AGENDA
OF THE
CITY OF WILDWOOD'S
ARCHITECTURAL REVIEW BOARD
CITY HALL COMMUNITY ROOM
16860 Main Street
Thursday, April 14, 2016 - 7:00 p.m. to 9:00 p.m

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

1. Welcome And Roll Call

2. Approval Of Meeting Minutes From March 10, 2016

   Documents: II. 3-10-16 MINUTES.PDF

3. Review Agenda Items To Be Discussed At Tonight's Meeting

4. Old Business:

   4.I. Ready For Action – Two (2) Items

   4.I.i. Town Center Development Manual's Review And Update, After The Completion Of The Overall Plan's Ten (10) Year Update [Approved December 2013]. The Board Will Consider Edits To The "Application For The City Of Wildwood's Architectural Review Board" Document (Approved December 10, 2015 And Discussed February 11, 2016). (Wards 1, 4, 5, 6, 7, & 8)

   Documents: IV.1.A ARB APPLICATION.PDF

   4.I.ii. First Review And Discussion Of Additional Architectural Elevations And Related Materials For P.Z. 4, 5 And 6-14 Wildwood Trail Subdivision; Approved, Twenty (20) Lot Residential Development; Located North Of Towns At Windrush Subdivision And Along Viola Gill Lane; 'R-4' 7,500 Square Foot Residence District, With A Planned Residential Development Overlay District (PRD), Which Is Designated For Town Center 'Neighborhood Edge' District. (Ward Eight)

   Documents: IV.1.B. WILDWOOD TRAILS.PDF

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

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

5. New Business

   5.I. Ready For Action – One (1) Item

   5.I.i. Initial Review And Discussion Of Architectural Elevations And Related Materials For Strecker Road Bridge Replacement, C/O Department Of Public Works; Vehicular Bridge Replacement; Strecker Road, South Of Its Intersection With Valley Road, And Spanning Caulks Creek; FPNU – Flood Plain Non-Urban Residence District. (Wards Two And Three)

   Documents: V. 1 .A STRECKER ROAD BRIDGE OVER CAULKS CREEK.PDF

5.II. Not Ready For Action – No Items

6. Other – One (1) Item

6.I. An Update By The Department Of Planning On The Current Elevations – Approved May 14, 2015 – For P.Z. 5 And 5a-98 Greater Missouri Builders, Inc./Cambury Subdivision; McBride & Son Companies; Re-Development Of A Residential Project, From 91 Attached Units To 39 Attached And 42 Detached Units; Located At The Southeast Corner Of The Intersection Of State Route 100 And State Route 109; 'R-6A' 4,000 Square Foot Residence District, With A Planned Residential Development Overlay District (PRD), Which Is Designated 'Neighborhood General And Center' Districts Of Town Center. (Ward Eight

Documents: VI.A. CAMBURY UPDATE.PDF

7. Public Comment

8. Public Comment

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

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
March 10, 2016

The Architectural Review Board meeting began at 7:00 pm, on Thursday, March 10, 2016, in the Wildwood City Hall Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

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

Present [5]	Absent [2]
Chair Hoffmann	Vice-Chair Dial
Secretary Crow	Commission Liaison Lee
Board Member Hensic	
Board Member Teller	
Council Liaison Baugus	
Alternate Lindberg	

Staff present: Director Joe Vujnich and Planner Travis Newberry

City Officials: Mayor Woerther

Petitioners present: None present

II. Approval of Meeting Minutes from February 11, 2016

A motion was made by Board Member Teller, seconded by Board Member Hensic, for the approval of the January 14, 2016 meeting minutes, with attached "Miscellaneous" Section of the Architectural Guidelines, as prepared. There being no discussion or changes, the motion passed by a voice vote [5-0].

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

Chair Hoffmann noted two (2) items "Ready for Action". Director Vujnich explained the first item regarding the "Application for the City of Wildwood's Architectural Review Board" document was not yet ready for action and respectfully requested its postponement.

IV. New Business – None

V. Old Business – Ready for Action [2 items]:

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

No action was taken on this item.

b) **Town Center Development Manual's review and update, after the completion of the overall plan's ten (10) year update [approved December 2013]. The board will review the revised Openings and Walls Sections of the Town Center Plan's Architectural Guidelines. [Wards 1, 4, 5, 6, 7, & 8]**

Board Member Teller presented proposed changes to the Openings and Walls Sections of the Town Center Plan's Architectural Guidelines and the Board held a lengthy discussion. Following the discussion, the Board reached a consensus on the changes reflected on the attached pages.

Mr. Crow was selected to compose and present his proposed changes to the Roofs Section at the upcoming April 14, 2016 meeting. No vote was taken, but consensus was reached.

VI. Other - None

VII. Public Comment - None

VIII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on April 14, 2016.

Board Member Teller made a motion, which was seconded by Board Member Hensic, to adjourn. The motion was passed by a voice vote [5-0]. The meeting was adjourned at 9:00 p.m.

Approved by: **Date Approved:**

_____ _____

Secretary Crow
City of Wildwood Architectural Review Board

DRAFT

Legend

~~Deleted by Mr. Teller~~	~~Deleted in 3/10/16 Meeting~~	~~Deleted from here and moved~~
Added by Mr. Teller	Added in 3/10/16 Meeting	Moved to here

OPENINGS

Materials

Windows shall be made of painted ~~or clad wood,~~ vinyl or aluminum or clad wood and shall be glazed with ~~clear~~ transparent low-E glass in residential areas of the Town Center. Window selection shall be appropriate to the building. Screen colors shall match the window.

Tinted glass may be considered for commercial buildings.

Doors shall be wood, ~~embossed~~ steel, or fiberglass. ~~Doors shall be painted~~. If glazed, doors shall be glazed with clear low-E glass.

Storm doors shall be factory finished painted wood or painted/anodized aluminum and match the entry door.

Security ~~and garage doors and window~~ grilles must be approved by the ARB.

Configurations

Openings in upper stories shall be centered directly above openings in the first story. Openings in the gable ends must be centered. Openings shall be a minimum of 2 feet from building corners, unless approved by the ARB.

~~Glazed area on frontage facades of residential buildings shall not exceed 20% of the total surface. Single panes shall be no larger than 100 square inches and be historically correct, where applicable. Ground floor retail shall have a minimum of 70% glazed surface.~~ All sides of residential building shall have windows. Glazed areas shall be proportional to the total size of the facade where located. ~~Windows in groupings shall be proportion within their respective frame.~~

Windows shall be single-hung, double-hung, or triple-hung or ~~operable~~ casement or awning types~~, with a vertical proportion of no less than 1:1.5~~. ~~Windows shall be operable, except where exempted by the Architectural Review Board.~~

Transoms may be oriented horizontally with panes of vertical proportions. ~~Multiple windows in the y post that are proportional. Separations for multiple windows is arerequired. Windows on ground floor shall be slightly larger than those on upper floors. Windows represent the use of the floor.~~

Window muntins shall be true divided lights or fixed (snap-ins) on the exterior surface~~., creating panels that are square or vertical in proportion. All windows shall have equally proportion lights.~~ Muntins shall be located on the outside of the window, unless ~~varied~~ approved by the Architectural Review Board.

Porch and arcade openings shall be vertical in proportion.

~~Doors shall be hinged.~~ ~~All doors shall have raised panels (not flush with applied trim).~~

Sliding doors shall be permitted only at residential backyard locations. ~~Windows in doors must be rectangular and vertically placed in the frame.~~

Garage doors facing a street frontage shall be ~~a maximum of 9~~ a minimum of 10 feet in width. ~~and recessed a minimum of 4 feet behind the extension of a line from the building elevation where it is to be located. Garage doors shall be painted and face away from the street.~~ Tapered drives can be used in the Town Center.

Shutters shall be sized and shaped to match the opening, when used.

~~Awnings shall be installed so as not to be taunt, while rectangular without side panels.~~ ~~The use of rolled-up signage shall not authorized.~~

WALLS—Bob Teller

Materials

Building Walls shall be finished in ~~local~~ brick,~~native~~ stone, manufactured stone, split-faced or ground-faced block (commercial only), limestone (commercial only),wood shingles, wood clapboard, drop siding, wood board and batten, smooth stucco,fiber cement siding, or vinyl siding. Clapboard and siding, except vinyl, shall be painted except as noted. ~~Brick may be painted or left unpainted~~.

Foundation walls and piers may be exposed smooth-finished, poured concrete, formed patterns, parged block or brick veneer.

Garden walls shall be finished in stone, brick or stucco matching the principal building. Material composition shall be replicated on both sides of the wall. Gates shall be wood or wrought iron. Wall caps shall be of limestone or metal, to be reviewed on a case-by-case basis.

Garden walls shall be minimum 8 inches thick and capped with an overhang of no less than one inch.

~~Fences fronting the street shall be made of wood pickets painted white. All other fences shall be made of wood boards with a rectangular section. If painted, fences shall be white.~~ Fences fronting the street shall be constructed of wood, vinyl or coated metal; said material to be compatible with the building façade. Wood fences may have brick piers. Vinyl materials may be used as a substitute in buildings walls and fences, but shall be from the Master List to ensure acceptable quality.

Configurations

Walls may be built of no more than ~~two~~ three materials. ~~and shall only change material along a horizontal or vertical line, i.e. wood may be combined with stucco when the material change occurs horizontally, typically at a floor line or a gable end,~~ Change in material shall be aesthetically pleasing, with the heavier material below the lighter, i.e. brick or stone below stucco. Masonry walls terminating at outside corners shall wrap the ~~corner~~ a minimum of 24 inches, unless approved by the ARB. Additions to buildings must be made of the same materials as the main building, except when the main building is made of brick, the addition can be wood.

Siding shall be horizontal, a minimum 4 inches exposed to the weather. Boards with more than 8 inches to the weather shall show a 1 inch variation from one board to the next. Board and batten siding may be applied vertically

~~Shingles~~ Wood shingles shall be ~~max.~~ 8 to 10 inches exposed. ~~Decorative shingles shall not be permitted~~. Shingles shall be handsplit or machine cut and have bottom edges aligned.

Foundation walls shall be exposed ~~a min. of 18 inches and~~ a maximum of ~~36~~ 12 inches above grade.

Trims ~~shall be minimum grade "B" wood and~~ shall not exceed ~~1-1/4~~ 1 ½ inch in thickness. The minimum width at the corners shall be 6 inches. The minimum width around openings shall be 4 inches ~~in width~~, except at the front door, which may be any size or configuration. Trim may be painted in any color compatible with the rest of the façade material colors.

~~Brick shall be horizontal running bond or flemish bond pattern with mortar joints of grapevine pattern, max. ½ inch in height. Construction shall be limited to a maximum three (3) courses of brick not to exceed 8 ½ inches width.~~

~~Stucco treatment around openings shall not protrude in excess of 1 inch from the finished wall face.~~

~~Garden walls shall be minimum 8 inches thick and capped with an overhang of no less than one inch.~~
(Move to 3rd paragraph above regarding garden walls).

WILDWOOD

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

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

SECTION I

Project Name: _____

Address/Location: _____

Applicant Contact Information: _____

Zoning District/Council Ward: _____

SECTION II

The ARB submittal requirements shall be as follows:

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

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

- ☐ **Preliminary Development Plan & Colored Landscape Plan:** These plans should reflect the same elements required for submittal to the Planning & Zoning Commission, such as the infrastructure and site improvements, including building footprints, curb cuts and driveway locations, and other natural and man-made features of significance.

- ☐ **Photographs:** Photos should reflect existing site conditions and immediate surrounding properties in all compass directions. The intent of these photographs is to better understand the project site and context, and how the project under consideration will complement both existing conditions, as well as future projects.

- ☐ **Preliminary Floor Plans:** These plans refer to the building footprint. However, interior layout, while not reviewed, will help in understanding the footprint and elevations.

- ☐ **Colored Architectural Elevations:** Elevations for each façade of the building, presented in the chosen color palette, with overall dimensions and materials labeled, noting any special items as necessary for a clear understanding of the project. Light fixtures should be shown accurately.

- ☐ **Colored Building Rendering:** This item is critical to provide a clear and quick understanding of the massing of the building and its materials and colors. Ideally, if prepared electronically in three dimensions, provide 'snapshots' of several views to highlight the overall building.

- ☐ **Materials and Colors:** The submittal should include 'finishes' pages, such as manufacturer specification sheets of the materials and colors. Actual samples will be required for presentation at the meeting itself.

- ☐ **All of the above listed requirements shall be provided in an 11"x17" format, formatted to fit 11"x17", and bound into an 8.5" x 11" booklet with a cover, as well as all information contained on a disc, or digital device. Appropriate sheets shall exhibit the original signature, seal, and date of the Licensed Architect who prepared them.**

The submitted items ~~contained in the submittal package~~ for reveiw must meet these minimum requirements; however, further information may be requested, as directed by the Department of Planning and/or the ARB. Once an application has been processed for an upcoming meeting, the agenda will be sent to the appropriate representative(s). ~~, whose attendance with their architect(s) for presentation and discussion with the ARB is mandatory.~~ The applicant and the architect of record must attend the meeting and provide a brief presentation about the proposal to the members of the ARB. The ARB will only consider submittals if the architect of record is present, unless alternative arrangements are made prior to the meeting and agreed to by the ARB or the Department of Planning. ~~The ARB will not~~

~~consider any submittal, unless the architect of record is in attendance and PRESENTS SAID PROJECT, or as otherwise agreed to by its members or the Department of Planning, in advance of the scheduled meeting date.~~ If you have any ~~further~~ questions regarding this process, please feel free to contact the Department of Planning at (636) 458-0440. ~~, Extension 118, Terri Gaston.~~

We, the undersigned, are aware of the aforementioned items and submit this application in full compliance with the requirements of the Architectural Review Board on this day _____ of _____, 20____.

_____ _____

Applicant [signature] **Licensed Architect [signature]**

_____ _____

Applicant [print] **Licensed Architect [print]**

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

WILDWOOD

SECTION III

For Office Use Only

Application submittal accepted on: _____

Initial By: Department of Planning Staff

Initial review is scheduled for: _____

Subsequent review is scheduled for: _____

Comments: _____

_____

Final Approval by the ARB on: _____

_____

Architectural Review Board Chair

Wildwood Trails

Architectural Review Board Submittal

APRIL.04.2016

Wildwood Trail Subdivision

SITE DESIGN

The site design is governed by City Ordinance #2042, the recorded Site Development Plan (BK: 363, PG: 118-127), and the approved Site Improvement Plans dated: 4-8-15.

ARCHITECTURAL DESIGN

The architectural design styles establish the framework for an architecturally cohesive neighborhood and shall be applied to all new homes constructed in the subdivision.

Definitions:

1. **Brick Veneer (Natural):** is the building of structures or veneer walls from individual masonry units laid in and bound together by mortar.
2. **Stone Veneer (Natural):** is made from real stone that is either collected or quarried. The stone is cut to a consistent thickness and weight for use as a building component or veneer.
3. **Cement Fiber Siding and Trim:** is a building material used to cover the exterior of a building in domestic applications. Fiber cement is a composite made of sand, cement and cellulose fibers and is used as an exterior siding and trim material in lieu of matching wood products for wall veneer, fascia, soffits and trim boards.

Exterior Materials:

All structures shall be constructed of high quality permanent materials designed to be durable, colorfast and easily maintained.

Placement and Orientation:

The placement and orientation of homes is an important consideration. Proper home placement can maintain scenic views within the neighborhood, promote neighbor interaction and maintain privacy.

- Homes have a strong orientation to the street. Primary entrances to homes are located in the front of the house, facing the street.
- Homes and buildings are positioned in a manner that preserves views and privacy of others.
- Structures and landscaping are placed to respect the privacy of neighbors and minimizes obstruction of views from neighboring properties.

Architectural Style:

Architectural styles embrace the traditional building styles evident in existing homes of the community.

Building Materials and Color:

Exterior building materials shall be as follows:

- Exterior finishes consist of either traditional masonry building materials such as brick or stone or fiber cement siding.
- Exterior finishes utilize appropriate accents to highlight entries, windows, dormers, porches and other architectural details using historic models as examples. Acceptable accent materials include stone and wood trim.
- Columns, banisters, balusters, shutters, and other architectural details are compatible with the architectural style of the home.
- The predominant colors for new homes consist primarily but not exclusively of earth tones. While the natural brick and stone colors predominate, contrasting and complementary colors are also used to accent building components, highlight architectural elements and help distinguish homes from one another. Fiber cement siding is similarly colored as well.

Roofs and Rooflines:

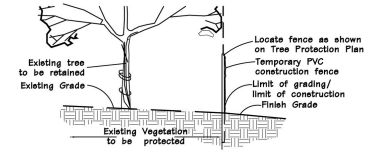
Roof forms have been well organized and demonstrate the same character on all sides of the residence.

Development & Landscape Plan

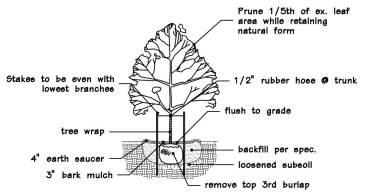
LANDSCAPE PLAN

SCALE 1" = 30'

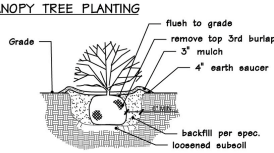
0 30 60 120



TREE PROTECTION DETAIL

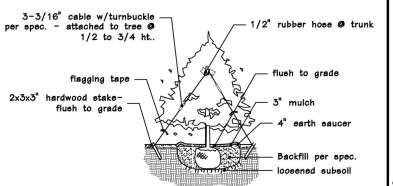


CANOPY TREE PLANTING

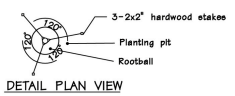


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TYPICAL EVERGREEN PLANTING



DETAIL PLAN VIEW

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SIZE CLASSIFICATION	PERCENTAGE
STREET TREES							
A	8	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	2.5"	Deciduous	Medium	20%
B	13	Acer rubrum 'Franksred'	Red Sunset Maple	2.5"	Deciduous	Large	32%
C	9	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5"	Deciduous	Medium	23%
D	10	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	Deciduous	Medium	25%
	40	STREET TREES					100%
BUFFERYARD TREES							
E1	1	Quercus bicolor	Swamp White Oak	3"	Deciduous, Canopy	Large	
E2	3	Quercus bicolor	Swamp White Oak	2"	Deciduous, Canopy	Large	
F1	1	Tilia cordata	Littleleaf Linden	3"	Deciduous, Canopy	Medium	
F2	2	Tilia cordata	Littleleaf Linden	2"	Deciduous, Canopy	Medium	
G1	2	Pinus strobus	Eastern White Pine	8' Ht.	Evergreen	Large	
G2	5	Pinus strobus	Eastern White Pine	6' Ht.	Evergreen	Large	
H1	4	Picea abies	Norway Spruce	8' Ht.	Evergreen	Large	
H2	5	Picea abies	Norway Spruce	6' Ht.	Evergreen	Large	
J1	2	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2"	Deciduous, Understory	Small	
J2	5	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	1.5"	Deciduous, Understory	Small	
K1	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2"	Deciduous, Understory	Small	
K2	5	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1.5"	Deciduous, Understory	Small	
	36	BUFFERYARD TREES					
BUFFERYARD SHRUBS							
a	51	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24"	Deciduous		
b	49	Viburnum dentatum 'Synnesvedt'	Chicago Lustre Viburnum	24"	Deciduous		
c	51	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry Holly	24"	Deciduous		
d	7	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry Holly	24"	Deciduous		
	157	BUFFERYARD SHRUBS					
ORNAMENTAL TREES & PLANTS							
L	15	Picea pungens	Colorado Blue Spruce	8' Ht.	Evergreen		
M	16	Thuja 'Green Giant'	Green Giant Arborvitae	6' Ht.	Evergreen		
e	51	Buxus x 'Green Velvet'	Green Velvet Boxwood	24"	Evergreen		
f	14	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	24"	Deciduous		
g	19	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal.	Deciduous		
h	17	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.	Deciduous		
j	19	Perovskia atriplicifolia 'Peek-A-Blue'	Peek-A-Blue Russian Sage	3 gal.	Deciduous		
		Water quality plantings per MSD requirements					

LANDSCAPE CALCULATIONS:

A) Bufferyards
1. Type "B" required along south property line
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
352 LF ÷ 150 LF bufferyard unit measurement = 2.35
2.35 x 2 tree units = 4.7 = 5 canopy trees, 5 evergreen trees, and 5 understory trees
2.35 x 20 shrub units = 47 shrubs

2. Type "D" required along west property line
(4 canopy trees, 4 evergreen trees, 4 understory trees, and 40 shrubs required per 150 LF)
310 LF ÷ 150 LF bufferyard unit measurement = 2.067
2.067 x 4 tree units = 8.27 = 8 canopy trees, 8 evergreen trees, and 8 understory trees
2.067 x 40 shrub units = 82.7 = 83 shrubs

3. Required plant materials for bufferyards shall be planted in the following sizes and percentages

Canopy Trees	Evergreen Trees	Understory Trees	Shrubs
10% 4" Caliper	10% 10' High	10% 2.5" Caliper	100% 2' High
20% 3" Caliper	20% 8' High	20% 2" Caliper	
70% 2" Caliper	70% 6' High	70% 1.5" Caliper	

B) Street Trees
1. Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
1,243 LF ÷ 40 = 31.08, or 31 minimum street trees required

2. A maximum of forty percent (40%) of one (1) species may be utilized to meet planting requirements.

3. Street trees shall not be planted closer than three (3) feet to any curb.

Wildwood General Notes:

A. Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
B. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (P.O.Box GG, Savoy, IL 61874-9902)
C. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign and at least 30' from any intersection.
D. Locations of street trees may be subject to change in order to avoid conflict with street lighting.
E. Any planting within a tree preservation area, as designated on the Tree Preservation Plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
F. Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
G. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
H. All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
I. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landsape Architect immediately to relocate affected plant material.
J. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil compostion and pH levels are suitable for plant material specified for that specific location.

STATE OF MISSOURI
JERALD W. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
3/3/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Wildwood Trail

Wildwood, MO

Revisions:

Date	Description	No.
2/6/14	Base Revision	1
3/14/14	City Comments	2
3/24/14	Base Revision	3
4/4/14	City Comments	4
4/15/14	Base Revision	5
4/21/14	House Landscape	6
5/7/14	Base Revision	7
9/4/14	Base Revision	8
12/12/14	Base Revision	9
1/16/15	Base Revision	10
1/19/15	Add. Screening	11
3/11/15	Landscape Revision	12

Drawn: LH
Checked: RS

loomisAssociates
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Chesterfield, Missouri 63005-1194
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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 01/07/14
Job #: 935.004

Site Photographs

WILDWOOD TRAIL

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER
- UTILITY POLE
- SUPPORT POLE
- UTILITY POLE WITH LIGHT
- LIGHT STANDARD
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC SPLICE BOX
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE SPLICE BOX
- CABLE TV PEDESTAL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- GRATED MANHOLE
- STORMWATER INLET
- GRATED STORMWATER INLET
- SANITARY MANHOLE
- TREE
- BUSH
- TRAFFIC SIGNAL
- PARKING METER
- STREET SIGN
- SPRINKLER
- MAIL BOX

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 16-110 Elev.=786.30
"L" on the southwest corner of the porch to # 2400 Eatherton Road; 75' east of the centerline of Eatherton Road and 0.5 mile north of Manchester Road.

SITE BENCHMARK

BENCHMARK Elev.=721.87
Railroad Spike in south face of power pole at the northwest corner of site as shown hereon.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LOCATION MAP (NOT TO SCALE)
SITE — MANCHESTER ROAD — VIOLA GILL LN — GROVER RIDGE DRIVE — 109 — 100

N/F SCHNEIDER MILDRED E. TRUSTEE DB. 12833 PG. 620 LOC.# 23V120094

S88° 51' 00"E 579.02'
406.97
5' ESMT. TO UNION ELEC. CO. DB. 7919 PG. 716
10'w PUBLIC TRAIL EASEMENT
COMMON GROUND 1 — 25528 Sq. Ft.
S88° 50' 58"E 237.50'
TOTAL TRACT — 202674 Sq. Ft. — 4.653 Acres±
BMP #2 — 7207 sq. ft.
10' ESMT. TO M.S.D. DB. 12834 PG. 2233
SIGHT DISTANCE EASEMENT
MISSOURI STATE ROUTE 109
VIOLA GILL (50'w) LANE
N88° 50' 58"W 287.86'
15'w UTILITY & SIDEWALK EASEMENT
20' SETBACK
30' SETBACK
CENTERLINE VARIABLE WIDTH EASEMENT
VARIABLE WIDTH EASEMENT
5'w EASEMENT
25'w DRAINAGE ESMT. DB. 10561 PG. 2295
C.G. 755 Sq. Ft.
LOT 1 5474 Sq. Ft. (2487)
LOT 2 5461 Sq. Ft. (2491)
LOT 3 5461 Sq. Ft. (2495)
LOT 4 5461 Sq. Ft. (2499)
LOT 5 5461 Sq. Ft. (2503)
LOT 6 5461 Sq. Ft. (2507)
LOT 8 6580 Sq. Ft. (2539)
LOT 9 9033 Sq. Ft. (2535)
LOT 9 6816 Sq. Ft. (2540)
LOT 10 5924 Sq. Ft. (2536)
LOT 11 6288 Sq. Ft. (2532)
LOT 12 5905 Sq. Ft. (2528)
LOT 13 11858 Sq. Ft. (2524)
LOT 14 10092 Sq. Ft. (2520)
LOT 15 5819 Sq. Ft. (2516)
LOT 16 5164 Sq. Ft. (2512)
LOT 17 5217 Sq. Ft. (2508)
LOT 18 5217 Sq. Ft. (2504)
LOT 19 5217 Sq. Ft. (2500)
LOT 20 5217 Sq. Ft. (2496)
COMMON GROUND 2 — 14831 Sq. Ft. (2483)
BMP #1 — 6300 sq. ft.
N88° 51' 00"W 649.62'
VIOLA GILL LANE (40'w) PUBLIC
CENTERLINE 10'w EASEMENT
N/F METRO WEST PROTECTION DISTRICT DB. 10644 PG. 1550 LOC.# 24V440131 6.11 AC
10 N/F HARIDOSS NANDAKUMAR & JAYAPALAN ANURADAH DB. 20345 PG. 1561 LOC.# 24V440829
11 N/F LARRY GOODSON DB. 17994 PG. 2057 LOC.# 24V440838
25 N/F RONALD & NANCY MAGRINI DB. 10566 PG. 719 LOC.# 24V440416
26 N/F TYLER & AMANDA SHERRY DB. 20094 PG. 944 LOC.# 24V440425
27 N/F PHILIP BLUMENFELD et al DB. 12294 PG. 2178 LOC.# 24V440434
COMMON GROUND N/F OLD GROVER ESTATES TRUSTEES DB. 10561 PG. 1829 LOC.# 24V440719

ABBREVIATIONS

- C.O. – CLEANOUT
- DB. – DEED BOOK
- E – ELECTRIC
- FL – FLOWLINE
- FT – FEET
- FND. – FOUND
- G – GAS
- M.H. – MANHOLE
- N/F – NOW OR FORMERLY
- PB. – PLAT BOOK
- PG. – PAGE
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- P.V.C. – POLYVINYL CHLORIDE PIPE
- R.C.P. – REINFORCED CONCRETE PIPE
- SQ. – SQUARE
- T – TELEPHONE CABLE
- V.C.P. – VETRIFIED CLAY PIPE
- W – WATER
- (80'W) – RIGHT-OF-WAY WIDTH
- M.B. – MAIL BOX

PREPARED FOR:
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Phone: (636) 537-7128
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PREPARED BY:
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

RECORD PLAT
WILDWOOD TRAIL

DANIEL EHLMANN P.L.S.
MO. P.L.S. # 2215
CERTIFICATE OF AUTHORITY
LC-2224-D

REVISIONS:

DRAWN BY: J.K.	CHECKED BY: D.M.E.
DATE: 1/27/15	JOB NO: 214-5221
M.S.D. P. #: P-0030298-00	BASE MAP #: 24-V
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE: RECORD PLAT

SHEET NO.: SHEET 1 of 2

DRAWING FILE: C:\DRAWINGS\2145221\EXPORTS\2145221record.dgn LAYOUT: 1 PLOTTED: Feb 26, 2015 - 2:36pm PLOTTED BY: Dan Ehlmann

4

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13

Floor Plans

Fifth Avenue

EQUAL HOUSING OPPORTUNITY

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

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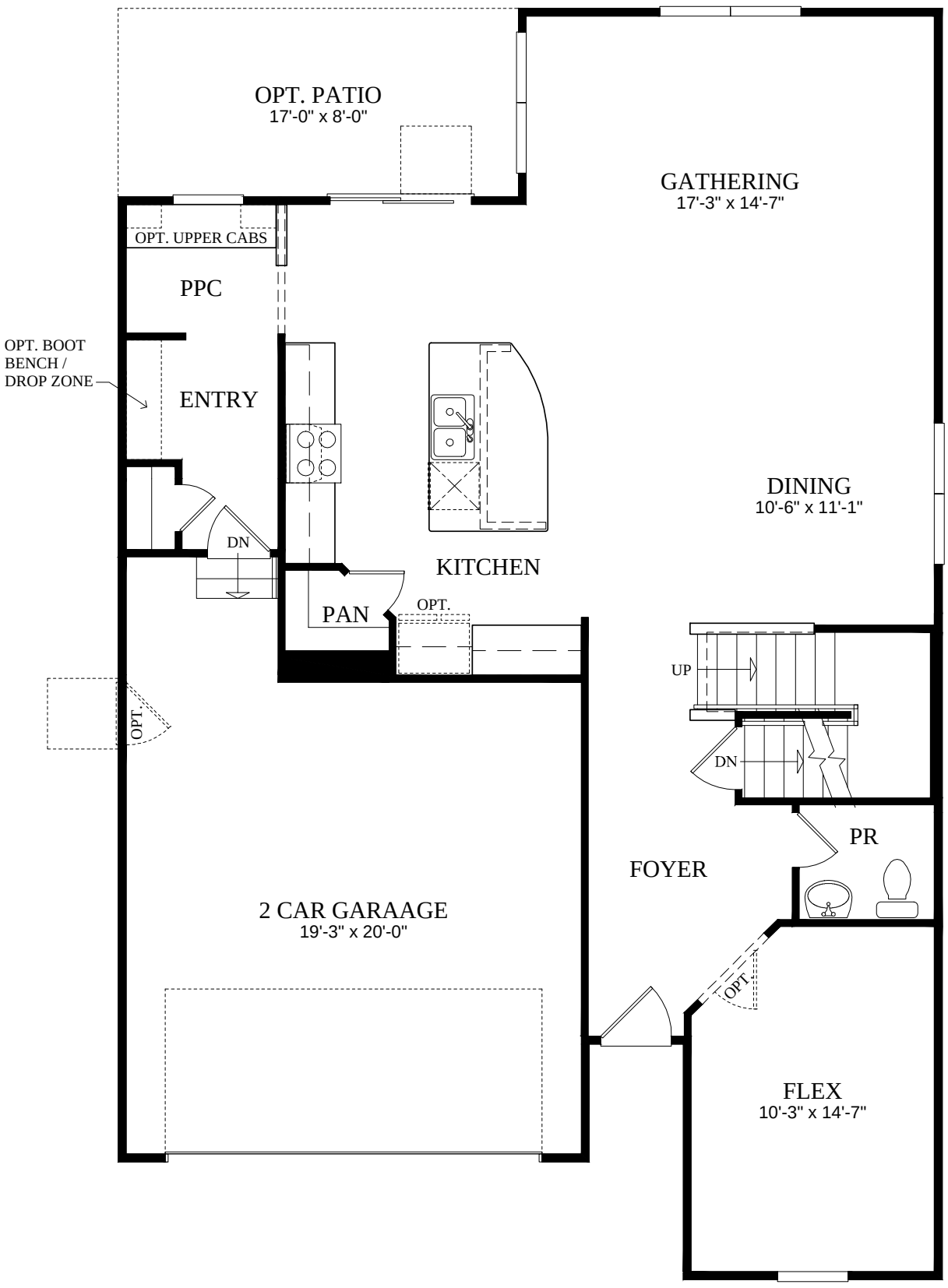
1955-Fifth Avenue-MO-WWdT-BROC.dwg - BRO COVER

1959-Fifth Avenue-MO-WWdT-06012015



First Floor

9'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

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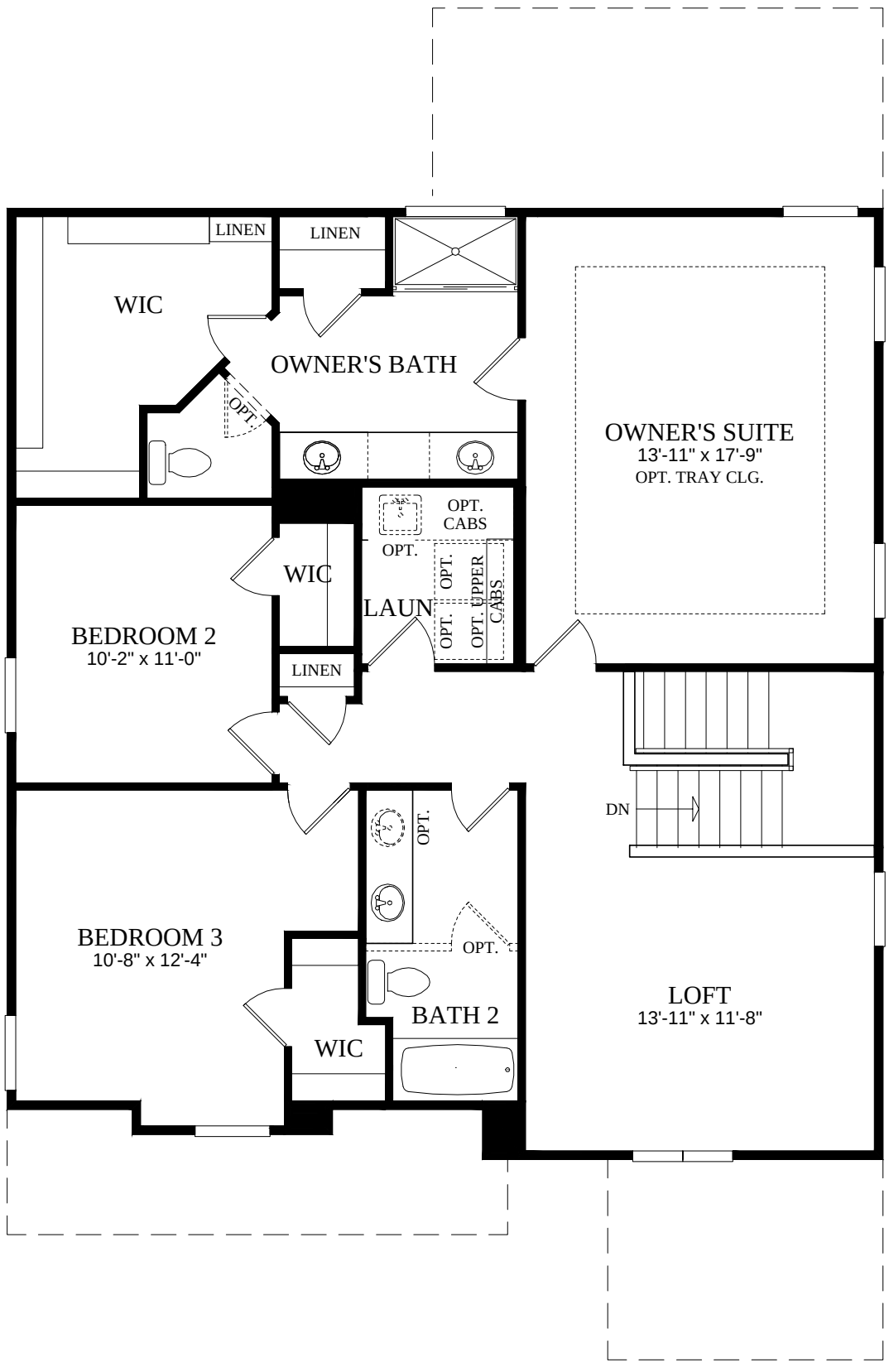
1955-Fifth Avenue-MO-WWdT-BROC.dwg - FL1-N-L

1959-Fifth Avenue-MO-WWdT-06012015

EQUAL HOUSING OPPORTUNITY



Second Floor

8'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

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1955-Fifth Avenue-MO-WWdT-BROC.dwg - FL2-N-L

1959-Fifth Avenue-MO-WWdT-06012015

EQUAL HOUSING OPPORTUNITY

Boardwalk

EQUAL HOUSING OPPORTUNITY

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

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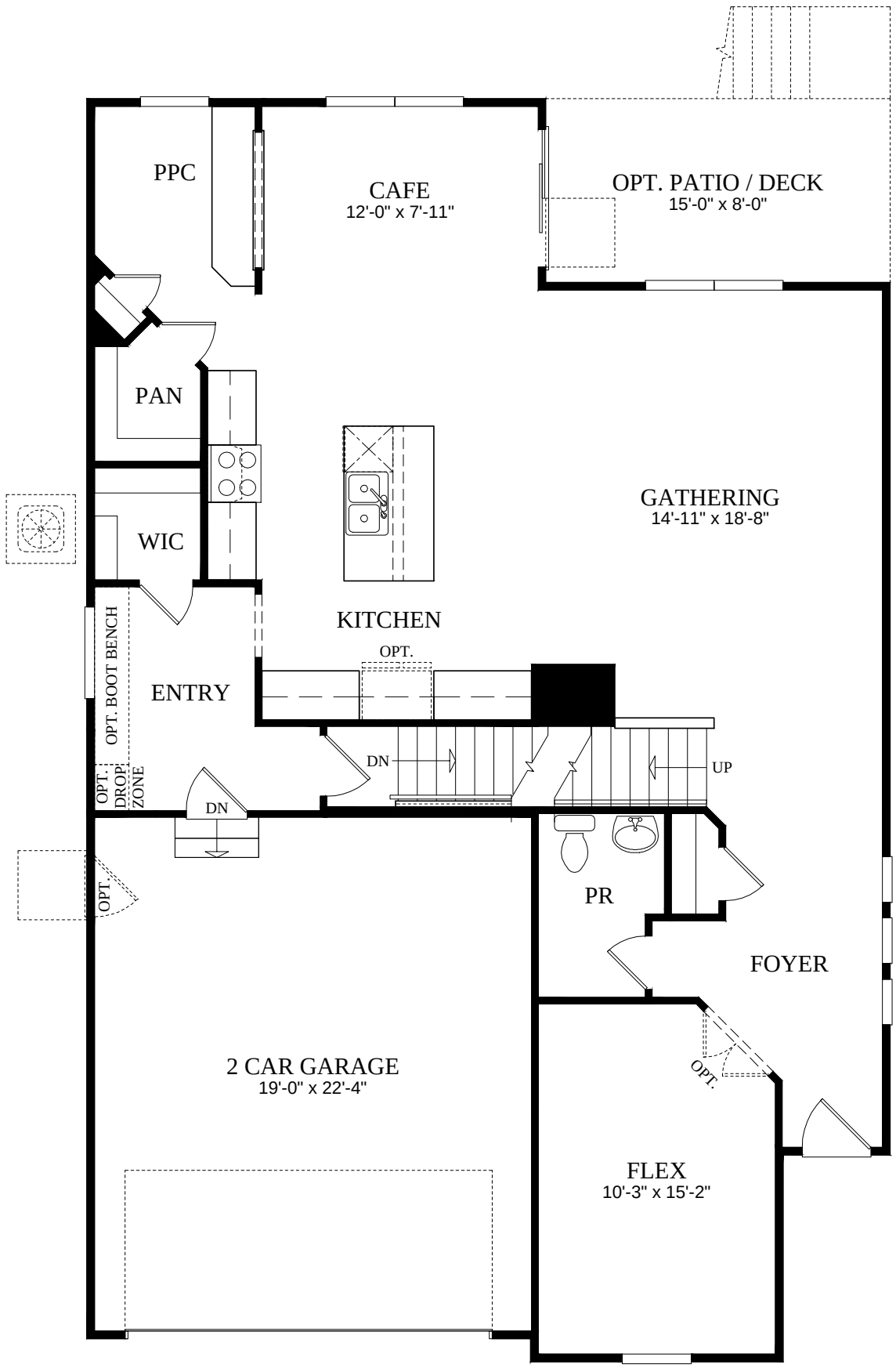
1959-Boardwalk-MO-WWdT-06012015



First Floor

9'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

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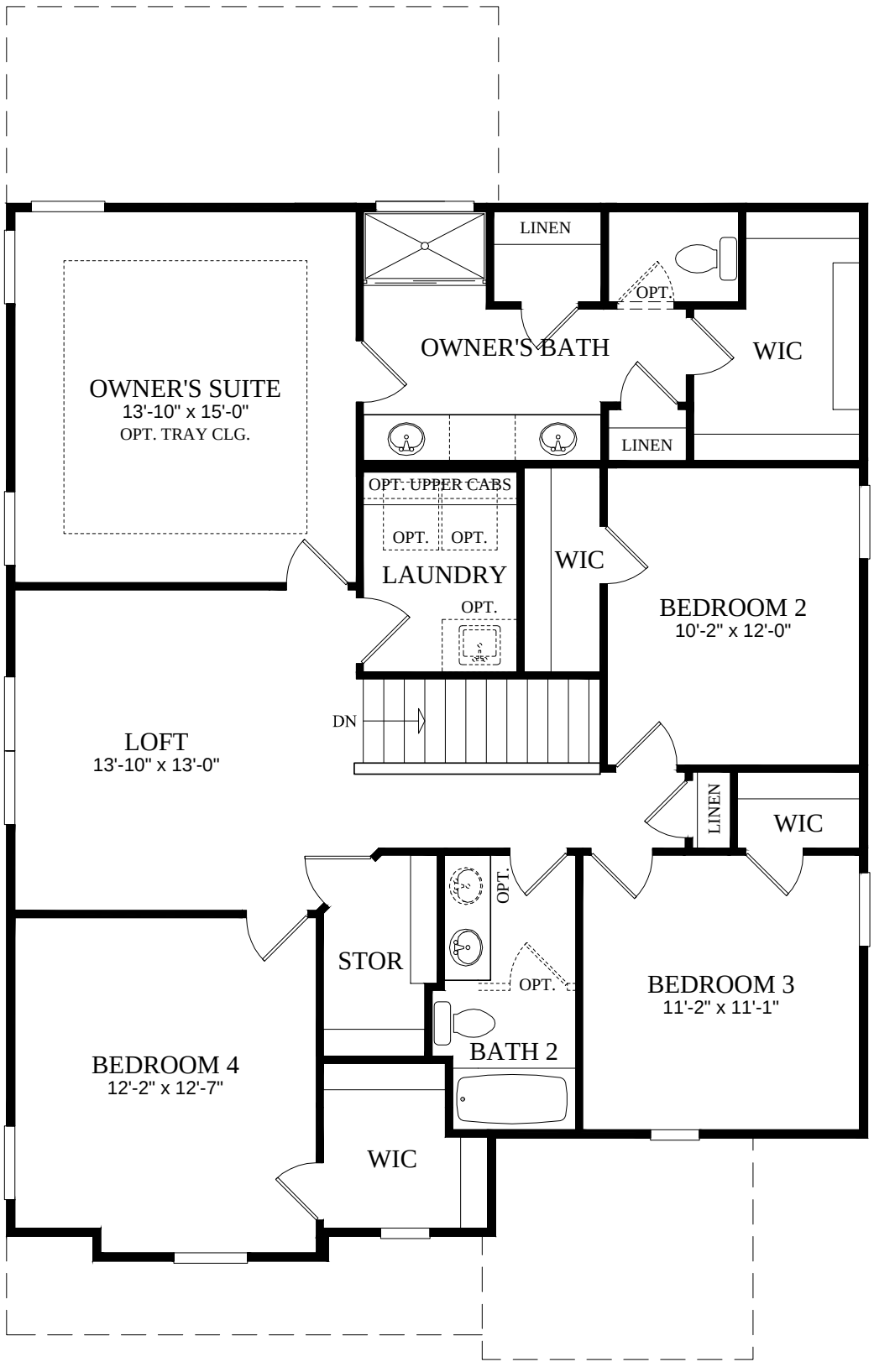
1956-Boardwalk-MO-WWdT-BROC.dwg - FL1-N-L

1959-Boardwalk-MO-WWdT-06012015

EQUAL HOUSING OPPORTUNITY



Second Floor

8'-0" Ceiling

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1959-Boardwalk-MO-WWdT-06012015

EQUAL HOUSING OPPORTUNITY

Park Place

EQUAL HOUSING OPPORTUNITY

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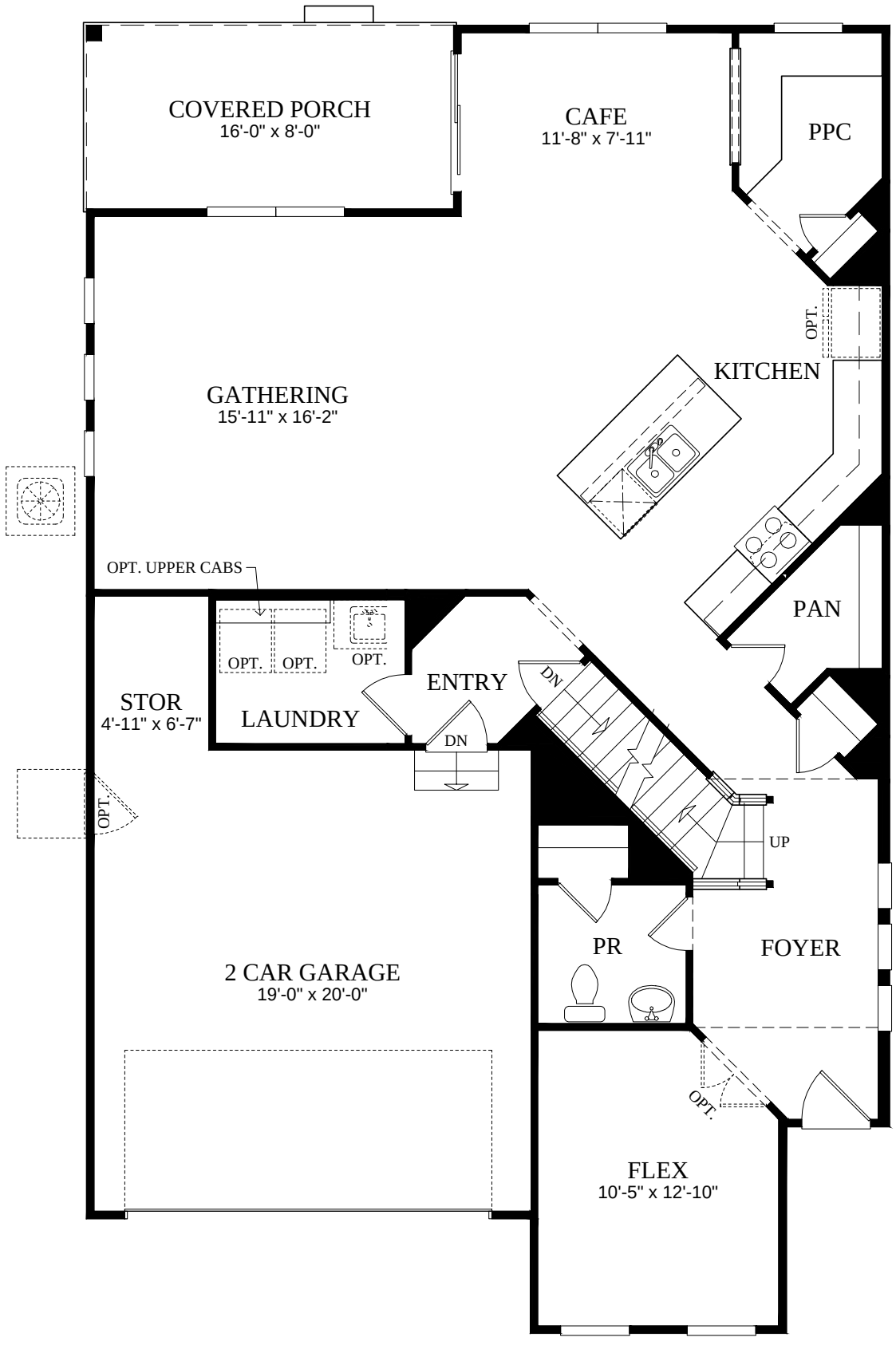
1957-Park Place-MO-WWdT-06112015



First Floor

9'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

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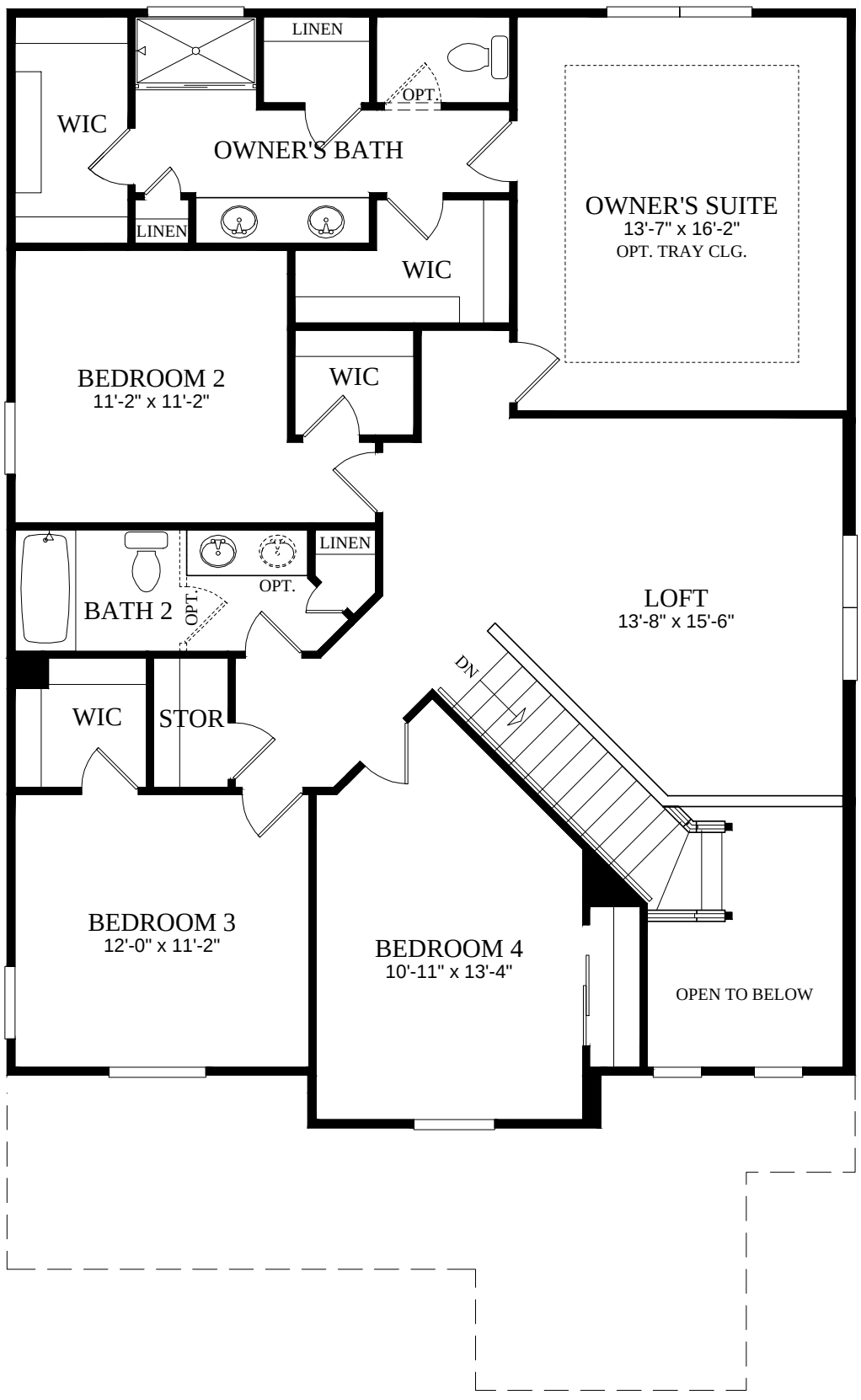
1957-Park Place-MO-WWdT-BROC.dwg - FL1-N-L

1957-Park Place-MO-WWdT-06112015

EQUAL HOUSING OPPORTUNITY



Second Floor

8'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

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1957-Park Place-MO-WWdT-06112015

EQUAL HOUSING OPPORTUNITY

Woodward

EQUAL HOUSING OPPORTUNITY

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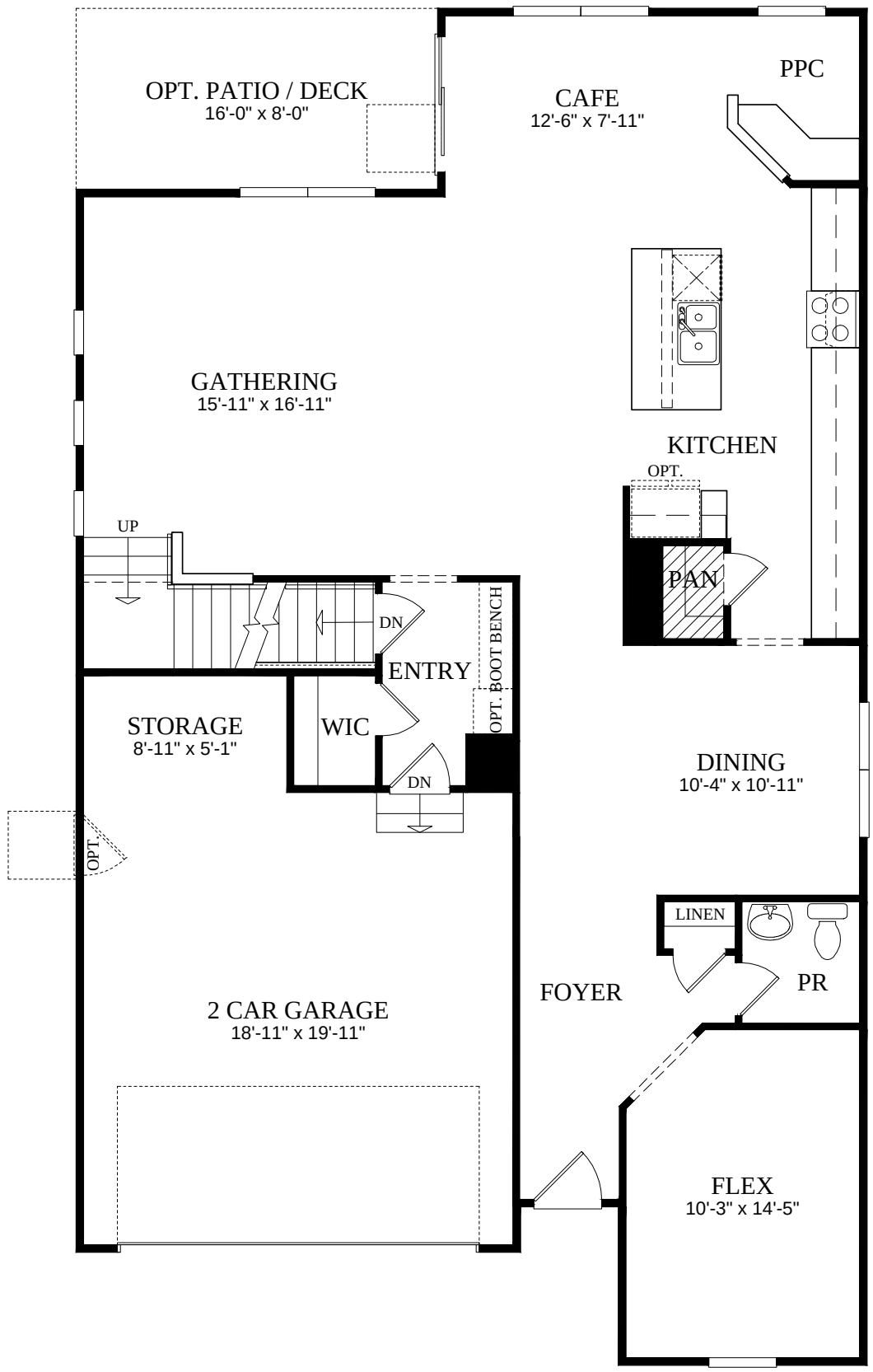

First Floor

9'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

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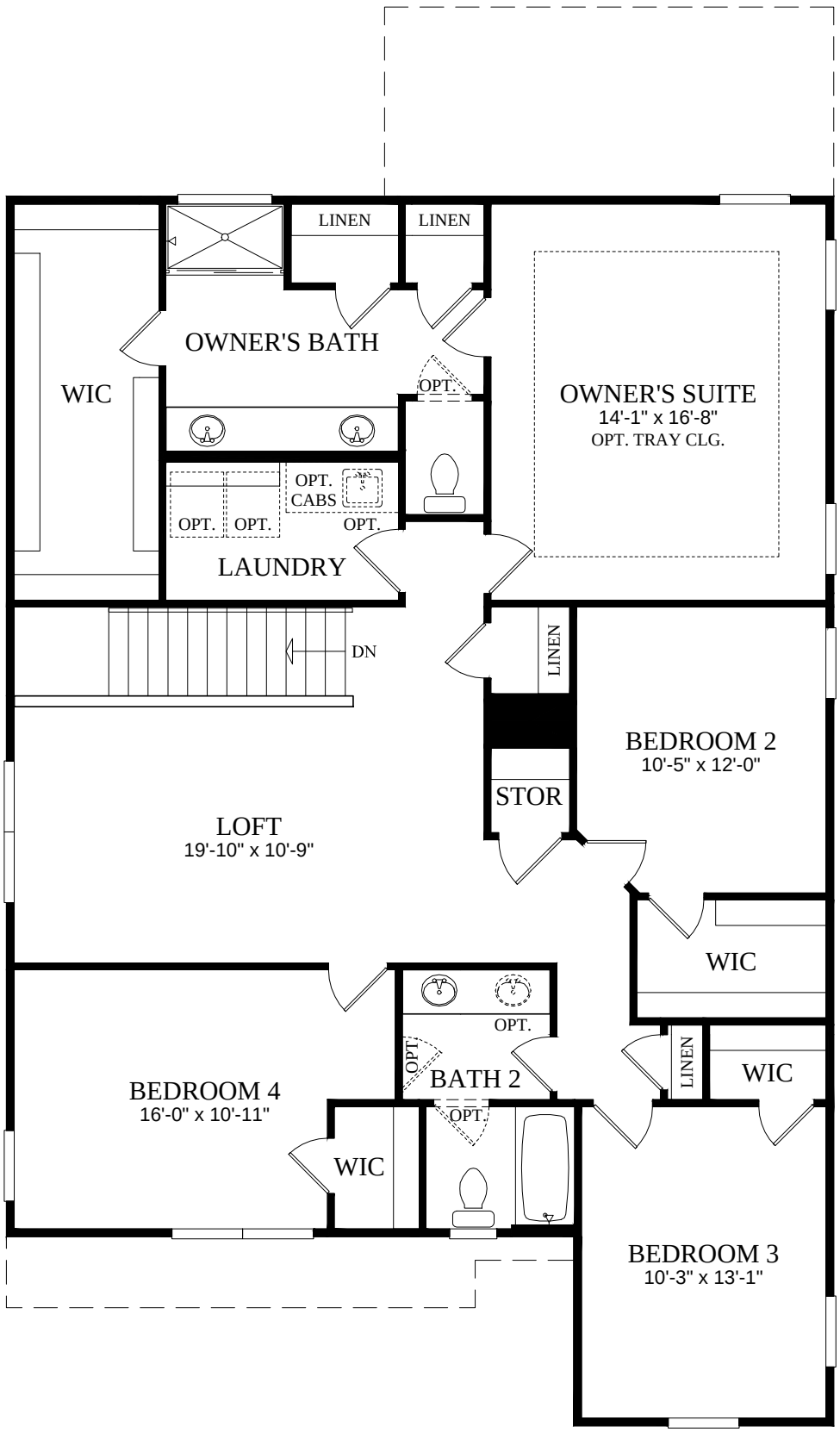
1959-Woodward-MO-WWdT-06012015

EQUAL HOUSING OPPORTUNITY



Second Floor

8'-0" Ceiling

Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.

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1959-Woodward-MO-WWdT-BROC.dwg - FL2-N-L

1959-Woodward-MO-WWdT-06012015

EQUAL HOUSING OPPORTUNITY

Elevations

FRONT ELEVATION

NPC #1955

Fifth Avenue - Elevation 1

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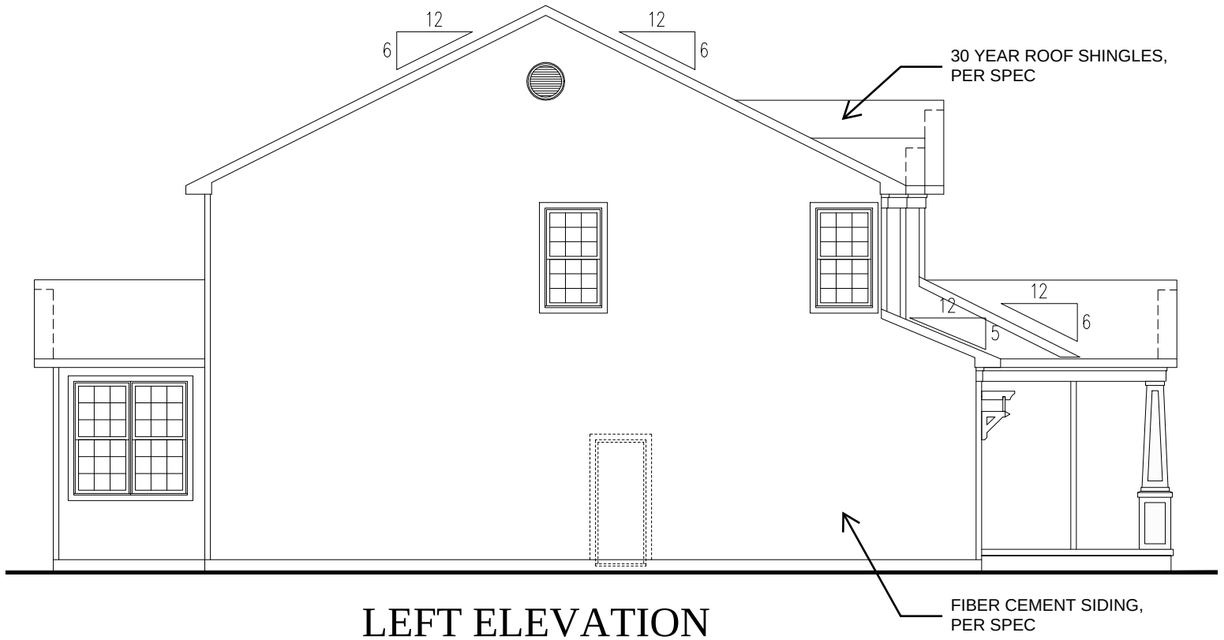
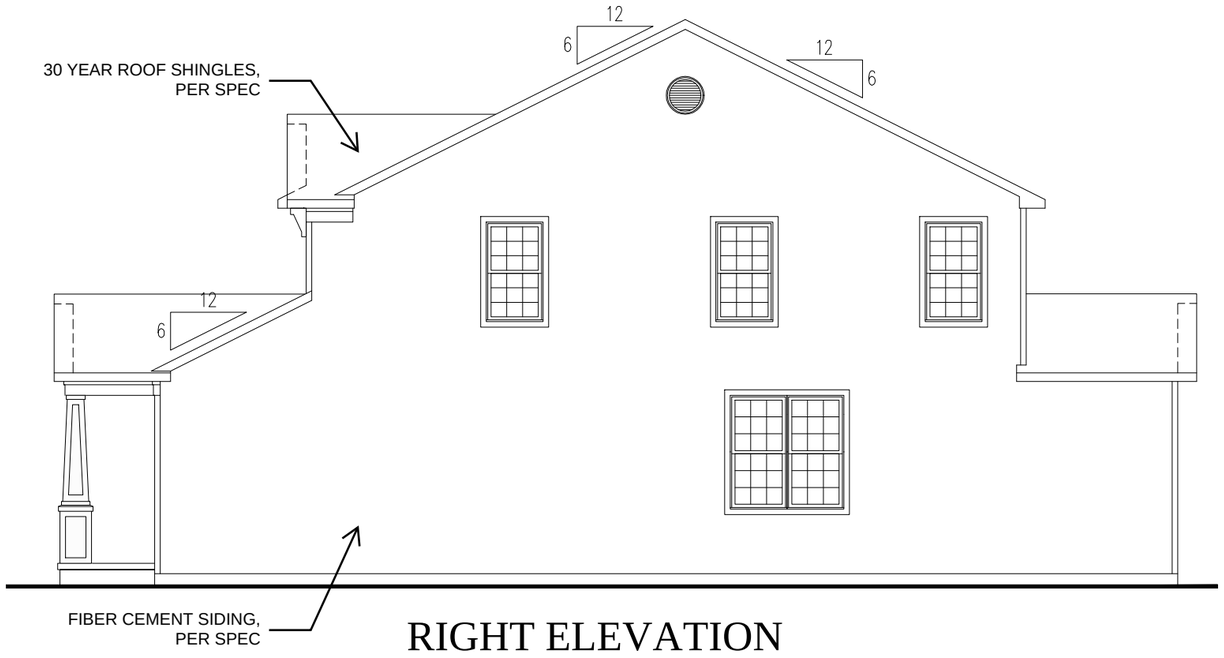
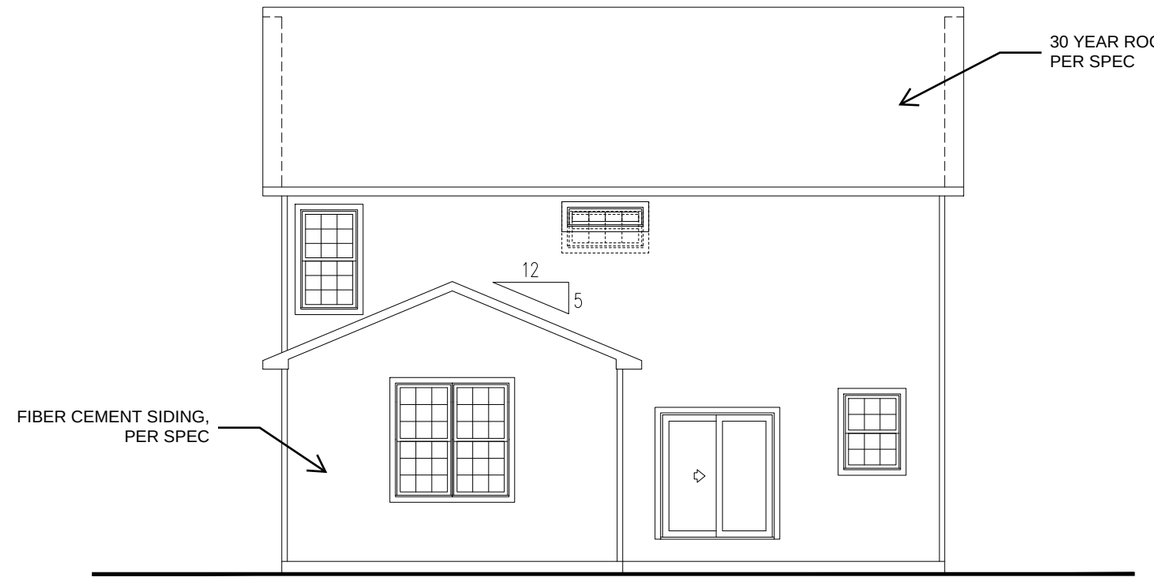


LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

NPC #1955

Fifth Avenue - Elevation 1

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FRONT ELEVATION

NPC #1955

Fifth Avenue - Elevation 4

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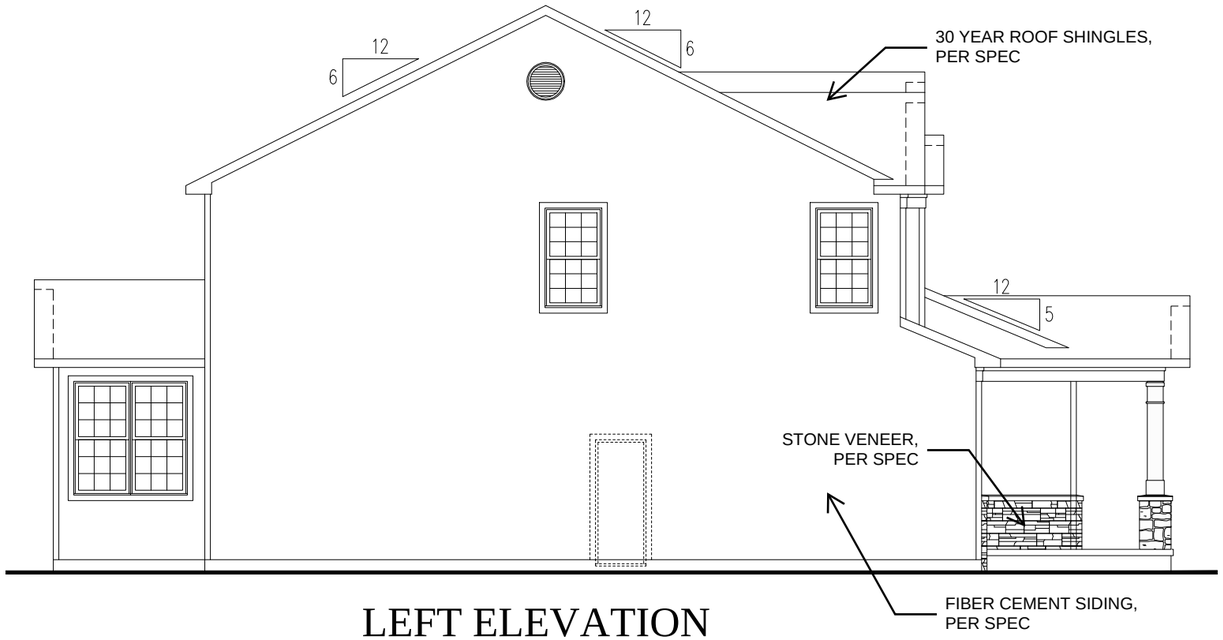

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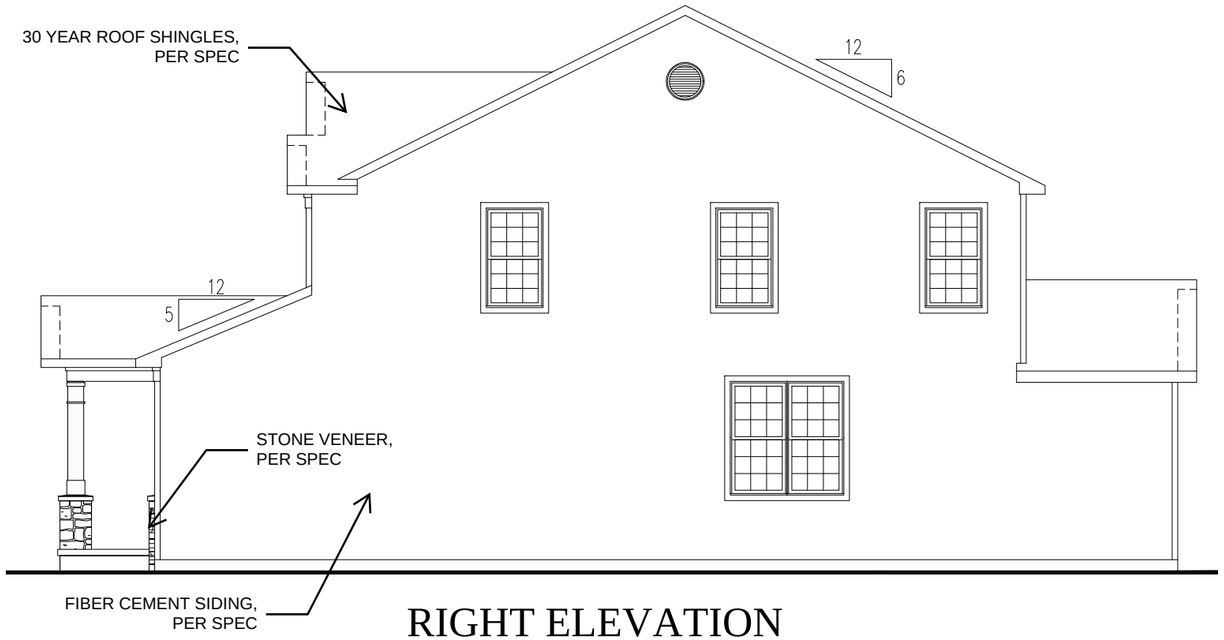

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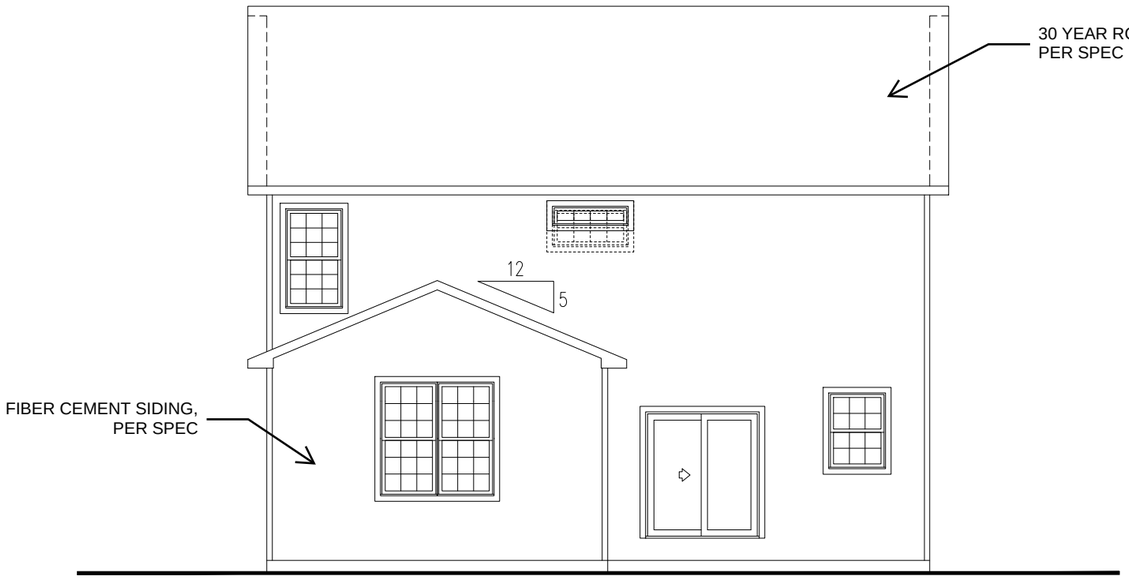

REAR ELEVATION

NPC #1955

Fifth Avenue - Elevation 4

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FRONT ELEVATION

NPC #1955

Fifth Avenue - Elevation 5

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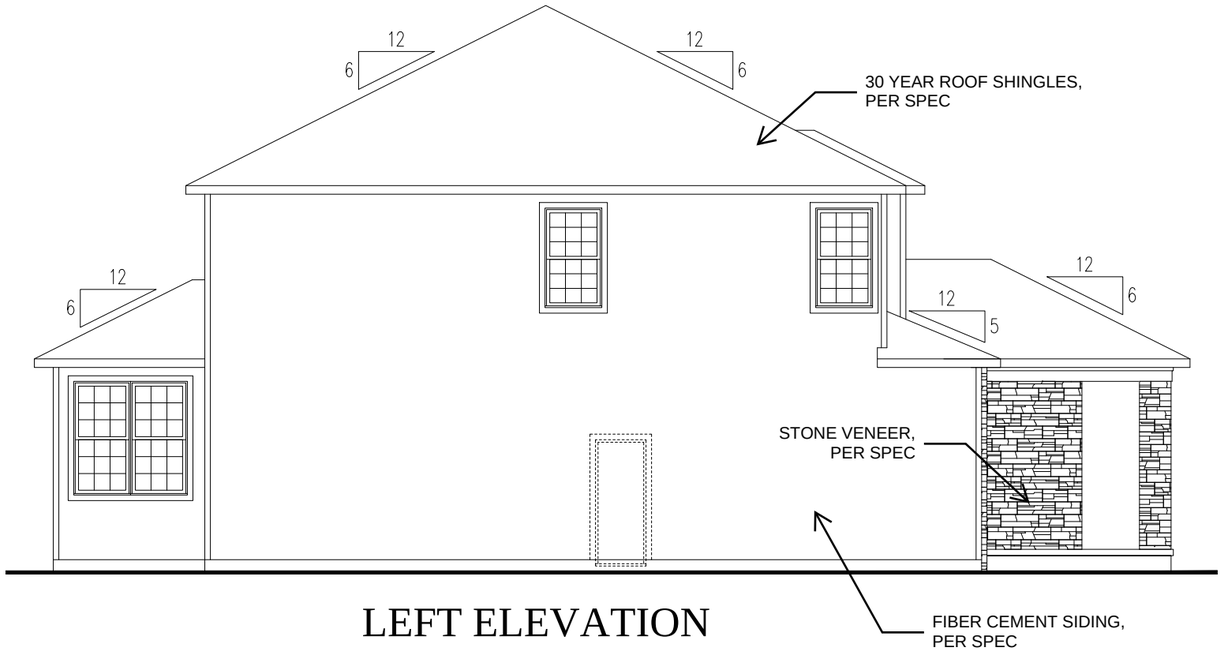

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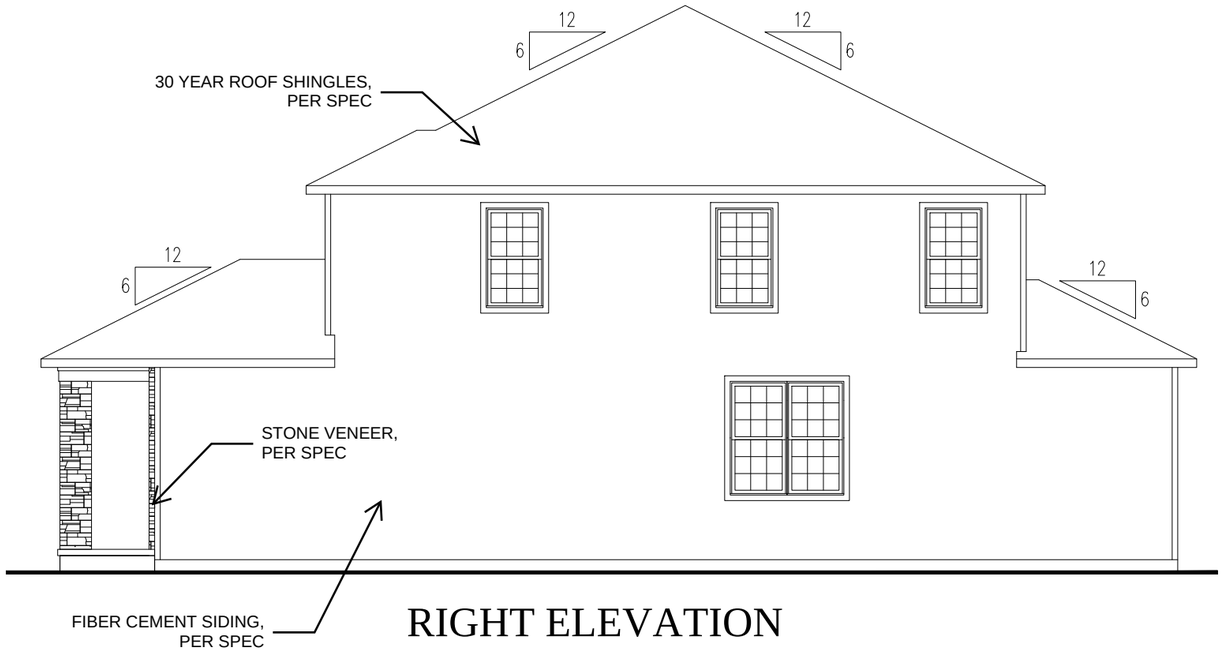

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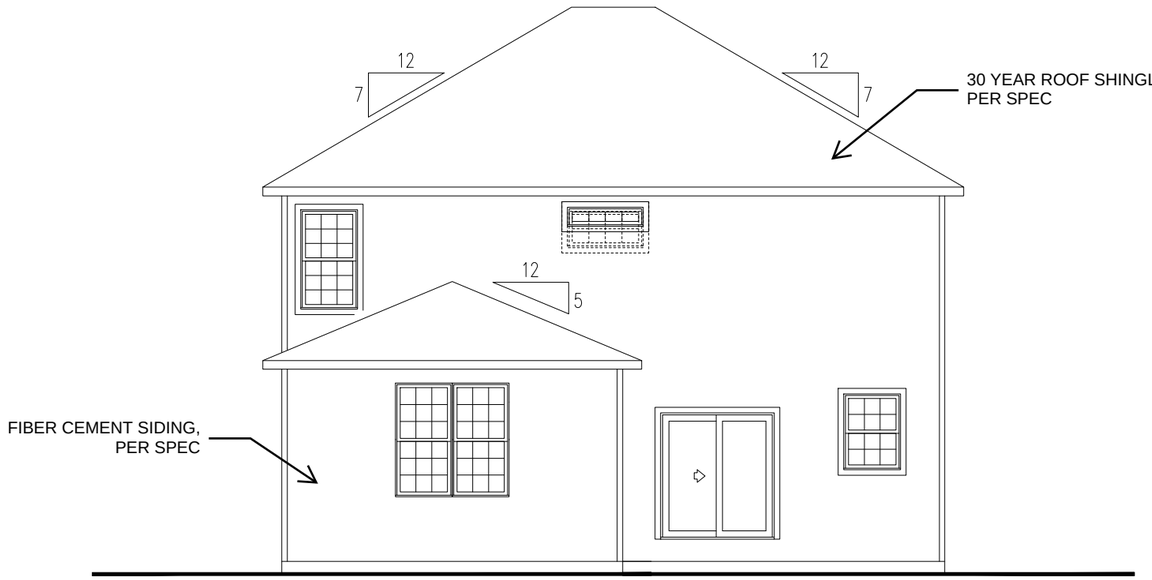

REAR ELEVATION

NPC #1955

Fifth Avenue - Elevation 5

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FRONT ELEVATION

NPC #1955

Fifth Avenue - Elevation 6

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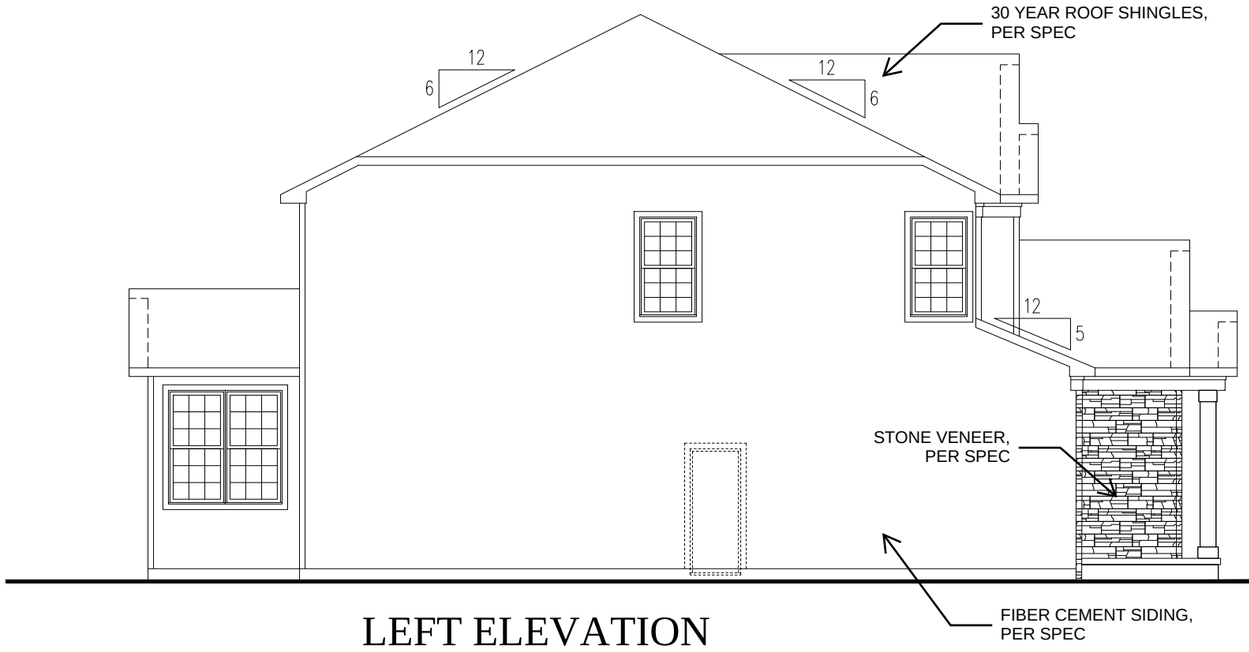

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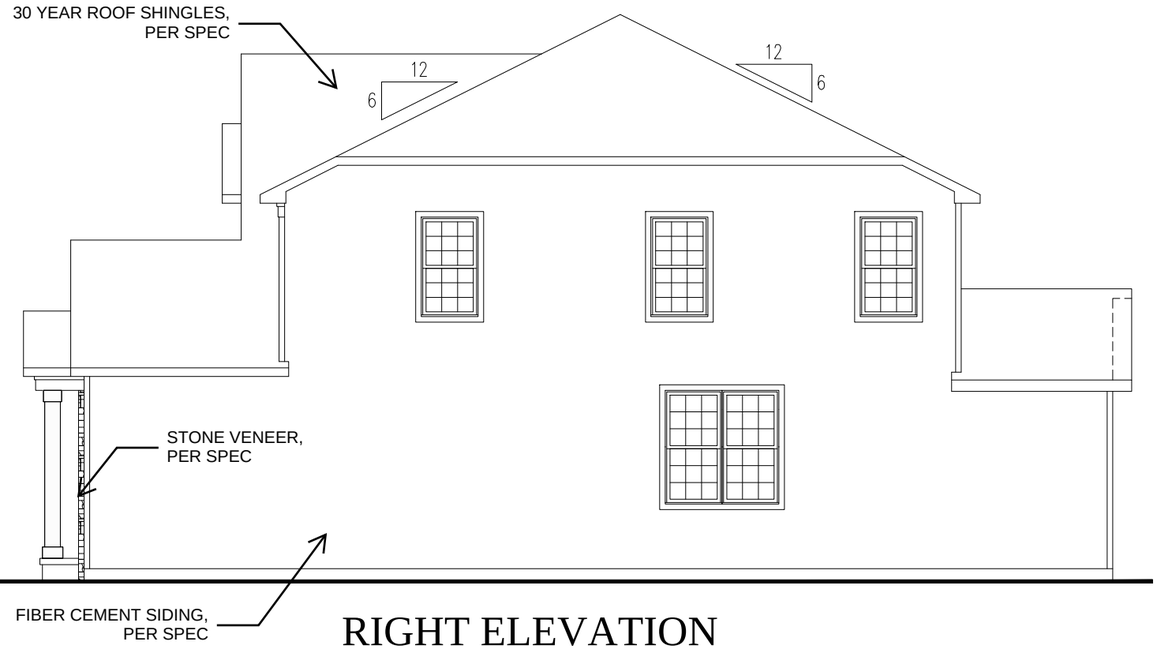

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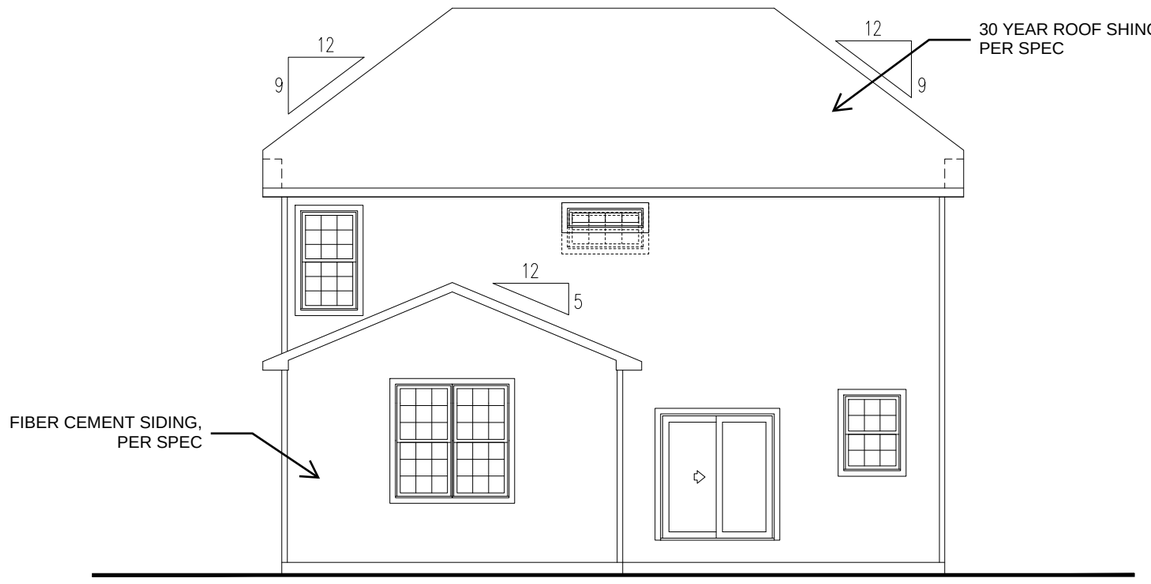

REAR ELEVATION

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FRONT ELEVATION

NPC #1956

Boardwalk - Elevation 4

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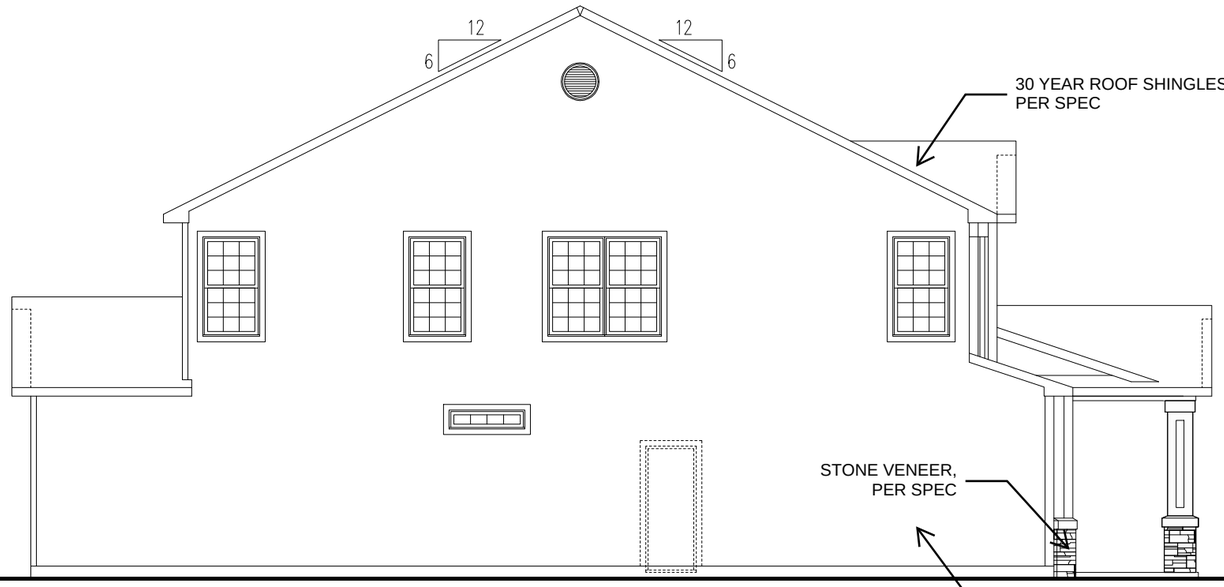
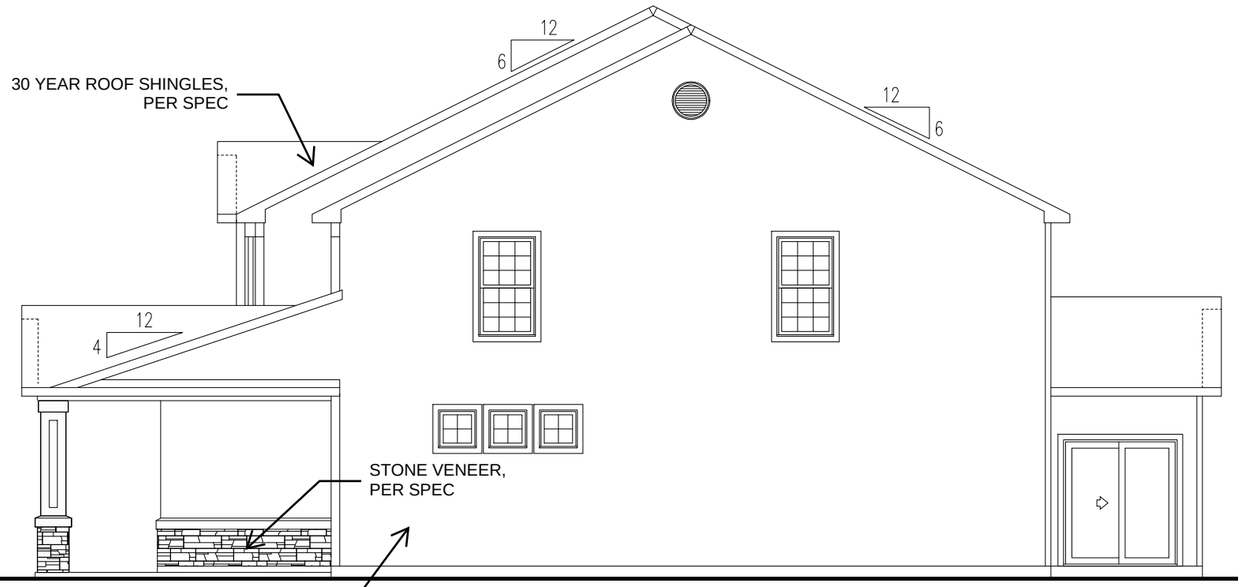
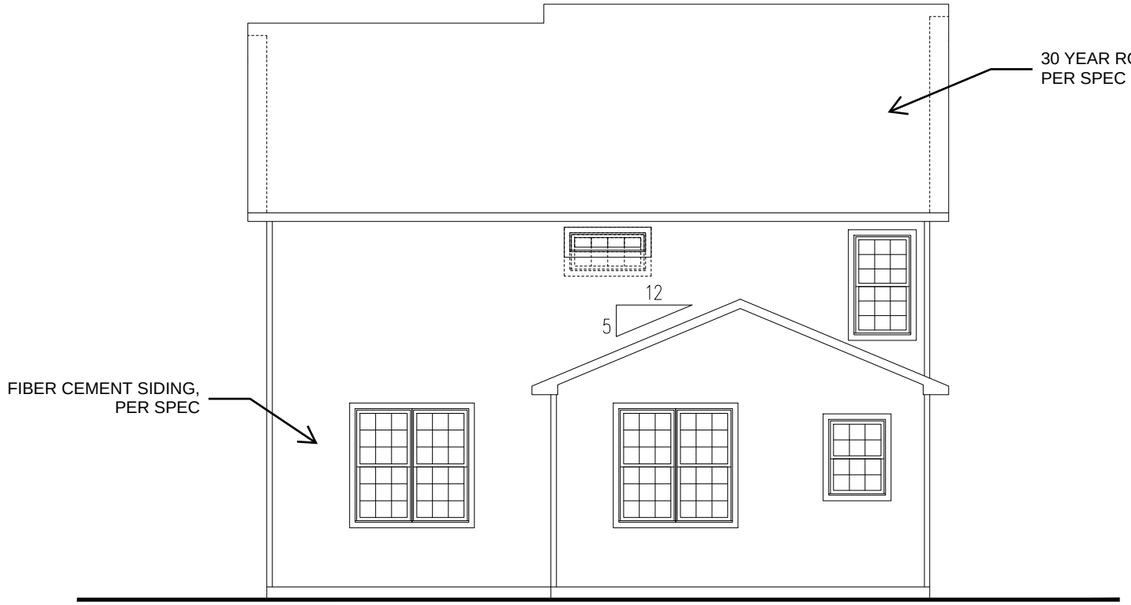


LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

NPC #1956

Boardwalk - Elevation 4

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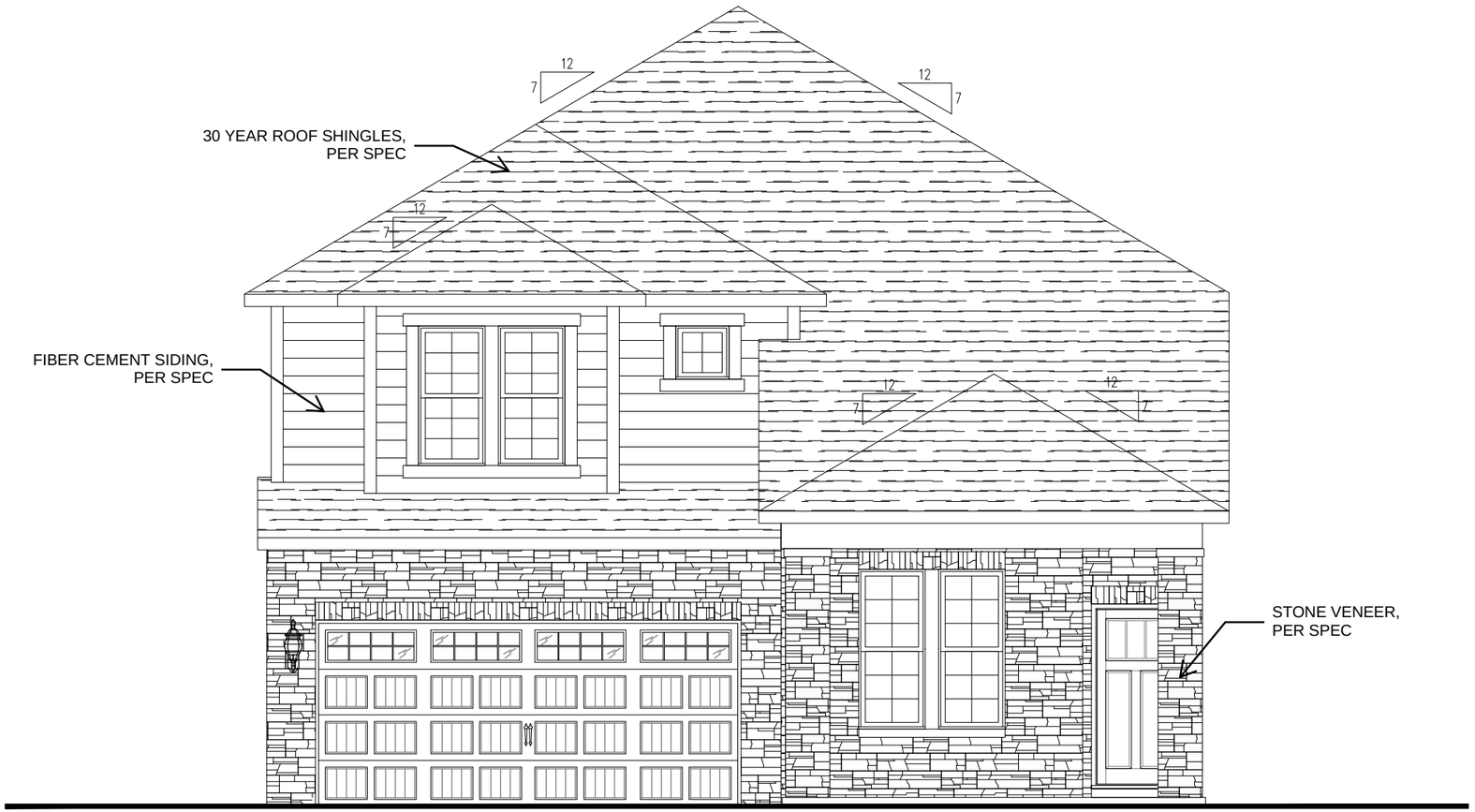

FRONT ELEVATION

NPC #1956

Boardwalk - Elevation 5

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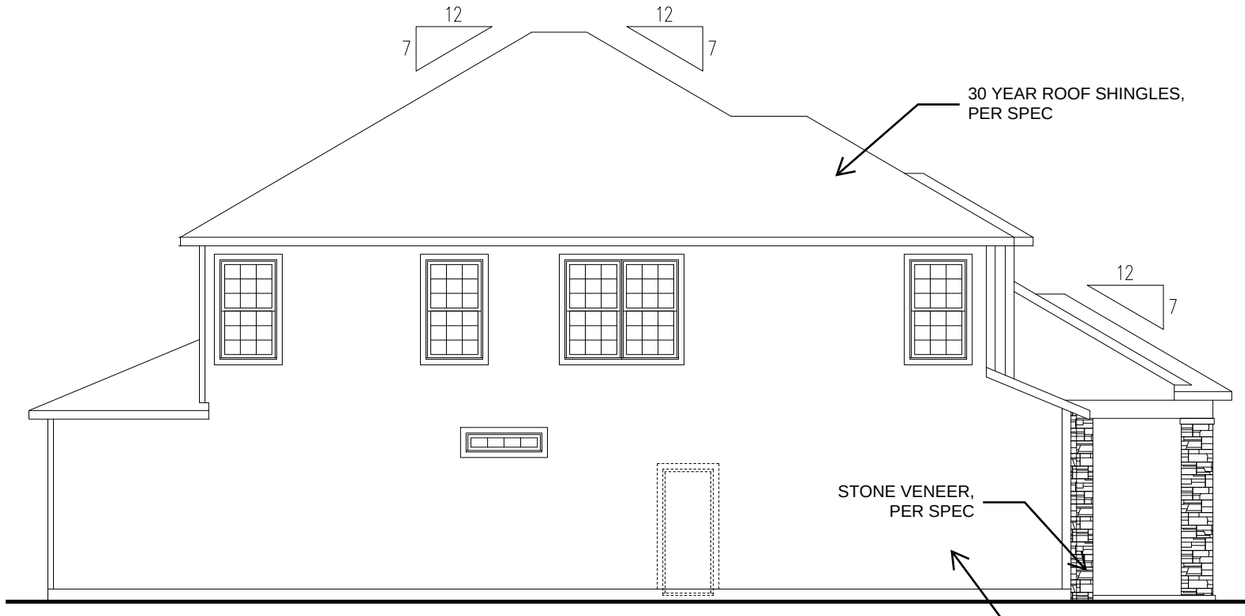

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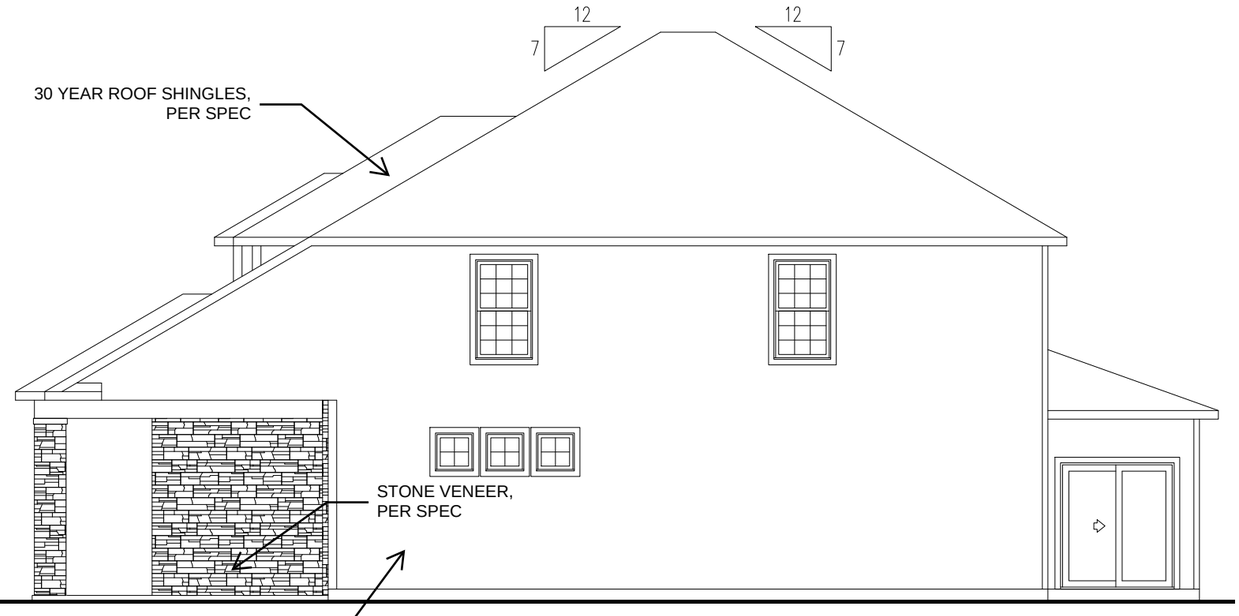
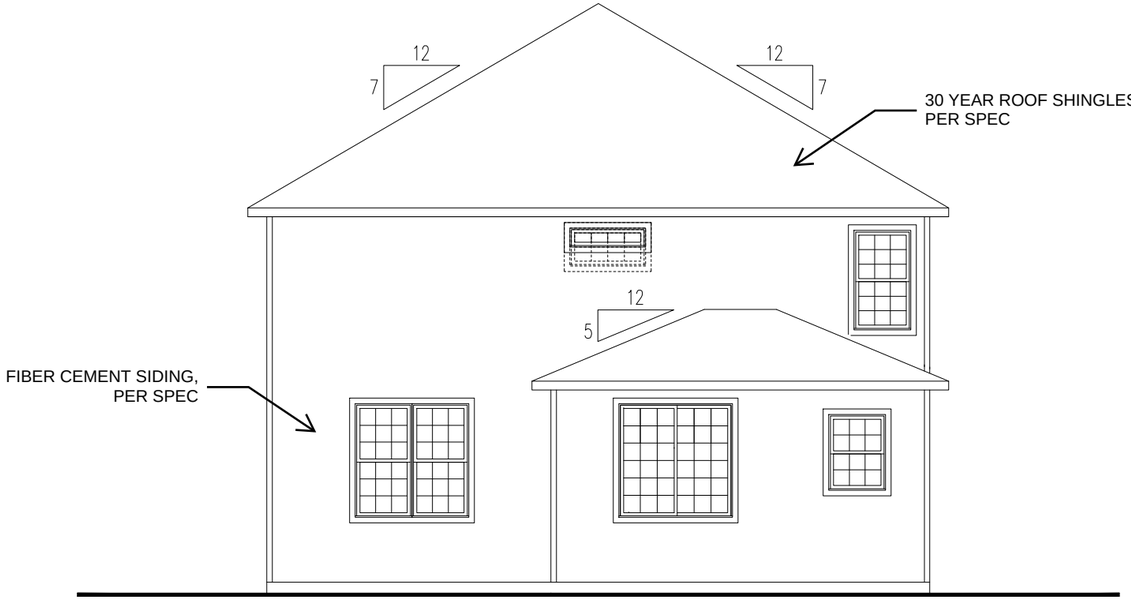


RIGHT ELEVATION



REAR ELEVATION

NPC #1956

Boardwalk - Elevation 5

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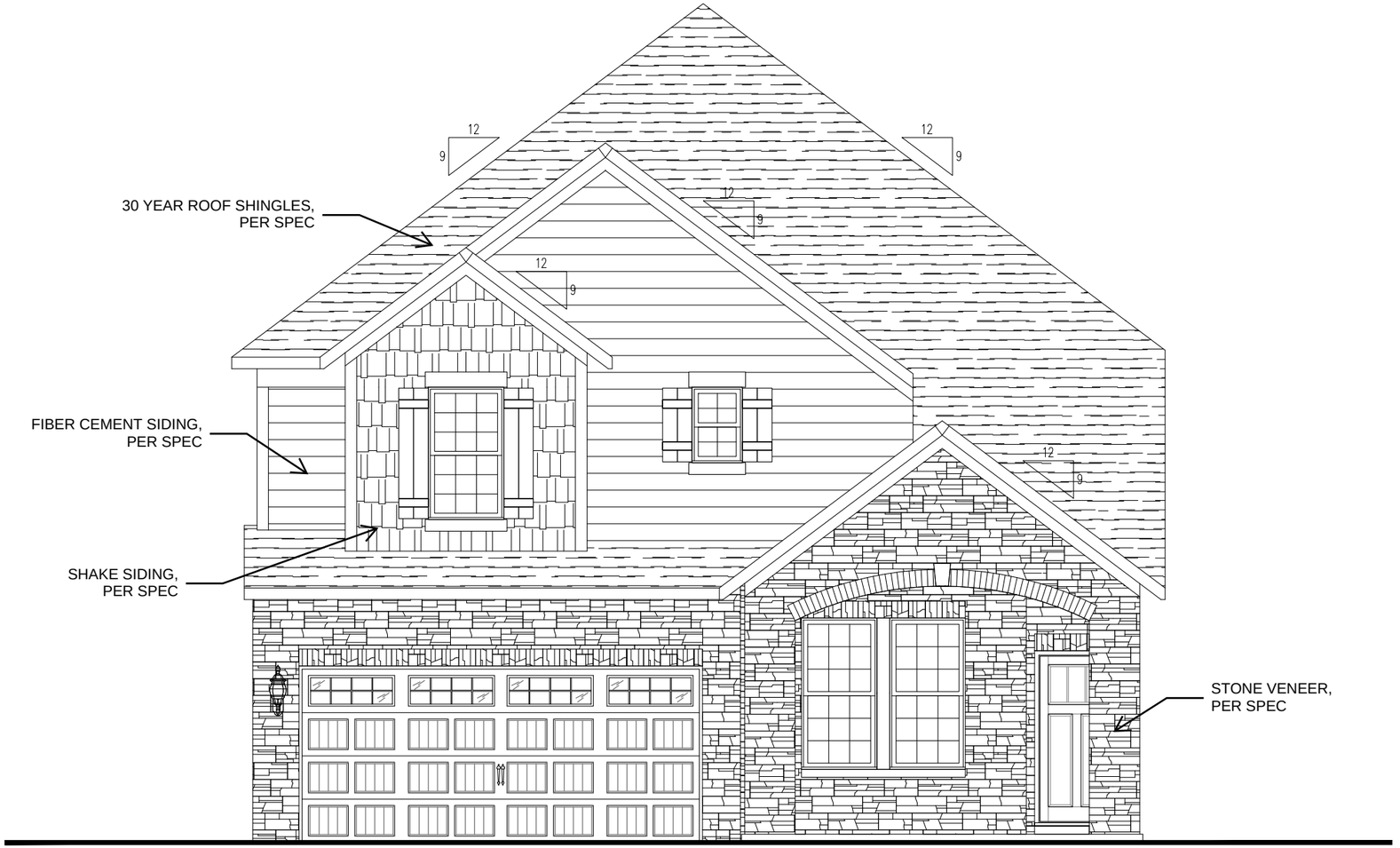

FRONT ELEVATION

NPC #1956

Boardwalk - Elevation 6

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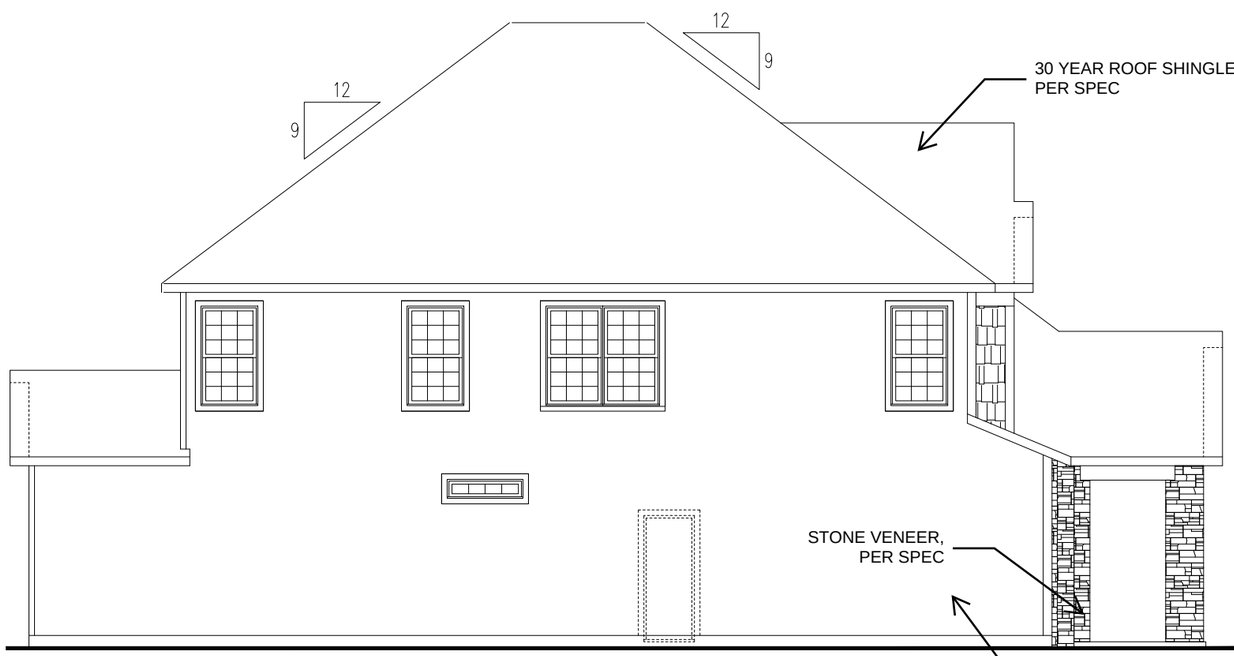
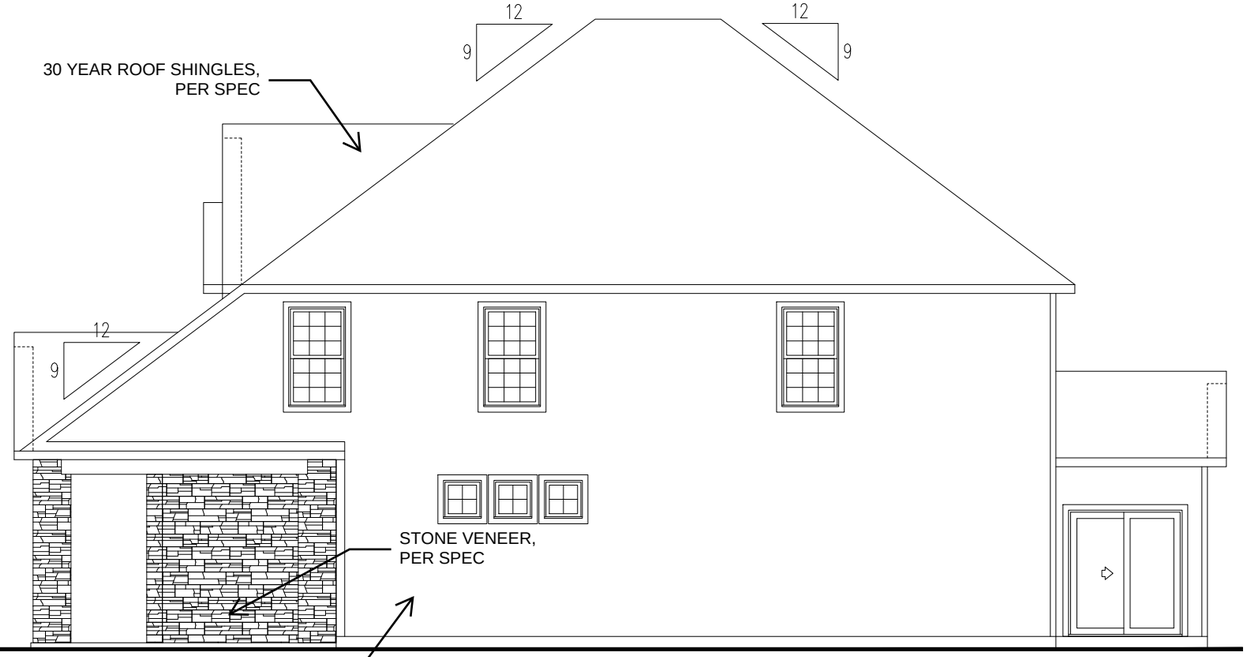
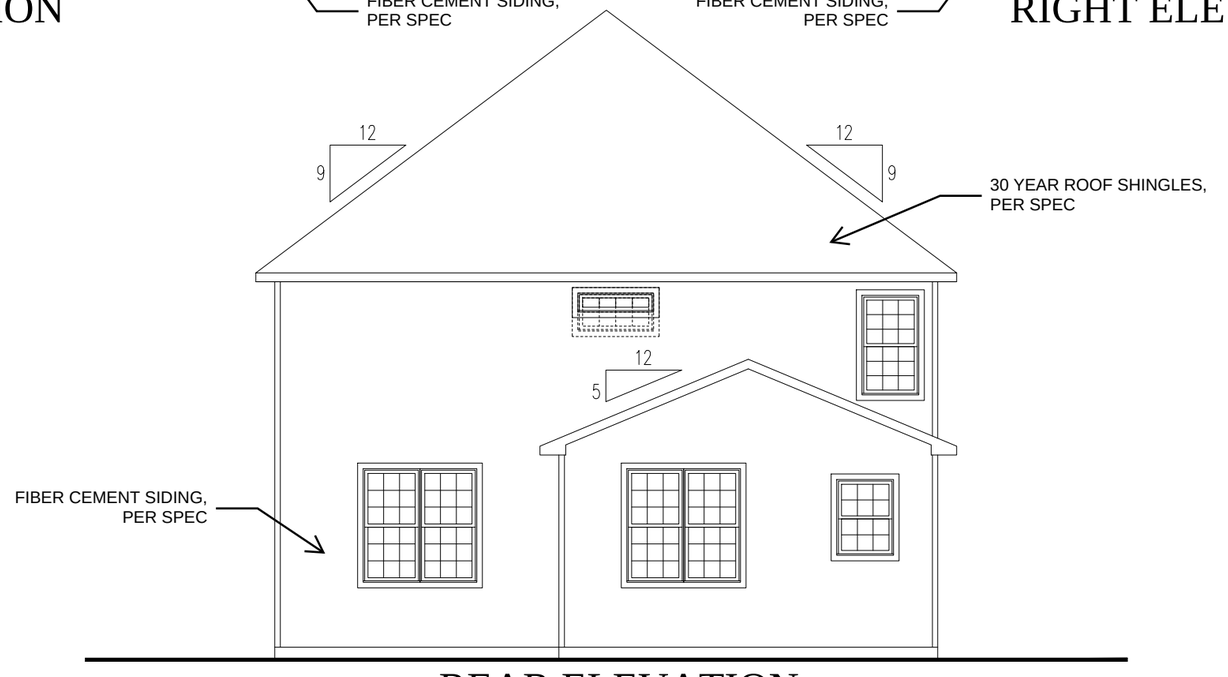


LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

NPC #1956

Boardwalk - Elevation 6

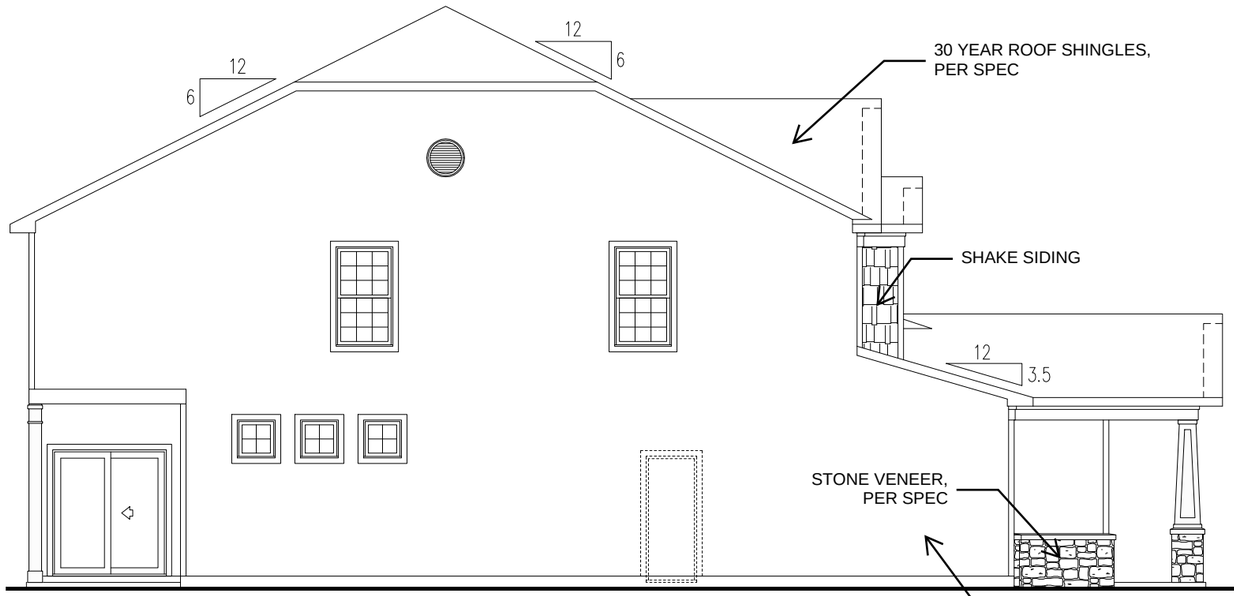
(c) Copyright 2016 PulteGroup, Inc.

FRONT ELEVATION

NPC #1957

Park Place - Elevation 2

(c) Copyright 2016 PulteGroup, Inc.



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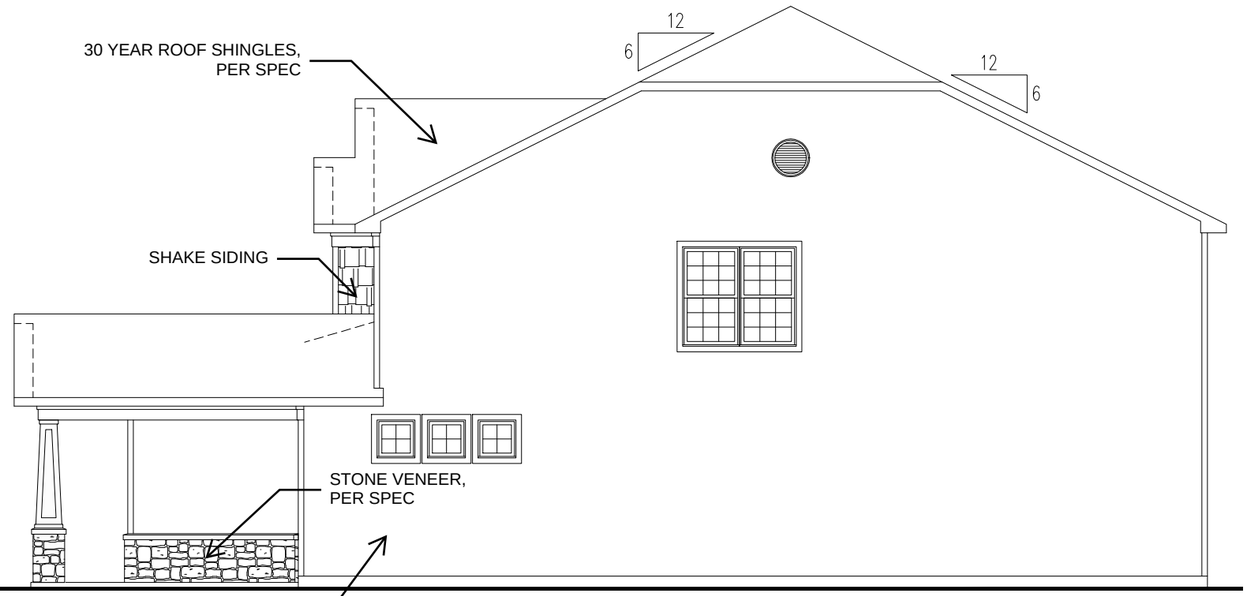

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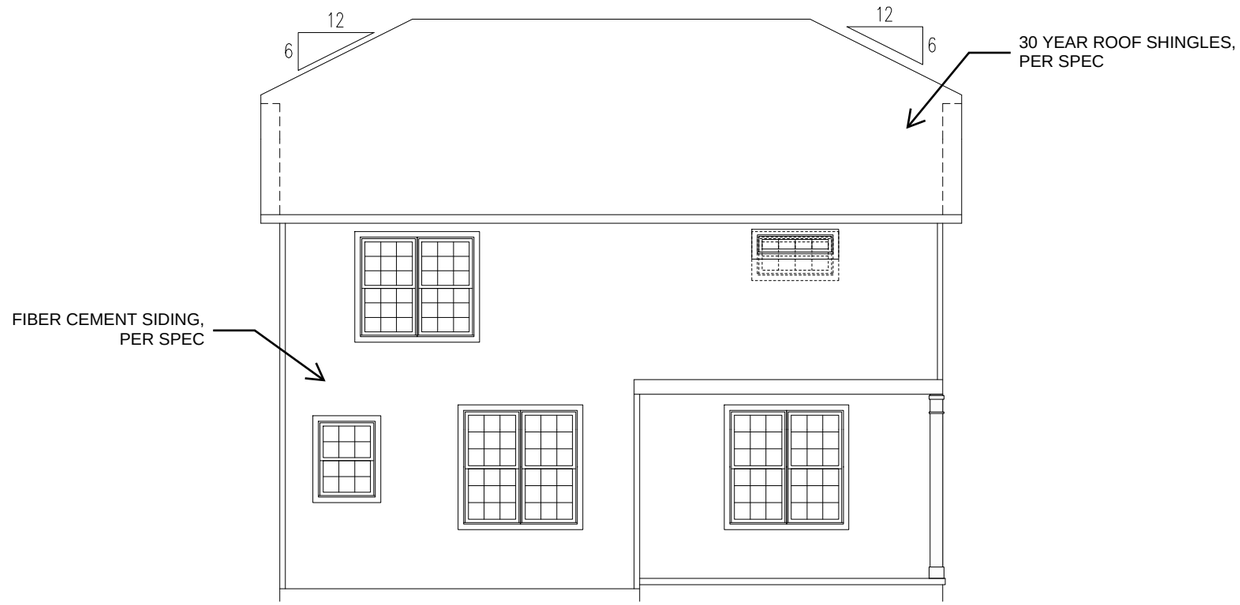


REAR ELEVATION

NPC #1957

Park Place - Elevation 2

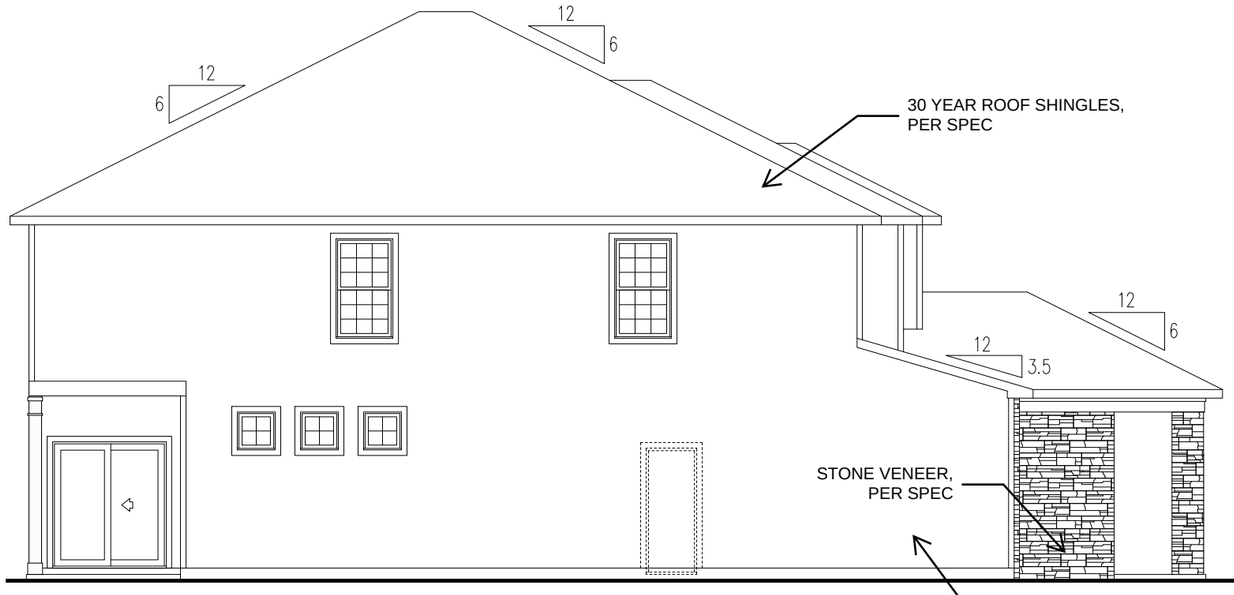
(c) Copyright 2016 PulteGroup, Inc.

FRONT ELEVATION

NPC #1957

Park Place - Elevation 5

(c) Copyright 2016 PulteGroup, Inc.



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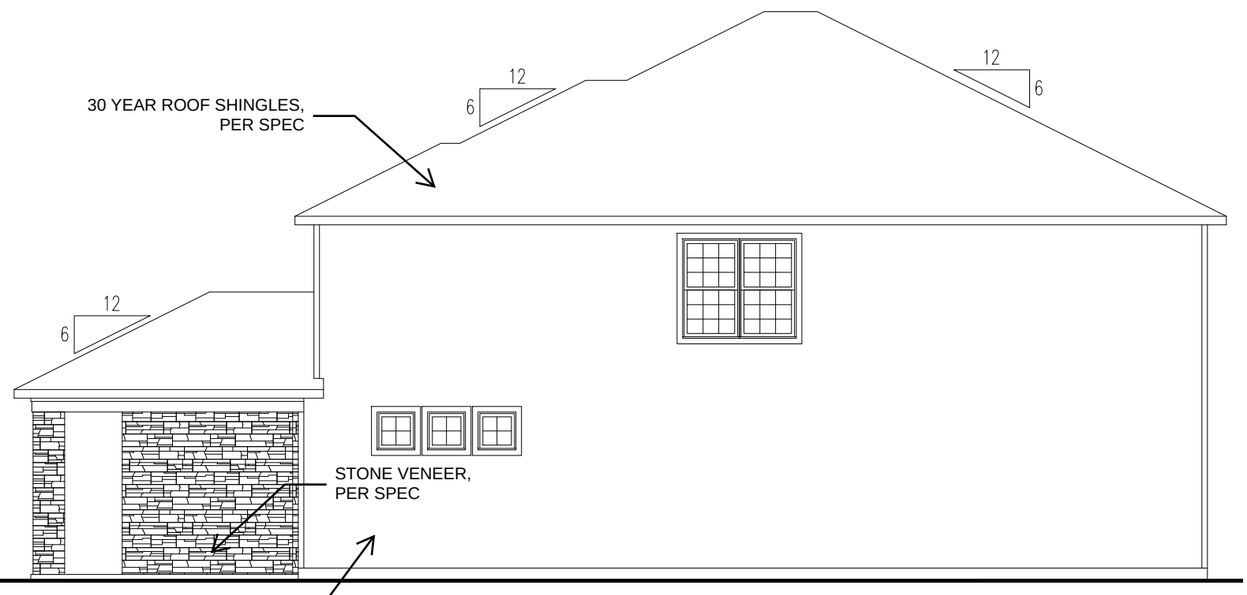

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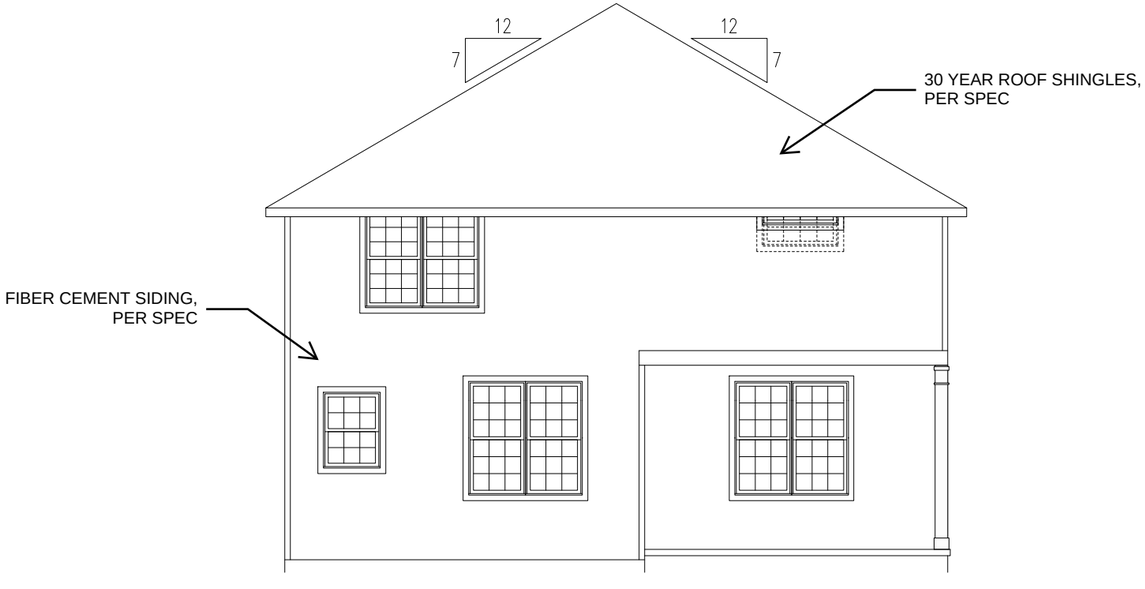


REAR ELEVATION

NPC #1957

Park Place - Elevation 5

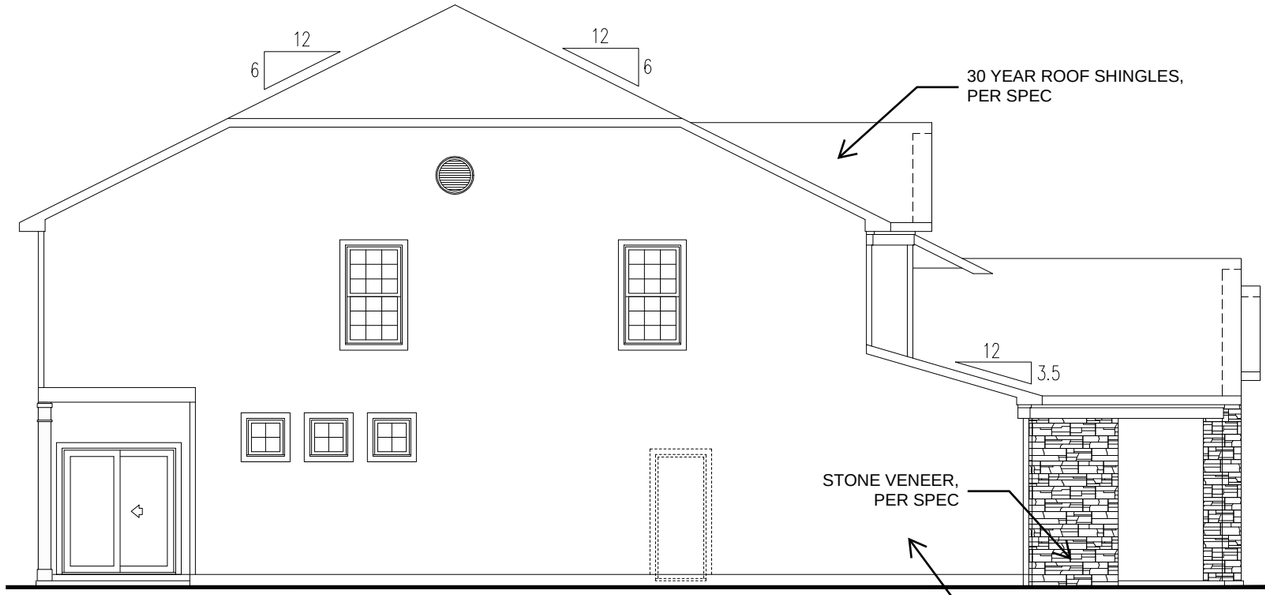
(c) Copyright 2016 PulteGroup, Inc.

FRONT ELEVATION

NPC #1957

Park Place - Elevation 6

(c) Copyright 2016 PulteGroup, Inc.



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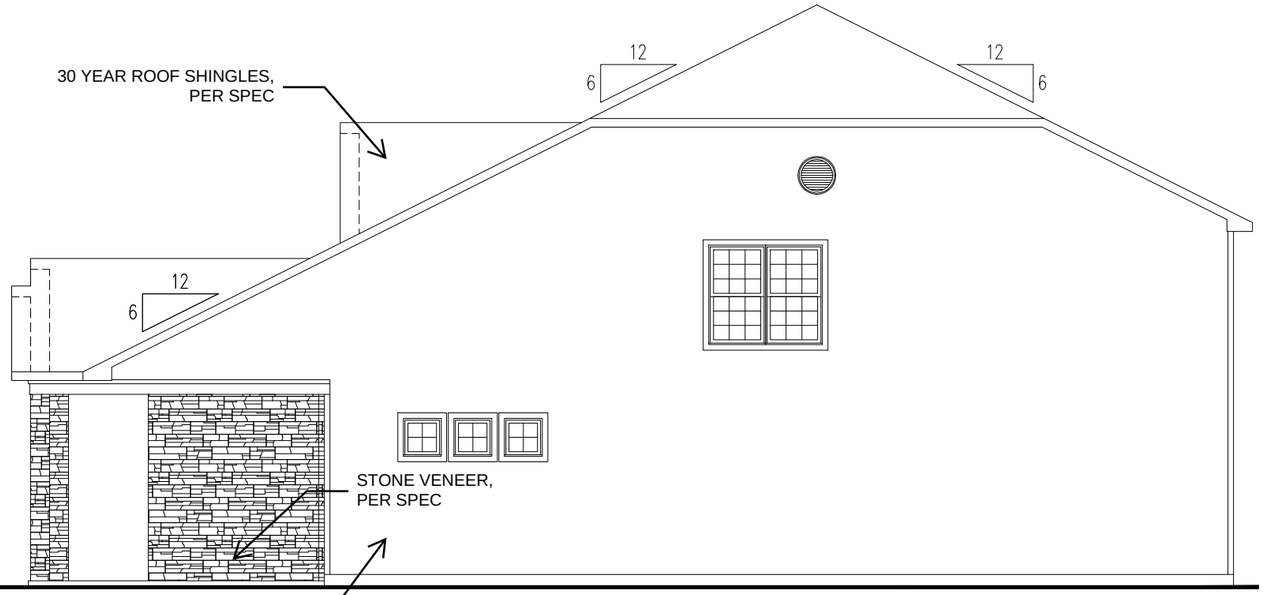

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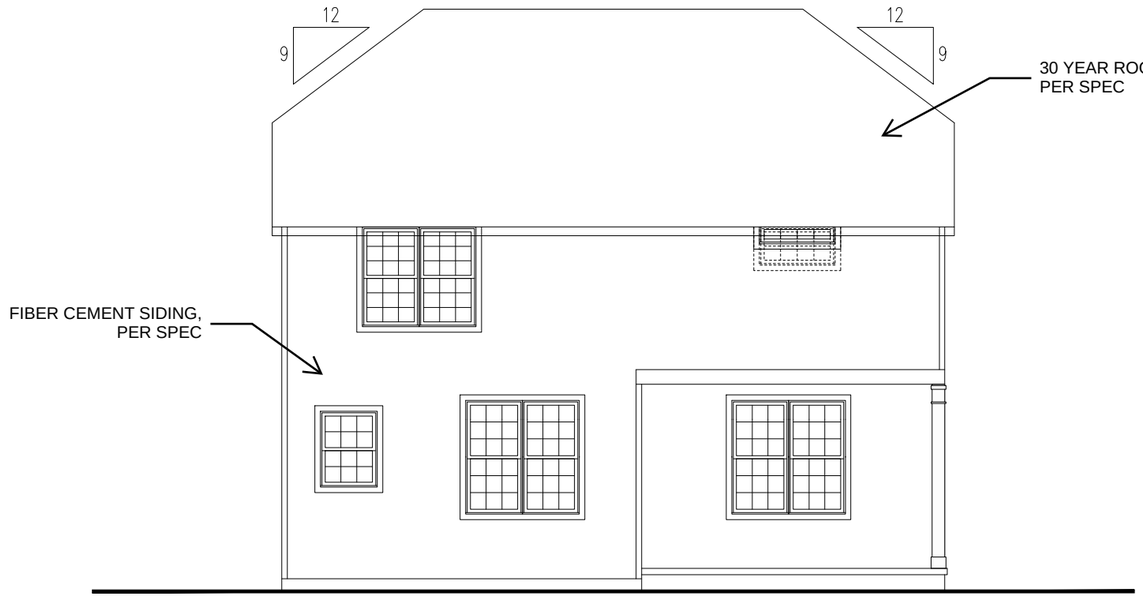


REAR ELEVATION

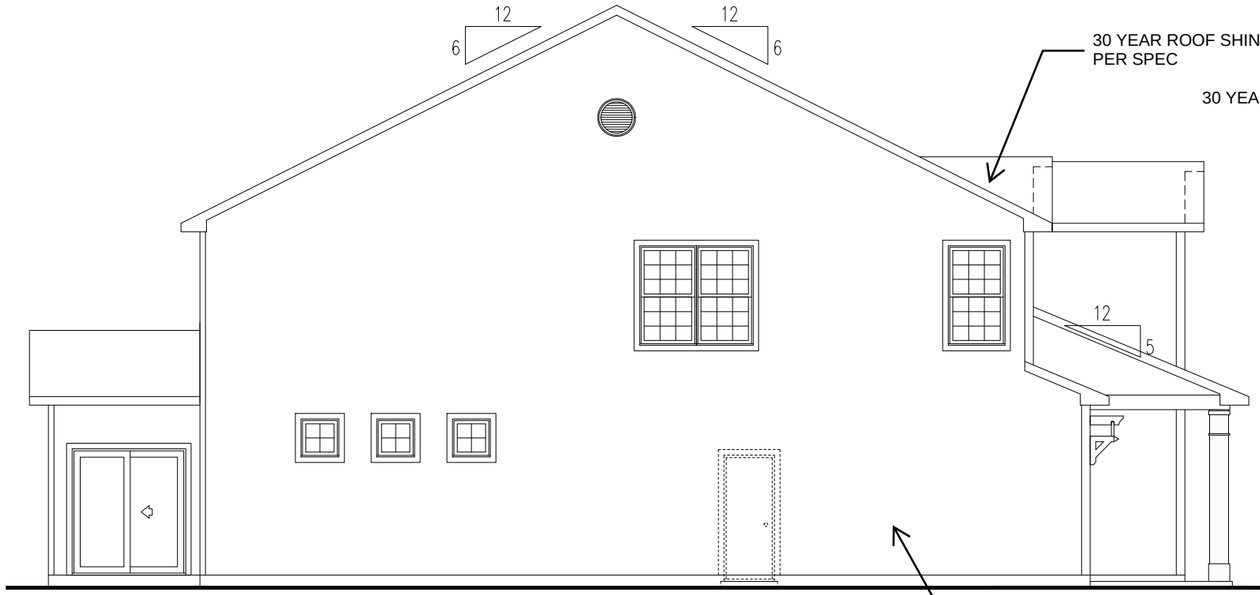
NPC #1957

Park Place - Elevation 6

(c) Copyright 2016 PulteGroup, Inc.

FRONT ELEVATION

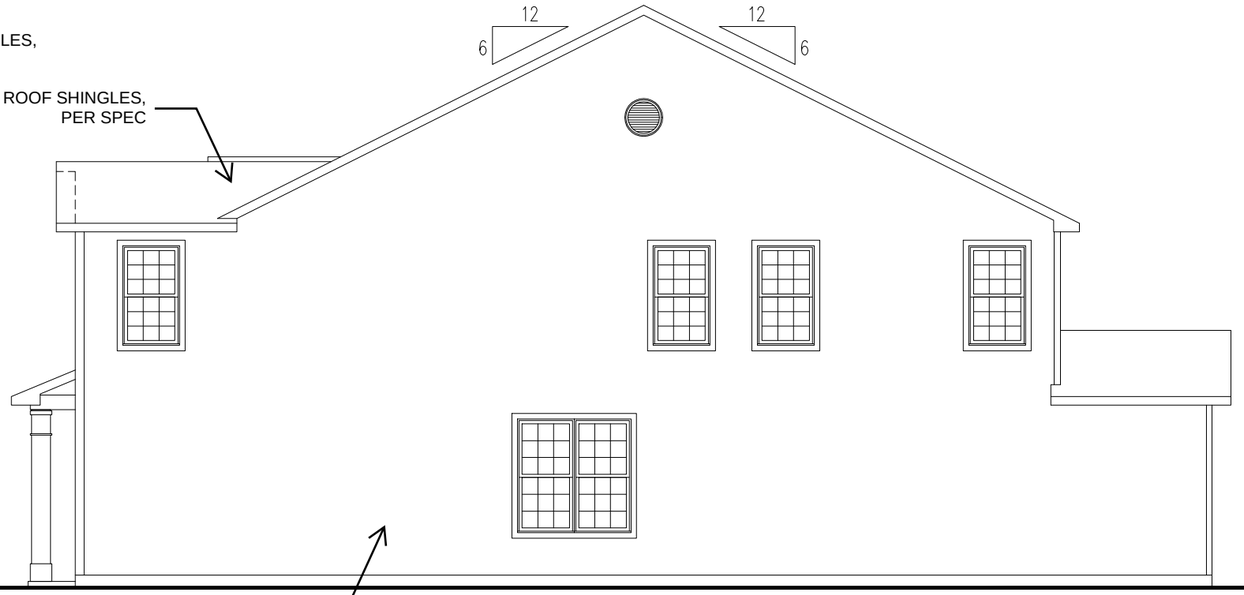
(c) Copyright 2016 PulteGroup, Inc.



30 YEAR ROOF SHINGLES,
PER SPEC

FIBER CEMENT SIDING,
PER SPEC

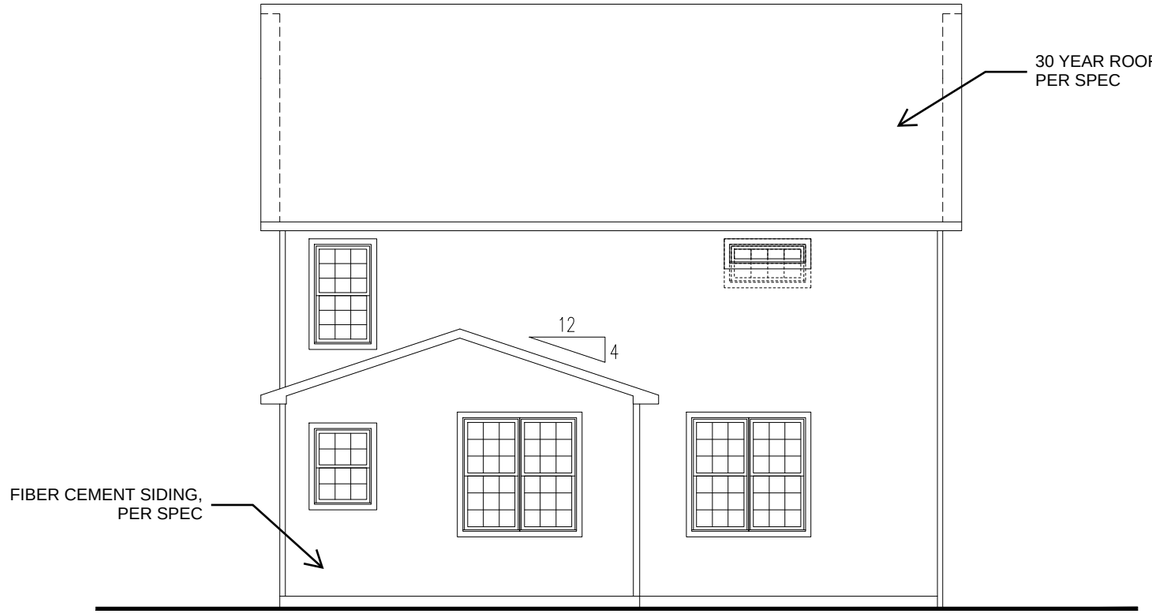
LEFT ELEVATION



30 YEAR ROOF SHINGLES,
PER SPEC

FIBER CEMENT SIDING,
PER SPEC

RIGHT ELEVATION



30 YEAR ROOF SHINGLES,
PER SPEC

FIBER CEMENT SIDING,
PER SPEC

REAR ELEVATION

NPC #1959

Woodward - Elevation 1

(c) Copyright 2016 PulteGroup, Inc.

FRONT ELEVATION

NPC #1959

Woodward - Elevation 2

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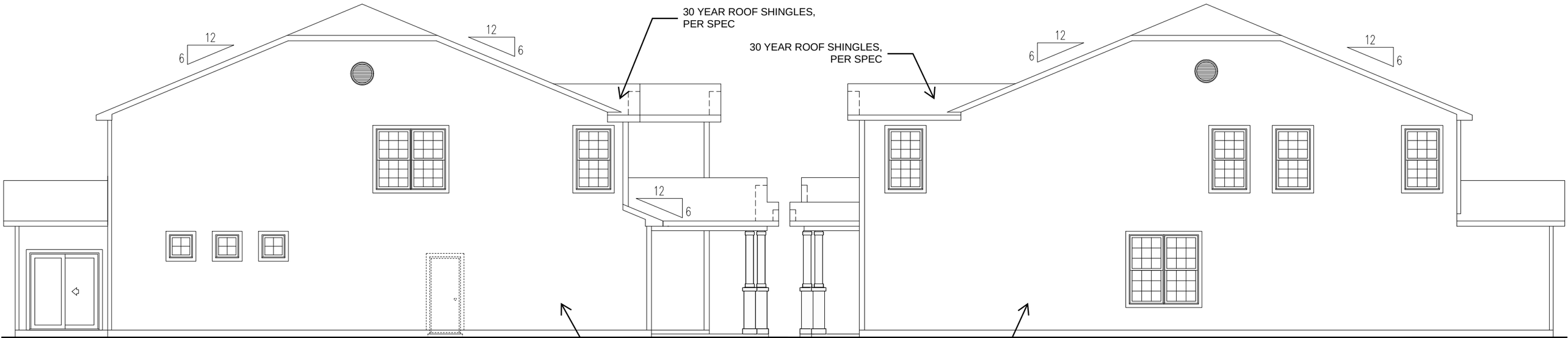
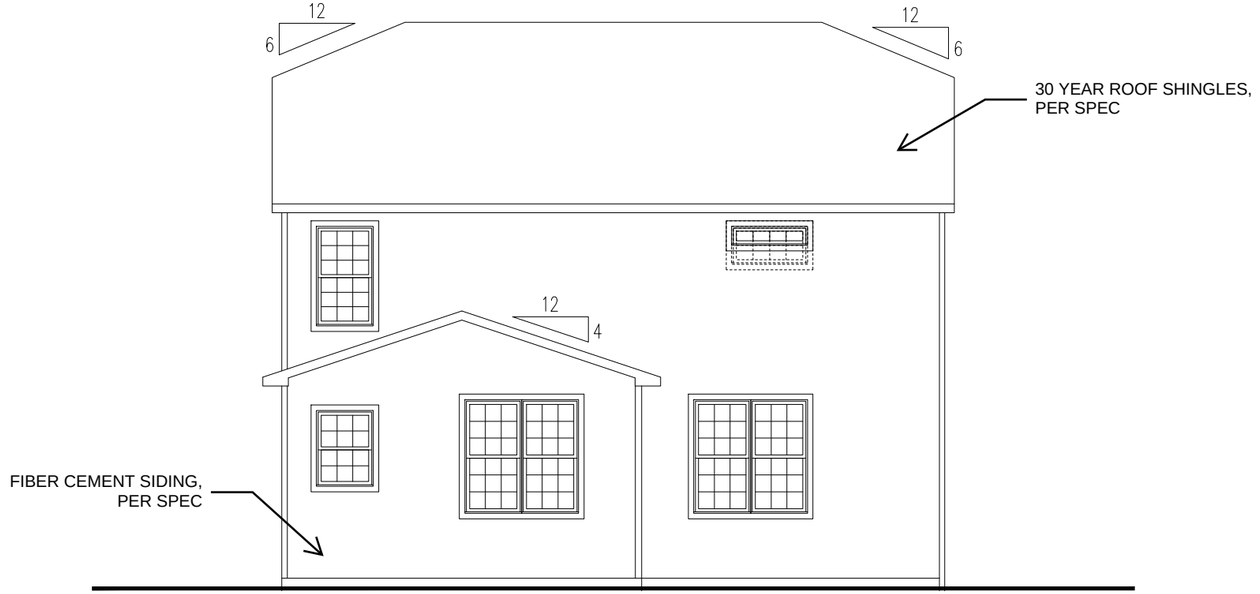


LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

NPC #1959

Woodward - Elevation 2

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FRONT ELEVATION

NPC #1959

Woodward - Elevation 4

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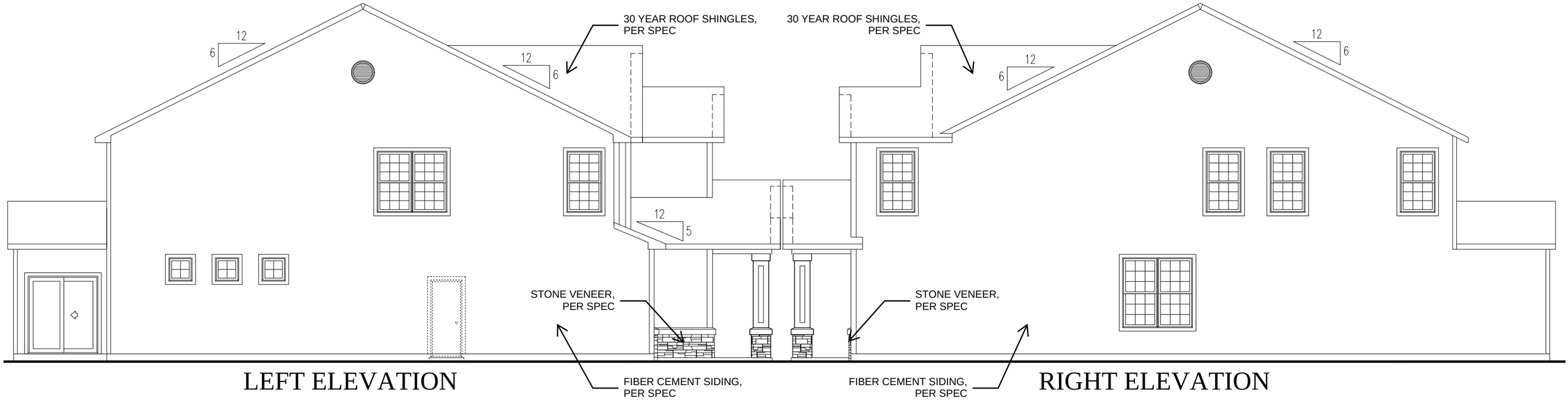
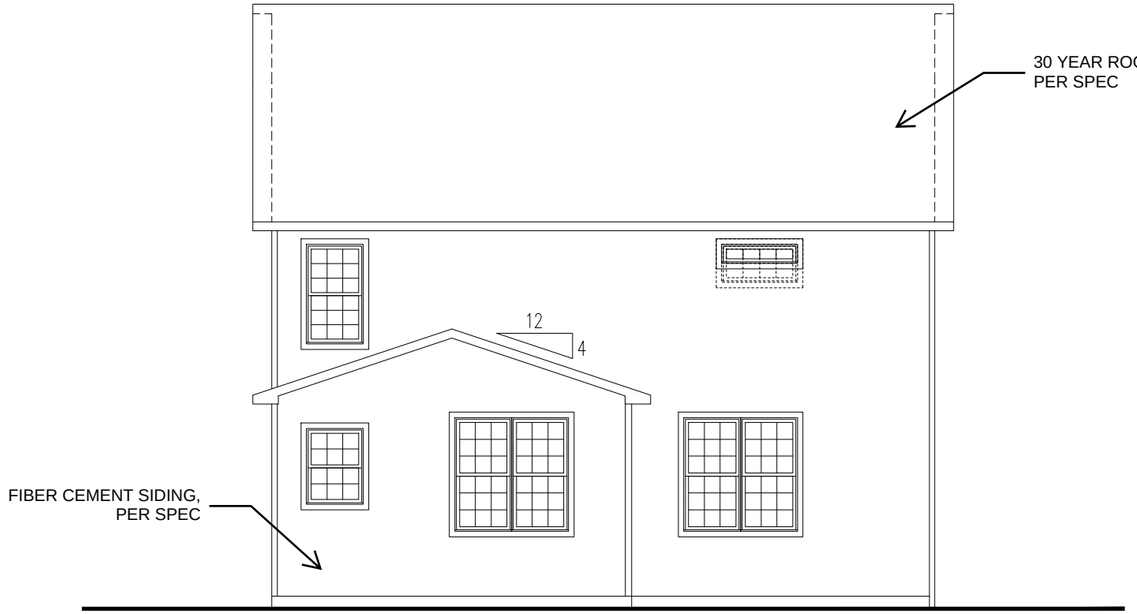


LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

NPC #1959

Woodward - Elevation 4

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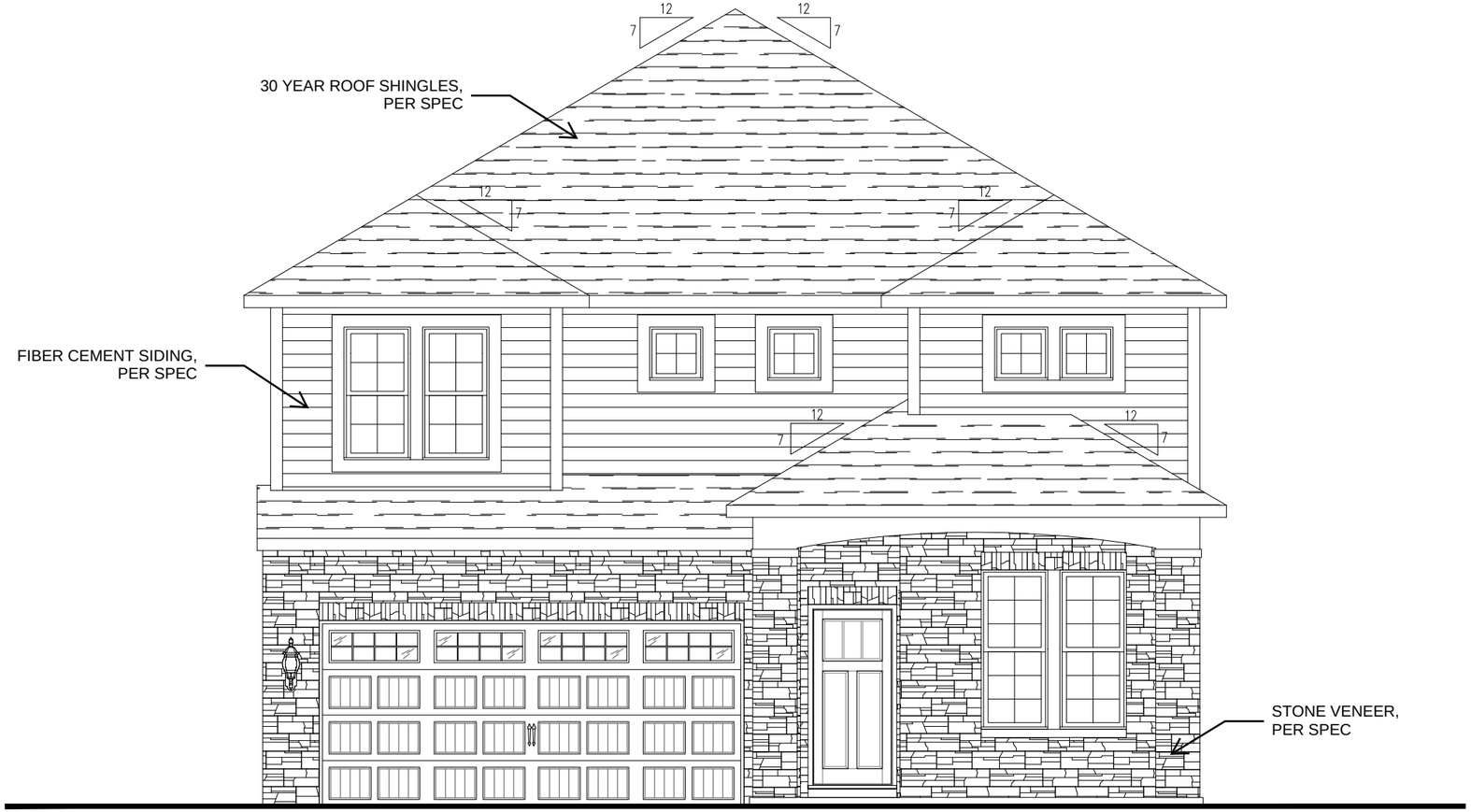

FRONT ELEVATION

NPC #1959

Woodward - Elevation 5

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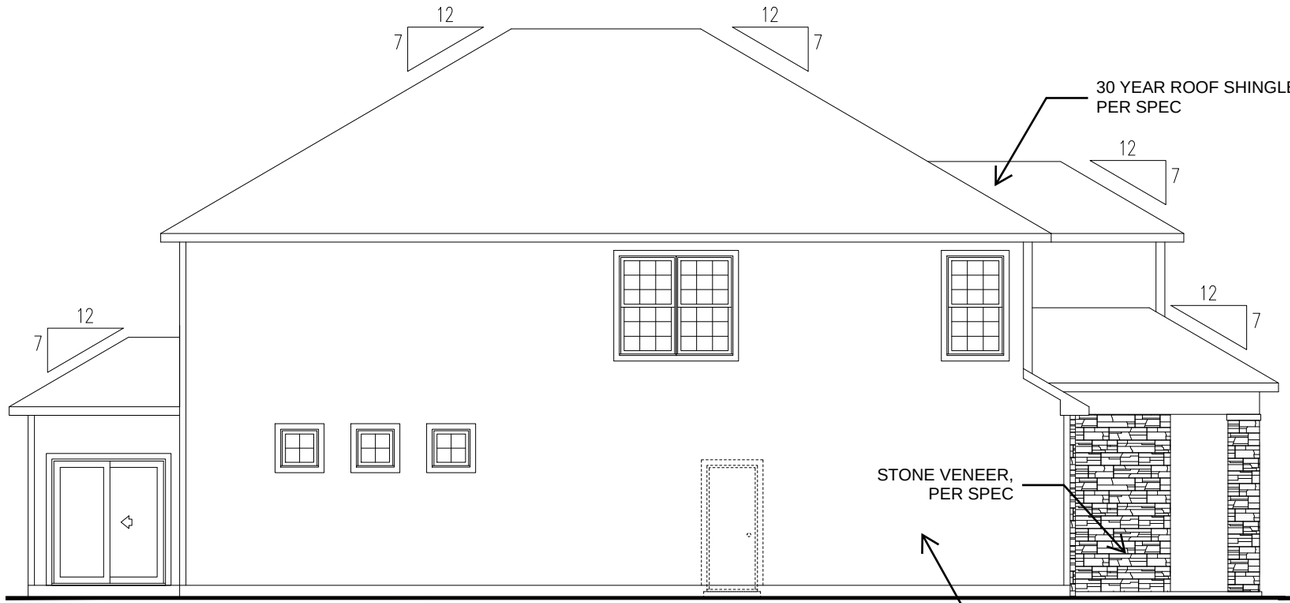
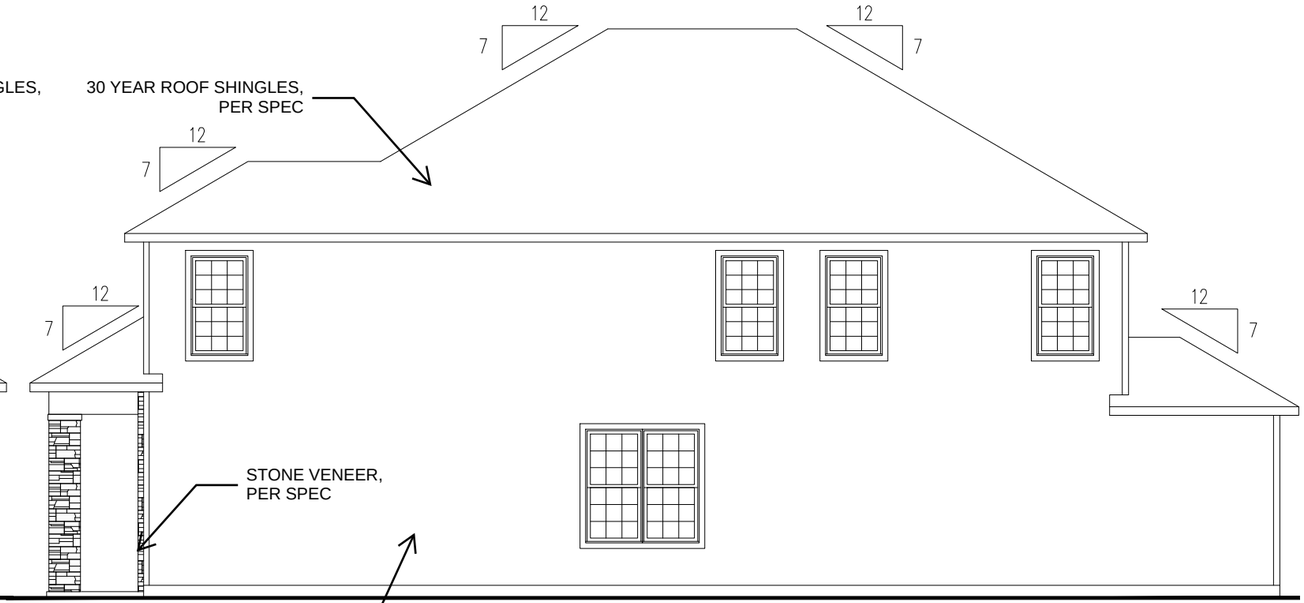


LEFT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

NPC #1959

Woodward - Elevation 5

(c) Copyright 2016 PulteGroup, Inc.

FRONT ELEVATION

NPC #1959

Woodward - Elevation 6

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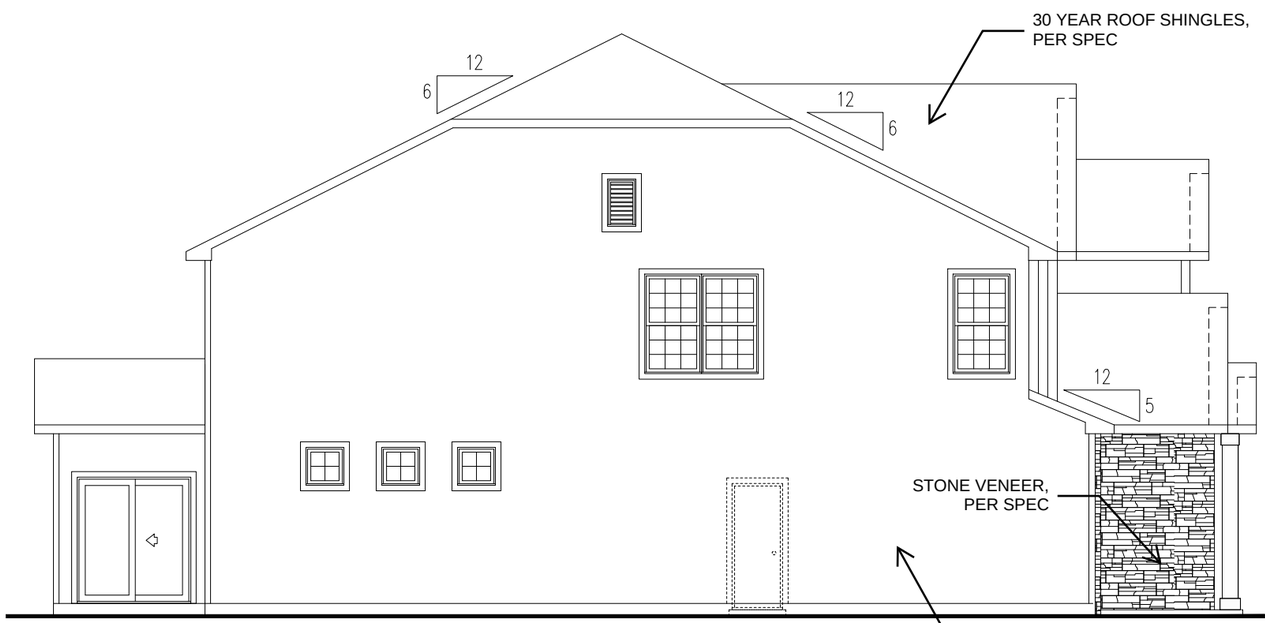

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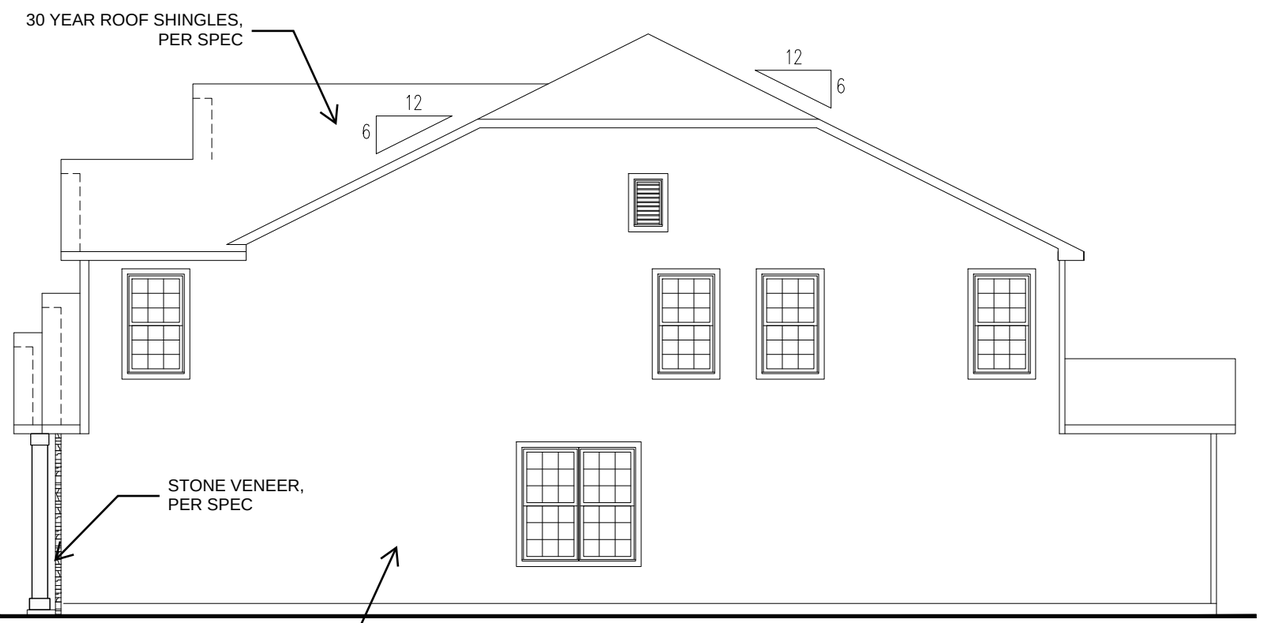
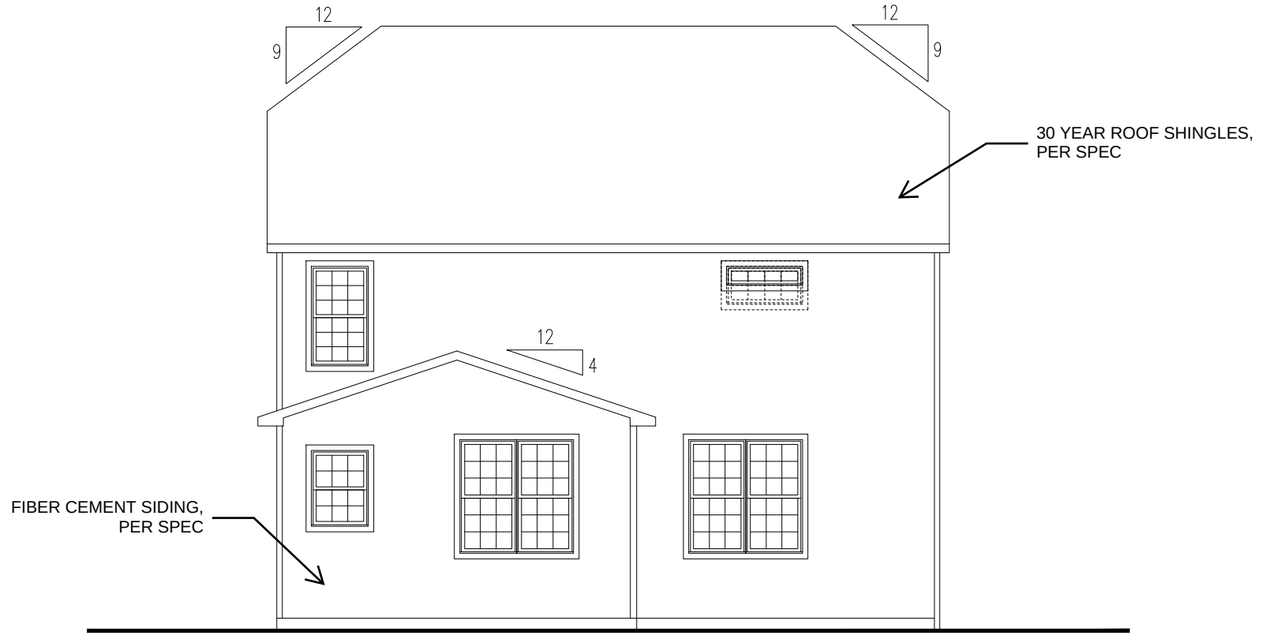


RIGHT ELEVATION



REAR ELEVATION

NPC #1959

Woodward - Elevation 6

(c) Copyright 2016 PulteGroup, Inc.

Renderings

Fifth Avenue - Elevation 1

Fifth Avenue - Elevation 4

Fifth Avenue - Elevation 5

Fifth Avenue - Elevation 6

Boardwalk - Elevation 4

Boardwalk - Elevation 5

Boardwalk - Elevation 6

Park Place - Elevation 2

Park Place - Elevation 5

Park Place - Elevation 6

Woodward - Elevation 1

Woodward - Elevation 2

Woodward - Elevation 4

Woodward - Elevation 5

Woodward - Elevation 6

WILDWOOD

Department of Public Works

MEMORANDUM

To: Architectural Review Board Members

From: Rick C. Brown, Director of Public Works

Date: April 6, 2016

Re: Strecker Road Bridge over Caulks Creek

Background

The Department of Public Works is working on a project to replace the existing bridge over Caulks Creek on Strecker Road. The project is located between Old Strecker Road and Quaethem Drive (See **Exhibit 1** the project location). The total project cost is estimated to be $1,350,000, which includes $1,200,000 for construction and $150,000 for design. The federal share for this project will be 80 % of the project cost not to exceed $1,080,000. Design of this project is being completed by our engineering design consultant, CDG Engineers, and will be largely complete in 2016. The project is scheduled to begin construction in 2017.

Project Location
Exhibit 1

Scope of Project:

The general plan for the project is shown on **Exhibit 2.** The new bridge will have 2 – 11 foot lanes with five (5) foot shoulders. The overall project is about 720 feet in length. The new bridge will be constructed on a new roadway alignment slightly upstream (to the east) of the existing bridge. The new bridge will be single span structure with 113 foot prestressed concrete girders and a bridge width of 34'-8". We anticipate closing the roadway during construction to allow removal and replacement of the existing bridge. To construct the project, we will need to acquire some temporary easements from adjacent properties.

Bridge Barrier:
For this project, the Department of Public Works is recommending a new style of bridge barrier to Wildwood. The recommended bridge barrier is an open "Corral" style which is not yet common in the St. Louis area. The bridge barrier will be made of concrete and will include a top pedestrian rail. The barrier, which provides a more open feel than traditional bridge barriers that have been constructed on recent projects, will allow stormwater to pass through. For examples of a similar corral style bridge barrier which has been constructed in Des Peres, please refer to **Exhibits 3 and 4**. For examples of nearby bridges that the City has constructed on Strecker Road, Shepard Road, and Orrville Road, please see **Exhibits 5 to 8**.

For the consideration of the Architectural Review Board, our consultant has developed two concepts of the corral style bridge barrier for consideration. These concepts have been provided as **Exhibits 9 and 10.** In addition, a current set of the project plans has been included as **Exhibit 11.**

Summary:
In summary, the Department feels the installation of a corral style barrier with a steel pedestrian rail would provide an aesthetically pleasing, safe and cost effective barrier design. We have developed two options of this railing for consideration by the Architectural Review Board and believe that either option could be constructed within our project budget. We appreciate your consideration of these two options and welcome your comments and input with regard to which option or treatments are preferred.

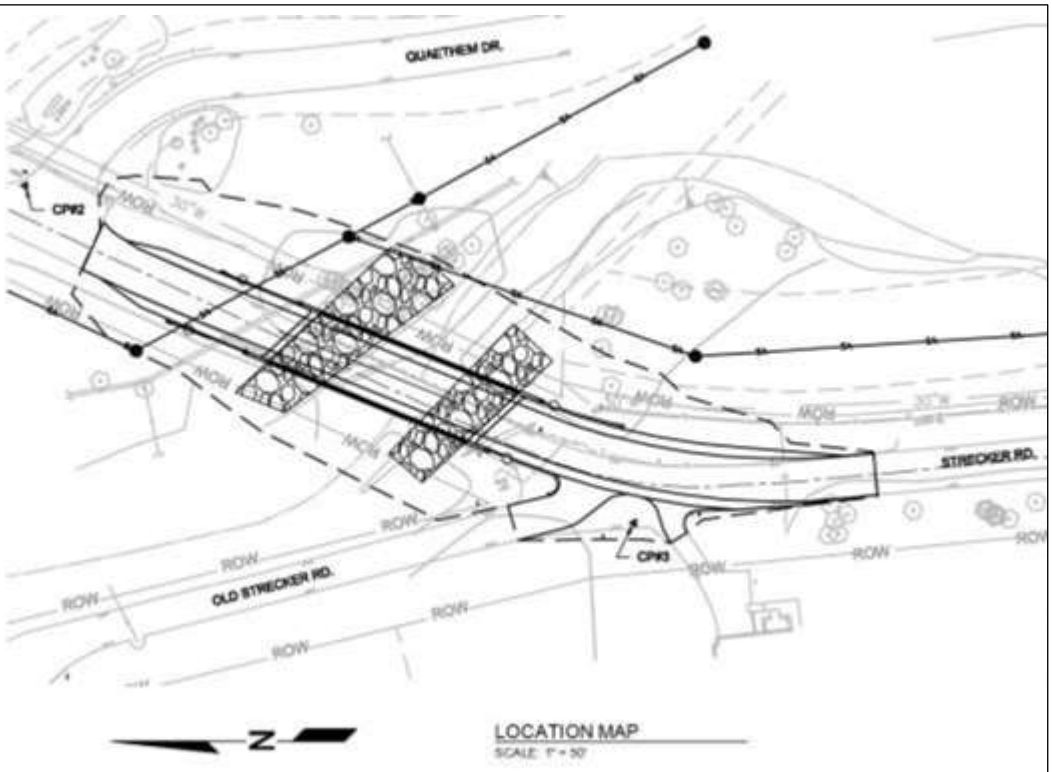


Exhibit 2

Exhibit 3

Exhibit 4

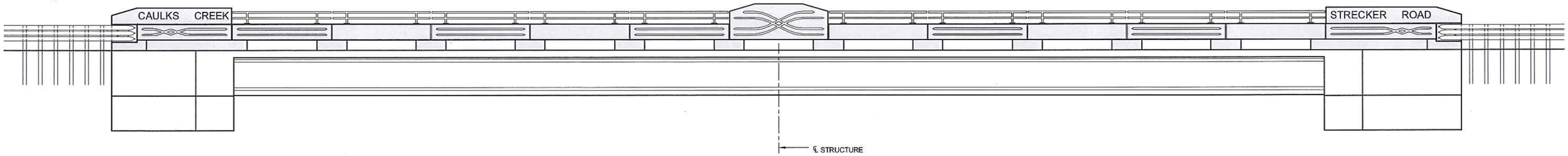
Strecker Road at McBride Point over Caulks Creek
Exhibit 5

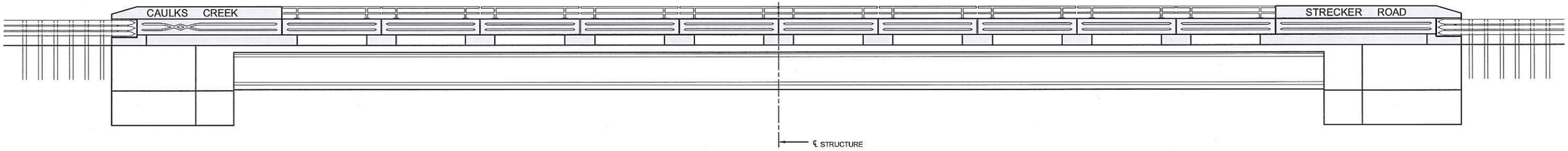
Strecker Road at Valley Road over Caulks Creek
Exhibit 6

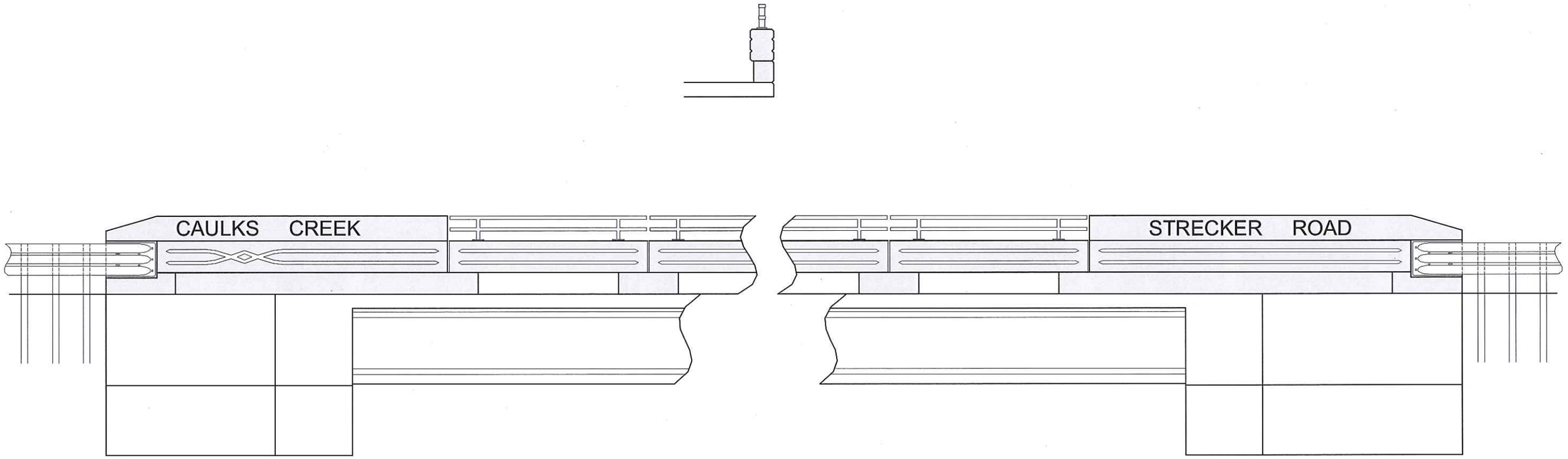
Shepard Road at Strecker Road over Caulks Creek
Exhibit 7

Orrville Road Bridge
Exhibit 8

Exhibit 9







NOTE: LEFT RAIL SHOWN, RIGHT RAIL SIMILAR (OPPOSITE HAND).

ELEVATION SHOWING AESTHETIC TREATMENT AT BRIDGE RAIL

NOTE: THIS DRAWING IS NOT TO SCALE. FOLLOW DIMENSIONS.

PRELIMINARY
WORK-IN-PROGRESS
2016/04/06

PLOT SCALE FACTOR 0.5

REV.	DATE	DESCRIPTION	APPROVED
A	04/06/16	ARCHITECTURAL REVIEW BOARD MEETING	TRN

CDG ENGINEERS
T. 314 781 7770
F. 314 781 9075
One Campbell Plaza
St. Louis, Missouri 63139

WILDWOOD

ENGSEAL
ENGSEALNUM

Nugent
April 6, 2016

STRECKER ROAD BRIDGE REPLACEMENT
BRIDGE NO. 4602102
PROJECT NO. BRM-5500(681)
CONCRETE CORRAL RAIL - OPTION 2

CDG PROJECT NO.
15080

DRAWING NO.
SK-2

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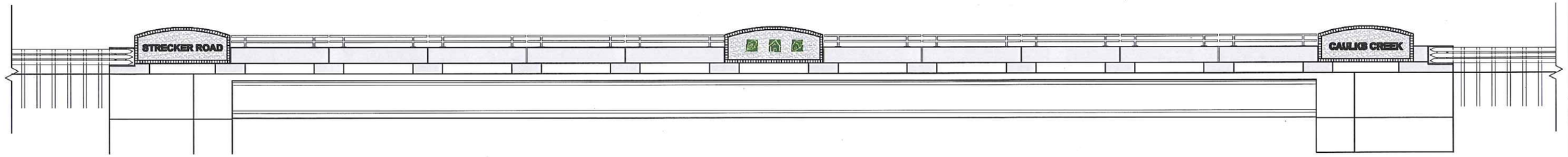
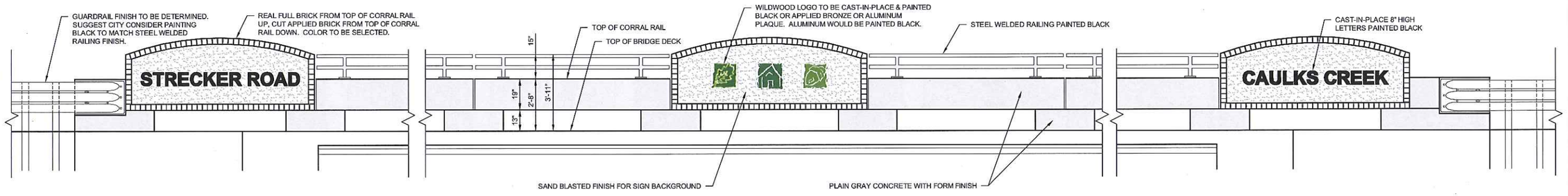
Exhibit 10





NOTE:

ALL CONCRETE FOR CORRAL RAIL AND PANELS SHALL USE MERAMEC GRAVEL.

LEFT RAIL SHOWN, RIGHT RAIL SIMILAR (OPPOSITE HAND).

ELEVATION SHOWING AESTHETIC TREATMENT AT BRIDGE RAIL

PRELIMINARY
WORK-IN-PROGRESS
2016/04/06

PLOT SCALE FACTOR 0.5

NOTE: THIS DRAWING IS NOT TO SCALE. FOLLOW DIMENSIONS.

REV.	DATE	DESCRIPTION	APPROVED
A	04/06/16	ARCHITECTURAL REVIEW BOARD MEETING	TRN

CDG ENGINEERS
One Campbell Plaza
St. Louis, Missouri 63139
T. 314.781.7770
F. 314.781.9075

WILDWOOD

ENGSEAL
ENGSEALNUM

Nugent
April 6, 2016

STRECKER ROAD BRIDGE REPLACEMENT
BRIDGE NO. 4602102
PROJECT NO. BRM-5500(681)
CONCRETE CORRAL RAIL WITH PANELS AND RAILING

CDG PROJECT NO.
15080

DRAWING NO.
SK-3

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nugent 04/06/16-15:41

Exhibit 11

CITY OF WILDWOOD
MISSOURI

RICK BROWN, P.E.
DIRECTOR OF PUBLIC WORKS
STRECKER ROAD
BRIDGE REPLACEMENT
SECTION 19 TOWNSHIP T45N, RANGE 5E
PROJECT NO. BRM-5500 (681)
BRIDGE NO. 4602102

PRELIMINARY PLANS

SHEET INDEX

DRAWING NUMBER	DESCRIPTION
ROADWAY	
T-001	TITLE SHEET
T-002	GENERAL NOTES
T-003	SURVEY CONTROL
C-101	PLAN
C-102	PROFILE
C-201	CROSS-SECTIONS
C-202	CROSS-SECTIONS
C-301	TYPICAL DETAILS
C-401	GRADING PLAN
C-601	DRAINAGE DIFFERENTIAL PLAN
BRIDGE	
B-101	BRIDGE PLAN

DESIGN CRITERIA

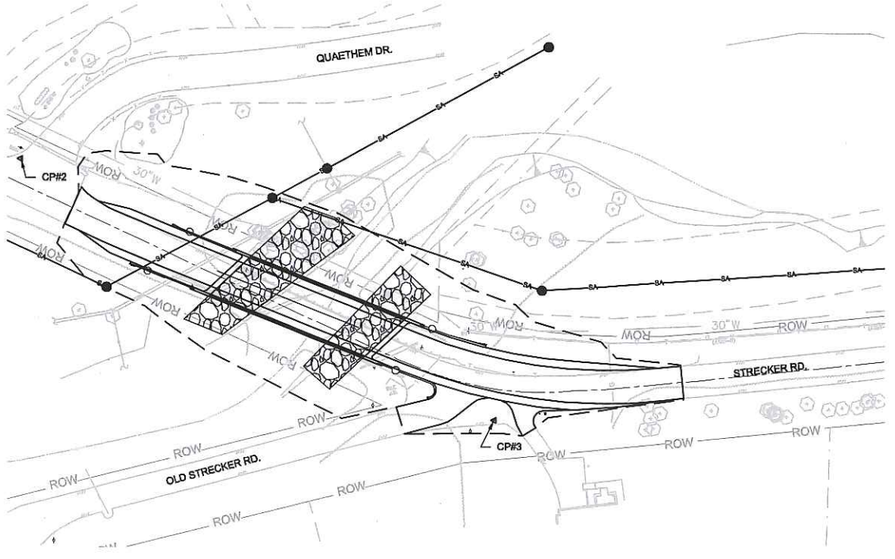
1. A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (AASHTO "GREEN BOOK" EDITION 2011)
2. 2011 MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
3. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) EDITION 2009
4. AASHTO LFRD BRIDGE DESIGN SPECIFICATIONS
5. MODOT ENGINEERING POLICY GUIDE

DESIGN DESIGNATION

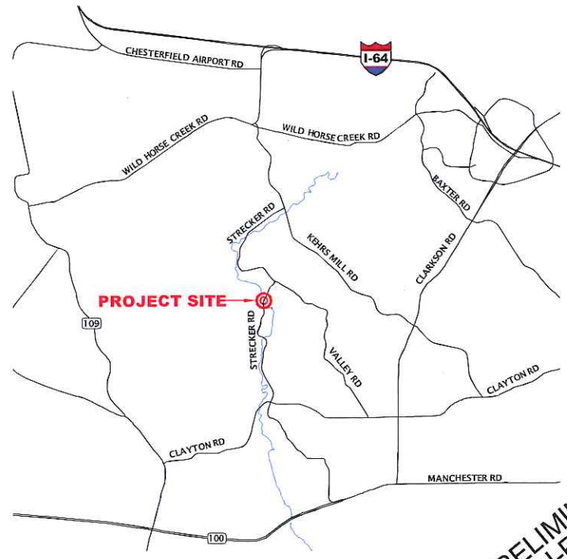
FUNCTIONAL CLASSIFICATION	COLLECTOR
CURRENT POSTED SPEED	30 MPH
DESIGN SPEED	30 MPH
CURRENT ADT	1300 (2015)
FUTURE ADT (EST)	1586 (2035)

LENGTH OF PROJECT

BEGINNING STATION	2+95
ENDING STATION	7+20
APPARENT LENGTH	425 FEET
EQUATION AND EXCEPTION	NONE
TOTAL CORRECTIONS	NONE
NET LENGTH OF PROJECT	425 FEET (0.08 MI)



LOCATION MAP
SCALE: 1" = 50'



VICINITY MAP
NOT TO SCALE

PRELIMINARY
WORK-IN-PROGRESS
Monday, February 22, 2016 1:12:04 PM

LOCAL UTILITY COMPANIES

ELECTRIC AMEREN MISSOURI 1132 LOCUST ST. ST. LOUIS, MO 63101 314-878-5787	TELEPHONE AT&T DISTRIBUTION 12930 OLIVE ST. CREVE COEUR, MO 63141 314-878-5787
GAS LACLEDE GAS CO. 720 OLIVE ST. ST. LOUIS, MO 63101 314-342-0500	WATER MISSOURI AMERICAN WATER CO. 727 CRAIG ROAD ST.LOUIS, MO 63141 866-430-0820
SEWER METROPOLITAN SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103 314-768-6200	CHARTER COMMUNICATIONS MAPPING AND DESIGN DEPARTMENT 941 CHARTER COMMOMNS TOWN & COUNTRY, MO 63017 636-387-6633

NOTE: NO OTHER KNOWN UTILITIES.

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 LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.

REV.	DATE	DESCRIPTION	APPROVED
A	MM/DD/YY	NOT YET ISSUED	XXX

PLOT SCALE FACTOR 0.5

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voss 02/22/16-12:10

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CDG ENGINEERS
One Campbell Plaza
St. Louis, Missouri 63139
T. 314 781 7770
F. 314 781 9075
Missouri State Certificate of Authority # 1271

WILDWOOD

ENGSEAL
ENGSEALNUM

Voss
February 22, 2016

COVER SHEET
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

CDG PROJECT NO.
15080

DRAWING NO.
T-001

GENERAL NOTES:

1. REMOVE ALL WASTE MATERIALS, INCLUDING EXCAVATED MATERIAL, TRASH, AND DEBRIS, AND DISPOSE OF IT PROPERLY OFF-SITE.
2. CONTRACTOR SHALL REPLACE ALL FENCES, SIGNS, ETC. DAMAGED BY THIS CONSTRUCTION. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING CONDITIONS, TREES, ETC.
3. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH OTHER CONTRACTORS AND CITY MAINTENANCE CREWS PERFORMING ROAD WORK FOR THE CITY.
4. A COPY OF ALL LOAD TICKETS SHALL BE TURNED IN DAILY TO THE DIRECTOR OF PUBLIC WORKS OR THE DIRECTOR OF PUBLIC WORKS DESIGNATED REPRESENTATIVE.
5. CATCHLINES APPROXIMATE LIMITS OF DISTURBANCE.
6. SAWCUT EXISTING PAVEMENT (FULL DEPTH) AS NECESSARY TO INSTALL PROPOSED IMPROVEMENTS WITH 1' MAXIMUM OVERDIG. (COST INCIDENTAL TO OTHER ITEMS).

INFORMATION ON SITE CONDITIONS:

1. GENERAL: INFORMATION OBTAINED BY THE OWNER REGARDING SITE CONDITIONS, TOPOGRAPHY AND SUBSURFACE INFORMATION OBTAINED BY THE ENGINEER'S INVESTIGATION OF SURFACE AND SUBSURFACE CONDITIONS, SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS. NEITHER THE ENGINEER NOR THE COUNTY ASSUMES ANY RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS OR FOR THE CONTRACTOR'S INTERPRETATION OF SUCH INFORMATION.
2. EXISTING ELEVATIONS: ELEVATIONS ARE EXPECTED TO VARY +/- 0.1 FEET FROM THE ELEVATIONS SHOWN. THE CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO START OF NEW WORK.

EXISTING UTILITIES AND FACILITIES:

1. CONTRACTOR TO NOTIFY AND COORDINATE WITH UTILITY COMPANIES TWO WEEKS PRIOR TO COMMENCEMENT OF PROJECT.
2. ALL UTILITIES, EITHER SHOWN OR NOT SHOWN, IN DIRECT CONFLICT WITH THIS CONSTRUCTION SHALL BE RELOCATED BY OTHERS (RESPECTIVE UTILITY COMPANY). CONTRACTOR SHALL COORDINATE THE WORK WITH EACH UTILITY COMPANY AFFECTED.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL GAS AND WATER SERVICE VALVES, SEWER VENTS, AND WATER METERS BEFORE BEGINNING WORK.
4. CONTRACTOR TO VERIFY THE EXISTENCE OF ANY CABLE AND ALL OTHER UTILITY SYSTEMS BEFORE COMMENCING WORK.
5. CONTRACTOR TO COORDINATE THE ADJUSTMENT OF UTILITY MAIN LINE VALVE COVERS WITH THE CORRESPONDING UTILITY OWNER. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
6. ALL POWER POLES WITHIN THE LIMITS OF DISTURBANCE TO BE RELOCATED BY OTHERS.
7. KNOWN UTILITIES AND FACILITIES ADJACENT TO OR WITHIN THE WORK AREA ARE SHOWN ON THE DRAWINGS. THE LOCATIONS SHOWN ARE TAKEN FROM EXISTING RECORDS AND THE BEST INFORMATION AVAILABLE FROM EXISTING UTILITY PLANS; HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS AND QUANTITIES SHOWN. THOSE SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY, AND NO RESPONSIBILITY IS ASSUMED BY EITHER THE OWNER OR THE ENGINEER FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR'S REQUEST FOR ADDITIONAL COMPENSATION OR CONTRACT TIME RESULTING FROM ENCOUNTERING UTILITIES NOT SHOWN WILL NOT BE CONSIDERED.
8. NEITHER OWNER NOR ITS OFFICERS OR AGENTS SHALL BE RESPONSIBLE TO CONTRACTOR FOR DAMAGES AS A RESULT OF CONTRACTOR'S FAILURE TO PROTECT UTILITIES ENCOUNTERED IN THE WORK.
9. CONTRACTOR SHALL EXERCISE REASONABLE CARE AND COORDINATE WITH THE CITY AND THE UTILITY COMPANY TO VERIFY LOCATIONS OF UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS AND TO DETERMINE THE PRESENCE OF THOSE NOT SHOWN. IMMEDIATE AND ADJACENT AREAS WHERE EXCAVATIONS ARE TO BE MADE SHALL BE THOROUGHLY CHECKED BY VISUAL EXAMINATION FOR INDICATIONS OF UNDERGROUND FACILITIES, AND ALSO CHECKED WITH ELECTRONIC METAL AND PIPE DETECTION EQUIPMENT. WHERE THERE IS REASONABLE CAUSE TO VERIFY THE PRESENCE OR ABSENCE OF AN UNDERGROUND FACILITY, MAKE EXPLORATORY EXCAVATIONS PRIOR TO PROCEEDING WITH MAJOR EXCAVATION IN THE AREA.
10. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL ASPECTS OF MISSOURI UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION STATUTE RSMO 319.015 TO 319.050. CALL 1-800-DIG-RITE.

PRECONSTRUCTION SURVEY AND MONITORING:

1. AFTER THE CONTRACT IS AWARDED AND BEFORE STARTING THE WORK, THE CONTRACTOR SHALL PERFORM A PRECONSTRUCTION SURVEY OF THE SITE. MAKE A THOROUGH EXAMINATION, PROVIDING COLOR PHOTOGRAPHS AND A COLOR VIDEO OF ALL EXISTING BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS WHICH MIGHT BE DAMAGED BY THE CONTRACTOR'S OPERATIONS. THE EXAMINATION SHALL BE MADE JOINTLY BY REPRESENTATIVES OF THE CONTRACTOR, THE OWNER, AND THE ENGINEER. THE SCOPE OF THE EXAMINATION AND PHOTOGRAPHS SHALL INCLUDE CRACKS IN STRUCTURES, SETTLEMENT, LEAKAGE, AND SIMILAR CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRONIC DOCUMENTATION OF THE PRECONSTRUCTION SURVEY, INCLUDING VIDEO, PHOTOS, ETC.
2. THE CONTRACTOR SHALL ESTABLISH VERTICAL AND HORIZONTAL SURVEY CONTROL POINTS ON ALL STRUCTURES AND IMPROVEMENTS LOCATED IN THE VICINITY OF THE WORK PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL FURNISH THE CITY WITH COPIES OF THE SURVEY NOTES FOR EACH SURVEY AND A COPY OF THE LAYOUT OF THE SURVEY CONTROL POINTS.
3. COPIES OF ALL ELECTRONIC DOCUMENTATION SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER.
4. THE ABOVE RECORDS AND PHOTOGRAPHS ARE INTENDED FOR USE AS EVIDENCE IN ASCERTAINING THE EXTENT OF ANY DAMAGE WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND ARE FOR THE PROTECTION OF THE CONTRACTOR AND THE OWNER. THE RECORDS WILL PROVIDE A MEANS OF DETERMINING WHETHER AND TO WHAT EXTENT DAMAGE MAY HAVE OCCURRED AS A RESULT OF THE CONTRACTOR'S OPERATIONS. THE RECORDS WILL ALSO BE UTILIZED TO GUIDE THE RESTORATION PHASE OF THIS PROJECT.

CONTRACTOR'S RESPONSIBILITIES:

1. WHERE CONTRACTOR'S OPERATIONS COULD CAUSE DAMAGE OR INCONVENIENCE TO RAILWAY OR PUBLIC/PRIVATE UTILITY SYSTEMS, THE CONTRACTOR SHALL MAKE ARRANGEMENTS NECESSARY FOR THE PROTECTION OF THESE UTILITIES AND SERVICES. REPAIR OR REPLACE EXISTING UTILITIES REMOVED OR DAMAGED DURING CONSTRUCTION, UNLESS OTHERWISE PROVIDED FOR IN THESE CONTRACT DOCUMENTS.
2. NOTIFY UTILITY OFFICES THAT ARE AFFECTED BY CONSTRUCTION OPERATIONS AT LEAST 72 HOURS IN ADVANCE. UNDER NO CIRCUMSTANCES SHALL ANY UTILITY BE EXPOSED WITHOUT FIRST OBTAINING PERMISSION FROM THE APPROPRIATE AGENCY. ONCE PERMISSION HAS BEEN GRANTED, LOCATE, EXPOSE, AND PROVIDE TEMPORARY SUPPORT FOR THE UTILITIES AS REQUIRED.
3. CONTRACTOR SHALL BE SOLELY AND DIRECTLY RESPONSIBLE TO OWNER AND OPERATOR OF SUCH PROPERTIES FOR DAMAGE, INJURY, EXPENSE, LOSS, INCONVENIENCE, DELAY, SUITS, ACTIONS, OR CLAIMS OF ANY CHARACTER BROUGHT BECAUSE OF INJURIES OR DAMAGE WHICH MAY RESULT FROM CONSTRUCTION OPERATIONS UNDER THIS CONTRACT.
4. IN EVENT OF INTERRUPTION TO DOMESTIC WATER, SEWER, STORM DRAIN, OR OTHER UTILITY SERVICES AS A RESULT OF ACCIDENTAL DAMAGE DUE TO CONSTRUCTION OPERATIONS, PROMPTLY NOTIFY THE PROPER AUTHORITY. COOPERATE WITH SAID AUTHORITY IN RESTORATION AS PROMPTLY AS POSSIBLE AND PAY FOR REPAIR.
5. IN THE EVENT CONTRACTOR ENCOUNTERS WATER SERVICE LINES THAT INTERFERE WITH TRENCHING, OBTAIN PRIOR APPROVAL OF THE WATER UTILITY, CUT THE SERVICE, DIG THROUGH, AND RESTORE SERVICE TO PREVIOUS CONDITIONS USING EQUAL MATERIALS.

INTERFERING STRUCTURES:

1. TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING STRUCTURES TO REMAIN WHETHER ON THE SURFACE, ABOVEGROUND, OR UNDERGROUND. AN ATTEMPT HAS BEEN MADE TO SHOW MAJOR STRUCTURES ON THE DRAWINGS. WHILE THE INFORMATION HAS BEEN COMPILED FROM THE BEST AVAILABLE SOURCES, ITS COMPLETENESS AND ACCURACY CANNOT BE GUARANTEED.
2. PROTECT EXISTING STRUCTURES TO REMAIN FROM DAMAGE, WHETHER OR NOT THEY LIE WITHIN LIMITS OF EASEMENTS OBTAINED BY THE OWNER. WHERE EXISTING FENCES, GATES, BARNS, SHEDS, BUILDINGS, OR OTHER STRUCTURE MUST BE REMOVED TO PROPERLY CARRY OUT WORK, OR ARE DAMAGED DURING THE WORK, RESTORE THEM TO ORIGINAL CONDITION AND TO THE SATISFACTION OF PROPERTY OWNER.
3. CONTRACTOR MAY REMOVE AND REPLACE IN EQUAL OR BETTER THAN ORIGINAL CONDITION, SMALL STRUCTURES SUCH AS FENCES, AND SIGNPOSTS THAT INTERFERE WITH CONTRACTOR'S OPERATIONS. THIS WORK SHALL BE COORDINATED WITH THE OWNER. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING IRRIGATION SYSTEMS. SYSTEMS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED WITHIN FIVE (5) DAYS. IF THE SYSTEM IS NOT REPAIRED WITHIN THE TIME LIMIT, THEN THE CITY SHALL REPAIR THE SYSTEM AND BACKCHARGE THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ELECTRONIC DOG FENCES. FENCES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED WITH IN FIVE (5) DAYS. IF THE FENCE IS NOT REPAIRED WITHIN THE TIME LIMIT, THEN THE CITY SHALL REPAIR THE FENCE AND BACKCHARGE THE CONTRACTOR.
6. MAILBOXES SHALL BE MOVED TO A NEW LOCATION AND KEPT IN OPERATION DURING CONSTRUCTION. MAILBOXES SHALL BE RESTORED TO THEIR ORIGINAL LOCATION OR A SUITABLE PERMANENT LOCATION AFTER CONSTRUCTION OF NEW PAVEMENT. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT. NO DIRECT PAYMENT WILL BE MADE FOR THIS WORK.
7. EXISTING TREES TO REMAIN SHALL BE PROTECTED AT ALL TIMES. A $250 BACKCHARGE, PER INCIDENT, SHALL BE ASSESSED FOR DAMAGED TREES. DAMAGED TREES SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH CITY INSTRUCTIONS.
8. ANY EXISTING SIGNS WHICH MAY INTERFERE WITH CONSTRUCTION ACTIVITIES MAY BE REMOVED AND SHALL BE REPLACED AFTER PROJECT COMPLETION AT THE CONTRACTOR'S EXSPENSE. SIGNAGE IS TO BE APPROVED BY THE CITY.
9. CONTRACTOR IS RESPONSIBLE FOR REMOVAL, PROTECTION, AND FINAL PLACEMENT OF ALL EXISTING SIGNAGE WITHIN THE LIMITS OF THIS PROJECT. ALL EXISTING SIGNAGE SHALL BE RE-ERECTED IN ITS ORIGINAL LOCATION UNLESS OTHERWISE DIRECTED BY THE CITY. SIGNS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO THE CITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF CONDITIONS OF SIGNS BEFORE CONSTRUCTION BEGINS. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.

CONNECTING TO EXISTING FACILITIES:

1. UNLESS OTHERWISE SHOWN OR SPECIFIED, DETERMINE METHODS OF CONNECTING NEW WORK TO EXISTING FACILITIES, AND OBTAIN ENGINEER'S REVIEW AND ACCEPTANCE OF PROPOSED CONNECTIONS.
2. DETERMINE LOCATION, ELEVATION, NATURE, MATERIALS, DIMENSIONS, AND CONFIGURATIONS OF EXISTING FACILITIES WHERE NECESSARY FOR CONNECTING NEW WORK.
3. INSPECT EXISTING RECORD DRAWINGS AND SHOP DRAWINGS, CONDUCT EXPLORATORY EXCAVATIONS AND FIELD INSPECTIONS, AND CONDUCT SIMILAR ACTIVITIES AS NEEDED.
4. SHUTDOWN OF OWNER'S EXISTING FACILITIES PRIOR TO CONNECTION, IF NECESSARY, SHALL BE BY OWNER OR AS SPECIFIED.
5. PRIOR TO BEGINNING CONNECTION WORK, THE CONTRACTOR SHALL MEET ALL STATED, REGULATORY, AND STATUTORY NOTICE REQUIREMENTS.

RESTORATION NOTES:

1. CONTRACTOR SHALL SEED ALL GRASS AREAS DISTURBED BY THE CONSTRUCTION UNLESS OTHERWISE SPECIFIED, (SEE PLANS AND SPECIFICATION FOR DETAILS), AREA OF DISTURBANCE SHALL BE MINIMIZED TO REDUCE SEEDING.
2. RESTORATION OF THE SITE SHALL BE MADE WITH "IN KIND" MATERIALS.
3. DAMAGED CITY OR PRIVATE PROPERTY SHALL BE REPAIRED OR REPLACED TO MATCH PRECONSTRUCTION CONDITIONS.

SEWER CONSTRUCTION NOTES:

1. ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES 2009.
2. DRAINAGE PIPE SHALL BE REINFORCED CONCRETE CLASS III EXCEPT AS NOTED ON PLANS. INSTALLATION SHALL CONFORM TO METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
3. MANHOLE FRAMES AND COVERS SHALL BE STANDARD FRAMES AND COVERS AS APPROVED BY THE GOVERNING AUTHORITY.
4. TRENCHES UNDER EXISTING RIGHT OF WAY AREAS AND UNDER AREAS TO BE PAVED SHALL BE BACKFILLED WITH 3/4" MINUS CRUSHED LIMESTONE AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.
5. SHOP DRAWINGS ARE REQUIRED FOR CONSTRUCTION OF NON-STANDARD REINFORCED CONCRETE STRUCTURES.
6. MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWER TO THE DISTRICT.
7. CONTRACTOR'S INSURANCE REQUIREMENTS: PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATION AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY," SECTION 10.090 (ADDENDUM).
8. IF A MANHOLE IS TO BE RAISED: PER MSD STANDARD, MANHOLES MAY BE RAISED USING COURSES OF BRICK OR APPROVED GRADE RING(S) PROVIDED THE TOTAL ADJUSTMENTS OF THE MANHOLE DOES NOT EXCEED 12 INCHES (INCLUDING EXISTING RINGS OR COURSES OF BRICK). FOR MANHOLES WHICH WILL EXCEED THE MAXIMUM OF 12 INCHES, THE TRANSITION SECTION OF THE STRUCTURE SHALL BE REMOVED AND THE BOTTOM SECTION RAISED USING THE SAME MATERIAL AS THE EXISTING STRUCTURE.
9. IF A MANHOLE IS TO BE LOWERED: MANHOLES MAY BE LOWERED BY REMOVING THE TRANSITION SECTION, AND LOWERING THE EXISTING BOTTOM SECTION BY SAWCUTTING THE CAST IN PLACE CONCRETE, REMOVED THE REQUIRED COURSES OF BRICK, OR REMOVING THE PRECAST RISER SECTION AS APPROPRIATE.

PAVEMENT AND DRIVEWAY NOTES:

1. PAVEMENT STRIPING SHALL BE REPLACED TO MATCH PRECONSTRUCTION CONDITIONS UNLESS OTHERWISE INDICATED ON THE PLANS.
2. ALL PAVEMENT REMOVED OR DAMAGED BY THIS CONSTRUCTION IN EXCESS OF THAT INDICATED ON THE PLANS SHALL BE REPLACED, "IN KIND".
3. THE CONTRACTOR SHALL KEEP ALL PAVEMENTS CLEAN AND FREE OF MUD, ROCK, AND DEBRIS DURING CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY PROPERTY OWNERS (PREFERABLY IN PERSON) 24 HOURS IN ADVANCE OF ANY DISRUPTED ACCESS TO THEIR DRIVEWAY.
5. CONTRACTOR SHALL NOT DISRUPT ACCESS TO A RESIDENT'S DRIVEWAY FOR MORE THAN ONE (1) DAY NOR FOR A TOTAL OF SIX (6) DAYS THROUGHOUT THE LIFE OF THE PROJECT. ONE DAY SHALL BE CONSIDERED A PERIOD OF TIME OF EIGHT (8) CONSECUTIVE HOURS TO 24 CONSECUTIVE HOURS.

MSD STANDARD AND NON-STANDARD CONSTRUCTION NOTES:

STANDARD CONSTRUCTION:

ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009. THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.

PUBLIC SEWER MAINTENANCE:

MAINTENANCE OF THE SEWERS DESIGNATED "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.

TRENCH BACKFILL COMPACTION AND TESTING REQUIREMENTS:

THE CONTRACTOR IS TO REFER TO SECTION H OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009 EDITION, TO ESTABLISH THE REQUIREMENTS FOR THE SPECIFIC TYPE OF BACKFILL BEING USED.

PIPE JOINTS WITH ADAPTORS AND COUPLINGS:

PIPE JOINTS WITH ADAPTORS AND COUPLINGS SHALL BE SUPPLIED AND INSTALLED WITH 316 STAINLESS STEEL NUT AND BOLT CLAMPS (T-BOLT) CONFIGURATION; AND WITH STAINLESS STEEL SHEAR BANDS, BEING A MINIMUM OF TWELVE (12) MILS (MSD STD. CONST. SPECS. PT. 2, SUBSECTION H-11). WORM DRIVE HOSE CLAMPS AND CONCRETE BACKFILLING (CAUSTICITY) WILL NO LONGER BE ALLOWED AT THOSE JOINTS. GRANULAR BACKFILL SHOULD BE USED. IF FLOWABLE FILL IS REQUIRED, THE CONTRACTOR SHALL WRAP AND TAPE THE ADAPTERS AND COUPLINGS WITH A SIX (6)-MIL POLYETHYLENE SHEET.

PIPE TBA/TBR:

ANY ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY GROUT FILLED. MSD PERMITS ARE REQUIRED PRIOR TO THE ABANDONMENT OR REMOVAL OF EXISTING SEWERS. TO RECEIVE MSD PERMITS THE PROJECT MUST HAVE MSD PLAN APPROVAL. NOTIFY MSD 48 HOURS PRIOR TO SEWER ABANDONMENT AND/OR REMOVAL.

DETAIL DRAWINGS:

UNLESS NOTED OTHERWISE THE DETAIL DRAWINGS SHOWN ARE FOR PRIVATE CONSTRUCTION AND THE CONTRACTORS USE ONLY. REFER TO MSD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC SEWER CONSTRUCTION.

NO PROPOSED CONNECTIONS:

EXISTING PUBLIC SEWER CONNECTIONS WILL NOT BE MODIFIED WITH THIS WORK.

LIMITS OF DISTURBANCE:

THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.

REMOVE, REPLACE, OR REHABILITATE STRUCTURE (TBR&R):

THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURE(S) WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.

LEGEND:

EXISTING TREE
BENCHMARK
CRASHWORTHY END TERMINAL
FLARED END SECTION
LIGHT POLE
MAILBOX
MANHOLE
POWER POLE
POWER POLE & GUY WIRE
ROAD SIGN (EXISTING)
ROAD SIGN (PROPOSED)
STREET SIGN
TELEPHONE BOX
PROPOSED CULVERT
ASPHALT ACC
CONCRETE PCC
EXISTING ASPHALTIC SURFACE
EXISTING BUILDING
TURF REINFORCEMENT MAT
GRAVEL/CRUSHED STONE
ROCK BLANKET
SURFACE ROCK

CABLE LINE
CENTER LINE
EXISTING CONTOUR
EXISTING ELECTRIC
EXISTING FIBER OPTIC
EXISTING GAS LINE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TELEPHONE
EXISTING WATERLINE
EXISTING FENCE LINE
HYDRAULIC GRADE LINE
LIMITS OF DISTURBANCE
OVERHEAD ELECTRIC LINE
PROPERTY LINE
PROPOSED FENCE LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
TREELINE
SECTION LINE
RIGHT OF WAY LINE (EXISTING)
RIGHT OF WAY LINE (PROPOSED)
TEMPORARY CONSTRUCTION

ADT	AVERAGE DAILY TRAFFIC
BOP	BEGINNING OF PROJECT
BK	BOOK
BM	BENCHMARK
BRG	BEARING
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONTROL POINT
D	DIAMETER
d	DEPTH
DWG	DRAWING
E	EASTING
EOP	END OF PROJECT
EL, ELEV	ELEVATION
HGL	HYDRAULIC GRADE LINE
HORIZ	HORIZONTAL
INCR	INCREASING
INT	INTERMEDIATE
LHF	LEFT HAND FORWARD
LF	LINEAR FEET
LPA	LOCAL PUBLIC AGENCY
LT	LEFT
ML	MAINLINE
N	NORTHING
O.D.	OUTSIDE DIAMETER
O/S	OFFSET
PC	POINT OF CURVE
PDE	PERMANENT DRAINAGE EASEMENT
PG	PAGE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRE	PERMANENT ROAD EASEMENT
PT	POINT OF TANGENT
Q	FLOW (CFS)
RCP	REINFORCED CONCRETE PIPE
RDWY	ROADWAY
RHF	RIGHT HAND FORWARD
ROW, R/W	RIGHT-OF-WAY
RT	RIGHT
STA	STATION
TBA	TO BE ABANDONED
TCE	TEMPORARY CONSTRUCTION EASEMENT
TBP	TO BE PROTECTED
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED & RELOCATED
TYP	TYPICAL
UIP	USE IN PLACE
U.P.	UTILITY POLE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENT

PRELIMINARY
WORK-IN-PROGRESS
Monday, February 22, 2016 1:12:04 PM

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 LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.

REV.	DATE	DESCRIPTION	APPROVED
A	MM/DD/YY	NOT YET ISSUED	XXX

CDG ENGINEERS
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Missouri State Certificate of Authority # 1271

WILDWOOD

ENGSEAL
ENGSEALNUM

Voss
February 22, 2016

GENERAL NOTES
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

CDG PROJECT NO.
15080

DRAWING NO.
T-002

T:\Working\15080 - Wildwood - Strecker Road Bridge\Drawings\T-001 TITLE SHEET.dwg Printed by: VOSS Plot scale = 0.388883

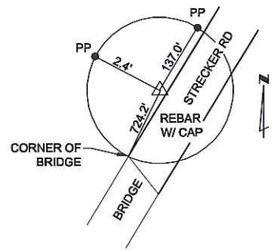
T:\Working\15080 - Wildwood - Strecker Road Bridge\Drawings\T-001 TITLE SHEET.dwg
voss 02/22/16-12:10

PLOT SCALE FACTOR 0.5

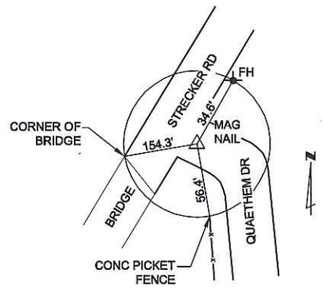
SITE BENCHMARK/CONTROL POINTS

ST. LOUIS COUNTY HIGHWAY BENCHMARK
BENCHMARK NUMBER 213
ELEVATION 528.33'
"U" ON NOSE OF ISLAND AT WILDWOOD MEADOWS COURT
TO ENTRANCE OF WILDWOOD MEADOWS SUBDIVISION.

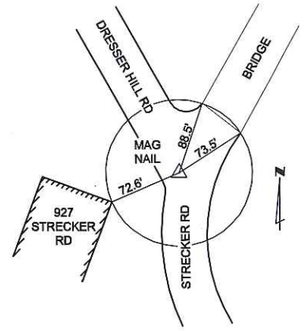
PROJECT BENCHMARK
BM #1 ELEVATION 522.35'
"L" ON THE NORTHEAST WINGWALL OF THE BRIDGE ON
STRECKER ROAD AT THE INTERSECTION OF VALLEY ROAD



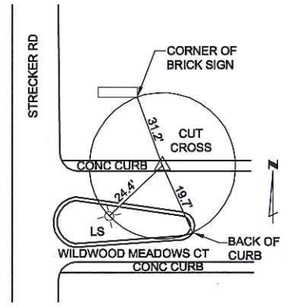
CONTROL POINT #1
N 1017689.304
E 787198.001
ELEV 521.18
REBAR WITH CAP IN GROUND; SOUTH OF THE INTERSECTION OF VALLEY RD AND STRECKER RD; NORTH OF QUAETHEM DR.



CONTROL POINT #2
N 1017156.658
E 786987.122
ELEV 522.29
MAG NAIL IN ASPHALT; NORTH OF THE INTERSECTION OF DRESSER HILL DR AND STRECKER RD; SOUTH OF HAWK VALLEY DR; NORTHEAST OF 927 STRECKER RD.



CONTROL POINT #3
N 1016843.910
E 786813.932
ELEV 524.18
MAG NAIL IN ASPHALT; SOUTH OF QUAETHEM DR; NORTH OF 927 STRECKER RD; SOUTH OF STRECKER ROAD BRIDGE.



CONTROL POINT #4
N 1016240.227
E 786951.932
ELEV 527.21
CUT CROSS ON CONCRETE CURB; SOUTH OF THE INTERSECTION OF DRESSER HILL DR AND STRECKER RD; NORTH OF THE INTERSECTION OF WYCLIFFE PL DR AND STRECKER RD; NEAR THE INTERSECTION OF STRECKER RD AND WILDWOOD MEADOWS CT.

SURVEY CONTROL STATEMENT

SURVEY PERFORMED BY EDSI DURING OCTOBER 2015 (UPDATED NOVEMBER 2015).

PROJECT COORDINATES WERE ESTABLISHED BY THE FOLLOWING:

COORDINATE SYSTEM – US STATE PLANE 1983 (AT GROUND)
ZONE – MISSOURI EAST 2401
PROJECT DATUM – NAD 1983 (CONUS)
VERTICAL DATUM – NAVD88

PROJECT COORDINATES ARE MODIFIED MISSOURI STATE PLANE COORDINATES AND WERE ESTABLISHED BY APPLYING THE INVERSE OF THE PROJECTION FACTOR – 1.0000854158 ABOUT THE ORIGIN FROM COORDINATE SYSTEM (0,0).

PRELIMINARY
WORK-IN-PROGRESS
Monday, February 22, 2016 1:12:04 PM

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REV.	DATE	DESCRIPTION	APPROVED
A	MM/DD/YY	NOT YET ISSUED	XXX

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Missouri State Certificate of Authority # 1271

WILDWOOD

ENGSEAL
ENGSEALNUM

Voss
February 22, 2016

SURVEY CONTROL
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

CDG PROJECT NO.
15080

DRAWING NO.
T-003

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PLOT SCALE FACTOR 0.5

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION TO BE REMOVED.
2. REMOVED ALL EXISTING ROADBED WITHIN LIMITS OF WORK.
3. CLEARING & GRUBBING / SEEDING & MULCHING SHALL OCCUR AND BE MINIMIZED WITHIN THE CONSTRUCTION EASEMENTS AND PROPOSED RIGHT-OF-WAY AREAS.

KEYED NOTES:

1. PROPOSED BRIDGE STRUCTURE (SEE DWG. B-101)
2. EXISTING SANITARY SEWER TBA AND PROPOSED SANITARY SEWER LINE TO BE DESIGNED AND CONSTRUCTED BY OTHERS. (SHOWN FOR REFERENCE ONLY)
3. PROPOSED TYPE 2 ROCK BLANKET (SEE DWG. C-301)
4. EXISTING BRIDGE DECK, ABUTMENTS, PIERS, RAILING, AND GUARDRAIL TBR&R
5. PROPOSED BRIDGE ANCHOR SECTION (4 EA), TRANSITION SECTION (4 EA), AND PROPOSED TYPE A GUARDRAIL (112 LF)
6. PROPOSED 25' END TERMINAL , ET-2000 (3 EA)
7. PROPOSED END ANCHOR (END SHOE) (1 EA)
8. MODIFY ENTRANCE AT OLD STRECKER ROAD (SEE DWGS. C-201 & C-301)
9. MODIFY PRIVATE DRIVEWAY STA 6+16.76 (SEE DWGS. C-202 & C-301)

HORIZONTAL ALIGNMENT TABLE

LINE #	LENGTH (FT)	BEARING
L1	321.29	S24° 51' 52.34"W
L2	175.50	S21° 57' 05.81"W
L3	452.92	S5° 32' 38.17"E

CURVE TABLE

CURVE #	DEFLECTION ANGLE (IC)	DEGREE OF CURVE - ARC (DA)	CHORD DIRECTION (CH)	TANGENT (T) (FT)	RADIUS (R) (FT)	ARC LENGTH (L) (FT)	CHORD LENGTH (C) (FT)	EXTERNAL (E) (FT)	MID-ORDINATE (M) (FT)	PI STATION	PI NORTHING	PI EASTING
C1	2° 54' 46"	7° 09' 43"	S23° 24' 29"W	20.34	800.00	40.67	40.66	0.25	0.25	3+41.63	1017080.51	786934.52
C2	27° 29' 43"	16° 22' 12"	S8° 12' 13"W	85.63	350.00	167.96	166.35	10.32	10.02	6+23.09	1016819.45	786829.30

PLAN
SCALE: 1" = 20'

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 LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.

REV.	DATE	DESCRIPTION	APPROVED
A	01/22/16	MDNR/MDC SUBMITTAL	TRN

PRELIMINARY
WORK-IN-PROGRESS
Monday, February 22, 2016 1:34:21 PM

PLOT SCALE FACTOR 0.5

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Missouri State Certificate of Authority # 1271

WILDWOOD

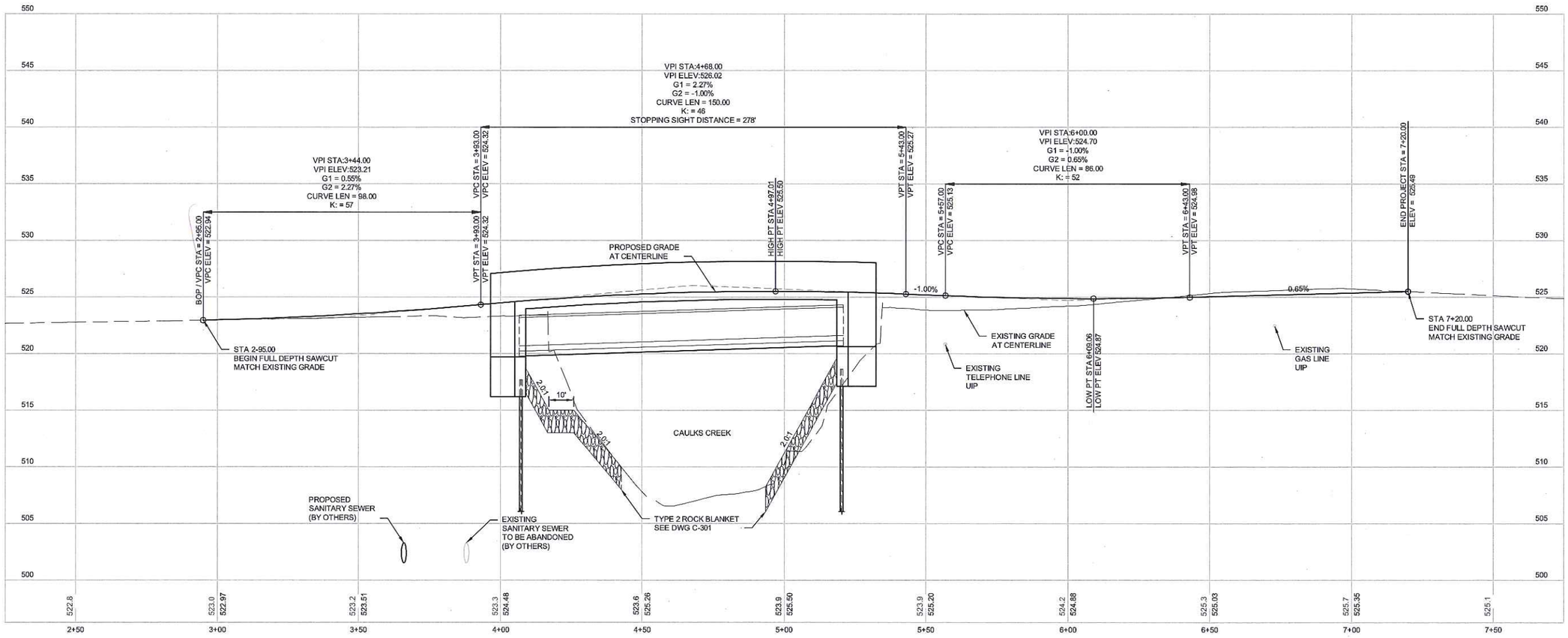
ENGSEAL
ENGSEALNUM

Voss
February 22, 2016

PLAN
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

CDG PROJECT NO.
15080

DRAWING NO.
C-101



PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE = 1" = 5'

N

0 20' 40' 60'
1" = 20'-0"

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL IMPROVEMENTS WITHIN LIMITS OF CONSTRUCTION TO BE REMOVED.
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PRELIMINARY
WORK-IN-PROGRESS
Monday, February 22, 2016 11:18:40 AM

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 LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.

REV.	DATE	DESCRIPTION	APPROVED
B	01/22/16	MDNR/MDC SUBMITTAL	TRN
A	12/17/15	CONCEPT PLAN MEETING	TRN

PLOT SCALE FACTOR 0.5

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ENGSEALNUM

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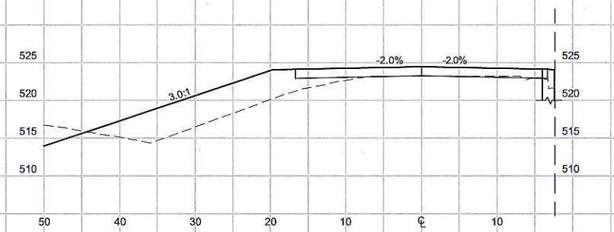
February 22, 2016

PROFILE
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

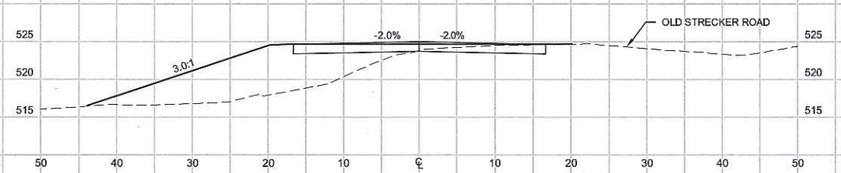
CDG PROJECT NO.
15080

DRAWING NO.
C-102



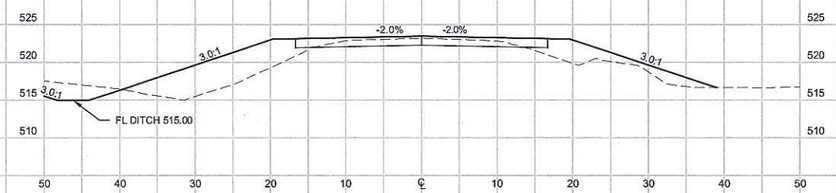
STA 4+00.00

EXISTING EL = 523.3
PROPOSED EL = 524.48



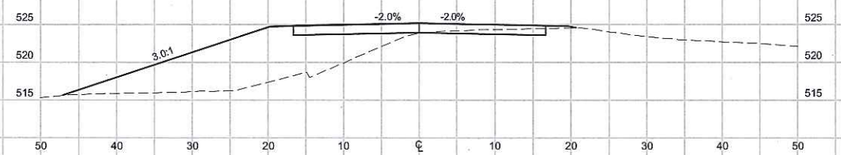
STA 5+73.37

EXISTING EL = 523.9
PROPOSED EL = 524.66



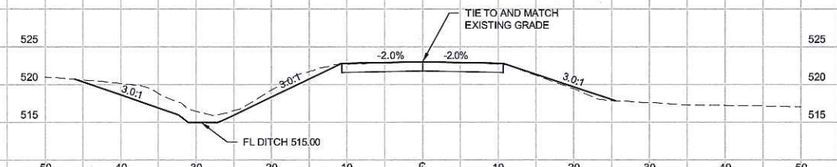
STA 3+50.00

EXISTING EL = 523.2
PROPOSED EL = 523.51



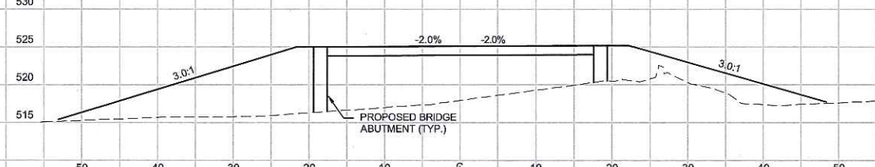
STA 5+50.00

EXISTING EL = 523.9
PROPOSED EL = 524.87



STA 3+00.00

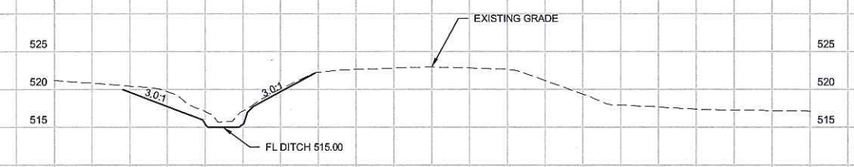
EXISTING EL = 523.0
PROPOSED EL = 522.97



STA 5+22.41

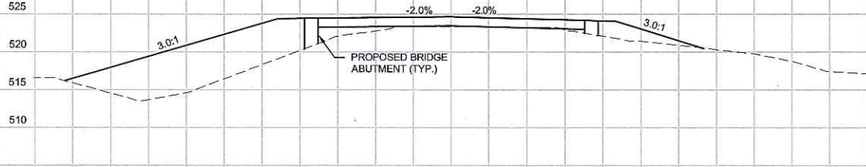
EXISTING EL = 517.9
PROPOSED EL = 525.12
SKEWED SECTION

BRIDGE OMISSION
STA 4+05.00 TO STA 5+22.41



STA 2+95.00

EXISTING EL = 522.9



STA 4+05.00

EXISTING EL = 523.3
PROPOSED EL = 524.58
SKEWED SECTION

PRELIMINARY
WORK-IN-PROGRESS

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 LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.

REV.	DATE	DESCRIPTION	APPROVED
rev	mo/da/yr	why	DeptHead

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WILDWOOD

Voss
February 22, 2016

CROSS-SECTIONS
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

CDG PROJECT NO.
15080

DRAWING NO.
C-201

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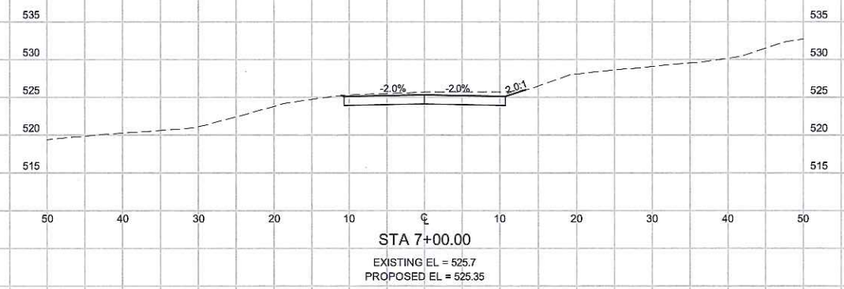
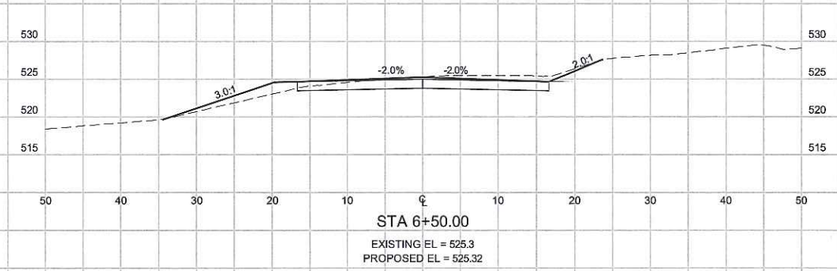


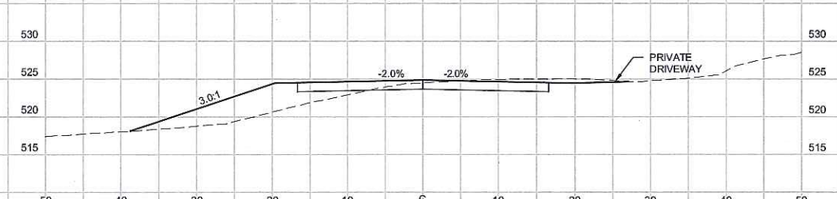
STA 7+00.00

EXISTING EL = 525.7
PROPOSED EL = 525.35



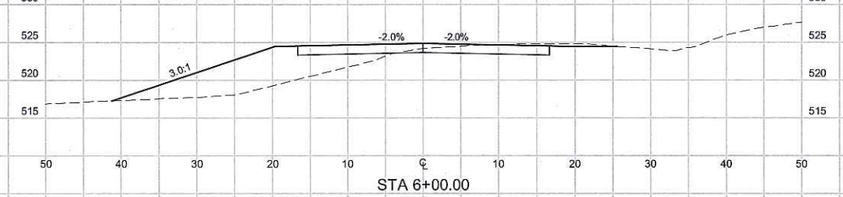
STA 6+50.00

EXISTING EL = 525.3
PROPOSED EL = 525.32



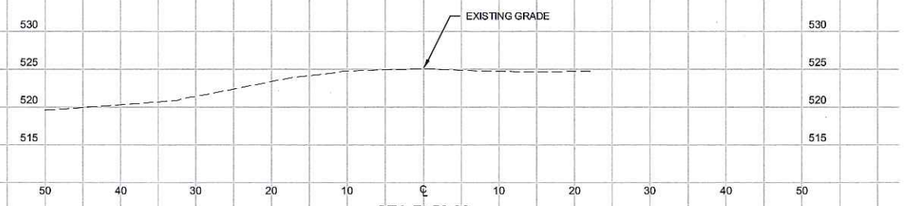
STA 6+16.76

EXISTING EL = 524.5
PROPOSED EL = 524.88



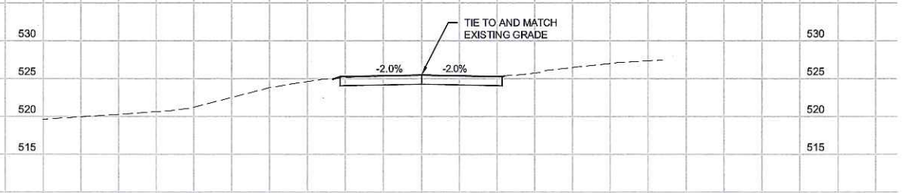
STA 6+00.00

EXISTING EL = 524.2
PROPOSED EL = 524.88



STA 7+50.00

EXISTING EL = 525.1



STA 7+20.00

EXISTING EL = 525.5
PROPOSED EL = 525.49

PRELIMINARY
WORK-IN-PROGRESS

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 LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.

REV.	DATE	DESCRIPTION	APPROVED
rev	mo/da/yr	why	DeptHead

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WILDWOOD

Voss
February 22, 2016

CROSS-SECTIONS
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

CDG PROJECT NO.
15080

DRAWING NO.
C-202

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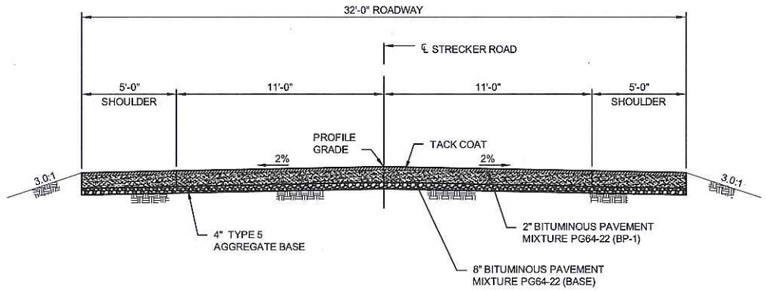
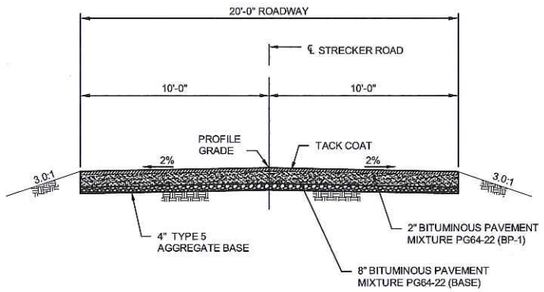


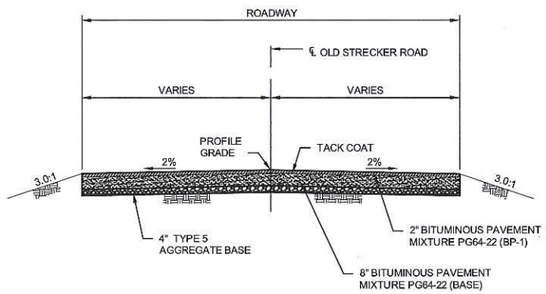
PROPOSED SECTION ALONG ROADWAY
SCALE: 1/4" = 1'-0"

STA 3+20.00 TO STA 4+05.00
STA 5+22.41 TO STA 6+50.00



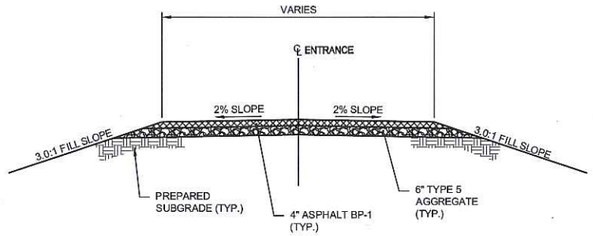
TRANSITION SECTION ALONG ROADWAY
SCALE: 1/4" = 1'-0"

STA 2+95.00 TO STA 3+20.00
STA 6+50.00 TO STA 7+20.00

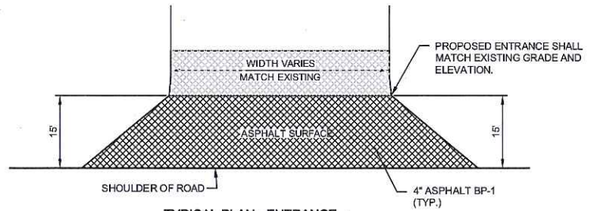


PAVEMENT SECTION ALONG ROADWAY
SCALE: 1/4" = 1'-0"

OLD STRECKER ROAD
STA 5+73 RIGHT

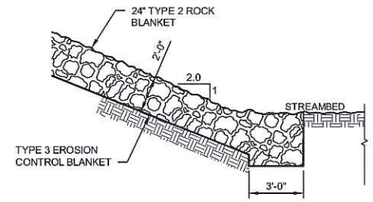


TYPICAL SECTION - ENTRANCE
SCALE: 1" = 4'-0"



TYPICAL PLAN - ENTRANCE
NOT TO SCALE

MAINLINE STA 6+16 RIGHT



TYPICAL SECTION - TYPE 2 ROCK BLANKET - CREEK BANKS
NOT TO SCALE

PRELIMINARY
WORK-IN-PROGRESS
Thursday, February 11, 2016 5:14:16 PM

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 LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.

REV.	DATE	DESCRIPTION	APPROVED
A	MM/DD/YY	NOT YET ISSUED	XXX

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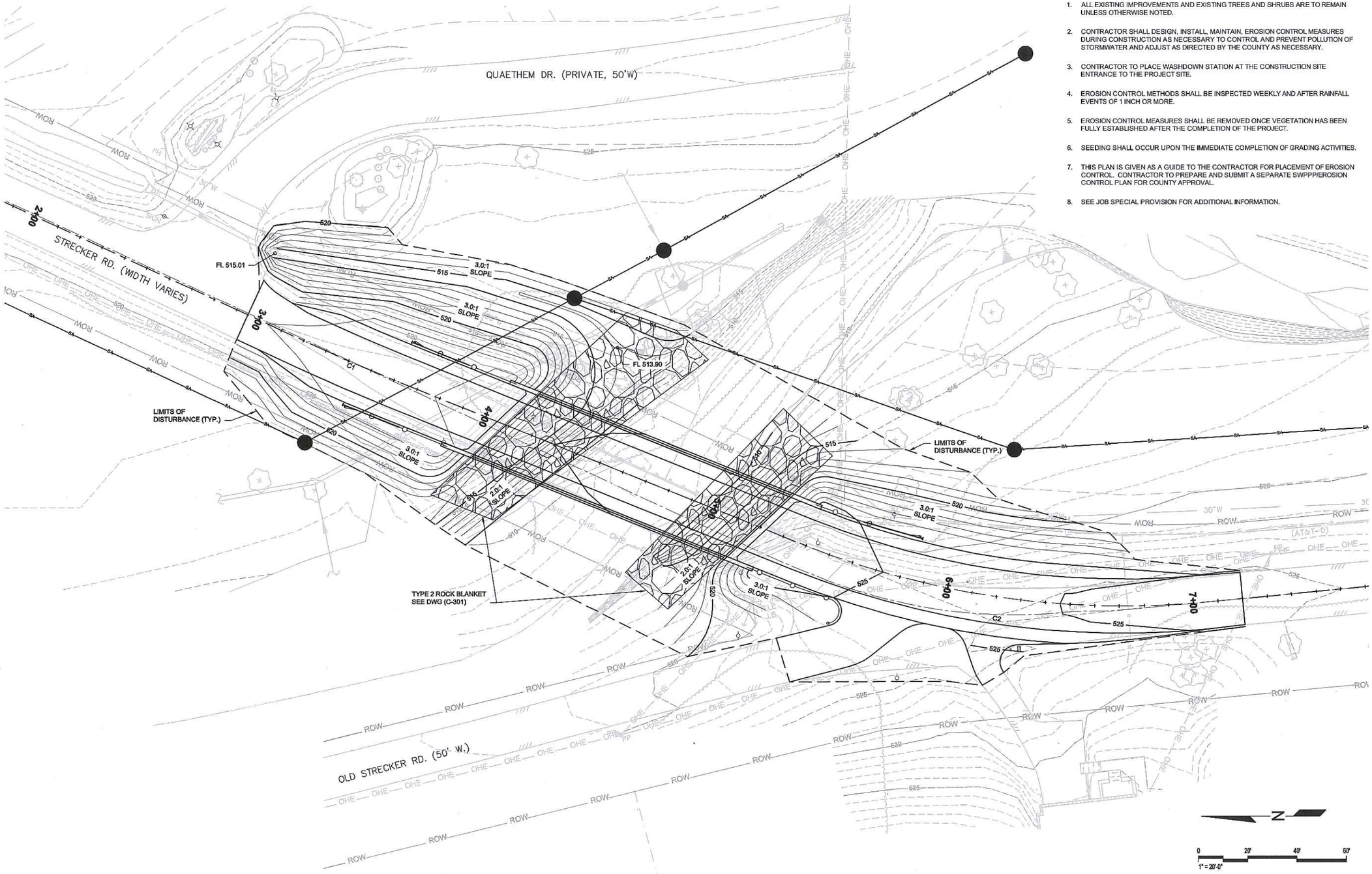
Voss
February 11, 2016

TYPICAL DETAILS
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

CDG PROJECT NO.
15080

DRAWING NO.
C-301



PLAN
SCALE: 1" = 20'

GENERAL NOTES:

1. ALL EXISTING IMPROVEMENTS AND EXISTING TREES AND SHRUBS ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL DESIGN, INSTALL, MAINTAIN, EROSION CONTROL MEASURES DURING CONSTRUCTION AS NECESSARY TO CONTROL AND PREVENT POLLUTION OF STORMWATER AND ADJUST AS DIRECTED BY THE COUNTY AS NECESSARY.
3. CONTRACTOR TO PLACE WASHDOWN STATION AT THE CONSTRUCTION SITE ENTRANCE TO THE PROJECT SITE.
4. EROSION CONTROL METHODS SHALL BE INSPECTED WEEKLY AND AFTER RAINFALL EVENTS OF 1 INCH OR MORE.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONCE VEGETATION HAS BEEN FULLY ESTABLISHED AFTER THE COMPLETION OF THE PROJECT.
6. SEEDING SHALL OCCUR UPON THE IMMEDIATE COMPLETION OF GRADING ACTIVITIES.
7. THIS PLAN IS GIVEN AS A GUIDE TO THE CONTRACTOR FOR PLACEMENT OF EROSION CONTROL. CONTRACTOR TO PREPARE AND SUBMIT A SEPARATE SWPPP/EROSION CONTROL PLAN FOR COUNTY APPROVAL.
8. SEE JOB SPECIAL PROVISION FOR ADDITIONAL INFORMATION.

PRELIMINARY
WORK-IN-PROGRESS
Monday, February 22, 2016 1:24:40 PM

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 LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.

REV.	DATE	DESCRIPTION	APPROVED
A	XX/XX/XX	SUBMITTAL	TRN

PLOT SCALE FACTOR 0.5

T:\Working\15080 - Wildwood - Strecker Road Bridge\Drawings\C-401 GRADING PLAN.dwg
voss 02/11/16-11:03

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WILDWOOD

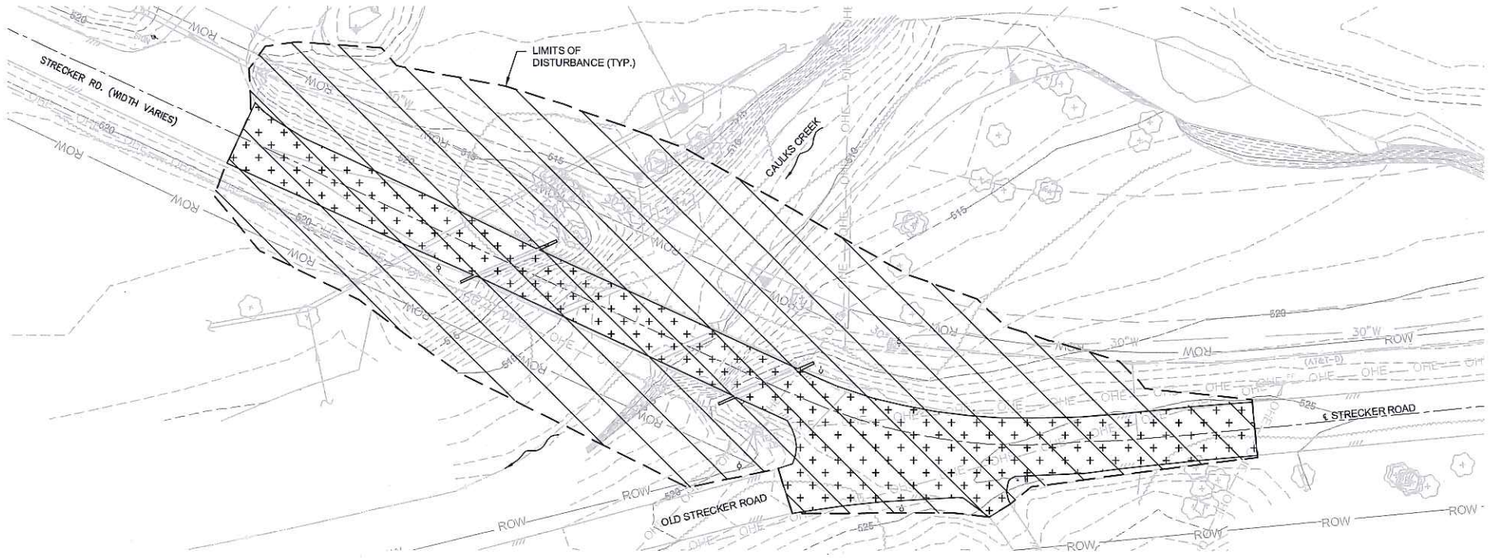
ENGSEAL
ENGSEALNUM

Voss
February 22, 2016

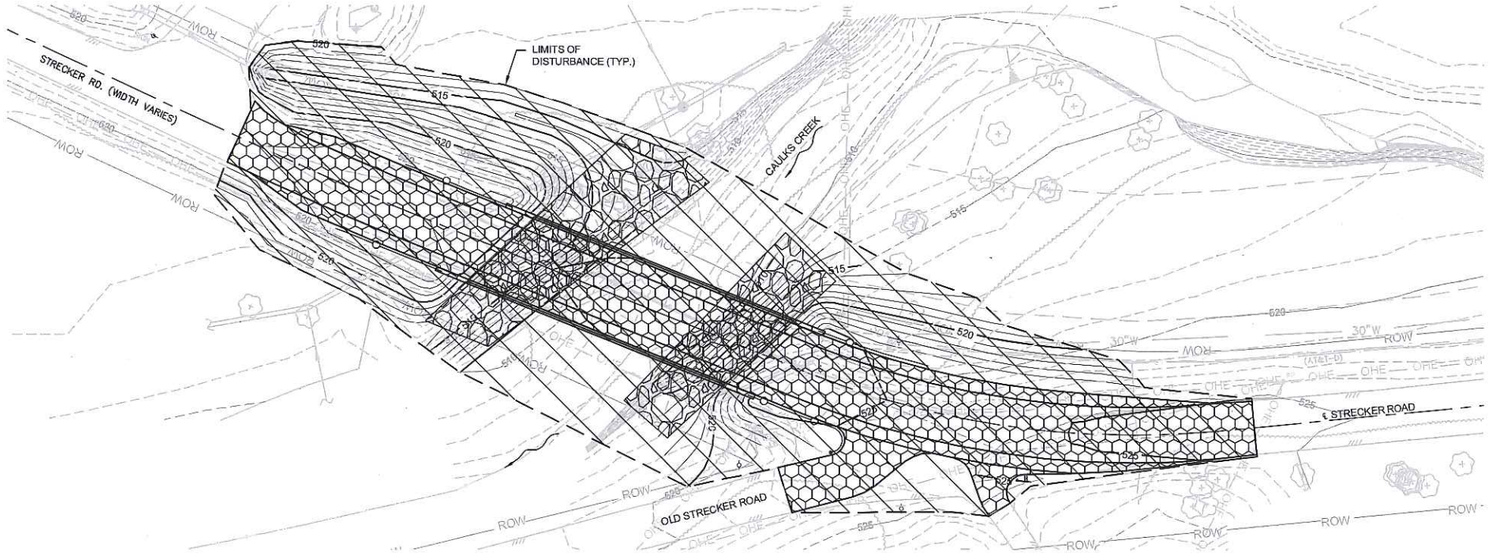
GRADING PLAN
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

CDG PROJECT NO.
15080

DRAWING NO.
C-401



PLAN - EXISTING CONDITIONS
SCALE: 1" = 30'



PLAN - PROPOSED CONDITIONS
SCALE: 1" = 30'

LEGEND:

DISTURBED AREA

EXISTING IMPERVIOUS AREA WITHIN DISTURBED AREA

PROPOSED IMPERVIOUS AREA WITHIN DISTURBED AREA

DRAINAGE DIFFERENTIAL CALCULATIONS				
	DISTURBED AREA (ACRES)	% IMPERVIOUS	P.I. FACTOR	RUNOFF (CFS)
EXISTING CONDITIONS	0.25	28	2.09	0.52
PROPOSED CONDITIONS	0.32	37	2.28	0.73

PI FACTOR FOR 15 YR, 20 MIN EVENT PER MSD RULES AND REGULATIONS, LATEST EDITION.

DETENTION CALCULATIONS:

IF RUNOFF DIFFERENTIAL > 2.00 CFS, DETENTION REQUIRED.

RUNOFF DIFFERENTIAL = PROPOSED CONDITIONS - EXISTING CONDITIONS

RUNOFF DIFFERENTIAL = 0.73 - 0.52 = 0.21 CFS

THEREFORE NO DETENTION IS REQUIRED.

WATER QUALITY CALCULATIONS:

AREA OF DISTURBANCE = 0.86 AC

0.86 AC < 1.0 AC

THEREFORE NO WATER QUALITY MEASURES NEEDED.

N

0 30' 60' 90'
1" = 30'-0"

PRELIMINARY
WORK-IN-PROGRESS
Monday, February 22, 2016 1:29:43 PM

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 LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.

REV.	DATE	DESCRIPTION	APPROVED
A	MM/DD/YY	NOT YET ISSUED	XXX

CDG ENGINEERS
One Campbell Plaza
St. Louis, Missouri 63139
T. 314 781 7770
F. 314 781 9075
Missouri State Certificate of Authority # 1271

WILDWOOD

ENGSEAL
ENGSEALNUM

Voss
February 22, 2016

DRAINAGE DIFFERENTIAL PLAN
PROJECT NO. BRM-5500 (681)
BRIDGE # 4602102
WILDWOOD STRECKER ROAD BRIDGE REPLACEMENT

CDG PROJECT NO.
15080

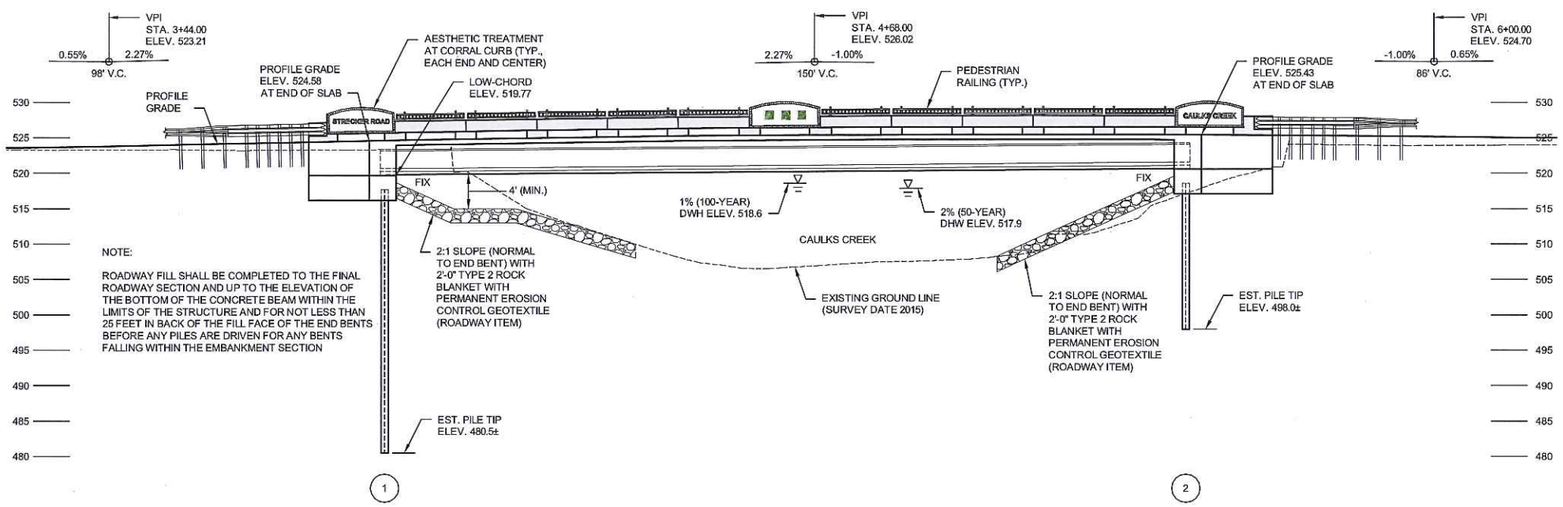
DRAWING NO.
C-601

T:\Working\15080 - Wildwood - Strecker Road Bridge\Drawings\C-601 DRAINAGE DIFFERENTIAL PLAN.dwg
voss 02/22/16-12:29

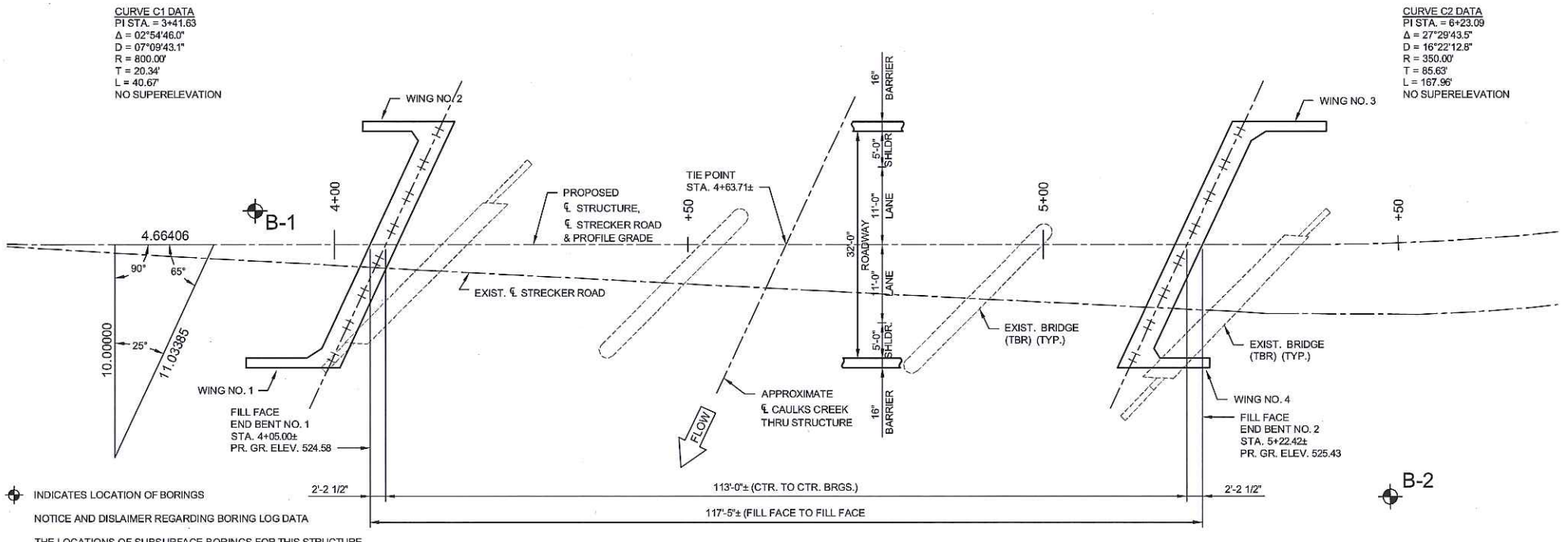
PLOT SCALE FACTOR 0.5

T:\Working\15080 - Wildwood - Strecker Road Bridge\Drawings\C-601 DRAINAGE DIFFERENTIAL PLAN.dwg Printed by: VOSS Plot scale = 0.386883

113' PRESTRESSED CONCRETE NU-GIRDER SPAN



GENERAL ELEVATION



PLAN

NOTICE AND DISLAIMER REGARDING BORING LOG DATA

THE LOCATIONS OF SUBSURFACE BORINGS FOR THIS STRUCTURE ARE SHOWN ON THE BRIDGE PLAN FOR THIS STRUCTURE. THE BORING DATA FOR ALL LOCATIONS INDICATED, IS INCLUDED IN THE PROJECT SPECIFICATIONS.

THE CITY DOES NOT REPRESENT OR WARRANT THAT ANY SUCH BORING DATA ACCURATELY DEPICTS THE CONDITIONS TO BE ENCOUNTERED IN CONSTRUCTING THIS PROJECT. A CONTRACTOR ASSUMES ALL RISKS IT MAY ENCOUNTER IN BASING ITS BID PRICES. TIME OR SCHEDULE OF PERFORMANCE ON THE BORING DATA HEREIN DESCRIBED.

GENERAL NOTES:

DESIGN SPECIFICATIONS:
2012 - AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS (6th ED.) AND 2013 INTERIMS
2002 AASHTO LFD (17TH ED.) STANDARD SPECIFICATIONS (SEISMIC DETAILS)
SEISMIC PERFORMANCE CATEGORY = A
ACCELERATION COEFFICIENT = 0.1

DESIGN LOADING:
VEHICULAR = HL93
FUTURE WEARING SURFACE = 35 LB/SF
EARTH = 120 LB/CF
EQUIVALENT FLUID PRESSURE 45 LB/CF
SUPERSTRUCTURE: SIMPLY-SUPPORTED, NON-COMPOSITE FOR DEAD LOAD, COMPOSITE FOR LIVE LOAD

DESIGN UNIT STRESSES:

CLASS B CONCRETE (SUBSTRUCTURE)	f'c = 3,000 psi
CLASS B-2 CONCRETE (SUPERSTRUCTURE EXCEPT CORRAL RAIL)	f'c = 4,000 psi
CLASS B-1 CONCRETE (CORRAL RAIL)	f'c = 4,000 psi
REINFORCING STEEL (GRADE 60)	fy = 60,000 psi
STEEL PILES (ASTM A709, GRADE 50)	fy = 50,000 psi

FOR PRESTRESSED GIRDER STRESSES, SEE SHEET NO. B-1XX.

MATERIALS:
LAMINATED NEOPRENE BEARING PADS SHALL BE 60 DUROMETER AND SHALL BE IN ACCORDANCE WITH SEC 716.

ALL JOINT FILLER SHALL BE IN ACCORDANCE WITH SEC 1057 FOR PREFORMED SPONGE RUBBER EXPANSION AND PARTITION JOINT FILLER, EXCEPT AS NOTED.

MINIMUM CLEARANCE TO REINFORCING STEEL SHALL BE 1 1/2", UNLESS OTHERWISE SHOWN.

MISCELLANEOUS:
"SEC" REFERS TO THE SECTIONS IN THE MISSOURI STANDARD AND SUPPLEMENTAL SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.

THE CONTRACTOR SHALL PROVIDE BRACING NECESSARY FOR LATERAL AND TORSIONAL STABILITY OF THE GIRDERS DURING CONSTRUCTION OF THE SLAB AND REMOVE THE BRACING AFTER THE SLAB HAS ATTAINED 75% DESIGN STRENGTH. THE COST FOR FURNISHING, INSTALLING, AND REMOVING BRACING WILL BE CONSIDERED COMPLETELY COVERED BY THE CONTRACT UNIT PRICE FOR PRESTRESSED CONCRETE NU-GIRDER.

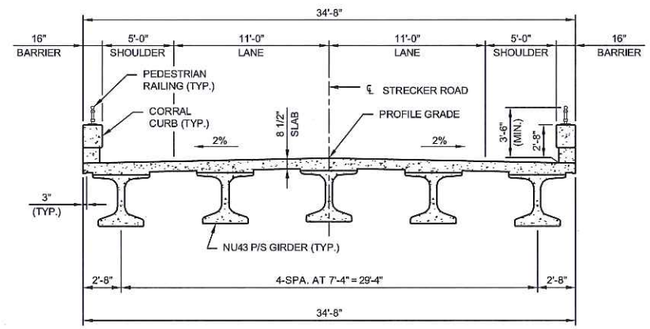
TRAFFIC HANDLING:
STRUCTURE TO BE CLOSED DURING CONSTRUCTION. TRAFFIC TO BE MAINTAINED ON OTHER ROUTES DURING CONSTRUCTION. SEE ROADWAY PLANS FOR TRAFFIC CONTROL.

CONSTRUCTION SPECIFICATIONS:
THE 2011 EDITION OF THE MISSOURI HIGHWAY DEPARTMENT OF TRANSPORTATION'S "MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION" AND THE JOB SPECIFICATIONS SHALL GOVERN.

BENCHMARK:
ST. LOUIS COUNTY HIGHWAY BENCHMARK - BENCHMARK NUMBER 213, ELEVATION 528.33, "U" ON NOSE OF ISLAND AT WILDWOOD MEADOWS COURT TO ENTRANCE OF WILDWOOD MEADOWS SUBDIVISION.

PROJECT BENCHMARK - BM #1, ELEVATION 522.35, "L" ON THE NORTHEAST WINGWALL OF THE BRIDGE ON STRECKER ROAD AT THE INTERSECTION OF VALLEY ROAD.

HYDROLOGIC DATA
DRAINAGE AREA = 5.4 SQ. MILES
DESIGN FLOOD FREQUENCY = 100 YEARS
DESIGN FLOOD DISCHARGE = 6,400 CFS
DESIGN FLOOD (D.F.) ELEVATION = 518.6
BACKWATER/BASE FLOOD DATA (100 YEAR)
BASE FLOOD ELEVATION = 518.6
BASE FLOOD DISCHARGE = 6,400 (CFS)
ESTIMATED BACKWATER = 0.32 FEET
AVERAGE VELOCITY THRU OPENING = 8.0 FT/SEC
FREEBOARD (50-YEAR)
FREEBOARD = 1.9 (FEET)
ROADWAY OVERTOPPING
OVERTOPPING FLOOD DISCHARGE = N/A
OVERTOPPING FLOOD FREQUENCY = > 500 YEARS
500 YEAR FLOOD ELEVATION = 519.9



TYPICAL SECTION THRU BRIDGE

PRELIMINARY
WORK-IN-PROGRESS
2016/04/07

PLOT SCALE FACTOR 0.5

NOTE: THIS DRAWING IS NOT TO SCALE. FOLLOW DIMENSIONS.

REV.	DATE	DESCRIPTION	APPROVED
A	03/xx/16	PRELIMINARY PLAN SUBMITTAL	TRN

CDG ENGINEERS
One Campbell Plaza
St. Louis, Missouri 63139
T. 314 781 7770
F. 314 781 9075

WILDWOOD

ENGSEAL
ENGSEALNUM

Nugent
April 6, 2016

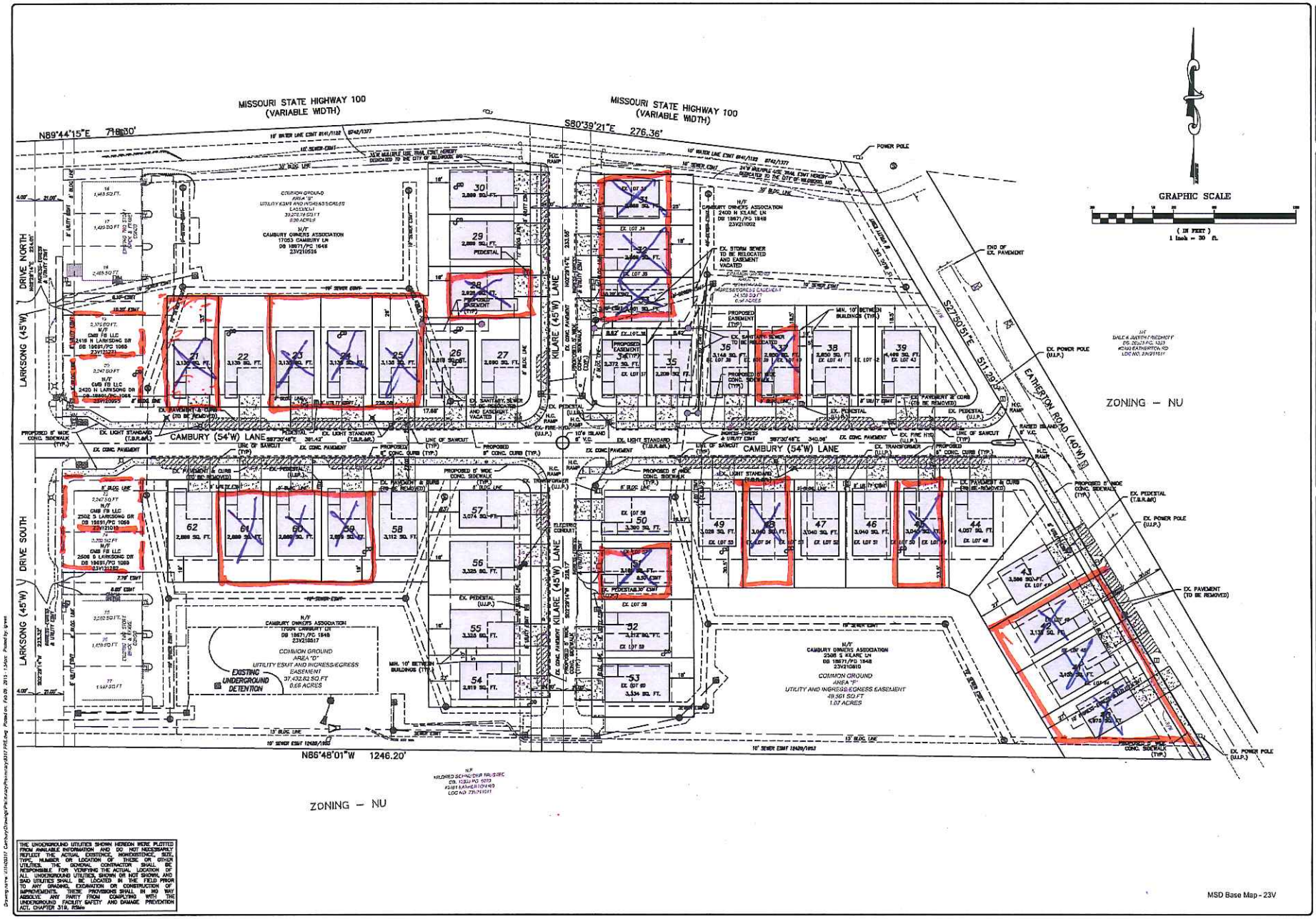
STRECKER ROAD BRIDGE REPLACEMENT
BRIDGE NO. 4602102
PROJECT NO. BRM-5500(681)
BRIDGE TYPE, SIZE & LOCATION PLAN

CDG PROJECT NO.
15080

DRAWING NO.
B-101

T:\Working\15080 – Wildwood – Strecker Road Bridge\Drawings\B-101 CONCEPTUAL BRIDGE LAYOUT.dwg Printed by: NUGENT Plot scale = 1:1

T:\Working\15080 – Wildwood – Strecker Road Bridge\Drawings\B-101 Conceptual Bridge Layout.dwg
nugent 04/06/16–15:48



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MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	11-7-2014, INITIAL SUBMITTAL

McBride Cambury LLC
16001 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph. (636) 537-2000
Fax (636) 537-2546
www.mcbridehomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
Missouri Certificate of Authority #001346

Cambury

City of Wildwood, Missouri

SDP / SITE PLAN

Date 11-7-2014
MICHAEL G. BOERDING
License No. MO E-26643
Civil Engineer

Job Number	14-09-317
Date	Jan. 9, 2014
Designed: MP	Sheet 2.1
Drawn: LG	
Checked:	SDP

Yorkshire "K"

Cambury SQUARE

Exterior Color package #3

(Gray Slate)

Roof: 30 yr. Weatherwood
Metal Roof (if applicable): Black
Siding: JH Timberbark
Vertical Siding/Shake Shingles: JH Gray Slate
Shutters: 018 Tuxedo Gray
Front Door: 018 Tuxedo Gray
Garage Doors: Renner Company Sandstone
Soffit/Fascia: Tuscan Clay
Gutters: Sierra
Stone: Harvest Mix Snapped
Brick (if applicable): Boral Burlington Antique King
Columns and Header: (Select One Color Below)

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

Trim: JH Timberbark
Windows: White

Yorkshire elev. K

- Customer choice
- Timberbark
- Tuscan clay
- Sandstone

2/26/16

YORKSHIRE "J"

Cambury SQUARE

Exterior Color package #2

(Navajo Beige)

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

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

Trim: JH Timberbark
Windows: White

Yorkshire elev. J

- Customer choice
- Timberbark
- Tuscan clay
- Sandstone

2/26/16

YORKSHIRE 'G'

Cambury SQUARE

Exterior Color package #1

(Monterey Taupe)

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

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

Trim: JH Timberbark
Windows: White

Yorkshire elev. G

Customer choice
Timber bark
Tuscan clay
Sandstone

2/26/16

FOXDALE "G"

Cambury SQUARE

Exterior Color package #1

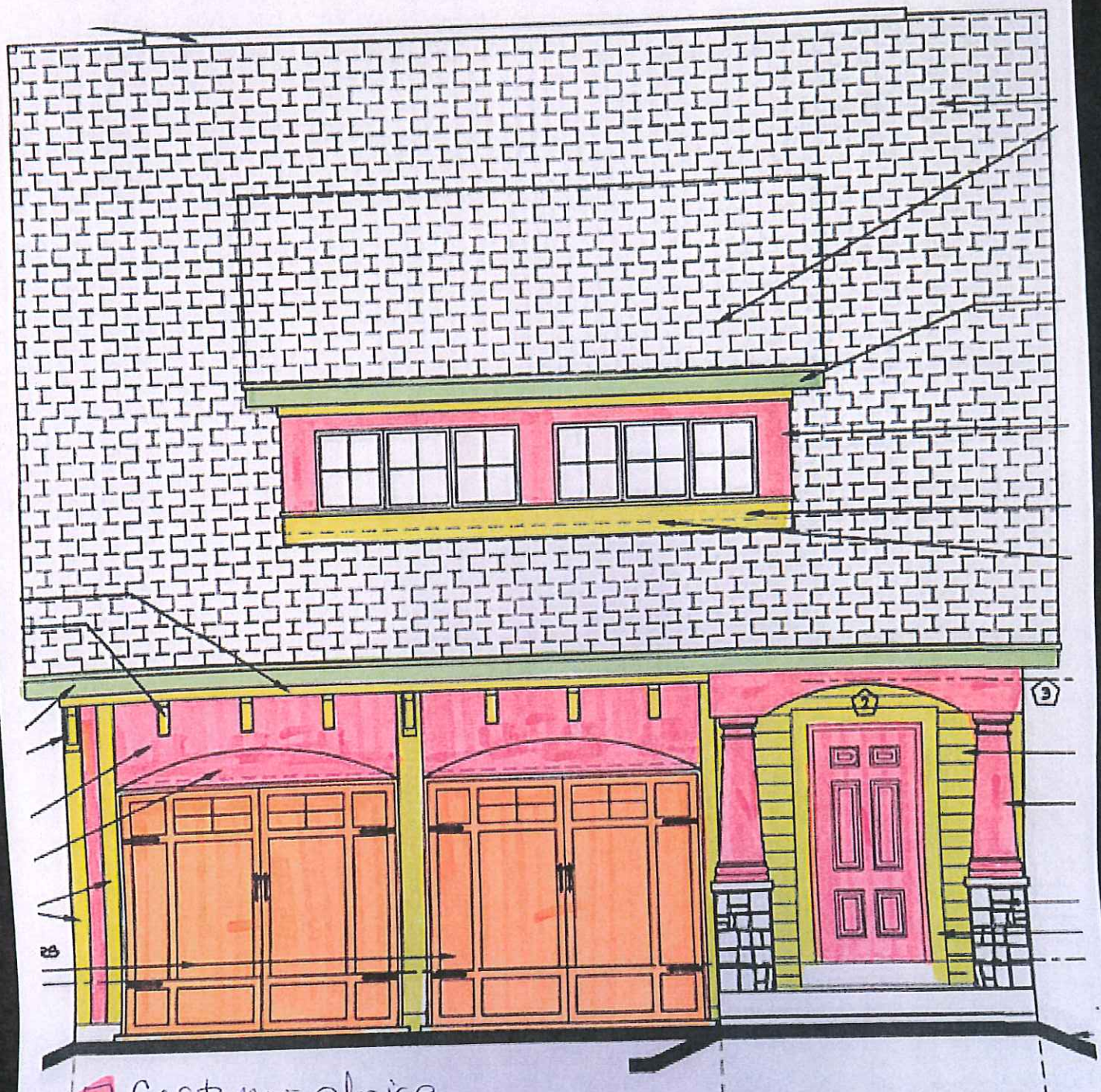
(Monterey Taupe)

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

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

Trim: JH Timberbark
Windows: White

Foxdale elev. G



- Customer choice
- Timberbark
- Tuscan clay
- Sandstone

2/26/16

FOXDALE "J"

Cambury
SQUARE

Exterior Color package #2

(Navajo Beige)

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

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

Trim: JH Timberbark
Windows: White

Foxdale elev. J

Customer choice
Timber bark
Tuscan clay
Sandstone

2/26/16

FOXDALE "K"

Cambury SQUARE

Exterior Color package #3

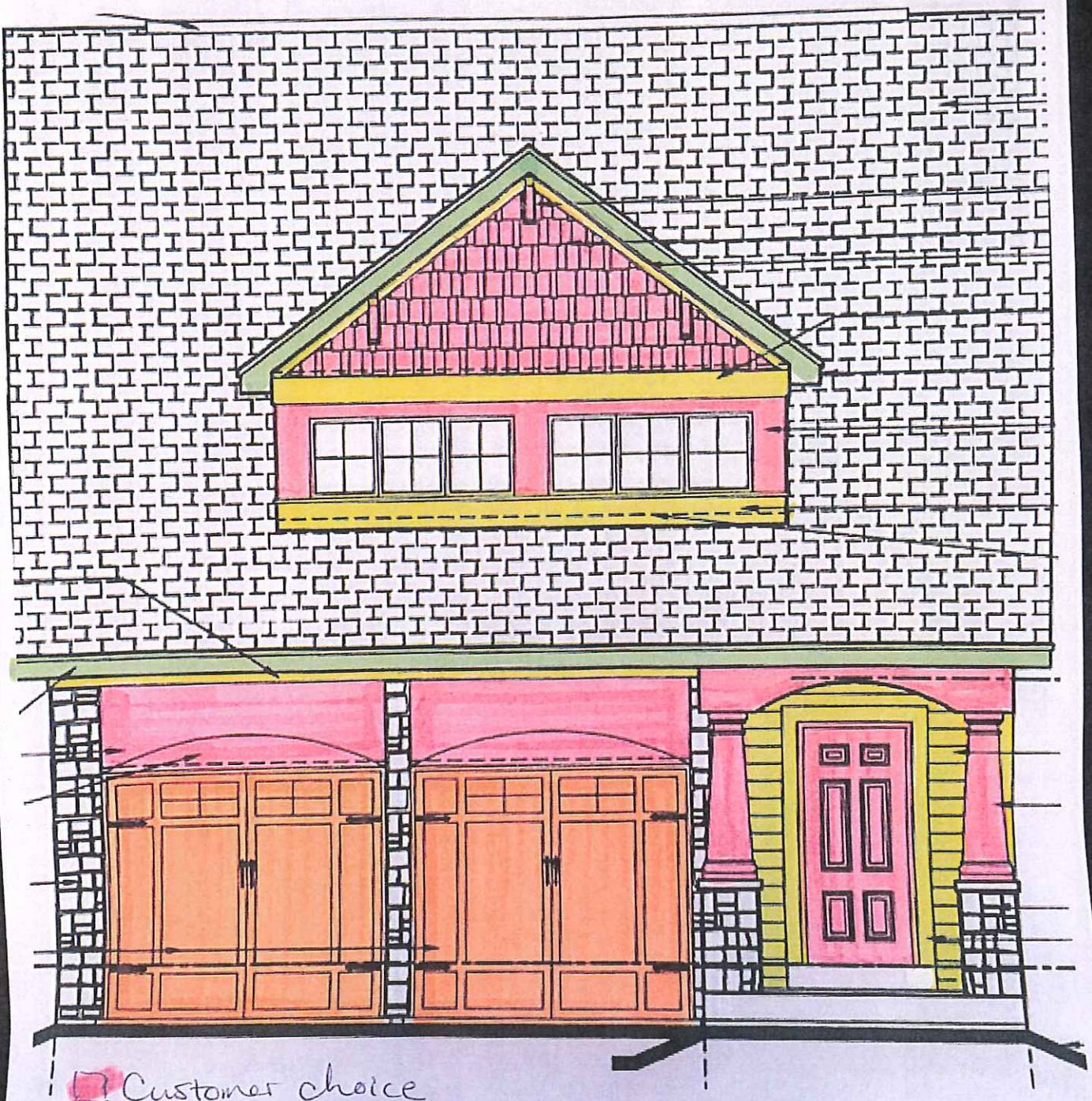
(Gray Slate)

Roof: 30 yr. Weatherwood
Metal Roof (if applicable): Black
Siding: JH Timberbark
Vertical Siding/Shake Shingles: JH Gray Slate
Shutters: 018 Tuxedo Gray
Front Door: 018 Tuxedo Gray
Garage Doors: Renner Company Sandstone
Soffit/Fascia: Tuscan Clay
Gutters: Sierra
Stone: Harvest Mix Snapped
Brick (if applicable): Boral Burlington Antique King
Columns and Header: (Select One Color Below)

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

Trim: JH Timberbark
Windows: White

Foxdale elev. K



- Customer choice
- Timber bark
- Tuscan clay
- Sandstone

2/26/16

OAKCREST "K"

Cambury
SQUARE

Exterior Color package #3

(Gray Slate)

Roof: 30 yr. Weatherwood
Metal Roof (if applicable): Black
Siding: JH Timberbark
Vertical Siding/Shake Shingles: JH Gray Slate
Shutters: 018 Tuxedo Gray
Front Door: 018 Tuxedo Gray
Garage Doors: Renner Company Sandstone
Soffit/Fascia: Tuscan Clay
Gutters: Sierra
Stone: Harvest Mix Snapped
Brick (if applicable): Boral Burlington Antique King
Columns and Header: (Select One Color Below)

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

Trim: JH Timberbark
Windows: White

Oakcrest elev. K

- Customer choice
- Timberbark
- Tuscan clay
- Sandstone

2/26/16

OAKCREST "J"

Cambury SQUARE

Exterior Color package #2

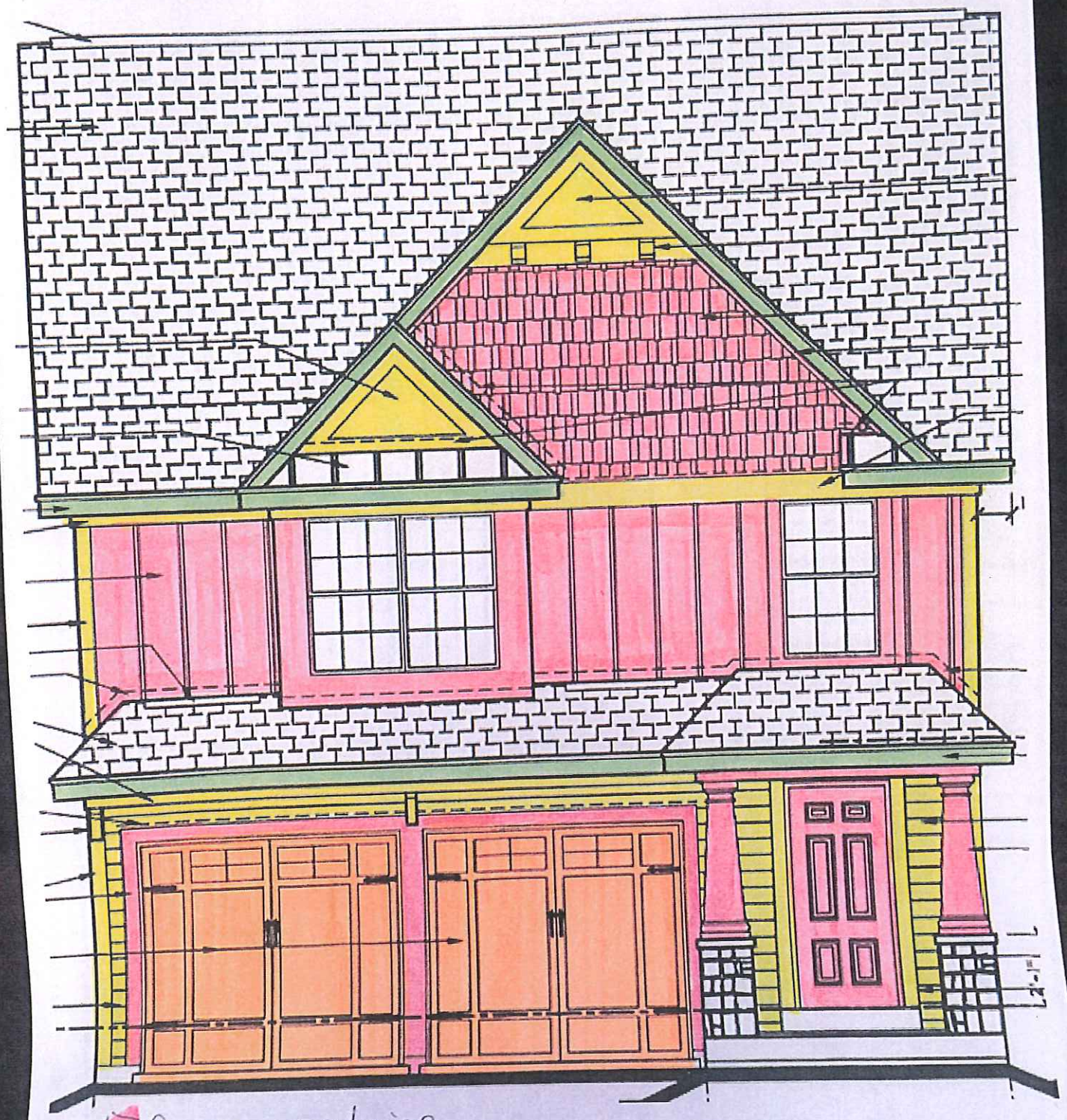
(Navajo Beige)

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

- [x] Timber Bark
- [ ] Artic White
- [ ] Gray Slate
- [ ] Monterey Taupe
- [ ] Navajo Beige

Trim: JH Timberbark
Windows: White

Oakcrest elev. J



- Customer choice
- Timber bark
- Tuscan clay
- Sandstone

2/26/16

OAKCREST "G"

Cambury SQUARE

Exterior Color package #1

(Monterey Taupe)

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

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

Trim: JH Timberbark
Windows: White

Oakcrest elev. G

- Customer choice
- Timberbark
- Tuscan clay
- Sandstone

2/26/16

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

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

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

I. Welcome and Roll Call

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

Present [7]	Absent [1]
Chair Teller	Commission Liaison Lee
Vice-Chair Hoffmann	
Secretary Crow	
Board Member Dial	
Board Member Hensic	
Alternate Lindberg	
Council Liaison McGowen	

Staff present: Director Joe Vujnich and Planner Terri Gaston

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

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

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

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

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

IV. New Business

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

V. **Old Business** – None

VI. **Other**:

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

VII. **Public Comment** - None

VIII. **Closing Remarks and Adjournment**

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

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

Approved by: **Date Approved:**

_____ _____

Secretary Crow
City of Wildwood Architectural Review Board

DRAFT

James Hardie® ColorPlus® Palette

NORTH
Effective: November 2012

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

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

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Cobble Stone JH40-10	Monterey Taupe JH40-20	Khaki Brown JH20-30	Woodstock Brown JH30-30	Timber Bark JH40-30

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

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Not currently available in Canada

Thickness: 5/8"
Length: 12' planks

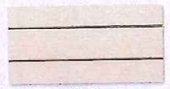
Smooth
Widths: 5.25" (4" exp.)
7.25" (6" exp.)
8.25" (7" exp.)

Smooth in Mountain Sage

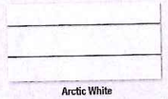
HardiePlank® — HARDIEPLANK® LAP SIDING

Thickness: 5/16"
Length: 12' planks

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


Cobble Stone

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


Arctic White

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

Sandstone Beige

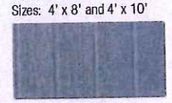
Beaded Smooth
Width: 8.25" (7" exp.)

Autumn Tan

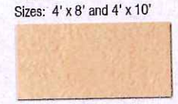
HardiePanel® — HARDIEPANEL® VERTICAL SIDING

Thickness: 5/16"

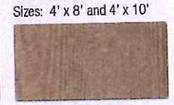
Sierra 8
Sizes: 4' x 8' and 4' x 10'


Boothbay Blue

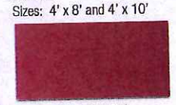
Stucco
Sizes: 4' x 8' and 4' x 10'


Autumn Tan

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


Woodstock Brown

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


Countrylane Red

HardieShingle® — HARDIESHINGLE® SIDING

Thickness: 1/4"

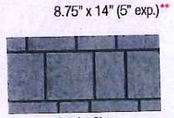
Straight Edge Panel
Width: 48"
Height: 15.25" (7" exp.) 14" (5" exp.)**

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

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

Khaki Brown

Monterey Taupe


Evening Blue

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McBride Stock List

Standard

Heritage Trail

Willowbrook

Sugar Creek

Farmington

Smokey Mountain

Upgrade

Burlington Antique

Glenwood

Flagstaff

Autumn Mist

Castlebrook

Mesa Blend

Western Sunset

Aztec Blend

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McBride Stock List – Stone

Cottonwood

Aux Vases Snapped

Citadel Traditional Grey

Fond Du Lac White Machine Cut

Fond Du Lac Buff Machine Cut

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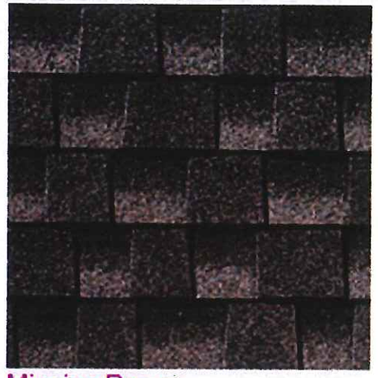
Colors Available In The Saint Louis Area (Saint Louis)

Barkwood

Fox Hollow Gray


Mission Brown

Slate

Birchwood

Hickory

Pewter Gray

Weathered Wood

Charcoal

Hunter Green

Shakewood

Williamsburg Slate

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

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