office the 31st day of MAR 1999 at 2:04 o'clock PM and is duly recorded in my book 341 Page 184/185

Witness my hand and official seal on the day and year aforesaid.

Daniel F. O'Leary
Daniel T. O'Leary, Recorder of Deeds
By Frank J. Friesley
Deputy Recorder

LOC.# 22W43-0014
TOTAL AREA OF PLAT = 72.492

THREE SISTERS FARM PLAT 1

RECORD PLAT

Cole & Associates Inc.
Planning - Civil Engineering - Land Surveying
10805 Sunset Office Drive, Suite L-101
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

File Name	Drawn By	Project Number	Sheet Number
97074RP	MTG	97-074	2 OF 2
Checked By	Date	Revisions: 12/31/98, 1/13/99, 1/27/99, 1/29/99, 2/4/99, 2/24/99, 3/5/99.	
GSM	8/20/98		

GLENN S. MAZURANIC, R.L.S.
MISSOURI CERT. NO. L.S. 2610
DATED: 3/9/99

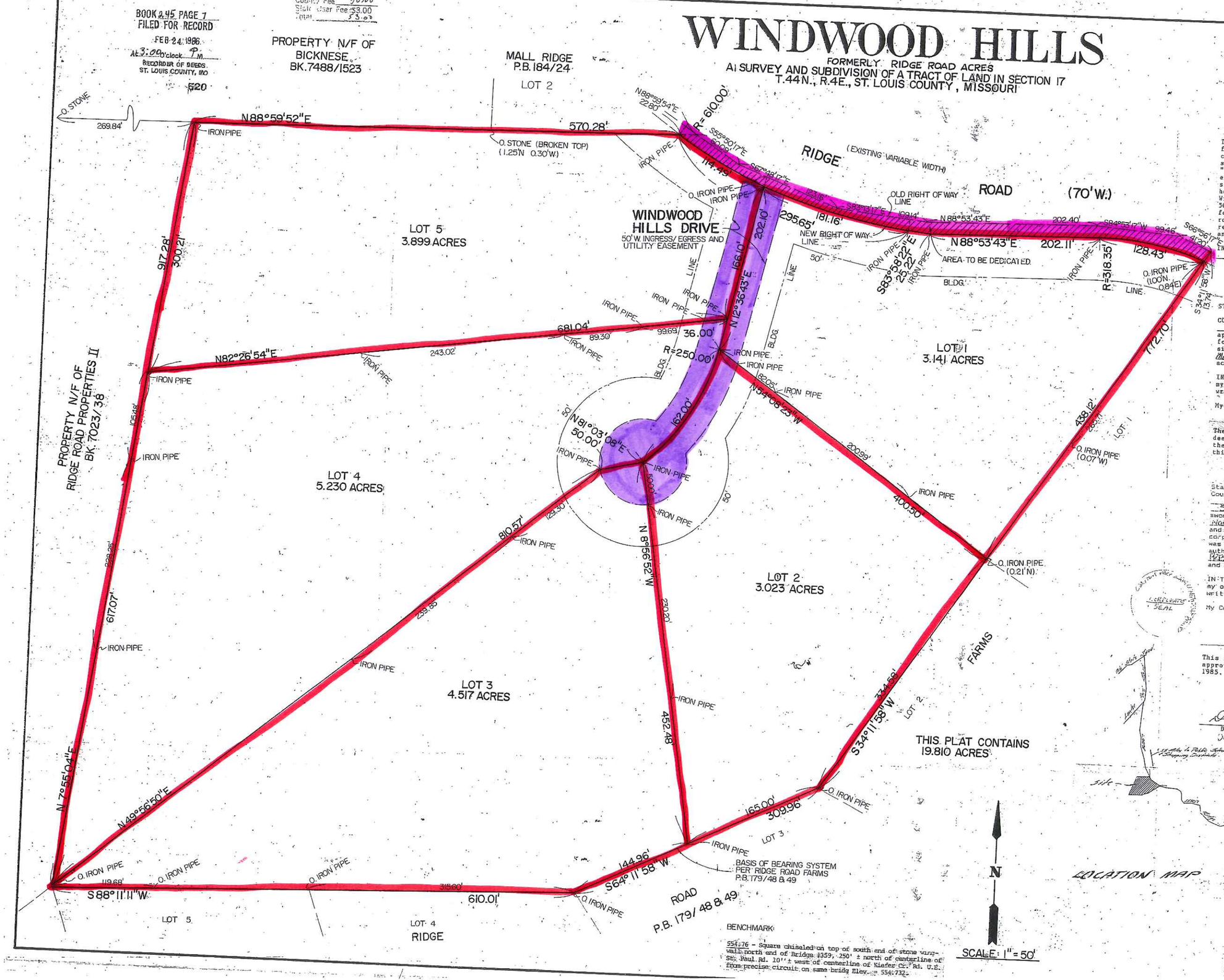
The Professional, whose signature and personal seal appear hereon, assumes responsibility only for what appears on this page, and disclaims (pursuant to Section 327.411 RSMo) any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments not sealed by the undersigned Professional relating to, or intended to be used for, any part or parts of the project to which this page refers.

BOOK 245 PAGE 7
FILED FOR RECORD
FEB 24 1986
At 3:00 o'clock P.M.
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO
520

County Fee 50.00
State User Fee $3.00
Total 53.00

WINDWOOD HILLS

FORMERLY RIDGE ROAD ACRES
A SURVEY AND SUBDIVISION OF A TRACT OF LAND IN SECTION 17
T.44N., R.4E., ST. LOUIS COUNTY, MISSOURI



This is to certify that we have during the month of September, 1985, by order of Ridge Road Partnership, excuted a survey and subdivision of a tract of land in Section 17, Township 44 North, Range 4 East, St. Louis County, Missouri, and the results of said survey and subdivision are platted hereon.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this 17 day of October, 1985.

Thomas E. Smith
BAX ENGINEERING COMPANY, INC.
Thomas E. Smith, Mo. Reg. L.S. #1462

The undersigned owner of the tract of land herein platted and further described in the foregoing surveyor's certificate has caused the same to be surveyed and subdivided in the manner shown; which subdivision shall hereafter be known as "Windwood Hills". The building lines shown are hereby established. The strip along Ridge Road, variable width, as shown hachured on this plat for better identification, is hereby dedicated to St. Louis County for public use forever. Windwood Hills Drive, 50 feet wide, and Windwood Hills Lane, 50 feet wide are hereby dedicated as private road easements for ingress, egress and for public utilities. Said private road and the entrance light in said Windwood Hills shall remain private forever and shall be maintained by the present and future owners of said lots.

IN TESTIMONY WHEREOF, it has signed and the foregoing this 31st day of DECEMBER, 1985.

Ridge Road Partnership
Donald L. Ferguson
DONALD L. FERGUSON

STATE OF MISSOURI)
) S.S.
COUNTY OF ST. LOUIS)

On this 31st day of DECEMBER, 1985, before me personally appeared DONALD L. FERGUSON who is the MANAGING PARTNER for Ridge Road Partnership, and that said instrument was signed on behalf of said partnership, and that said MANAGING PARTNER declared said instrument to be the free act and deed of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my oficial seal at my office on the day and year last above written.

My commission expires: August 23, 1987

Notary Public: Kathryn Kuelker-Neuman

The undersigned holder or legal owner of notes secured by deed of trust recorded in Deed Book 7871 Page 456 of the St. Louis County Records, does hereby join in and approve this plat of "Windwood Hills".

Clayton Mercantile National Bank
Stephen A. Badin EVP Stephen A. Badin

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

On this 28th day of February, 1985, before me personally appeared Stephen A. Badin to me known, who being by me duly sworn, did say that he is the Executive Vice Pres of Clayton Mercantile National Bank, a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said Executive Vice President acknowleged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

My Commission Expires: 4-28-86

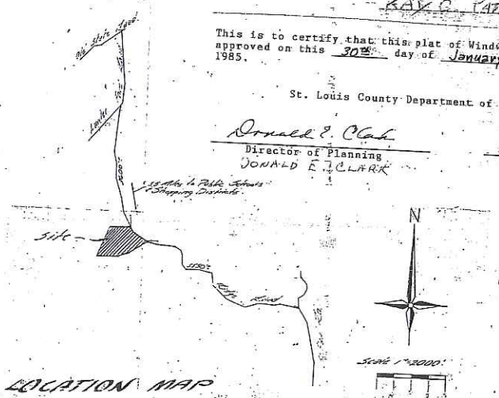
Notary Public: Kay O. Patty
KAY O. PATTY

This is to certify that this plat of Windwood Hills has been approved on this 30th day of January, 1985.

St. Louis County Department of Planning

Donald E. Clark
Director of Planning
DONALD E. CLARK

2/24/86
Date



LOCATION MAP

BENCHMARK:

554.76 - Square chiseled on top of south end of stone wing-wall north end of Bridge #359, 250' ± north of centerline of St. Paul Rd. 10'' ± west of centerline of Kiefer Cr. Rd. U.E. from precise circuit on same bridg Elev. = 554.732.

BAX ENGINEERING CO., INC.
530 Madison Street
St. Charles, MO. 63301
946-6588

WILDWOOD®

MEMORANDUM

To: Planning/Parks Committee Members

Cc: Mayor James R. Bowlin and Administration/Public Works Committee Members

From: Ryan S. Thomas, City Administrator

Date: November 10, 2016

Re: City Hall Landscaping Improvement Project (Ward – Eight)

Background
The City Hall Project Fund includes a budget of $10,000 for landscaping improvements at the west end of City Hall, developed around the existing Norway spruce tree that was transplanted there. A Wildwood Boy Scout Troop has offered to complete this work as a scout project, and the Landscape Architecture firm, SWT Design has been engaged to prepare the attached plan. The design cost is not to exceed $3,000, which will provide a balance of $7,000 for materials, with labor provided at no cost through the Boy Scout Troop in the Spring. The concept developed for this area is a butterfly garden with a mowed path and some benches for seating.

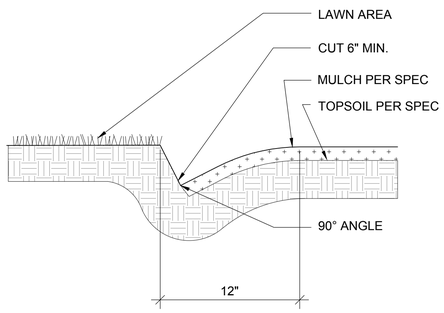
Recommendation
It is recommended that the Planning/Parks Committee endorse the attached plan, for final submission to the City Council for approval.

Reasons for Recommendation

1. This portion for of the City Hall property lacks character and would benefit from an aesthetic enhancement.
2. The butterfly garden could have an educational component to it.
3. Funds have been allocated in the 2016 City Hall Project Fund Budget for the improvements.

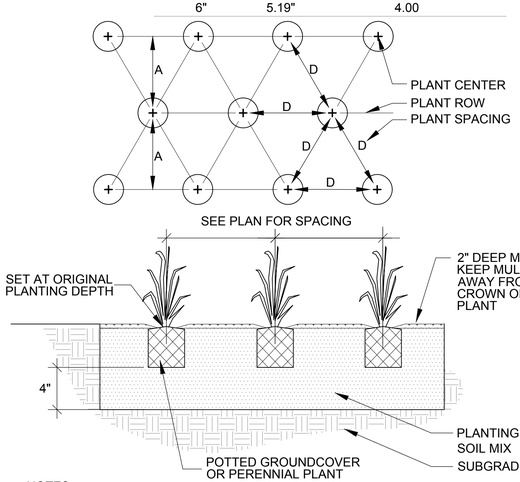
I will be available for any comments or questions at the November 15, 2016 Planning/Parks Committee Meeting.

RST



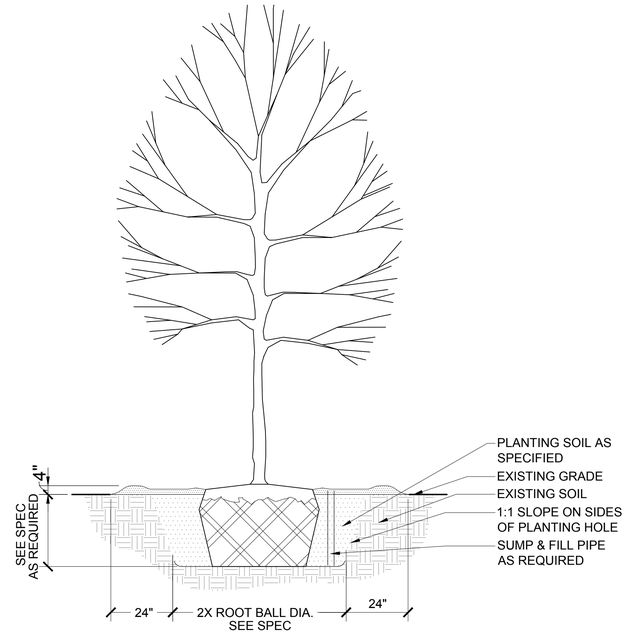
E SPADE CUT EDGE DETAIL
SCALE 1'=1"

SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
18"	15.6"	.450
15"	13.0"	.640
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25
6"	5.19"	4.00



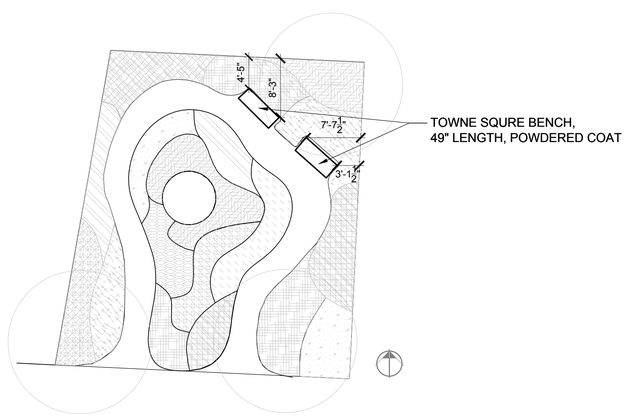
NOTES:
1. REMOVE SPENT FLOWERS PRIOR TO PLANTING.
2. LOOSEN ROOT MASS AT BOTTOM OF ROOTBALL.
3. TOP OF ROOTBALL STRIPPED OF ¼" SURFACE GROWING MEDIA AND COVERED WITH ¼" LANDSCAPE BED MIX PLUS SURFACE MULCH.
4. GROUND COVER SPACING SHALL BE AS NOTED IN PLANTING SCHEDULE.

D GROUNDCOVER/PERENNIAL PLANTING
SCALE 1'=1"



NOTES:
1. THIS DETAIL APPLIES TO ALL TREE TYPES, CANOPY, FLOWERING, AND EVERGREEN TREES.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8 IN. INTO PLANTING HOLE.
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
6. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.
7. 2 IN. MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MULCH RING 6 FT. DIAMETER MINIMUM, 8FT. DIAMETER PREFERRED.
8. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
9. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
10. TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
11. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
12. 4 INCHES (100MM) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.
13. REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL

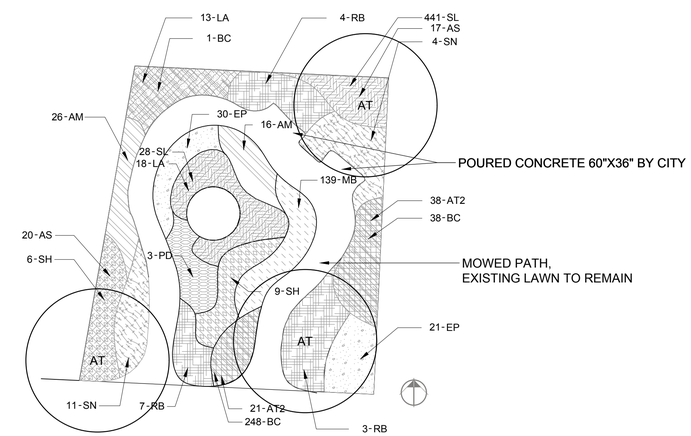
C TREE PLANTING DETAIL
SCALE 1'=1"



B BENCH LAYOUT
SCALE 1'=10"

PLANT SCHEDULE GARDEN

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS	
AT	3	Asimina triloba	Pawpaw	As Shown	2.5"Cal	Per Details, B&B	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	-	COMMENTS	SPACING
AM	42	Achillea millefolium	Common Yarrow	#1		Per Details, Cont.	18" o.c.
AS	37	Asclepias syriaca	Common Milkweed	#1		Per Details, Cont.	24" o.c.
AT2	59	Asclepias tuberosa	Butterfly Milkweed	#1		Per Details, Cont.	18" o.c.
BC	287	Bouteloua curtipendula	Side Oats Grama	#1		Per Details, Cont.	18" o.c.
EP	51	Echinacea purpurea	Purple Coneflower	#1		Per Details, Cont.	24" o.c.
LA	31	Liatris spicata `Alba`	Spike Blazing-star	#1		Per Details, Cont.	30" o.c.
MB	139	Monarda fistulosa	Bergamot	#1		Per Details, Cont.	24" o.c.
PD	3	Penstemon digitalis	Beard-tongue	#1		Per Details, Cont.	18" o.c.
RB	14	Rudbeckia fulgida	Coneflower	#1		Per Details, Cont.	24" o.c.
SH	15	Sporobolus heterolepis	Prairie Dropseed	#1		Per Details, Cont.	24" o.c.
SL	469	Schizachyrium scoparium	Little Bluestem Grass	#1		Per Details, Cont.	24" o.c.
SN	15	Symphyotrichum novae-angliae	New England Aster	#1		Per Details, Cont.	24" o.c.



A SITE PLANTING PLAN
SCALE 1'=10"

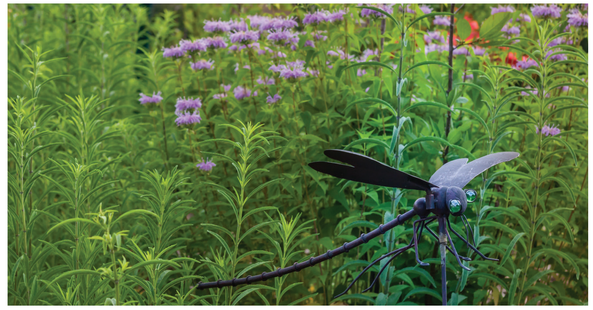
WILDWOOD

SITE PLANTING DESIGN & DETAILS
City Hall - West Side Improvements

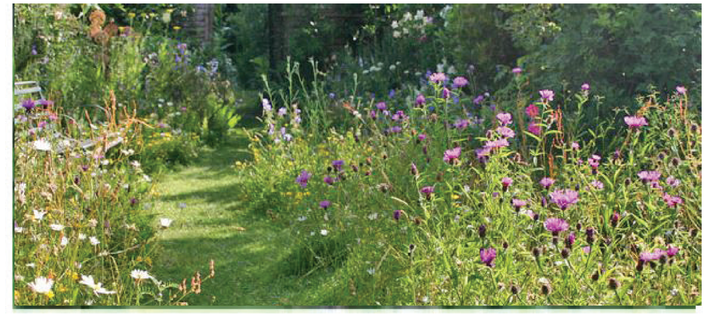
NOV 10, 2016

SWT DESIGN

Orange Queen Yarrow-
Achillea millefolium ‘ Orange Queen’



Possible Sculpture within plantings
(cost not included)



Lawn Path within planting area

Showy Milkweed -
Asclepias speciosa

Green Milkweed -
Asclepias veridis

Butterfly Weed -
Asclepias tuberosa

Swamp Milkweed -
Asclepias incarnata

Beardtongue -
Penstemon digitalis

Prairie Blazing Star -
Liatris scariosa

Dwarf Joe Pye Weed -
Eupatorium ‘Little Joe’

Purple Coneflower - *Echinacea purpurea*

WILDWOOD

November 15, 2016

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: **Presentation of Proposed Improvements in Kohn Park**

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

Since 2010, the City Council and the Department of Planning and Parks have been discussing improvements to Kohn Park, which is located at the intersection of Centaur Road and North Eatherton Road, in the Wildwood portion of the Chesterfield Valley. This project has appeared in several forms over that period of six (6) years, but all of them had the same desired outcomes, which included the following:

1. Address the on-going stormwater management/ponding issue in the park.
2. Address the rutted and poor shoulder area along the edge of North Eatherton Road.
3. Address the visual issues along the park's boundary with the railroad right-of-way.
4. Provide a small useable parking area for bicyclists that currently start/stage rides from this area of the City.
5. Install the required sign recognizing the individual that donated the site to the City of Wildwood.

For various reasons, the project never proceeded and the park has never reached its full potential for the area. With funding available still this year and an allocation planned for next year, the Department would like to proceed with the bidding of the already completed design and engineering plans for the project. These plans identify the necessary improvements to address all of the five (5) aforementioned outcomes that are noted above for this public property. Specifically,

the plan includes an area of parking and stormwater improvements, along with new additions for signage, landscaping, and better screening from the park to the railroad right-of-way.

The current amount of funding for Fiscal Year 2016 is fifty thousand dollars ($50,000.00), with another one hundred thousand dollars ($100,000.00) set aside in 2017. With the bidding of the project in late 2016, the City may receive advantageous results from an off-season project start, when many contractors are not as busy as the Spring, Summer and Fall months of the year. With the bid results submitted, the Department would then present them to the Committee for consideration and direction. Therefore, this bidding process is the first step in a multiple-step process, ending at City Council.

If any of the Committee Members have questions or comments about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation of this information is planned on this item at tonight's meeting. Thank you for your consideration of this information and providing direction on the same.

City of Wildwood
Fiscal Year 2017

5-Year Capital Improvement Sales Tax Fund Capital Improvement Plan
FY 2017-2021

		Source Funds	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Planned Project Expenditures							
Park and Trail Development							
40-480-07	Property Acquisitions	Local	500,000	250,000	500,000	250,000	500,000
40-480-11	Al Foster Trailhead Improvements - Construction	Local					
40-480-12	Woodcliff Heights Park - Construction	Local	400,000	50,000			
40-480-21	Homestead Trail Improvements- Design, Engineering, Construction	Local	600,000				
40-480-32	Wildwood Greenway Phase 6 Construction - Trail + Bridge	Local/Grant	350,000				
40-480-33	Pedestrian Bridge Over Route 100, at Eatherton Road - Construction	Local/Grant					
40-480-34	Kohn Park Repairs	Local	100,000			30,000	
40-480-35	Old Pond School Repairs	Local	5,000	50,000		50,000	
40-480-38	Capital Equipment/Facilities Purchase/Replacement	Local	75,000	50,000	50,000	50,000	50,000
40-480-39	Monarch Levee Trailhead	Local/Grant	200,000	100,000			
40-480-41	Community Park - Phase II - Construction	Local/Grant					
40-480-42	Community Park - Phase III - Design and Engineering	Local	200,000				
40-480-43	Community Park - Phase III - Construction	Local		2,000,000			
40-480-44	Boardwalk Trail Between Mobil-On-The-Run and Pedestrian Bridge	Local	330,000		1,000,000		
40-480-45	Future Trail Development - Design	Local	150,000			100,000	
40-480-46	Belleview Farms	Local/Grant	55,000	600,000			
40-480-47	Future Trail Development - Construction	Local	600,000		1,000,000		500,000
40-480-48	Trail Resurfacing	Local	250,000	100,000		100,000	
40-480-49	Restroom Facilities - Old Pond School	Local			100,000		100,000
40-480-50	Athletic Field Planning and Development	Local	50,000	50,000			
40-480-52	Route 109 Pedestrian Tunnel ROW	Local/Grant	10,500				
40-480-53	Route 109 Pedestrian Tunnel Construction	Local/Grant		600,000			
40-480-	Town Center Park Development	Local		125,000	800,000		
40-480-	Ward Five Neighborhood Park - Design and Construction	Local			125,000	800,000	
40-480-	Anniversary and Glencoe City Parks - Renovations	Local	100,000				
40-480-	Community Park - Phase IV - Design and Engineering	Local		300,000			
40-480-	Community Park - Phase IV - Construction	Local/Grant				1,000,000	1,000,000
40-480-	Community Park - Phase V - Design and Engineering	Local					300,000
	Sub Total - Park Development		3,975,500	4,275,000	3,575,000	2,380,000	2,450,000
Other Capital Investment							
40-490-05	Great Streets Project(s)	Local	50,000	50,000	50,000	50,000	
70-480-20	Vehicle Replacement / Purchase	Local		25,000		25,000	
70-480-34	Rural Internet Access Project	Local	50,000	50,000			
	Roadside Beautification	Local	100,000		50,000	50,000	50,000
	Town Center Sewer Modeling	Local	20,000				
	Sub Total - Other Capital Investment		220,000	125,000	100,000	125,000	50,000
Total Expenditures			4,195,500	4,400,000	3,675,000	2,505,000	2,500,000

		Source Funds	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Planned Project Expenditures							
Roadway Improvements							
70-460-07	Other Roadway Improvement Projects	Road & Bridge	25,000	25,000	25,000	25,000	25,000
70-460-11	Pond-Grover Loop Road - Western Extension Design	Road & Bridge	80,000				
	Pond-Grover Loop Road - Western Extension Construction	Road & Bridge/Escrow		500,000			
	Waterfront Way Extension - Construction	Road & Bridge/Escrow		115,000			
	Sub Total - Roadway Improvements		105,000	640,000	25,000	25,000	25,000
Bridge Reconstruction							
70-470-42	Strecker Bridge #3-113 - Construction	Road & Bridge/Grant	1,260,000				
70-470-51	Wild Horse Creek Bridge #386 - Construction	Road & Bridge		525,000			
70-470-35	Old Eatherton Bridge #3-111 Replacement - Construction	Road & Bridge	200,000				
70-470-38	Wild Horse Creek Bridge #3-109 Replacement - Construction	Road & Bridge/Grant		490,000			
70-470-57	Ossenfort Bridge #385 - ROW	Road & Bridge	10,000				
	Ossenfort Bridge #385 - Construction	Road & Bridge		300,000			
70-470-56	Bridge Deck Replacements (St. Paul, Centaur, Strecker) - Const.	Road & Bridge	500,000				
70-470-58	Old Manchester Bridge #319 Replacement - Construction	Road & Bridge/Grant	525,000				
70-470-29	Pond Road Bridges #382 & 388	Road & Bridge	510,000				
	Sub Total - Bridge Reconstruction		3,005,000	1,315,000	-	-	-
Park and Trail Development							
40-480-19	Rt. 100 Pedestrian Trail Protection Design	CIP Sales Tax		275,000			
40-480-12	Woodcliff Heights Park - Construction Stage	CIP Sales Tax	175,000				
40-480-11	Al Foster Trailhead Improvements	CIP Sales Tax	250,000		150,000		
40-480-21	Homestead Trail Design/Engineering and Improvements	CIP Sales Tax	35,000	300,000			
40-480-20	Hamilton-Carr Greenway Phase 3 - Project	CIP Sales Tax/Grant	-	?			
40-480-22	Wildwood Greenway Phase 6 (Windsor Crest to Mueller+109 Tunnel) - Design	CIP Sales Tax	125,000				
	Wildwood Greenway Phase 6 (Windsor Crest to Mueller+109 Tunnel) - Const.	CIP Sales Tax		1,200,000			
	Future Trail Development - Design	CIP Sales Tax		150,000		75,000	
	Future Trail Development - Construction	CIP Sales Tax			750,000		1,000,000
	Restroom Facilities - Old Pond School	CIP Sales Tax				75,000	
40-480-23	Restroom Facilities - Anniversary Park	CIP Sales Tax	75,000				
40-480-16	Kohn Park - Engineering and Construction	CIP Sales Tax	80,000				
40-480-24	LeCave Memorial Rest Stop	CIP Sales Tax/Gift	60,000				
40-480-25	Community Park and Trail Planning, with Construction in Phases	CIP Sales Tax	100,000				
40-480-18	Park and Trail Sign Package Installation	CIP Sales Tax	25,000				
40-480-07	Property Acquisitions	CIP Sales Tax	235,000	250,000	250,000	250,000	250,000
	Sub Total - Park Development		1,160,000	2,175,000	1,150,000	400,000	1,250,000
Capital Maintenance							
70-490-01	Asphalt Pavement Resurfacing	Road & Bridge	570,000	475,000	510,000	580,000	500,000
70-490-02	Concrete Pavement Replacement	Road & Bridge	900,000	925,000	925,000	950,000	950,000
70-490-05	Storm Drainage Structure Replacement	Road & Bridge	50,000	50,000	50,000	50,000	50,000
70-490-06	Sidewalk Replacement	Road & Bridge	175,000	125,000	125,000	125,000	125,000
	Sub Total - Capital Maintenance		1,695,000	1,575,000	1,610,000	1,705,000	1,625,000
Other Capital Investment							
10-500-02	New City Hall - Design Development/Construction Documents	CIP Sales Tax	240,000				
	New City Hall - Construction Administration	CIP Sales Tax		150,000			
	New City Hall - Construction	CIP Sales Tax/Debt		6,000,000			
70-480-34	Internet Access	CIP Sales Tax/Grant	1,800,000				
70-480-35	Manchester Rd. Streetscape Design Phase 2 (East Ave to 109)	Road & Bridge	200,000				
	Manchester Rd. Streetscape Construction Phase 2 (East Ave to 109)	Road & Bridge			2,000,000		
70-480-20	Vehicle Replacement / Purchase	CIP Sales Tax	25,000	25,000	25,000	25,000	25,000
70-480-21	Other Engineering Services	Road & Bridge	25,000	25,000	25,000	25,000	25,000
	Eatherton Road Trail/Sidewalk	CIP Sales Tax		85,000			
70-480-36	Manchester/Pierside & Manchester/Schnucks - LED Lighting	CIP Sales Tax	15,000				
70-480-37	Town Center Sewer Expansion Phase 2 - Hydraulic Modeling	CIP Sales Tax	60,000				
	Sub Total - Other Capital Investment		2,365,000	6,285,000	2,050,000	50,000	50,000
Total Expenditures			8,330,000	11,990,000	4,835,000	2,180,000	2,950,000

5-Year Capital Improvement Sales Tax Fund Capital Improvement Plan
FY 2011-2015

		Source Funds	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Planned Project Expenditures							
Park and Trail Development							
40-480-19	State Route 100 Pedestrian Trail Protection - Construction	Local		275,000			
40-480-	Boardwalk Trail Between Mobil-On-The-Run and Pedestrian Bridge	Local			75,000	400,000	
40-480-12	Woodcliff Heights Park - Construction	Local				275,000	
40-480-11	Al Foster Trailhead Improvements - Construction	Local	250,000				
40-480-21	Homestead Trail Design/Engineering and Improvements	Local		35,000	350,000		
40-480-	Southern Extension of Al Foster Memorial Trail - Joint Project	Local	650,000				
40-480-	Packwood Park Nature Trek	Local/Grant	330,000				
40-480-	Wildwood Greenway Phase 6 - Hwy 109 Tunnel Design	Local	75,000				
40-480-22	Wildwood Greenway Phase 6 Construction - Trail + Tunnel	Local		1,200,000			
40-480-	Future Trail Development - Design	Local				100,000	
40-480-	Future Trail Development - Construction	Local					1,000,000
40-480-	Pedestrian Bridge Over Route 100, at Eatherton Road, Design/Eng.	Local		75,000			
40-480-	Pedestrian Bridge Over Route 100, at Eatherton Road - Construction	Local/Grant			825,000		
40-480-	Restroom Facilities - Old Pond School	Local			90,000		
40-480-23	Restroom Facilities - Anniversary Park	Local	90,000				
40-480-16	Kohn Park - Engineering and Construction	Local					60,000
40-480-24	LeCave Memorial Rest Stop	Local/Gift	5,000				
40-480-25	Community Park Engineering and Design	Local	100,000	100,000			
40-480-25	Community Park Construction	Local		500,000	TBD	TBD	TBD
40-480-18	Park and Trail Sign Package Installation	Local	50,000	20,000	20,000		
40-480-	Old Pond School Waterproofing	Local	20,000				
40-480-07	Property Acquisitions	Local	-	100,000	100,000	100,000	100,000
	Sub Total - Park Development		1,570,000	2,305,000	1,460,000	875,000	1,160,000
Other Capital Investment							
10-500-02	New City Hall - See New City Hall Project Fund	Local/Debt					
70-480-34	Internet Access	Local	800,000				
70-480-20	Vehicle Replacement / Purchase	Local		25,000		25,000	
70-480-	Eatherton Road Trail/Sidewalk - Design and Engineering	Local	12,000				
70-480-	Eatherton Road Trail/Sidewalk - Construction				85,000		
70-480-37	Town Center Sewer Expansion Phase 2 - Hydraulic Modeling	Local					
	Sub Total - Other Capital Investment		812,000	25,000	85,000	25,000	-
Total Expenditures			2,382,000	2,330,000	1,545,000	900,000	1,160,000

5-Year Capital Improvement Sales Tax Fund Capital Improvement Plan
FY 2012-2016

		Source Funds	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Planned Project Expenditures							
Park and Trail Development							
40-480-19	State Route 100 Pedestrian Trail Protection - Construction	Local	275,000				
40-480-	Boardwalk Trail Between Mobil-On-The-Run and Pedestrian Bridge	Local		75,000	400,000		
40-480-12	Woodcliff Heights Park - Construction	Local			310,000		
40-480-11	Al Foster Trailhead Improvements - Construction	Local	275,000		150,000		
40-480-21	Homestead Trail Design/Engineering and Improvements	Local		35,000	350,000		
40-480-28	Packwood Park Nature Trek	Local/Grant	390,000				
40-480-32	Wildwood Greenway Phase 6 Construction - Trail + Tunnel	Local	1,200,000				
40-480-	Future Trail Development - Design	Local		125,000		125,000	
40-480-	Future Trail Development - Construction	Local			1,000,000		1,000,000
40-480-33	Pedestrian Bridge Over Route 100, at Eatherton Road, Design/Eng.	Local/Grant	75,000				
40-480-	Pedestrian Bridge Over Route 100, at Eatherton Road - Construction	Local/Grant		825,000			
40-480-	Restroom Facilities - Old Pond School	Local		90,000			
40-480-23	Restroom Facilities - Anniversary Park	Local	90,000				
40-480-16	Kohn Park - Engineering and Construction	Local				60,000	
40-480-24	LeCave Memorial Rest Stop	Local/Gift					
40-480-25	Community Park Engineering and Design	Local	300,000				
40-480-26	Ridge Meadows Trailhead	Local/Grant	75,000				
40-480-25	Community Park Construction	Local		TBD	TBD	TBD	
40-480-18	Park and Trail Sign Package Installation	Local	50,000	20,000			
40-480-34	Kohn Park Repairs	Local	25,000		10,000		5,000
40-480-35	Old Pond School Repairs	Local	25,000		10,000		5,000
40-480-	Town Center Park Development (Neighborhood Type)	Local/Grant		100,000		650,000	
40-480-	Great Streets Project(s)	Local/Grant			250,000	250,000	500,000
40-480-	Capital Projects - Replacements of Major Structures	Local				125,000	125,000
40-480-07	Property Acquisitions	Local	500,000	100,000	100,000	100,000	250,000
	Sub Total - Park Development		3,280,000	1,370,000	2,580,000	1,310,000	1,885,000
Other Capital Investment							
10-500-02	New City Hall - See New City Hall Project Fund	Local/Debt					
70-480-34	Rural Internet Access Initiative	Local	TBD				
70-480-20	Vehicle Replacement / Purchase	Local		25,000	25,000		25,000
70-480-	Eatherton Road Trail/Sidewalk - Design and Engineering	Local					
70-480-	Eatherton Road Trail/Sidewalk - Construction			85,000			
70-480-37	Town Center Sewer Expansion Phase 2 - Hydraulic Modeling	Local					
40-490-01	Rural Internet System Design/Survey	Local	65,000				
	Sub Total - Other Capital Investment		65,000	110,000	25,000	-	25,000
Total Expenditures			3,345,000	1,480,000	2,605,000	1,310,000	1,910,000

		Source Funds	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Planned Project Expenditures							
Park and Trail Development							
40-480-19	State Route 100 Pedestrian Trail Protection - Construction	Local	350,000				
40-480-	Boardwalk Trail Between Mobil-On-The-Run and Pedestrian Bridge	Local			30,000	300,000	
40-480-12	Woodcliff Heights Park - Construction	Local		380,000			
40-480-11	Al Foster Trailhead Improvements - Construction	Local	400,000	50,000			
40-480-23	Anniversary Park Restroom	Local	87,000				
40-480-21	Homestead Trail Design/Engineering and Improvements	Local		50,000	550,000		
40-480-28	Packwood Park Nature Trek	Local/Grant	500,000				
40-480-32	Wildwood Greenway Phase 6 Construction - Trail + Bridge	Local	700,000		500,000		
40-480-	Future Trail Development - Design	Local		150,000		150,000	
40-480-	Future Trail Development - Construction	Local			1,000,000		1,000,000
40-480-33	Pedestrian Bridge Over Route 100, at Eatherton Road, Design/Eng.	Local/Grant	86,000				
40-480-	Pedestrian Bridge Over Route 100, at Eatherton Road - Construction	Local/Grant		825,000			
40-480-	Restroom Facilities - Old Pond School	Local			90,000		
40-480-23	Restroom Facilities - Anniversary Park	Local					
40-480-16	Kohn Park - Engineering and Construction	Local			125,000		
40-480-24	LeCave Memorial Rest Stop	Local/Gift					
40-480-25	Community Park Engineering and Design	Local					
40-480-26	Ridge Meadows Trailhead	Local/Grant	112,000				
40-480-25	Community Park Construction	Local	2,800,000	TBD	TBD	TBD	TBD
40-480-18	Park and Trail Sign Package Installation	Local	25,000				
40-480-34	Kohn Park Repairs	Local	25,000		5,000	5,000	5,000
40-480-35	Old Pond School Repairs	Local		10,000	5,000	5,000	5,000
40-480-	Town Center Park Development (Neighborhood Type)	Local/Grant		600,000	300,000		
40-480-37	Ward Five Neighborhood Park - Design and Engineering	Local	70,000				
40-480-	Ward Five Neighborhood Park - Construction	Local		700,000			
40-480-38	Capital Projects - Replacements of Major Structures	Local	50,000		100,000		100,000
40-480-07	Property Acquisitions	Local	-	200,000		250,000	500,000
	Sub Total - Park Development		5,205,000	2,965,000	2,705,000	710,000	1,610,000
Other Capital Investment							
40-490-05	Great Streets Project(s)	Local/Grant	50,000	50,000		50,000	
70-480-34	Rural Internet Access Initiative	Local	150,000				
70-480-20	Vehicle Replacement / Purchase	Local		25,000		25,000	
70-480-	Eatherton Road Trail/Sidewalk - Design and Engineering	Local		12,000			
70-480-	Eatherton Road Trail/Sidewalk - Construction				85,000		
	Sub Total - Other Capital Investment		200,000	87,000	85,000	75,000	-
Total Expenditures			5,405,000	3,052,000	2,790,000	785,000	1,610,000

5-Year Capital Improvement Sales Tax Fund Capital Improvement Plan
FY 2014-2018

		Source Funds	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Planned Project Expenditures							
Park and Trail Development							
40-480-07	Property Acquisitions	Local		1,000,000		1,000,000	
40-480-11	Al Foster Trailhead Improvements - Construction	Local	450,000				
40-480-19	State Route 100 Pedestrian Trail Protection - Construction	Local/Grant	320,000				
40-480-21	Homestead Trail Design/Engineering and Improvements	Local		50,000	600,000		
40-480-25	Community Park Construction	Local	2,800,000	TBD	TBD	TBD	
40-480-28	Packwood Park Nature Trek - Construction	Local/Grant	500,000				
40-480-32	Wildwood Greenway Phase 6 Construction - Trail + Bridge	Local	700,000				
40-480-33	Pedestrian Bridge Over Route 100, at Eatherton Road - Design/Engineer	Local	86,000	900,000			
40-480-34	Kohn Park Repairs	Local		200,000	50,000		
40-480-35	Old Pond School Repairs	Local	10,000	5,000	5,000	5,000	50,000
40-480-37	Ward Five Neighborhood Park - Construction	Local	700,000				
40-480-38	Capital Projects - Replacements of Major Structures	Local	50,000	50,000		100,000	
40-480-	Community Park - Phase II - Design and Engineering	Local		150,000			
40-480-	Community Park - Phase II - Construction	Local			1,000,000		
40-480-	Community Park - Phase III - Design and Engineering	Local				150,000	
40-480-	Community Park - Phase III - Construction	Local					1,250,000
40-480-	Town Center Park Development (Neighborhood Type)	Local		75,000			
40-480-	Boardwalk Trail Between Mobil-On-The-Run and Pedestrian Bridge	Local		30,000	300,000		
40-480-12	Woodcliff Heights Park - Construction	Local					400,000
40-480-	Future Trail Development - Design	Local		150,000		150,000	
40-480-	Future Trail Development - Construction	Local			1,000,000		1,000,000
40-480-	Anniversary and Glencoe City Parks - Renovations	Local				100,000	
40-480-	Restroom Facilities - Old Pond School	Local			120,000		
	Sub Total - Park Development		5,616,000	2,610,000	3,075,000	1,505,000	2,700,000
Other Capital Investment							
40-490-05	Great Streets Project(s)	Local	50,000		50,000		
70-480-20	Vehicle Replacement / Purchase	Local	32,500		25,000		
70-480-34	Rural Internet Access Project	Local	100,000	TBD			
70-480-	Eatherton Road Trail/Sidewalk - Design and Engineering	Local			12,000		
70-480-	Eatherton Road Trail/Sidewalk - Construction					85,000	
	Sub Total - Other Capital Investment		182,500	-	87,000	85,000	-
Total Expenditures			5,798,500	2,610,000	3,162,000	1,590,000	2,700,000

City of Wildwood
Fiscal Year 2015

5-Year Capital Improvement Sales Tax Fund Capital Improvement Plan
FY 2015-2019

		Source Funds	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Planned Project Expenditures							
Park and Trail Development							
40-480-07	Property Acquisitions	Local	1,000,000		1,000,000		
40-480-11	Al Foster Trailhead Improvements - Construction	Local	400,000				
40-480-12	Woodcliff Heights Park - Construction	Local				400,000	
40-480-19	State Route 100 Pedestrian Trail Protection - Construction	Local/Grant					
40-480-21	Homestead Trail Design/Engineering and Improvements	Local		50,000	600,000		
40-480-25	Community Park - Phase I - Construction	Local	1,999,999				
40-480-28	Packwood Park Nature Trek - Construction	Local/Grant					
40-480-32	Wildwood Greenway Phase 6 Construction - Trail + Bridge	Local	500,000				
40-480-33	Pedestrian Bridge Over Route 100, at Eatherton Road - Design/Engineer	Local	900,000				
40-480-34	Kohn Park Repairs	Local	125,000	50,000			
40-480-35	Old Pond School Repairs	Local	10,000	5,000	5,000	50,000	
40-480-38	Capital Equipment/Facilities Purchase/Replacement	Local	50,000	50,000	50,000	50,000	50,000
40-480-39	Monarch Levee Trailhead	Local/Grant	200,000				
40-480-41	Community Park - Phase II - Construction	Local	400,000				
40-480-42	Community Park - Phase 2a - Design and Engineering	Local		150,000			
40-480-43	Community Park - Phase 2a - Construction	Local			1,000,000		
40-480-44	Boardwalk Trail Between Mobil-On-The-Run and Pedestrian Bridge	Local	30,000	300,000			
40-480-45	Future Trail Development - Design	Local	150,000		150,000		150,000
40-480-	Town Center Park Development (Neighborhood Type)	Local					
40-480-	Future Trail Development - Construction	Local		1,000,000		1,000,000	
40-480-	Anniversary and Glencoe City Parks - Renovations	Local			100,000		
40-480-	Restroom Facilities - Old Pond School	Local		120,000			
40-480-	Belleview Farms	Grant					
	Sub Total - Park Development		5,764,999	1,725,000	2,905,000	1,500,000	200,000
Other Capital Investment							
40-490-05	Great Streets Project(s)	Local		50,000			
70-480-20	Vehicle Replacement / Purchase	Local		25,000			
70-480-34	Rural Internet Access Project	Local	50,000				
70-480-	Eatherton Road Trail/Sidewalk - Design and Engineering	Local		12,000			
70-480-	Eatherton Road Trail/Sidewalk - Construction				85,000		
	Sub Total - Other Capital Investment		50,000	87,000	85,000	-	-
Total Expenditures			5,814,999	1,812,000	2,990,000	1,500,000	200,000

City of Wildwood
Fiscal Year 2016

5-Year Capital Improvement Sales Tax Fund Capital Improvement Plan
FY 2016-2020

		Source Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Planned Project Expenditures							
Park and Trail Development							
40-480-07	Property Acquisitions	Local	900,000	500,000	500,000	500,000	500,000
40-480-11	Al Foster Trailhead Improvements - Construction	Local	450,000				
40-480-12	Woodcliff Heights Park - Construction	Local		400,000			
40-480-21	Homestead Trail Design/Engineering and Improvements	Local	50,000	600,000			
40-480-32	Wildwood Greenway Phase 6 Construction - Trail + Bridge	Local/Grant	350,000				
40-480-33	Pedestrian Bridge Over Route 100, at Eatherton Road - Construction	Local/Grant	1,200,000				
40-480-34	Kohn Park Repairs	Local	50,000				
40-480-35	Old Pond School Repairs	Local	10,000	5,000	50,000		
40-480-38	Capital Equipment/Facilities Purchase/Replacement	Local	50,000	50,000	50,000	50,000	50,000
40-480-39	Monarch Levee Trailhead	Local/Grant	200,000				
40-480-41	Community Park - Phase II - Construction	Local/Grant	700,000				
40-480-42	Community Park - Phase III - Design and Engineering	Local	150,000				
40-480-43	Community Park - Phase III - Construction	Local		1,000,000			
40-480-44	Boardwalk Trail Between Mobil-On-The-Run and Pedestrian Bridge	Local	330,000				
40-480-45	Future Trail Development - Design	Local	150,000	150,000		150,000	
40-480-47	Future Trail Development - Construction	Local	1,000,000		1,000,000		1,000,000
40-480-48	Trail Resurfacing	Local	100,000		100,000		100,000
40-480-49	Restroom Facilities - Old Pond School	Local	120,000	100,000			
40-480-50	Athletic Field Planning and Development	Local	50,000	50,000			
40-480-	Anniversary and Glencoe City Parks - Renovations	Local		100,000			
40-480-	Town Center Park Development (Neighborhood Type)	Local					
40-480-46	Belleview Farms	Grant	25,000				
40-480-	Community Park - Phase IV - Design and Engineering	Local			300,000		
40-480-	Community Park - Phase IV - Construction	Local				2,000,000	
	Sub Total - Park Development		5,885,000	2,955,000	2,000,000	2,700,000	1,650,000
Other Capital Investment							
40-490-05	Great Streets Project(s)	Local	50,000	50,000	50,000	50,000	50,000
70-480-20	Vehicle Replacement / Purchase	Local	25,000		25,000		25,000
70-480-34	Rural Internet Access Project	Local	50,000				
	Sub Total - Other Capital Investment		125,000	50,000	75,000	50,000	75,000
Total Expenditures			6,010,000	3,005,000	2,075,000	2,750,000	1,725,000

Kohn Park

129 S. Eatherton Road
Wildwood, Missouri

GENERAL NOTES:

1. NOTIFY THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. PARKING ON NON-SURFACED AREAS IS 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. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.

3. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.

4. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.

5. ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DEEMED NECESSARY BY THE CITY OF WILDWOOD AND ST LOUIS COUNTY.

6. WHERE NATURAL VEGETATION IS REMOVED DURING CONSTRUCTION, VEGETATION SHALL BE REESTABLISHED TO SUCH A DENSITY AS TO PREVENT EROSION.

7. WHEN CONSTRUCTION OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS / CITY ENGINEER SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.

8. SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.

9. ALL TRASH AND DEBRIS ON-SITE FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE ON A DAILY BASIS.

10. EXISTING ABOVE AND BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE UNLESS OTHERWISE NOTED.

11. GRADING AND PAVEMENT SHALL BE AS DIRECTED BY CITY OF WILDWOOD AND ST. LOUIS COUNTY.

12. ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, GRADING PAVING, CURBING, STORM SEWERS, SANITARY SEWERS, WATER LINES, AND UTILITIES SERVICES, SHALL BE CALCULATED AND FIELD STAKED BY A REGISTERED LAND SURVEYOR OR ENGINEERING SURVEY COMPANY APPROVED BY THE ARCHITECT.

13. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.

14. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS.

15. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3' HORIZONTAL TO 1' VERTICAL

16. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ACCEPTABLE NATURAL DISCHARGE POINTS.

17. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.

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

19. PROPOSED CONTOURS ARE SHOWN TO FINISHED TOPSOIL AND FINISHED PAVEMENT GRADES. CONTRACTOR SHALL GRADE PAVEMENT AREAS TO SUBGRADE.

20. PROPOSED GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.

21. NO GRADING OR CLEARING SHALL OCCUR ON THE SITE UNTIL A GRADING PERMIT IS SECURED. SILTATION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONING BEFORE A GRADING PERMIT WILL BE ISSUED.

22. AREAS DISTURBED BY CONSTRUCTION, EXCLUDING PAVED AND BUILDING AREAS, SHALL BE SEEDED AND STRAWED WITHIN 90 DAYS FROM THE COMMENCEMENT OF GRADING OPERATIONS.

23. IF CUT & FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER A FAST-GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.

24. FILLED PLACES INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, SANITARY SEWER LINES, AND/OR PAVED AREAS SHALL BE COMPACTED TO 95%%% STD. PROCTOR UNLESS OTHERWISE SPECIFIED.

25. DIMENSIONS ARE TO BACK OF CURB AND FACE OF STRUCTURE, UNLESS OTHERWISE SPECIFIED.

26. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK IN A PUBLIC R.O.W.

GENERAL NOTES (CONT.):

27. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. 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 ROAD IMPROVEMENTS.

28. PROVIDE ADEQUATE 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 DRIVEWAY CONDITIONS.

29. THE DEVELOPER SHALL PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS.

30. ANY DISTURBED OFF SITE PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.

31. ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT DETAILS LOCATED IN ST. LOUIS COUNTY'S DESIGN CRITERIA BOOK AND THE SEDIMENT AND EROSION CONTROL MANUAL.

31. ST. LOUIS COUNTY HIGHWAY AND TRAFFIC DETAILS
COMMERCIAL ENTRANCE - C608.05

32. ALL WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

33. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION, IF PROPOSED, SHALL BE REVIEWED BY THE DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.

34. ST. LOUIS COUNTY SHALL BEAR NO RESPONSIBILITY FOR UTILITY RELOCATION OR ADJUSTMENT COSTS OR ASSOCIATED DELAYS.

35. ALL SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH DOWN STATION PRIOR TO LEAVING THE SITE SO THAT NO SEDIMENT IS TRACKED ONTO COUNTY ROADS.

36. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES SHALL BE PROVIDED.

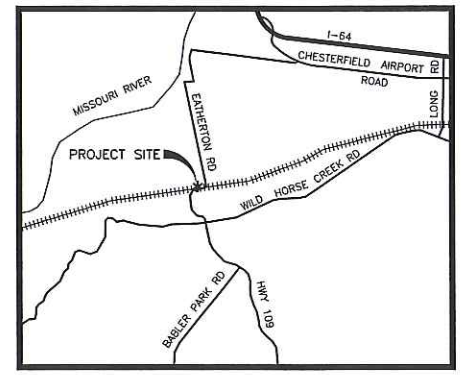
37. ALL DISTURBED EARTH AREAS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE SODDED.

38. ALL AFFECTED OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.

39. ALL HYDRANTS, POWER POLES OR OTHER OBSTRUCTIONS WITHIN SAINT LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO FOOT SETBACK FROM FACE OF CURB OR EDGE OF SHOULDER OF THE ULTIMATE PAVEMENT SECTION AS DIRECTED BY SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

40. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.

41. PROJECT SITE NOT IN METROPOLITAN ST. LOUIS SEWER DISTRICT JURISDICTION.



LOCATION MAP
LOC. NO. - 18W110045

DISTRICTS / UTILITIES

MONARCH FIRE PROTECTION DISTRICT
AMEREN UE
MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
METROPOLITAN SEWER DISTRICT
AT&T
CHARTER COMMUNICATIONS
ROCKWOOD SCHOOL DISTRICT

WILDWOOD

PREPARED FOR:

Department of Planning + Parks
16860 Main Street
Wildwood, Missouri 63040
(636) 458-0440
CONTACT: JOE VUJNICH jvujnich@city of wildwood.com

PREPARED BY:

terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
13545 BARRETT PARKWAY DR. #200
ST. LOUIS, MO 63021
(314)984-8211 FAX(314)822-7858
CONTACT: Ken Keitel kjkeitel@zakcompanies.com

CONSULTING ENGINEERS:

HEIDEMAN | ASSOCIATES, INC.
A Zak Company
13545 Barrett Parkway Drive
Suite 200
St. Louis, Missouri 63021
p 314.822.2217
f 314.822.7858
www.zakcompanies.com

LEGEND
EXISTING IMPROVEMENTS

Symbol	Description
——— P ———	PROPERTY LINE
——500——	INDEX CONTOUR
- - - - - -	INTERMEDIATE CONTOUR
——OE——	OVERHEAD ELECTRIC
	UTILITY POLE
	GUY WIRE
	TELEPHONE BOX
	SIGN
	ASPHALT SURFACE
	GRAVEL SURFACE
	EXISTING TREE
	EXISTING TREELINE

LEGEND
NEW IMPROVEMENTS

Symbol	Description
(450)	CONTOUR
450.00	SPOT ELEVATION
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
←	PAINTED DIRECTIONAL ARROW (WHITE)
- - - - -	SILTATION CONTROL
T.B.R.	TO BE REMOVED
U.I.P.	USE IN PLACE
A.T.G.	ADJUST TO GRADE
T.B.A.	TO BE ABANDONED

STOP! Call Before you DIG
1-800-344-7483
TOLL FREE
State Law requires 2 days advance notice. "The law in the State of Missouri defines emergency excavation as one preventing danger to life, health, or property."
MISSOURI ONE-CALL SYSTEM INC.
10223 NORTHEAST DR.
JEFFERSON CITY, MO 65109

SURVEY NOTES:

1. THIS PROPERTY IS DESIGNATED "ZONE X" PER FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI, COMMUNITY PANEL NO. 290493 0160 B, EFFECTIVE DATE OCT. 16, 1984.

2. NO INVESTIGATION WAS PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT OF LAND SHOWN HEREON.

3. PROJECT BENCHMARK 11-109 461.36 - "STANDARD ALUMINUM DISK" STAMPED SL-41 1990 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER; 19' EAST OF THE CENTERLINE OF EATHERTON AND 60' NORTH OF THE EAST PIPELINE MARKER. APPROX. 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. [#330 EATHERTON] [N313596, E234890] (NAVD 1929). SITE BENCHMARK IS A FOUND IRON PIPE, APPROXIMATELY 600' WEST OF THE INTERSECTION OF EATHERTON AND CENTAUR ROADS, APPROXIMATELY 8.5' NORTH OF THE EDGE OF PAVEMENT OF EATHERTON ROAD, ELEVATION= 468.51.(NAVD 1929)

4. TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER FIELD WORK PERFORMED IN JUNE, 2008.

5. UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

6. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.

7. CONTRACTOR TO CALL DIG RITE 48 HOURS PRIOR TO CONSTRUCTION.

8. DIG RITE TICKET NO. 81620254. NO UTILITIES MARKED AT THE SITE.

SHEET INDEX

C0	COVER SHEET
C1	SITE / GRADING PLAN
C2	DETAILS
C3	SECTIONS
SWPP1	STORMWATER/EROSION CONTROL PLAN (SWPPP)
SWPP2	STORMWATER/EROSION CONTROL BMPS
DAM	DRAINAGE AREA MAP
DAP	DIFFERENTIAL/DRAINAGE AREA PLANS

HT# 2370 BASE MAP: 18W

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER

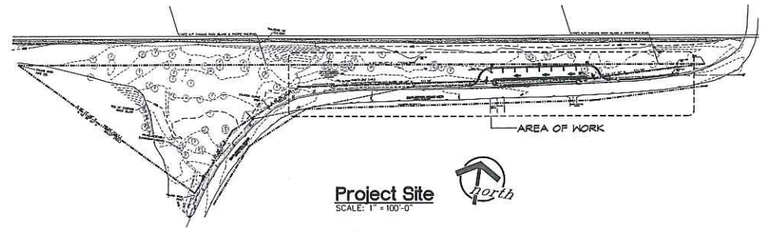
SHEET TITLE
COVER SHEET

JOB NUMBER
08-014

DATE 09/30/13
DRAWN BY DWD

REVISION
12/12/13 SLCHT Comm.
02/11/14 SLCHT Comm.
03/04/14 SLCHT Comm.

SHEET NUMBER
C0



Project Site
SCALE: 1" = 100'-0"

ESTIMATE OF EARTHWORK

BULK CUT (TO SUBGRADE) ..... 325 CY

BULK FILL * (TO SUBGRADE) ..... 000 CY

* 15% ASSUMED SHRINKAGE FACTOR

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE ENGINEERS EARTHWORK ESTIMATE INCLUDES ONLY THOSE IMPROVEMENT ITEMS SHOWN. UNLISTED ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT INCLUDE, BUT ARE NOT LIMITED TO, MISCELLANEOUS UNDERGROUND CONDUITS INCLUDING SEWER LINES AND WATER MAINS; STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDING FOOTINGS AND FOUNDATIONS, ETC.

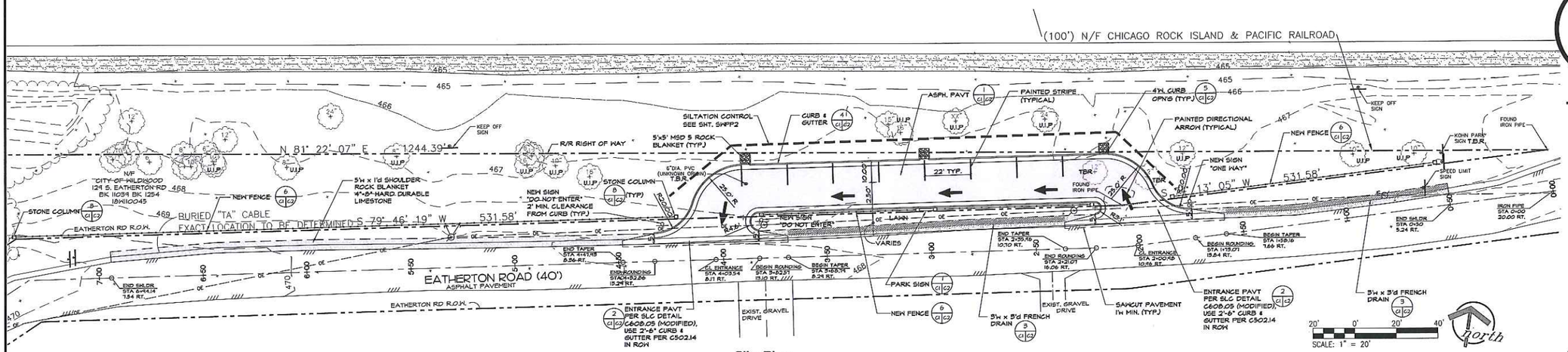
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEM MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

SHRINKAGE FACTOR USED TO DETERMINE THE REQUIRED BULK FILL WILL VARY ON EACH PROJECT DUE TO SPECIFIC SOIL CHARACTERISTICS. THE SHRINKAGE FACTOR USED FOR THIS PROJECT IN PARTICULAR IS AS INDICATED ABOVE, AND MAY BE ONLY AN ASSUMED VALUE IN THE ABSENCE OF A DETAILED SOILS INVESTIGATION.

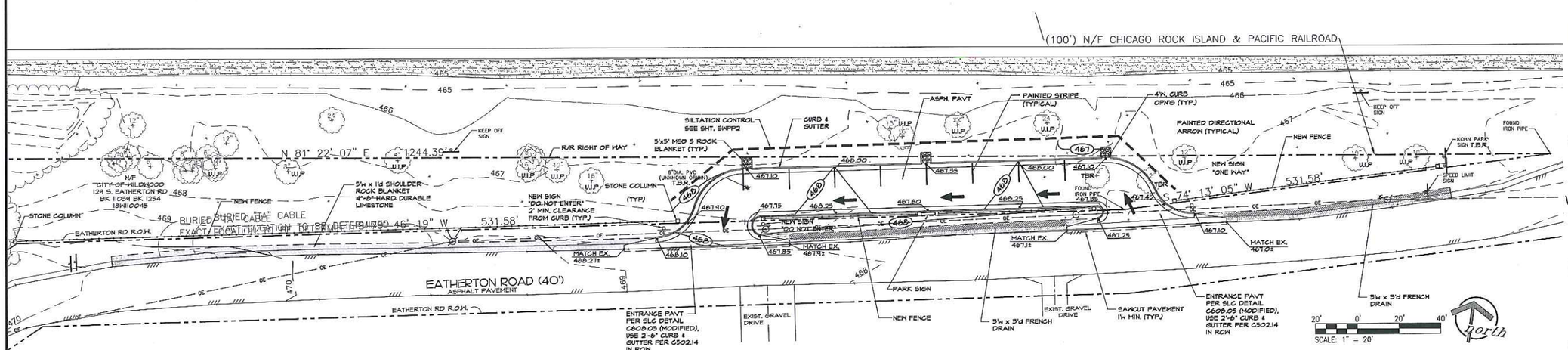
TRUCKS SHALL NOT EXCEED POSTED HEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.

NO GRADING SHALL OCCUR ON THE SITE UNTIL A HAULING/ GRADING PERMIT IS SECURED WITH ST. LOUIS COUNTY PUBLIC WORKS.

NO MATERIAL TO BE HAULED OFF-SITE. CUT MATERIAL SHALL BE DISPERSED THROUGHOUT THE SITE SO AS NOT TO HAVE NEGATIVE DRAINAGE EFFECT.



Site Plan
SCALE: 1" = 20'-0"



Grading Plan
SCALE: 1" = 20'-0"

HT# 2370 BASE MAP: 18W

terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
13545 BARRETT PARKWAY DR. #200
ST. LOUIS, MO 63021
(314)984-8211 FAX(314)822-7858

KOHN PARK
129 S. Eatherton Rd.
WILDWOOD, MISSOURI

OWNER

City of Wildwood
16860 Main Street
Wildwood, MO 63040
636-458-0440

SHEET TITLE

SITE/GRADING PLAN

JOB NUMBER

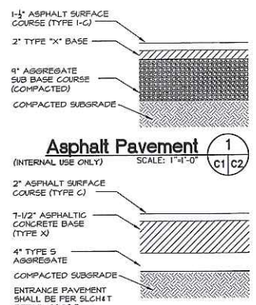
08-014

DATE 09/30/13 DRAWN BY DWD

REVISION
10/22/13 Add SLCHT Notes
12/12/13 SLCHT Comments
02/11/14 SLCHT Comments
03/04/14 SLCHT Comments

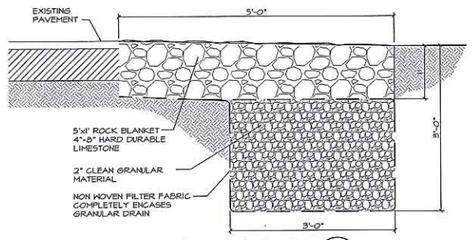
SHEET NUMBER

C1

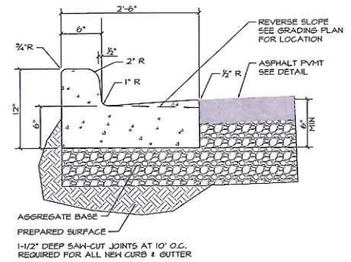


Asphalt Pavement (INTERNAL USE ONLY) SCALE: 1"=1'-0" (1 C1 C2)

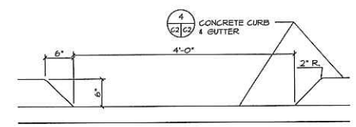
Entrance Pavement SCALE: 1"=1'-0" (2 C1 C2)



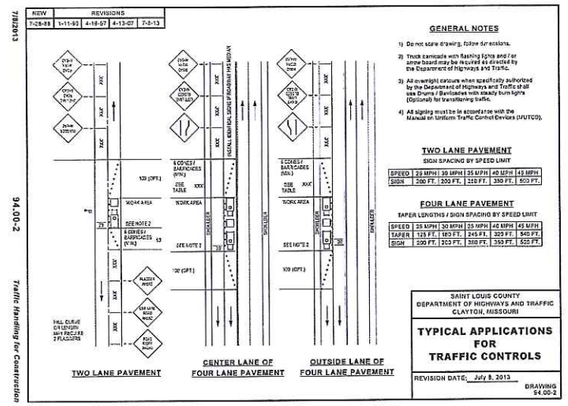
Pavt Shoulder/ French Drain SCALE: 1"=1'-0" (3 C1 C2)

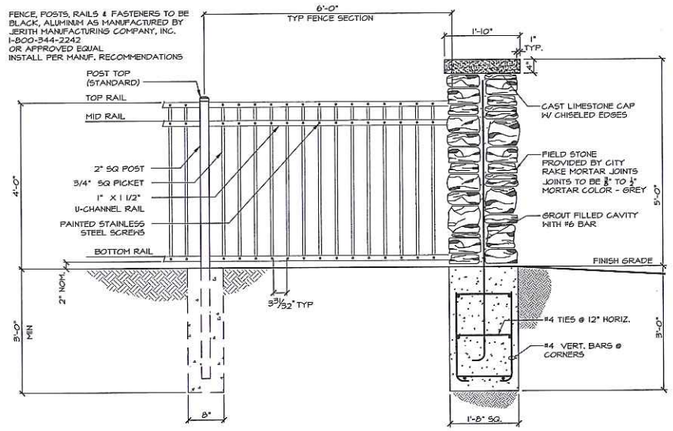


(2'-6" Wide) Concrete Curb and Gutter SCALE: 1-1/2" =1'-0" (4 C1 C2)

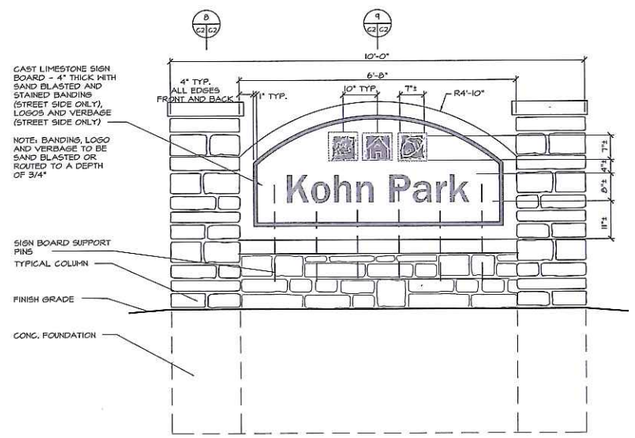


Curb Opening SCALE: 1"=1'-0" (5 C1 C2)

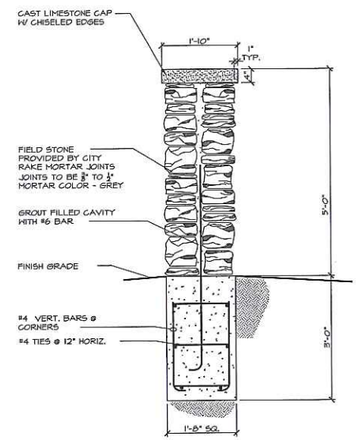




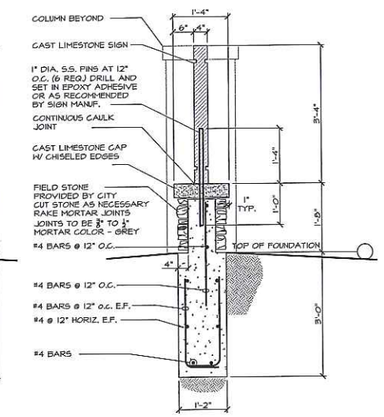
Typ. Stone Column / Fence Section SCALE: 3/4"=1'-0" (6 C1 C2)



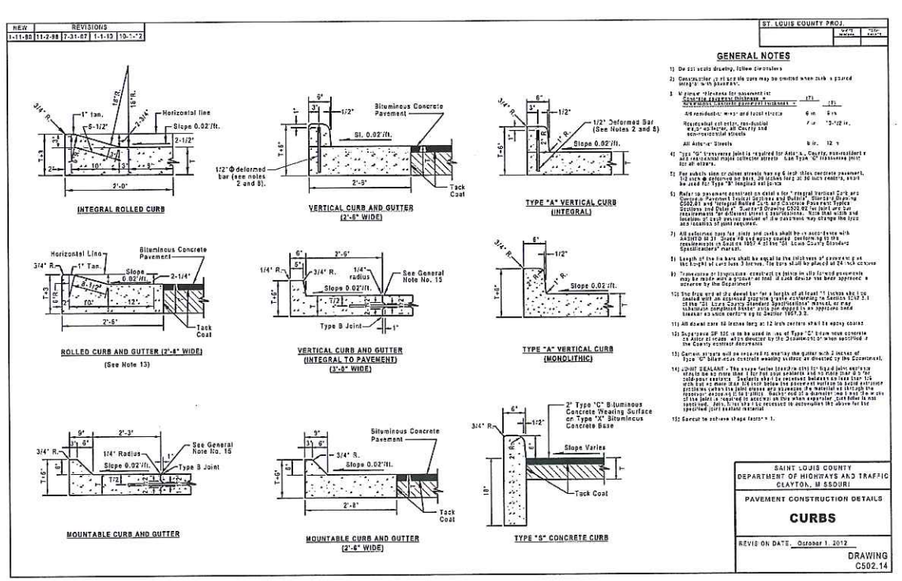
Sign Elevation SCALE: 3/4" =1'-0" (7 C1 C2)

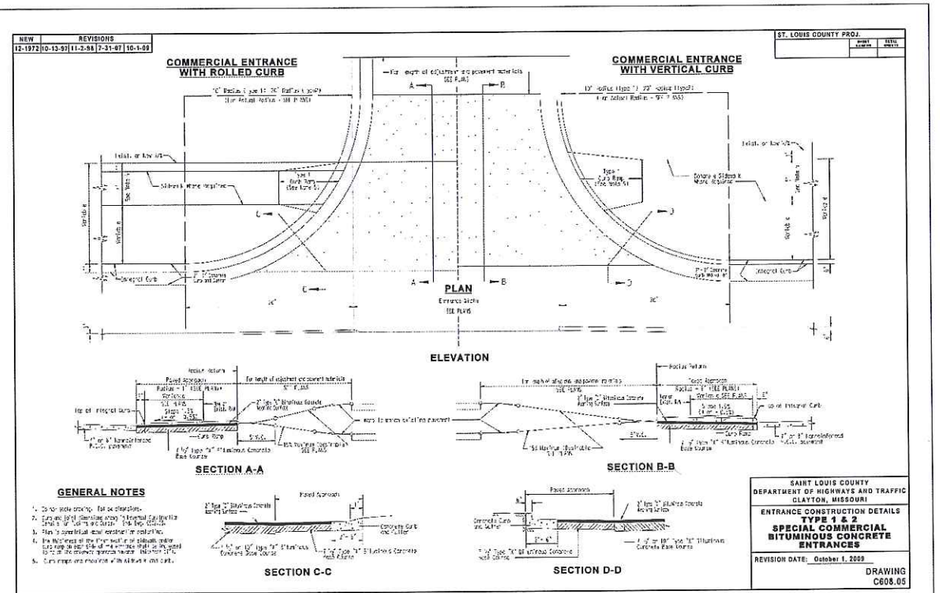


Sign Column Section SCALE: 3/4" =1'-0" (8 C1 C2)



Sign Wall Section • Sign SCALE: 3/4" =1'-0" (9 C1 C2)





HT# 2370 BASE MAP: 18W

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

13545 BARRETT PARKWAY DR. #200
ST. LOUIS, MO 63021
(314)984-8211 FAX(314)822-7658

KOHN PARK

129 S. Eatherton Rd.
WILDWOOD, MISSOURI

STATE OF MISSOURI
JASON D. WOLFE
NUMBER PE-2004018862
PROFESSIONAL ENGINEER

OWNER

City of Wildwood
16860 Main Street
Wildwood, MO 63040
636-458-0440

SHEET TITLE

DETAILS

JOB NUMBER

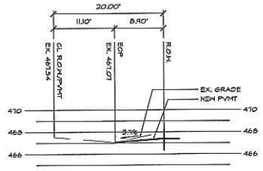
08-014

DATE 09/30/13 DRAWN BY DWD

REVISION
10/22/13 Add SLCHT Notes
12/12/13 SLCHT Comments
02/11/14 SLCHT Comments
03/04/14 SLCHT Comments

SHEET NUMBER

C2



Section Sta. 2+00.98
ENTRANCE
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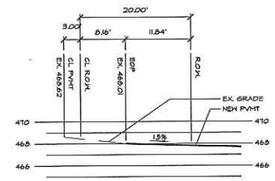

Section Sta. 4+03.54
EXIT
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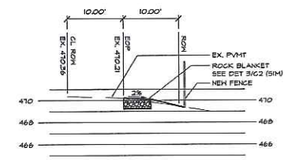
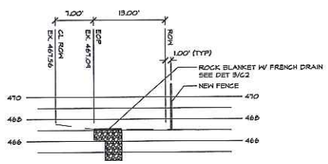


Section Sta. 6+50
SCALE: 1" = 10' 1" = 5' (C1 | C3)



Section Sta. 1+50
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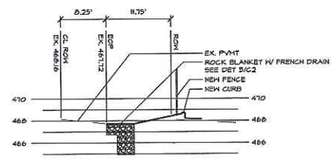
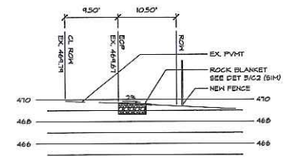


Section Sta. 3+50
SCALE: 1" = 10' 1" = 5' (C1 | C3)



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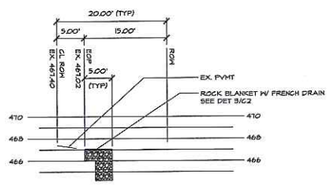

Section Sta. 0+50
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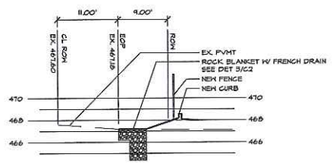

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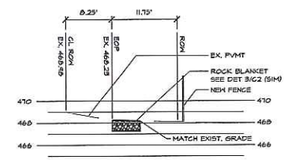

Section Sta. 4+50
SCALE: 1" = 10' 1" = 5' (C1 | C3)

HT# 2370 BASE MAP: 18W

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
terraspec
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KOHN PARK
129 S. Eatherton Rd.
WILDWOOD, MISSOURI

OWNER

City of Wildwood
16860 Main Street
Wildwood, MO 63040
636-458-0440

SHEET TITLE

SECTIONS

JOB NUMBER

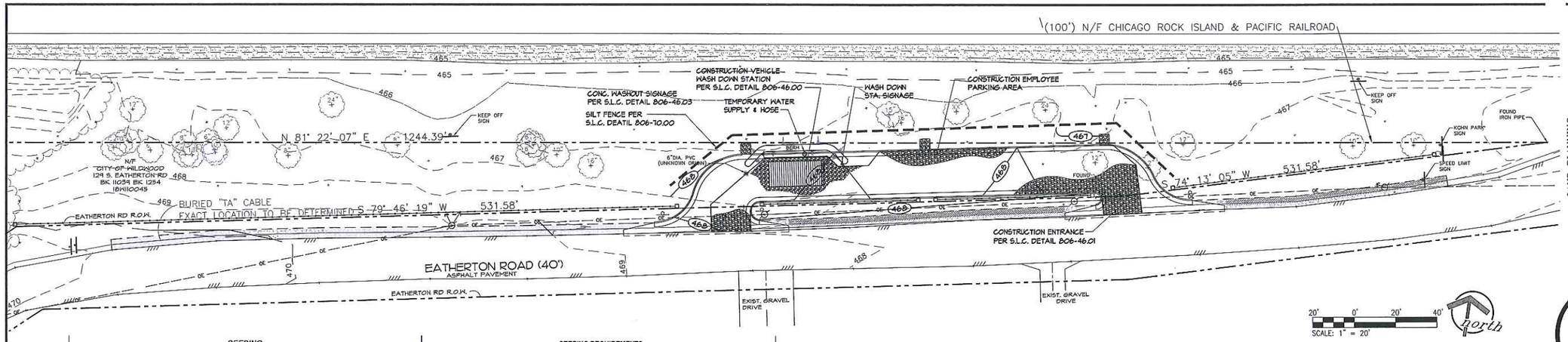
08-014

DATE 09/30/13 DRAWN BY DWD

REVISION
02/11/14 SLCHT Comments
03/04/14 SLCHT Comments

SHEET NUMBER

C3



SEEDING

PHYSICAL DESCRIPTION - Establishment of vegetation by spreading grass seed (805-10.00) designed to protect exposed soil from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Once established, the vegetative cover will also filter pollutants from the runoff. Use only perennial vegetation for final stabilization.

WHERE BMP IS TO BE INSTALLED - To exposed soil after a phase of rough or finish grading has been completed, or areas where no activity will occur for 30 days.

CONDITIONS FOR EFFECTIVE USE OF BMP

Type of Flow:	Sheet flow
Contributing Slope Length:	30 foot maximum for 3:1 slopes 50 foot maximum for slope between 3:1 and 10:1 100 foot maximum for slopes under 10%
Minimum Rates:	See attached chart(s)
Acceptable Dates:	See attached chart

WHEN BMP IS TO BE INSTALLED - Immediately after rough or finished grading is completed.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMP's to protect area to be seeded.
- ✓ Rough grade area and remove all debris larger than 1-inch in diameter and concentrated areas of smaller debris.
- ✓ Install stabilization grids, if needed.
- ✓ Mix soil amendments (lime, fertilizer, etc.) into top 3 to 6 inches of soil as needed.
- ✓ Plant seed ¼ to ½ inch deep.
- ✓ Roll lightly to firm surface.
- ✓ Cover seeded area with mulch unless seeding completed during optimum spring and summer dates.
- ✓ Install additional stabilization (netting, bonded fiber matrix, etc.) as required.
- ✓ Water immediately - enough to soak 4 inches into soil without causing runoff.
- ✓ If contract / permit allows seeding to be used for final stabilization, only perennial vegetation seeds shall be used.
- ✓ For additional information see Sections 805 and 806.50 of St. Louis County's Standard Specification for Highway Construction.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm
- ✓ Protect area from vehicular and foot traffic
- ✓ Reseed areas that have not sprouted within 21 days of planting.
- ✓ Repair damaged or eroded areas and reseed and stabilize as needed
- ✓ Do not mow until 4 inches of growth occurs
- ✓ During the first 4 months, mow no more than ⅓ the grass height
- ✓ Refertilize during 2nd growing season

SITE CONDITIONS FOR REMOVAL - Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area

TYPICAL DETAILS - Minimum seeding rates and acceptable dates for work attached.

SEEDING REQUIREMENTS

Dates for Seeding

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

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

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

Minimum Fertilizer and Seeding Rates

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

Mixture # 1 = Tall Fescue @ 100 pounds per acre and Brome @ 100 pounds per acre.
Mixture # 2 = Tall Fescue @ 100 pounds per acre; Perennial Rye grass @ 100 pounds per acre; and Kentucky Blue grass @ 10 pounds per acre.
* = Seeding rate for slopes in excess of 25% (3:1), shall be 10 pounds per 1000 sq. ft.

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	200	2.5

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Lime - ENM	600	600

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

MULCH

PHYSICAL DESCRIPTION - A layer of organic material designed to protect exposed soil or freshly seeded areas from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Mulch materials may include, but are not limited to, such things as grass, hay, straw, wood chips, wood fibers, hydro mulch and shredded bark.

- Type I Mulch-Vegetative (includes grass, hay, straw), 802-10.00.
- Type II Mulch-Vegetative with asphalt emulsion (includes grass, hay, straw), 802-20.00.
- Type III Mulch-Vegetative with overspray (includes grass, hay, straw), 802-30.00.
- Type V Mulch-Hydro mulch (includes wood fiber, wood cellulose), 802-50.00.
- Shredded Hardwood Bark Mulch, 802-60.90.
- Wood Chips, (not recycled lumber), 802-60.92.

WHERE BMP IS TO BE INSTALLED - Typically installed on seeded areas for temporary use, and in landscaped areas for permanent use.

CONDITIONS FOR EFFECTIVE USE OF BMP

Type of Flow:	Sheet flow only
Slopes:	See attached chart for types of mulch acceptable as a function of slope length and steepness
Mulching Rates:	See attached table

WHEN BMP IS TO BE INSTALLED - Immediately after grading landscaped areas or seeding other areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMP's to protect area to be mulched
- ✓ Rough grade area and remove all debris larger than 1 inch if area is to be vegetated and mowed in the future, larger than 2 inches if area is to be permanently mulched
- ✓ If area is to be seeded, follow requirements of Seeding BMP
- ✓ Spread mulch and anchor by punching it into the ground, using netting, peg and twine, or tacking with liquid binder
- ✓ For additional information see Section 802 of St. Louis County's Standard Specification for Highway Construction.

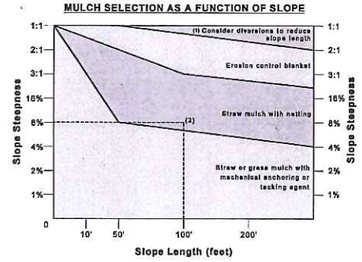
O&M PROCEDURES

- ✓ Inspect every week and after every storm until adequate vegetation is established; annually for permanent mulch.
- ✓ Protect from vehicular and foot traffic.
- ✓ Repair damaged, degraded or eroded areas - reseed as needed and replace mulch.

SITE CONDITIONS FOR REMOVAL - Temporary mulch should be removed when adequate vegetation is established.

TYPICAL DETAILS - Type of mulch required for various slopes and application rates attached.

MULCH SELECTION AS A FUNCTION OF SLOPE



(1) For slopes steeper than 1:1, consider building a diversion above slope to divert water.
(2) Example: An 8% slope, 100 feet long, requires straw mulch with netting

GENERAL MULCH RECOMMENDATIONS TO PROTECT FROM SPLASH AND SHEET FLOW

Material	Rate Per Acre	Requirements	Notes
Straw	2 to 2.5 tons	Dry, unchopped unweathered; avoid weeds	Spread by hand or machine; must be tacked or tied down
Wood Fiber or Wood Cellulose	0.5 to 1 ton		Use with hydro seeder; may be used to tack straw. Do not use in hot, dry weather.
Wood Chips	5 to 6 tons	Air dry. Add nitrogen fertilizer at 12 lb per ton	Apply with blower, chip handler, or by hand. Not for fire hoff areas.
Bark	35 cu. yds.	Air dry, shredded, or hammermilled; or chips	Apply with mulch blower, chip handler or by hand. Do not use asphalt tack.

SEDIMENT / EROSION CONTROL NOTES:

1. NOTIFY THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. STORM WATER RUNOFF FROM THIS SITE DOES NOT FLOW TO A VALUABLE RESOURCE WATER AS DEFINED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
3. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS IS 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.
4. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED AS NEEDED THROUGHOUT THE DAY.
5. ALL DISTURBED AREAS WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL BE SODDED.
6. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
7. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS & TRAFFIC.
8. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
9. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
10. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
11. WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 5 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.
12. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION. IF ADEQUATE STORMWATER DETENTION AND EROSION CONTROL DEVICES HAVE NOT BEEN ESTABLISHED.
13. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (5:1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1000 SQUARE FEET WHEN SEEDED.
14. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
15. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
16. SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
17. EROSION CONTROL MEASURES OUTLINED ON THIS EROSION & SEDIMENT CONTROL PLAN ARE TO BE USED AS A GUIDE FOR THE CONTRACTOR IN THE MANAGEMENT OF SEDIMENT AND EROSION CONTROL.
18. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH THE SAINT LOUIS COUNTY LAND DISTURBANCE CODE AND THE APPROVED STORM WATER POLLUTION PLAN AT THE SITE OF THE PERMIT ACTIVITY.
19. AREAS SHALL BE IMMEDIATELY SEEDED (OR OTHERWISE STABILIZED) WHEN NO ACTIVITY IS EXPECTED TO OCCUR WITHIN FIVE (5) CALENDAR DAYS.
20. THE PERMITEE SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN WHENEVER:
    - DESIGN OPERATION OR MAINTENANCE OF BMP IS CHANGED
    - DESIGN OF THE CONSTRUCTION PROJECT IS CHANGED THAT COULD SIGNIFICANTLY AFFECT THE QUALITY OF THE STORM WATER DISCHARGES.
    - SITE OPERATORS INSPECTIONS INDICATE DEFICIENCIES IN THE SWPPP OR ANY BMP
    - INSPECTIONS BY THE COUNTY OR BY MoDNR INDICATE DEFICIENCIES IN THE SWPPP OR ANY BMP
    - THE SWPPP IS DETERMINED TO BE INEFFECTIVE IN SIGNIFICANTLY MINIMIZING OR CONTROLLING EROSION OR EXCESSIVE SEDIMENT DEPOSITS IN STREAMS OR LAKES.
    - THE SWPPP IS DETERMINED TO BE INEFFECTIVE IN PREVENTING POLLUTION OF WATERWAYS FROM CONSTRUCTION WASTE, CHEMICALS, FUELING FACILITIES, CONCRETE TRUCK WASHOUT, TOXIC OR HAZARDOUS MATERIALS, SITE LITTER OR ANY OTHER SUBSTANCES OR WASTES LIKELY TO HAVE AN ADVERSE IMPACT ON WATER QUALITY.
    - THE TOTAL SETTLEABLE SOLIDS FROM A STORM WATER OUTFALL EXCEEDS 1/2 (0.5) ml/L/hr IF DISCHARGE IS WITHIN THE PRESCRIBED PROXIMITY OF A "VALUABLE RESOURCE WATER" AS DEFINED BY MoDNR.
    - THE TOTAL SETTLEABLE SOLIDS FROM A STORM WATER OUTFALL EXCEEDS 2 1/2 ml/L/hr FOR ANY OTHER OUTFALL
    - THE COUNTY OR THE MoDNR DETERMINES VIOLATIONS OF WATER QUALITY STANDARDS MAY OCCUR OR HAVE OCCURED.

PROJECT SITE DATA

Kohn Park
129 S. Eatherton Road
Wildwood, Missouri
PARCEL ID: 18W110049

DESCRIPTION OF ACTIVITIES

CLEARING & GRUBBING FOR CONSTRUCTION OF A NEW PARKING AREA AND STORMWATER RUN-OFF CONTROL.

----- SILTATION CONTROL DEVICE

HT# 2370 BASE MAP: 18W

terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
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City of Wildwood
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636-458-0440

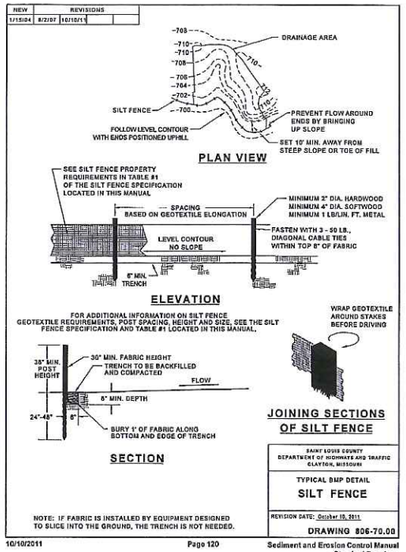
SHEET TITLE
STORMWATER / EROSION CONTROL PLAN

JOB NUMBER
08-014

DATE 09/30/13 DRAWN BY DWD

REVISION
12/12/13 SLCHT Comm.

SHEET NUMBER
SWPP1



SILT FENCE

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

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

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

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

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

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

INSTALLATION / CONSTRUCTION PROCEDURES

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

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

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.33 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

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

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

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

The height of the fence posts should be 38 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

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

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1988).

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

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

O&M PROCEDURES

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

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

Table 1- Temporary Silt Fence Property Requirements

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

Notes:

MARV Minimum Average Roll Value

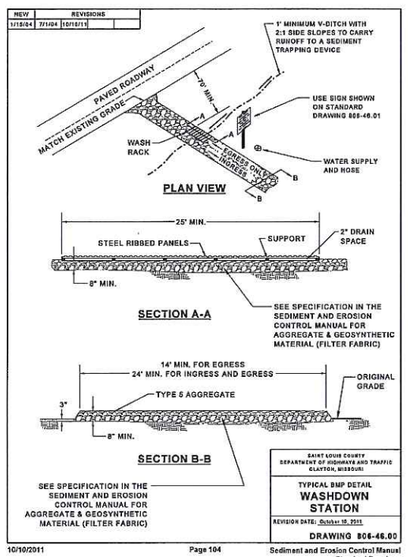
1 Elongation measured in accordance with ASTM D 4632

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

3 Maximum Average Roll Value

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

TYPICAL DETAIL - 806-70.0



WASHDOWN STATION

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

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

CONDITIONS FOR EFFECTIVE USE OF BMP

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

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

INSTALLATION/CONSTRUCTION PROCEDURES

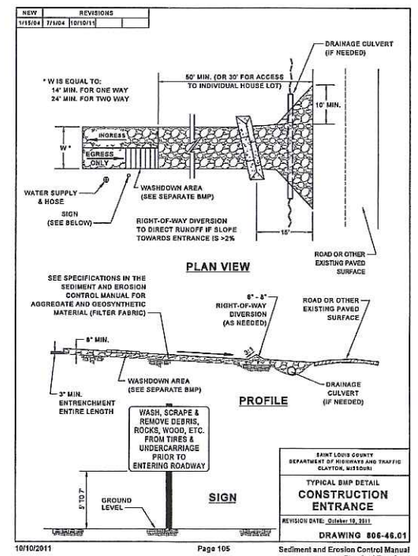
- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMP (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting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

O&M PROCEDURES:

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

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

TYPICAL DETAIL - 806-46.00



CONSTRUCTION ENTRANCE

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

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

CONDITIONS FOR EFFECTIVE USE OF BMP

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

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

INSTALLATION / CONSTRUCTION PROCEDURES

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

O&M PROCEDURES:

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

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

TYPICAL DETAIL - 806-46.01

HT# 2370 BASE MAP: 18W

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
terraspec
13545 BARRETT PARKWAY DR. #200
ST. LOUIS, MO 63021
(314)984-8211 FAX(314)822-7858

KOHN PARK
129 S. Eatherton Rd.
WILDWOOD, MISSOURI

OWNER

City of Wildwood
16860 Main Street
Wildwood, MO 63040
636-458-0440

SHEET TITLE

STORMWATER / EROSION CONTROL BMPS

JOB NUMBER

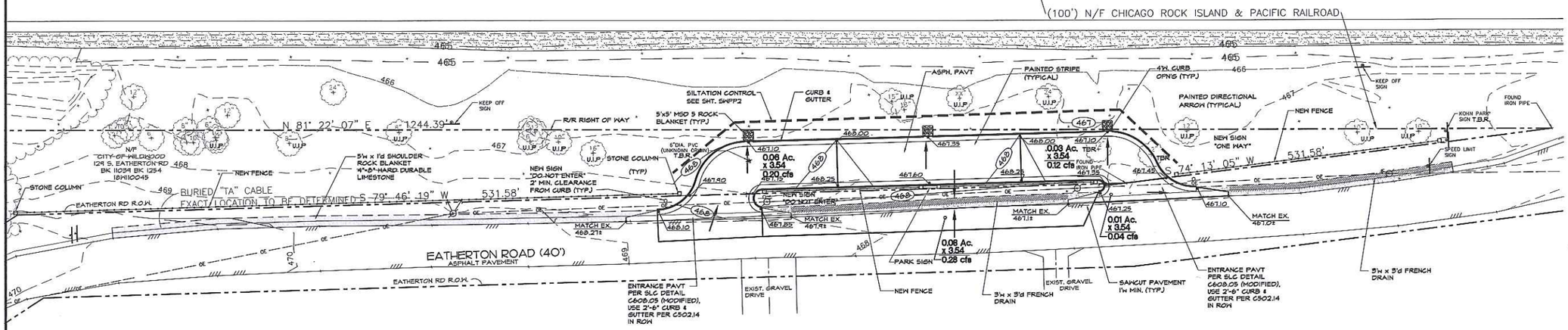
08-014

DATE 09/30/13 DRAWN BY DWD

REVISION
12/12/13 SLCHT Comm

SHEET NUMBER

SWPP2



Drainage Area Map

SCALE: 1" = 20'-0"

20' 0' 20' 40'
SCALE: 1" = 20'

north

HT# 2370 BASE MAP: 18W

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

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OWNER

City of Wildwood
16860 Main Street
Wildwood, MO 63040
636-458-0440

SHEET TITLE

DRAINAGE AREA MAP

JOB NUMBER

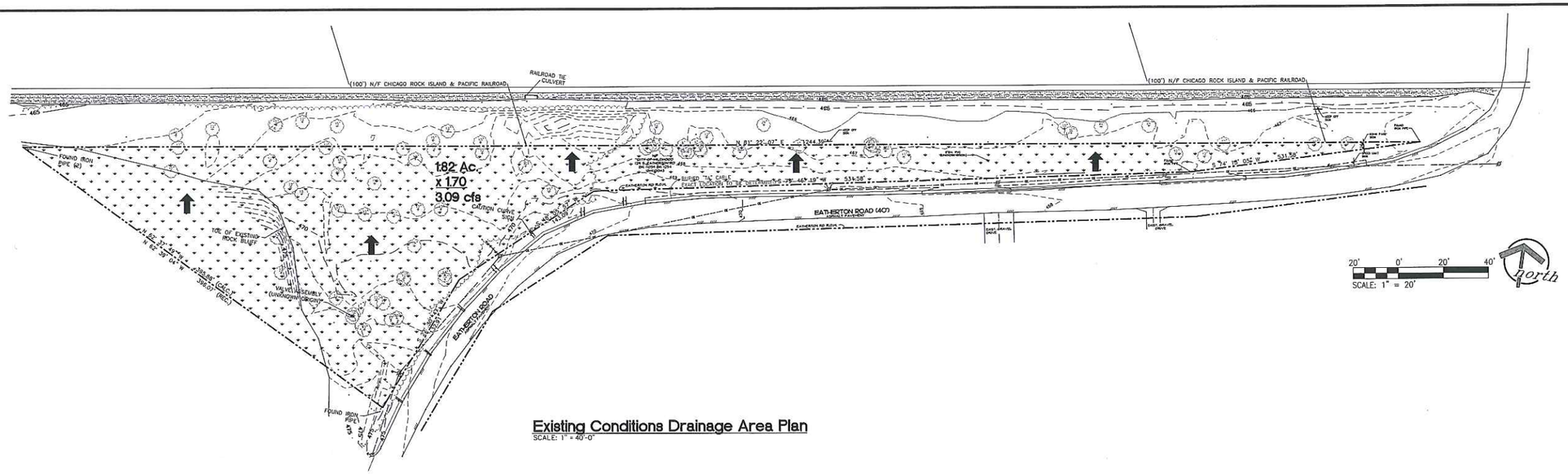
08-014

DATE 09/30/13 DRAWN BY DWD

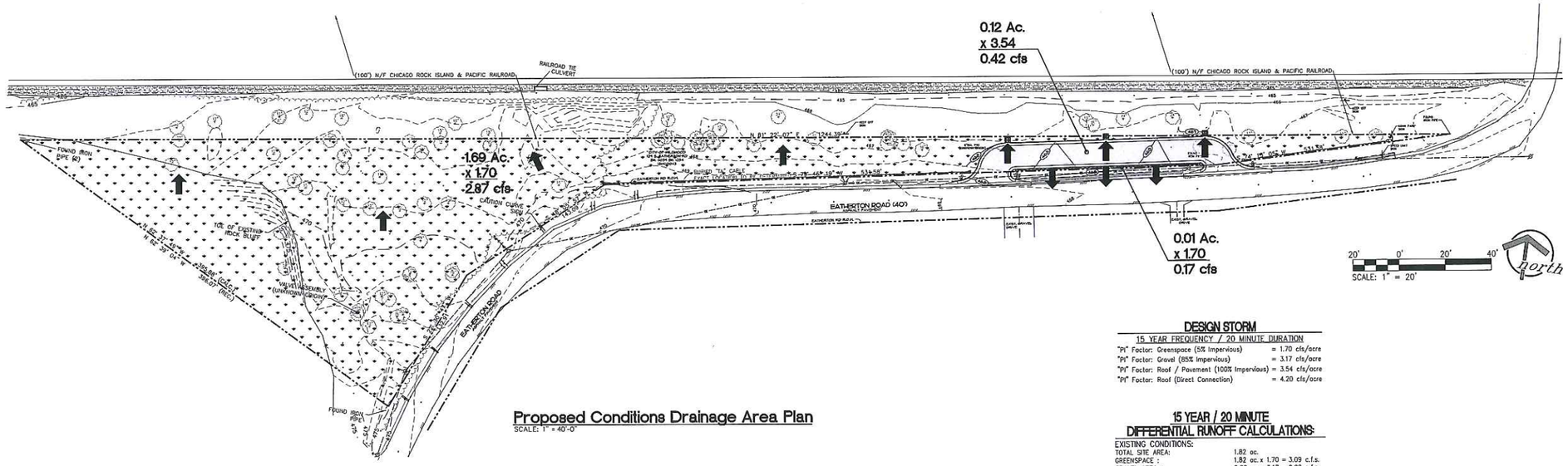
REVISION
12/12/13 SLCHT Comments
02/11/14 SLCHT Comments

SHEET NUMBER

DAM



Existing Conditions Drainage Area Plan
SCALE: 1" = 40'-0"



Proposed Conditions Drainage Area Plan
SCALE: 1" = 40'-0"

SITE COVERAGE LEGEND

- IMPERVIOUS AREA (100% COVERAGE)
- GRAVEL AREA (85% COVERAGE)
- LAWN / VEGETATED AREA (5% COVERAGE)
- FLOW DIRECTION

THIS PLAN IS FOR THE CALCULATION OF DRAINAGE AREAS ONLY AND IS NOT TO BE USED, IN ANY PART, FOR CONSTRUCTION.

DESIGN STORM

15 YEAR FREQUENCY / 20 MINUTE DURATION

"Pi" Factor: Greenspace (5% Impervious)	= 1.70 cfs/acre
"Pi" Factor: Gravel (85% Impervious)	= 3.17 cfs/acre
"Pi" Factor: Roof / Pavement (100% Impervious)	= 3.54 cfs/acre
"Pi" Factor: Roof (Direct Connection)	= 4.20 cfs/acre

15 YEAR / 20 MINUTE DIFFERENTIAL RUNOFF CALCULATIONS:

EXISTING CONDITIONS:	
TOTAL SITE AREA:	1.82 ac.
GREENSPACE :	1.82 ac. x 1.70 = 3.09 c.f.s.
GRAVEL AREA :	0.00 ac. x 3.17 = 0.00 c.f.s.
ROOF / PAVEMENT AREA :	0.00 ac. x 3.54 = 0.00 c.f.s.
ROOF AREA (Direct Connection):	0.00 ac. x 4.20 = 0.00 c.f.s.
EXISTING 15yr/20min. RUNOFF:	3.09 c.f.s.
PROPOSED IMPROVEMENTS:	
GREENSPACE :	1.70 ac. x 1.70 = 2.89 c.f.s.
GRAVEL AREA :	0.00 ac. x 3.17 = 0.00 c.f.s.
ROOF / PAVEMENT AREA :	0.12 ac. x 3.54 = .42 c.f.s.
ROOF AREA (Direct Connection):	0.00 ac. x 4.20 = 0.00 c.f.s.
PROPOSED 15yr/20min. RUNOFF:	3.31 c.f.s.
15yr./20min. DIFFERENTIAL RUNOFF:	+0.22 c.f.s.

LESS THAN 2 CFS DIFFERENTIAL
NO DETENTION REQUIRED

HT# 2370 BASE MAP: 18W

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16860 Main Street
Wildwood, MO 63040
636-458-0440

SHEET TITLE

DIFFERENTIAL/ DRAINAGE AREA PLANS

JOB NUMBER

08-014

DATE 09/30/13 DRAWN BY DWD

REVISION
02/11/14 SLCHT Comments

SHEET NUMBER

DAP

WILDWOOD

November 15, 2016

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: **Great Meadow Design, Engineering, and Bid Contract with Oates Associates**

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Economic Development Committee Members
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

The Department has been pursuing the completion of the Phase Two portion of the overall community park project over much of 2016. This phase principally includes the development of the connector road and multiple-use trail that will link the west side of the park to its east side, and Pond-Grover Loop Road. A part of this Phase Two project was the initial preparation and development of the Great Meadow Area, which was originally designed in the overall Concept Plan for the park to serve as an area for a more passive range of activities that focus on picnicking, informal play, and leisure activities, while also creating a native planting zone within the park. This direction is identified in the attached concept design for this portion of the Community Park.

However, with the growth in Town Center Area and new building development, and the limited availability of space for the City's larger recreation events, the Department is now seeking to develop the overall eight (8) plus acre area with a different approach. This approach would be to increase the overall size of the turf area to a greater majority of this park space, so as it can be used for the City's larger events and more active play uses. These events could include Celebrate Wildwood, Wildwood BBQ Bash, and the Concert Series. The reallocation of this space in terms of end use, the design of the space for the new activities, and the selection of materials for turf and other areas are major considerations in this regard.

To this end, the Department requested a proposal from Oates Associates, the consultant for the Phase One Area of Community Park, as well as the roadway and trail components that are currently underway, and received the attached response. The proposal provides for five (5) major tasks, from field survey work to construction administration. Each of these five (5) tasks has a number of sub-

tasks associated with them. This proposal also depends on a number of subcontractors to assist in the development of this engineered plan for construction. These sub-consultants include Nelson Byrd, and Woltz and DJM Ecological Services, Inc. It is important to identify that Nelson, Byrd, and Woltz was the primary design firm for Phase I of the Community Park, including the pavilion area and all-inclusive playground.

The Department would note the contract amount for all of these services associated with the five (5) tasks is $53,300.00. The majority of this amount is associated with Task 3, the design of the area, and Task #5, the construction administration. Given the expertise and success of this team, the Department is supportive of this contract at the proposed amount. This amount, along with the other Phase Two work associated with the roadway and trail, including the utility re-locations, can still be accommodated in the overall budget for the project of $800,000.00.

If any of the Committee Members have questions or comments about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation of this information is planned on this item at tonight's meeting. Thank you for your consideration of this information and providing direction on the same.

OATES ASSOCIATES
Engineering + Architecture

100 Lanter Court, Suite 1
Collinsville, IL 62234
tel 618.345.2200

720 Olive, Suite 700
St. Louis, MO 63101
tel 314.588.8381

20 East Main Street
Belleville, IL 62220
tel 618.416.4688

330 North Main, Suite 201
St. Charles, MO 63301
tel 636.493.6277

www.oatesassociates.com

November 2, 2016

Joe Vujnich
City of Wildwood
Director of Planning and Parks
183 Plaza Drive
Wildwood, MO 63040

Re: Phase 2 - Community Park
Great Meadow

Dear Mr. Vujnich:

We propose to render professional design services connected with enhancing Phase 2 of the Community Park by developing the Great Meadow along Pond Grover Loop Road (hereinafter called the "Project").

Our Basic Services will consist of providing a topographic survey, preliminary design, construction documents, part-time construction administration, and permit applications, all as set forth in the attached "Exhibit A: Scope of Work and Estimated Schedule". Oates Associates will manage and perform all the work in this proposal, with Nelson Byrd Woltz providing landscape architecture and DJM Ecological Services, Inc. providing site specific weed eradication, seed mixes, and stewardship programs for the Great Meadow.

You agree to pay us for our Basic Services and any authorized Additional Services at the hourly rates set forth on Exhibit B. Billings for Basic Services are estimated at $53,300.

If Additional Services are requested to address an unforeseen condition or to address a City initiated design change, we will provide the service for an additional fee and bill for the time on an hourly basis using the rates shown in Exhibit B. We will not provide any Additional Services that increases the contract amount without prior approval from the City.

If this proposal and Scope of Work satisfactorily sets forth your understanding of our agreement, we'll incorporate it into the City's "Consultant/ Services Agreement" using this letter as an attachment. This proposal will be open for acceptance until December 30, 2016, unless changed by us in writing.

Sincerely,
OATES ASSOCIATES, INC.

Thomas L. Cissell III, PE, LEED AP
Project Manager

David M. Oates, PE
Project Principal

Accepted this_____ day of _____, 2015.

By: _____

Title: _____

EXHIBIT A

Scope of Work and Estimated Schedule

Task 1: Field Survey - 12-acre Great Meadow (est. $10,100 - starting in December).

Task 1.1: Call in utility locates and review the utility marks in the field
Task 1.2: Set horizontal and vertical control points for the survey.
Task 1.3: Tie in existing topography in the 12-acre meadow to identify specimen trees.
Task 1.4: Create the design background drawing by drawing the existing survey data in CAD.
Task 1.5: Field review the survey drawing, identify specimen trees, and edit the drawing accordingly. NBWLA will tag trees to save and flag the meadow boundary.

Task 2: Design Development (est. $17,900 starting in January)

Task 2.1: Kick-off/ coordination meeting with client to confirm goals and expectations
Task 2.2: Create an existing conditions/ removal plan along the path and meadow using specimen trees.
Task 2.3: Develop foot path locations with NBWLA.
Task 2.4: Coordinate Great Meadow concept plans with our subconsultants – NBWLA and DJM Ecological
Task 2.5: Incorporate concept plans into a grading plan for the meadow to determine seeding limits, estimate earthwork, and identify clearing limits.
Task 2.6: Develop preliminary erosion control plans.
Task 2.7: Develop preliminary construction cost estimates.
Task 2.8: Submit the preliminary plans and concepts to the City for review and approval.

Task 3: Construction Documents (est. $10,800 starting in February)

Task 3.1: Develop construction documents including:

- Cover and general notes sheets.
- Existing conditions and demo plans.
- Tree protection plans.
- Great Meadow site plans.
- Great Meadow grading plans.
- Landscaping and planting plans for the Great Meadow.
- Construction Details.
- Storm Water Pollution Prevention Plans.

Task 3.2: Prepare permit applications for a MDNR Land Disturbance Permit.
Task 3.3: Prepare permit applications for St. Louis County.
Task 3.4: Develop project specific specifications.
Task 3.5: Edit the City's front-end and proposal documents to be specific for this project.
Task 3.6: Finalize construction quantities and develop final construction cost estimates
Task 3.7: Submit the pre-final and final plans to the City for review and approval.

Task 4: Bid Assistance (est. $2,600 starting in March)

Task 4.1: Upload the construction documents to the plan holder room for distribution.
Task 4.2: Review questions during the bid process.
Task 4.3: Prepare and issue an addendum to clarify the construction documents as needed during bidding.
Task 4.4: Review the bids and recommend award.

Task 5: Construction Administration ($11,900 starting in April and ending in May)

Task 5.1: Prepare for and conduct a pre-construction meeting. Minutes will be provided.
Task 5.2: Prepare for and conduct monthly pay/ progress meetings. Minutes will be provided.
Task 5.3: Review and respond to contractor questions during construction operations.
Task 5.4: Review material submittals for seed mixes, pavement mixes, top soil, trees, and other miscellaneous elements.

Task 5.5: Perform six site visits to review progress, document construction operations, help ensure the project is being built according to the plans, and coordinate construction.

The following activities will be part of the site visits:

- Perform quality assurance material testing on concrete, rock, and asphalt.
- Review the site for construction activity erosion and conduct storm water erosion control inspections.
- Document construction activities in daily field reports.
- DJM will review meadow installation proposals and review site preparation.
- If required, we will document design changes in the plans and specifications. At the end of the project, we will submit as-built drawings and specifications to the City.

Task 5.6: Conduct a final walk-thru and prepare a punchlist of deficient items for the contractor to address.

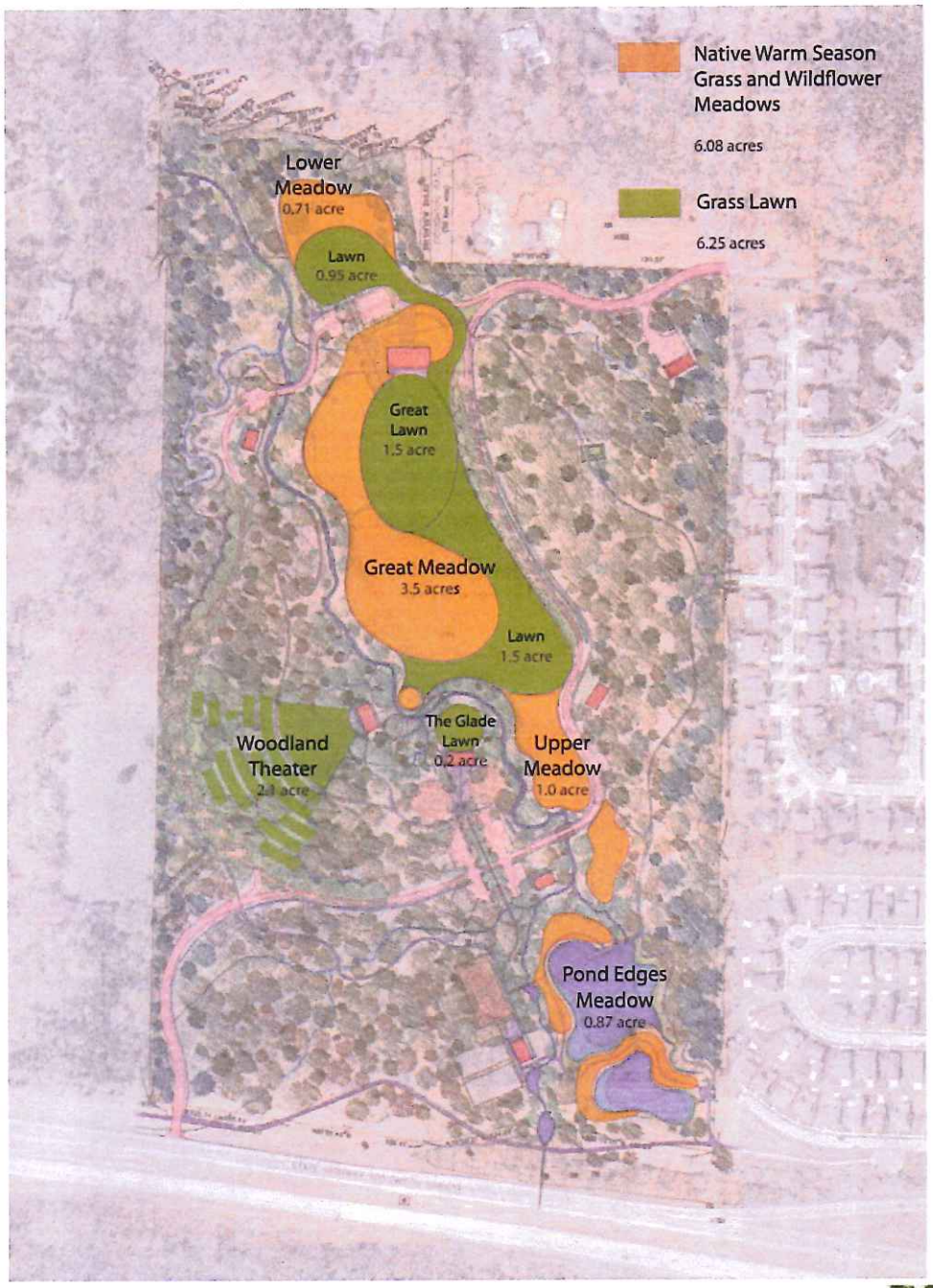
Task 5.7: Review warranties and provide a certificate of completion to the contractor.

EXHIBIT B
HOURLY RATE SCHEDULE

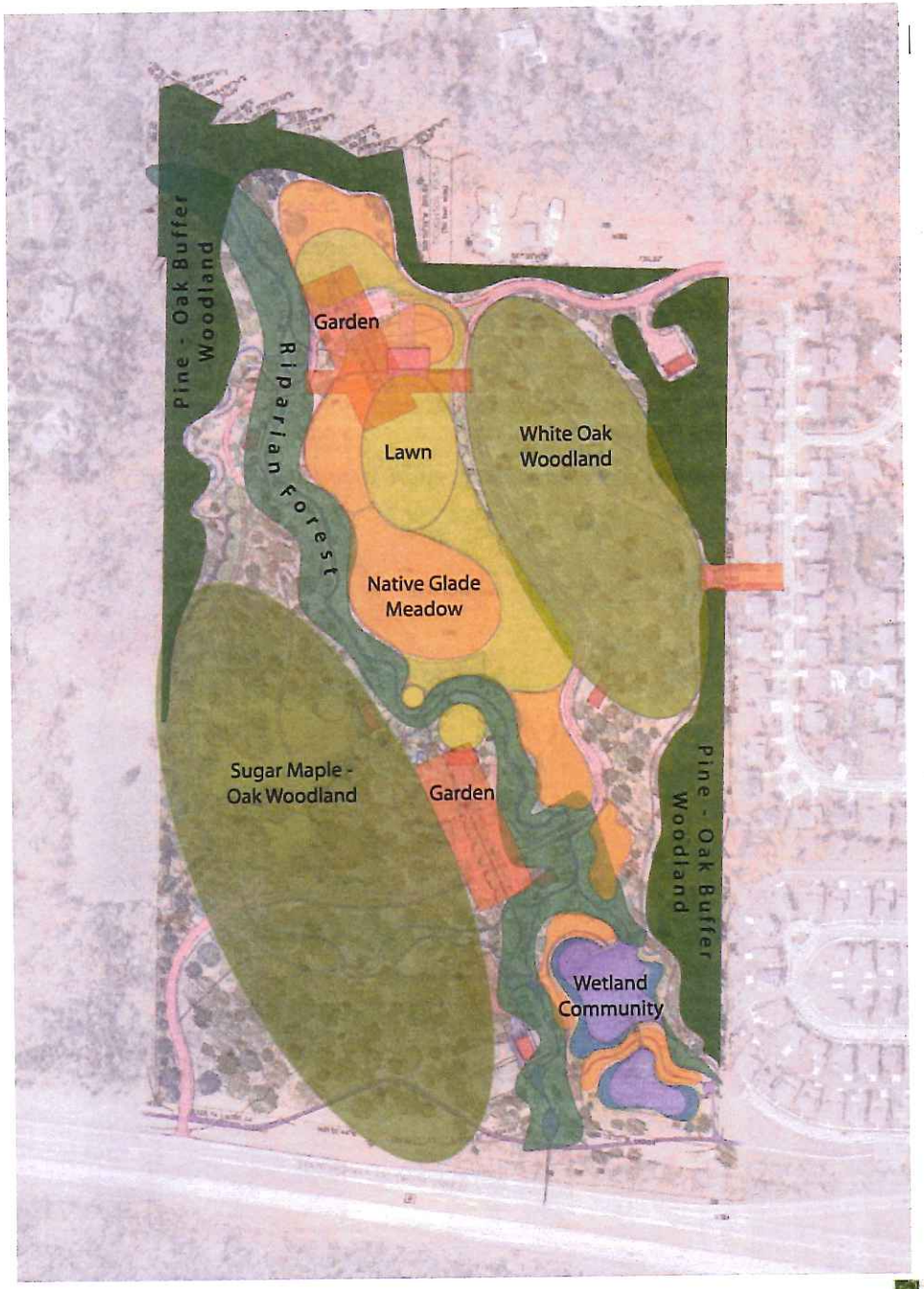
Principal Engineer	205.00
Senior Professional II	175.00
Senior Professional I	155.00
Professional IV	145.00
Professional III	135.00
Professional II	120.00
Professional I	105.00
Junior Professional	85.00
Technician III	115.00
Technician II	100.00
Technician I	80.00
Technician Intern	50.00

The above hourly rates are effective as of July 1, 2015 and are subject to adjustment annually.

Lawn, Field, Meadow



Plant Communities



Native Glade Meadow

Little Bluestem
Sideoats Gramma
American aloe
purple prairie clover
false boneset
Missouri orange coneflower

White Oak Woodland

White Oak
Black Oak
Post Oak
Black Hickory
Blackhaw
Redbud

Sugar Maple - Oak Woodland

White Oak
Red Oak
Sugar Maple
Hickory
Black Gum

Pine – Oak Buffer Planting

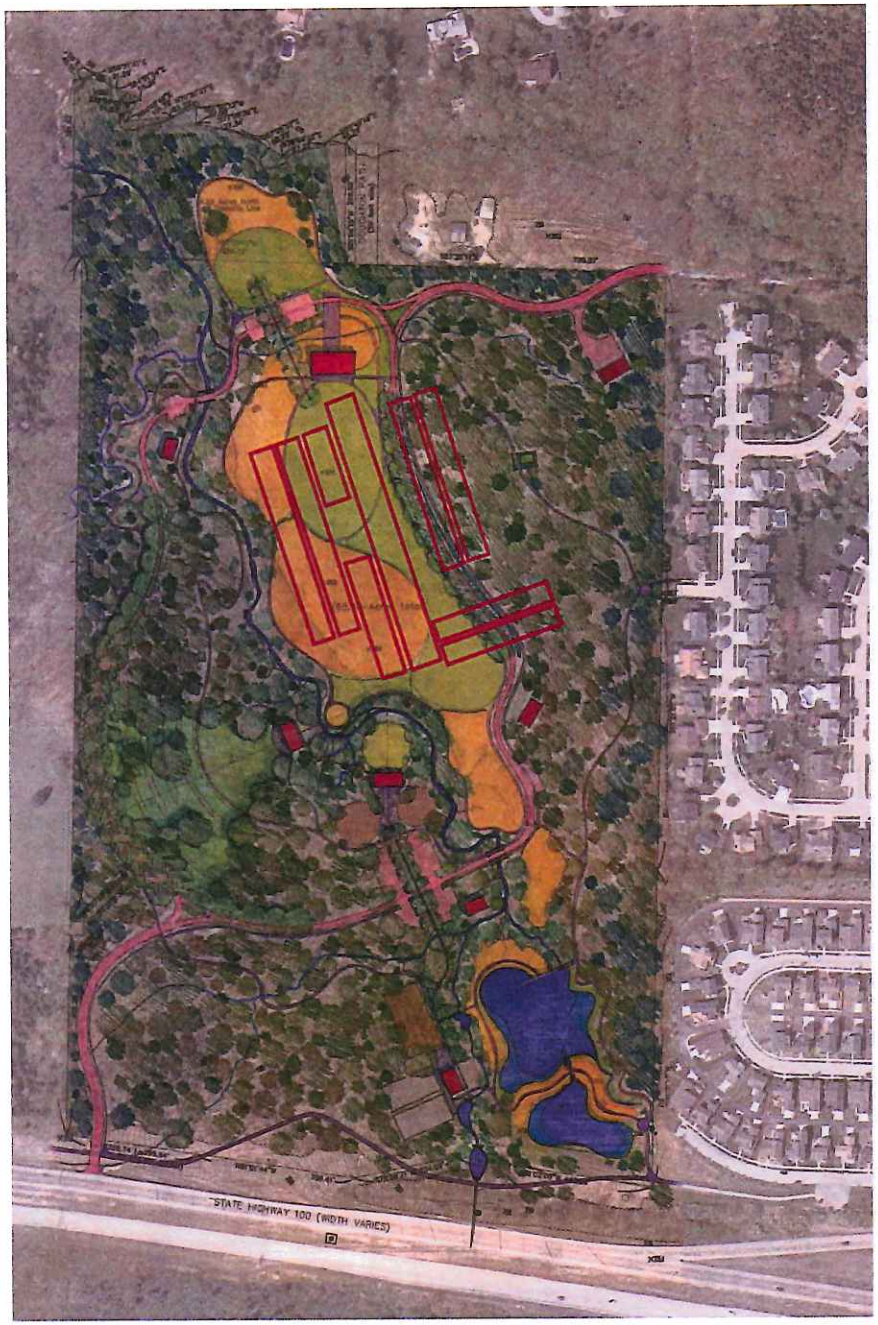
Shortleaf Pine
Scarlet Oak
Black Oak
Sassafras
Red Cedar
White Pine

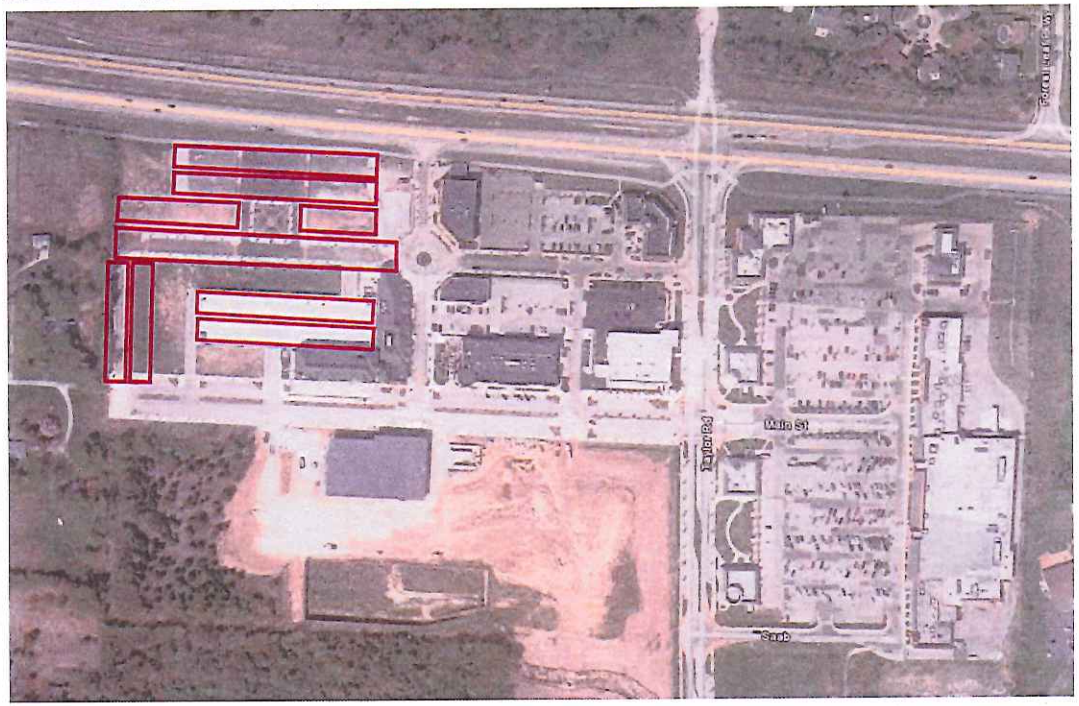
Riparian Forest

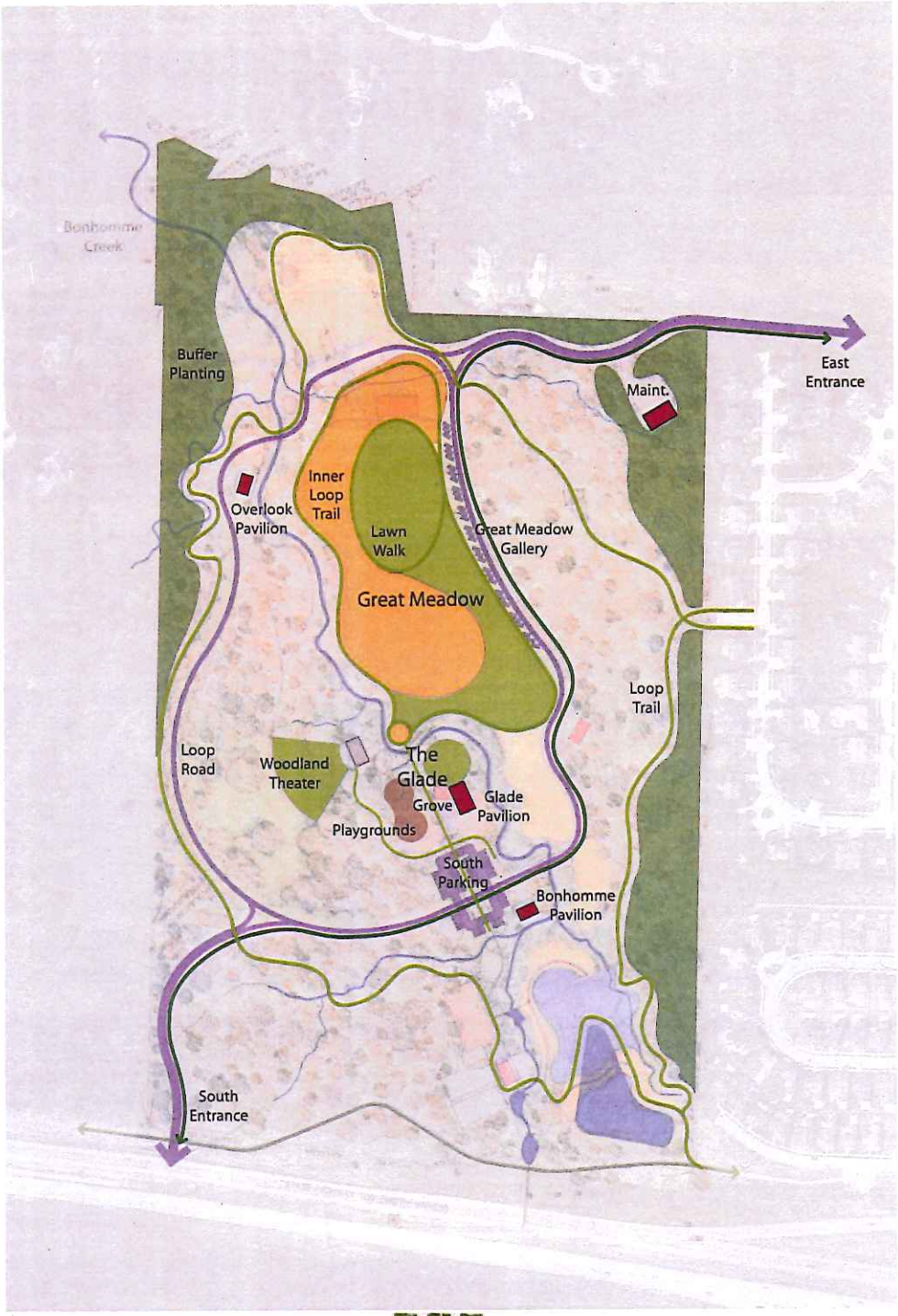
Sycamore
Cottonwood
Hackberry
Sweetgum
Sugarberry
Hornbeam
Witchhazel

Wetland Plant Community

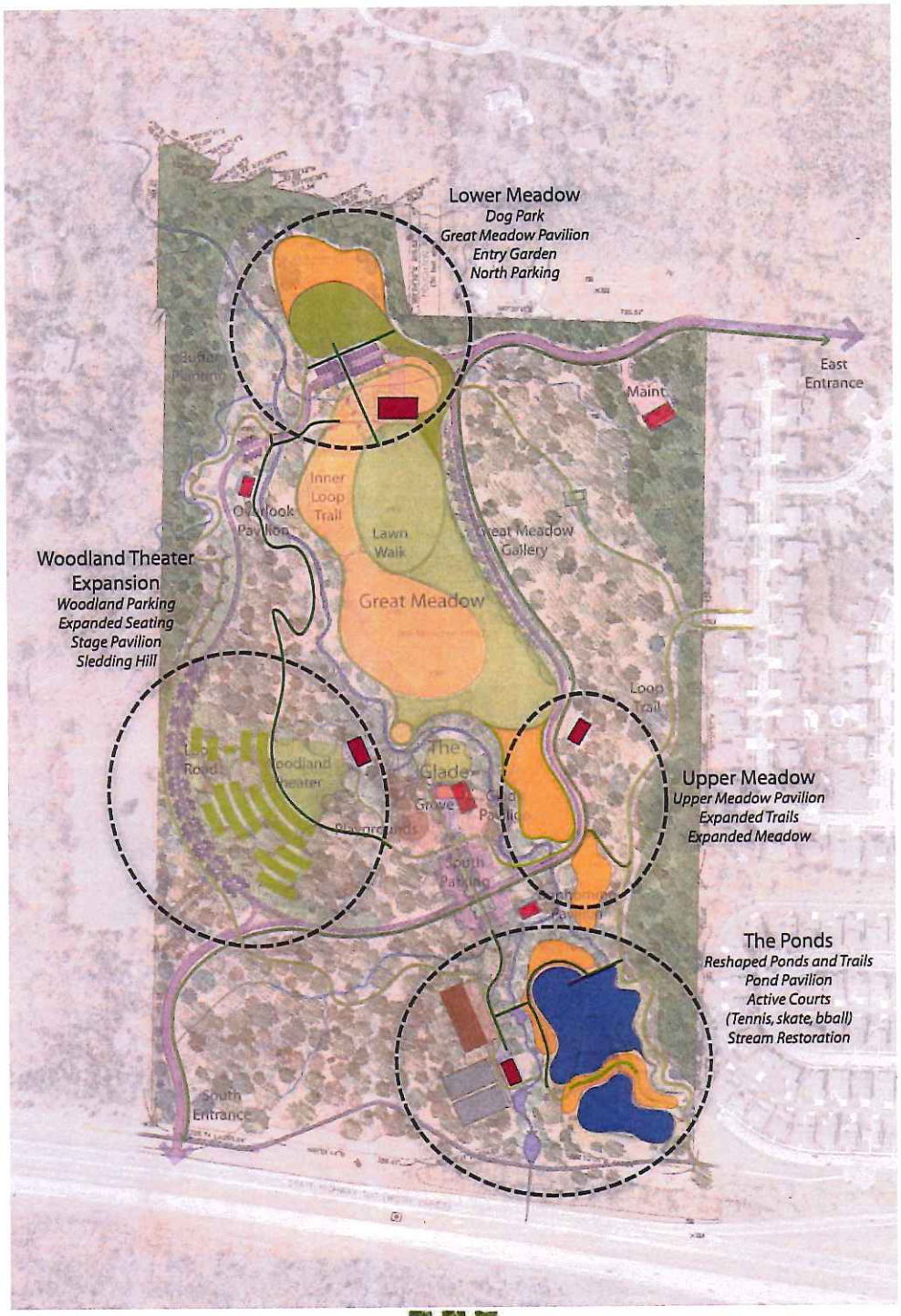
Bulrushes
Sedges
Arrowheads


STATE HIGHWAY 100 (WIDTH VARIES)


Main St
Taylor Rd
Saab


Bonhomme Creek
Buffer Planting
East Entrance
Maint.
Inner Loop Trail
Overlook Pavilion
Lawn Walk
Great Meadow Gallery
Great Meadow
Loop Trail
Loop Road
Woodland Theater
The Glade
Grove
Glade Pavilion
Playgrounds
South Parking
Bonhomme Pavilion
South Entrance

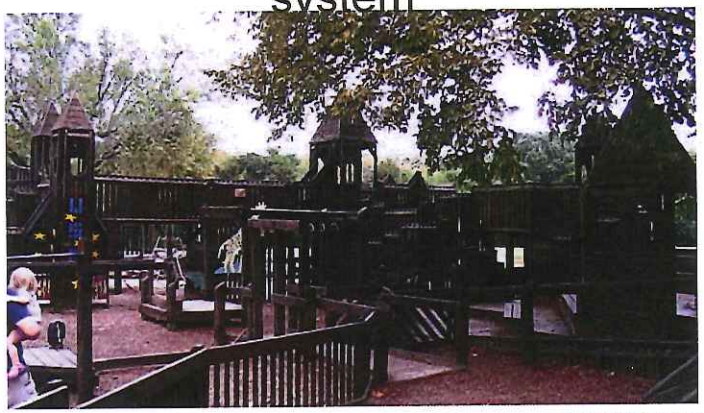
WILDWOOD


Lower Meadow
Dog Park
Great Meadow Pavilion
Entry Garden
North Parking
East Entrance
Maint
Inner Loop Trail
Lawn Walk
Great Meadow Gallery
Great Meadow
Woodland Theater Expansion
Woodland Parking
Expanded Seating
Stage Pavilion
Sledding Hill
Loop Trail
Upper Meadow
Upper Meadow Pavilion
Expanded Trails
Expanded Meadow
The Ponds
Reshaped Ponds and Trails
Pond Pavilion
Active Courts
(Tennis, skate, bball)
Stream Restoration
South Entrance

Which character of playground appeals most to you?

1 Manufactured Play System

2 Designed, site built system



3 Natural Playground

Which type of natural playground appeals most to you?

1

'Natural' Playground System

2

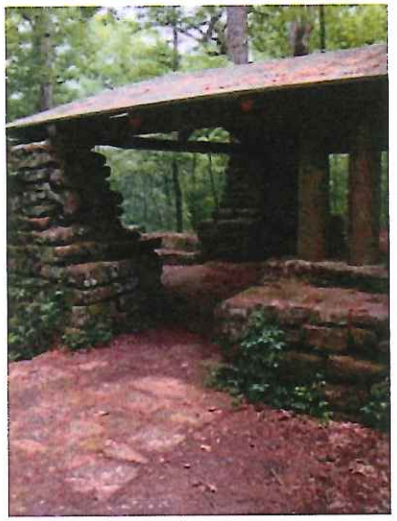
Designed Natural Playground w/ natural elements

3

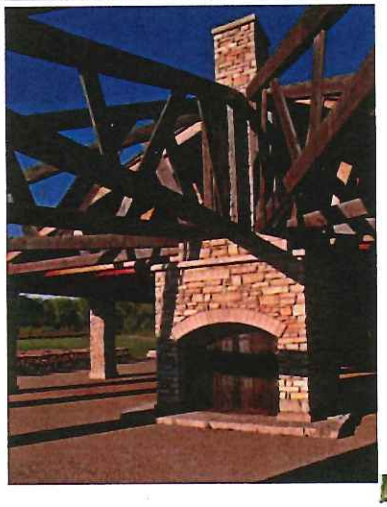
Natural Play landscape

Which architectural character for park structures appeal most to you?

Traditional, familiar

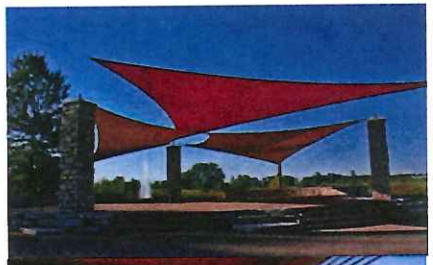


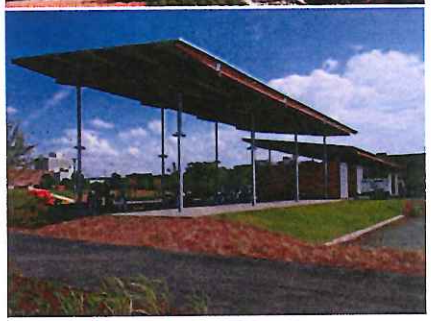
Updated versions of Traditional



Regional Contemporary

Contemporary





A community gathering space such as an amphitheater is being considered. Which character of amphitheater appeals most to you?

More Informal, Less Structure

More constructed, More amenities

A community gathering space such as an amphitheater is being considered. Which character of amphitheater appeals most to you?

Open, shaped lawn bowl, no structure

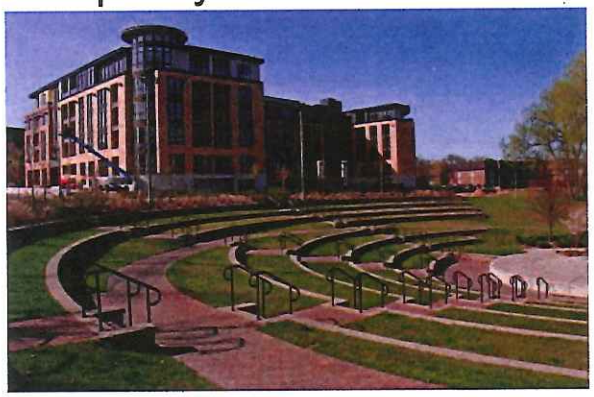
Minimal structure
Small informal

Smaller gathering spaces

A community gathering space such as an amphitheater is being considered. Which character of amphitheater appeals most to you?

More Integration w/ trees, Shady, intimate

More open and airy, Larger capacity



Existing Meadow:
Broom sedge
Blackberries
Briars

Wildest
$

Which type of meadow would you hope to see featured at Wildwood Community Park ?

Warm Season Grass Meadow:
Bluestem
Indian Grass
Some Wildflowers

Wild
$$

Native Wildflower Meadow:
Black Eyed Susan
Echinacea
Native Wildflowers

More Garden-

Which type of paths through meadows would you hope to see at Wildwood Community Park ?

Mown Path
informal

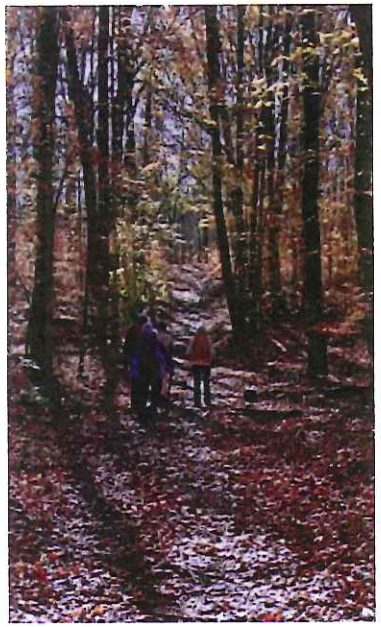
Crushed
stone
or paved

Mown Path
groomed

Formal
paved

Paved and graded
Multi-use

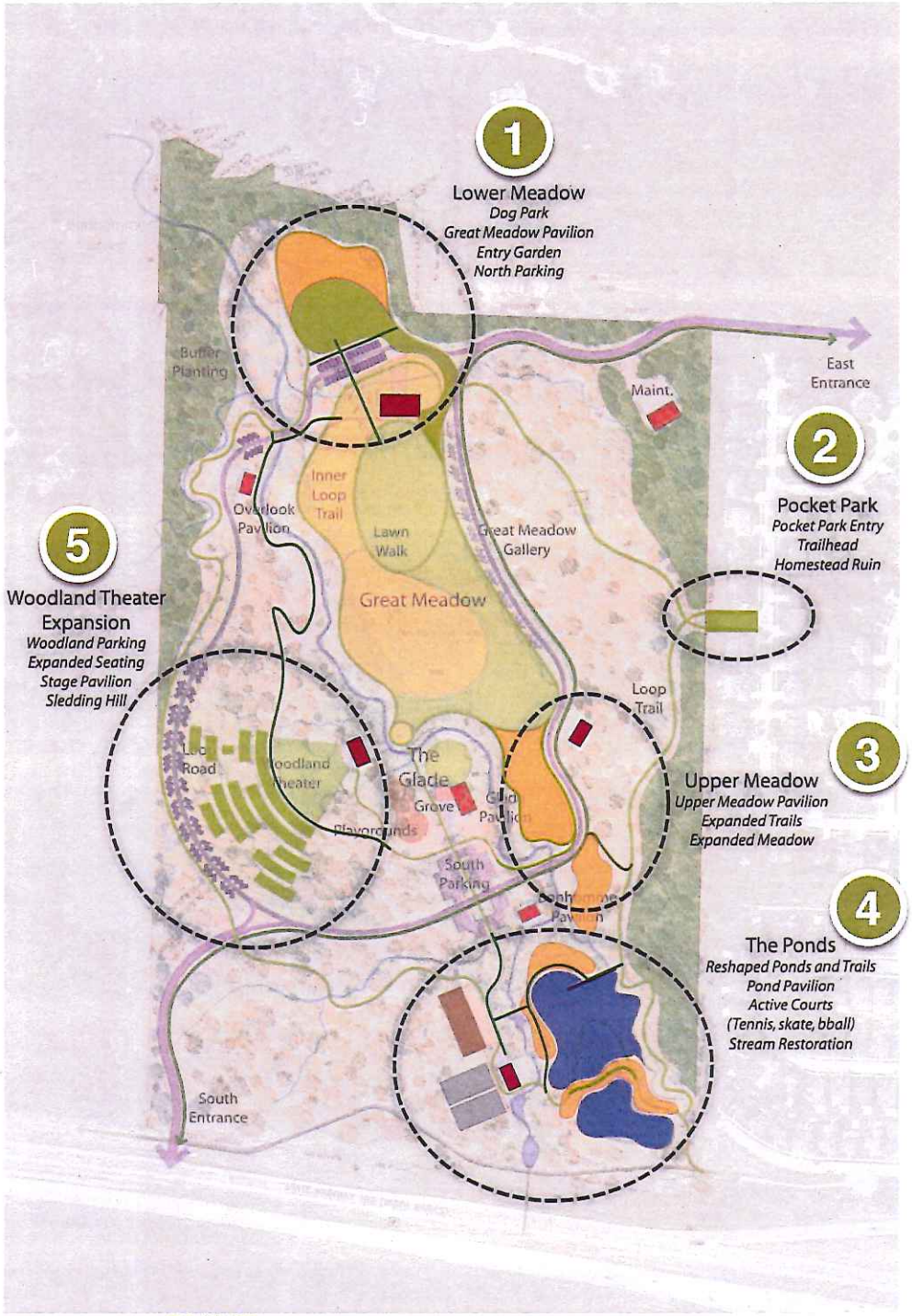
Hiking Trail



Wildwood Community Park would likely contain multiple trail types.
Which trail type do you personally prefer to use?

Crushed stone
Multi-use

The following are packages of park upgrades that Wildwood could incorporate. In what order would you prioritize these upgrades?



Goals & Background

Site Photos & Site Analysis

Program

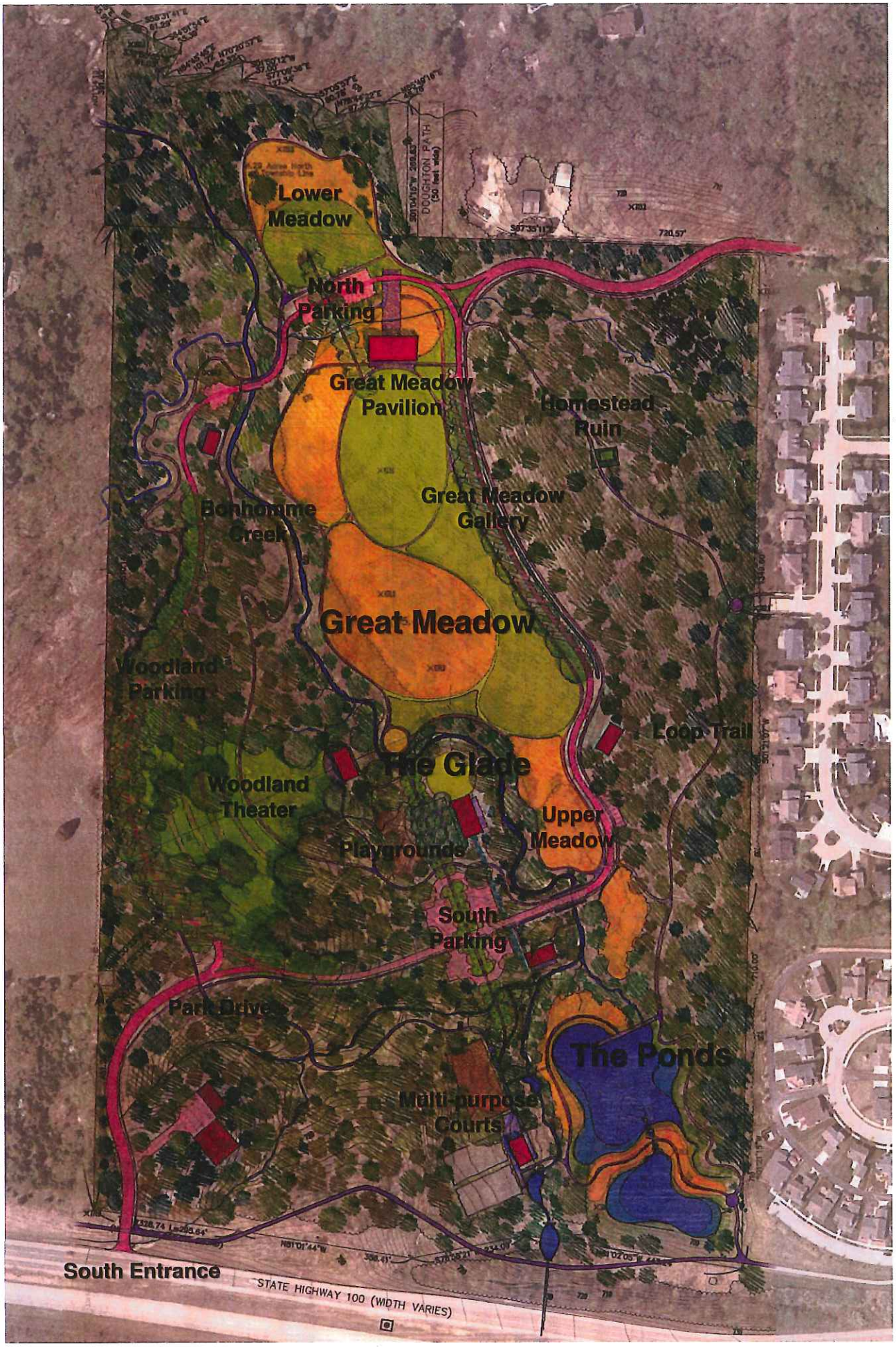
Comparable Projects

Public Participation

Development Frameworks & Conceptual Ideas

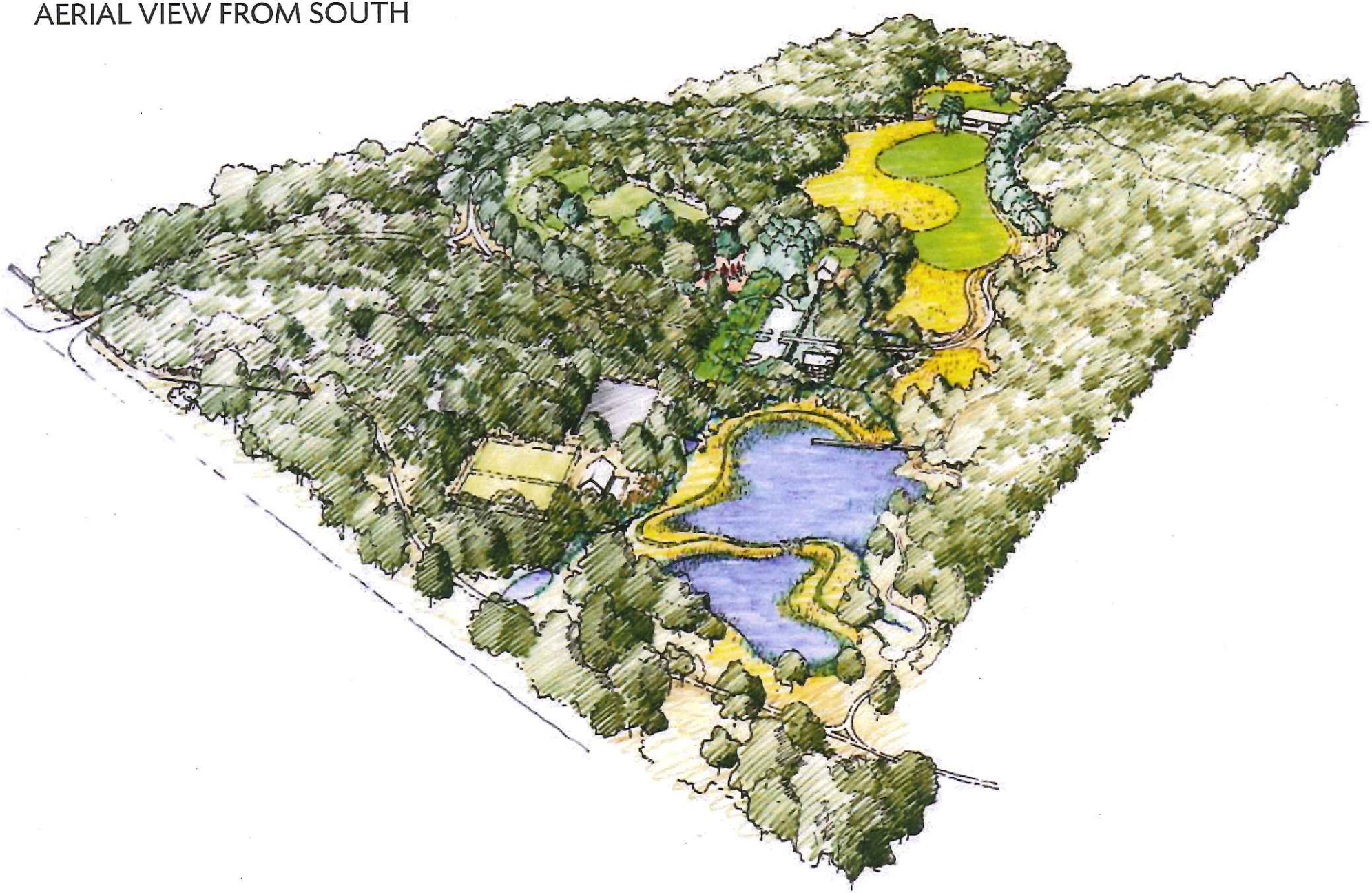
The Master Plan

Phasing & Costs


Lower Meadow
North Parking
Great Meadow Pavilion
Homestead Ruin
Bonhomme Creek
Great Meadow Gallery
Great Meadow
Woodland Parking
Loop Trail
The Glade
Woodland Theater
Upper Meadow
Playgrounds
South Parking
Park Drive
The Ponds
Multi-purpose Courts
South Entrance
STATE HIGHWAY 100 (WIDTH VARIES)
DOUGHTON PATH (50 feet wide)

WILDWOOD

AERIAL VIEW FROM SOUTH



GREAT MEADOW & PAVILION

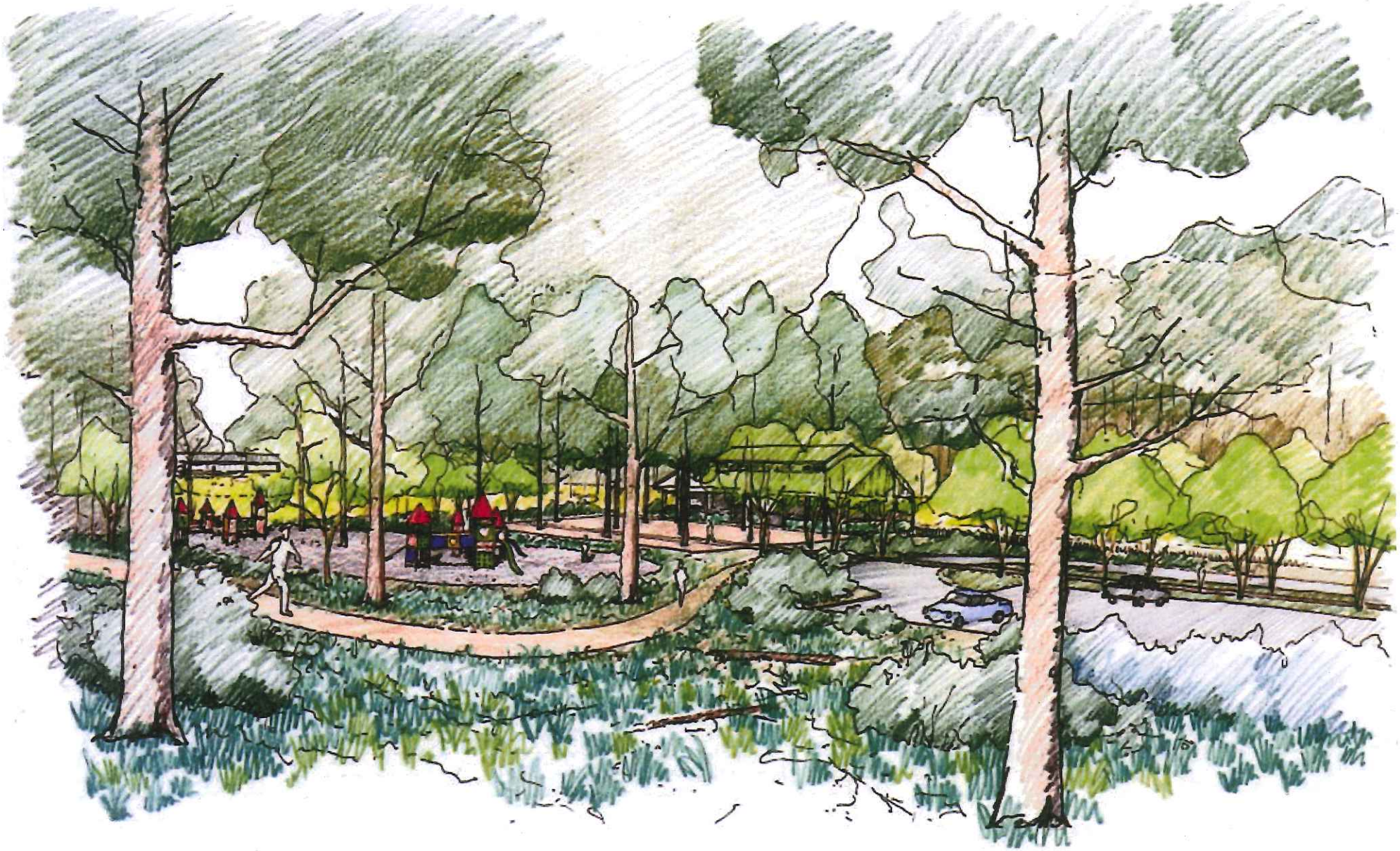
THE PONDS

WOODLAND THEATER

TREE HABITAT & COVERAGE

THE GLADE

TREE HABITAT & COVERAGE



Goals & Background

Site Photos & Site Analysis

Program

Comparable Projects

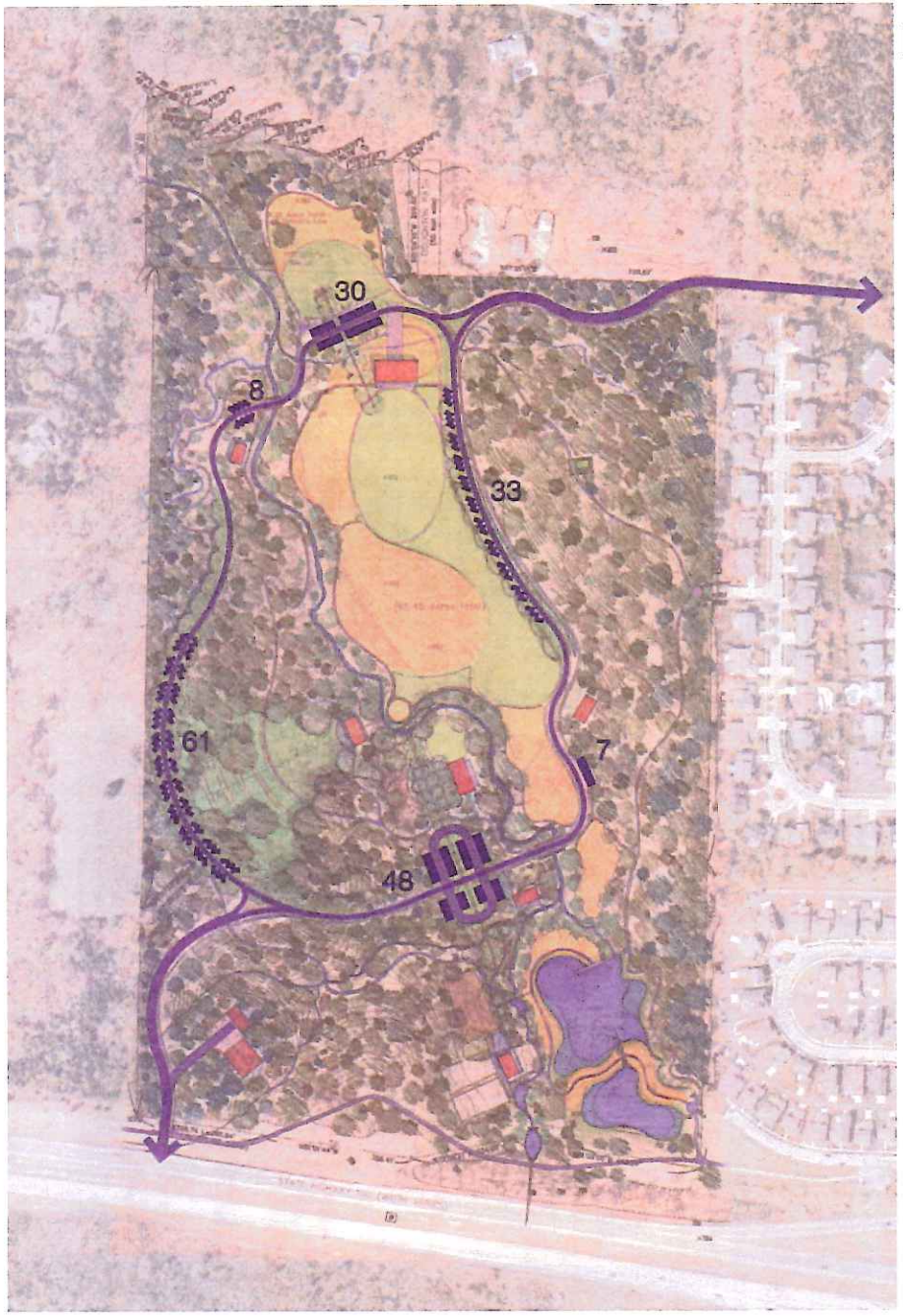
Public Participation

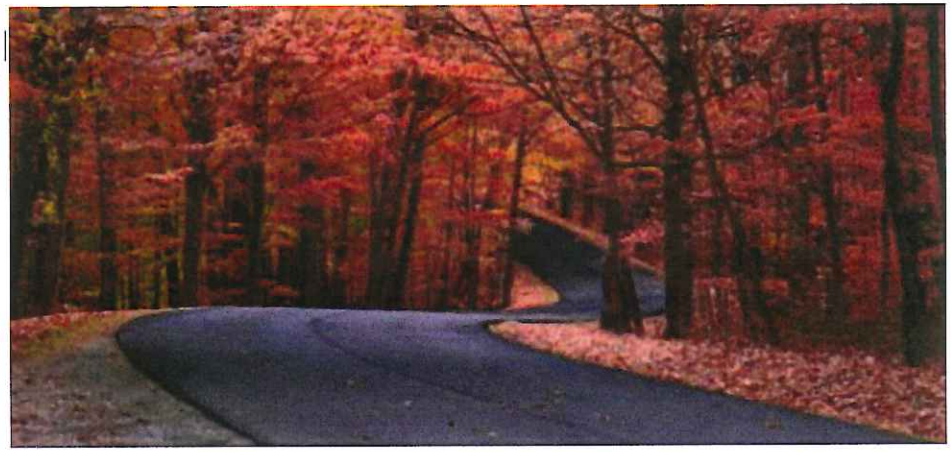
Development Frameworks & Conceptual Ideas

The Master Plan

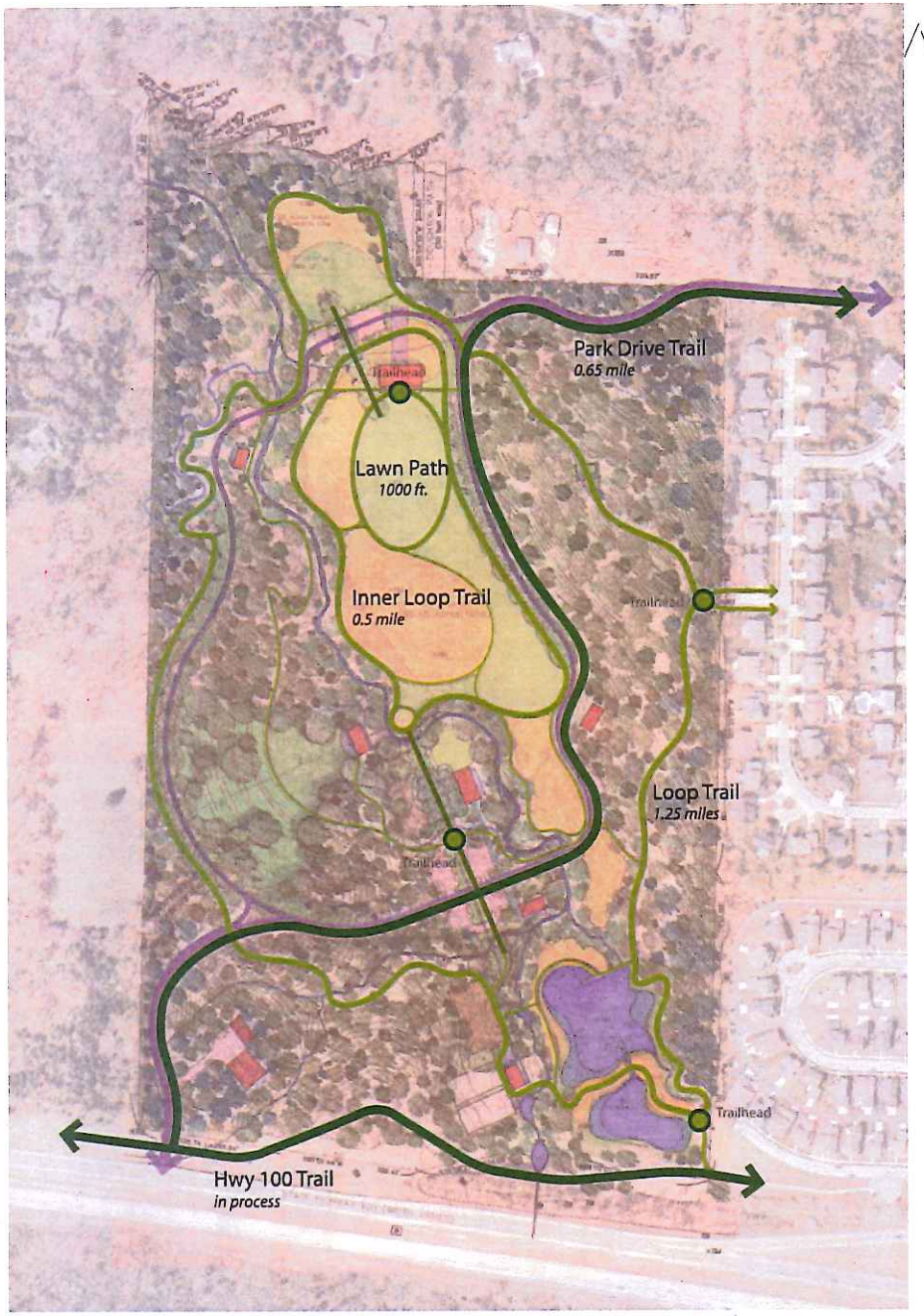
Phasing & Costs

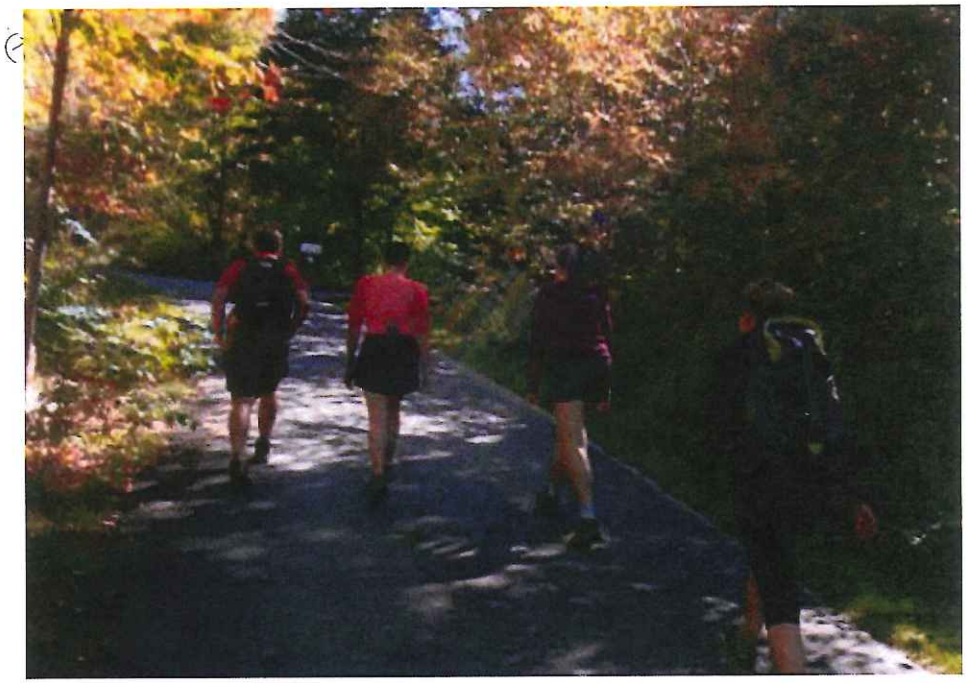
ROADS & PARKING



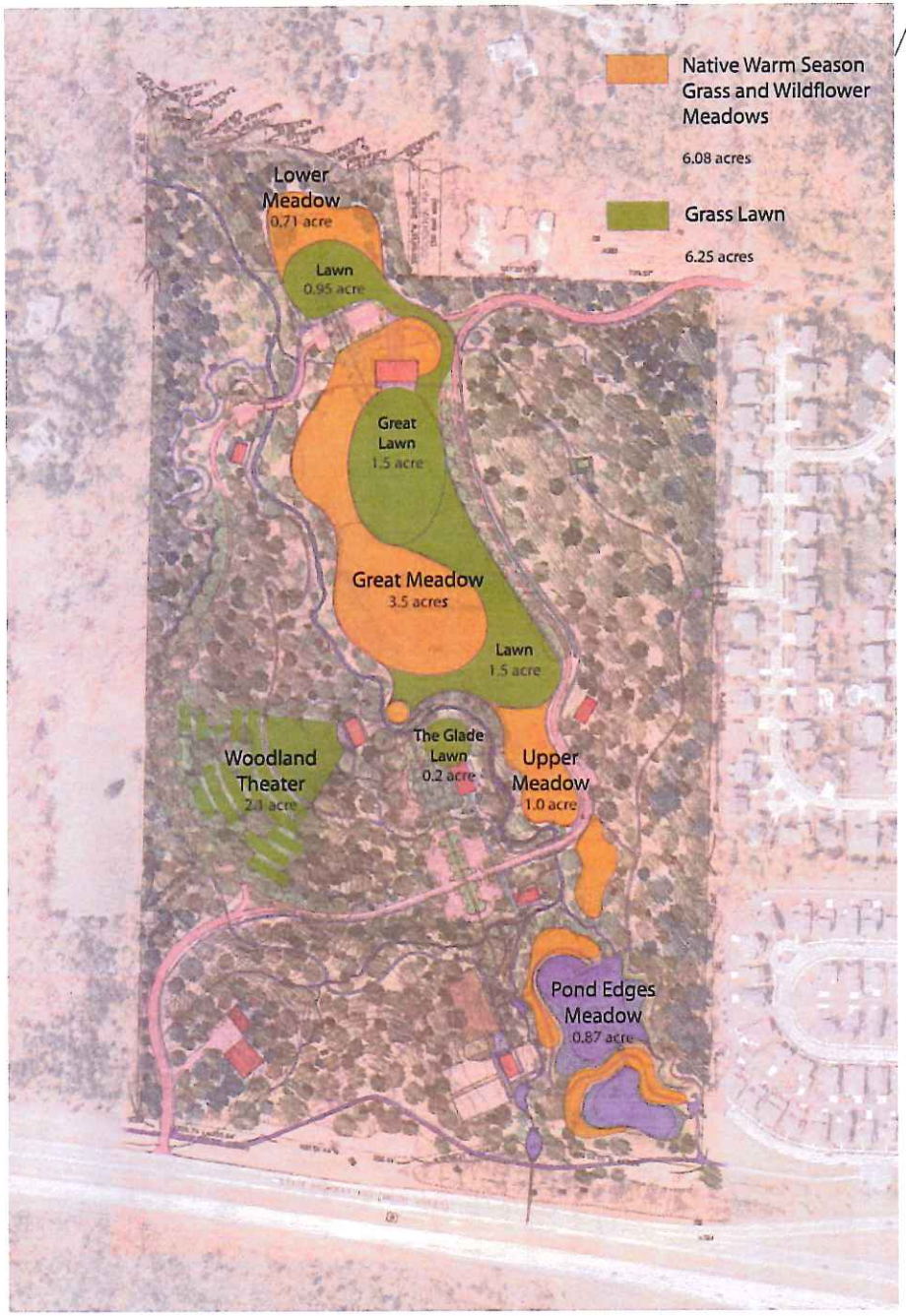


PATHS & TRAILS

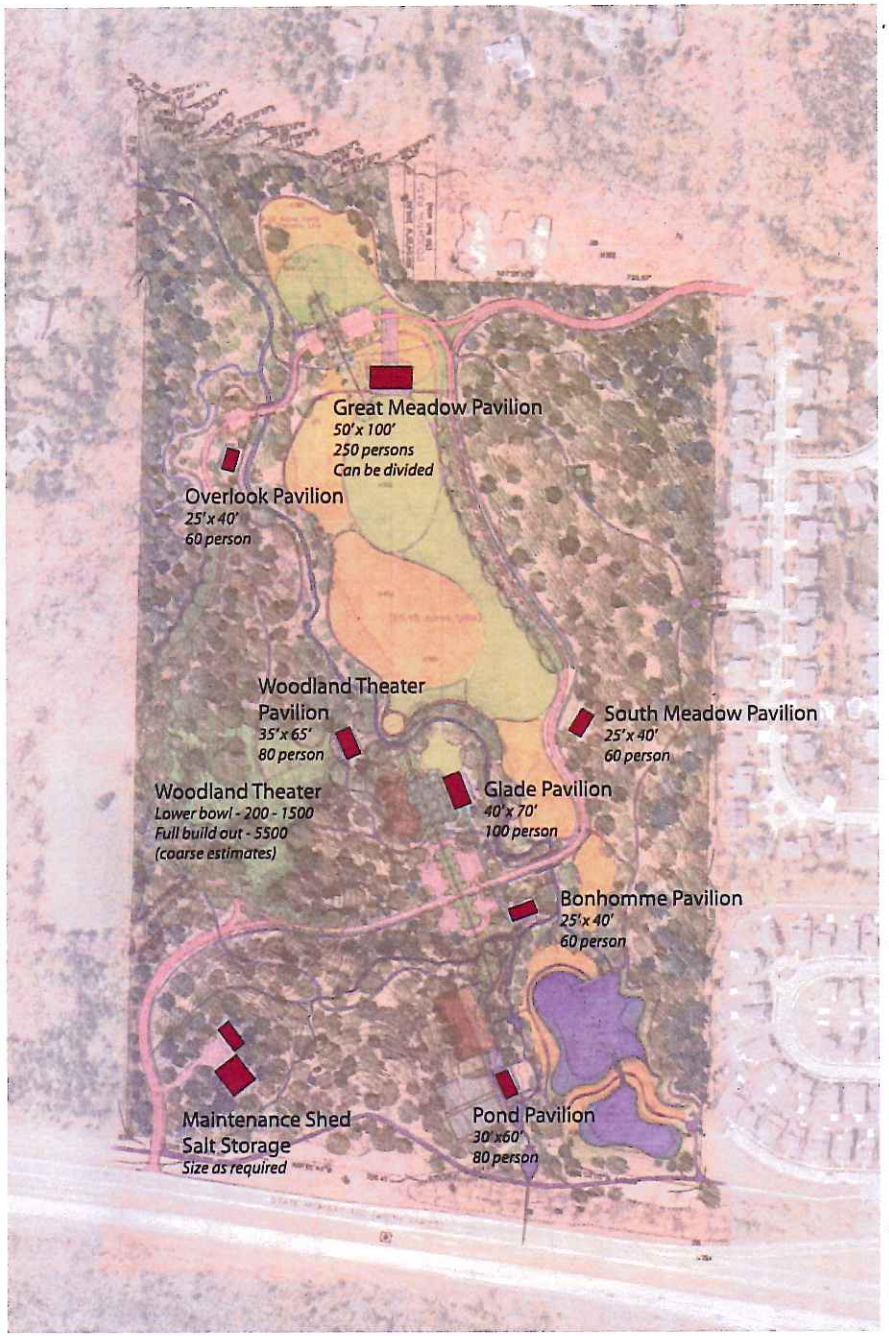


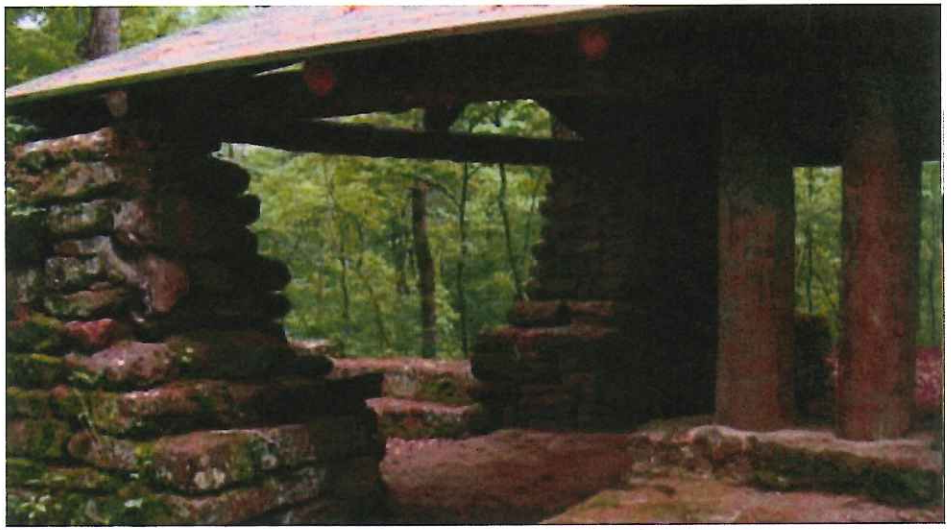


LAWN, FIELD & MEADOW

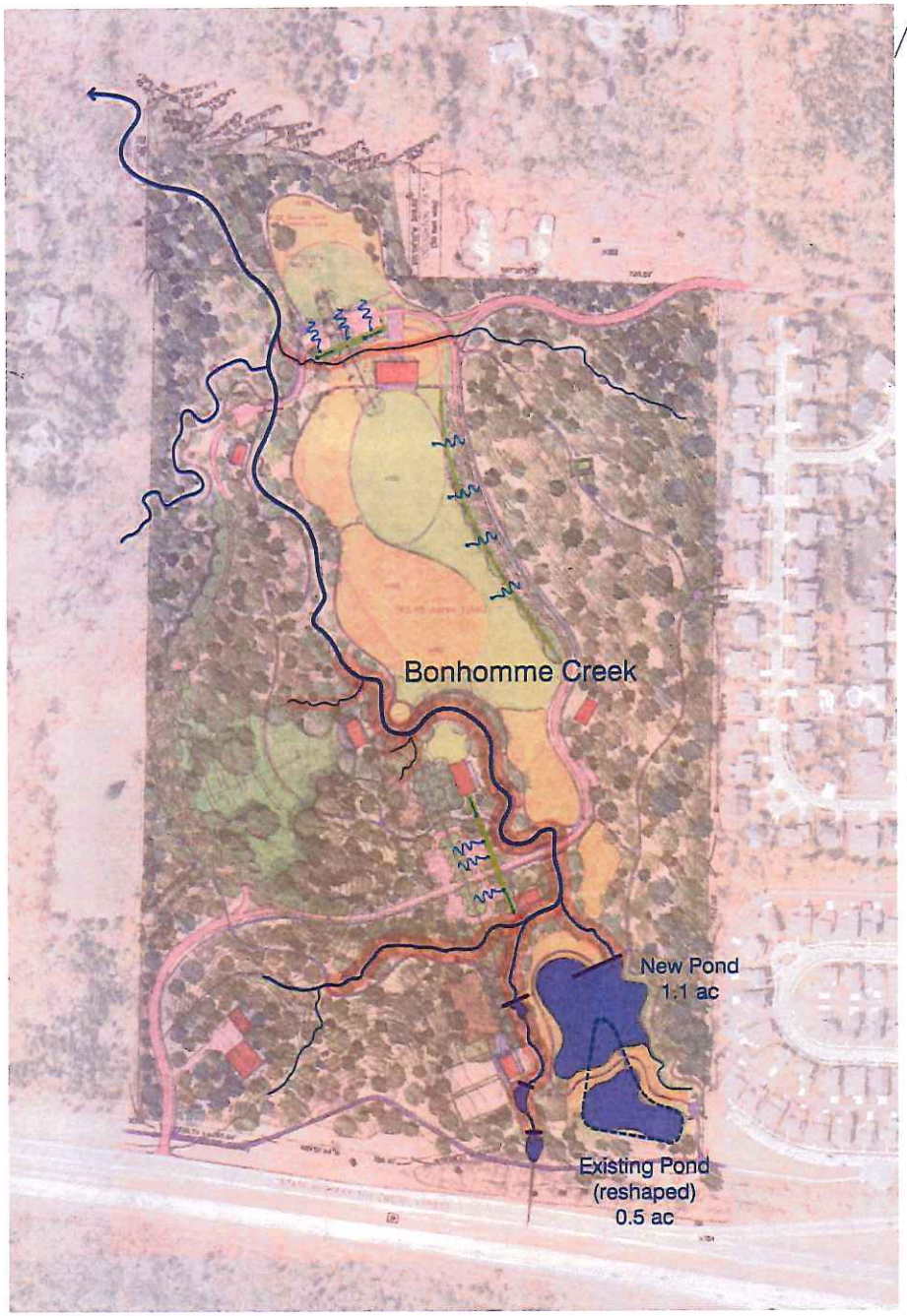


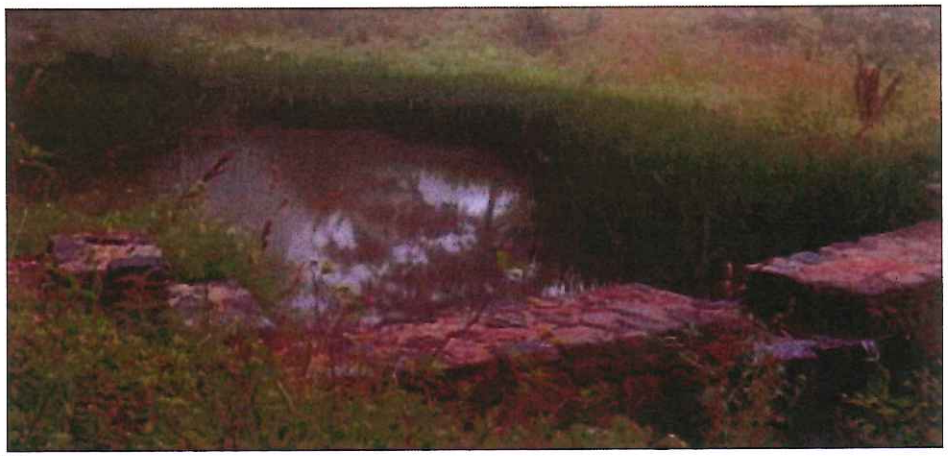
STRUCTURES


Great Meadow Pavilion
50'x 100'
250 persons
Can be divided
Overlook Pavilion
25'x 40'
60 person
Woodland Theater
Pavilion
35'x 65'
80 person
South Meadow Pavilion
25'x 40'
60 person
Woodland Theater
Lower bowl - 200 - 1500
Full build out - 5500
(coarse estimates)
Glade Pavilion
40'x 70'
100 person
Bonhomme Pavilion
25'x 40'
60 person
Maintenance Shed
Salt Storage
Size as required
Pond Pavilion
30'x60'
80 person



HYDROLOGY – PONDS & STREAMS





PLANT COMMUNITIES

Riparian Forest

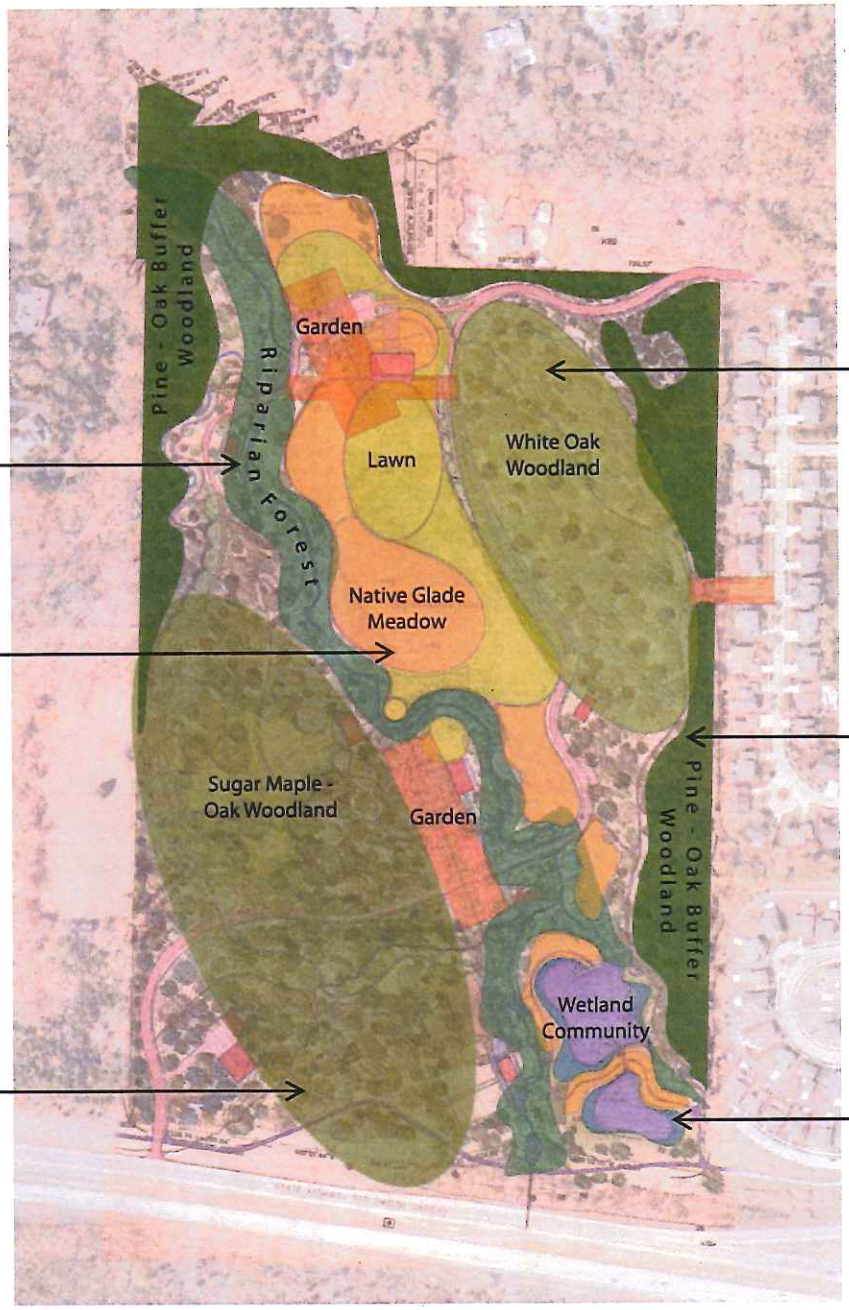
Sycamore
Cottonwood
Hackberry
Sweetgum
Sugarberry
Hornbeam
Witchhazel

Native Glade Meadow

Little Bluestem
Sideoats Gramma
American aloe
purple prairie clover
false boneset
Missouri orange coneflower

Sugar Maple - Oak Woodland

White Oak
Red Oak
Sugar Maple
Hickory
Black Gum



White Oak Woodland

White Oak
Black Oak
Post Oak
Black Hickory
Blackhaw
Redbud

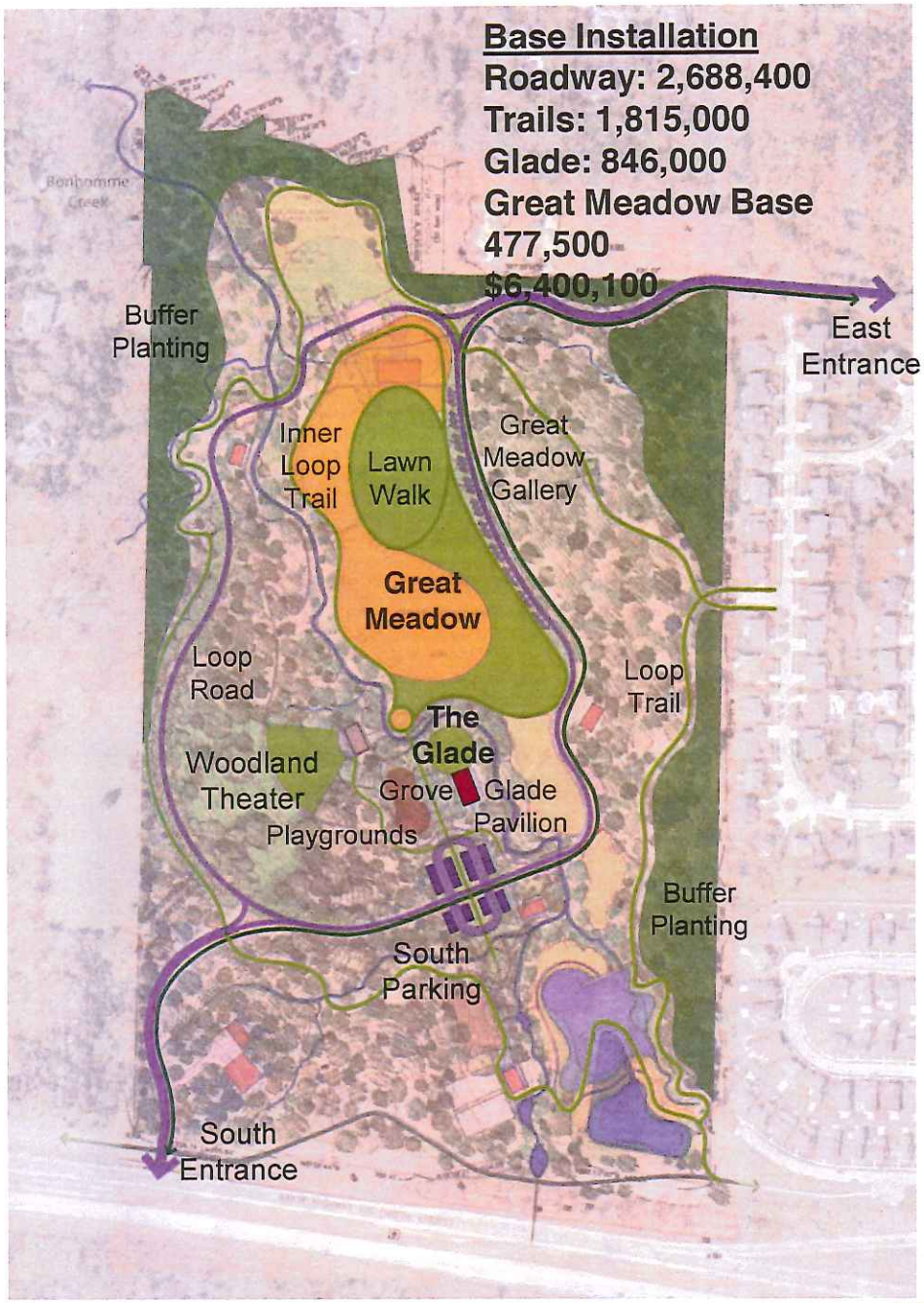
Pine – Oak Buffer Planting

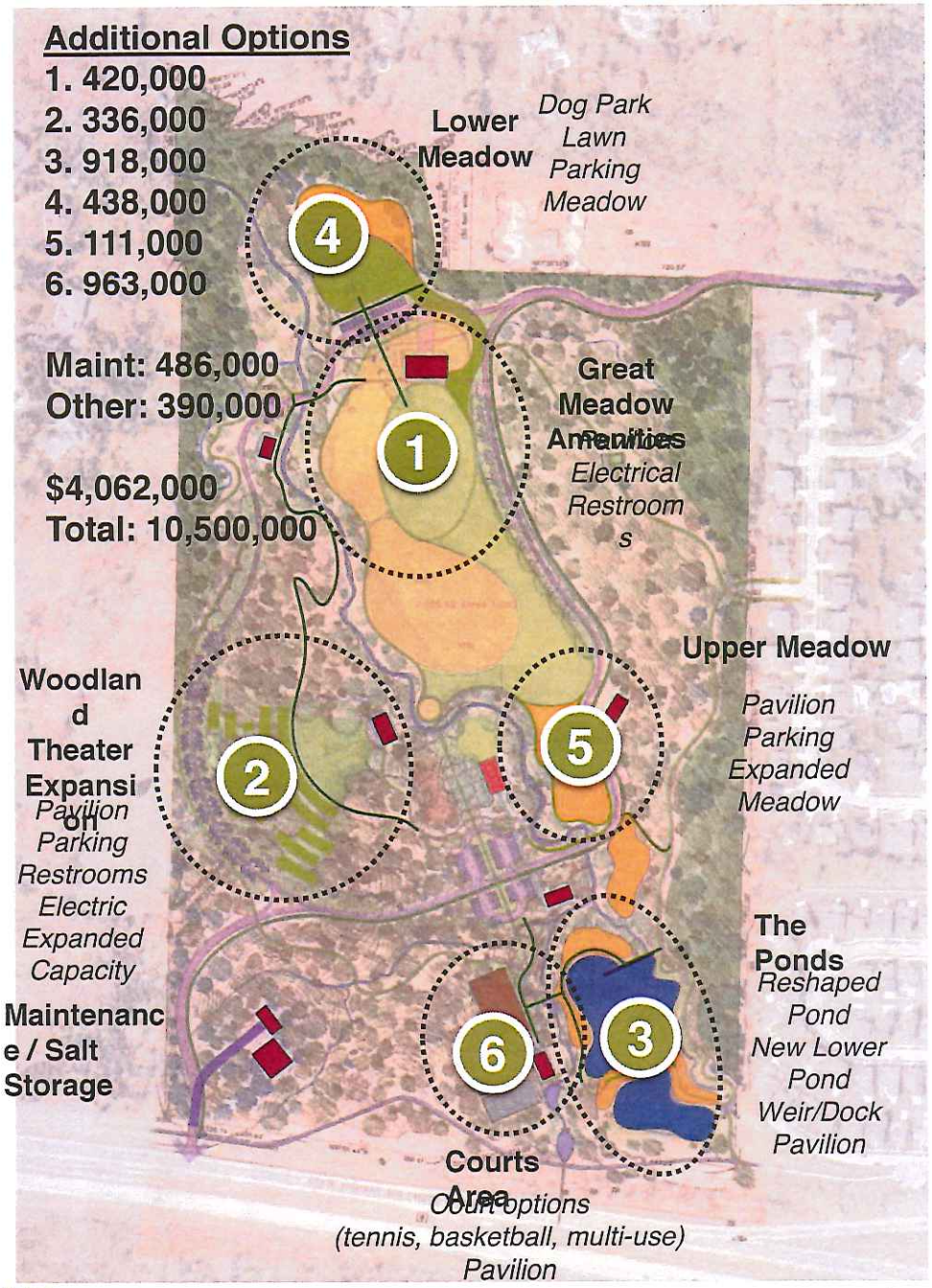
Shortleaf Pine
Scarlet Oak
Black Oak
Sassafras
Red Cedar
White Pine

Wetland Plant Community

Bulrushes
Sedges
Arrowheads

PHASING OPTIONS





WILDWOOD

November 15, 2016

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: **Status of the Belleview Farms Design Process**

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Economic Development Committee Members of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

The City is leasing the 100-acre Belleview Farm property from St. Louis County and, as part of that agreement, is obligated to install certain improvements within a specific timeframe. The first of these deadlines is approaching at the start of the new year. The City's consultant, DG2 Design, completed a Concept Plan for this park site, which included several options relative to the style and number of improvements that could be included in the development of this property. Additionally, the first draft of this plan was provided to this Committee, but it had little time to address it at that meeting. Further discussion is planned upon this matter. A copy of this plan is attached to this memorandum.

At the time of the lease agreement being finalized, a number of local and regional park entities had expressed interest in partnering with the City on the development of this site. Following the completion of the lease, and during the progression of the park design and the evaluation of the historic merit of the structures located on the property, Department staff again identified these entities to discuss specific plans regarding their support and sought certain direction on their future roles. Staff identified, or sought potential resources from, the following entities:

- The Open Space Council
- St. Louis County

- State of Missouri
- Great Rivers Greenway
- Gateway Off-Road Cyclists (GORC)
- *St. Louis County Municipal Parks Commission – not contacted, since the Committee directed staff to reserve those applications for Community Park.*

Excepting St. Louis County, and some in-kind work by GORC, no other organization has yet to fully commit their resources toward the development of this site. Additionally, the results of the historical assessment, which dated the construction period of the majority of the eight (8) buildings on site between 1875 and 1925, revealed an inability to verify the dates of their construction, which prevents them from being eligible for listing on the National Register of Historic Places (the completed historical assessment is attached to this memorandum). Therefore, the Department will not be seeking grant funding for the buildings and structures located on the site under a historic preservation option.

The development of the property will require a number of resources and funding, but one (1) design option includes a rentable venue, which may be a way to recoup costs. However, without the funding sources fully defined at this time, the Department is hesitant to recommend a particular option. With the Committee's concurrence, Department staff would like to request a two-year extension on the completion of improvements, as required by the current lease. During this two-year timeframe, the Department would continue to pursue outside funding sources, and if still unsuccessful in this regard, would use the additional months to develop a plan for the park's use with even less improved facilities, if agreed to by St. Louis County, the lease holder.

If any of the Committee Members have questions or comments about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation of this information is planned on this item at tonight's meeting. Thank you for your consideration of this information and providing direction on the same.

WILDWOOD

Belleview Farm Park

City of Wildwood, MIssouri
Conceptual Master Plan
August 2016

DG2 Design
Landscape Architecture

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Concept 2 Master Plan 24

Final Master Plan 28

GORC Mountain Bike Plan 36

Phasing Plan 38

Cost Estimate 40

Acknowledgments

The development of this master plan for Belleview Farm Park was a collaboration between the design team and the City of Wildwood Missouri.

Thank you for your contributions to this master plan!

City of Wildwood
Joe Vujnich, Director of Planning & Parks
Kathy Arnett, Assistant Director of Planning & Parks
Gary Crews, Superintendent of Parks & Recreation

Saint Louis County
John Stanger

GORC: Gateway Offroad Cyclists

DG2 Design, Landscape Architecture
Kristy DeGuire, PLA, ASLA - Principal Landscape Architect
Jordan Wilkinson - Designer
Brad Priest - Designer
Sara Runge - Project Manager

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Belleview Farm Park

Introduction

The land at Belleview Farm is approximately 100 acres in total area. The property features a variety of beautiful landscapes, with rolling topography and grand views overlooking the Meramec River valley.

Situated in the old St. Paul and Jedbergh areas, Belleview Farm was bequest to St. Louis County by the late Harold K. Donnelly in 1996. According to St. Louis County, Donnelly was instrumental in the creation of Bee Tree and Unger Parks, as well as Castlewood State Park. The subject property is also adjacent to Sherman Beach Park, which contains a trailhead for the Al Foster Trail.

The existing farmstead also contains a handfull of original buildings both of wood and stone construction. Unfortunately the historic farmhouse, which is believed to have been built in 1875, was burnt down by an arsonist in 2014.

The City of Wildwood has entered into an agreement with St. Louis County to develop the property into a new park, which will be known as Belleview Farm Park. This document will outline the process undertaken by the design team to create a master plan for the new park, which honors the rich heritage of the site and provides for a blend of recreational activities that embrace the natural beauty of the site.

Existing Site Images

Existing Site Images

Existing Site Images

Existing Site Images

Site Analysis: Vegetation & Hydrology

Hardwood Forest

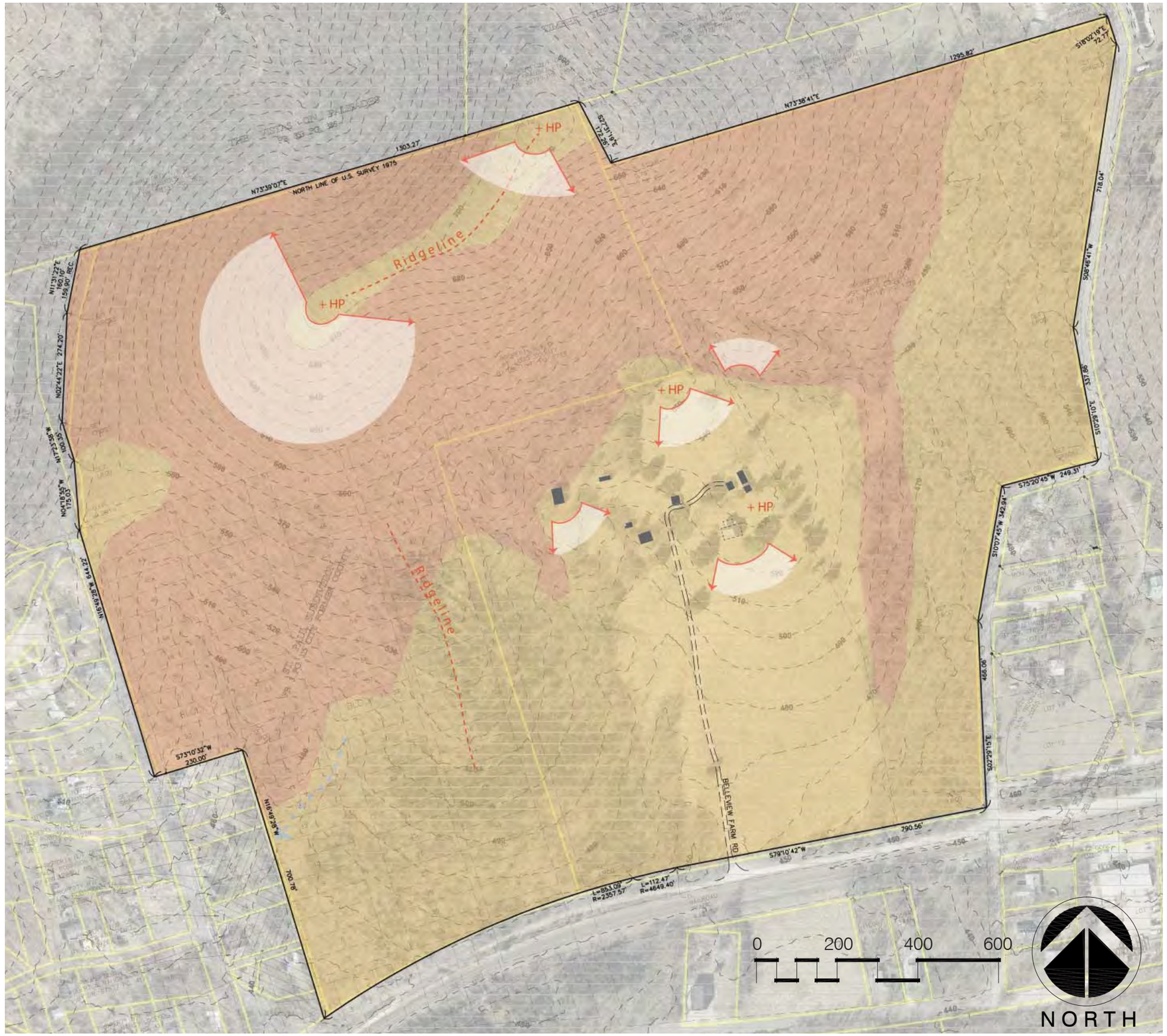
Open Grassland

Ephemeral Drainage Ways

The overall existing vegetation of the site is typical of a former homestead farm of this time period. The site is largely wooded with deciduous hardwood trees, with many cedars (planted or volunteer) along the edges and in the open grassland area. There are invasive species present throughout that should be removed.

There are 3 main ephemeral creek beds on the site that handle stormwater. The 2 main drainage corridors flank either side of the open grass area and drain towards the southern end of the site.

Site Analysis: Topography, Slopes & Vistas



Severe Slopes (+10 %)

Moderate Slopes (< 10 %)

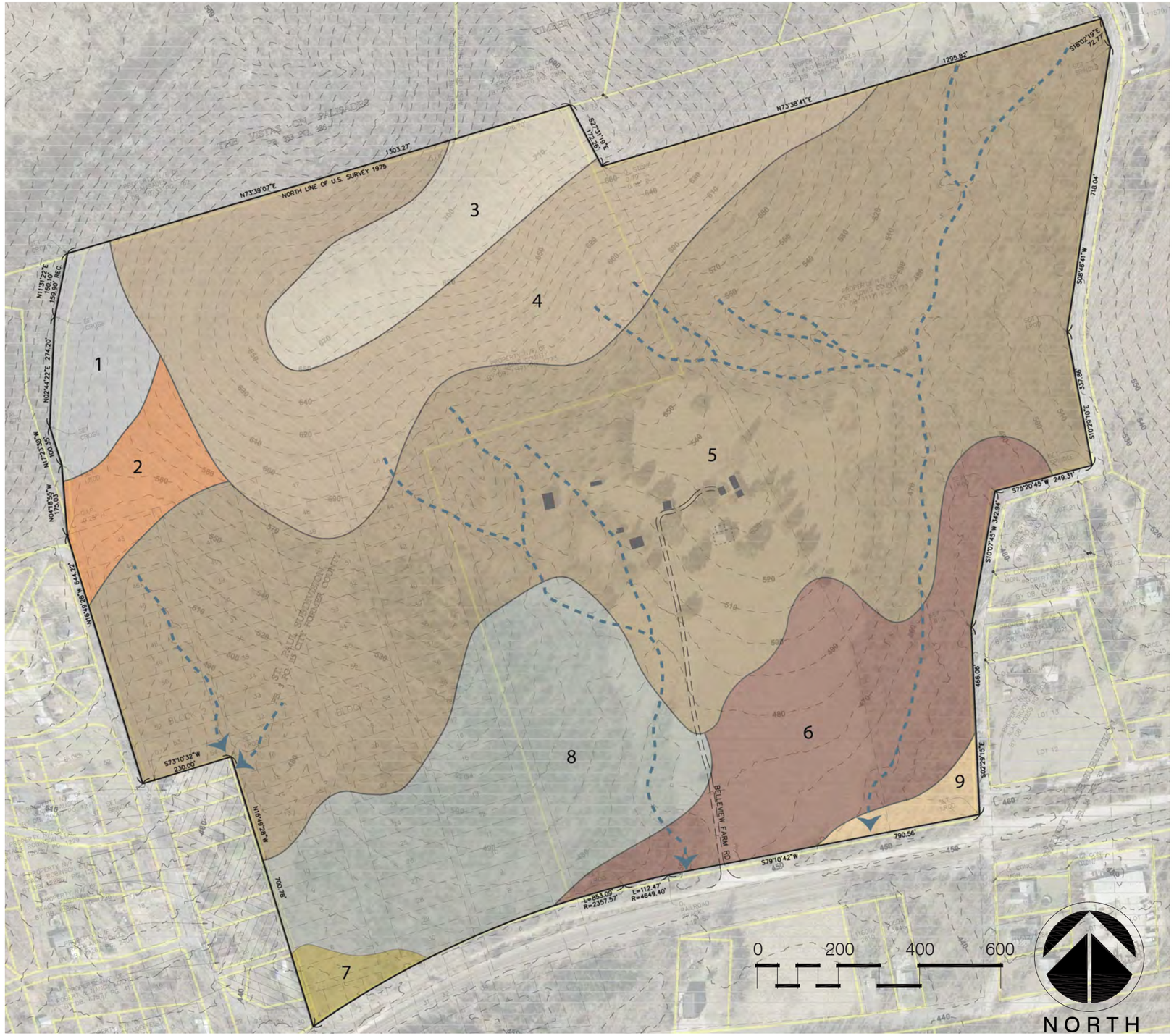
Major Views

+ HP High Points

Ridgelines

The site at Belleview Farm has over 260 feet of elevation change from the current entrance at the south, to the ridge at the northern end of the site. Roughly half of the site has moderately steep slopes of up to 10%, and this includes most of the open grassland area. The northern half of the site is steeper, with slopes up to 55%

This dramatic topography provides for excellent panoramic and framed views from high points and vistas. Some of the most open views are currently at the top of the grassland area or former home site looking south.



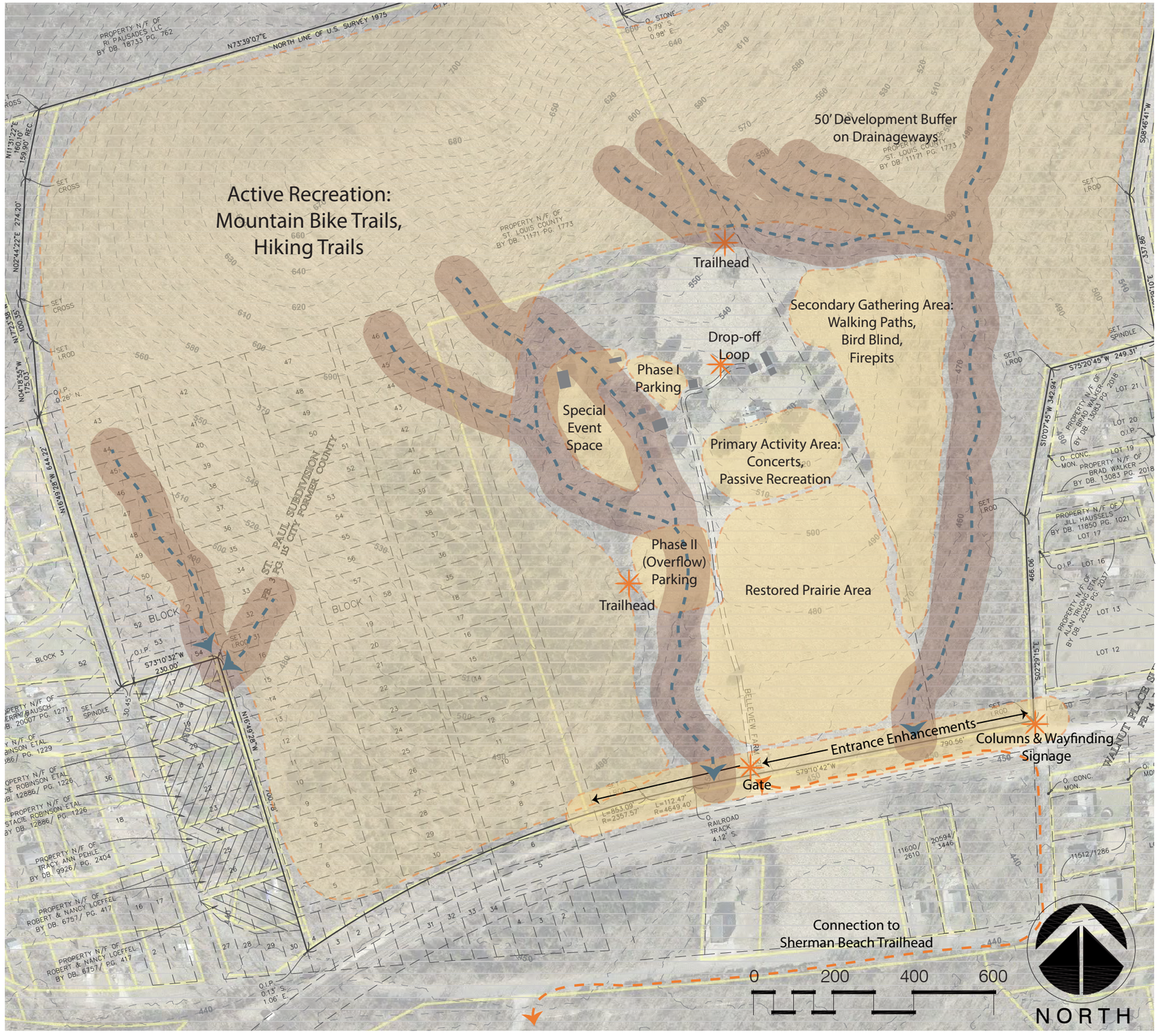
Site Analysis: Soils

1	Gasconade-Rock outcrop complex, 15-50% slopes, extremely stony
2	Crider-Menfro silt loams, 5-14% slopes
3	Rueter gravelly silt loam, 3-15% slopes, very stony
4	Rueter gravelly silt loam, 15-55% slopes, extremely stony
5	Menfro silt loam, 14-20% slopes, eroded
6	Menfro silt loam, 5-9% slopes, eroded
7	Haymond silt loam, 0-3% slopes, frequently flooded
8	Winfield silt loam, 9-14% slopes eroded
9	Menfro silt loam, 2-5% slopes
	Ephemeral Drainage Ways

There are 9 different soil complexes on this roughly 100 acre site. Approximately 63% of the site consists of a Menfro silt - loam complex that is suitable for most construction methods. The steeper slopes consist mostly of gravelly silt-loam mixes that are less favorable for development, but would be fine for low-impact construction. The southwest corner of the site contains soils that have been historically flooded, although that frequency is unknown.

Source: National Resources Conservation Service, Web Soil Survey

Site Analysis: Opportunities & Constraints

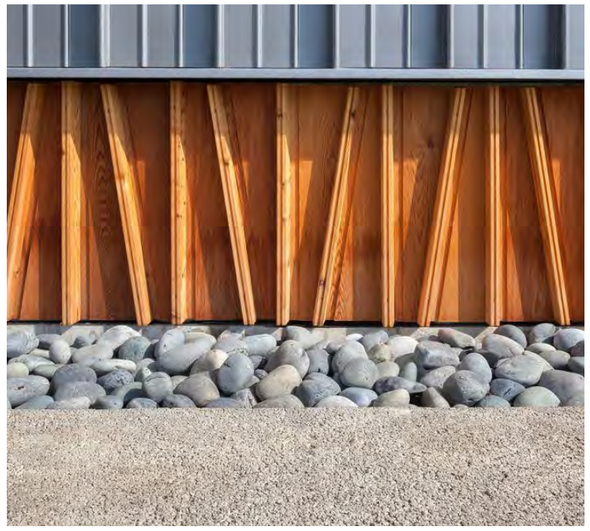


Ephemeral Drainage Ways

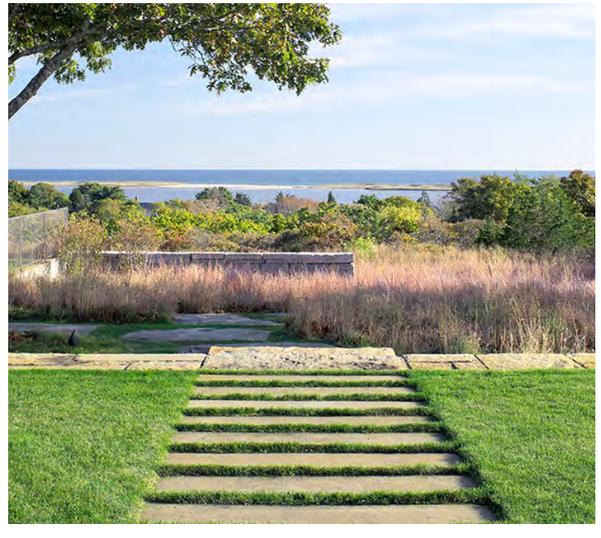
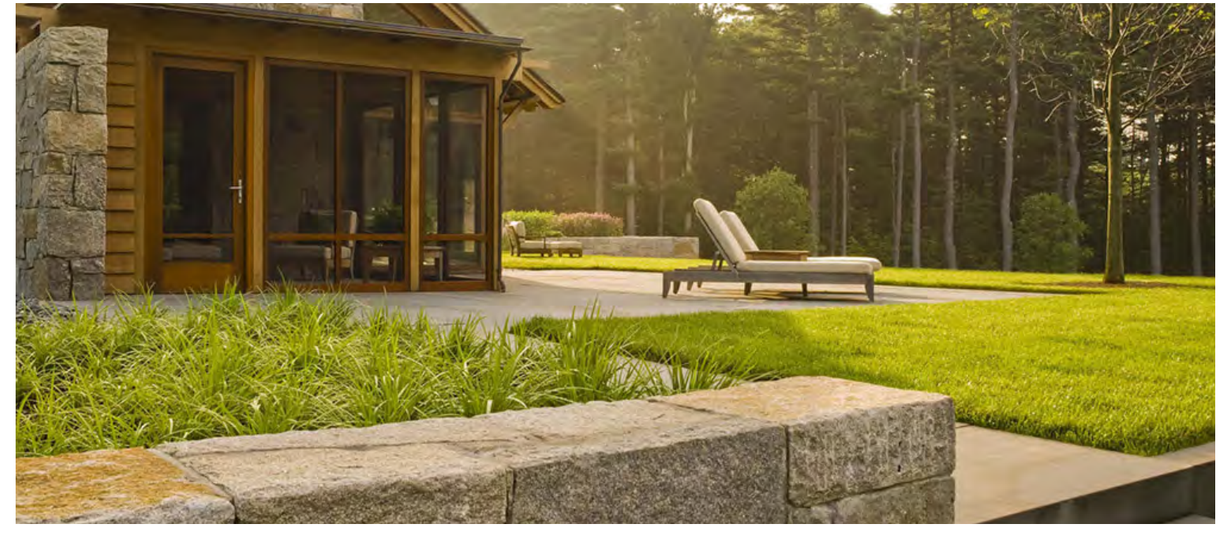
50' Development Buffer

After reviewing various natural systems and existing conditions on the site, an overall look at the opportunities and constraints for developing a park become apparent. Although the drainage-ways are ephemeral in nature and do not normally hold water, a development buffer should be implemented to reduce impact on the existing watershed. Most of the steeper sloped hardwood forest would be ideal for active recreation such as hiking and biking trails. Important trailhead and entrance areas have been noted, with the primary activity areas at the center of the site.

Inspiration Images



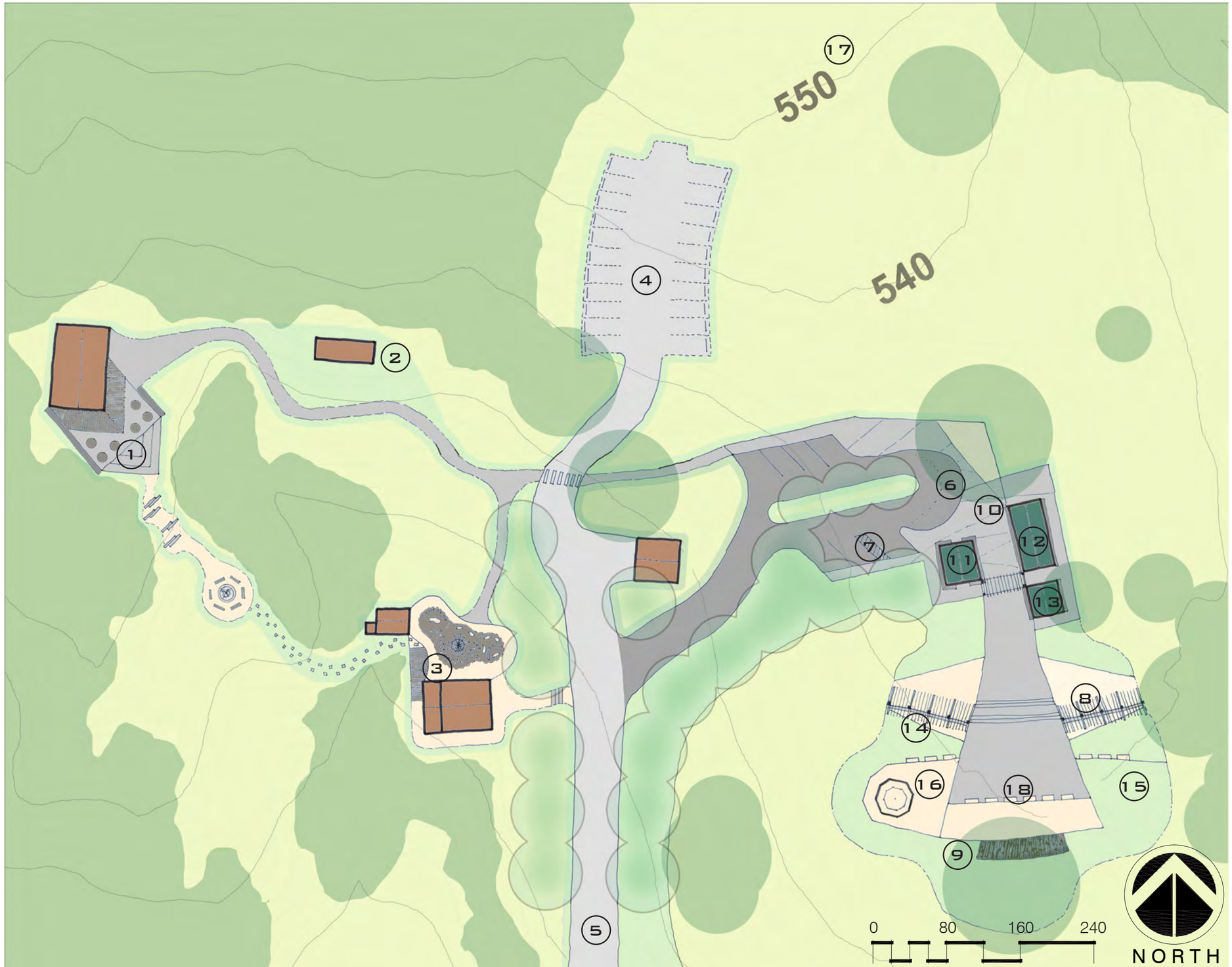
Inspiration Images

Concept 1 Master Plan

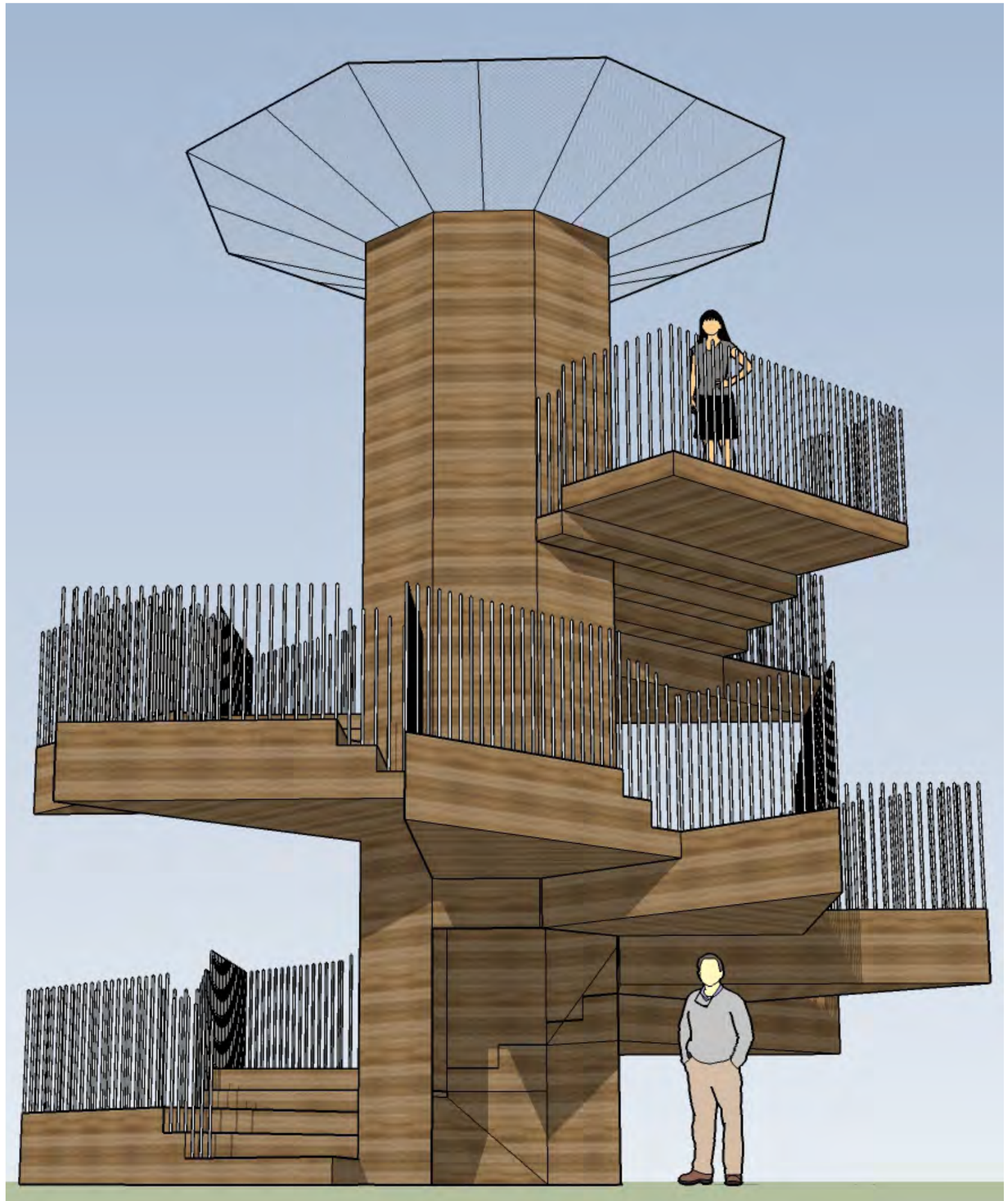
1. Mountain Bike Trails
2. Trailhead
3. Secondary Parking Lot
4. Entry Road
5. Geo-Trekking Trail
6. Fire Pit Gathering Area
7. Trailhead
8. Overlook Point
9. Plan Enlargement (Next Sheet)

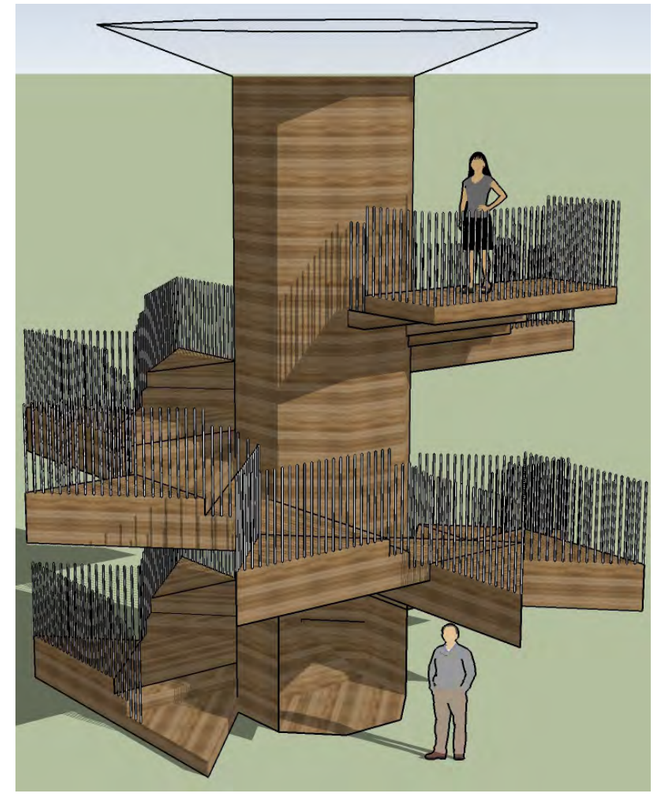
Concept 1 Detail Plan

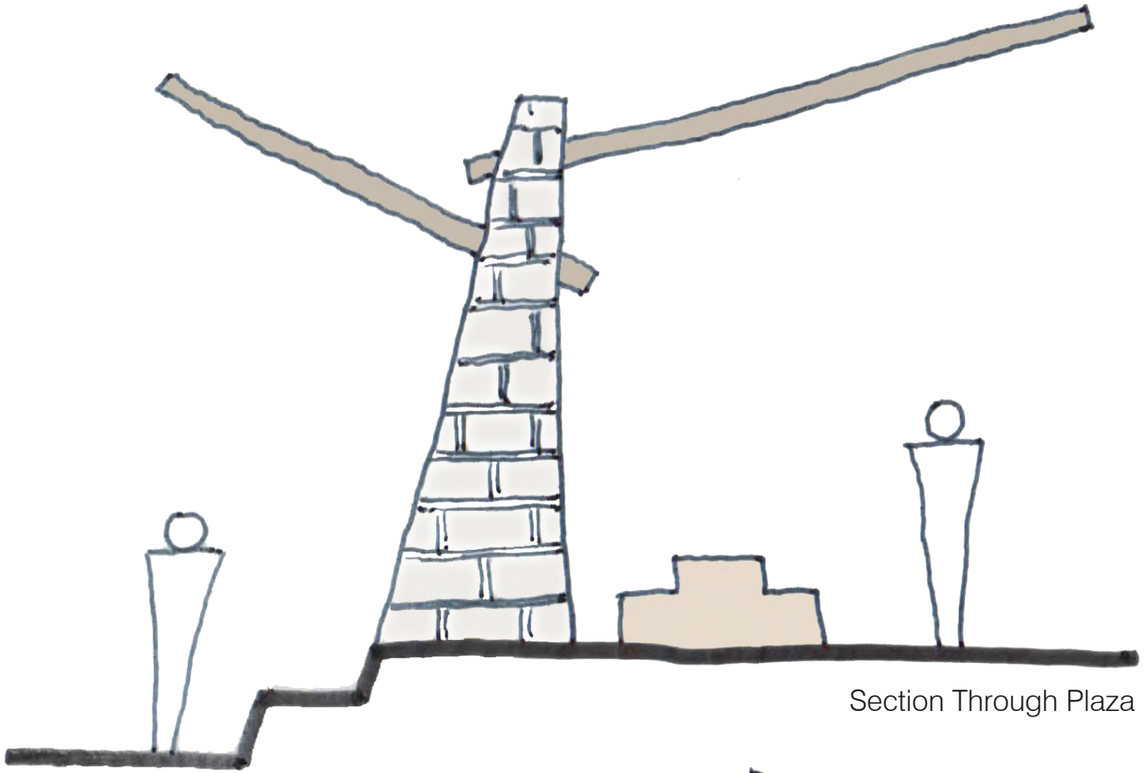


1. Wedding Venue @ Barn
2. Restored Corn Crib
3. Natural Play Area
4. Main Parking Lot (21 spaces)
5. Entry Road
6. Drop Off Circle
7. ADA Parking
8. Terraced Seating
9. Stage
10. Entry Plaza
11. Restrooms
12. Park Storage
13. Park Info. Kiosk
14. Seat Walls
15. Picnic Lawn
16. Stargazer Overlook Tower
17. Sledding Hill
18. Stone Monolith Benches

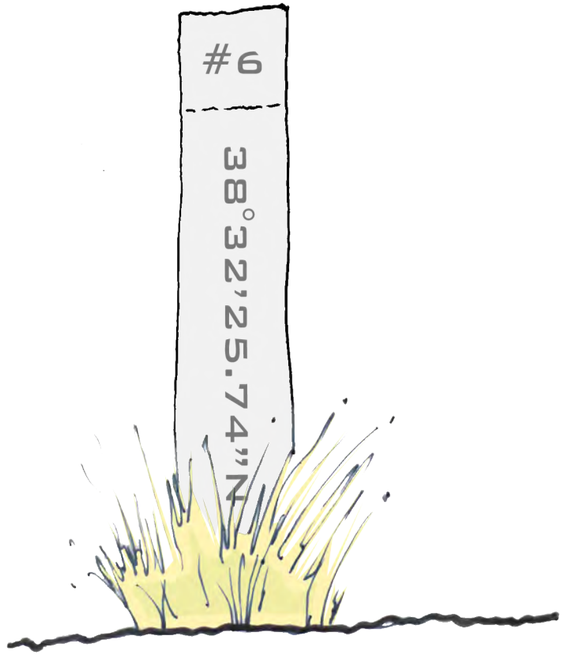
Concept 1 Stargazer



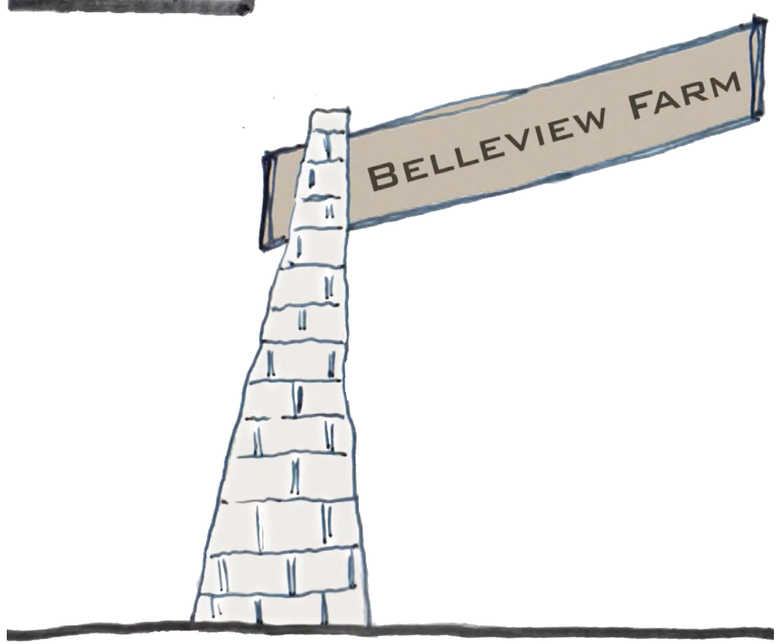




Section Through Plaza



Geo-Trekking Post

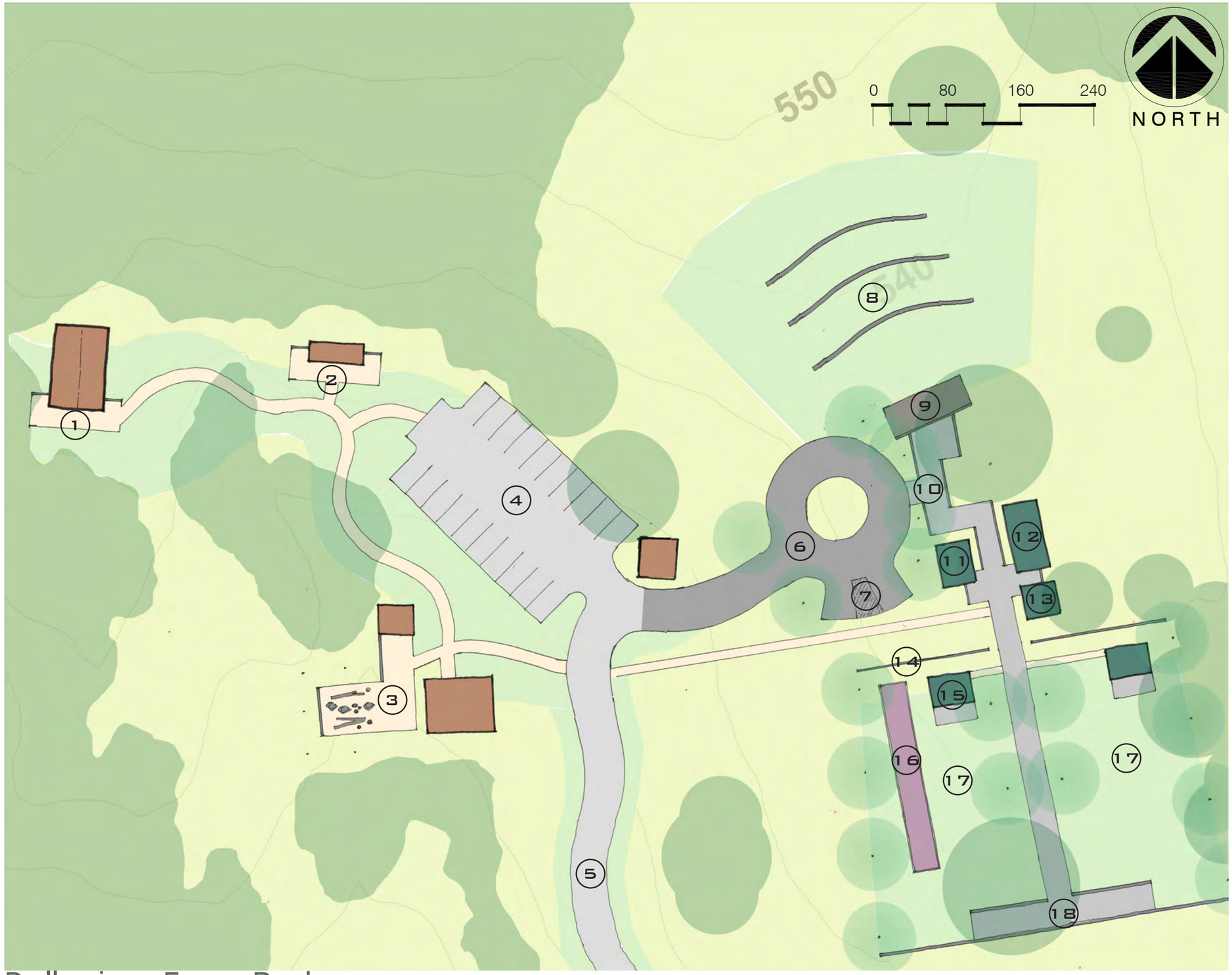


Entry Monument Sign

Concept 2 Master Plan

1. Mountain Bike Trails
2. Trailhead
3. Secondary Parking Lot
4. Entry Road
5. Path through Meadow
6. Fire Pit Gathering Area
7. Trailhead
8. Overlook Point
9. Plan Enlargement (Next Sheet)

Concept 2 Detail Plan

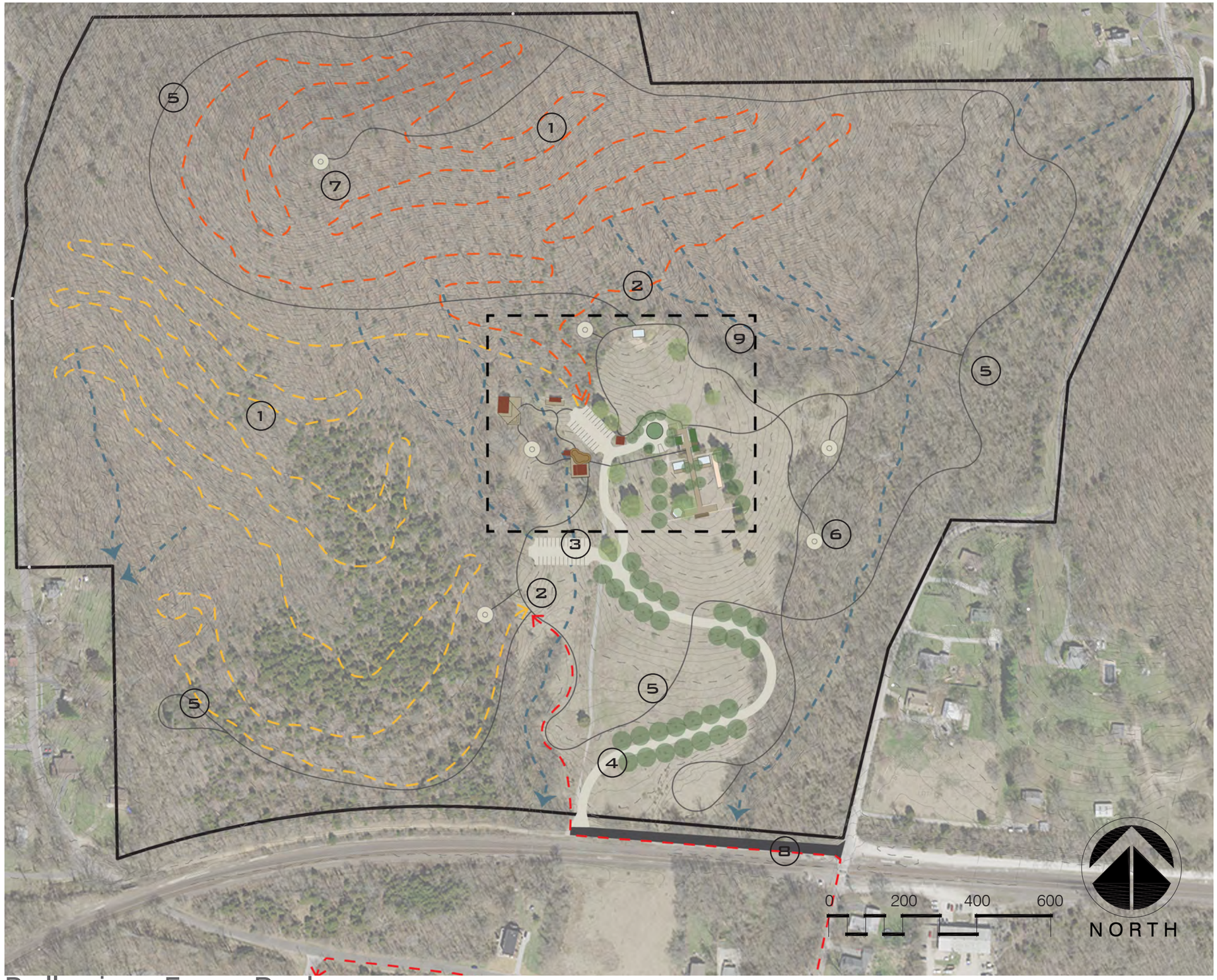


1. Gathering Area @ Barn
2. Gathering Area @ Corn Crib
3. Natural Play Area
4. Main Parking Lot (20 spaces)
5. Entry Road
6. Drop Off Circle
7. ADA Parking
8. Terraced Seating
9. Stage
10. Entry Court
11. Restrooms
12. Covered Pavilion
13. Lookout Pavilion
14. Seat Walls (Typ.)
15. Picnic Pavilion + Fire Pit
16. Bocce Court
17. Sitting + Game Lawn
18. Ha-Ha Wall + Overlook

Section Through Ha-Ha Wall Overlook

Entry Monument Sign

Final Conceptual Master Plan

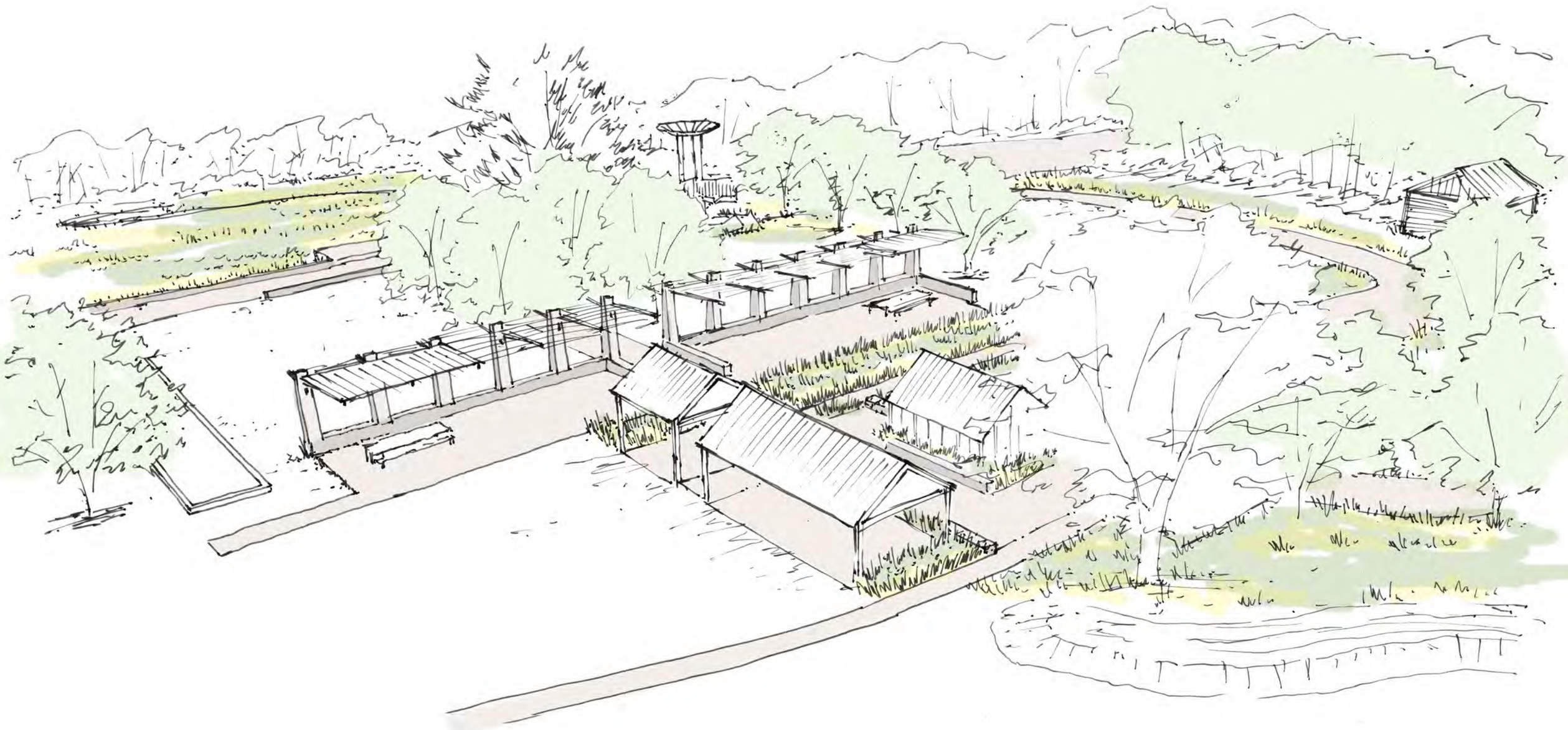


1. Mountain Bike Trails
2. Trailhead
3. Secondary Parking Lot
4. Entry Road
5. Hiking Trails
6. Fire Pit Gathering Area (typ.)
7. Overlook Point
8. Improved Access Road
9. Plan Enlargement (Next Sheet)

Final Concept Detail Plan

1. Wedding Venue @ Barn
2. Gathering Area @ Corn Crib
3. Natural Play Area
4. Main Parking Lot (20 spaces)
5. Entry Road
6. Drop Off Circle
7. ADA Parking
8. Sledding Hill + Pavilion
9. Trailhead
10. Entry Court
11. Restrooms
12. Covered Pavilion
13. Lookout Pavilion
14. Seat Walls (Typ.)
15. Shade Structure
16. Bocce Court
17. Sitting + Game Lawn
18. Ha-Ha Wall + Overlook
19. Stage
20. Star-gazing & Overlook Tower
21. BMP Plantings
22. Berm + Hayride Staging Area
23. Firepit + Bird Blind Area
24. Park Storage
25. Hiking Trails

2



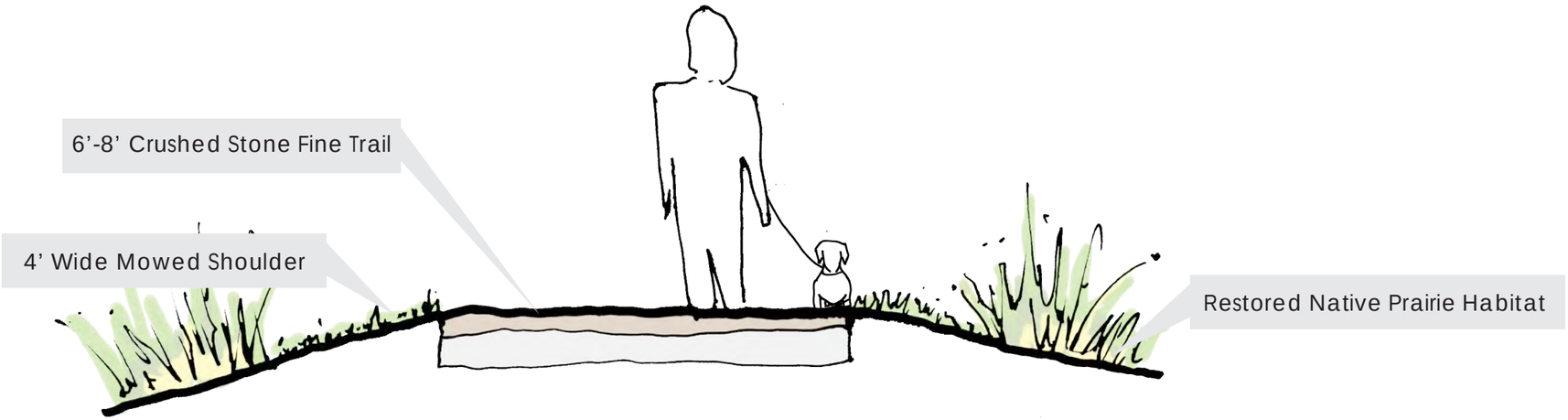
Entrance Gateway Concept

Entrance enhancements for Belleview Park will emphasize the rustic and agricultural heritage of the site. Local materials such as native limstone veneer and hardwood rails will create a formal entrance to the park. Overall form of the entrance structure will mimic the form of the proposed shade structure in the central area of the park design.

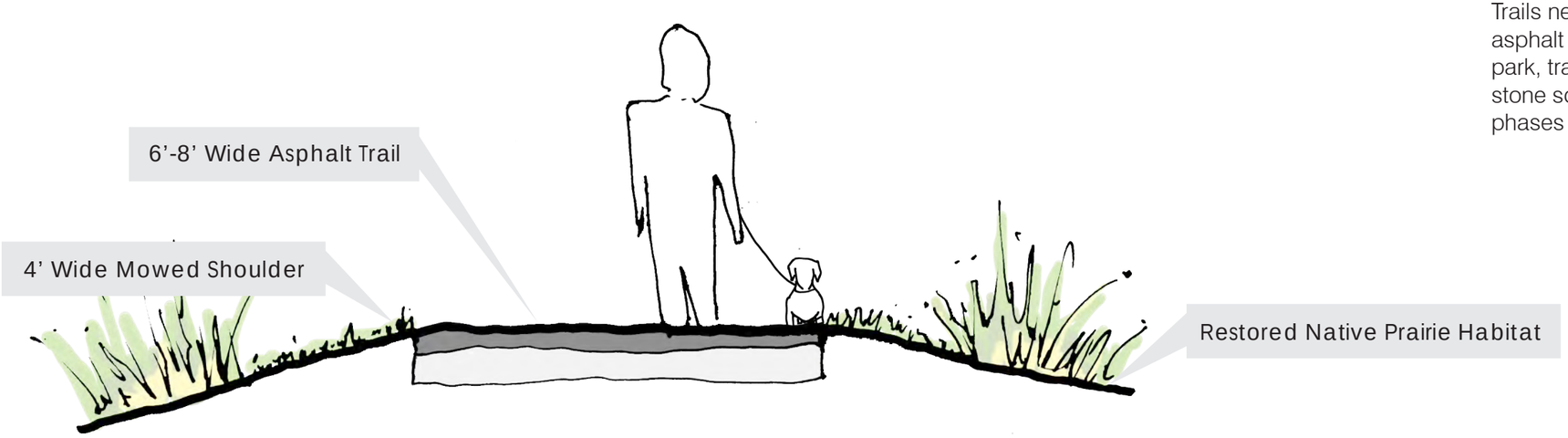
(Lockable manual steel gates to be attached to the monument piers)

Geo-trekking Post Concept

This prototype for a “Geo-trekking” post will add another layer of activity and interaction to the proposed hiking trails at Belleview Farm Park. With smartphones or a handheld GPS, hikers can locate and identify prominent locations in the park that correspond to the lattitude and longitude coordinates on these posts. Each geo-trekking post also provides an opportunity for educational signage to reflect back on the history of Belleview Farm.



Typical Section: Crushed Stone Surface Hiking Trail



Typical Section: Asphalt Surface Hiking Trail

Hiking Trail Hierarchy

Hiking trails at Belleview Farm Park will be one of three different surfaces. Trails near the center of the park will be wide and paved with either asphalt or concrete. Further away from trailheads and the center of the park, trails will be finished with a compacted permeable layer of crushed stone screenings. Lastly, wooded hiking trails to be completed in future phases will be cleared and prepared soil at existing grades.

GATEWAY OFF-ROAD CYCLISTS

Project Summary:
The Gateway Off-Road Cyclists (GORC) proposes to add mountain bike specific natural surface trails to a currently undeveloped park in St. Louis County, Belleview Farms. The trails would be built with a downhill direction in mind using a mix of mechanized trail building machines and hand labor.

GORC Background:
Gateway Off-Road Cyclists (GORC) is a 501(c) 3 non-profit corporation dedicated to advocacy, design, construction, and maintenance of multi-use trails. The club was formed to give cyclists a voice in trail user policy and land use in and around the St. Louis metro area. We are dedicated to the interests of Eastern Missouri/Western Illinois mountain bikers and are the St. Louis area's only official International Mountain Bicycle Association (IMBA) affiliate club. Our mission has changed over time to include all user groups as they directly benefit from our work. As a club, we also have social activities such as group rides, trips, and events. Our website features a trail conditions section that can be updated by all users allowing them to check the current condition before heading out to the trail. This feature has been an important tool to minimize trail damage by educating the public when not to use trails in wet conditions. The website also features a trails section that is loaded with good information for locals and out of town visitors, such as trail information and maps.

GORC Mountain Bike Plan

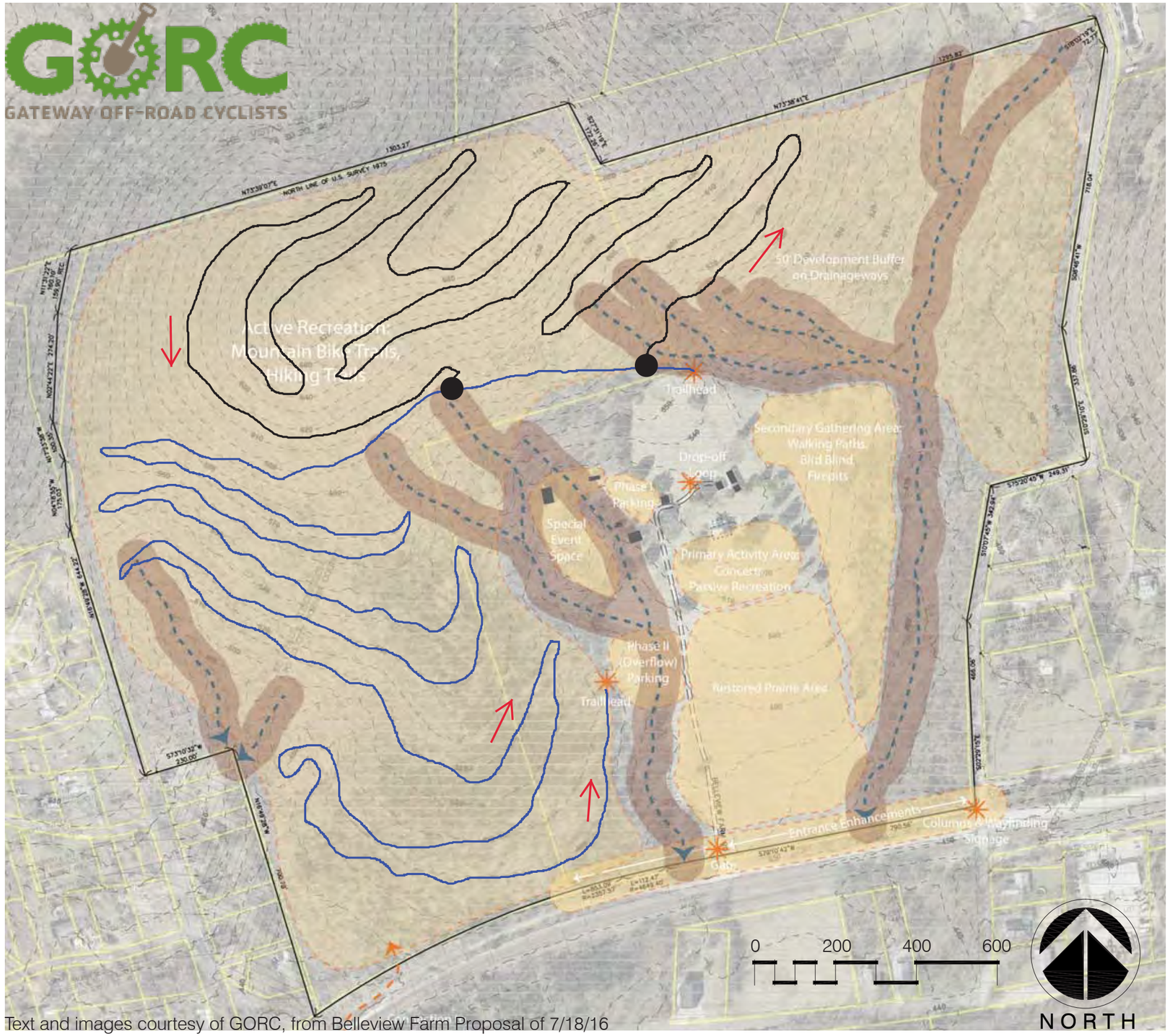
GORC's goal is it to keep existing sustainable multi-use trails open to hikers, bikers, and equestrians as well as creating new sustainable multi-use trails. We have established official relationships with St. Louis County Parks, St. Charles County Parks, Missouri State Parks, Missouri Conservation Department, The Ozark Trail Association, Southern Illinois University and the US Forest Service. GORC's relationship with each of the above organizations includes trail design, construction and maintenance; technical consulting, leading volunteer workdays, and providing volunteers for workdays.

Project Detail:
GORC has been partnering with St. Louis County Parks and Recreation to design, build and maintain their trails for over 15 years. We have a strong alliance and continue to develop new opportunities for all trail users. With the increased amount of trail opportunities, come more choices for those using the trails. However, one trail user group has not seen the type of trail they desire be built in the St. Louis area. This is mostly due to the fact that trails have been specifically designed for multi-use. This consideration takes into effect the user groups and how design of the trail must accommodate them in order provide a sustainable and enjoyable experience. Our proposal for the Belleview Farms mountain bike trails is to tailor them specifically to the mountain bikers looking for "flow" or "pump" type trails.

GORC conducted a poll on our website (www.gorctrails.com) open to all visitors asking the question, "What type of trail would you like to see developed…". We had nearly 300 total votes and 70% indicated they would most like to see a flow/pump trail. This poll helps validate the desire of our constituents to have this new type of trail. We have been hearing this for years at trail builds and social events. The poll helped confirm that what we heard was true.

GORC's plan would be to develop the park in two phases. The first trail being approximately 2-2.5 miles in length and have a gentle slope. The second phase would be a more advanced trail with steeper slope, visiting the high point of the park and be approximately 1-1.5 miles in length.
While GORC is committed to providing all volunteer labor to build these trails, if St. Louis County and/or the City of Wildwood decide to hire a professional trail building company to construct the trails, GORC would help as needed and like to be included in the design phase.

Text and images courtesy of GORC, from Belleview Farm Proposal of 7/18/16



Text and images courtesy of GORC, from Belleview Farm Proposal of 7/18/16

GORC Mountain Bike Plan

Phase I: 2.0-2.5 miles

Phase II: 1.5-2.0 miles

Trailhead

Direction of Flow

What is a "Flow Trail":

The below is quoted from the International Mountain Biking Association website:

"As the sport of mountain biking has evolved over the past decades, it has driven the development of a new style of trail with features and concepts that push the limits of traditional singletrack. An increasing number of public land agencies, ski areas and communities now embrace the importance of trails built specifically for mountain bikes—trails that flow.

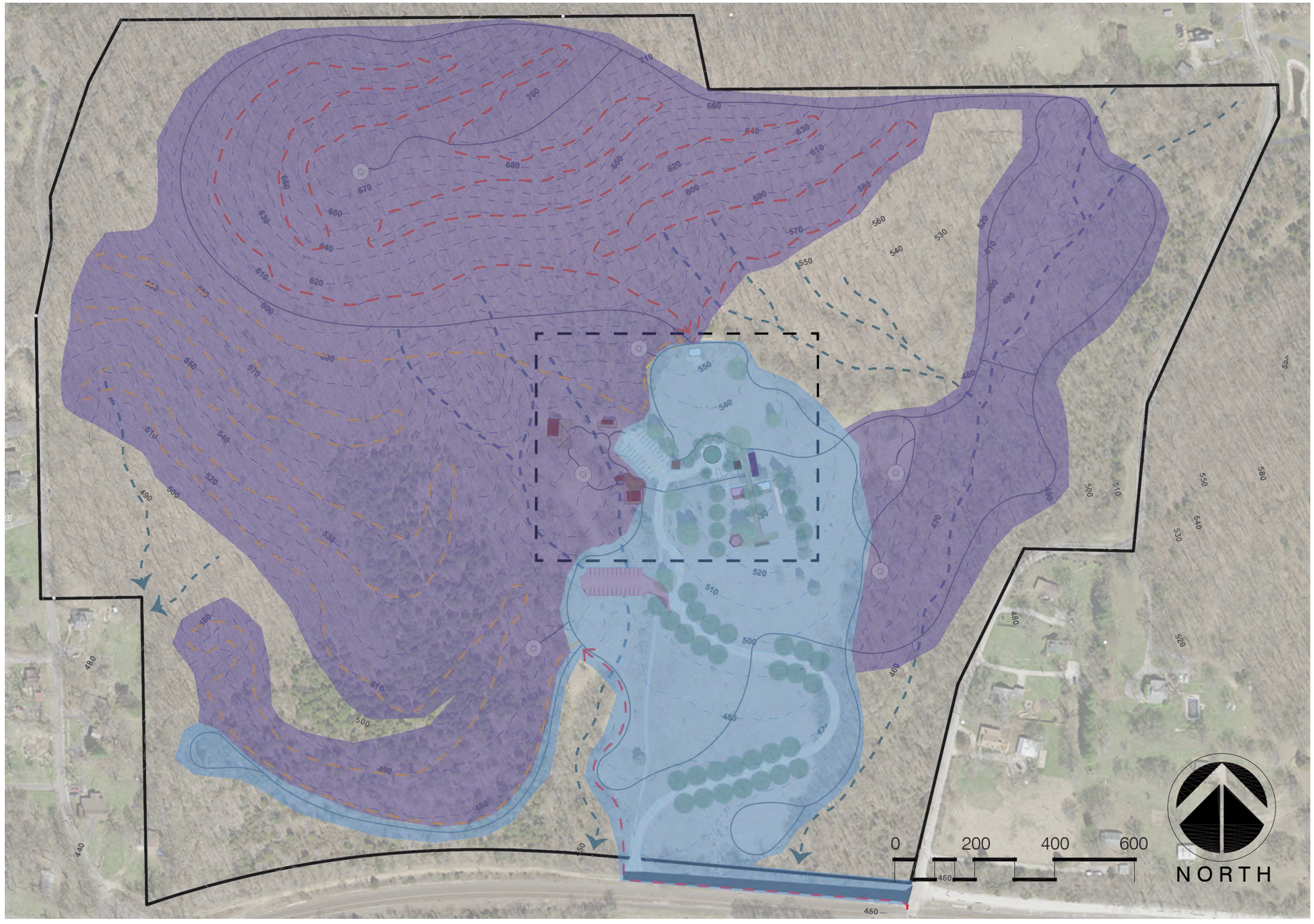
All trails have a "rhythm," a place where mountain bikers can find their groove. They call it flow. Flow Trails take mountain bikers on a terrain-induced roller coaster experience, with little pedaling and braking necessary. This style of trail typically contains features like banked turns, rolling terrain, various types of jumps, and consistent and predictable surfaces. Conspicuously absent are abrupt corners or unforeseen obstacles. As a rider carves back and forth, and up and down, he or she develops a rhythm and flows down the trail.

Flow trails are what you make them: leisurely rides with your kids where beginners can roll over dirt features and bypass technical ones, or an exploration of skills and airtime for fast, talented riders who want to turn the trail into the ultimate playground."

Conclusion:

Our goal is to provide a different experience for mountain bikers that can be enjoyed by all skill levels. Attached to this proposal are a few pictures that help describe what a "flow/pump" trail is like. We feel this will fill a missing gap in the wide variety of excellent trails we have to choose from in the St. Louis region. With its targeted audience, it would create a "mecca" for mountain bikers seeking this type of trail that doesn't exist anywhere else in the area. Mountain bikers are travelling to Springfield MO, Peoria IL, and Kansas City or further away to ride these trails. It would be great to keep them close to home and give reasons for people to visit our area.

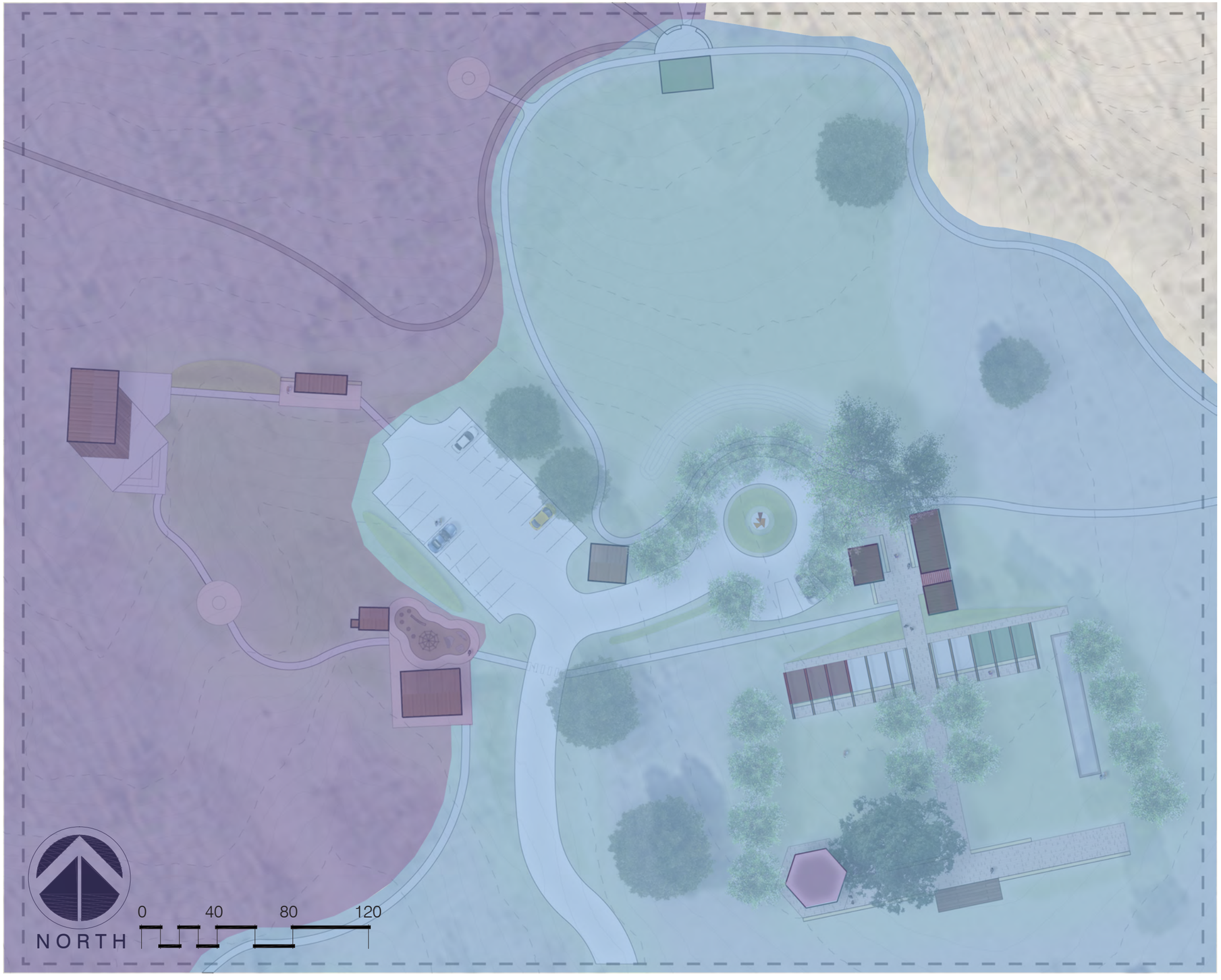
Phasing Master Plan



Phase I

Future Phases

Phasing Detail Plan



Phase I:

- Main Parking Lot
- Drop-Off Loop
- Entry Court
- 1 Central Pavilion
- 1 Sledding Hill Pavilion
- Trailhead at Sledding Hill
- Bocce Court
- Hiking Trails
- Stage
- Seat Walls
- Game Lawn
- Entry Road Improvements
- BMP Plantings

Future Phases:

- Existing Building Modifications
- 1 Central Pavilion
- Star-gazer Overlook Tower
- Wedding Venue @ Barn
- Natural Playground
- Gathering Area at Corn Crib
- Secondary Parking Lot
- Mountain Bike Trails
- Hiking trails
- Firepits

Conceptual Level Cost Estimate

			Phase 1		Future Phases		Total
Pay Item Description	**Unit**	**Unit Cost**	**Quantity**	**Cost**	**Quantity**	**Cost**	**Cost**
General Sitework							
STORMWATER POLLUTION PREVENTION PLAN	LS	$ 1,000.00	1	$ 1,000.00		$ -	$ 1,000.00
PROTECTION AND RESTORATION OF SITE	LS	$ 2,500.00	1	$ 2,500.00	1	$ 2,500.00	$ 5,000.00
WASHDOWN STATION	EA	$ 2,500.00	1	$ 2,500.00	1	$ 2,500.00	$ 5,000.00
CLEARING AND GRUBBING - LIGHT	SF	$ 0.30	50,000	$ 15,000.00	20,000	$ 6,000.00	$ 21,000.00
BACKFILL	CY	$ 25.00	200	$ 5,000.00		$ -	$ 5,000.00
EXCAVATION	CY	$ 20.00	3,526	$ 70,520.00		$ -	$ 70,520.00
GRADING	CY	$ 15.00	2,666	$ 39,990.00		$ -	$ 39,990.00
UTILITY MODIFICATIONS / EXTENSIONS	LS	$ 100,000.00	1	$ 100,000.00		$ -	$ 100,000.00
LIGHTING	LS	$ 50,000.00	1	$ 50,000.00		$ -	$ 50,000.00
MSD STORMWATER BMP'S	LS	$ 50,000.00	1	$ 50,000.00		$ -	$ 50,000.00
SUB-TOTAL				$ 336,510.00		$ 11,000.00	$ 347,510.00
Seat Walls							
CAST-IN-PLACE CONCRETE WALL	SFW	$ 100.00	1,567	$ 156,700.00	200	$ 20,000.00	$ 176,700.00
STONE VENEER	SFW	$ 40.00	1,567	$ 62,680.00	200	$ 8,000.00	$ 70,680.00
SEAT WALL CAP	LF	$ 50.00	479	$ 23,950.00	60	$ 3,000.00	$ 26,950.00
SUB-TOTAL				$ 243,330.00		$ 31,000.00	$ 274,330.00
Roads and Paths							
AGGREGATE BASE COURSE - 4" (PLACED / COMPACTED)	SY	$ 5.50	5,385	$ 29,617.50	5,000	$ 27,500.00	$ 57,117.50
CRUSHED STONE TRAILS - 2" (PLACED / COMPACTED)	SY	$ 7.50	2,300	$ 17,250.00		$ -	$ 17,250.00
ASPHALT PAVEMENT 2" SURFACE OVER 3" BASE	SF	$ 5.50	18,750	$ 103,125.00	41,000	$ 225,500.00	$ 328,625.00
CONCRETE SIDEWALK	SF	$ 6.50	8,800	$ 57,200.00	3,000	$ 19,500.00	$ 76,700.00
CONCRETE PAVERS	SF	$ 12.50	7,700	$ 96,250.00	3,000	$ 37,500.00	$ 133,750.00
PERMEABLE PAVERS	SF	$ 15.00	8,100	$ 121,500.00	8,900	$ 133,500.00	$ 255,000.00
PARKING LOT STRIPING	LF	$ 2.00	520	$ 1,040.00	480	$ 960.00	$ 2,000.00
SUB-TOTAL				$ 425,982.50		$ 444,460.00	$ 870,442.50
Structures							
SHADE STRUCTURE	LS	$ 70,000.00	1	$ 70,000.00	1	$ 70,000.00	$ 140,000.00
CUSTOM PERGOLA TYPE STRUCTURE	LS	$ 130,000.00	1	$ 130,000.00	1	$ 130,000.00	$ 260,000.00
WOODEN PLATFORM DECK (APPROX. 2'HIGH)	LS	$ 10,000.00	1	$ 10,000.00		$ -	$ 10,000.00
NEW PAVILION @ TRAILHEAD & SLEDDING HILL	EA	$ 52,500.00	1	$ 52,500.00		$ -	$ 52,500.00
STAR-GAZING TOWER	LS	$ 250,000.00		$ -	1	$ 250,000.00	$ 250,000.00
EXISTING BUILDING MODIFICATIONS	LS	$ 250,000.00		$ -	1	$ 250,000.00	$ 250,000.00
WEDDING VENUE AT BARN	LS	$ 450,000.00		$ -	1	$ 450,000.00	$ 450,000.00
SUB-TOTAL				$ 262,500.00		$ 1,150,000.00	$ 1,412,500.00
Fencing							
MANUAL ORNAMENTAL GATE	EA.	$ 4,000.00	2	$ 8,000.00		$ -	$ 8,000.00
ORNAMENTAL FENCING	LF	$ 95.00	600	$ 57,000.00		$ -	$ 57,000.00
CHAIN LINK FENCING	LF	$ 25.00	1,800	$ 45,000.00		$ -	$ 45,000.00
SUB-TOTAL				$ 110,000.00		$ -	$ 110,000.00

Conceptual Level Cost Estimate

Landscape							
PLANTING SOIL	CY	$ 50.00	200	$ 10,000.00	200	$ 10,000.00	$ 20,000.00
SOIL PREP	SY	$ 0.75	1,500	$ 1,125.00	1,500	$ 1,125.00	$ 2,250.00
LAWN SOD	SF	$ 1.00	36,000	$ 36,000.00	10,000	$ 10,000.00	$ 46,000.00
NATIVE SEED MIX	SY	$ 3.00	10,000	$ 30,000.00	37,000	$ 111,000.00	$ 141,000.00
TREES	EA	$ 350.00	25	$ 8,750.00	25	$ 8,750.00	$ 17,500.00
SHRUBS (3 GALLONS)	EA	$ 60.00	80	$ 4,800.00	40	$ 2,400.00	$ 7,200.00
PERENNIALS (1 QUART)	EA	$ 12.50	1,000	$ 12,500.00	1,000	$ 12,500.00	$ 25,000.00
MULCH	CY	$ 55.00	50	$ 2,750.00	50	$ 2,750.00	$ 5,500.00
SUB-TOTAL				$ 105,925.00		$ 158,525.00	$ 264,450.00
Playground							
NATURAL PLAYGROUND EQUIPMENT	LS	$ 50,000.00		$ -	1	$ 50,000.00	$ 50,000.00
SAFETY SURFACE BASE	LS	$ 10,000.00		$ -	1	$ 10,000.00	$ 10,000.00
WOOD FIBER MULCH SAFETY SURFACE	SF	$ 15.00		$ -	700	$ 10,500.00	$ 10,500.00
STONE BUILDING ENHANCEMENTS	LS	$ 185,000.00		$ -	1	$ 185,000.00	$ 185,000.00
SUB-TOTAL				$ -		$ 255,500.00	$ 255,500.00
Site Amenities							
ENTRANCE ENHANCEMENTS	EA	$ 10,000.00	1	$ 10,000.00		$ -	$ 10,000.00
DRINKING FOUNTAIN	EA	$ 12,000.00	1	$ 12,000.00		$ -	$ 12,000.00
FIRE PITS	EA	$ 5,000.00		$ -	6	$ 30,000.00	$ 30,000.00
TRASH RECEPTACLES	EA	$ 2,000.00	6	$ 12,000.00	2	$ 4,000.00	$ 16,000.00
WHEEL STOPS	EA	$ 45.00	22	$ 990.00	26	$ 1,170.00	$ 2,160.00
TEMPORARY RESTROOMS	LS	$ 10,000.00	1	$ 10,000.00		$ -	$ 10,000.00
PERMANENT RESTROOMS	LS	$ 100,000.00		$ -	1	$ 100,000.00	$ 100,000.00
GEOTREK POSTS	EA	$ 2,500.00		$ -		$ -	$ -
BIRD BLINDS	EA	$ 1,500.00		$ -	5	$ 7,500.00	$ 7,500.00
SIGNAGE ALLOWANCE	EA	$ 10,000.00	1	$ 10,000.00	1	$ 10,000.00	$ 20,000.00
SUB-TOTAL				$ 54,990.00		$ 152,670.00	$ 207,660.00
Bocce Court							
6" X 18" CONCRETE CURB	LF	$ 35.00	184	$ 6,440.00		$ -	$ 6,440.00
3" GRAVEL BASE	SY	$ 5.50	106	$ 583.00		$ -	$ 583.00
WEED BARRIER	SF	$ 1.00	960	$ 960.00		$ -	$ 960.00
3/4" MINUS ROCK (3"THICK)	SY	$ 8.00	106	$ 848.00		$ -	$ 848.00
1" CLEAN CRUSHED ROCK (2" THICK)	SY	$ 10.00	106	$ 1,060.00		$ -	$ 1,060.00
4"- PERFORATED UNDERDRAIN SYSTEM	LF	$ 10.00	150	$ 1,500.00		$ -	$ 1,500.00
SUB-TOTAL				$ 4,368.00		$ -	$ 4,368.00
			Phases 1 Subtotal	**$ 1,543,605.50**	Future Subtotal	**$ 2,203,155.00**	**$ 3,746,760.50**

CONCEPTUAL CONSTRUCTION COST					
	Phase 1 Subtotal	**$ 1,544,000**	**Future Subtotal**	**$ 2,203,000**	**$ 3,747,000**
2%	Traffic Control	$ 31,000	Traffic Control	$ 44,000	$ 75,000
6%	Mobilization	$ 93,000	Mobilization	$ 132,000	$ 225,000
1.5%	Surveying	$ 23,000	Surveying	$ 33,000	$ 56,000
20%	Contingency	$ 309,000	Contingency	$ 441,000	$ 749,000
	Phase 1	**$ 2,000,000**	**Future Phases**	**$ 2,853,000**	**$ 4,852,000**

National Register of Historic Places Determination of Eligibility

Belleview Farm
Wildwood, Missouri

Prepared by:
Elyse G. McBride
Architectural Historian
Project Associate, Preservation Research Office

Preservation Research Office

October 24, 2016

Description and Physical Evaluation of Site and Resources

Summary

Belleview Farm consists of eight (8) buildings, including three cabins, two garages, a house on a tall stone foundation, a corncrib and a barn, in conditions ranging from good to poor. The barn and corncrib and possibly the westernmost garage date from the period of the farm's significance, 1875 to 1925. The lack of evidence as to the dates of construction however prevents the site from being eligible for listing on the National Register of Historic Places.

Description of Resources

The site consists of a barn, corn crib, outhouse, 2 garages, three cabins, and a house. The gravel drive from the entrance to the property leads to an old wooden garage with a concrete block foundation, horizontal lap siding and asphalt shingle roof with a rolling metal door. To the east of the garage, on the top of the hill, are three cabins with concrete foundations, painted wood lap siding and standing seam metal roofs. To the west and south of the garage is a one story house that sits near the bank of a small creek. This house is on a tall old stone foundation (approximately one story tall) and has painted wood lap siding and a corrugated metal roof. Adjacent to the house to the west is another wooden garage with a stone foundation, vertical board walls, a wooden floor, and corrugated metal roof. Directly to the rear of this garage is an outhouse with horizontal lap siding and a metal shed roof. A wooden corn crib stands on poured concrete stilts approximately 50 yards north of the house. The corn crib has vertical board wood walls, a wood floor and a corrugated metal roof. Fifty yards to the west of the corn crib, on the other side of the small creek and in a wooded area there is an old 2-story wood barn, with a stone foundation, timber structure, vertical wood board walls, wood floors, and a corrugated metal roof. Second story doors on the north opens to a hay loft. The lower portion of the barn includes animal pens and has a dirt floor, and is accessible through sliding barn doors on the west side of the barn, as well as a center door on the long side that leads to a raised wood walkway aisle that extends across the barn.

Evaluation of Integrity:

For a potential Belleview Farm Historic District, the following findings exist for the seven aspects of integrity:

Location: The farm resources that remain have not been moved.

Setting: The setting of the farm has been compromised by the growth of vegetation in recent years where the land was more open in the past, but that does not remove this aspect altogether. The setting of the farm has been further compromised by the addition of "modern" buildings: the cabins, the second house and the new garage. The setting has also been compromised by the loss of the original farmhouse. The open fields that extend to the east of the entrance road and to the north of the main farm complex provide some of the original farm setting.

Feeling: The remaining historic buildings combined with the open fields convey some of the feeling of a farm but the main farmhouse is missing. The overgrowth and recent secondary uses of the existing buildings and construction of ancillary buildings have weakened the feeling of a late 19th/early 20th century farm.

Association: The barn, corncrib, and westernmost garage convey uses strongly associated with the historic significance of Belleview Farm. The barn was used for animals and hay storage, the corncrib was used for grain storage and the garage was used for farm equipment storage.

Materials: The remaining historic buildings convey integrity of materials, but the intrusion of the more modern buildings and the absence of the original farm house is a detriment to this aspect. The barn structure is of rough-hewn timbers supported by stone piers and sided with vertical wood boards. The corncrib structure is large timbers supported by tall concrete piers and sided with vertical boards. The garage is constructed similarly, with a stone foundation instead of concrete.

Design: The historic design of the barn and corn crib are typical of the design of farm buildings constructed in the Midwest in the last nineteenth and early twentieth centuries. The layout of the structures in relation to each other was typical for a farm of the period.

Workmanship: The corncrib and barn display the workmanship of Midwestern farm buildings constructed in the late nineteenth/early twentieth century, but as a fragment, do not adequately stand in for the workmanship of the entire farm.

Evaluation of Historic Significance

Statement of Significance

Belleview Farm was evaluated for significance under the NRHP Criteria A, B, and C using guidelines set forth in the NRHP Bulletin, "How to Apply the National Register Criteria for Evaluation."

Belleview Farms is not eligible for listing due to the fact that the resources are not able to be identified as to when they were constructed. St Louis County does not have records of permits issued more than 30 years ago. No deed has been located that specifically references any of the buildings on the property other than the Mincke sawmill and the Pacific RR Depot. The only indicator of when the house was built is the plat maps of St. Louis County that were printed at intervals by local surveyors and engineers.

The preparer evaluated Belleview Farm under Criterion A in the area of agriculture. The farm is associated with the development of the area as a source of provisions to the growing city of St. Louis, both in terms of building materials and foodstuffs. Julius and George Mincke operated a sawmill in the area beginning in the 1850s and purchased the land to provide the necessary resources of hardwood trees. They sold the lumber milled at their lumberyard located at Poplar and 17th Street in the City of St. Louis. In the late 1800s the farmland supplied foodstuffs to their groceries at 2244 Gratiot in the city of St. Louis, and in Carondelet.

The preparer also evaluated Belleview Farm under Criteria B for association with Aylett Buckner, and George F. and Julius H. Mincke. Aylett Buckner purchased this land and subdivided it into the Town of St. Paul in 1854. Buckner, an attorney and member of a politically connected family from Kentucky, became the U.S. Representative from Missouri in 1873. By that time, Buckner had sold all of his interest in St. Paul to the Mincke brothers and other individuals, who in turn eventually sold their lots to the Mincke brothers. The Mincke brothers were merchants in St. Louis, operating a lumberyard and later groceries, during the period when the buildings at Belleview Farms were constructed.

Background

In 1810 this land was granted to Samuel Pruitt as Survey 1975. Pruitt in turn sold it to Archibald Harbison and in 1849 it was deeded to Green Harrison. In 1853 Green Harrison sold it to Aylett Hawes Buckner. Aylett Hawes Buckner was the nephew of Aylett Hawes, who served in the Virginia House of Delegates from 1802 to 1806, in the U.S. House of Representatives from 1811 to 1817. Buckner was the cousin of Richard Hawes, the second Confederate Governor of Kentucky, serving from 1862 to 1865, and served as the U.S. Representative from Kentucky from 1837 to 1841. Buckner's cousin Albert Gallatin Hawes was the U.S. Representative from Kentucky from The1831 to 1837. Buckner was the editor of the Salt River Journal in Pike County MO and became

Clerk of the Pike County Court in 1841. He moved to St. Louis in 1850 and was the Commissioner of Public Works from 1854 to 1855. He returned to Pike County in 1856 and became a Judge in the 3rd Judicial District in 1857. Buckner moved to St. Charles in 1862 and became interested in tobacco farming. He was a delegate to the Democratic National Convention in 1872 and served in the U.S. Congress from 1873 to 1885, as a Representative of Missouri.

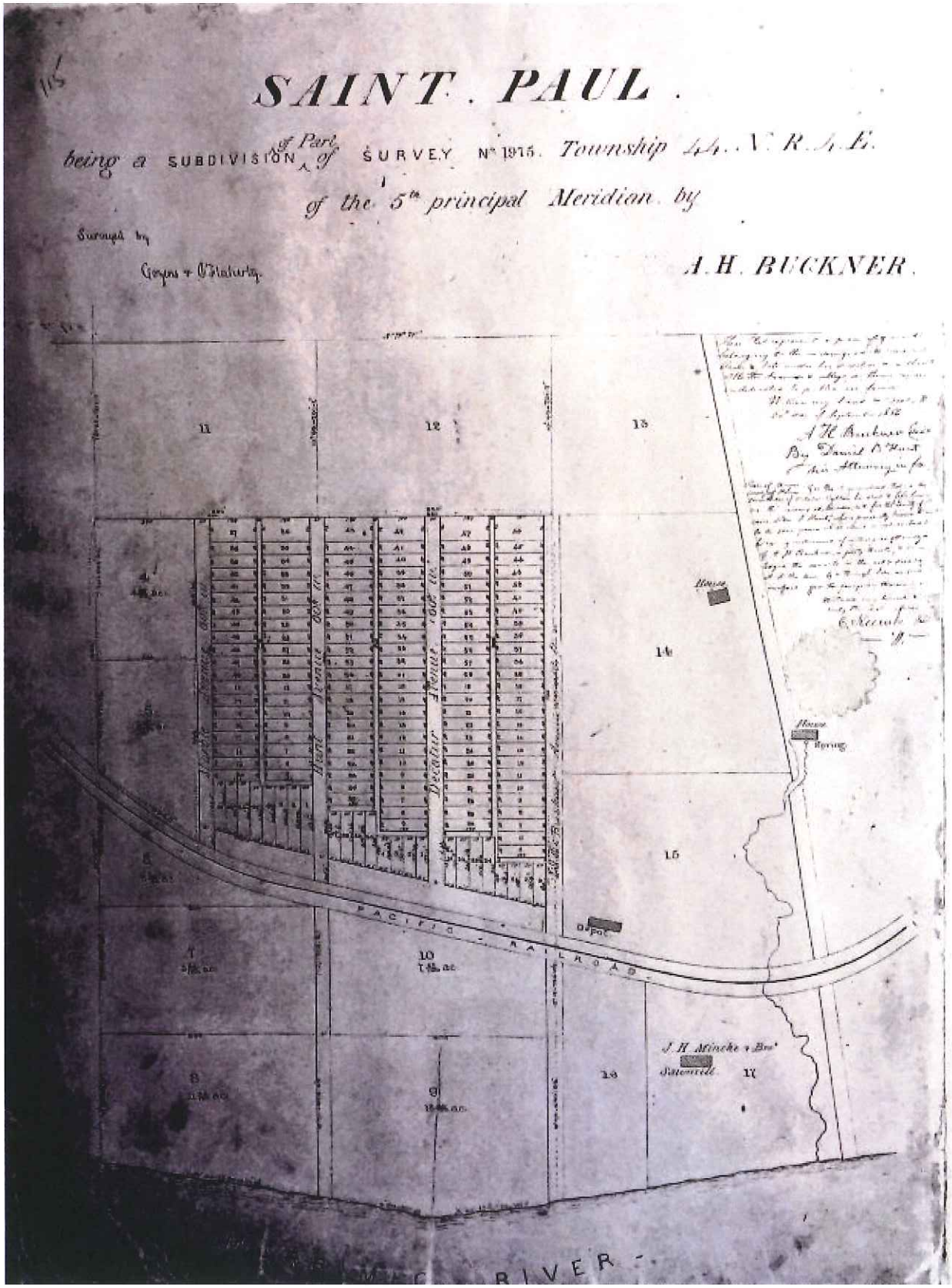
Aylett Hawes Buckner platted the Town of St. Paul in 1854 with Daniel Hunt. Several lots were sold to individuals and speculators. Soon after acquiring the property, Buckner became aware of other relatives of Malinda Harrison who had claim to the land. He entered in to an Article of Agreement with Green Harrison wherein Harrison would obtain title from these relatives in exchange for $1000 in groceries and $100 in 12 months and $900 in 2 years at 6%. On March 2, 1855 Buckner received a QCD to the property excepting the property conveyed to Mincke with a sawmill and that conveyed to the Missouri Pacific for a depot station known as St. Paul. One of the first purchasers of lots was Mary Goll. The property she acquired, 5 lots in block 1, 26 lots in block 2, all blocks 5 and 6, was held in trust by Joseph R. Tyler. She was the wife of Cephas Goll and she was permitted to have hold, use, occupy and enjoy...all profits and proceeds....for her own sole use and benefits, separate and apart from said husband and wholly free from his control or interference and was to be given to her heirs upon her death.

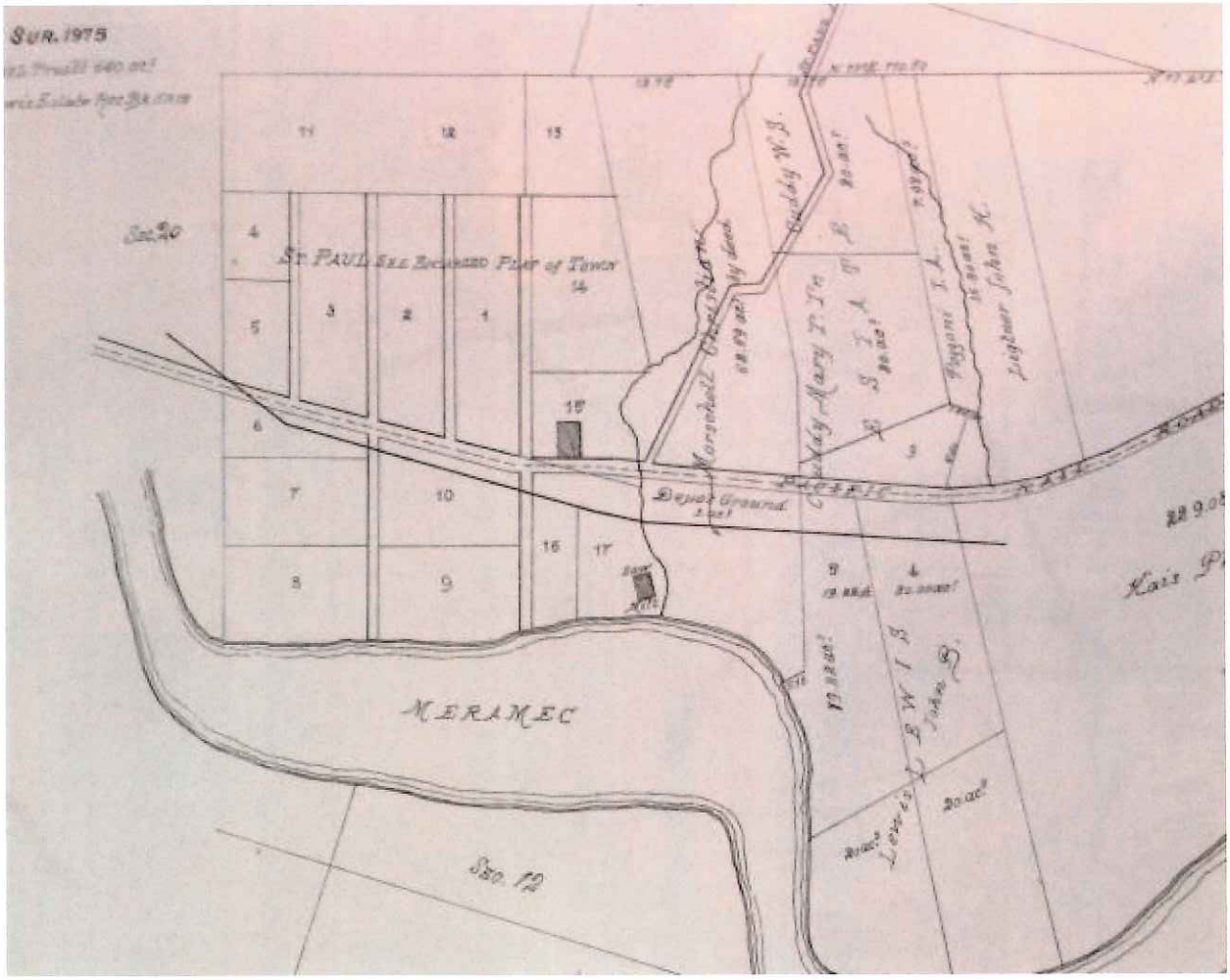
The town of St. Paul did not flourish and by 1865, George F. and John H. Mincke purchased the remaining lots. The brothers ran a lumber yard, J. H. Mincke & Brother, located between 16th and 17th and between the Missouri Pacific Railroad and Poplar in the city of St. Louis. Their sawmill was located south of the railroad near the St. Paul depot, on Block 17 of St. Paul. In 1876, according to Guzman's maps the lumber business, J. H. Mincke and Brother, owned Blocks 11, 12, 13, and 14 of St. Paul. By 1866 J. H. Mincke was listed in the St. Louis directory as residing at St. Paul Station, Pacific RR. On the plat of St. Paul there is a house located on the east side of Block 14 and it is also shown on the 1876 Guzman survey of the plat, and it can be inferred that this is the house that Julius Mincke lived in until sometime after 1876. Undoubtedly, the Mincke brothers utilized the hardwood forests of the St. Paul property to supply their lumberyard. The 1881 St. Louis directory lists George Mincke under hardwood lumber. By the late 1860s, George F. Mincke has taken over the lumber yard and continues in the business until 1890, moving the lumberyard to the south side of Rutger near Columbus in the early 1880s.

By 1870 John H. Mincke has a grocery at 2244 Gratiot. His father-in-law was a grocer. The 1870 census shows Mincke residing in Bonhomme township, Ballwin post office. Other residents at the MIncke house include George Seigel, a grocery store clerk and 3 farm workers. It is likely that these individuals worked the Mincke farm to provide produce and meat to the Mincke grocery. George Mincke operated a grocery in Carondelet in the mid-1870s as well. Both brothers continue to be involved in the lumber business until the mid-1870s. By 1880, John H. Mincke is residing at 1619 Chouteau in the city of St. Louis, next to his brother George, who resides at 1615

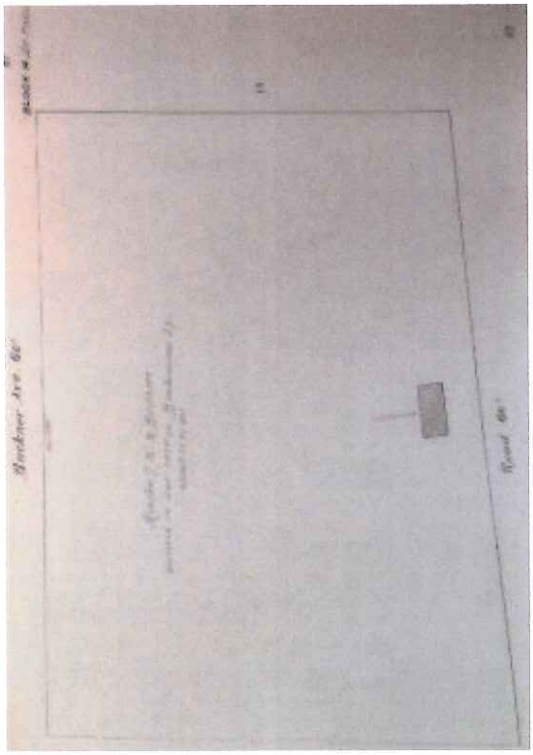
Chouteau. The 1878 Pitzman map of St. Louis county shows a house located on Block 15 and an adjacent building on what would be one of the southern lots of Block 1. These lots in Block 1 were owned by Julius Mincke and this structure may be the barn and the house on lot 15 is most likely the main farm house that recently was destroyed by fire.

The 1893 St. Louis County directory shows a Mary J. Mincke residing at St. Paul Road in Sherman, MO and working as a farmer. Mary Mincke is listed as a farmer at this address until the late 1890s. Henry Julius Mincke, the son of Julius H. Mincke may have moved out to the farm at St. Paul in the early 1900s. His name disappears from the city of St. Louis directories after 1900 and the 1909 St. Louis County directory shows his address as St. Paul Road in Sherman and his occupation as a farmer. By 1928, Henry Mincke has moved to Clayton and no Minckes appear in the St. Louis County directory at the St. Paul address after that time.

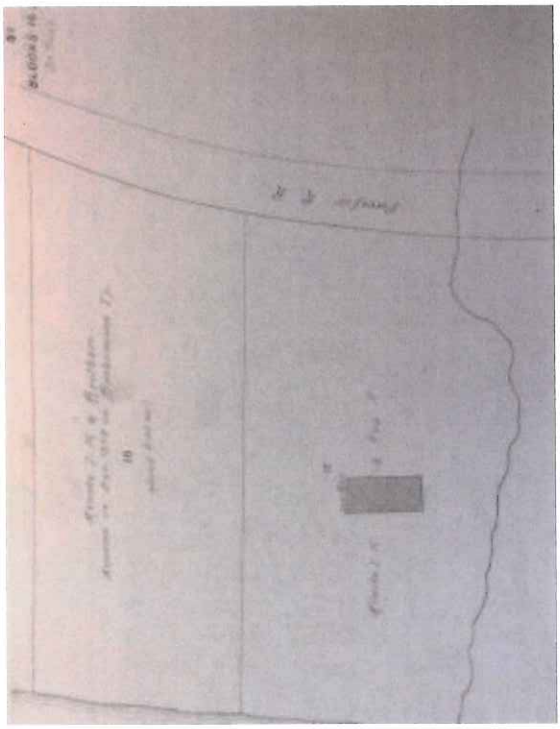

SAINT. PAUL.
being a SUBDIVISION of Part of SURVEY No 1915. Township 44. N. R. 4. E.
of the 5th principal Meridian. by
A. H. BUCKNER.
Surveyed by
Goyens & O'Flaherty
11
12
13
14
15
10
17
Decatur Avenue
Hunt Avenue
PACIFIC RAILROAD
Depot
J. H. Minche & Bro
Sawmill
RIVER



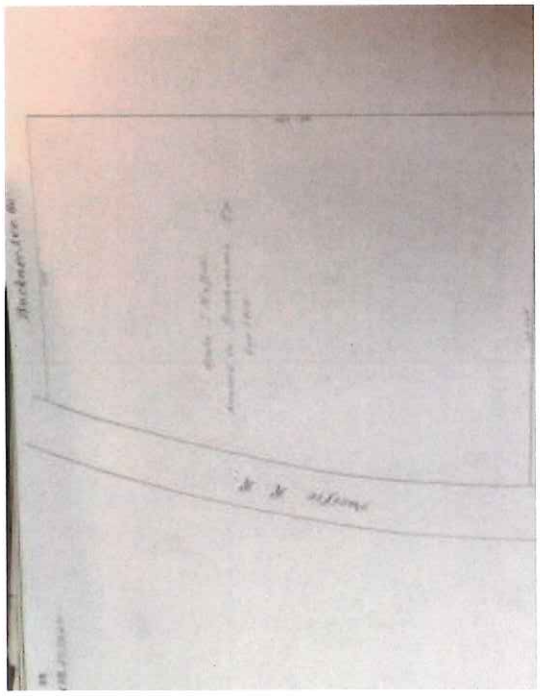
Guzman Atlas ca.1876



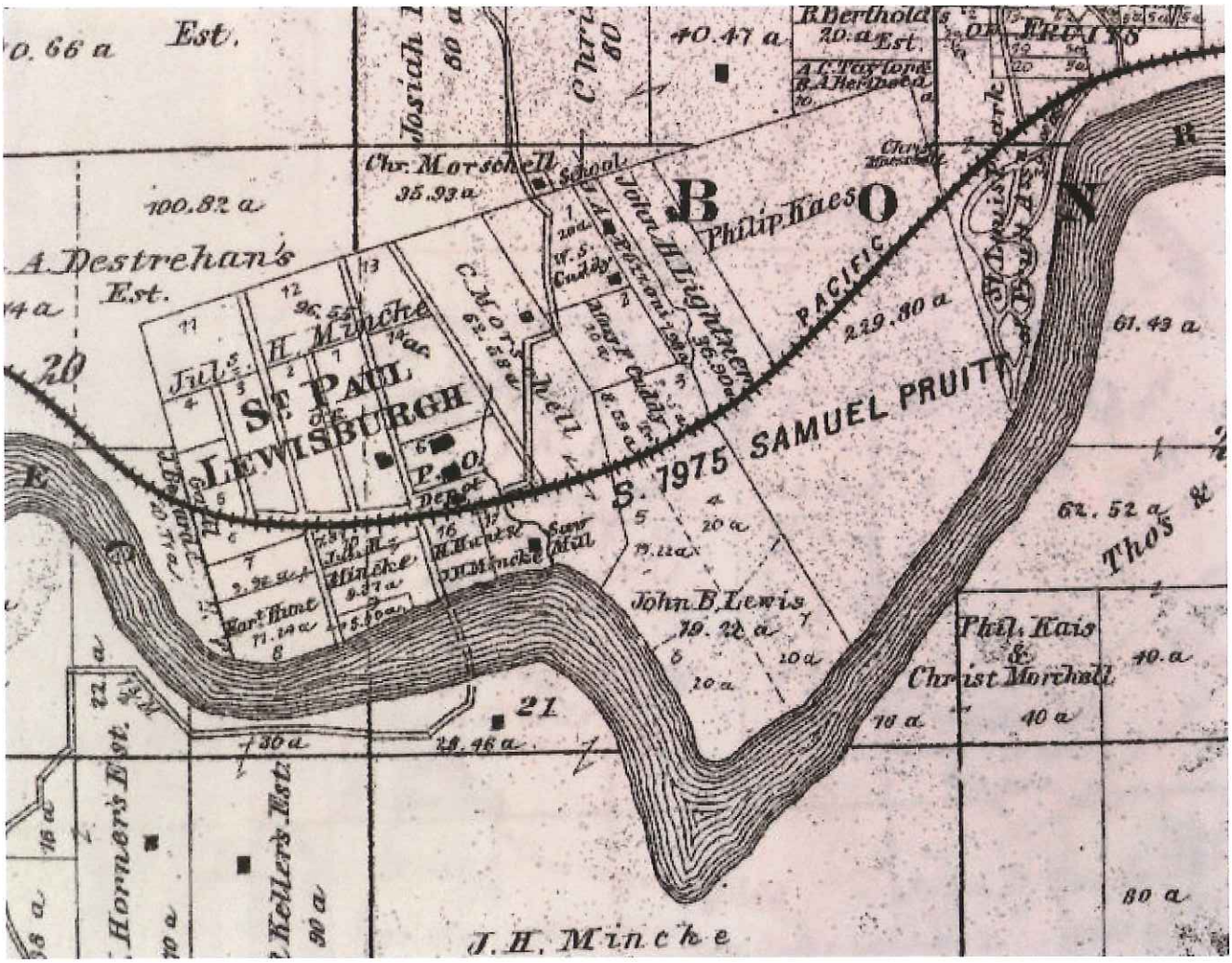
Guzman 1876 Block 14



Guzman 1876 Blocks 16 & 17



Guzman 1876 Block 15



Pitzman Atlas 1878

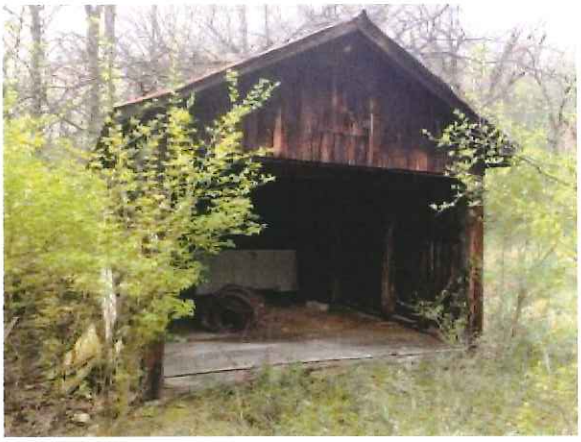
Panorama at end of drive

Panorama at entrance

House near creek

House near creek

Stone foundation of house



Garage near house

New garage and cabins

Barn and corn crib

Barn and corn crib

Corn crib at concrete stilt

Barn – east side

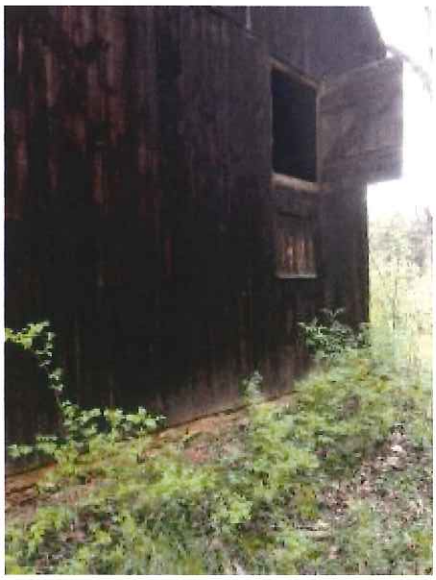
Barn – east side

Barn – south side

Barn -south side

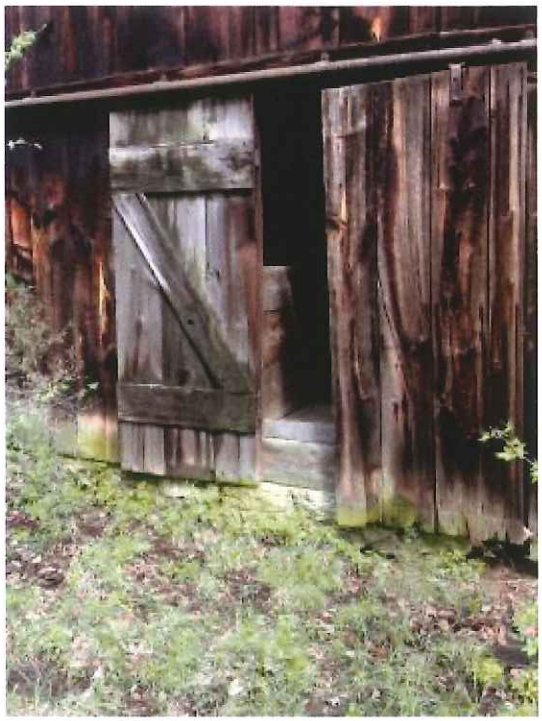
Barn – west side

Barn – east entrance

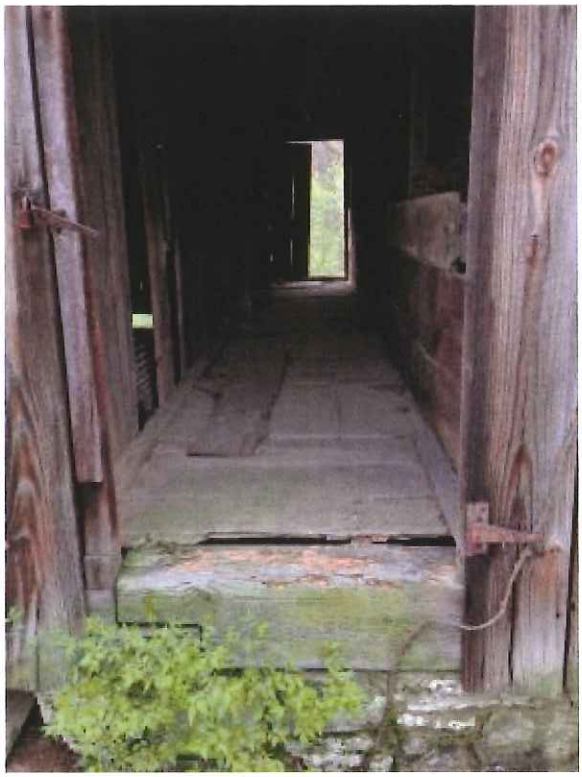


Barn – hay loft

Barn – west entrance



Barn – west entrance



Barn – elevated aisle

Barn – corner entrance

Barn – elevated aisle

Barn – first floor

Barn – animal pens first floor

Barn – hay loft

Barn – corner structure detail

Barn – hay loft

WILDWOOD

November 15, 2016

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: **Overview of Process for 2017 Update of Action Plan for Parks and Recreation**

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Economic Development Committee Members of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks

BACKGROUND - Plan updates have been managed in many ways over the last twenty-one (21) years of the City. The type of approach depended on a number of circumstances, but it always involved a citizen component and ample public meetings to hear and accept comments from all parties. These approaches were also dependent and, to a certain degree, based upon available technologies and, more lately, the use of the internet and social media. As with any action of the City, the overarching goal of these processes was to welcome community comments, so as the end product of the process would be reflective of the desires and needs of the residents and any other targeted audience or population.

These processes for the updates of planning documents of the City have been used for every major initiative that has been developed and adopted by the City, since its incorporation. These documents include the City's Master Plan, the Town Center Plan, and the Parks and Recreation Plan, along with the Action Plan for Parks and Recreation – 2007. Integral to all of these final documents has been the review of them by a group of residents that are selected to assist in their developments. Typically, each of the City's eight (8) wards are represented by one (1) or two (2) residents, along with selected members of the City Council and others from the Planning and Zoning Commission and Architectural Review Board. These volunteers that form these Committees are integral to the processing of the information and data developed for the subject matter and

recommend its inclusion or not. The Committees also make a recommendation to the City Council on the final document, as drafted, which offers an acknowledgment of its broad base of support for the document's contents.

These Committees, over the years, have been as small as a dozen members to over twenty-five (25) in total size. As the groups' sizes increases, greater logistics and time come into play. However, the need for each ward to be represented and others on an at-large basis almost guarantees a representative section of the community is engaged in the process. The Department always attempts to also have representation from the boards, commissions, and City Council that would be the primary user of the document in the future.

ACTION PLAN UPDATE – 2017 - In the case of the planned update of the Action Plan for Parks and Recreation, the Department would note first this document was developed in a very different format for its ultimate use. The format for this document was different in that it was intended to be a short presentation of four (4) primary goals relating to parks and recreation that could be achieved starting almost immediately after its adoption. Associated with those four (4) goals were a limited number of recommendations to ensure, as much as practically possible their successful implementation and positive impact. Therefore, the structure of this past Committee was familiar, but its product very different. Given this format, the Department believes the update of this document should respect that original process.

Accordingly, for the purposes of this update process, the Department would offer the following two (2) options for consideration of the Committee and seek its direction on the same:

OPTION #1 – Undertake the process, as it was structured in 2006-2007, with a large Committee representing each ward (two (2) representatives from each of them), along with Department of Planning and Parks staff. A copy of the roster from the 2006-2007 Committee makeup is attached to this memorandum.

OPTION #2 – Undertake another approach to this process where the Department and the Planning and Parks Committee administer the initial stages of the update by primarily utilizing the City's website and social media to obtain input regarding the success of the implementation of the four (4) goals of the Action Plan, along with soliciting suggestions for new services, programs, and facilities from visitors to the website and social media sites. Thereafter, create a hierarchy of responses in terms of priorities and next steps. With that information, again seek additional input upon this hierarchy from the public. Once this hierarchy is finalized, form a small Committee of eight (8) residents, one (1) from each ward, and two (2) City Council members to discern the collected information and produce the new goals and recommendations for the Action Plan.

DIRECTION - Option #2 reflects an approach that recognizes the original concept of this Action Plan, which was to create a concise document for immediate use and application, by utilizing the document's existing structure, identifying completed goals and recommendations, so as they can be replaced, based upon this new input, and completing the process in an abbreviated timeframe. The Department supports either option, but certainly considers Option #2 as appropriate for

consideration, given the document's continued currency and applicability, even ten (10) years after its initial adoption.

The Department is seeking the opinion of the Committee on whether either of these two (2) suggested options are supportable or another option exists the members would like to consider for this process. Therefore, at tonight's meeting, the Department will be presenting these two (2) options, while assisting in developing any others the Committee may want to consider. Regardless, a final decision and report to City Council will be sought at the December meeting of the Committee on this matter.

CONCLUDING REMARKS - If any of the Committee Members have questions or comments about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. Thank you for your consideration of this information and providing direction on the same.

Citizens Committee for Park Progress
Roster of Members

Ward One

Barton Cohn
1412 Indian Pipe Lane
Wildwood, MO 63038
(636) 273-5549 – home
bartcohn@charter.net

Gail Young
17124 Windsor Crest Blvd.
Wildwood, MO 63038
(636) 821-1940 – home
(636) 978-4186 – alt. Phone
Youngstr1@charter.com

Ward Two

Darren Dunkle
16256 Berry View Court
Wildwood, MO 63011
(636) 821-1187 – home
(636) 537-4778 – alt. phone
ddunkle@chesterfield.mo.us

Mike Garrett
1509 Englebrook Drive
Wildwood, MO 63011
(636) 458-8091 – home
(636) 458-5055 – alt. phone
mikel.garrett.jytb@statefarm.com

Ward Three

Kathi Carlock
18169 Bent Ridge Drive
Wildwood, MO 63038
(636) 458-1114 – home
(314) 235-7699 – alt. phone
carlocks@prodigy.net

Ronald Peasley
1325 Christmas Valley Road
Wildwood, MO 63005
(636) 458-1481 – home
ron_ann_peasley@msn.com

Ward Four

Lizzie Brammer
312 Timber Meadow Drive
Wildwood, MO 63011
(636) 273-4996 – home
thebrammers@charter.net
Jack Clark
1726 Big Horn Basin Drive
Wildwood, MO 63011
(636) 458-9307 – home
(314) 647-1700 – alt. phone
jack@designery.com

Ward Five

Dave Parks
16842 Kingstowne Way Drive
Wildwood, MO 63011
(636) 458-3713 – home
(314) 592-2051 – alt. phone
dparks001@earthlink.net

John Hughes
2432 Peaceful Ct.
Wildwood, MO 63011
(636-458-0893)
jhughesstl@aol.com

Ward Six

Craig Thrasher
3140 Summit View Place Drive
Wildwood, MO 63038
(636) 405-3157 – home
(314) 957-4881 – alt. phone
craig_thrasher@hotmail.com

Marcia Voorhees
4635 Chateau Lane
Wildwood, MO 63069
(636) 271-2771 – home
mvoorhees@voorheesintl.com

Ward Seven

Don Marshall
507 Copper Lakes Boulevard
Wildwood, MO 63040
(636) 227-1821 – home
marshall507@charter.net

Dave Neptune
534 Nantucket Pointe Drive
Wildwood, MO 63040
(636) 405-0162 – home
(636) 821-1043 – alt. phone
daveneptune@yahoo.com

Ward Eight

Greg Doering
147 Cherry Hills Meadows Drive
Wildwood, MO 63040
(636) 458-6207 – home
(636) 346-6011 – alt. phone
Gddoering@charter.net

John Hoffman
16309 Cherry Hills Meadows
Wildwood, MO 63040
(636) 405-2619 – home
(636) 227-2423 – alt. phone
hoff226@charter.net

Staff

Wildwood City Hall
16962 Manchester Road
Wildwood, MO 63040
(636) 458-0440
(636) 458-8641 – fax

Department of Planning and Parks

Kathy Arnett
Ext. 126
kathy@cityofwildwood.com

Terri Gaston
Ext. 118
terri@cityofwildwood.com

Joe Vujnich
Ext. 115
joe@cityofwildwood.com

Updated 02/28/07

Action Plan for Parks and Recreation

Citizens Committee for Park Progress
City of Wildwood, Missouri
September 20, 2007 "Final Draft Revisions"

Introduction

Wildwood is a unique community, which benefits from the rolling and hilly woodlands of the Ozark Foothills. The City was founded to provide for development that will preserve the natural environment. The City recognized that parks and recreational facilities are necessary to maintain a healthy and viable community, and that residents need and want such amenities. Therefore, two (2) volunteers from each ward were selected by the Mayor and approved by City Council to form the independent Citizens Committee for Park Progress ("CCPP"). Building a parks and recreation program commensurate with these unique attributes of Wildwood's government and area were the goals of the volunteers that formed the CCPP. With these goals identified and supported, this group began the formation of the Action Plan with the acknowledgment that Wildwood is a unique community of environments, people, and opportunities and its parks and recreation offerings would be an extension of them.

The CCPP does not believe the City's park improvements and recreation programming should attempt to replicate existing facilities available elsewhere, but provide opportunities that would address gaps or shortfalls, while maximizing current assets, such as the eleven (11) square miles of public space, and also address the defined priorities of the respective wards and their residents, which can reasonably be met. This acknowledgement is based upon a reasonable analysis of future needs and capabilities of Wildwood, since it currently has no property tax to support governmental programs, including recreational types, and facilities.

Key decisions have been discussed by the CCPP to create this Action Plan, which is premised on a number of resources that were collected over the course of an approximately one (1) year timeframe. These resources included a professionally administered, statistically valid survey that was sent to approximately three thousand (3,000), randomly-sampled households in the City (the "survey"); two (2) public input forums held in the community; a Service Providers Open House and letter; comment forms on the City's website; and regularly scheduled meetings of the CCPP, which were open to the public. These resources were intended to provide all who had any interest in parks and recreation activities an opportunity to participate in providing input into the development of the Action Plan. At the end of this process, the CCPP had received input from all of these resources, along with responses that followed accepted guidelines in terms of design, administration, and analysis to create a ninety-five (95) percent confidence level in its results for the entire population of the City of Wildwood (survey instrument, Executive Summary, Survey Analysis, and Market Segmentation Sections are contained in this plan's appendices).

Furthermore, the CCPP also challenged all participants not to limit themselves to previously accepted patterns of park development and recreational programming and disregard conventional wisdom on funding, financing, and partnerships, so as to explore all avenues that may be available to the City to create a diverse, safe, and acceptable set of facilities, amenities, and programs for residents and non-residents of Wildwood. To address these challenges, the CCPP met with experts in the fields of open space, partnering, facility development and management, and finance to better understand current trends in the development and implementation of park facilities and recreation programming, along with future changes that might influence the Action Plan in the next five (5) to ten (10) years. These experts, along with the aforementioned resources, allowed the CCPP to have a thorough understanding of the opportunities and challenges facing the City of Wildwood in providing for greater facilities and programs for residents and visitors to the community.

Therefore, this Action Plan reflects the respective input, experience, and projections of the community of experts and participants, including residents of the City of Wildwood, for the purposes of creating a world-class system of facilities and programs for the defined and targeted populations.

Opportunities for Residents

In creating this Action Plan, the CCPP would note the City of Wildwood is not without many of the components of creating this world-class system of park facilities and recreation programs already. This situation allows the City a level of flexibility and creativity in finding new opportunities to address the desires of residents for facilities and programs. In considering the components that currently exist in the City, the CCPP identified the following assets:

1. Over eleven (11) square miles of publicly-held open space, which includes Babler State Park (2,441 acres); Rockwoods Reservation (1,881 acres); Rockwoods Range (1,388 acres); and Greensfelder County Park (1,583 acres). Additionally, the State of Missouri and St. Louis County have other facilities in the City, including Packwood Park (undeveloped) and Howell Island (Missouri Department of Conservation Area).
2. Two (2), neighborhood-sized City parks, which includes Anniversary Park (Clayton and Strecker Roads) and Old Pond School Park (Manchester Road).
3. Al Foster Memorial Trail and Trailhead, including over twenty (20) acres of additional land in the Glencoe Area of the City.
4. Additional land area banked in the areas of Strecker Road and Clayton Road (Woodcliff Heights Park Property), Chesterfield Valley (Kohn Memorial Park), and Bridge Park (north entry of pedestrian bridge across State Route 100).
5. Future park properties in Wildwood Square Commercial Area, near planned Farmers Market Facility, and Homestead Estates Subdivision.
6. Over ten (10) miles of multiple use trails in Town Center Area and environs, including the pedestrian bridge.
7. Wildwood Family YMCA facility located on State Route 109 in the City's Town Center Area.
8. Over eight (8) Rockwood School District sites, which include athletic fields, swimming pools, outdoor running tracks, and many other amenities.
9. St. Louis Community College's Wildwood Campus, with public space and meeting rooms.
10. Over sixty (60) current recreational programs offered by the City of Wildwood to residents and non-residents alike, highlighted by the annual Wildwood Celebration.
11. Over seventeen (17) places of worship offering recreational programming and facilities for Wildwood residents.
12. Monarch-Chesterfield Levee and planned trail system.
13. St. Louis Southwestern Railroad right-of-way, providing an opportunity for future trail system between Labadie, Missouri and Creve Coeur County Park.
14. Meramec and Missouri Rivers and related floodplain.
15. Hidden Valley Golf and Ski Resort on Alt Road within the City of Wildwood.
16. Rock Hollow Trail and Park Property (Great Rivers Greenway and St. Louis County) - also known as Zombie Road.
17. Over one hundred fifty (150) centerline miles of public rights-of-way for multi-modal use.
18. Wabash-Frisco and Pacific Mini-Gauge Railroad Facility in the Glencoe Area.
19. Pond Athletic Association and its lighted playing fields.
20. Camp Wyman

All of these facilities have amenities located within them as well. These amenities range from swimming pools to equestrian trails and related facilities. With these existing amenities already located in the City of Wildwood, residents and non-residents already have a comprehensive array of facilities and programs available to them for use and enjoyment.

Building on these facilities, programs, and amenities is a major goal of the CCPP and allows for unique opportunities for partnering and providing other facilities and programs not readily or currently available in the City or local region.

Not identified in this list of opportunities are surrounding cities, which also have excellent systems of parks and recreation facilities and programs. Many of these facilities are located within close proximity of the City of Wildwood and a short drive from residents' homes and nearby businesses. Many of the City's residents already take advantage of these facilities, particularly the major swimming pool complexes, and related programs. Other cities graciously provide excellent opportunities to Wildwood residents.

Regionally, the City is also fortunate to be located in a metropolitan area that is rich in recreational opportunities, as well. The St. Louis Metropolitan Region has an extensive system of public park holdings, which range from areas like Forest Park to the Katy Trail. The region also provides a diverse and comprehensive offering of recreational programs and opportunities for all age groups, while also being nationally recognized for its high school and college sport programs, club programs, and age appropriate programs for seniors. Along with these facilities and programs, the St. Louis Metropolitan Region has three (3) of the larger river systems in the United States within it, i.e. Mississippi River, Missouri River, and the Meramec River. These river systems provide ample boating, fishing, and wildlife viewing opportunities unrivaled elsewhere in the country. The CCPP believes the local and regional opportunities provide an exceptional foundation for the future of Wildwood's expanded system of parks and recreation facilities and programs.

Challenges for the Future

The CCPP also chose to define the challenges that exist for Wildwood and the impacts they may create in implementing this Action Plan. These challenges do not necessarily present impediments to the implementation of this Action Plan, but are addressed or recognized, since their influence was considered significant enough to justify their identification. These challenges were discussed and collectively identified for the purposes of this plan and include the following:

1. The reluctance of voters to endorse certain types of taxes to support parks and recreation efforts in the City of Wildwood.
2. The diversity of the population failing to gain consensus on certain issues relating to facilities and programs and losing opportunities for development and growth.
3. The competition for available sites with private developers and institutional users.
4. The lack of cooperation between other governmental units and service providers on exploring and establishing partnering opportunities for Wildwood residents.
5. The conflict of providing facilities for convenience sake, when other providers offer them within a short commute of Wildwood.
6. The nature of competitive grants and the challenges presented by these processes, particularly in terms of timing.

As reflected in the survey conducted in March 2007 through April 2007, the residents of Wildwood have a strong support for park and recreation opportunities in the City, but show a reluctance to support them by any other means than grants and fees to users. Along with this major consideration, the residents have also indicated in this survey, and by other available forums, that certain facilities are preferred, but often are the most costly to construct, operate, and maintain. These challenges and the others listed above were discussed at length by the CCPP and addressed in the Action Points outlined below. In addressing these challenges, the CCPP also believed, if duly recognized, they could be changed into positive attributes and further the City's desire to host a world-class park system.

Timelines for Implementation and Use

In the course of creating this Action Plan, the CCPP worked to ensure its Action Points could be achievable in a reasonable timeframe. The first step in this effort was to recognize the need to review and update the Action Plan on a five (5) year basis to gauge successes and failures in implementing and completing the Action Points. In considering this five (5) year review cycle, the CCPP believed it was a long enough timeframe to allow progress to be made on the plan's relative Action Points. This timeframe is still short enough to integrate new ideas and trends into them; alter direction on items or considerations associated with them, particularly if these items are not realizing success or lack support among residents or elected officials; gauge successes and build upon the key ingredients associated with them; and create interest in the Action Plan by keeping it a part of the City's active planning programs. With a five (5) year review window, the CCPP remains assured that Action Points will be addressed appropriately for the future in terms of implementation and application.

Another major point in this effort was to establish reasonable expectations and timelines for implementation of the plan's Action Points, based upon available resources. The CCPP's determination was that each of these recommendations should be analyzed and categorized based upon immediate, intermediate, and long-term priorities. The members of CCPP believed this hierarchy would allow for the development of a two (2) tiered approach to acquiring property for future facilities, building new venues for all ages, and creating recreational programs over the next five (5) and ten (10) year periods of time. This two (2) tiered approach also offered the CCPP a manner to address one (1) of the major challenges it faced, which was creating a financing plan that anticipates current levels of revenues and resources, with no change. The plan also addresses the situation if new types are established, and a program for implementation, if these sources are created for use within the community. The CCPP took this approach, given the results of the survey of households in Wildwood, which indicated some supported new taxes for the purposes of parks and recreation efforts. Therefore, under each Action Point, the implementation strategy is based upon current funding sources, if no new funding options are created for parks and recreation efforts and, another, if new avenues of revenues are established. Each implementation strategy in the respective tier of an Action Point is then identified from a standpoint of immediate, intermediate, or long-term timeframe[1].

Much of the CCPP's work was premised on understanding the relationship of availability of funding to the extent of facilities, programs, operations, and maintenance that could be expected. The survey indicated a significant level of support for park facilities and recreational programs, but funded through grants, gifts, fees, and other charges, with limited interest for future tax increases, particularly on real property. Regardless of the sources, the CCPP remained committed to providing a park and recreation system that would meet the desires of residents, while acknowledging that partnering with other providers and not replicating existing facilities and programs could not meet all of Wildwood's needs in terms of park facilities and recreation programs.

Concurrence and Overall Direction

The CCPP worked to create an Action Plan that accounted for all of the respective input it had received from a number of sources and a deliberative process of discussion at its meetings. All of the Action Points that are included in the Action Plan reflect a consensus on the item by the members of the CCPP. If an Action Point is included in the plan, the CCPP believed it met a high level of support in the community and would address a missing component of facility, program, or service sought by the residents of Wildwood. Collectively, the Action Plan was created through a process of study,

[1] Immediate timeframe = Years 1 to 2; Intermediate timeframe = Years 3 to 5; and Long-Term timeframe = Years 6 to 10.

discussion, and acceptance among the sixteen (16) volunteers representing each of the City's eight (8) wards (two (2) from each ward appointed by the Mayor and approved by the City Council).

The CCPP submitted this Action Plan to the City Council for consideration and action, with the expectation that each of the Action Points, whether accomplished under current requirements of funding or through a future source, as well as in an established timeframe, would be equally supported by elected officials. The CCPP developed this expectation from the knowledge that parks and recreation opportunities are expected by Wildwood residents and they are an integral part of building a community that is diverse in its interests and fun for all. Overall, the outcome of this planning process was the development of a document that offers a mix of facilities, activities, and opportunities, based upon the input of the community. A key issue in the development of Action Points is the assumption that the principles of the incorporation of Wildwood would be exercised by the City officials and staff in implementing them, so as to provide the greatest number of resources at the least cost.

Action Plan Components

Action Point Number #1 - Recreational Programs and Target Populations

Goal: To offer a broad range of programs to all residents of Wildwood that may be added or eliminated, as new interests are defined among targeted populations over time.
Recommendations: Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College; Establish, as part of these partnerships, opportunities for residents to obtain these services and programs from these other providers at reduced or subsidized levels by creating financial agreements with said entities; Increase programming emphasizing fitness and wellness for children, teens, and families (as funding is provided), which would include fitness walking, aquatics, hiking, biking, and equestrian rides; Construct facilities that are commensurate and appropriate for the programming efforts that are in place and planned for the future by the City of Wildwood; Create new recreation programs that foster opportunities for community gatherings and encourage a sense of place for residents, old and new; and Promote new recreation programs that provide opportunities that are not currently available within the City and surrounding area, so as to complement, not compete, with other providers.
Timeline Tier Level(s): Current
Priority: Immediate Term
Support Information: The Parks and Recreation Survey indicated that over seventy (70) percent of respondents supported providing programs for six (6) to twelve (12) year olds, teenagers, and families (in order of priority). Additionally, the overwhelming majority of these same respondents supported creating programs for residents first and others after. Along with these two (2) considerations, the households that were surveyed felt that a broad diversity of programs providing experience levels from beginners to advanced, versus just introductory, should be the focus of the City in this regard. Public input forum participants expressed strong support for the programs that are currently provided by the City of Wildwood, but noted lack of equestrian activities at this time.
Supplemental Factors:

⇒ Residents (primary service group)
    1. With limited resources at this time, the City should focus on a qualitative versus quantitative approach in current programming efforts.
    2. Current programs continue to grow and receive positive feedback from participants.
    3. Other opportunities to provide more and broader recreation program offerings should always be explored through a systematic review, on a yearly basis, similar to the Capital Improvement Program of the City of Wildwood.

⇒ Younger age groups and families

1. Demographic characteristics indicate a high percentage of households within the City have children.
2. These populations will need a diversity of programs to meet their anticipated needs.

⇒ Partnerships

1. Partnerships extend through all aspects of the City's programming efforts in its recreation activities.
2. Establish partnerships with service providers already located in the City, such as the Rockwood School District, the Pond Athletic Association, the Wildwood Family YMCA, the Missouri Department of Conservation, and the Missouri Department of Natural Resources, and others.
3. Other service providers have expressed interest in partnering with the City of Wildwood in this area.

Assumptions:

1. The allowance for growth in programs will primarily be based upon availability of funding to support them.
2. The current programs should be continued and improved, based upon year-end evaluations in terms of attendance and related feedback from participants.
3. Engaging residents in enjoyable, safe programs builds support for parks and recreation facilities and activities within the community.
4. The provision of recreation programs provides a medium to grow community spirit and recognition of Wildwood.

Action Point Number #2 - Type and Extent of Facilities

Goal: To provide a range of facilities at locations throughout the City that offer ample space for recreational buildings, and programs, while creating passive areas as well, particularly in environmentally sensitive portions of the publicly-owned properties.

Recommendations: Expand current commitments to the development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which should eventually link all public park spaces and population centers together, and follow the recommendations of the recently adopted "Access and Mobility Plan;" Develop a Facilities Plan that is coordinated with the acquisition policies and actions of the City; Provide facilities that are accessible, adaptable, and flexible, so as to maximize their use regardless of the season of the year, such as, but not limited to, playgrounds, trails (all types), picnic areas, outdoor ball fields/soccer fields, outdoor/indoor swimming pools, tennis courts, equestrian facilities, fishing lake, and barbeque pits; Actively explore a partnership with the Wildwood Family YMCA in their planned expansion of their current facility; Establish a minimum of three (3), new neighborhood-sized parks in the City of Wildwood within the next five (5) years, with their locations based upon projected population densities; Require the provision of playgrounds, pavilions, and barbeque pits in all public space areas located within new residential subdivisions, as well as in all planned City facilities; Create a plan and working committee of interested parties to develop a major outdoor swimming pool/water park facility within the next ten (10) years in the City of Wildwood through a partnership with the Wildwood Family YMCA, the Rockwood School District, and the St. Louis Community College; and set aside a proportion of future park properties for passive activities and limited use, particularly on land areas where topography or other physical characteristics are environmentally sensitive.

Timeline Tier Level(s): Future

Priority: Intermediate to Long Term

Support Information: The Parks and Recreation Survey indicated a broad range of interests in the City of Wildwood, with a very active population in terms of their use of current facilities, both here in this community and the surrounding area. The Service Providers' Open House, as well as comments from these other entities, indicates a willingness on the part of them to partner with the City of Wildwood in a number of different venues, facilities, and improvements. At the two (2) public forums held by the CCPP, the majority of participants spoke in favor of equestrian trails and facilities, along with multiple-use trails and an outdoor swimming pool. Comments received from other sources, such as the City's website, indicate certain respondents prefer facilities that are not currently readily available, such as dog and skate parks, golf courses, river access points, ice rinks, and community event rooms.

Supplemental Factors:

⇒ Park Types

1. The respondents to the survey noted the need for a large, community-sized park for the City of Wildwood.
2. Input received from the community indicated a desire for additional neighborhood and pocket type parks for the future, in close proximity to their neighborhoods.

⇒ Passive and active types

1. The diversity of environments on properties in Wildwood will almost always dictate a portion of any property will have a mix of favorable and unfavorable topography and other physical features.
2. The development of a single, larger park property should accommodate the type of facilities identified by the CCPP for inclusion, while preserving an ample area for passive purposes (described by respondents of the survey as "essential to very important").
3. The respondents of the survey noted that "acquiring additional greenways, open space, and parks should be prioritized over developing recreation centers for indoor activities."

⇒ Playgrounds

1. The provision of playgrounds garnered the highest level of support in the survey (69% viewed it as "essential to very important").
2. The location of neighborhood parks appear to be best suited in higher density areas of the City, where the population is the greatest and the largest number of residents can be served.
3. The application of the City's new Public Space Requirements of the Zoning Ordinance will continue to provide an appropriate vehicle to obtain these types of facilities in new residential and mixed use projects.

⇒ Pavilions/Barbeque Pits

1. The success of Anniversary Park and the Old Pond School are indicative of the need that has been identified in the community, as a function of the survey.

⇒ Athletic fields

1. Over fifty (50%) percent of respondents to the Parks and Recreation Survey identified outdoor ballfields as "essential or very important."
2. Approximately forty (40%) percent of respondents to the Parks and Recreation Survey identified outdoor soccer fields as "very important."
3. The Pond Athletic Association, Babler State Park, the Rockwood School District, and the Wildwood Family YMCA (at LaSalle Institute) provide a limited number of these types of fields in the City of Wildwood.
4. The City often has received comments from residents about the need for athletic fields for many years.

⇒ Trails

1. The level of support for additional trails was high by respondents to the Parks and Recreation Survey at approximately fifty-six (56%) percent.
2. The most popular activity identified in the survey of households in the City is using trails (73%).
3. The City of Wildwood has over ten (10) miles of multiple-use trails, with many more miles located in the four (4), major public holdings in this community (Babler State Park, Rockwoods Reservation, Rockwoods Range, and Greensfelder County Park).

⇒ Other facilities

1. The survey of households indicated that three (3) in ten (10) residents felt a multiple use recreation or community center was "essential."
2. The information provided by invited speakers and members of the CCPP indicated larger facilities seldom operate without subsidies from general revenue funds of the cities that have constructed them.
3. Those households that responded to the Parks and Recreation Survey identified skate parks (16%), dog parks (just over 25%), boat launches (20%), equestrian trails (10%), and an equestrian facility

(9%) were given the lowest importance ratings of all facilities identified (over sixteen (16) were listed in the survey).

Assumptions:

1. The development of facilities will require the greatest amount of expenditures, immediate and long-term, for construction, operation, and maintenance than all other costs associated with its parks and recreation efforts. Therefore, a revenue source must be in place not only to address capital improvements, but the on-going operation and maintenance of these facilities, buildings, and structures.
2. The availability of other facilities within Wildwood, and surrounding cities, offers opportunities for an immediate impact to residents, if specific arrangements can be developed with other providers on use accommodations by City officials. However, when partnering with other providers, the missions of the different entities can sometimes compete or cause problems and should be considered in the development of these relationships.
3. The inclination of the CCPP members was to provide parks and park amenities first, with facilities to follow thereafter. The overarching desire of the CCPP members was to provide a facility large enough to allow for flexibility and adaptability in its use.
4. The City of Wildwood has an aging population that favors certain facilities over others.

Action Point Number #3 - Acquisition Policies and Programs

Goal: To provide land area for future park properties to support facilities and programs.
Recommendations: Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs) or the acceptance of land-banked property from another governmental entity, i.e. St. Louis County's Packwood Park; Set aside revenues in each fiscal year, as part of the capital improvements budget, to expand current efforts in terms of its property acquisition programs, particularly in the Glencoe Area of Wildwood; Partner with the Open Space Council of Greater St. Louis to pursue landbanking of environmentally sensitive sites for passive recreational areas; Continue the application of the Public Space Requirements of the City's Zoning Ordinance; and Pursue gifts and donations from landowners in the City by offering tax benefits, naming opportunities, life estates, conservation easements, or other incentives for their consideration.
Timeline Tier Level(s): Current and Future
Priority: Immediate, Intermediate, and Long Term
Support Information: Survey results indicated residents want acquisition of properties that are substantial in size, as well as others for the creation of more neighborhood sized park areas (one (1) to five (5) acres); larger park properties should be diverse in character to provide active and passive spaces; and participants at the two (2) public forums wanted immediate action.

Supplemental Factors:

⇒ Location(s) in Town Center, a Central Site, and/or Elsewhere in Wildwood

1. The development of a single central site along the State Route 100 corridor, near its intersection of State Route 109.
2. The development of several, neighborhood park sites, particularly in the area of major subdivision developments in the vicinities of Manchester Road, Clayton Road, and Valley Road.

⇒ Affordability

1. The cost per acre/square foot for land area must balance against accessibility, physical features, availability, and adaptability for future use category, i.e. mini-park, neighborhood, and/or community.

⇒ Types of Facilities and Programs (dictate size requirements)

1. The respondents to the survey indicated general support for the following facilities: trails, all types; playgrounds, including pavilions, picnic tables, and barbecue pits; outdoor swimming pool and water park; athletic fields; and a recreational complex.

⇒ **Assumptions:**

1. The cost of land in the City of Wildwood continues to increase and dictates the need for the City to act promptly on property acquisitions.
2. The City of Wildwood does have land area of all sizes that is currently available for any of its future acquisition efforts.
3. The investment of the City into property can only be viewed as positive from all perspectives.

Action Point Number #4 - Funding Sources and Application Policies

Goal: To develop and maintain funding sources, along with programs for grants, gifts, and donations, to meet the recreational and fitness needs of residents through a system of park facilities and recreation programs.

Recommendations: Implement the necessary steps to promote the presentation of a park sales tax[2] to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, along with staffing, maintenance, and other expenses; Continue to fund current programs and efforts through a combination of the general revenue and capital improvement budgets of the City; Establish a line item in the Department of Planning and Parks budget for advertisement and promotion of opportunities to participate in a gifts/donations program for public lands; Accept gifts and donations from all sources for non-acquisition types of efforts, along with creating programs to administer such activities, including defining incentives to encourage them; Provide programs for landbanking, conservation easements, life trusts, and others as a means to acquire property in a collaborative atmosphere with their respective owners; Plan and establish reliable revenue sources, including user fees, for the funding of operational and maintenance costs associated with recreation programs and related facilities; and Pursue all grants that are available from the myriad of resources at all levels, including local, State, and federal.

Timeline Tier Level(s): Current

Priority: Immediate term

Support Information: The Parks and Recreation Survey indicated limited to just over a majority of support for new taxes of any kind. The Service Providers' Open House, as well as comments from these other entities, suggests that partnering and sharing of facilities may be the most advantageous manner to address major facilities in the future. At the two (2) public forums held by the CCPP, the majority of participants spoke in favor of parks and stormwater tax, and against any type of property tax. Comments received from other sources, such as the City's website, indicate residents support parks and recreation efforts, more so than other governmental buildings or similar capital outlays.

Supplemental Factors:

⇒ Grants, gifts, and donations

1. The City of Wildwood has received millions of dollars in grants for its current system of multiple-use trails and parks from a variety of sources.
2. The locations of Anniversary Park and Old Pond School were gifts to the City by their respective owners.
3. The existence of Great Rivers Greenway and the Municipal Park Grant Commission offer ample opportunities to continue to construct a world-class trail system in the City of Wildwood.

⇒ General revenue funds

1. The City currently budgets approximately $260,000 for its parks and recreation efforts. This amount is approximately 3.4% of the overall General Fund for Fiscal Year 2007.
2. This amount of money for Fiscal Year 2007 is the greatest, since the incorporation of the City.
3. The respondents to the survey indicated that nearly two-thirds of them were in favor of using the City's general revenue funds, despite potential reductions in funding for other services.

2 This sales tax, if approved, should be structured to be solely dedicated to parks funding and contain no sunset clause, thereby ensuring monies for on-going maintenance of properties and related improvements.

⇒ Parks and stormwater sales tax

1. The anticipated revenue from this source for the City of Wildwood was estimated at approximately $750,000 [based upon 2007 revenues] and does require the action of registered voters via an election (simple majority required for passage).
2. This tax is authorized by State Statute and utilized by a number of communities in the area, including the Cities of Ballwin, Chesterfield, and Ellisville.
3. The parks and stormwater sales tax is dedicated to these activities only and can be used to leverage greater borrowing in the future.

⇒ Other sources, i.e. bond issue for land purchase and major facilities

1. The use of bonds for construction of major facilities has been used by many communities over the years, but requires voter approval.
2. The City of Wildwood has an excellent credit rating and low bond encumbrance, which would allow it to use this method of financing.
3. The market for municipal bonds is generally good.
4. The available resources to fund acquisition and the construction of facilities are diverse, but the costs associated with these activities continue to rise.

Assumptions:

1. The use of grants and gifts to further the parks and recreation efforts of the City must always be an integral part of any planning effort.
2. The CCPP recognized the difficulty of seeking support for a property tax increase for the purpose of expanding its park facilities and programming offerings.
3. The amount of user fees will not cover the operation and maintenance of larger park properties or facilities.
4. The design of any future comprehensive program for park facilities and lands must take into account their immediate and long-term maintenance and operation.

Implementation and Plan Updates

The CCPP has spent approximately one (1) year reviewing the data relating to the City of Wildwood, the surrounding area, St. Louis County, and the St. Louis Metropolitan Region to understand park and recreation trends, facilities, programs, and efforts currently underway or planned for the future. In addition to this data collection effort, the CCPP held public forums with the residents and other park and recreation providers, which also involved conducting a City-wide survey of households, to better understand what opportunities exist and what residents want now and in the future. Furthermore, the CCPP held numerous meetings to understand how best to serve Wildwood, while maintaining the key tenants of its Master Plan, Parks and Recreation Plan, and Access and Mobility Plan. All told, the group of volunteers serving on this CCPP undertook a painstaking effort to define all the options, issues, and opportunities for the City of Wildwood, as it embarks on upgrades and expansions of its parks and recreation offerings over the next five (5) to ten (10) years.

As a result of this effort, the CCPP created this Action Plan, which is reflective of the collective thinking of this group. The members of the CCPP believed the best approach to achieving success in implementing the recommendations of the Action Points were to categorize them first as "current and future" endeavors and then establish within these broad timelines priorities therein, specifically, immediate, intermediate, and long-term types. Therefore, if an Action Point is identified as "Immediate/Short," the CCPP believed this item should be acted upon by the City Council and Department of Planning and Parks staff as quickly as possible and be the focus of its efforts now, and until completed or implemented. Those Action Points, with ranges of times and priorities, would then follow. This prioritization was done with the intent to assist the City Council in its efforts, but certainly not to challenge its authority in this regard. The CCPP believes this type of prioritization was part of the charge given to its members when the City Council formed it in

June 2006. ***However, in no case, did the CCPP specifically bind the City Council to appropriate funds beyond its advisory authority.***

The implementation of this Action Plan should begin immediately, once adopted by the City Council. The CCPP designed this document to provide direction for an immediate five (5) year time window, while also creating a ten (10) year sunset. At the end of five (5) years, it is the opinion of the CCPP members that all of the "Intermediate/Short-term" priorities should be completed, with Future/Medium and Long-Term priorities begun, with an anticipated completion sometime thereafter. Although with regards to some recommendations within the four (4) Action Points, these timelines are aggressive, the CCPP believed it was best to encourage action rather than delay.

Additionally, the CCPP has made recommendations regarding updates and reviews of this plan, both annually and at the end of the first five (5) year period of time. The CCPP believes it is critical to the success of this document to have these regular reports to the City Council on the status of the Action Points and their recommendations, thereby allowing unexpected circumstances to be addressed, current programs improved, and new trends incorporated into them as well. At the first five (5) year anniversary, the CCPP fully expects, like at each of the annual reports to City Council by Department of Planning and Parks staff, certain recommendations will be enacted or implemented, and others underway, while all planned for the future. The five (5) year update will also allow for a thorough review of the Action Points and any major alterations to be made. Keeping the Action Plan germane, fresh, and a part of the community's collective memory, is the stated desire of the members of this CCPP.

Summary and Conclusions

The members of this CCPP were asked by the City Council at the start of this process to provide to it a plan for the expansion, improvement, and sustainability of a parks and recreation effort that meets the residents' needs in almost all ways. Recognizing the unique nature of the City of Wildwood, from its founding to the manner in which it provides services, the CCPP recognized this Action Plan would not create a typical parks and recreation profile in terms of the types of facilities, parks, and programs that would be offered. Respective of Wildwood's natural beauty, environmentally sensitive lands, small staff, and privatization goals, the CCPP relied heavily on resident input in making its recommendations and chose those considerations best suited to the aforementioned characteristics of this City. Similarly, the CCPP believed that partnering opportunities with a host of other governments, private, not-for-profit organizations, and other service providers was the best, and quickest, way to meet current and future residents' needs.

In considering the components of the four (4) Action Points of this plan, and the numerous recommendations contained in each, the CCPP did reach a consensus on this document, as well as what it believed should be the City of Wildwood's first steps in its implementation. In creating these first steps, the CCPP again referenced the survey results from the randomly-sampled households in the City, the input from the public forums, and Service Provider's Open House, along with comments provided throughout the process, to draw these final conclusions. Accordingly, the CCPP supports the following priority steps:

⇒ **Programming** - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College.

⇒ **Facilities** - Expand current commitments to development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."

⇒ **Acquisition** - Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).

⇒ **Funding** - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, along with staffing, maintenance, and other expenses.

The CCPP believes these components of the Action Points are where the City of Wildwood needs to begin its new efforts in providing parks and recreation opportunities commensurate with all of its other current services in this community.

The CCPP would like to thank the City Council, and its members, for the opportunity to provide this Action Plan to it for consideration, and the latitude given to it in completing this task. The members appreciated the flexibility they were allowed in creating this plan, the Action Points, and recommendations associated therein by the City Council. No preconceived notions or requirements were placed upon the CCPP by the City Council, nor was influence exerted in this process to add, subtract, or otherwise alter the plan's outcome. To the members of this CCPP, the City Council's desire for their opinions, shown by allowing this freedom in developing this plan, was greatly appreciated and recognized. With the conclusion of this planning effort, the CCPP believes the City, and its leaders, are now in a position to create a world-class park and recreation system in Wildwood by utilizing existing park lands and facilities, partnering with other providers, and building/adding new lands, facilities, and programs attune to the unique character of the City and this area of west St. Louis County.

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WILDWOOD®

November 15, 2016

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: **Reservation and Registration Update**

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Economic Development Committee Members
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

Monthly Accounting for Parks & Recreation ♦♦♦

At the request of the Committee Members, Department staff has been providing the costs associated with the maintenance and upkeep of the City's parks and trails facilities since the beginning of this year. This information has been provided in the form of an annual accounting from the year 2006 through 2015, and, again, beginning in 2016, a monthly accounting on a per park basis has been provided. In conjunction with this maintenance report, the Committee has now requested an accounting of the fees collected from pavilion rentals and program registrations.

Current Registration/Reservation Status ♦♦♦

The Department has calculated three (3) main categories of information. These categories include the following:

- ✓ Number of Completed Registrations
  - This number includes Dog Park membership registrations of both households and the number of dogs, as well as event registrations
- ✓ Number of Reservations for pavilion rentals in three (3) parks
  - Community Park
  - Anniversary Park
  - Old Pond School Park
- ✓ Fees Collected
  - Membership registrations
  - Event registration
  - Pavilion rentals

The Department did wait until Spring 2016 to provide an accurate count of the overall number of households registered, as well as how many dogs were enrolled, given the facility opened in late Fall 2015. The number of

Dog Park memberships is the only information provided from the previous year (2015). With the addition of the RecDesk software in March, pavilion reservations are now completed online and payment collected via credit card at the time of reservation. Therefore, pavilion rentals have been calculated beginning in March 2016, when the system was first operational. The pavilion in Community Park was not open and available for reservation until April 2016. Department staff would also note the calculations of event registrations are totaled for each event and listed during the month the event was held, not necessarily when the reservations were made. The final item of note is the accounting provided is not necessarily net income for the City. Expenditures occur for each event, maintenance and upkeep within each park, and fees to partners, who assist the City in the execution of these tasks.

The fees collected for the year to date, again on a per month basis of when the event was completed, are provided below:

2016 Fees Collected	
January	$11,585
February	$750
March	$1,660
April	$6,610
May	$2,840
June	$810
July	$1130
August	$1070
September	$766
October	$3,236
Year to Date Total	$31,457

The quantities of registrations and reservations for the year, in addition to the fees collected to date, is identified by each month, on the attached spreadsheet.

The Department can provide more background on this matter at tonight's meeting, if members have specific questions in this regard. If any of the Committee Members should have other questions or comments before tonight's meeting about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on this matter at tonight's meeting. Thank you for your review of this information and participation in tonight's discussion.

Registration and Reservation Results and Fees

	2015		January 2016			February 2016			March 2016			April 2016			May 2016			June 2016					
	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Jan - June	Registrations Through June	Fees Collected Through June
Dog Park Households *	131	$ 7,248.50		20	$ 1,000.00		15	$ 750.00		32	$ 1,600.00		20	$ 1,000.00		16	$ 800.00		5	$ 250.00		239	$ 12,648.50
Dog Park Dogs *	174			31			19			40			25			22			7			318	
Anniversary Park Pavilion **									2		$ 60.00	5		$ 170.00	8		$ 230.00	2		$ 60.00	17		$ 520.00
Community Park Pavilion **												21		$ 2,100.00	17		$ 1,750.00	5		$ 500.00	43		$ 4,350.00
Old Pond School Pavilion **												1		$ 30.00	2		$ 60.00	0		$ -	3		$ 90.00
Event Registration *				331	$ 11,585.00		479			100			243	$ 3,310.00		84			225	$ -		1462	$ 14,895.00
Event Breakdown ***			Frozen Feet 1/2 Marathon (331@$35) = $11,585			ECRP (95@Free) = $0.00 Cabin Fever Hike (240@Free) = $0.00 Family Snow Day at Hidden Valley (144@Free) = $0.00			ECRP (100@Free) = $0.00			ECRP (83@Free) = $0.00 Spring Crop (11@$30) = $330 Tree Hugger 5K Run (149@$20) = $2980			ECRP (84@Free) = $0.00			GreenRock Trail Hike (183@Free) = $0.00 Plein Air Event (17@Free) = $0.00 Home Alone Class (25@Free) = $0.00					
2015 Totals		$ 7,248.50																			2015 Totals	131	$ 7,248.50
																					Jan - June 2016 Totals		
2016 Totals					$ 12,585.00			$ 750.00			$ 1,660.00			$ 6,610.00			$ 2,840.00			$ 810.00	63	1570	$ 25,255.00

- The above calculations have been completed using three (3) main categories of information. These categories include the following:

* Number of Completed Registrations - This number includes Dog Park membership registrations of both households and the number of dogs, as well as event registrations

** Number of Reservations for pavilion rentals in three (3) parks - 1. Community Park; 2. Anniversary Park; and 3. Old Pond School Park

*** Fees Collected - 1. Membership registrations; 2. Event registration; and 3. Pavilion rentals.

- The calculations began in Spring 2016 to provide an accurate count of the dog park area, which now includes the overall number of households registered, as well as how many dogs were enrolled, given the facility opened in late Fall 2015. The number of Dog Park memberships is the only information provided from the previous year (2015). With the addition of the RecDesk Software in March, pavilion reservations are now completed online and payment collected via credit card at the time of reservation. Therefore, pavilion rentals have been calculated beginning in March 2016, when the system was first operational. The pavilion in Community Park was not open and available for reservations until April 2016. The Committee would also note the calculations of event registrations are totaled for each event and listed during the month the event was held, not necessarily when the reservations were made. The final item of note is the accounting provided is not necessarily net income for the City. Expenditures occur for each event, along with maintenance and upkeep within each park and fees to partners, who assist the City in the execution of these tasks.

Registration and Reservation Results and Fees

	July 2016			August 2016			September 2016			October 2016			November 2016			December 2016					
	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	Reservations Made	Registrations Completed	Fees Collected	2016 Total Reservations	2016 Total Registrations	2016 Total Fees Collected
Dog Park Households *		15	$ 400.00		14	$ 350.00		10	$ 250.00		8	$ 200.00								286	$ 1,439.00
Dog Park Dogs *		19			14			12			10									373	
Anniversary Park Pavilion **	1		$ 30.00	4		$ 140.00	0		$ -	1		$ 30.00							23		$ 720.00
Community Park Pavilion **	7		$ 700.00	5		$ 550.00	4		$ 400.00	3		$ 300.00							62		$ 6,300.00
Old Pond School Pavilion **	0			1		$ 30.00	1	30	$ 30.00	0									5		$ 150.00
Event Registration *		25			0			96	$ 86.00			$ 2,706.00								1583	$ 17,687.00
Event Breakdown ***	Babysitting 101 Class (25@Free) = $0.00						ECRP (88@Free) = $0.00 Scrapbooking (3@$12) = $36 and (5@$10) = $50			Tour de Wildwood (301@$35) = All $ to MOBikeFed ECRP (102@FREE) = $0.00 Scrapbooking (13@$12) = $156 Route 66 5K Run/Walk (85@$30) = $2,550 Kids 1/2 Mile Fun Run (40@FREE) = $0.00											
																			2015 Totals	131	$ 7,248.50
																			2016 Totals		
2016 Totals			$ 1,130.00			$ 1,070.00			$ 766.00			$ 3,236.00			$ -			$ -	90	1738	$ 31,457.00

- The above calculations have been completed using three (3) main categories of information. These categories include the following:

* Number of Completed Registrations - This number includes Dog Park membership registrations of both households and the number of dogs, as well as event registrations

** Number of Reservations for pavilion rentals in three (3) parks - 1. Community Park; 2. Anniversary Park; and 3. Old Pond School Park

*** Fees Collected - 1. Membership registrations; 2. Event registration; and 3. Pavilion rentals.

- The calculations began in Spring 2016 to provide an accurate count of the dog park area, which now includes the overall number of households registered, as well as how many dogs were enrolled, given the facility opened in late Fall 2015. The number of Dog Park memberships is the only information provided from the previous year (2015). With the addition of the RecDesk Software in March, pavilion reservations are now completed online and payment collected via credit card at the time of reservation. Therefore, pavilion rentals have been calculated beginning in March 2016, when the system was first operational. The pavilion in Community Park was not open and available for reservations until April 2016. The Committee would also note the calculations of event registrations are totaled for each event and listed during the month the event was held, not necessarily when the reservations were made. The final item of note is the accounting provided is not necessarily net income for the City. Expenditures occur for each event, along with maintenance and upkeep within each park and fees to partners, who assist the City in the execution of these tasks.

- Dog Park Registration Fees were prorated beginning on July 5th and became $25.00 for membership through December 31, 2016.

WILDWOOD®

November 15, 2016

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: **Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities**

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members
Economic Development Committee Members
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

Annual Allocations/Expenditures ♦♦♦

The City Council, during its Strategic Planning Process in March 2015, identified its desire to ensure that, as facilities are added to the City's system of parks and trails, the costs associated with their maintenance and upkeep are addressed and managed as well. The Chair of the Planning/Economic Development/Parks (now Planning and Parks) Committee also requested, which was agreed to by the members, that each month an update of spending on parks and trail maintenance be provided, along with any unusual allocations in this regard as well. Therefore, as part of this reporting of monthly expenses and expenditures, the Department is providing the summary of annual expenditures by it, in its maintenance of all facilities since 2006, which is identified below:

Year	Original Budget Allocation ($)	Amended Budget Allocation ($)	Actual Amount ($)
2006	15,000	64,000	68,454
2007	62,500	58,486	57,880
2008	67,000	67,000	65,176
2009	68,000	120,000	112,608
2010	120,000	110,000	103,275
2011	125,000	135,000	127,995
2012	135,000	164,000	173,980
2013	175,000	160,000	129,788
2014	175,000	161,200	133,033
2015	160,000	160,000	172,679*
2016	**230,000**	TBD	TBD

*As of December 31, 2015 (Final)

Current Allocations/Expenditures ♦♦♦

The Department, in calculating the expenditures for Fiscal Year 2016, did so upon the date the work was completed, not necessarily the month in which the invoice was paid. Since the Committee's last meeting, all of the invoices for the month of September, and a portion of October, that have been paid thus far have been totaled and identified. These expenditures include the following items:

- ✓ Trash removal in park properties and trail locations
- ✓ Grass cutting
- ✓ Cleaning up parks due to heavy use
- ✓ Mulch and Winter preparation

The spending for the year to date, again on a per month basis of when the work was completed, is provided below:

2016 Expenditures	
January	$7,555.14
February	$8,188.90
March	$32,293.32
April	$21,735.64
May	$19,983.80
June	$18,518.28
July	$19,402.91
August	$15,564.85
September	$16,831.36
October (incomplete)	$12,599.04
Year to Date Total	$172,673.24

The spending for the year, to date, is identified by each park, on the attached spreadsheet.

The Department can provide more background on this matter at tonight's meeting, if members have specific questions in this regard. If any of the Committee Members should have other questions or comments before tonight's meeting about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on this matter at tonight's meeting. Thank you for your review of this information and participation in tonight's discussion.

FY-2016 Parks and Trails Maintenance Costs

	Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BELLEVIEW FARM PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	KOHN PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK		
	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION
JANUARY	37517	12/1/2015	Fire Extinguisher Inspection														$ 40.00	$ 40.00	City Hall - Work done in 2015, but paid in 2016
	9716	1/4/2016	Clean out Trash Containers		$ 40.00		$ 40.00	$ 60.00	$ 40.00		$ 40.00	$ 40.00	$ 40.00	$ 40.00				$ 340.00	
	9722	1/5/2016	Remove Christmas Tree														$ 368.25	$ 368.25	
	9723	1/5/2016	Reinstall Pipe Bollard										$ 127.00					$ 127.00	109 & Windsor Meadow
	9743	1/15/2016	Clean out Trash Containers		$ 40.00			$ 60.00	$ 80.00									$ 180.00	
	9743	1/15/2016	Pick up sticks									$ 180.00						$ 180.00	
	9745	1/15/2016	Trim Honeysuckle										$ 460.00					$ 460.00	Cambury Trail & North Ped Bridge
	9745	1/15/2016	Pick up Trash													$ 300.00		$ 300.00	
	9746	1/15/2016	Clean out Trash Containers													$ 40.00		$ 40.00	Eatherton Trail
	9750	1/19/2016	Clear Snow												$ 1,203.00			$ 1,203.00	Al Foster and Duck Loop (Frozen Feet Run)
	9753	1/19/2016	Plow Snow					$ 195.00										$ 195.00	
	9117355	2/8/2016	Pest Control								$ 52.00							$ 52.00	
	9754	1/21/2016	Clear Snow												$ 2,372.39			$ 2,372.39	Glencoe Pkg Lot; Rock Hollow Trail (Frozen Feet Run)
	9755	1/22/2016	Spread Ice Melt												$ 317.50			$ 317.50	Rock Hollow Trail (Frozen Feet Run)
	9756	1/22/2016	Sign Drop Off & Pickup												$ 97.50			$ 97.50	Frozen Feet Run
	9765	1/27/2016	Clean out Trash Containers		$ 40.00		$ 40.00		$ 80.00			$ 40.00	$ 40.00	$ 40.00				$ 280.00	
	9769	1/28/2016	Install Chains on Trash Cans				$ 175.50											$ 175.50	
	9770	1/28/2016	Install 2 Dog Stations				$ 234.00											$ 234.00	
	9773	1/29/2016	Clean out Trash Containers					$ 60.00			$ 40.00							$ 100.00	
	9776	1/29/2016	Repair Gates					$ 493.00										$ 493.00	
			JANUARY TOTALS	$ -	$ 120.00	$ -	$ 489.50	$ 868.00	$ 200.00	$ -	$ 132.00	$ 260.00	$ 667.00	$ 80.00	$ 3,990.39	$ 340.00	$ 408.25	$ 7,555.14	**JANUARY TOTAL**
FEBRUARY	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION
	9779	2/2/2016	Chip Brush Piles					$ 505.00										$ 505.00	
	9785	2/4/2016	Clean Picnic Table Pads						$ 591.50									$ 591.50	
	9787	2/5/2016	Clean out Trash Containers		$ 40.00		$ 40.00	$ 45.00	$ 80.00		$ 40.00	$ 40.00	$ 40.00					$ 325.00	
	9787	2/5/2016	Trash Pickup													$ 480.00		$ 480.00	
	9802	2/15/2016	Clean out Trash Containers					$ 60.00										$ 60.00	
	9806	2/17/2016	Clean out Trash Containers		$ 40.00		$ 40.00	$ 60.00	$ 80.00		$ 40.00	$ 40.00	$ 40.00	$ 40.00				$ 380.00	
	9811	2/18/2016	Clean up beds & cut back plants		$ 620.00													$ 620.00	
	9820	2/19/2016	cut grass plants & empty trash					$ 60.00								$ 625.00		$ 685.00	La Salle Trail
	9823	2/23/2016	Clean out Trash Containers		$ 40.00		$ 40.00	$ 60.00	$ 80.00		$ 40.00		$ 40.00	$ 40.00				$ 340.00	
	9828	2/24/2016	Snow plow					$ 195.00										$ 195.00	
	9833	2/26/2016	Install rock					$ 1,670.40										$ 1,670.40	
	9837	2/26/2016	Tent Install												$ 546.00			$ 546.00	Cabin Fever Hike
	9838	2/26/2016	Clear trees				$ 303.00											$ 303.00	
	9840	2/29/2016	Clear trail debris									$ 889.00						$ 889.00	
	9841	2/29/2016	Install new dog station									$ 130.00						$ 130.00	
	9843	2/29/2016	Pick up lumber/rake mulch					$ 253.50										$ 253.50	
	9845	2/29/2016	Clean out Trash Containers		$ 40.00		$ 40.00	$ 60.00	$ 75.50									$ 215.50	
			FEBRUARY TOTALS	$ -	$ 780.00	$ -	$ 463.00	$ 2,968.90	$ 907.00	$ -	$ 120.00	$ 1,099.00	$ 120.00	$ 80.00	$ 546.00	$ 1,105.00	$ -	$ 8,188.90	**FEBRUARY TOTAL**
MARCH	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION
	9848	3/2/2016	Clean and mulch beds								$ 1,362.50							$ 1,362.50	
	9849	3/2/2016	Install playground chips		$ 1,000.00						$ 2,588.52							$ 3,588.52	
	9851	3/4/2016	Install playground chips		$ 1,056.00				$ 1,000.00									$ 2,056.00	
	9853	3/4/2016	Clean out Trash Containers					$ 60.00					$ 40.00	$ 40.00		$ 40.00		$ 180.00	
	9855	3/7/2016	Clean out Trash Containers		$ 40.00		$ 40.00	$ 60.00	$ 80.00									$ 220.00	
	9856	3/8/2016	Clean out Trash Containers										$ 45.00					$ 45.00	
	9857	3/7/2016	Install Playground chips					$ 1,158.00										$ 1,158.00	
	9861	3/8/2016	Clean up down tree limbs						$ 305.00									$ 305.00	
	9862	3/9/2016	Mulch					$ 4,812.50										$ 4,812.50	
	9864	3/11/2016	Mulch		$ 1,765.00													$ 1,765.00	
	9865	3/11/2016	Clean out Trash Containers					$ 60.00										$ 60.00	
	9869	3/11/2016	Install Dog Signs					$ 194.00										$ 194.00	
	9871	3/14/2016	Downed tree removal									$ 1,270.00						$ 1,270.00	
	9877	3/16/2016	Mulch										$ 1,785.00					$ 1,785.00	
	9878	3/15/2016	Mulch						$ 2,100.00									$ 2,100.00	
	9879	3/16/2016	Mulch													$ 2,760.00		$ 2,760.00	Lafayette High to P-G Loop
	9883	3/17/2016	Clean out Trash Containers					$ 60.00									$ 15.00	$ 75.00	Town Center Trash Containers
	9887	3/18/2016	Mulch						$ 390.00									$ 390.00	
	9892	3/18/2016	Install weed prevention					$ 180.00										$ 180.00	

FY-2016 Parks and Trails Maintenance Costs

	Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BELLEVIEW FARM PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	KOHN PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK		
	9893	3/25/2016	Clean out Trash Containers		$ 40.00		$ 40.00	$ 60.00					$ 40.00	$ 40.00		$ 40.00		$ 260.00	
	9896	3/25/2016	Mulch													$ 3,795.00		$ 3,795.00	Hamilton-Carr/tunnel/Wildwood Greenway
	9897	3/25/2016	Grass cutting & trimming		$ 75.00				$ 660.00				$ 420.00			$ 520.00		$ 1,675.00	
	9897	3/25/2016	Clean out Trash Containers					$ 120.00										$ 120.00	
	9907	3/18/2016	Clean pavilion area					$ 396.00										$ 396.00	
	9908	3/18/2016	Put up and take down Tent												$ 546.00			$ 546.00	WBA Balloon Glow
	9919	3/25/2016	Clean inlets and paint					$ 684.92										$ 684.92	
	9926	3/31/2016	Replace 6 signs with new poles													$ 509.88		$ 509.88	Pond-Grover Loop Area
			MARCH TOTALS	$ -	$ 3,976.00	$ -	$ 80.00	$ 7,845.42	$ 4,535.00	$ -	$ 3,951.02	$ 1,270.00	$ 2,330.00	$ 80.00	$ 546.00	$ 7,664.88	$ 15.00	$ 32,293.32	**MARCH TOTAL**
	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION
	9899	4/1/2016	Clean out Trash Containers					$ 60.00										$ 60.00	
	9899	4/1/2016	Grass cutting & trimming		$ 75.00		$ 320.00	$ 200.00	$ 560.00		$ 75.00	$ 40.00				$ 380.00		$ 1,650.00	
	9927	4/1/2016	Board up buildings & paint			$ 254.50												$ 254.50	
	9938	4/4/2016	Pick up broken light		$ 234.00													$ 234.00	
	9941	4/5/2016	Check light poles		$ 65.00													$ 65.00	
	9943	4/6/2016	Clean & wash down Trash Containers					$ 708.50										$ 708.50	
	9947	4/7/2016	Install signs and clean debris					$ 312.50										$ 312.50	
	9127748	4/7/2016	Pest control								$ 52.00							$ 52.00	
	9930	4/8/2016	Clean out Trash Containers		$ 40.00		$ 45.00	$ 100.00	$ 40.00									$ 225.00	
	9930	4/8/2016	Grass cutting & trimming				$ 75.00		$ 660.00		$ 75.00		$ 420.00			$ 470.00		$ 1,700.00	
	9951	4/8/2016	Delivery of memorial bench													$ 104.00		$ 104.00	
	9952	4/10/2016	Clean for rental								$ 75.00							$ 75.00	
	9956	4/12/2016	Bench assemply & plaque install													$ 332.67		$ 332.67	
	9959	4/14/2016	Grade entrance					$ 606.85										$ 606.85	
	9960	4/14/2016	Remove trash								$ 75.00							$ 75.00	
	9961	4/15/2016	Set up & take down tent for event												$ 693.00			$ 693.00	WBA Balloon Glow
	9963	4/15/2016	Clean out Trash Containers		$ 40.00			$ 60.00										$ 100.00	
	9963	4/15/2016	Grass cutting & trimming		$ 75.00		$ 200.00	$ 200.00	$ 660.00			$ 45.00						$ 1,180.00	
APRIL	9965	4/15/2016	Grass cutting & trimming												$ 80.00			$ 80.00	WBA Balloon Glow (Town Center fields)
	9966	4/15/2016	Grass cutting & trimming					$ 125.00										$ 125.00	
	9969	4/18/2016	Seal bathroom floors					$ 1,370.90										$ 1,370.90	
	32668	4/21/2016	Lock Installation					$ 483.00										$ 483.00	
	1355	4/23/2016	Dewinterize bathroom		$ 382.00													$ 382.00	
	9970	4/22/2016	Clean out Trash Containers		$ 75.00			$ 60.00										$ 135.00	
	9970	4/22/2016	Grass cutting & trimming		$ 75.00				$ 660.00	$ 90.00	$ 75.00		$ 420.00			$ 965.00		$ 2,285.00	
	9974	4/29/2016	Clean out Trash Containers		$ 40.00													$ 40.00	
	9974	4/29/2016	Grass cutting & trimming		$ 75.00		$ 200.00	$ 485.00	$ 660.00		$ 75.00							$ 1,495.00	
	9976	4/29/2016	Grass cutting & trimming														$ 40.00	$ 40.00	Town Center near Garden
	9979	4/20/2016	Clean out Trash Containers														$ 40.00	$ 40.00	Town Center
	9979	4/20/2016	Grass cutting & trimming		$ 75.00			$ 360.00	$ 400.00	$ 140.00	$ 95.00	$ 45.00					$ 1,250.00	$ 2,365.00	
	9989	4/20/2016	Install signs														$ 760.50	$ 760.50	
	9991	4/21/2016	Aerate, overseed, fertilize					$ 571.14										$ 571.14	
	9994	4/21/2016	Adjust doors & install shelf					$ 260.00										$ 260.00	
	9997	4/22/2016	Work at park					$ 390.00										$ 390.00	
	9998	4/23/2016	Clean Park & trash containers					$ 320.00										$ 320.00	
	10004	4/27/2016	Power wash walk, repair bldg, clean					$ 520.00										$ 520.00	
	10007	4/28/2016	Seal sidewalk, fix lights					$ 1,106.08										$ 1,106.08	
	10009	4/29/2016	Remove tree from trail													$ 244.00		$ 244.00	Glencoe Area
	10011	4/30/2016	Clean Park & trash containers		$ 135.00			$ 160.00										$ 295.00	
			APRIL TOTALS	$ -	$ 1,386.00	$ 254.50	$ 840.00	$ 8,458.97	$ 3,640.00	$ 230.00	$ 597.00	$ 130.00	$ 840.00	$ -	$ 773.00	$ 2,495.67	$ 2,090.50	$ 21,735.64	**APRIL TOTAL**
	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION
	10017	5/3/2016	Backfill sidewalk					$ 184.00										$ 184.00	
	10020	5/2/2016	Work on drinking fntn and irrigation		$ 372.27													$ 372.27	
	10021	5/2/2016	Repair drinking fountain								$ 175.50							$ 175.50	
	10022	5/2/2016	Clean out trash containers		$ 40.00			$ 60.00										$ 100.00	
	10023	5/3/2016	Install motion sensors					$ 195.00										$ 195.00	
	10024	5/4/2016	Brush hog			$ 1,002.50												$ 1,002.50	
	10025	5/4/2016	Trim back trees and bushes	$ 1,527.00														$ 1,527.00	
	10027	5/5/2016	Clean up brush & branches							$ 808.00								$ 808.00	
	10034	5/6/2016	Clean park & trash containers		$ 135.00			$ 160.00										$ 295.00	
	10035	5/7/2016	Clean park & trash containers		$ 135.00			$ 160.00										$ 295.00	
	10038	5/9/2016	Clean out trash containers		$ 40.00			$ 60.00										$ 100.00	

FY-2016 Parks and Trails Maintenance Costs

	Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BELLEVIEW FARM PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	KOHN PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK		
MAY	10084	5/12/2016	Repair wash out area and clean park					$ 174.00										$ 174.00	
	10049	5/14/2016	Grass cutting & trimming		$ 75.00		$ 200.00	$ 325.00	$ 660.00	$ 80.00	$ 75.00					$ 410.00		$ 1,825.00	
	10088	5/16/2016	Clean out trash containers		$ 40.00			$ 60.00										$ 100.00	
	10089	5/17/2016	Repair locks on bathroom stalls					$ 130.00										$ 130.00	
	10092	5/18/2016	Clean park & trash containers					$ 160.00										$ 160.00	
	10094	5/19/2016	Clean park & trash containers					$ 160.00										$ 160.00	
	10054	5/20/2016	Grass cutting & trimming					$ 200.00	$ 730.00		$ 75.00	$ 45.00				$ 650.00		$ 1,700.00	
	8253	5/20/2016	Tree work														$ 5,185.00	$ 5,185.00	
	10099	5/21/2016	Clean park & trash containers		$ 405.00			$ 480.00										$ 885.00	
	10102	5/24/2016	Fix Potholes				$ 609.53											$ 609.53	
	10103	5/24/2016	Repair drinking fountain & misc. work		$ 227.50													$ 227.50	
	10108	5/26/2016	Clean out trash containers					$ 60.00										$ 60.00	
	10112	5/27/2016	Clean up park						$ 1,068.00									$ 1,068.00	
	10115	5/27/2016	Clean up property														$ 175.50	$ 175.50	338 Highway 109
	10116	5/27/2016	Clean park & trash containers					$ 160.00										$ 160.00	
	10059	5/27/2016	Grass cutting & trimming		$ 75.00			$ 120.00	$ 660.00	$ 80.00	$ 75.00					$ 650.00		$ 1,660.00	
	10118	5/28/2016	Clean park & trash containers		$ 270.00			$ 320.00										$ 590.00	
	10120	5/31/2016	Clean out trash containers					$ 60.00										$ 60.00	
			MAY TOTALS	$ 1,527.00	$ 1,814.77	$ 1,002.50	$ 809.53	$ 3,228.00	$ 3,118.00	$ 968.00	$ 400.50	$ 45.00	$ -	$ -	$ -	$ 1,710.00	$ 5,360.50	$ 19,983.80	**MAY TOTAL**
	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION
JUNE	10124	6/3/2016	Brush hog													$ 213.00		$ 213.00	
	10127	6/3/2016	Clean up park		$ 135.00			$ 480.00			$ 97.50							$ 712.50	
	10069	6/3/2016	Grass cutting & trimming		$ 150.00		$ 200.00	$ 505.00	$ 80.00	$ 80.00	$ 75.00	$ 105.00				$ 1,230.00		$ 2,425.00	
	9141807	6/3/2016	Pest Control								$ 52.00							$ 52.00	
	10130	6/6/2016	Clean up park					$ 160.00										$ 160.00	
	6159095	6/7/2016	Annual Termite Treatment								$ 621.86							$ 621.86	
	10136	6/7/2016	Install message board boxes					$ 175.39										$ 175.39	
	10138	6/8/2016	Install new dog station													$ 130.00		$ 130.00	
	10139	6/8/2016	Clean out trash containers					$ 60.00										$ 60.00	
	10142	6/9/2016	Trimming													$ 375.00		$ 375.00	
	10144	6/9/2016	Clean out trash containers					$ 60.00										$ 60.00	
	10145	6/10/2016	Remove dead trees in dog park					$ 1,270.00										$ 1,270.00	
	10146	6/10/2016	Clean up park		$ 270.00			$ 320.00										$ 590.00	
	10062	6/10/2016	Clean out flower beds					$ 160.00			$ 180.00							$ 340.00	
	10071	6/10/2016	Grass cutting & trimming		$ 75.00			$ 300.00	$ 735.00		$ 95.00					$ 320.00		$ 1,525.00	
	10147	6/11/2016	Remove height bar at parking garage														$ 65.00	$ 65.00	
	10149	6/12/2016	Water leak		$ 97.50													$ 97.50	
	10150	6/13/2016	Repair of trash cans														$ 1,401.92	$ 1,401.92	
	10151	6/13/2016	Install new GFI and clean park								$ 353.53							$ 353.53	
	10153	6/15/2016	Clean out park					$ 160.00										$ 160.00	
	10155	6/16/2016	Deliver and pick up trash cans														$ 276.00	$ 276.00	
	10157	6/16/2016	Pick up gates														$ 58.50	$ 58.50	
	10160	6/17/2016	Clean out park		$ 135.00			$ 320.00			$ 97.50							$ 552.50	
	10065	6/17/2016	Clean out flower beds		$ 120.00				$ 280.00									$ 400.00	
	10075	6/17/2016	Clean out trash containers		$ 97.50			$ 60.00	$ 100.00									$ 257.50	
	10075	6/17/2016	Grass cutting & trimming		$ 75.00		$ 200.00	$ 125.00	$ 820.00	$ 80.00	$ 75.00	$ 50.00			$ 100.00	$ 735.00		$ 2,260.00	June Concert
	10077	6/17/2016	Grass cutting & trimming														$ 60.00	$ 60.00	
	2016-7322	6/23/2016	Sprinkler System seasonal start-up								$ 160.00							$ 160.00	
	2016-7510	6/23/2016	Service sprinkler system								$ 32.08							$ 32.08	
	2016-7328	6/23/2016	Sprinkler System seasonal start-up		$ 150.00													$ 150.00	
	10170	6/24/2016	Clean out flower beds and weed					$ 120.00	$ 120.00		$ 40.00							$ 280.00	
	10175	6/24/2016	Clean out trash containers		$ 40.00			$ 60.00			$ 40.00							$ 140.00	
	10175	6/24/2016	Grass cutting & trimming		$ 75.00			$ 160.00			$ 75.00					$ 905.00		$ 1,215.00	
	10195	6/21/2016	Power wash fence at Cambury Trail													$ 717.00		$ 717.00	
	10197	6/21/2016	Install signs on new gate					$ 97.00										$ 97.00	
	10200	6/23/2016	Remove dead limb					$ 261.00										$ 261.00	
	10201	6/23/2016	Repair hose leak					$ 65.00										$ 65.00	
	10210	6/28/2016	Remove tree from trail									$ 234.00						$ 234.00	Storm Damage
	10213	6/28/2016	Clean park		$ 135.00			$ 320.00										$ 455.00	
	10216	6/30/2016	Clean out trash containers					$ 60.00										$ 60.00	
			JUNE TOTALS	$ -	$ 1,555.00	$ -	$ 400.00	$ 5,298.39	$ 2,135.00	$ 160.00	$ 1,994.47	$ 389.00	$ -	$ -	$ 100.00	$ 4,625.00	$ 1,861.42	$ 18,518.28	**JUNE TOTAL**
	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION

FY-2016 Parks and Trails Maintenance Costs

	Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BELLEVIEW FARM PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	KOHN PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK		
	2016-7995	7/5/2016	Repair valve and line leak		$ 214.00													$ 214.00	
	10179	7/1/2016	Clean out trash containers		$ 40.00			$ 120.00										$ 160.00	
	10179	7/1/2016	Grass cutting and trimming and weeds		$ 90.00				$ 660.00	$ 80.00	$ 75.00	$ 45.00				$ 430.00	$ 75.00	$ 1,455.00	
	10182	7/8/2016	Clean out trash containers				$ 60.00		$ 100.00									$ 160.00	
	10182	7/8/2016	Grass cutting and trimming and weeds		$ 75.00			$ 170.00								$ 460.00	$ 75.00	$ 780.00	
	10184	7/8/2016	Grass cutting and trimming								$ 75.00							$ 75.00	
	10187	7/15/2016	Clean out trash containers		$ 40.00													$ 40.00	
	10187	7/15/2016	Grass cutting and trimming		$ 75.00		$ 200.00	$ 425.00	$ 540.00		$ 75.00					$ 560.00	$ 135.00	$ 2,010.00	
	10192	7/15/2016	Clean flower beds and weeds		$ 60.00			$ 100.00								$ 90.00		$ 250.00	
	10220	7/4/2016	Clean park and pick up trash					$ 540.00										$ 540.00	
	10227	7/6/2016	Relocate trash can				$ 59.00	$ 58.00										$ 117.00	
	10228	7/6/2016	Clean park					$ 160.00										$ 160.00	
	10230	7/7/2016	Clean trail from storm debris									$ 845.00						$ 845.00	Storm Damage
	10234	7/8/2016	Clean park					$ 160.00										$ 160.00	
	10236	7/9/2016	Clean park		$ 135.00			$ 160.00										$ 295.00	
	10241	7/12/2016	Clean park					$ 160.00										$ 160.00	
	10249	7/15/2016	Clean up storm debris						$ 2,023.50									$ 2,023.50	Storm Damage
	10252	7/15/2016	Install parts					$ 65.00										$ 65.00	
	10253	7/15/2016	Clean park					$ 320.00										$ 320.00	
JULY	10255	7/16/2016	Spray weeds					$ 65.00										$ 65.00	
	10256	7/18/2016	Clean up storm debris				$ 762.00					$ 762.00						$ 1,524.00	Storm Damage
	10262	7/22/2016	Clean out trash containers					$ 60.00										$ 60.00	
	10262	7/22/2016	Grass cutting and trimming		$ 75.00			$ 200.00		$ 80.00	$ 75.00	$ 45.00				$ 210.00		$ 685.00	
	10266	7/30/2016	Clean out trash containers					$ 60.00	$ 60.00									$ 120.00	
	10266	7/30/2016	Grass cutting and trimming and weeds		$ 75.00			$ 365.00	$ 710.00		$ 75.00					$ 1,170.00	$ 130.00	$ 2,525.00	
	10277	7/19/2016	Clean up storm debris									$ 1,735.50						$ 1,735.50	
	10281	7/19/2016	Clean park					$ 100.00										$ 100.00	
	10288	7/21/2016	Empty trash and clean area														$ 87.75	$ 87.75	Bus stop at Manchester & SR 100
	10290	7/24/2016	Clean park					$ 320.00										$ 320.00	
	10293	7/25/2016	Install sign				$ 48.50											$ 48.50	
	10299	7/26/2016	Install Information Box					$ 130.00										$ 130.00	
	10300	7/27/2016	Brush hog park			$ 892.00												$ 892.00	
	10302	7/27/2016	Remove trees														$ 300.00	$ 300.00	
	10308	7/29/2016	Remove tree									$ 261.00						$ 261.00	
	10312	7/29/2016	Review Playground Equip for repair					$ 65.00										$ 65.00	
	10313	7/29/2016	Clean park					$ 160.00										$ 160.00	
	10316	7/30/2016	Pick up trash					$ 60.00										$ 60.00	
	10319	7/29/2016	Clean out flower beds						$ 80.00		$ 60.00							$ 140.00	
	10323	7/29/2016	Pull weeds					$ 80.00										$ 80.00	
	2016-7802	7/1/2016	Leak repair														$ 134.66	$ 134.66	
	7 6 16	7/8/2016	Weave post springs					$ 80.00										$ 80.00	
			JULY TOTALS	$ -	$ 879.00	$ 892.00	$ 1,129.50	$ 4,183.00	$ 4,173.50	$ 160.00	$ 435.00	$ 3,693.50	$ -	$ -	$ -	$ 2,920.00	$ 937.41	$ 19,402.91	
	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION
	10143	8/1/2016	Fertilize park		$ 345.75													$ 345.75	
	10848	8/1/2016	Fertilize park								$ 324.66							$ 324.66	
	10270	8/5/2016	Clean out trash containers					$ 225.00										$ 225.00	
	10270	8/5/2016	Grass cutting and trimming		$ 75.00		$ 250.00	$ 150.00	$ 360.00		$ 75.00	$ 50.00				$ 295.00	$ 90.00	$ 1,345.00	
	10324	8/5/2016	Clean out flower beds and weeds		$ 80.00			$ 60.00	$ 60.00								$ 60.00	$ 260.00	
	10332	8/4/2016	Remove water bags from trees				$ 65.00	$ 65.00										$ 130.00	
	10333	8/5/2016	Clean up storm damage					$ 409.50										$ 409.50	Storm damage
	10338	8/6/2016	Clean park		$ 270.00			$ 320.00										$ 590.00	
	10339	8/8/2016	Clean up trash		$ 59.00			$ 58.00										$ 117.00	
	10345	8/8/2016	Grass cutting and trimming & weeds	$ 75.00				$ 165.00	$ 300.00	$ 120.00								$ 660.00	
	101379	8/9/2016	Fertilize park								$ 107.00							$ 107.00	
	101380	8/9/2016	Fertilize park								$ 107.00							$ 107.00	
	101649	8/9/2016	Fertilize park		$ 114.00													$ 114.00	
	101650	8/9/2016	Fertilize park		$ 114.00													$ 114.00	
	95154	8/9/2016	Fertilize park								$ 110.66							$ 110.66	
	95591	8/9/2016	Fertilize park		$ 117.75													$ 117.75	
	10355	8/13/2016	Grass cutting and trimmig		$ 100.00			$ 120.00			$ 75.00					$ 340.00		$ 635.00	
UST	10360	8/13/2016	Grass cutting and trimming														$ 80.00	$ 80.00	
	10362	8/19/2016	Clean out trash containers		$ 40.00		$ 50.00	$ 65.00								$ 40.00		$ 195.00	

FY-2016 Parks and Trails Maintenance Costs

	Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BELLEVIEW FARM PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	KOHN PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK		
AUG	10362	8/19/2016	Grass cutting and trimming		$ 75.00		$ 250.00	$ 360.00	$ 750.00		$ 80.00	$ 45.00				$ 505.00	$ 80.00	$ 2,145.00	
	10366	8/26/2016	Clean out trash containers		$ 80.00			$ 75.00	$ 120.00									$ 275.00	
	10366	8/26/2006	Grass cutting and trimming		$ 80.00			$ 200.00			$ 80.00					$ 500.00	$ 210.00	$ 1,070.00	
	10377	8/26/2016	Pull weeds					$ 60.00	$ 80.00		$ 120.00							$ 260.00	
	10384	8/11/2016	Clean park					$ 160.00										$ 160.00	
	10386	8/11/2016	Fix sign				$ 48.50											$ 48.50	
	10388	8/12/2016	Install temporary fence												$ 175.50			$ 175.50	Back to School Party
	10390	8/13/2016	Clean park		$ 270.00			$ 160.00										$ 430.00	
	10393	8/15/2016	Remove temporary fence												$ 117.00			$ 117.00	Back to School Party
	10401	8/18/2016	Clean park					$ 160.00										$ 160.00	
	10405	8/19/2016	Fix dog teeter-totter					$ 80.00										$ 80.00	
	10406	8/20/2016	Clean park		$ 135.00			$ 320.00										$ 455.00	
	10408	8/22/2016	Remove 2 trees on trail									$ 645.00						$ 645.00	
	10410	8/22/2016	Assemble tents														$ 351.00	$ 351.00	
	10416	8/24/2016	Fill sand bags														$ 997.00	$ 997.00	
	10422	8/25/2016	Fill sand bags														$ 813.60	$ 813.60	
	10431	8/26/2016	Clean park		$ 135.00			$ 320.00										$ 455.00	
	10437	8/30/2016	Clean park														$ 533.75	$ 533.75	Area around community garden
	10438	8/30/2016	Power wash and sanitize tables		$ 406.18													$ 406.18	
			AUGUST TOTALS	$ 75.00	$ 2,496.68	$ -	$ 663.50	$ 3,532.50	$ 1,670.00	$ 120.00	$ 1,079.32	$ 740.00	$ -	$ -	$ 292.50	$ 1,680.00	$ 3,215.35	$ 15,564.85	
	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION
	10370	9/2/2016	Clean out trash containers		$ 40.00			$ 60.00										$ 100.00	
	10370	9/2/2016	Spray weeds					$ 75.00										$ 75.00	
	10370	9/2/2016	Grass cutting and trimming		$ 75.00		$ 250.00	$ 485.00	$ 300.00	$ 80.00	$ 80.00	$ 100.00				$ 1,190.00		$ 2,560.00	
	10374	9/2/2016	Grass cutting and trimming														$ 30.00	$ 30.00	
	10379	9/2/2016	Pull weeds		$ 80.00			$ 80.00										$ 160.00	
	10444	9/1/2016	Remove tree on trail									$ 673.00						$ 673.00	
	10445	9/1/2016	Repair lock on gate at dog park					$ 65.00										$ 65.00	
	10446	9/1/2016	Repair swing					$ 117.00										$ 117.00	
	10449	9/2/2016	Remove tree on trail									$ 997.50						$ 997.50	
	10450	9/3/2016	Clean park					$ 320.00										$ 320.00	
	10455	9/8/2016	Install dog station								$ 121.96							$ 121.96	
	10457	9/9/2016	Clean park					$ 480.00										$ 480.00	
	10463	9/10/2016	Clean out trash containers				$ 60.00	$ 75.00	$ 90.00									$ 225.00	
SEPTEMBER	10463	9/10/2016	Grass cutting and trimming		$ 75.00											$ 662.50		$ 737.50	
	10470	9/13/2016	Clear tree off trail									$ 366.00						$ 366.00	
	10473	9/14/2016	Brush hog back entry way					$ 532.50										$ 532.50	
	10478	9/15/2016	Clean park		$ 270.00			$ 640.00									$ 75.00	$ 985.00	
	10480	9/16/2016	Grass cutting & trimming & misc.		$ 100.00		$ 250.00	$ 231.50	$ 700.00	$ 80.00	$ 75.00	$ 45.00	$ 150.00			$ 140.00	$ 25.00	$ 1,796.50	
	110925	9/20/2016	Fertilization								$ 109.81							$ 109.81	
	10496	9/23/2016	Clean out trash containers		$ 40.00			$ 60.00	$ 80.00		$ 40.00							$ 220.00	
	10496	9/23/2016	Grass cutting and trimming		$ 75.00			$ 425.00	$ 360.00		$ 75.00					$ 1,090.00		$ 2,025.00	
	10500	9/30/2016	Clean out trash containers		$ 40.00			$ 60.00			$ 40.00							$ 140.00	
	10500	9/30/2016	Grass cutting and trimming		$ 75.00		$ 240.00	$ 150.00	$ 200.00	$ 80.00	$ 75.00	$ 45.00				$ 210.00	$ 465.00	$ 1,540.00	
	10517	9/21/2016	Clean park					$ 160.00										$ 160.00	
	10518	9/21/2016	Repair wash out areas													$ 234.00		$ 234.00	
	10521	9/22/2016	Pick up trash in park					$ 104.00										$ 104.00	
	10525	9/23/2016	Clean shoulder												$ 595.00			$ 595.00	Tour de Wildwood
	10527	9/25/2016	Clean park		$ 135.00			$ 320.00			$ 75.00							$ 530.00	
	10529	9/27/2016	Clean graffiti										$ 97.50					$ 97.50	
	10531	9/27/2016	Repair drinking fountain		$ 414.09													$ 414.09	
	10540	9/30/2016	Clean park					$ 320.00										$ 320.00	
			SEPTEMBER TOTALS	$ -	$ 1,419.09	$ -	$ 800.00	$ 4,760.00	$ 1,730.00	$ 240.00	$ 691.77	$ 2,226.50	$ 247.50	$ -	$ 595.00	$ 3,526.50	$ 595.00	$ 16,831.36	
	INVOICE #	DATE	WORK COMPLETED															INVOICE TOTAL	SPECIFIC LOCATION
	10543	10/5/2016	Mulch														$ 735.00	$ 735.00	
	10548	10/6/2016	Clean park					$ 160.00										$ 160.00	
	10549	10/6/2016	Install water bags on new trees	$ 65.00														$ 65.00	
	10551	10/7/2016	Clean park					$ 320.00			$ 75.00							$ 395.00	
	10504	10/7/2016	Clean out trash containers		$ 40.00			$ 60.00										$ 100.00	
CTOBER	10504	10/7/2016	Grass cutting and trimming		$ 75.00			$ 150.00	$ 360.00		$ 75.00					$ 420.00		$ 1,080.00	
	10507	10/14/2016	Clean out trash containers					$ 137.00			$ 40.00							$ 177.00	
	10507	10/14/2016	Grass cutting and trimming		$ 75.00				$ 250.00		$ 75.00	$ 90.00	$ 540.00			$ 755.00	$ 60.00	$ 1,845.00	

FY-2016 Parks and Trails Maintenance Costs

Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BELLEVIEW FARM PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	KOHN PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK		
10507	10/14/2016	Mulch								$ 1,354.00						$ 1,905.15	$ 3,259.15	
10560	10/12/2016	Repair hole													$ 2,417.07		$ 2,417.07	
10564	10/13/2016	Reinstall repaired trash cans								$ 1,697.82							$ 1,697.82	
10568	10/14/2016	Clean up debris	$ 273.00														$ 273.00	
10575	10/17/2016	Clean park					$ 320.00			$ 75.00							$ 395.00	
																	$ -	
		OCTOBER TOTALS	$ 338.00	$ 190.00	$ -	$ -	$ 1,147.00	$ 610.00	$ -	$ 3,391.82	$ 90.00	$ 540.00	$ -	$ -	$ 3,592.07	$ 2,700.15	$ 12,599.04	
		YEAR TO DATE TOTALS	$1,940.00	$14,616.54	$2,149.00	$5,675.03	$42,290.18	$22,718.50	$1,878.00	$12,792.90	$9,943.00	$4,744.50	$240.00	$6,842.89	$29,659.12	$17,183.58	$172,673.24	YEAR TO DATE TOTAL

WILDWOOD

City of Wildwood
Council Planning/Parks Committee

Parks and Recreation Update for Mid-Oct. 2016 to Mid-November 2016

November 15, 2016

| **MEMORANDUM** |
| To: Council Planning/Parks Committee Members |
| From: Department of Planning and Parks |
| cc: The Honorable James R. Bowlin, Mayor; Administration/Public Works Committee Members; Economic Development Committee Members John A. Young, City Attorney;
Ryan S. Thomas, P.E., City Administrator |

| Re: Parks and Recreation - Action Plan Update |

Listed below is a summary of the efforts the City has completed/underway relative to implementing the goals and recommendations for parks and recreation that were set forth in the Citizens Committee for Park Progress' Action Plan. This summary reflects major items that have been the focus of the City, since the Committee's October 2016 meeting:

City of Wildwood Calendar Contest:

- The final design of the 2017 City of Wildwood Calendar has been completed and sent to the printer.
- The finished calendar *could possibly* be entirely complete and mailed to residents before Thanksgiving.

2016 Wildwood Route 66 5K Run/Walk and Fun Run:

- The 2016 Wildwood Route 66 5K Run/Walk and Fun Run was held on October 29, 2016.
- The 2016 event had 130 participants, which included eighty-five (85) 5K participants and forty (40) costumed Fun Run participants.
- This event was the 15th running of the Route 66 5K and Fun Run, which has proven to be a great family affair.

Early Childhood Recreation Program:

- The last Early Childhood Event of 2016 was held on November 9 and 10, 2016, at Wildwood City Hall.
- The popular *World Bird Sanctuary Program* was presented two times each day at 10:00 a.m. and 1:00 p.m.
- The program was presented to sixty (60) children and their parents.

2017 Wildwood Barbeque Bash:

- For informational purposes, the Department of Planning and Parks has attended three (3) meetings with the organizer of the Barbeque Bash and representatives of the St. Louis Community College concerning a future home for it.
- The Committee will be kept appraised of the progress of the discussions, as the Department receives information.

Next City Events:

- *Home Alone Class* .... November 29, 2016 ... 6:30 p.m. to 8:00 p.m.
- *Baby Sitting 101 Class* .... December 27, 2016 ... 9:00 a.m. to 1:00 p.m.

Preparation is now underway with scheduling and contracting for Early Childhood Recreation Programs, concerts, classes, and camps for the 2017 Season.

If you should have any questions or comments in this regard, please feel free to contact the Department of Planning and Parks at (636) 458-0440. Thank you for your review of this information and continued support of these and other events and activities of the City.