WILDWOOD

CITY COUNCIL AGENDA
COUNCIL CHAMBERS

CITY COUNCIL AGENDA
7:30 PM

04/25/16

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

I. FIRST SESSION

II. CALL TO ORDER

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES – April 11, 2016 Work Session & Regular Agenda Minutes

Documents: DRAFT MINUTES APRIL 11 MEETING.PDF

V. MAYOR APPOINTMENTS/ANNOUNCEMENTS

VI. PUBLIC PARTICIPATION

VII. UNFINISHED BUSINESS

VII.I. BILL #2170

AN ORDINANCE AMENDING CHAPTER 210, ARTICLE VI, OF THE WILDWOOD MUNICIPAL CODE RELATING TO HUNTING AND FIREARMS REGULATIONS. *Recommended by the Board of Public Safety* (Second Reading) (Wards – All)

Documents: BILL 2170.PDF

VII.II. BILL #2171

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN AGREEMENT WITH GEORGE AND RENE' SACKETT FOR THE MANAGEMENT AND OVERSIGHT OF A CITY-SPONSORED FARMERS MARKET FACILITY, OF WHICH SAID ENTITIES SHALL ACT AS ITS MANAGERS IN ALL ASPECTS OF ITS OPERATION AND RECORD-KEEPING, SO AS ENABLING THIS COMMUNITY TO OFFER ANOTHER SERVICE THAT HAS BEEN IDENTIFIED BY RESIDENTS AS A PRIORITY. *Recommended by the Department of Planning and Parks* (Second Reading) (Wards – All)

Documents: BILL 2171.PDF

VII.III. BILL #2172

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING

THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH IDEAL LANDSCAPING FOR THE INSTALLATION OF APPROVED UPGRADES AT THE AL FOSTER MEMORIAL TRAILHEAD, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD, AND THE RECOMMENDATION OF THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL REGARDING THIS PROJECT'S COMPONENTS. *Recommended by the Planning/Economic Development/Parks Committee* (Second Reading) (Ward – Six)

Documents: BILL 2172.PDF

VII.IV. BILL #2173

AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, ALL WITHIN THE "CHRISTMAS VALLEY SUBDIVISION", KNOWN AS PARCELS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 20V210071 AND 20V210107, RESPECTIVELY]; EACH BEING LOCATED IN PART OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED WEST OF CHRISTMAS VALLEY ROAD AND NORTH OF YULETIDE TRAIL, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY 1.4 ACRES BETWEEN THE TWO (2) PROPERTIES. *Recommended by the Department of Planning and Parks* (Second Reading) (Ward – Three)

Documents: BILL 2173.PDF

VII.V. BILL #2174

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT WITH *THE OAKS AT WILDWOOD OWNERS ASSOCIATION* FOR COMPLETION OF REQUIRED IMPROVEMENTS FOR WILDWOOD FOREST DRIVE, A PRIVATE ROADWAY, IN ACCORDANCE WITH APPROVED PLANS, AND ALLOW FOR THE RELEASE OF FUNDS FROM DEFAULTED ESCROW, NOW HELD BY THE CITY, PER TWO (2) LETTERS OF CREDIT, WHICH WERE CALLED, AFTER THE ORIGINAL DEVELOPER COULD NO LONGER MEET SAID OBLIGATIONS CONTAINED THEREIN. *Recommended by the Department of Planning and Parks* (Second Reading) (Ward – One)

Documents: BILL 2174.PDF

VII.VI. BILL #2175

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REQUESTING MONTHLY SUCCESSOR CONNECTION REPORTS FROM AMEREN MISSOURI. *Recommended by the Department of Administration* (Second Reading) (Wards – All)

Documents: BILL 2175.PDF

VIII. NEW BUSINESS

VIII.I. Certification Of April 5, 2016 Municipal Election

VIII.I.A. RESOLUTION #2016-10 CERTIFICATION OF APRIL 5, 2016 MUNICIPAL ELECTION (Wards – All)

Documents: RESOLUTION 2016-10.PDF

VIII.II. Swearing-In Ceremony

IX. ADJOURNMENT

X. 15 Minute Recess - Refreshments Included

XI. SECOND SESSION

XII. CALL TO ORDER

XIII. ROLL CALL

XIV. MAYOR ANNOUNCEMENTS/APPOINTMENTS

XIV.I. Proclamation And Presentation To Mayor Timothy D. Woerther

XIV.II. Appointments

XIV.II.A. Greg Alexander – Ward Six City Council Member – Filling Unexpired Term To April 2017

Documents: APPOINTMENT GREG ALEXANDER WARD SIX.PDF

XIV.II.B. Mayor Pro Tempore

Documents: MAYOR PRO TEMPORE NOMINATION - LARRY MCGOWEN.PDF

XIV.II.C. City Council Liaison - Planning And Zoning Commission

Documents: PLANNING AND ZONING COMMISSION LIAISON NOMINATION - RAY MANTON.PDF

XIV.II.D. Mayor Membership - Planning And Zoning Commission

XIV.II.E. Council Committee Assignments - Administration/Public Works, Planning/Economic Development/Parks, And Economic Development Task Force

Documents: 2016-2017 COUNCIL COMMITTEES.PDF

XIV.II.F. Council Liaisons To Citizen Committees - Architectural Review Board (1), Board Of Public Safety (1), Historic Preservation Commission (2), And Rural Internet Access Committee (2)

Documents: 2016-2017 COUNCIL LIAISONS.PDF

XIV.III. Proclamation – Arbor Day

Documents: PROCLAMATION -ARBOR DAY.PDF

XV. PUBLIC PARTICIPATION

XVI. PUBLIC HEARING(S)

XVI.I. (Postponed At The January 11, 2016 City Council Meeting – To Remain Postponed) 1. A Response To A Communication From Jenny Mitchell, Director Of Property Management For The Desco Group, Which Is Dated October 20, 2015, Regarding St. Louis County's P.C. 219-85 Alfred L. Hicks And J.L. Mason Of Missouri, Inc.; Amended MXD Mixed-Use Development District; South Side Of Manchester Road, East Of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); Seeking Modifications To An Existing Site-Specific Ordinance That Governs The Schnucks Wildwood Crossing Center To Allow For A Third Freestanding Monument Sign Along The Property's Manchester Road Frontage. (Ward – Seven)

XVII. A Response To A Correspondence From Michael Manlin, MRM Manlin Development Group, Dated December 18, 2015, Regarding P.Z. 15, 16, & 17-14 Bordeaux Estates At Wildwood—Plat Two; R1-A 22,000 Square Foot Residence District, With A Planned Residential Development Overlay District (PRD); West Side Of East Avenue, South Of Manchester Road; Which Seeks Modifications To The Governing Site-Specific Ordinance, Thereby Allowing Front Entry Garages In The Town Center Area, Along With Modifications To Materials And Other Design Components Associated With This Three (3) Lot Residential Subdivision. (Ward – Eight)

Documents: PUBLIC HEARING P.Z. 15, 16, 17-14 BORDEAUX ESTATES.PDF

XVIII. A Response To A Correspondence From Tara L.C., C/O Julie Lafata, Which Is Dated March 16, 2016, Regarding P.C. 219-85, Alfred L. Hicks And The J.L. Mason Of Missouri, Inc.; PC 69-93 The Jones Company Custom Homes, Inc.; And P.C. 105-93 J.H.B. Properties; Amended Mixed Use Development; South Side Of State Route 100, East Of Manchester Road (Locator Number: 23U140703/Street Address: 16375 Pierside Lane); Which Seeks Modifications To The Site-Specific Governing Ordinance (Ordinance #2061) Of This Property Relative To Permitted Uses, Specifically The Addition Of A Drive-Through Facility In Association With A Financial Institution. (Ward – Four)

Documents: PUBLIC HEARING P.C. 219-85, P.C. 69-93, P.C. 105-93.PDF

XIX. LEGISLATION

XX. NEW BUSINESS

XX.I. BILL #2176

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ADOPTING AMENDMENTS TO THE COMPREHENSIVE ZONING PLAN OF THE CITY OF WILDWOOD'S CHARTER, WHICH REFLECTS THE PLANNING AND ZONING COMMISSION'S ACTION OF APRIL 4, 2016, WHEN IT ADOPTED CHANGES TO THE CONCEPTUAL LAND USE CATEGORIES DESCRIPTIONS AND ACCOMPANYING MAP TO ADDRESS TWO (2) TEXT CHANGES TO THIS ELEMENT OF THE 2016 MASTER PLAN UPDATE, ENCOMPASSING AND EFFECTING A TOTAL OF THREE (3) PROPERTIES. *Recommended by the Planning and Zoning Commission* (First Reading) (Wards – All)

Documents: BILL 2176.PDF

XX.II. BILL #2177

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI REVOKING A LANDMARK AND PRESERVATION AREA (LPA) THAT WAS GRANTED UPON A THREE (3) ACRE PROPERTY THAT IS LOCATED ON THE WEST SIDE OF CENTAUR ROAD, NORTH OF WILD HORSE CREEK ROAD, THEREBY ELIMINATING THE POTENTIAL ALLOWANCES FOR ITS EXPANDED REUSE FOR COMMERCIAL ACTIVITIES; ALL BEING CONSISTENT WITH THE REPORT ON THIS MATTER THAT WAS PREPARED BY THE PLANNING AND ZONING COMMISSION AND DATED APRIL 4, 2016 – PZ. 24-14 Centaur Station, c/o Michael Phelan. *Recommended by the Planning and Zoning Commission* (First Reading) (Ward – One)

Documents: BILL 2177.PDF

XX.III. BILL #2178

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH L. KRUPP CONSTRUCTION FOR THE RESURFACING OF ALT ROAD, ALLENTON ROAD, HARDT ROAD, AND EATHERTON ROAD (FROM ROUTE 109 TO WILD HORSE CREEK ROAD), INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards – One, Three, and Six)

Documents: BILL 2178.PDF

XX.IV. BILL #2179

AN ORDINANCE AMENDING CHAPTER 210 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE BY REPEALING AND RE-ENACTING SECTION 210.040 PERTAINING TO THE OFFENSE OF PARENTAL NEGLECT. *Recommended by the Board of Public Safety* (First Reading) (Wards – All)

Documents: BILL 2179.PDF

XX.V. BILL #2180

AN ORDINANCE ADOPTING AN ECONOMIC DEVELOPMENT PLAN FOR THE CITY OF

WILDWOOD. *Recommended by the Planning/Economic Development/Parks Committee* (First Reading) (Wards – All)

Documents: BILL 2180.PDF

XX.VI. BILL #2181

AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, KNOWN AS TRACTS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 25X430041 AND 25Y640052, RESPECTIVELY]; BOTH BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE SOUTHWEST SIDE OF MELROSE ROAD, NORTHWEST OF STATE ROUTE 100, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY THREE (3) ACRES BETWEEN THE TWO (2) PROPERTIES. *Recommended by the Department of Planning* (First Reading) (Ward – Six)

Documents: BILL 2181.PDF

XX.VII. BILL #2182

AN ORDINANCE AUTHORIZING THE VACATION OF CERTAIN EXISTING EASEMENTS, ESTABLISHED FOR UTILITY, ACCESS, AND INGRESS/EGRESS PURPOSES UPON PROPERTY KNOWN AS THE *BOUNDARY ADJUSTMENT PLAT OF CAMBURY AND CAMBURY PLAT TWO*, RECORDED IN PLAT BOOK 351, PAGE 206, OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND SAID PROPERTY BEING MORE SPECIFICALLY SITUATED ON THE SOUTH SIDE OF STATE ROUTE 100, EAST OF STATE ROUTE 109, THEREBY ELIMINATING RIGHTS TO SAID EASEMENTS, GIVEN NEWLY-ESTABLISHED EASEMENTS WERE GRANTED BY THE CAMBURY HOMEOWNERS ASSOCIATION TO THE CITY, PER *CAMBURY PLAT THREE,* AS RECORDED IN PLAT BOOK 363, PAGES 493-495, FOR THE PURPOSES OF ALLOWING BETTER PLACEMENT OF THEM RELATIVE TO THE NEWLY-PLATTED BOUNDARY LINES FOR THIS RESIDENTIAL REDEVELOPMENT PROJECT, ALL BEING APPROVED BY THE CITY COUNCIL VIA AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2127 ON SEPTEMBER 28, 2015. *Recommended by the Department of Planning* (First Reading) (Ward – Eight)

Documents: BILL 2182.PDF

XXI. RESOLUTIONS – None

XXII. OTHER

Documents: CONSTRUCTION PROJECT UPDATE 4-22-2016.PDF

XXII.I. Approval Of Expenditures (Wards – All)

Documents: EXPENDITURES.PDF

XXII.II. Pond-Grover Loop Road Committee Composition (Ward – Five)

XXII.III. Event Partnership Agreement Request (Ward – Eight)

Documents: EVENT PARTNERSHIP AGREEMENT REQUEST.PDF

XXIII. ADJOURNMENT

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

City Council Will Consider and Act upon the Matters Listed above and Such Others as May Be Presented at the Meeting and Determined to Be Appropriate for Discussion at That Time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1) 1994]; Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened' and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994]

The City of Wildwood Is Working to Comply with the Americans with Disabilities Act Mandates

WILDWOOD

CITY OF WILDWOOD

APRIL 11, 2016 RECORD OF PROCEEDINGS

CITY OF WILDWOOD
MEETING OF CITY COUNCIL
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MO 63040

The meeting was called to order at 7:40 P.M.

A roll call was taken, with the following results:

Present at Roll Call:	Mayor Tim Woerther Council Member Greg Stine Council Member Debra McCutchen Council Member Dave Bertolino Council Member Sue Cullinane Council Member Jim Baugus Council Member Larry McGowen Council Member Glen DeHart Council Member Larry Goodson Council Member Joe Garritano Council Member Jim Bowlin Council Member Jerry Porter Council Member Marc Cox Council Member Katie Dodwell Council Member Ed Marshall Council Member Ray Manton
Absent:	Council Member Jeff Levitt

A quorum was present

Also present:	Mr. Ryan Thomas, City Administrator Mr. Rob Golterman, City Attorney Mr. Joe Vujnich, Director of Planning and Parks Mr. Rick Brown, Director of Public Works Ms. Laura Rechtin, Deputy City Clerk

DRAFT

PLEDGE OF ALLEGIANCE

Mayor Woerther led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the March 28, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Manton, seconded by Council Member McGowen, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

MAYOR APPOINTMENTS/ANNOUNCEMENTS

Mayor Woerther thank Director of Public Works Rick Brown for putting Team Wildwood together for the St. Louis Go! Marathon Relay for the Leukemia & Lymphoma Society. Mayor Woerther thanked Director of Public Works Rick Brown, Director of Planning Joe Vujnich and City Administrator Ryan Thomas for their participation.

April 5, 2016 Municipal Election Unofficial Results
Mayor Woerther stated that although the results were not official, he wanted to congratulate all Candidates regardless of whether they ran opposed and unopposed.

Introduction of Missouri House 101st District Candidates
Candidates who have filed for the office of the 101st House District introduced themselves, gave a brief background on themselves, reviewed their views on different issues and explained what they would do to help serve Wildwood. The Candidates who spoke included Ms. Joy Krieger, Mr. Bruce DeGroot, Ms. Anne Gassel, and Ms. Noreen McCann.

Appointment
Planning and Zoning Commission Appointment ~ Ed Kohn, Ward 3 – Filling Unexpired Term ending June 2016
Mayor Woerther asked the City Council to approve his recommendation to appoint Mr. Ed Kohn to the Planning and Zoning Commission to fill the unexpired term ending June 2016. A motion was made by Council Member Baugus, seconded by Council Member Cullinane, to approve the Mayor's recommendation to appoint Mr. Ed Kohn to the Planning and Zoning Commission.

A roll call vote was taken with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt
Whereupon Mayor Woerther declared the motion passed.

PUBLIC PARTICIPATION

Ms. Barbara Sprenger, 84 Strecker Road, spoke regarding the EPA's intention to delist the Callahan site and stated that once it is delisted, we won't be able to get it back on.

Ms. Mary Morton, 211 Strecker Farms Ct., asked for clarification on the increase to Dr. deFur and stated there may be a conflict in asking Mr. Morrison about the legal options for delisting the Callahan site.

PUBLIC HEARING(S)

(Postponed at the January 11, 2016 City Council Meeting – to remain postponed)

A response to a communication from Jenny Mitchell, Director of Property Management for the Desco Group, which is dated October 20, 2015, regarding St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.; Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward - Seven)

P.Z. 3-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri – A request to endorse and ratify the Planning and Zoning Commission's action upon the 2016 update of the City of Wildwood's Master Plan. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. The updated Master Plan was reviewed by the Master Plan Advisory Committee (MPAC) from January 2015 to February 2016 and its members acted favorably upon it and submitted its recommendation to the Planning and Zoning Commission for its consideration. The Planning and Zoning Commission reviewed the updated Master Plan and acted favorably to adopt this draft. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. Additionally, the City's Charter requires the conceptual land use changes in the Master Plan to be reviewed and adopted by City Council, which serves as Wildwood's Comprehensive Zoning Plan. (Wards – All)

Mayor Woerther opened the public hearing. Deputy City Clerk Rechtin read the public hearing into the record.

Director of Planning and Parks Vujnich reviewed the background of the Master Plan Update process and the letter of recommendation from the Planning and Zoning Commission.

Discussion was held regarding the following: two main changes highlighted are economic development and land use; two potential changes were endorsed by the Planning and Zoning Commission; will the change to BP open up commercial development on Highway 109; no, that is only related to that particular site specific ordinance; Committee did a great job of debating; original Master Plan was so great, it didn't need radical changes.

A motion was made by Council Member McGowen, seconded by Council Member DeHart, to authorize the Department of Planning to prepare legislation to adopt the land use changes as acted upon by the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding P.Z. 24-14 Centaur Station, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014, and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. (Ward – One)

Mayor Woerther opened the public hearing. Deputy City Clerk Rechtin read the public hearing into the record.

Director of Planning and Parks Vujnich reviewed the request from the petitioner and the letter of recommendation from the Planning and Zoning Commission. Director of Planning and Parks Vujnich stated the request was seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council in 2014. Director of Planning and Parks Vujnich stated the Commission believed the application of this special procedure permit is now not appropriate at this location and should be revoked, given the circumstances associated with its approval. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission was recommending the City Council act to remove the Landmark and Preservation Area (LPA) from this site, which would return its allowable uses to those activities that are prescribed in the City's FPNU Floodplain Non-Urban Residence District.

Discussion was held regarding the following: how would this relate to the Master Plan change; the Master Plan land use for this property did not change; what steps do we need to take on this; need legislation revoking the LPA.

A motion was made by Council Member McGowen, seconded by Council Member DeHart, to authorize the Department of Planning to prepare legislation revoking the Landmark Preservation Area. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

BILL #2166 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A CHANGE TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2042, WHICH WOULD TRANSFER THE RESPONSIBILITY OF MAINTAINING AN ELEVEN (11) FOOT WIDE LANDSCAPE EASEMENT AREA THAT IS LOCATED IN THE WILDWOOD TRAIL SUBDIVISION FROM THAT HOMEOWNERS ASSOCIATION TO THE TOWNS AT WINDRUSH SUBDIVISION'S HOMEOWNERS ASSOCIATION, ALL BEING CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION ON THIS MATTER DATED MARCH 7, 2016.** ***Recommended by the Planning and Zoning Commission*** **(Second Reading) (Ward – Eight)**

A motion was made by Council Member Garritano, seconded by Council Member Goodson, for the second reading of Bill #2166. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2166 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2166 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt
Abstain – None
Whereupon Mayor Woerther declared Bill #2166 approved, passed and it became ORDINANCE #2166.

BILL #2167 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE ANY AND ALL AGREEMENTS WHICH ARE NECESSARY FOR THE MIGRATION OF THE EMPLOYEE RETIREMENT PLAN TO AMERICAN UNITED LIFE INSURANCE COMPANY, INCLUDING ASSOCIATED ADVISORY AGREEMENTS WITH R. T. JONES CAPITAL EQUITIES MANAGEMENT, INC., MESIROW FINANCIAL INVESTMENT MANAGEMENT, INC., AND CUTTER & COMPANY.** ***Recommended by the Administration/Public Works Committee Meeting*** **(Second Reading) (Wards – All)**

A motion was made by Council Member Marshall, seconded by Council Member Bowlin, for the second reading of Bill #2167. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2167 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2167 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt
Abstain – None
Whereupon Mayor Woerther declared Bill #2167 approved, passed and it became ORDINANCE #2167.

AMENDED BILL #2168 AN ORDINANCE AMENDING TWO SECTIONS OF CHAPTER 110 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. *Recommended by the City Attorney* (Second Reading) (Wards – All)

A motion was made by Council Member Dodwell, seconded by Council Member Bowlin, for the second reading of Bill #2168. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2168 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2168 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt
Abstain – None
Whereupon Mayor Woerther declared Bill #2168 approved, passed and it became ORDINANCE #2168.

BILL #2169 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE, BY ADDING A WET WEATHER TRAIL POLICY IN CHAPTER 235: Parks and Recreation Regulations. *Recommended by the Planning/Economic Development/Parks Committee* (Second Reading) (Wards – All)

A motion was made by Council Member Baugus, seconded by Council Member Cullinane, for the second reading of Bill #2169. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2169 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2169 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt
Abstain – None
Whereupon Mayor Woerther declared Bill #2169 approved, passed and it became ORDINANCE #2169.

NEW BUSINESS

BILL #2170 AN ORDINANCE AMENDING CHAPTER 210, ARTICLE VI, OF THE WILDWOOD MUNICIPAL CODE RELATING TO HUNTING AND FIREARMS REGULATIONS. *Recommended by the Board of Public Safety* (First Reading) (Wards – All)

A motion was made by Council Member Bertolino, seconded by Council Member Manton, for the first reading of Bill #2170. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2170 was read for the first time by title only.

DRAFT

BILL #2171 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN AGREEMENT WITH GEORGE AND RENE' SACKETT FOR THE MANAGEMENT AND OVERSIGHT OF A CITY-SPONSORED FARMERS MARKET FACILITY, OF WHICH SAID ENTITIES SHALL ACT AS ITS MANAGERS IN ALL ASPECTS OF ITS OPERATION AND RECORD-KEEPING, SO AS ENABLING THIS COMMUNITY TO OFFER ANOTHER SERVICE THAT HAS BEEN IDENTIFIED BY RESIDENTS AS A PRIORITY. *Recommended by the Department of Planning and Parks* (First Reading) (Wards – All)**

A motion was made by Council Member Manton, seconded by Council Member Marshall, for the first reading of Bill #2171. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay). Bill #2171 was read for the first time by title only.

BILL #2172 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH IDEAL LANDSCAPING FOR THE INSTALLATION OF APPROVED UPGRADES AT THE AL FOSTER MEMORIAL TRAILHEAD, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD, AND THE RECOMMENDATION OF THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL REGARDING THIS PROJECT'S COMPONENTS. *Recommended by the Planning/Economic Development/Parks Committee* (First Reading) (Ward – Six)**

A motion was made by Council Member Bowlin, seconded by Council Member Porter, for the first reading of Bill #2172. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2172 was read for the first time by title only.

BILL #2173 **AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, ALL WITHIN THE "CHRISTMAS VALLEY SUBDIVISION", KNOWN AS PARCELS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 20V210071 AND 20V210107, RESPECTIVELY]; EACH BEING LOCATED IN PART OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED WEST OF CHRISTMAS VALLEY ROAD AND NORTH OF YULETIDE TRAIL, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY 1.4 ACRES BETWEEN THE TWO (2) PROPERTIES. *Recommended by the Department of Planning and Parks* (First Reading) (Ward – Three)**

A motion was made by Council Member Cullinane, seconded by Council Member Baugus, for the first reading of Bill #2173. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2173 was read for the first time by title only.

BILL #2174 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT WITH *THE OAKS AT WILDWOOD OWNERS ASSOCIATION* FOR COMPLETION OF REQUIRED IMPROVEMENTS FOR WILDWOOD FOREST DRIVE, A PRIVATE ROADWAY, IN ACCORDANCE WITH APPROVED PLANS, AND ALLOW FOR THE RELEASE OF FUNDS FROM DEFAULTED ESCROW, NOW HELD BY THE CITY, PER TWO (2) LETTERS OF CREDIT, WHICH WERE CALLED, AFTER THE ORIGINAL DEVELOPER COULD NO LONGER MEET SAID OBLIGATIONS CONTAINED THEREIN. *Recommended by the Department of Planning and Parks* (First Reading) (Ward – One)**

A motion was made by Council Member DeHart, seconded by Council Member McGowen, for the first reading of Bill #2174. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2174 was read for the first time by title only.

BILL #2175 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REQUESTING MONTHLY SUCCESSOR CONNECTION REPORTS FROM AMEREN MISSOURI.** ***Recommended by the Department of Administration*** **(First Reading) (Wards – All)**

A motion was made by Council Member Marshall, seconded by Council Member Dodwell, for the first reading of Bill #2175. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2175 was read for the first time by title only.

RESOLUTION(S)

RESOLUTION #2016-09 A RESOLUTION AUTHORIZING AN INCREASE TO AN AGREEMENT WITH ENVIRONMENTAL STEWARDSHIP CONCEPTS, LLC FOR ENVIRONMENTAL CONSULTING SERVICES RELATIVE TO THE ELLISVILLE SUPERFUND SITE WITHIN THE CITY OF WILDWOOD. ***Recommended by the Department of Administration*** **(Wards – Two and Four)**

A motion was made by Council Member Dodwell, for the reading of Resolution #2016-09, which motion was seconded by Council Member Manton. A voice vote was taken with an affirmative result and the motion was declared passed (Marshall and Baugus Abstained). Resolution #2016-09 was read into the record.

A motion was made by Council Member Baugus, seconded by Council Member Marshall, to amend the Resolution and authorize the agreement amount not to exceed a total of $10,000 instead of $20,000. A voice vote was taken with an affirmative result and the motion was declared passed (Manton voted Nay).

A voice vote was taken for the approval of Amended Resolution #2016-09 with an affirmative result (Manton voted Nay).

OTHER

Receive and File – Gardner Capital Development – Removed from Planning and Zoning Commission's Agenda (Ward – Eight)

Director of Planning and Parks Vujnich stated the Planning and Zoning Commission received a request to remove an item from their agenda. Director of Planning and Parks Vujnich stated the Commission acted favorably regarding the withdrawal of this matter from the Commission's active agenda.

ADJOURNMENT

A motion was made by Council Member Cullinane, seconded by Council Member Baugus, to adjourn the meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business to come before the City Council; the meeting was adjourned at 9:10 p.m.

Approved this _____ day of _____, 2016.

_____
Timothy Woerther, Mayor

ATTEST:

_____
City Clerk

DRAFT

COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

WILDWOOD CITY HALL
16860 Main Street
City of Wildwood, Missouri 63040

MONDAY, APRIL 11, 2016
6:35 P.M.

Present	Absent
Stine	Levitt
McCutchen	
Bertolino	
Cullinane	
Baugus	
McGowen	
DeHart	
Goodson	
Garritano	
Bowlin	
Porter	
Cox	
Dodwell	
Marshall	
Manton	

MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS - None

CITY ADMINISTRATOR DISCUSSION ITEMS

Request for Building Permit Authorization – 18634 Hawks Trail Drive (Ward – Six)

Director of Planning Vujnich gave a brief overview of the previous discussion regarding this issue. Director of Planning Vujnich reviewed the options discussed and agreed upon by the City Council. Director of Planning Vujnich stated a draft letter was drafted for future buyers regarding the requirements. Director of Planning Vujnich stated the draft letter was being presented tonight for City Council comments and approval.

A motion was made by Council Member Bowlin, seconded by Council Member Porter, for final action and approval of the letter. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Consultant Contract with Environmental Stewardship Concepts (Wards – Two and Four)

City Administrator Thomas mentioned there was a Resolution on the agenda for a new cap on the contract. City Administrator Thomas stated it was unknown to what extent the City would use this firm in the future.

Discussion was held regarding the following: do we have a list of what kinds of work he will be completing for these fees; asked him to provide a list of potential tasks and cost estimates for those; Staff can keep Council updated on expenses as they occur; want him to document what he will be doing and what reports he will provide to Council; don't think we should raise the number until we know what we are going to ask him to do; the reason why the Resolution was brought forward tonight is because he has reached his cap so we need to address it at this time; doesn't have to be $20,000.00; need some type of authorization to raise the amount for him to finish the report and from there we can choose what we want to utilize him for; who can we ask about our legal options so EPA does not delist the Callahan site; think retaining Mr. Morrison on this matter would be an appropriate place to begin; concerned about voting on something open-ended, is there a cap on it; think we should do a little investigation before we decide who does it and once we decide we would know the rates; are we having comments made and submitted in writing for that; the City already sent a letter stating our opposition to the delisting; feel uncomfortable bumping it that high, maybe do just $10,000 and then try to understand what some of the other duties would be.

A motion was made by Council Member Manton, seconded by Council Member Stine, to request our legal counsel to explore options in regards to the delisting of the Callahan site. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Monthly Successor Connection Reports from Ameren Missouri (Wards – All)

City Administrator Thomas stated there was a Bill on the agenda to consider this item. City Administrator Thomas stated the monthly report of new residents and new businesses is helpful to the City for sending out welcome packages.

Farmers Market Report for Upcoming 2016 Season (Wards – All)

Director of Planning and Parks Vujnich stated there was a Bill on the agenda for consideration regarding the Farmers Market Managers' agreement for the 2016 season.

Discussion was held regarding the following: the base stipend remains unchanged; there was an increase of approximately $250 for training, conferences, and advertising; the fees charged to vendors is to remain unchanged; the duties and responsibilities remain unchanged for the City and the managers; the City Attorney has reviewed the contract; there were some shared expenses in previous years because they were the managers of Ellisville Farmers Market but they are not this year.

COMMITTEE ACTION ITEM(S)/RECOMMENDATION(S)

Update on Rural Internet Access Project (Wards – All)

Director of Planning and Parks Vujnich noted a memorandum had been provided for the City Council's review and that he was available to answer any questions they may have regarding the Rural Internet Access Project. Director of Planning and Parks Vujnich stated the Department of Planning was requesting direction from the City Council on Charter Communication.

Discussion was held regarding the following: where is BaysET through all of this; BaysET continues to sign customers each month; would like to send a letter to the County Executive about how we can get their support with getting access to these emergency towers; seems to me that the only way we could ever enter into an agreement with Charter or anybody would be if there was some sort of recoupment mechanism; we need to put the pressure on the county; the homeowners were the ones who didn't want the lighted pole so they don't have the service; maybe try to get ahold of someone on the board (ECC Boards); the Department of Planning can prepare draft letters; the Charter side seems to be a dead issue; no one is in favor of going back to Charter.

Historic Preservation Commission

Historic Community Marker Program Update (Wards – All)

Director of Planning and Parks Vujnich noted a memorandum had been provided for the City Council's review and that he was available to answer any questions they may have regarding the Historic Community Marker Program. Director of Planning and Parks Vujnich noted the next two (2) installations occurred just a couple of weeks ago and included the Monarch and Westland Acres Communities.

Work Session was adjourned at 7:35 p.m.

BILL #2170 **ORDINANCE #2170**

AN ORDINANCE AMENDING CHAPTER 210, ARTICLE VI, OF THE WILDWOOD MUNICIPAL CODE RELATING TO HUNTING AND FIREARMS REGULATIONS

WHEREAS, the City's Board of Public Safety has recommended certain amendments to the City of Wildwood Hunting and Firearms Regulations, for the purpose of separating the regulations specific to hunting, and to update the general firearms regulations to conform with current State law.

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

Section One. Chapter 210, Article VI, of the Municipal Code is hereby repealed in its entirety and replaced with a new Article VI, entitled "Hunting and Firearms Regulations," Sections 210.220 to 210.230, to read as follows:

Article VI. Hunting and Firearms Regulations

Section 210.220. Specific Prohibited Actions Related to Hunting.

A.

Definitions. As used in this Article, the following terms shall have these prescribed meanings:

AIR GUN

Any device designed to fire or discharge a projectile using compressed air or gas, including pneumatic guns, pellet guns, paintball guns or BB guns. Air guns in excess of twenty-two (.22) caliber shall be considered firearms for the purpose of this Article.

ARCHERY DEVICE

Any long bow or compound bow.

CROSSBOW

Any device designed to discharge a bolt, formed as a bow set crosswise on a stock, usually drawn by means of a mechanism and discharged by release of a trigger. A crossbow shall be considered a firearm for the purpose of this Article.

FIREARM

Any rifle, shotgun, pistol, muzzleloader or any similar device or mechanism by whatever name known which is designed to expel a projectile or projectiles by the action of an explosive. The term "firearm" shall not apply to air guns or devices designed and used exclusively for commercial, industrial or vocational purposes. The regulations contained within this Article shall

not be applicable to Police Officers, military or other licensed security agents as regards the performance of their duties.

MUZZLELOADER

A firearm that is loaded from the muzzle capable of firing a single discharge each time it is loaded.

SHOTGUN

Any firearm designed to fire a number of shot or a single projectile through a barrel by a single function of the trigger.

B.

(Reserved)

C.

Hunting Regulations.

1.

All current laws of the State of Missouri as regards to the regulation of hunting shall be obeyed within the corporate limits of Wildwood.

2.

All provisions of Section 210.225 shall apply to hunting within the corporate limits of Wildwood.

3.

Hunting of smaller game. It shall be unlawful to use any firearm other than a shotgun to take small game such as rabbits or squirrels or to take game such as water fowl or upland game birds.

4.

Hunter safety course required. All persons required to have taken a hunter safety course as prescribed by Missouri State law shall also be required to have such certificate of completion from the Missouri Department of Conservation in order to hunt within the corporate limits of Wildwood.

5.

License may be inspected. It is the duty of every person holding a hunting license and permit to submit the same for inspection by any agent of the Missouri Department of Conservation, Department of Natural Resources, St. Louis County Parks Department or any Police Officer or Marshal thereof.

6.

Regulations as to location of hunting.

a. It shall be unlawful for any person to hunt by firing or discharging any firearm, air gun, archery device or crossbow from or across any street, sidewalk, road, highway, park, playground or recreation area.

b. It shall be unlawful for any person to hunt by firing or discharging any firearm or air gun expelling a single solid projectile from any boat or other water vessel or across or into the Missouri or Meramec Rivers or any lake or reservoir.

c. It shall be unlawful for any person to knowingly hunt upon the premises or property of another without first having obtained the written permission from the owner, lessee or person in charge of such premises or property. The duly obtained written permission shall be carried in the personal possession of the person requesting and receiving such permission. This Subsection shall not apply to a person carrying, firing or discharging any firearm, air gun, archery device or crossbow while in the immediate presence of the owner, lessee or person in charge of the property or premises, or to the entry upon the premises for the sole purpose of obtaining written permission of the owner, lessee or person in charge of the property. This Subsection shall also not apply to a person with the sole purpose of carrying a concealed firearm and who is otherwise in compliance with Chapter 571, RSMo., regarding concealed carry endorsements.

d. It shall be at the discretion of the owner, lessee or person in charge of any premises or property to set the specific boundaries where a person may hunt using a firearm, air gun, archery device or crossbow. The specific boundaries must be otherwise in compliance with the provisions of this Section.

e. It shall be unlawful to hunt by firing or discharging any firearm within four hundred fifty (450) feet of any dwelling, house, apartment building, church, school, playground, recreational area or any building not owned by the person discharging the firearm, unless the person has written permission of the owner, lessee or person in charge of such premises or property; it shall be unlawful to hunt by firing or discharging an archery device within two hundred (200) feet of any dwelling, house, apartment building, church, school, playground, recreational area or any building not owned by the person discharging the archery device, unless the person has written permission of the owner, lessee or person in charge of such premises or property.

f. It shall be unlawful to hunt by firing or discharging any firearm or archery device on any parcel of land containing less than three (3) acres.

g. It shall be unlawful to hunt by firing or discharging a firearm other than a shotgun, muzzleloader, air gun or crossbow on any property in the City east of Missouri State Route 109.

7.

Special hunts. Any special hunts permitted by the Missouri Department of Conservation or Department of Natural Resources or the St. Louis County Parks Department shall be permitted under this Section after obtaining approval of the City Council of the City of Wildwood.

D.

Penalties. Any person violating any provision of this Section shall, upon conviction, be punished by a fine of not less than one hundred dollars ($100.00) nor more than one thousand dollars ($1,000.00) or by imprisonment for not more than ninety (90) days, or both, for each offense.

Section 210.225. Specific Prohibited Actions Related to Firearms.

A. Specific Acts – Prohibited.

It shall be unlawful for any person to:

1. Carry concealed upon or about his or her person a knife, a firearm, a blackjack or any other weapon readily capable of lethal use except as may otherwise be provided by Missouri law; or

2. Set a spring gun; or

3. Discharge or shoot a firearm, air gun, archery device or crossbow into a dwelling house, a railroad train, boat, aircraft, or motor vehicle as defined in Section 302.010, RSMo., or any building or structure used for the assembling of people; or

4. Exhibit, in the presence of one or more persons, any weapon readily capable of lethal use in an angry or threatening manner; or

5. Possess or discharge a firearm, air gun, archery device, crossbow or other projective weapon while intoxicated; or

6. Discharge a firearm, air gun, archery device or crossbow within one hundred (100) yards of any occupied schoolhouse, courthouse, or church building; or

7. Discharge or shoot a firearm, air gun, archery device or crossbow at a mark, at any object, or at random, on, along or across a public highway or discharge or shoot a firearm into any outbuilding; or

8. Carry a firearm, air gun, archery device, crossbow or any other weapon readily capable of lethal use into any church or place where people have assembled for worship, or into any election precinct on any election day, or into any building owned or occupied by any agency of the federal government, state government, or political subdivision thereof; or

9. Discharge or shoot a firearm, air gun, archery device or crossbow at or from a motor vehicle, as defined in Section 301.010, RSMo., discharge or shoot a firearm at any person, or at any other motor vehicle, or at any building or habitable structure, unless the person was lawfully acting in self-defense; or

10. Carry a firearm, whether loaded or unloaded, air gun, archery device, crossbow or any other weapon readily capable of lethal use into any school, onto any school bus, or onto the premises of any function or activity sponsored or sanctioned by school officials or the district school board.

11. Commit any act violating any provision set forth in Sections 571.010 through 571.150, RSMo., inclusive.

B. Exceptions.

1. Subdivisions (1), (3), (4), (6), (7), (8) (9) and (10) of Subsection A shall not apply to or affect any of the following:

    a. All state, county and municipal peace officers possessing the duty and power of arrest for violation of the general criminal laws of the state or for violation of ordinances of counties or municipalities of the state whether such officers are within or outside their jurisdictions or on or off duty, or any person summoned by such officers to assist in making arrests or preserving the peace while actually engaged in assisting such officer;

    b. The discharge of firearms, air guns, archery devices or crossbows where necessary to protect life, livestock, crops or other property, the discharge of blank cartridges in theater performances or sporting events, and the firing of salutes by firing squads at military ceremonies;

    c. Wardens, superintendents and keepers of prisons, penitentiaries, jails and other institutions for the detention of persons accused or convicted of crime;

    d. Members of the armed forces or national guard while performing their official duty;

    e. Those persons vested by Article V, Section 1 of the Constitution of Missouri with the judicial power of the state and those persons vested by Article III of the Constitution of the United States with the judicial power of the United States, the members of the federal judiciary;

    f. Any person whose bona fide duty is to execute process, civil or criminal;

    g. Any federal probation officer;

    h. Any state probation or parole officers, including supervisors and members of the board of probation and parole;

    i. Any corporate security advisor meeting the definition and fulfilling the requirements of the regulations established by the board of police commissioners under Section 84.340, RSMo.;

    j. Any coroner, deputy coroner, medical examiner or assistant medical examiner;

k. Any prosecuting attorney or assistant prosecuting attorney, circuit attorney or assistant circuit attorney, or person appointed by a court to be a special prosecutor who has completed the firearms safety training course required under Subsection 2 of Section 571.111, RSMo.; and

l. Any member of a fire department or fire protection district who is employed on a full time basis as a fire investigator and who has a valid concealed carry endorsement prior to August 28, 2013, or a valid concealed carry permit under Section 571.111, RSMo., when such uses are reasonably associated with or are necessary to the fulfillment of such person's official duties.

2. Subdivisions (1), (5), (8) and (10) of Subsection A do not apply when the actor is transporting such weapons in a nonfunctioning state or in an unloaded state when ammunition is not readily accessible or when such weapons are not readily accessible. Subdivision (1) of Subsection A does not apply to any person twenty-one (21) years of age or older transporting a concealable firearm in the passenger compartment of a motor vehicle, so long as such concealable firearm is otherwise lawfully possessed, nor when the actor is also in possession of an exposed firearm or projectile weapon for the lawful pursuit of game, or is in his or her dwelling unit or upon premises over which the actor has possession, authority or control, or is traveling in a continuous journey peaceably through this state. Subdivision (10) of Subsection A does not apply if the firearm is otherwise lawfully possessed by a person while traversing school premises for the purposes of transporting a student to or from school, or possessed by an adult for the purposes of facilitation of a school-sanctioned firearm-related event.

3. Subdivisions (1), (8), and (10) of Subsection A shall not apply to any person who has a valid concealed carry endorsement issued pursuant to Sections 571.101 to 571.121, RSMo., or a valid permit or endorsement to carry concealed firearms issued by another state or political subdivision of another state.

4. Subdivisions (3), (4), (5), (6) (7), (8), (9), and (10) of Subsection A shall not apply to persons who are engaged in a lawful act of defense pursuant to Section 563.031, RSMo.

5. Nothing in this Section shall make it unlawful for a student to actually participate in school-sanctioned gun safety courses, student military or ROTC courses, or other school-sponsored firearm related events, provided the student does not carry a firearm or other weapon readily capable of lethal use into any school, onto any school bus, or onto the premises of any other function or activity sponsored or sanctioned by school officials or the district school board.

C. Penalties.

1. Any person violating any provision of this Section shall, upon conviction, be punished by a fine of not less than one hundred dollars ($100.00) nor more than one thousand dollars ($1,000.00) or by imprisonment for not more than ninety (90) days, or both, for each offense.

2. Any person knowingly aiding or abetting any other person in the violation of Subdivision (9) of Subsection A of this Section shall be subject to the same penalty as that prescribed by this Section for violations by other persons.

D. Further Limitation.

1. The carrying of firearms in City buildings shall be further limited as follows:

    a. No person who has been issued a concealed carry endorsement by the State of Missouri or who has been issued a valid permit or endorsement to carry concealed firearms issued by another state or political subdivision of another state, shall, by authority of that endorsement or permit, be allowed to carry a concealed firearm or to openly carry a firearm in any building or portion of a building owned, leased or controlled by the City.

    b. Signs shall be posted at each entrance of a building entirely owned, leased or controlled by the City stating that carrying of firearms is prohibited. Where the City owns, leases or controls only a portion of a building, signs shall be posted at each entrance to that portion of the building stating that carrying of firearms is prohibited.

    c. This Subsection shall not apply to buildings used for public housing by private persons, highways or rest areas, firing ranges, or private dwellings owned, leased or controlled by the City.

    d. Any person violating this Subsection may be denied entrance to the building or ordered to leave the building. Any City employee violating this Section may be disciplined. No other penalty shall be imposed for a violation of this Subdivision (d) only. Violations of all other Subdivisions shall be subject to the penalties set forth in Subsection C.

    e. To the extent that the restrictions in this Section are in direct conflict with SB656 regarding the open carrying of firearms, then the provisions of SB656 shall govern; however, the restrictions of this Section shall be enforced to the fullest extent permitted by Missouri law. Furthermore, any person who is open carrying a firearm, shall also comply with the following provisions of SB656:

        Any person with a valid concealed carry endorsement or permit who is open carrying a firearm shall be required to have a valid concealed carry endorsement or permit from this state, or a permit from another state that is recognized by this state, in his or her possession at all times;

        Any person open carrying a firearm in such jurisdiction shall display his or her concealed carry endorsement or permit upon demand of a law enforcement officer;

In the absence of any reasonable and articulable suspicion of criminal activity, no person carrying a concealed or unconcealed firearm shall be disarmed or physically restrained by a law enforcement officer unless under arrest;

Any person who violates this Subdivision shall be subject to the penalty provided in Section 571.121, RSMo.

Section 210.230. (Reserved)

Section Two. This Ordinance shall be in full force and effect both from and after its passage and approval.

This Bill was passed and approved this _____ day of _____, 2016, by the Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.

_____ _____

Presiding Officer Timothy Woerther, Mayor

ATTEST: ATTEST:

_____ _____

City Clerk City Clerk

BILL #2171 **ORDINANCE #2171**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN AGREEMENT WITH GEORGE AND RENE' SACKETT FOR THE MANAGEMENT AND OVERSIGHT OF A CITY-SPONSORED FARMERS MARKET FACILITY, OF WHICH SAID ENTITIES SHALL ACT AS ITS MANAGERS IN ALL ASPECTS OF ITS OPERATION AND RECORD-KEEPING, SO AS ENABLING THIS COMMUNITY TO OFFER ANOTHER SERVICE THAT HAS BEEN IDENTIFIED BY RESIDENTS AS A PRIORITY. (Ward – All)

WHEREAS, the City of Wildwood's history speaks to an agrarian culture that dates back to the earlier settlers of Missouri, many of which farmed and raised livestock to meet their daily needs and for commerce; and

WHEREAS, as growth has occurred over the past century in this area, remnants of this past culture have survived and, in some locations, prospered, as property owners work to preserve the rural lifestyle of this area; and

WHEREAS, until 2009, one (1) of the more requested services from residents to the City Council was the provision of a Farmers Market, as part of that desired rural lifestyle; and

WHEREAS, the City Council did explore many options for a facility of this nature, but, for many years not owning property, along with its limited staff, a farmers market remained elusive, until 2009; and

WHEREAS, with the development of the Wildwood Town Center Project by Koman Properties, Inc., the City received a dedication of land for a public plaza, along with an easement for public purposes that finally offered an appealing location for such a venue; and

WHEREAS, with an area for this venue to operate, a proposal from an individual to manage it, and a funding amount set aside by the City to support it, a Farmers Market facility was opened in Wildwood in 2009; and

WHEREAS, each year, the contract with the Market Manager(s) is reviewed and, now, City officials believe it is appropriate to offer this position for the upcoming 2016 Season to last year's managers, both of whom have significant experience, background, and enthusiasm about this type of facility and the opportunities it offers here in the City of Wildwood; and

WHEREAS, George and Rene' Sackett were very successful in 2013 in addressing the needs of the market from past years' operations and they created the foundation for its growth each subsequent season, that has followed, by implementing the necessary steps to make it a producers' type of venue that featured homemade, homegrown, and locally produced food, produce, and a range of other selections, for all to enjoy; and

WHEREAS, Mr. and Ms. Sackett have reviewed the attached agreement and found it to be acceptable and, with their acceptance, it is now ready for final action by the City Council in accordance with the procedures and practices for the approval of such working relationships between private entities and the City of Wildwood.

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

Section One. The City Council of the City of Wildwood, Missouri hereby authorizes the Mayor of the City of Wildwood, Missouri to enter into an Agreement for the 2016 Season with George and Rene' Sackett for

the management and oversight of the City-sponsored Farmers Market facility in the Town Center Area, of which said entities shall act as its Market Manger in all aspects of its day-to-day operation and record-keeping, along with ensuring the area of the venue is ready and available for vendors and customers alike. This Agreement is hereto attached as Exhibit A and hereby made a part of this ordinance.

Section Two. The provisions of this Agreement are limited to the contents contained therein and any representations made beyond this document to the otherwise will not be honored.

Section Three. This Ordinance shall be in full force and effect upon its passage and approval.

This Bill was passed and approved this _____ day of _____ 2016, by the Council of the City of Wildwood after having been read by title, or in its entirety, two (2) times prior to its passage.

_____ _____

Presiding Officer Timothy Woerther, Mayor

ATTEST:

_____ _____

City Clerk City Clerk

MARKET MANAGER AGREEMENT

City of Wildwood, Missouri

2016 Season – Draft Date: 4-11-2016

THIS MARKET MANAGER AGREEMENT (hereinafter "Agreement") dated as of this __ day of _____, 2016, is made by and between the CITY OF WILDWOOD, Missouri, a municipal corporation of the State of Missouri (hereinafter "City"), and George and Rene' Sackett (hereinafter "Manager").

WHEREAS, the City promoted the development of the Town Center Plaza in part to serve as a community events facility to attract residents and visitors, and

WHEREAS, City desires to sponsor a weekly producers' type of farmers market (the "Farmers Market") within and around the Plaza area, and

WHEREAS, Manager, through its principals – George and Rene' Sackett (Sacketts) - desire to be engaged by City to perform services with respect to the Farmers Market as set forth herein and pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained, the parties agree as follows:

1. **Term of Agreement; Renewal.**

The term of this Agreement shall commence on **April 26, 2016** and end on **December 31, 2016,** ("Term"). This Agreement may be renewed annually, at the discretion of City. Renewal will occur before the start of the market season each year, while this Agreement is in effect. There is no expectation of or obligation to renew the Term of this Agreement.

2. **Farmers Market Hours of Operations**.

The Farmers Market normal hours of operation shall be from **8:30 A.M. to 12:30 P.M.**, every Saturday, from **May 21st to October 8th (2016)**, as weather and produce availability permits, and then at the discretion of the Manager for the remainder of the Agreement's Term ***(which, with the City's consent, may include two (2) or more indoor markets during the months of November and December 2016 – location to be determined at that time).*** The City reserves the right to change or extend the schedule and hours of operation at its sole discretion and to exclude certain hours and/or days as the City deems necessary to provide for other events within the Plaza area. Manager shall notify the City, as soon as practicable, if Manager desires/intends to deviate from the normal hours/days of operation.

3. **Duties and Obligations of Manager**.

The following are the duties and obligations of the Manager:

- Acts as the administrator of the Farmers Market, thereby exercising general supervision over the Farmers Market and all of its activities. Keeps the operation of the Farmers Market functioning smoothly and effectively, while ensuring it is a producers' type in application;
- Creates rules and regulations governing vendor operations, to be approved by the City;
- Interprets the Farmers Market rules and regulations governing vendor operations. Makes necessary judgments and decisions if questions or concerns arise;
- Carries general liability insurance for the market, in appropriate amounts and coverages, per the direction of the City Attorney of the City of Wildwood;
- Solicits potential vendors providing local products, including but not limited to produce, plants, flowers, seafood, food for sale, arts and crafts, nuts, baked goods, breads, pastas, jams, jellies and any other products deemed to add value to the Farmers Market;
- Creates a venue for a kids' tent, as part of the market's operation, on an intermittent basis, based upon interest, over the course of the 2016 Season;
- Presents all proposed vendors to City for approval at City's sole discretion;
- Ensures that all vendors maintain general liability insurance covering their operations and any employees working for vendors at the Farmers Market;
- Keeps all vendor general liability insurance documentation on file, with copies forwarded to the City;
- Establishes and collects vendor fees from all vendors, which are to be retained by the Manager;
- Ensures that all vendors are in compliance with City and St. Louis County health and sanitary codes;
- Informs vendors that they may be subject to and must consent to background checks;
- Organizes and administers a system allowing vendors to reserve and check-out tables and tents for their booths and return the tables and tents at the conclusion of the Farmers Market each day of operation;
- Manages end of market activities, including the removal of tables and tents after hours on Saturday and ensures that all tables and tents are properly stored, and that the Plaza Area and surrounding properties are free of litter and trash associated with the Farmers Market operation;
- Maintains books, records, and accounts for a period of three (3) years relating to the operation of the Farmers Market including, but not limited to, vendor fees, sales, licenses, insurance, and agreements;
- Advises all vendors as to their obligation to collect and remit sales tax;
- Maintains memberships, in good standing, with the appropriate organizations and/or associations to promote the Farmers Market and its associated activities;
- Be on site, or have an authorized representative at the Farmers Market, during all hours of operations; and
- **Obtains the appropriate license(s) and authorizations to sell beer and wine at the venue, in connection with no more than seven (7) special events during the season.**

4. **Duties and Obligations of City**.

City shall contribute the following to the Farmers Market:

- Provide space within the Town Center Plaza and surrounding areas to accommodate the Farmers Market;
- Accommodate the use of on-street parking, as well as the public parking garage located south of the Plaza site;

- Authorize the use of City-funded electricity at the Farmers Market site to provide power for vendor activities;
- Provide marketing and advertising of the Farmers Market in City publications including *The Gazette*, the City's e-mail newsletters, portable reader board, and the City's website;
- Complete the procurement of all tables and tents for vendor use, as well as storage space for tables and tents, along with providing portable toilets, washing stations, trash receptacles, and at least one (1) trash dumpster for each market day;
- Provide police services, when requested or needed by the Manager;
- Coordinate communications between the City-sponsored Farmers Market and surrounding businesses;
- Establish liability coverage for Farmers Market during operation of it on City-owned or leased property; and
- Provide business cards to the Manager for promotional purposes relating to the Market.
- Issue a single City business license to the Manager for the entire season, prior to its opening.
- **Subject to Manager obtaining necessary licenses and authorizations, allow special events, no more than seven (7) times per season, where beer and wine can be served in conjunction with them.**

5. **Rights Reserved by City**.

In addition to other rights reserved herein, City reserves the following rights:

- To establish, in association with the Manager, the amount of fees that vendors must pay to reserve space at the Farmers Market, with all vendor fees to be retained by the Manager, of which, there may be one (1) or more payment options, specifically for regular vendors at $25.00 per week, with limited additional (second) spaces available for an extra fifteen dollars ($15.00) per week;
- To authorize the participation of a vendor or vendors at the Market, regardless of type, if determined to be in the best interest of the City and Market;
- To terminate vendors' rights to participate in the Farmers Market at any time for any reason;
- To terminate the relationship between the City and Manager at any time for any reason (upon written notice provided thirty (30) days in advance of the said action);
- To discontinue the Farmers Market operations at any time. In the event that the Farmers Market closes permanently, the Manager will provide reimbursement of vendor fees on a prorated basis. However, City will not reimburse vendors for costs associated with obtaining a City of Wildwood business license;
- To review the books and accounts of the Manager relating to the operation of the Farmers Market including, but not limited to, those records pertaining to vendor fees, insurance, vendor licenses, agreements, and sales; and
- To maintain and operate a vendors booth at the Farmers Market facility, at no charge, to support the City's community garden effort in the Town Center Area.

6. **Compensation**.

For the services Manager renders to City hereunder, City shall pay Manager the total sum of *Seventeen Thousand Five Hundred Dollars ($17,500.00)*, payable as follows: Two Thousand Five Hundred

Dollars ($2,500.00) within fifteen (15) days of approval of this Agreement and the balance (Fifteen Thousand ($15,000.00)) paid in equal monthly installments on or before the 15th of each month (May – December). Manager is entitled to an additional *one thousand seven hundred fifty dollars ($1,750.00)* of benefits or considerations, other than the compensation outlined in this paragraph of this Agreement, for the purposes of reimbursement of membership costs, dues to organizations, payment of conference fees, and compensation for advertising activities, of which receipts shall be provided to the City for review and approval.

7. Termination.

Manager's services and this Agreement may be terminated at any time by the City, with or without cause, upon the giving of written notice (thirty (30) days prior to the action) to Manager of the intention to terminate.

8. Nature of Relationship.

The parties intend that an independent contractor relationship be created by this Agreement. Manager, nor his/her/its representative(s) or principal(s), are to be considered employees or agents of City for any purposes, except as to carry out the duties contemplated hereby, nor shall he/she/they represent themselves as such. Manager is not entitled to any benefits provided by the City to its employees.

9. Indemnification.

Manager shall and does hereby indemnify, defend and hold harmless City, and City's officers, Council members, agents and employees from and against any and all actions, proceedings, investigations, claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries and deficiencies, including interest, penalties, and reasonable attorneys' fees and costs (collectively, "Claims"), that City may incur or suffer as a result of or relating to any willful or grossly negligent breach or failure of Manager to perform any of the representations, covenants and agreements contained in this Agreement, and for such Claims relating to the injury or death of any person or damage to any property arising from the operation of the Farmers Market.

10. Entire Agreement.

This Agreement constitutes the entire agreement between the parties, superseding any and all agreements, either oral or written, between the parties hereto. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any parties, which are not embodied herein, and that no other agreement, statement or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement will be effective only if it is in writing signed by the party to be charged.

11. Partial Invalidity.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

12. Choice of Law.

The rights and obligations of the parties shall be governed by, and this Agreement shall be construed and be enforced in accordance with, the internal laws of the State of Missouri.

13. Counterpart Facsimile Execution.

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A document (or signature page therein) signed and transmitted by facsimile or telecopier is to be treated as an original document (or signature). No party may raise the use of a facsimile machine or telecopier as a defense to the enforcement of any document sent by such means.

14. City Council Approval.

This Agreement shall not be valid or binding on the City until approved by the City Council.

[The next page is the Signature Page]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

"CITY"

CITY OF WILDWOOD

By: _____

Name: _____

Title: _____

"MANAGERS"

GEORGE AND RENE' SACKETT

By: _____

Name: George Sackett

Title: CO-MANAGER

By: _____

Name: Rene' Sackett

Title: CO-MANAGER

BILL #2172 **ORDINANCE #2172**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH IDEAL LANDSCAPING FOR THE INSTALLATION OF APPROVED UPGRADES AT THE AL FOSTER MEMORIAL TRAILHEAD, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD, AND THE RECOMMENDATION OF THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL REGARDING THIS PROJECT'S COMPONENTS. (Ward Six)

WHEREAS, the City has been planning for the upgrade of the Al Foster Memorial Trailhead since 2008, when it first began to anticipate the need to improve its function and associated facilities; and

WHEREAS, the upgrades to this facility had to be undertaken in the context of the community where it is located, along with the consulting with the users of the trailhead area, other governmental agencies that have partnered with the City in the Meramec River Valley, and the City's boards, commission, and elected officials; and

WHEREAS, this consultation took the form of an eleven (11) step program, which was completed in December 2015; and

WHEREAS, the process resulted in upgrades to the facility, but also a recognition of the beauty of the area should always be the focal point and this location floods with some regularity and any improvements should be cognizant of this circumstance and its related impacts; and

WHEREAS, these upgrades to the facility includes a larger parking lot area, a shelter area, with picnic tables and barbecue pits, a permanent restroom facility, and improved trail access throughout the area; and

WHEREAS, with eleven (11) step program completed for the design and engineering of this facility's recommended improvements, the Department of Planning and Parks was authorized by City Council to proceed with the advertisement of the project for bidding purposes and ultimate construction; and

WHEREAS, the bidding process led to the submittal of six (6) bids by different companies, all of which were competitive and met the requirements set forth by the City for this project; and

WHEREAS, one (1) of these bids was from **Ideal Landscaping**, whose base bid was the lowest of those submitted for this project at **$499,568.00**; and

WHEREAS, the Planning/Economic Development/Parks Committee reviewed the bids at its March 2016 meeting and noted the recommended contractor and cost of the project all appeared to be reasonable, supported such, and made a recommendation to present the matter to City Council for its consideration and action, which occurred at its March 28, 2016 meeting; and

WHEREAS, the City Council, upon receipt of the Committee's report, noted in its action, the general contracting component's cost was reasonable, given the extent of the planned upgrades to the current facility, and would finally allow for the project to proceed to construction, thereby adding another amenity to this active use area of Wildwood; and

WHEREAS, it is the City's intent to open this trail improvement for public use in 2016, so all can enjoy the beauty and recreational features it has to offer in the already popular Meramec River Valley.

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

Section One. The City Council of the City of Wildwood, Missouri hereby authorizes and directs the Mayor of the City of Wildwood, Missouri to enter into a contract with **Ideal Landscaping** for the planned upgrades of the Al Foster Memorial Trailhead, per the components set forth in the attached description of the City's standard Professional Services Contract.

Section Two. This contract is authorized and approved on a not-to-exceed basis at a total amount of ***four hundred ninety-nine thousand five hundred sixty-eight dollars and zero cents*** **($499,568.00)** and shall be completed no later than November 30, 2016.

Section Three. This ordinance shall be in full force and effect after its approval and passage by the City Council and signing by the Mayor of the City of Wildwood. Missouri.

THIS BILL WAS PASSED AND APPROVED THIS ___ DAY OF _____, 2016 BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

Presiding Officer	**The Honorable Timothy Woerther, Mayor**
ATTEST:	
City Clerk	**City Clerk**

WILDWOOD

March 15, 2016

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: **Al Foster Memorial Trailhead Project – Bidding Results**

Cc: The Honorable Timothy Woerther, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

The Committee has been a part of the development of the design and engineering drawings for the planned improvement of the Al Foster Memorial Trailhead for many years. The Committee's role in this process began with the agreement to create a public engagement process and development review program for the trailhead's improvement that would engage the Glencoe Community and all of the City's partners in the Meramec River Valley, including its current users. This process and program that was followed is described below:

1. The planning process began with direct mailings to all residents, property owners, partners, and organizations with interest in the area asking for input about the current facility and their likes, dislikes, needs, concerns, and opportunities regarding it.
2. The input was formulated into a report used to determine the level of improvements considered on the site.
3. The report was presented at a community meeting to receive feedback upon the identified items and agreement on a list of priority improvements sought.
4. The list of prioritized improvements was presented to the Planning and Zoning Commission and City Council for their respective reviews and recommendations.
5. The agreed upon improvements was determined and the park designer was asked to formulate a plan reflecting these items upon it.
6. The plan, once completed, was circulated to all interested parties for review and comments (same groups noted in Item #1 above).
7. The received comments from this first review were presented to the community at a

meeting for input, suggestions, and changes.

8. The revised plan from these comments was then be presented to the Planning and Zoning Commission and City Council for review and direction.
9. The agreed upon plan was revised for the purposes of construction documents and specifications and this information was used for bidding purposes.
10. The bidding was completed and awarding of contracts followed, with City Council approving all required contracts.
11. The construction of improvements to the trailhead can now proceed, once the City Council authorizes contracts and all required documentation is addressed.

This process began in February 2011 and, for the most part, including reviews by all of the City's boards and commissions, along with City Council, took approximately five (5) years to complete Step #10, which is the project's current status. Through this process, from public input to the comments and additions by the City's boards and commissions, the project changed, but still respected its location in the Meramec River floodplain. Accordingly, the amount of funding set aside for this project has fluctuated over the course of time due to additions made through the lengthy review process.

Now with Step #10 underway, the final steps are ready to proceed. The bids were opened for this project on March 1, 2016 and six (6) firms responded to the advertisement. A summary of the bidding is provided below:

Bidder	Base ($)	Alt. #1 ($)	Alt. #2 ($)	Alt. #3 ($)	Alt. #4 ($)	Alt. #5 ($)	Alt. #6 ($)	Total ($)
		Overflow Parking	Overflow Parking - Landscaping	Info. Board	Site Furnishings	Disc Golf	Grated Trough	
Ideal Landscaping	514,868	67,900	9,000	14,500	16,300	16,415	9,900	648,883
Demien Construction	570,000	102,344	9,328	13,135	18,591	8,432	6,000	727,830
Gershenson Construction	601,500	91,000	15,000	14,500	16,000	13,800	16,500	768,300
Raiveri Construction	560,572	152,735	11,374	2,992	25,130	51,416	11,355	815,574
Tramar Contracting	642,000	207,000	17,200	20,000	34,000	29,500	8,000	957,700
RV Wagner	759,000	197,000	16,000	22,000	24,600	31,000	8,600	1,058,200

It is important to note that approximately $450,000.00 was anticipated for this project in the 2016 Capital Improvements Budget, as part of the overall construction line item contained in it. In considering the results of this bidding process, the Department is recommending for the Committee's consideration of the following bid:

Bidder	Base Bid ($)
Ideal Landscaping	514,868.00

Obviously, the bid amount is much greater than the amount set aside in the 2016 Capital Improvements Program Budget of four hundred fifty thousand dollars ($450,000.00). Given this

circumstance, the Department of Planning and Parks requested the park designer meet with Ideal Landscaping, the low bidder, and attempt to find cost savings in its submitted bid. The outcome of this discussion was as follows:

Item	Cost ($)
Base Bid	514,868
Alternate #4	16,000
Original Total	530,868
Eliminate thermo plastic logos from crosswalks and stripe only	-9,000
Remove one (1) of the non-ADA mini shelters	-11,500
Remove one (1) set of site furnishings from Alternate #4, i.e. picnic table, barbecue pit, and trash receptacle	-1,900
Remove bio-basin; seed and straw only	-8,900
Revised Total	499,568

The changes that are noted above will eliminate some items that had been recommended by the City's Historic Preservation Commission, such as the overflow, special event parking area, but that cost alone, under the low bidder's submittal, is $67,900.00. Additionally, the number of mini-shelters will be reduced to two (2) instead of three (3) in total, but the larger shelter remains as it was bid.

To offset this additional cost of almost fifty thousand dollars ($50,000.00), the Department is requesting the Committee's support to reallocate this amount from the Capital Improvement Program's 2016 Budget from the line item identified as 'Future Trail Development – Construction," which has one million dollars ($1,000,000.00) currently allocated to it, which would still leave nine hundred fifty thousand dollars ($950,000.00) in that account and allow this project to proceed with the recommended bidder – ***Ideal Landscaping***.

This matter is being presented at tonight's Work Session to the Committee for its review of the bids and, if acceptable, to provide a recommendation in this regard. If the Committee makes a favorable recommendation, the matter would then be forwarded to City Council for its consideration. With City Council's endorsement, the contract for this project could be established by the end of April, with construction starting in late spring/early summer.

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

WILDWOOD

Project Manual

Al Foster Memorial Trailhead

Bid Opening: March 1, 2016 (Tuesday)

10:30 AM CST

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INVITATION FOR BIDS

INVITATION FOR BIDS

Sealed bids for **AL FOSTER TRAILHEAD PARK SITE IMPROVEMENTS** will be received by the City of Wildwood, Department of Planning and Parks, 16860 Main Street, Wildwood, Missouri, 63040, until **10:30 A.M. CST,** on **TUESDAY, MARCH 1, 2016,** in the Community Room at which time the bids will be publicly opened and read aloud. The 10:30 A.M. CST cutoff time for acceptance of sealed bid documents is determined by the Department of Planning and Parks, not that of the bidder.

The Scope of Work includes; **8'x20' Customized Pre-manufactured Restroom Building, 16'x28' Pre-manufactured Shelter, (3) 9'x9' Pre-manufactured Mini Shelters, 20 Car Asphalt Parking Lot, Concrete Curbs and Concrete Walks, 80'x150' Grass Paver Overflow Parking, 400'+/- Asphalt Trail (8') associated Clearing, Earthwork, Grading, Storm Drainage Culvert, Boulder Retaining Wall, Site Lighting/Electric, Landscaping, Seeding/Mulching, and Misc. Site Furnishings.**

Bid packages are available, MONDAY, FEBRUARY 8, 2016 after 8:00 A.M. CST, from *terraspec*, located at 5030 Griffin Road, St. Louis, MO 63128, upon payment of a non-refundable fee of $40 per set. *Checks made payable to "terraspec"*

Not less than the prevailing hourly rate of wages shall be paid to all workmen performing under this contract in this area according to the rates determined by the Department of Labor and Industrial Relations of the State of Missouri.

A bid security in the amount of five percent (5%) of the bid amount must accompany each bid in accordance with the Instructions to Bidders.

The City of Wildwood shall award any contract based on the proposal that, in its sole discretion, best meets the interests and requirements of the City. The City of Wildwood reserves the right in its sole discretion to reject any and all proposals, to waive technicalities or deficiencies in any or all the proposals, to negotiate with any or all bidders or others for other or more favorable terms or prices, and/or to award the contract to other than the bidder submitting the lowest cost proposal, with or without negotiation.

This project is tax exempt. A tax exemption letter will be made available to the successful bidder upon request.

FORM OF CONTRACT PERFORMANCE - PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

That _____, as Principal of _____, State of _____ and _____, a corporation organized and existing under and by virtue of the laws of the State of _____, and regularly authorized to do business in the State of Missouri, as Surety, are held and firmly bound unto the City of Wildwood, Missouri, hereinafter called the "City," in the penal sum of _____Dollars ($ ___) lawful money of the United States, well and truly to be paid unto the said City for the payment of which Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement dated , entered into a Contract with the City for the construction of the work designated as_____ located at _____in the State of Missouri, in accordance with the Contract, which Contract is by this reference made a part hereof, and is hereinafter referred to as the "Contract."

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal shall faithfully perform the Contract on its part, and satisfy all claims and demands incurred by the Principal in the performance of the Contract, and shall fully indemnify and save harmless the City from all cost and damage which the City may suffer by reason of the failure of the Principal to do so, and shall fully reimburse and repay to the City all costs, damages, and expenses which the City may incur in making good any default by the Principal including, but not limited to, any default based upon the failure of the Principal to fulfill its obligation to furnish maintenance, repairs or replacements for any period of time after the work is completed as provided for in the Contract, and shall for use in the prosecution of the work required by the Contract whether by Subcontract or otherwise, and shall pay all valid claims and demands whatsoever, and shall defend, indemnify and hold harmless the City and its agents against loss or expense from bodily injury, including death, or damage or destruction of property, including loss of use resulting therefrom, arising out of or resulting from the performance of the work, then this obligation shall be null and void; otherwise, it shall remain in full force and effect.

The City may sue on this Bond, and any person furnishing material or performing labor, either as an individual or as a Subcontractor shall have the right to sue on this Bond in the name of the City for his use and benefit, all in accordance with the provisions of MO. Rev. Stat SS 522.300, and any amendments thereto.

Whenever Principal shall be in default under the Contract, the Surety shall promptly remedy the default, or shall promptly (1) complete the Contract in accordance with its terms and conditions, or (2) obtain bids for completing the Contract in accordance with its terms and conditions, and upon determination by the City of the lowest responsible bidder, arrange for a Contract between the City and such bidder, and made available as the work progresses sufficient funds to pay the costs of completion, not exceeding the amount of this Bond.

It is hereby stipulated and agreed that any suit based upon any default of the Principal in fulfilling his obligation to furnish maintenance, repairs or replacements for any period of time after the work is completed as provided for in the Contract, may be brought at any time up to one year after the expiration of the time specified in the Contract during which the Contractor has agreed to furnish such maintenance or make such repairs or replacements.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration of addition to the terms of the Contract or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the specifications.

Signed and sealed this ____ day of _____, 20____,

In the presence of : _____(SEAL)

_____ By:_____

_____(SEAL)

_____ By:_____

GENERAL CONDITIONS OF CITY-CONTRACTOR AGREEMENT

ARTICLE I

CONTRACT DOCUMENTS

1.1 DEFINITIONS

1.1.1 The Contract Documents. The Contract documents consists of the City-Contractor Agreement, General Conditions of the City-Contractor Agreement, State Wage Determination, Non-Collusion Affidavit, the Performance Payment Bond, the Drawings, the Specifications, the Construction Schedule, all Addenda and all Modifications issued after execution of the Contact. A Modification is (1) a written amendment to the Contract signed by both parties, or (2) a Change Order.

1.1.2 The Contract. The Contract documents form the Contract. The Contract represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations or agreements, both written and oral, including the bidding documents. The Contract may be amended or modified only by a Modification as defined in Subparagraph 1.1.1.

1.1.3 The Work. The term Work includes all labor necessary to complete the construction required by the Contract Documents, and all materials and equipment incorporated or to be incorporated in such construction.

1.1.4 The Project. The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part.

1.1.5 Notice to Proceed. The written notice form the City notifying the Contractor of the date on or before which he is to begin prosecution of the work.

1.2 EXECUTION, CORRELATION, INTENT AND INTERPRETATIONS

1.2.1 The Contract Documents shall be signed in not less than triplicate by the City and Contractor.

1.2.2 The Contractor represents that he has visited the site, familiarized himself with the local conditions under which the Work is to be performed, and correlated his observations with the requirements of the Contract Documents.

1.2.3 The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. The intention of the Contract Documents is to include all labor, materials, equipment and other items as provided in Subparagraph 3.3 necessary for execution and completion of the Work. Words which have well-known technical or trade meanings are used herein in accordance with such recognized meanings.

1.3 COPIES FURNISHED AND OWNERSHIP

1.3.1 Unless otherwise provided in the Contract Documents, the Contractor will be furnished a maximum of six (6) copies, free of charge, of the Drawings and Specifications for the execution of the work.

1.3.2 All Drawings, Specifications and copies thereof furnished by the City are and shall at all times remain property of the City. Such documents shall not be used on any other project. At the conclusion of the job, the Contractor shall submit 1 set of mark ups for as builts.

ARTICLE II

CITY

2.1 DEFINITION

2.1.1 The City is the person or organization identified as such in the City-Contractor Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term City means the City or its authorized representative.

2.2 CITY'S RIGHT TO STOP THE WORK

2.2.1 If the Contractor fails to correct defective Work or fails to supply materials or equipment in accordance with the Contract Documents, the City may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

2.3 CITY'S RIGHT TO CARRY OUT THE WORK

2.3.1 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents, or fails to perform any provision of the Contract, the City may, after seven (7) days' written notice to the Contractor and without prejudice to any other remedy he may have, make good such deficiencies. In such case an appropriate Change Order shall be issued deducting from the payments then or thereafter due the Contractor the cost of correcting such deficiencies. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the City promptly upon request.

ARTICLE III

CONTRACTOR

3.1 DEFINITION

3.1.1 The Contractor is the person or organization identified as such in the City-Contractor Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term Contractor means the Contractor or his authorized representative. The Contractor shall not subcontract except as defined by Sec. 108.1 of the Standard Specifications.

3.2 SUPERVISION AND CONSTRUCTION PROCEDURES

3.2.1 The Contractor shall supervise and direct the Work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work.

3.3 LABOR AND MATERIALS

3.3.1 Unless otherwise specifically noted, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities,

transportation, and other facilities and services necessary for the proper execution and completion of the Work.

3.3.2 The Contractor shall at all times enforce strict discipline and good order among his employees and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him. If the City reasonably objects to any person employed by the Contractor, the employee shall be immediately dismissed.

3.3.3 The Contractor shall comply with, and is bound by, the provisions of Missouri law pertaining to the payment of wages on public works projects contained in MO.Rev.Stat. §290.210 through 290.340 (1994), and any amendments thereto, including, but not limited to the following:

1. In accordance with MO.Rev.Stat. §290.250 (1994), the Contractor shall not pay less than the prevailing hourly rate of wages specified by the Missouri Department of Labor and Industrial Relations Division of Labor Standards to all workmen performing Work under the Contract.

2. In accordance with MO.Rev.Stat. §290.250 (1994), the Contractor shall forfeit as a penalty to the City ten dollars ($10.00) for each workman employed for each calendar day, or portion thereof, such workman is paid less than the said stipulated rates for any Work done under the Contract, by him or by any Subcontractor under him and shall include provisions in all bonds guaranteeing the faithful performance of said prevailing hourly wage clause.

3. In accordance with MO.Rev.Stat. §290.265 (1994), the Contractor and each Subcontractor shall post a clearly legible statement of all prevailing hourly wage rates to be paid to all workmen employed to complete the Work in a prominent and easily accessible place at the site of the Work and such notice shall remain posted during the full time that any workmen shall be employed on the Work.

Certified payrolls shall also be submitted prior to final payment for all work completed by the Contractor or Subcontractors.

4. In accordance with MO.Rev.Stat. §290.290 (1994), before final payment is made an affidavit must be filed by the Contractor stating that he has fully complied with the prevailing wage law. No payment shall be made unless and until this affidavit is filled in proper form and order.

3.3.4 The Contractor shall execute and complete the Work in such a manner that avoids jurisdictional and other disputes among labor unions.

3.4 WARRANTY

3.4.1 The Contractor warrants to the City that all materials and equipment furnished under the Contract and incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not so conforming to these standards shall be considered defective. If required by the City, the Contractor shall furnish satisfactory evidence as to the kind and quality of all materials and equipment.

3.5 PERMITS, FEES AND NOTICES

3.5.1 The Contractor shall secure and pay for all permits, governmental fees and licenses necessary for the proper execution and completion of the Work.

3.5.2 The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the Work. If the Contractor observes that any of the Contract Documents are at variance therewith in any respect, he shall promptly notify the City in writing and any necessary changes shall be adjusted by appropriate Modification. If the Contractor performs any Work knowing it to be contrary to such laws, ordinances, rules and regulations and without such notice to the City, the Contractor shall assume full responsibility thereof and shall bear all costs attributable thereto.

3.6 SUPERINTENDENT

3.6.1 The Contractor shall employ a competent superintendent and necessary assistants who "shall be in attendance" on the project site at all times during the progress of all work for the duration of the total project. This person shall be a non-working superintendent who will be responsible for the satisfactory progression of the work and to ensure that all work is being completed in accordance with the plans and specifications. He is also to relay any conflicts or discrepancies that arise to the City's representative for resolution or interpretation. The name of the person selected as superintendent and his qualifications shall be submitted at the time of bids and shall be approved in writing by the City. The superintendent shall not be changed except with the written consent or at the request of the City. The superintendent shall represent the Contractor and all communications given to the superintendent shall be as binding as if given to the Contractor.

3.7 RESPONSIBILITY FOR THOSE PERFORMING THE WORK

3.7.1 The Contractor shall be responsible to the City for the acts and omissions of all his employees and all Subcontractors, their agents and employees and all other persons performing any of the Work under a Contract with the Contractor.

3.8 DRAWINGS AND SPECIFICATIONS AT THE SITE

3.8.1 The Contractor shall maintain at the site for the City one copy of all Drawings, Specifications, Addenda, approved Shop Drawings, Change Orders and other Modifications, in good order and marked to record all changes made during construction. The Drawings, marked to record all changes made during construction, shall be delivered to the City upon completion of the Work. The Contractor shall also maintain on the project site a survey level, legs, and rod at all times, which are deemed adequate by the project engineer.

3.9 CLEANING UP

3.9.1 The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. The Contractor shall not "stockpile" any material on the jobsite and all excavated material shall be hauled off the site at the time of excavation. However, stockpiling of materials delivered and used on the same day will be allowed if all materials are in place or removed at the end of the day.

3.9.2 In conjunction with Sec. 106.5, of the City of Wildwood Standard Specifications, the Contractor is responsible for securing his own project storage site which shall not be located on City Right-of-Way without prior written consent of the Director of Public Works. After completion of the Work the Contractor shall remove all remaining waste materials and rubbish from and about the Project as well as all tools, construction equipment, machinery and surplus materials, and shall clean all surfaces and leave the Work "broomclean" or its equivalent, on a weekly basis except as otherwise specified. This includes "wash out" areas as approved.

3.10 INDEMNIFICATION

3.10.1 The Contractor shall indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, losses and expenses including attorneys' fees arising out of or resulting in any way, directly or indirectly, from the performance of the Work, including, but not limited to, any such claim, damage, loss or expense that is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom unless such claims, damages or losses are caused solely by the negligent act of the City.

3.10.2 In any and all claims against the City or any of its agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any one of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph 3.11 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under workmen's compensation acts, disability benefit acts or other employee benefit acts.

3.11 CASH ALLOWANCES

3.11.1 The Contractor acknowledges and agrees that the Contract Sum includes all cash allowances specified in the Contract Documents.

ARTICLE IV

SUBCONTRACTORS

4.1 DEFINITION

4.1.1 A Subcontractor is a person or organization who has a direct contract with the Contractor to perform any of the Work. The term Subcontractor is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a Subcontractor or his authorized representative.

4.1.2 A Sub-subcontractor is a person or organization who has a direct or indirect contract with a Subcontractor to perform any of the Work. The term Sub-subcontractor is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a Sub-subcontractor or an authorized representative thereof.

4.1.3 Nothing contained in the Contract Documents shall create any contractual relation between the City and any Subcontractor or Sub-subcontractor.

4.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

4.2.1 Unless otherwise specified in the Contract Documents or in the Instructions to Bidders, the Contractor shall submit a completed and signed Subcontractor Approval form, along with other required Bid documents to the City. Contractor shall complete and submit a Supplemental Subcontractor Approval form to the City in the event of any substitution or addition of a Subcontractor by the Contractor. No work shall be performed by a Subcontractor until such Subcontractor has been approved by the City.

4.2.2 Prior to the award of the Contract, the City will notify the Bidder in writing if the City, after due investigation, objects to any such person or entity proposed by the Bidder pursuant to Subparagraph 4.3.1 above. If the City objects to any such proposed person or entity, the Bidder may, at his option, (1) withdraw his Bid, or (2) submit an acceptable substitute person or entity with no adjustment in his bid price.

4.2.3 Contractor shall at all times during the term of the Contract be in compliance with Sec. 108.1 of the Standard Specifications and shall not subcontract more than forty nine percent (49%) of the total Contract cost.

4.2.4 The City reserves the right to reject a Subcontractor, if in the City's sole discretion, delays may result in the performance of Work as a result of Subcontractor's other obligation. The Contractor shall be held responsible, in addition to the submission of the "Subcontractor Approval Form," to apprise the City of any additional work which a Subcontractor accrues throughout the duration of the project. This shall include work for the City under a different Contract, or any other person on entity. If such said additional work shall detrimentally impact the progression of the Work under this Contract, the City retains the right to require the Contractor to submit a substitute Subcontractor for this work at no additional cost to the City.

4.2.5 The Contractor shall not contract with any Subcontractor or any person or organization (including those who are to furnish materials or equipment fabricated to a special design), for proposed proportions of the Work designated in the Contract Documents or in the Instruction to

Bidders or, if none is so designated, with any Subcontractor proposed for the principal portions of the Work, who has been rejected by the City.

4.2.6 If the City requires a change of any proposed Subcontractor or person or organization during the execution of the Work approved under the present Contract, the Contract Sum shall be increased or decreased by the difference in cost resulting from such change and an appropriate Change Order shall be issued.

4.2.7 The Contractor shall not make any substitution for any proposed Subcontractor or person or organization who has not been accepted by the City prior to the Contract Award, unless the substitution is accepted by the City in writing prior to such substitution.

4.3 SUBCONTRACTUAL RELATIONS

4.3.1 All work performed for the Contractor by a Subcontractor shall be pursuant to an appropriate agreement between the Contractor and Subcontractor (and where appropriate between Subcontractors and Sub-subcontractors) which shall contain provisions that:

1. require the Work to be performed in accordance with the requirements of the Contract Documents;

2. require submission to the Contractor of applications for payment under each Subcontract to which the Contractor is a party, in reasonable time to enable the Contractor to apply for payment in accordance with Article VIII hereof;

3. require that all claims for additional costs, extensions of time, damages for delays or otherwise with respect to Subcontracted portions of the Work shall be submitted to the Contractor (via any Subcontractor or Sub-subcontractor where appropriate) in sufficient time so that the Contractor may comply in the manner provided in the Contract Documents for like claims by the Contractor upon the City;

4. waive all rights the contracting parties may have against one another for damages caused by fire or other perils covered by the property insurance described in Paragraph 10.2, except such rights as they may have to the proceeds of such insurance held by the City as trustee under Paragraph 10.2;

5. obligate each Subcontractor specifically to consent to the provisions of this Paragraph 4.3; and

6. require the Subcontractor (and the Sub-subcontractor to indemnify and hold harmless the City against all claims, damages, losses, expenses and attorneys' fees arising out of or resulting from the performance of the Work by Subcontractor, and its agents and employees, unless such claims, damages or losses are caused solely by the negligent act of the City.

4.4 PAYMENTS TO SUBCONTRACTORS

4.4.1 The Contractor shall pay each Subcontractor upon receipt of payment from the City, an amount equal to the percentage of completion allowed to the Contractor on account of such Subcontractor's Work, less the percentage retained from payments to the Contractor. The Contractor shall also require each Subcontractor to make similar payments to his Subcontractors.

4.4.2 If the City withholds payment to the Contractor for any cause which is the fault of the Contractor and not the fault of a particular Subcontractor, the Contractor shall pay that Subcontractor on demand for its Work to the extent completed.

4.4.3 The City shall not have any obligation to pay or to see to the payment of any sum to any Subcontractor or Sub-subcontractor.

ARTICLE V

SEPARATE CONTRACTS

5.1 CITY'S RIGHT TO AWARD SEPARATE CONTRACTS

5.1.1 The City reserves he right to award other contracts on other terms and conditions in connection with other portions of the Project.

5.2 MUTUAL RESPONSIBILITY OF CONTRACTORS

5.1.2 During construction, it may become necessary to increase the amount of excavation or to utilize a soil stabilization process if unsuitable subgrade conditions are found. The Contractor shall immediately contact the Superintendent of Streets if this condition occurs. The Superintendent of Streets and the Contractor shall agree upon the existence of unsuitable subgrade, the depth in which to remove the unsuitable soil, and the extent of the problem area prior to any additional work. No payment will be made for any area which undergoes additional excavation which is not indicated in the above scope of work and has not been approved by the Superintendent of Streets prior to the excavation. All additional excavation which becomes necessary shall be paid at the unit bid price for "Excavation." The City reserves the right to contract with a separate contractor for the use of a soil stabilization process. No direct payment will be made for delays incurred due to this process and the Contractor's only compensation will be the allotment of additional days for the delay. The number of days shall be from the time the Contractor initially notifies the City of an unsuitable subgrade condition and until two days after the completion of the soil stabilization process.

5.2.1 The Contractor shall afford other contractors reasonable opportunity for the delivery and storage of their materials and equipment and the execution of their work, and shall properly connect and coordinate the Work with theirs.

5.2.2 If any part of the Work depends for proper execution or results upon the work of any other separate contractor, the Contractor shall inspect and promptly report to the City any apparent discrepancies or defects in such work that render it unsuitable for proper execution of the Work. Failure of the Contractor so to inspect and report shall constitute an acceptance of the other contractor's work as fit and proper to receive the Work, except as to defects which may develop in the other contractor's work after the execution of the Contractor's Work that could not have been discovered by the Contractor upon reasonable inspection.

5.2.3 If the Contractor causes damage to the work or property of any other contractor on the Project, and such separate contractor sues the City or initiates an arbitration proceeding on account of any damage alleged to have been so sustained, the City shall notify the Contractor who shall defend such proceedings at his own expense, and if any judgment or award against the City arises therefrom the Contractor shall pay or satisfy it and shall reimburse the City for all attorneys' fees and court or arbitration costs which the City has incurred.

5.3 CITY'S RIGHT TO CLEAN UP

5.3.1 If a dispute arises between the separate contractors as to their responsibility for cleaning up as required by Paragraph 3.10, the City may clean up and charge the cost thereof to the several contractors.

ARTICLE VI

MISCELLANEOUS PROVISIONS

6.1 GOVERNING LAW

6.1.1 The Contract shall be governed by the laws of the State of Missouri.

6.2 SUCCESSORS AND ASSIGNS

6.2.1 The City and the Contractor each binds himself, his partners, successors, assigns and legal representatives to the other party hereto and to the partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract without the prior written consent of the other, nor shall the Contractor assign any sums due or to become due to him hereunder, without the prior written consent of the City.

6.3 NOTICES

6.3.1 Any notice to any party pursuant to or in relation to the Contract shall be in writing and shall be deemed to have been duly given when delivered in person to the individual or member of the firm or to an officer of the corporation for whom it was intended, or when deposited in the United States mail, registered or certified with postage prepaid addressed to the last business address known to the party giving the notice.

6.4 RIGHTS AND REMEDIES

6.4.1 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

6.5 ROYALTIES AND PATENTS

6.5.1 The Contractor shall pay all royalties and license fees payable on all designs, processes or products used in connection with the Work or incorporated therein, unless otherwise agreed upon by the City. The Contractor shall defend all suits or claims for infringement of any patent rights and shall indemnify and hold the City harmless from and against any loss on account thereof.

6.6 TESTS

6.6.1 The Contractor shall bear all costs of any inspections, tests, or approvals required under any laws, ordinances, rules, regulations or orders of any public authority having jurisdiction.

6.6.2 The City will provide special inspection and testing services to verify the work is performed in accordance with the Contract. The City will provide the Contractor with a listing of tests to be performed and approximate locations or frequency. The Contractor will be required to notify the City forty-eight hours prior to the time the Contractor will be ready for specific tests required by the City. If such special inspection or testing reveals failure of the Work to comply (1) with the requirements of the Contract Documents, or (2) with respect to the performance of the Work, with laws, ordinances, rules, regulations or orders of any public authority having jurisdiction, the Contractor shall bear the cost of the City's inspection and retesting and such cost shall be deducted then or thereafter due Contractor. In all other cases, the City shall bear such costs.

6.8 PAYMENT AND PERFORMANCE BOND

6.8.1 The Contractor shall furnish the payment and performance bond required in the Instructions to Bidders.

ARTICLE VII

TIME

7.1 DEFINITIONS

7.1.1 The Contract Time is the period of time allotted in the Contract Documents for completion of the Work. Said work shall include all punchlist items deemed necessary by the City, exclusive of MSD-generated punchlist items. The date of completion of the Contract shall be the date when all work including City punchlist items have been approved in writing by the City.

7.1.2 The date of commencement of the Work is the date established in the written Notice to Proceed from the City to the Contractor.

7.1.3 The term "day" as used in the Contract Documents shall mean calendar day.

7.2 PROGRESS AND COMPLETION

7.2.1 All time limits stated in the Contract Documents are of the essence of the Contract.

7.2.2 The Contractor shall begin the Work on the date of commencement provided in the City-Contractor Agreement. The Contractor shall carry the Work forward expeditiously with adequate forces and shall complete it within the Contract Time and in accordance with the Construction Schedule.

ARTICLE VIII

PAYMENTS AND COMPLETION

8.1 CONTRACT SUM

8.1.1 The Contract Sum is stated in the City-Contractor Agreement and is the total amount payable by the City to the Contractor for the performance of the Work.

8.2 APPLICATION FOR PAYMENT

8.2.1 By 12:00 P.M. on or before the tenth of the month, upon substantial completion of various stages of the Work, and upon final completion of the Work, the Contractor shall submit to the City an itemized Application for Payment pursuant to the City-Contractor Agreement on such forms and supported by such data substantiating the Contractor's right to payment as the City may require.

8.2.2 If payments are to be made on account of materials or equipment to be incorporated into the Work and delivered and suitably stored at the site, such payments shall be conditioned upon submission by the Contractor of bills of sale or such other documents satisfactory to the City to establish the City's title to such materials or equipment or to otherwise protect the City's interest.

8.2.3 The Contractor warrants and guarantees that title to all Work, materials and equipment covered by an Application for Payment, whether incorporated into the Work or not, will pass to the City upon the receipt of such payment by the Contractor, free and clear of all liens, claims, security interests or encumbrances (hereinafter referred to as "liens").

8.3. PAYMENT

8.3.1 If the Contractor has made Application for Payment as above, the City will, in accordance with the City-Contractor Agreement, make payment to the Contractor for such amount as it determines to be properly due pursuant to the Contractor's Application for Payment, or state in writing the City's reasons for withholding all or any portion of such payment.

8.3.2 No progress payment, nor any partial or entire use or occupancy of the Work by the City, shall constitute an acceptance of any Work not completed in accordance with the Contract Documents.

8.4 COMPLETION AND FINAL PAYMENT

8.4.2 Upon receipt of written notice from the Contractor that the Work is fully completed and ready for final inspection and acceptance, and upon receipt of a final application for Payment, the City will promptly make such inspection and, when the City finds the Work acceptable under the Contract Documents and the Contract fully performed, the City will make final payment to the Contractor in accordance with the City-Contractor Agreement.

8.4.3 The final payment shall not become due until the Contractor submits to the City (1) an Affidavit that all payrolls, bills for materials and equipment, and other indebtedness incurred in connection with the execution and completion of the Work for which the City or its property might in any way be responsible, have been paid or otherwise satisfied, (2) consent of the surety, if applicable, to final payment, (3) an affidavit stating the Contractor has fully complied with the provisions and requirements of the Prevailing Wage Law, Section 290.210 through 290.340 as

amended by MO.Rev. Stat. 1994, and (4) if required by the City, other data establishing payment or satisfaction of all such obligations, such as receipts, releases and waivers of liens arising out of the Contract, to the extent and in such form as may be designated by the City. If any Subcontractor refuses to furnish a release or waiver required by the City, the Contractor may furnish a bond satisfactory to the City indemnifying the City against any liability relating to such Subcontractor. If any such claimed liability remains unsatisfied after all payments are made, the Contractor shall refund to the City all moneys that the City may be compelled to pay in discharging such claimed liability, including all costs and reasonable attorneys' fees.

8.4.4 The acceptance of final payment shall constitute a waiver of all claims by the Contractor, except those previously made in writing and still unsettled.

ARTICLE IX

PROTECTION OF PERSONS AND PROPERTY

9.1 SAFETY PRECAUTIONS AND PROGRAMS

9.1.1 The Contractor shall initiate, maintain and supervise safety precautions and programs in connection with the performance of the Work.

9.2 SAFETY OF PERSONS AND PROPERTY

9.2.1 The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

1. all employees on the Work and all other persons who may be affected thereby;

2. all the Work, all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or any of his Subcontractors or Sub-subcontractors; and

3. other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

9.2.2 The Contractor shall comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority having jurisdiction over the safety of persons or property to protect them from damage, injury or loss. The Contractor shall erect and maintain all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying City and users of adjacent utilities. The Contractor shall provide signs, barrels, or any other safety devices which the City deems necessary for public safety. No additional payment will be made and this work shall be considered incidental to the Contract. The City will place safety devices as it deems necessary if the Contractor fails to provide the required items within 24 hours of notification. The Contract Sum shall be reduced by the cost of these devices.

9.2.3 When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

9.2.4 All damage or loss to any property caused in whole or in part by the Contractor, any Subcontractor, or any Sub-subcontractor, or anyone directly or indirectly employed by anyone for whose acts they may be liable, shall be remedied by the Contractor. The City shall document any complaint by any person regarding damage or loss to property caused by Contractor by requesting such complainant to complete a Damage Claim form. A copy of the Damage Claim form shall be submitted by the City to the Contractor and the Contractor shall correct the problem, repair such damage or otherwise compensate the complainant or file a claim for such damage with Contractor's insurance company within ten (10) days of the receipt of the Damage Claim form from the city. If the City shall have a legitimate basis for believing that such claim is valid, the City shall have the option to withhold payment of funds until (i) such damages are repaired; or (ii) the City has been provided with evidence that the Contractor has made restitution to the complainant.

9.2.5 The Contractor shall designate a responsible member of his organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated in writing by the Contractor to the City.

ARTICLE X

INSURANCE

10.1 CONTRACTOR'S LIABILITY INSURANCE

10.1.1 The Contractor shall purchase and maintain such insurance required in the City-Contractor Agreement to protect him from claims which may arise out of or result from the Contractor's operations under the Contract, whether such operations be by himself or by any Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

10.1.2 The insurance shall be written for not less than any limits of liability specified in the City-Contractor Agreement, or required by law, whichever is greater, and shall include contractual liability insurance as applicable to the Contractor's obligations under Paragraph 3.11.

10.1.3 Certificates of Insurance acceptable to the City shall be filed with the City prior to commencement of the Work. Certificate of Insurance must state: "The City of is an additional insured." These Certificates shall contain a provision that coverages afforded under the policies will not be cancelled until at least fifteen days prior written notice has been given to the City.

10.2 PROPERTY INSURANCE

10.2.1 Unless otherwise provided, the Contractor shall purchase and maintain property insurance upon the entire Work at the site to the full insurable value thereof. This insurance shall include the interests of the City, the Contractor, Subcontractors and Sub-subcontractors in the Work and shall insure against the perils of Fire, Extended Coverage, Vandalism and Malicious Mischief.

10.2.2 The Contractor shall purchase and maintain such steam boiler and machinery insurance as may be required by the Contract Documents or by law. This insurance shall include the interests of the City, the Contractor, Subcontractors and Sub-subcontractors in the Work.

10.2.3 Certificates of Insurance acceptable to the City shall be filed with the City prior to commencement of the work. Certificates of Insurance must state on the certificate: "The City of is an additional insured." These Certificates shall contain a provision that coverages afforded under the policies will not be cancelled until at least fifteen days' prior written notice has been given to the City.

10.2.4 Any loss insured by property insurance maintained by the City shall be adjusted with the City and made payable to the City as trustee for the insured, as their interests may appear, subject to the requirements of any applicable mortgagee clause.

10.2.5 The City and Contractor waiver all rights against each other for damages caused by fire or other perils to the extent covered by insurance provided under this Paragraph 10.2 and the Contract Documents, City-Contractor Agreement, except such rights as they may have to the proceeds of such insurance held by the City as trustee. The Contractor shall require similar waivers by Sub-contractors and Sub-subcontractors in accordance with Subparagraph 4.3.1.

ARTICLE XI

CHANGES IN THE WORK

11.1 CHANGE ORDERS

11.1.1 The City, without invalidating the Contract, may order Changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, with the Contract Sum and the Construction Schedule being adjusted in accordance with the City-Contractor Agreement. All such changes in the Work shall be authorized by Change Order, and shall be executed under the applicable conditions of the Contract Documents.

11.1.2 A Change order is a written order to the Contractor signed by the City, issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum or the Construction Schedule. The Contract Sum and the Contract Time may be changed only by Change Order.

11.1.3 The cost or credit to the City resulting from a Change in the Work shall be determined in accordance with the City-Contractor Agreement.

11.2 CLAIMS FOR ADDITIONAL COST

11.2.1 If the Contractor wishes to make a claim for an increase in the Contract Sum, he shall give the City written notice thereof within twenty (20) days after the occurrence of the event giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute the Work. No such claim shall be valid unless so made. If the City and the Contractor cannot agree on the amount of the adjustment in the Contract Sum, it shall be determined by arbitration. Any change in the Contract Sum resulting from such claim shall be authorized by Change Order.

11.3 MINOR CHANGES IN THE WORK

11.3.1 The City shall have authority to order minor changes in the Work not involving an adjustment in the Contract Sum or the Construction Schedule and not inconsistent with the intent of the Contract Documents. Such changes may be effected by written Field Order or by other written order. Such

changes shall be binding on the City and the Contractor.

ARTICLE XII

UNCOVERING AND CORRECTION OF WORK

12.1 UNCOVERING OF WORK

12.1.1 If any Work should be covered contrary to the request of the City, it must, if required by the City, be uncovered for his observation and replaced, at the Contractor's expense.

12.1.2 If any Work has been covered which the City has not specifically requested to observe prior to being covered, the City may request to see such Work and it shall be uncovered by the Contractor. If such Work is found to be in accordance with the Contract Documents, the Cost of uncovering and replacement shall, by appropriate Change Order, be charged to the City. If such Work be found not in accordance with the Contract Documents, the Contractor shall pay such costs.

12.2 CORRECTION OF WORK

12.2.1 The Contractor shall promptly correct all Work rejected by the City as defective or as failing to conform to the Contract Documents, whether observed before or after substantial completion of the Work, and whether or not fabricated, installed or completed. The Contractor shall bear all cost of correcting such rejected Work.

12.2.2 If, within one year after the Date of substantial completion or within such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents, any of the Work is found to be defective or not in accordance with the Contract Documents, the Contractor shall correct it promptly after receipt of a written notice from the City.

12.2.3 All such defective or non-conforming Work under Subparagraphs 12.2.1 and 12.2.2 shall be removed from the site if necessary, and the Work shall be corrected to comply with the Contract Documents without additional cost to the City.

12.2.4 The Contractor shall bear the cost of making good all work of separate contractors destroyed or damaged by such removal or correction.

12.2.5 If the Contractor fails to correct such defective or non-conforming Work, the City may correct it in accordance with Paragraph 2.3.

12.3 ACCEPTANCE OF DEFECTIVE OR NON-CONFORMING WORK

12.3.1 If the City prefers to accept defective or non-conforming Work, he may do so instead of requiring its removal and correction, in which case a Change Order will be issued to reflect an appropriate reduction in the Contract Sum or, if the amount is determined after final payment, it shall be paid by the Contractor.

ARTICLE XIII

SPECIAL PROVISIONS

13.1 OVERTIME

13.1.1 In order to provide sufficient control of work, the Contractor shall be required to inform the City of Wildwood of schedules overtime work, including work on Saturdays, Sundays, and City holidays as given below at least forty-eight (48) hours in advance of any such work. If the Contractor fails to appear on a scheduled overtime period, the City shall deduct the cost for the City's assigned personnel from the Contract Sum for the time period scheduled.

CITY HOLIDAYS

There are eleven (11) holidays. They are:

New Year's Day
Martin Luther King, Jr. Day
President's Day
Memorial Day
Independence Day
Labor Day
Veteran's Day
Thanksgiving Day
Day after Thanksgiving
Christmas Eve
Christmas Day

13.2 PRECONSTRUCTION CONFERENCE

13.2.1 A preconstruction conference may be held prior to the issuance of a notice to proceed with the Work. This meeting will be attended by the Contractor, the City of Wildwood, and representatives of the various utility companies that have facilities in the project area. The meeting date will be established after the taking of bids and at a time convenient to all parties.

13.3 SEQUENCE OF WORK

13.3.1 A schedule of the Contractor's work shall be submitted to the City for approval as required under Article V of the Agreement. It shall contain a listing of the order in which the Contract items will be constructed and the approximate dates for starting and finishing each Contract item.

13.3.2 The Contractor shall furnish the City his proposed sequence and schedule for the completion of all work for their review and approval prior to the time of the preconstruction conference. The City shall have the right to specify the order of construction as deemed necessary.

13.3.3 All pavement shall be placed back within 24 hours of removal.

13.4 CONSTRUCTION LIMITS

13.4.1 The construction limits consist of the public streets rights-of-way and acquired easement areas.

The Contractor shall limit his operations accordingly. The Contractor shall acquire the property owners' permission for any activity outside the public right-of-way or easement areas.

13.5 TESTING

13.5.1 Materials Testing and Inspection Service: The City may employ and pay for a qualified independent materials and geotechnical testing laboratory to perform testing and inspection service during construction operations.

ARTICLE XIV

CONSTRUCTION SAFETY PROGRAM REQUIREMENTS

14.1 TRAINING

14.1.1 CONTRACTOR shall provide a ten hour Occupational Safety and Health Administration (OSHA) construction safety program for its employees working onsite on the project. The program shall include a course in construction safety and health approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All employees working on the project are required to complete the program within sixty (60) days of beginning work on the construction project.

14.1.2 Any employee found on the worksite subject to this section without documentation of the successful completion of the course required under subsection 14.1.1 shall be afforded 20 days to produce such documentation before being subject to removal from the project.

14.1.3 CONTRACTOR shall require all onsite employees of any subcontractors to complete the ten-hour training program required under subsection 14.1.1.

14.1.4 Pursuant to Sec. 272.675 RSMo., CONTRACTOR shall forfeit as a penalty to the CITY $2,500.00 plus $100.00 for each employee employed by CONTRACTOR or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time periods in subsections 14.1.1 and 14.1.2 have elapsed. CITY shall withhold and retain from the amount due CONTRACTOR under this contract, all sums and amounts due and owing CITY as a result of any violation of this section.

ARTICLE 10

BID FORM PROPOSAL

PROJECT: AL FOSTER TRAILHEAD PARK SITE IMPROVEMENTS
WILDWOOD, MISSOURI
terraspec Project No. 10-015

OWNER: CITY OF WILDWOOD
16860 MAIN STREET
WILDWOOD, MISSOURI 63040

BIDDER: Ideal Landscape Construction, Inc.
6264 Lemay Ferry Road
St. Louis, MO 63129

TO: CITY OF WILDWOOD, MISSOURI

1. The undersigned (herein called the "Bidder") in compliance with your Invitation for Bids for the construction of the above-referenced project, having examined the drawings and specifications with related documents as prepared by ***terraspec***, and having examined the site of the proposed work, being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and supplies to construct within the time set forth therein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

2. BASE PROPOSAL: Bidder agrees to furnish all labor, materials, equipment and service required to construct and install all work shown on the drawings and called for in the specifications, except those items designated as add alternates. The bidder will complete this work as shown on the drawings and called for in the specifications, in accordance with said documents therewith for the sum indicated below.

BASE PROPOSAL TOTAL

Five hundred fourteen thousand eight hundred sixty eight DOLLARS ($ 514,868.00)

3. ALTERNATES: The bidder will add the following work items as called for in the drawings and specifications in accordance with said documents therewith for the following itemized sums. The CITY reserves the right to select or reject any or all, or any combination of alternates.

ALTERNATE No. 1 - This alternate is for the addition of the Overflow Parking Area Pavement as indicated on the Drawings. **Note: Alternate includes, but not necessarily limited to, all elements necessary to construct Overflow Parking Area including grading, compaction testing, flush concrete curbs, grass pave aggregate base, grass pave surfacing, seeding/mulching and plastic insert striping .**

ADD Sixty seven thousand nine hundred DOLLARS ($ 67,900.00)

ALTERNATE No. 2 - This alternate is for the addition of the Overflow Parking Area Landscape as indicated on the Drawings. **Note: Alternate includes, but not necessarily limited to, all elements necessary to install landscaping including spaded edge, shrub bed soil preparation, shrub bed mulch, and plant materials. Topsoil, lawn seeding, mulch to replace existing aggregate parking lot to be removed shall be included in the Base Bid Proposal.**

ADD Nine thousand DOLLARS ($ 9,000.00)

ALTERNATE No. 3 - This alternate is for the addition of (1) Information Board as indicated on the Drawings.

ADD Fourteen thousand five hundred DOLLARS ($ 14,500.00)

ALTERNATE No. 4 - This alternate is for the addition of (7) Picnic Tables, (4) Barbeque Pits, (7) Trash Receptacles, including associated concrete pads where applicable, as indicated on the Drawings. **Note: Alternate includes all elements necessary to install the aforementioned site furnishings. Barbeque Pit at Main Shelter, Benches and Bike Rack at Restroom Building and Concrete Pads at Mini Shelters shall be included in the Base Bid Proposal.**

ADD Sixteen thousand three hundred DOLLARS ($ 16,300.00)

ALTERNATE No. 5 - This alternate is for the addition of 3 Disc Golf Holes as indicated on the Drawings. **Note: Alternate includes all elements necessary to install the aforementioned Disc Golf Holes including, necessary Selective Tree and Brush Removal from Fairways, (9) Concrete Tee Pads, and (3) Heavy Duty Baskets**

ADD Sixteen thousand four hundred fifteen DOLLARS ($ 16,415.00)

ALTERNATE No. 6 - This alternate is for the addition of a Grated Drainage Trough across Grand Avenue, in lieu of the Reinforced Concrete Pipe, Flared End Sections and Drainage Swale Construction as indicated on the Drawings. **Note: Alternate includes all elements necessary to install the aforementioned Grated Drainage Trough.**

ADD Nine thousand nine hundred DOLLARS ($ 9,900.00)

There will be no time extensions granted to the construction contract with the owner's acceptance of any alternate.

4. UNIT PRICES: Should the undersigned be required to perform work other than that shown on the submitted proposal, he will be paid an additional sum or shall credit the Owner, as the case may be, on the basis of the unit Prices quoted below. Such prices shall be the sum total installed compensation payable for all required work, including materials, installation, overhead and profit, and be valid for the duration of the contract. Any direction for changes will be given to the contractor in writing by the Owner.

ITEM DESCRIPTION	PRICE PER UNIT

NOTE: THIS SECTION (UNIT PRICES) NOT USED

5. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.

6. The undersigned agrees that he will complete said work by **November 30, 2016** or allow the Owner as **liquidated damages, the sum of Five Hundred Dollars ($500.00)** for each calendar day thereafter, that the Contract remains uncompleted. Computation of Contract time shall commence on the seventh (7th) day following the date of mailing by regular mail of the Notice to Proceed, and every calendar day following thereafter, except as provided herein, shall be counted as a working day.

7. The undersigned hereby represents that he has carefully examined the Bid Documents, and will execute the Contract and its items, covenants, and conditions all in strict conformance to these requirements.

8. All materials and equipment furnished by this Contract, and all construction involved in this Contract shall be, and the same is guaranteed by the Contractor, free from defects owing to faulty materials or workmanship for a period of one (1) year after the date of completion of the above work covered by this Contract, and any part, equipment, material, or work which proves defective by reason of faulty material or workmanship, within said period of one year shall be replaced by the Contractor free of cost to the Owner.

9. It is understood that the City reserves the right to reject any or all bids, to waive informalities in bidding, and to accept the bid most advantageous to the City.

10. All materials and equipment furnished by the undersigned shall be fully warranted as provided by the manufacturer(s). Any equipment which proves to be defective by reason of faulty parts, materials, or workmanship within the specified time period shall be replaced by the undersigned firm free of cost to the City.

11. The Bidder agrees that this bid shall be good and may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receiving bids.

12. Upon receipt of written notice of the acceptance of this bid, Bidder will execute the formal contract attached within five (5) days and deliver the required Surety Bond or Bonds.

13. The bid security attached in the sum of Twenty five thousand seven hundred foty three and four tenths ($ 25,743.40) is to become the property of the Owner in the event the contract and bond are not executed within the time above set forth, as liquidated damages for the delay and additional expense to the owner caused thereby.

14. The undersigned hereby agrees to commence work under Contract a maximum of fourteen (14) days of receiving written "Notice to Proceed" from the Owner and to fully complete the total project in accordance with the time schedule set forth in the CITY - Contractor Agreement. The undersigned

further agrees to pay liquidated damages in accordance with the requirements of the Contract.

15. Bidder acknowledges receipt of the following Addenda:

Addendum No.	1	Dated	02/25/16
Addendum No.		Dated	
Addendum No.		Dated	

Respectfully submitted,

David Buckel-President

Name and Signature of Bidder

If an **INDIVIDUAL**

Name of Individual

Firm Name, if any

Residence Address

Address for Communications

If a **CORPORATION**

Ideal Landscape Construction, Inc.
Name of Corporation

David Buckel
President
Name and Title of Officer

6264 Lemay Ferry Road
St. Louis, MO 63129
Address for Communications

1 Incorporated under the laws of the State of Name of Corporation?

2. Licensed to do business in Missouri?

Yes X No _____
(Check One)

If a **PARTNERSHIP**

Name of Partnership

Partner

Address for Communications

State names and residence addresses of all partners

SUBCONTRACTOR UTILIZATION FORM

This report must accompany and be part of the sealed bid proposal.

1. Name of Bidder: Ideal Landscape Construction, Inc.

2. Address Bidder: St. Louis (City) MO (State) 63129 (Zip) (314)892-9500 (Phone)

3. The above-named bidder intends to subcontract for materials, services, supplies, specialty contractors, etc., in the following fashion:

Names and Addresses of Subcontractor Which the Contractor Anticipates Utilizing	Nature of Participation	$ Value of Subcontractor
Taylor Excavating	Crane Service	$5,200.00
Metron Surveying	Layout	$5,975.00
Traffic Control Company	Thermoplastic Logo	$9,000.00
Ford Asphalt	Asphalt	$49,200.00
Bob Otto Striping	Striping	$3,600.00
Reinhold Electric	Electrical Work	$19,242.00
Woods Construction	Install of Shelters	$27,000.00
	A. Total of Above	$119,217.00
	B. Total Bid Amount	$514,868.00
Subcontractor Utilization as a % of Total Bid Amount: (A/B x 100)		23.15%

The General Contractor shall perform 51% of the contract with his own company work force.

David Buckel-President
Name-Authorized Officer of Bidder

Signature-Office Bidder

03/29/16
Date

The City of Wildwood, Missouri reserves the right, before any award of the Contract is made, to require of any bidder to whom it may make an award of the Contract, a non-collusion affidavit in the form designated below:

NON-COLLUSION AFFIDAVIT

STATE OF Missouri,

COUNTY OF Jefferson,

David Buckel, being first duly sworn, deposes and says that he is President *(sole owner, partner, president, secretary, etc.) of Ideal Landscape Construction, Inc., the party making the foregoing bid; that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation; that such bid is genuine and not collusive or sham; that said bidder had not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or any one else to put in a sham bid, or that any one shall refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with any one to fix the bid price of said bidder or of any other bidder, or to fix any overhead, profit or cost element of such bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract or any one interested in the proposed contract; that all statements contained in such bid are true; and, further, that said bidder had not, directly or indirectly, submitted his bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid and will not pay any fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, or to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his general business.

SIGNED:

Subscribed and sworn to before me this 7th day of February, 2020.
Seal of Notary

Rebecca Dawn Lhie
Notary Public

REBECCA DAWN LHIE
NOTARY PUBLIC
NOTARY SEAL
STATE OF MISSOURI
JEFFERSON COUNTY
COMMISSION #12710660
MY COMMISSION EXPIRES JUNE 17, 2023

City of Wildwood

CITY-CONTRACTOR AGREEMENT

This City–Contractor Agreement "Agreement" is made and entered into this **25th** day of **April 2016**, by and between the **City of Wildwood, Missouri** (hereinafter called the "City") and **Ideal Landscaping Construction, Inc.**, with offices located at **6264 Lemay Ferry Road, St. Louis, Missouri 63129** (hereinafter called the "Contractor").

WITNESSETH:

The Contractor and the City, for the consideration set forth herein, agree as follows:

ARTICLE I.

The Contract Documents

The Contract Documents, hereby placed on file with the City Clerk, consist of the General Conditions of City-Contractor Agreement, State Wage Determination, Non-Collusion Affidavit, Performance Payment Bond, Specifications, Drawings, the Construction Schedule, all Addenda, and all Modifications issued after execution of this Agreement, which together with this Agreement form the entire agreement, obligations and duties of the parties, and are all as fully a part of the Agreement as if attached to this Agreement or repeated herein. All definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II.

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents (the "Work") and shall timely complete the project in strict compliance with all requirements and specifications set forth in the Contract Documents. Contractor represents and warrants that it has special skills which qualify it to perform the Work in accordance with the Contract Documents, and that it is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of

which would prevent or interfere with the performance, in whole or in part, of the Work. All Work shall be performed in compliance with all applicable federal, state, and City laws and regulations, including but not limited to all grading, construction and zoning ordinances of the City.

ARTICLE III.

Time of Completion

All time limits stated in the Contract Documents are of the essence. The Work to be performed here under shall commence within ten (10) days of the date of the written notice to proceed from the City to the Contractor. Working days for the completion of the Work have been established. The count of working days will start on the date the Contractor starts any construction operations on this project and all Work shall be completed within the working days specified below.

Calendar Days: **Two Hundred Nineteen (219)**

Should the Contractor, or in case of default, the surety, fail to complete the Work within the working days or the completion date specified, whichever occurs first, a deduction of the amount stipulated in Article V will be made for each day that the Work remains uncompleted.

ARTICLE IV.

The Contract Sum and Payments

The City shall pay the Contractor for the performance of the Work the total sum of **Four Hundred Ninety-Nine Thousand Five Hundred Sixty-Eight Dollars and Zero Cents ($168,937.00 - the "Contract Sum")** based upon Applications for Payment submitted by the Contractor on or before the twentieth (20th) day of the month for Work completed in accordance with the General Conditions in the following manner:

(1) On or about the tenth (10th) day of each following month, ninety percent (90%) of the portion of the Contract Sum properly allocable to labor, materials and equipment

incorporated into the Work, and ninety percent (90%) of the portion of the Contract Sum properly allocable to materials and equipment suitably stored at the site to be incorporated into the Work, through the period ending up to the twentieth (20th) of the preceding month, less the aggregate of all previous progress payments;

(2) Upon completion of the Work, a sum sufficient to increase the total payments to ninety percent (90%) of the Contract Sum; and

(3) Final payment within 60 days after the Work is fully completed and accepted by the City and the Work fully performed.

(4) The retainage amount withheld by subsections (1) and (2) above shall not exceed any maximum amount permitted by law

ARTICLE V.

Performance of the Work

(a) Within seven (7) calendar days after being selected, the Contractor shall prepare and submit for the City's approval (1) a Construction Schedule for the Work in a bar chart format which Construction Schedule shall indicate the dates for starting and completing the various stages of construction and (2) a Traffic Control Plan indicating the location of all proposed signage, detours and road closures throughout the project which adequately address the traffic control plan of the proposed Work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration. The Notice To Proceed shall be issued within 10 working days of the selection, however, no Work will commence until the Contractor's Construction Schedule and traffic control plan are submitted and approved by the City. The Contractor shall be required to substantially finish portions of the Work as designated by the Director of Public Works prior to continuation of further Work remaining on the project. This may include backfilling, seeding, or cleanup as designated by the Director of Public Works.

(b) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Agreement. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City, as liquidated damages and not as a penalty, the sum of **two hundred fifty dollars ($250.00)** for each calendar day the Contractor fails to comply with the Construction Schedule. The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to Contractor from City.

(c) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City at such intervals as the City may reasonably direct, the actual progress of the Work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, it shall promptly take, and cause its Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause its Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime, premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay, which is not excusable under Article VI hereof, or is not approved in advance by the City, shall be borne by the Contractor.

ARTICLE VI.

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required

to pay liquidated damages to the City pursuant to paragraph (b) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (c) of Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so substantial that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of its rights under this Article VI.

ARTICLE VII.

Changes in the Work or Cost of Work

(a) The City may make changes within the general scope of the project by altering, adding to or deducting from the Work, and the Contract Sum adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Agreement. No extra Work or change in the Work shall be made except pursuant to a Change Order approved by the City and Contractor in accordance with the General

Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall promptly be made by the Contractor in accordance with the General Conditions.

(b) If the requested change would result in a delay in the Construction Schedule, the provisions of paragraph (c) of Article V and of Article VI hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Construction Schedule shall be adjusted by agreement between the parties to reflect such decrease.

(c) If the Contractor intends to make a claim for an increase in the Contract Sum, it shall give the City written notice explaining the circumstances, justifications and amount of Contract Sum increase desired thereof promptly after the occurrence of the event or circumstances giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute further Work. No such claim shall be valid unless so made in accordance with the General Conditions. Any change in the Contract Sum resulting from such a claim shall first be authorized by Change Order executed by the City and Contractor. The City reserves the right to suspend Work of the Contractor pending the resolution of any claim for an increase in the Contract Sum.

(d) Any adjustment in the Contract Sum for duly authorized extra Work or change in the Work shall be determined based on the unit prices previously specified, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable lump sum properly itemized and supported by sufficient substantiating data to permit evaluation, or by an acceptable cost plus percentage or fixed fee.

ARTICLE VIII.

Termination by City or Contractor

(a) If the Contractor is adjudged a bankrupt, or if the Contractor makes a general assignment for the benefit of creditors, or if a receiver is appointed on account of the Contractor's insolvency, or if the Contractor persistently or repeatedly fails, except in cases for which an extension of time is provided, to make progress in accordance with the Construction Schedule, or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Agreement, the City may, without prejudice to any other right or remedy, by giving written notice to the Contractor and its surety, terminate the Agreement, take possession of the Work and of all materials and equipment thereon and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Agreement Sum shall exceed the expenses of finishing the Work, including additional architectural, managerial and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this Article, the Contractor, upon the request of the City, shall promptly:

(i) assign to the City, in the manner and to the extent directed by the City, all right, title and interest of the Contractor under any subcontracts, purchase orders and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and

(ii) make available to the City to the extent directed by the City all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, for any reason and in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties or by arbitration.

ARTICLE IX.

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the liability of the Contractor under the General Conditions of this Agreement.

The Contractor and his Subcontractors shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:*

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$ 500,000 each person
	$3,000,000 each occurrence
Property Damage:	$3,000,000 each occurrence
	$3,000,000 aggregate

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person
	$3,000,000 each occurrence
Property Damage:	$3,000,000 each accident

The Contractor's policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the Work on this project. The certificates must state "The City of Wildwood is an additional insured."

*But not less than the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. The Contractor and his Subcontractors shall cause the insurer(s) to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for the City's rights or defenses with regard to its applicable sovereign, governmental, or official immunities and protections provided by state constitution or law.

ARTICLE X.

The Work

The Contractor shall furnish all labor, materials and equipment necessary to perform the scope of Work within the project limits. The Scope of Work includes **the installation of certain improvements that have been identified on the bid plans and specifications for the desired upgrades and improvements to the Al Foster Memorial Trailhead, which will include, but not be limited to, the mobilization activities to initiate the project, including obtaining all required governmental permits, the installation of the trail surfacing, the construction of a shelter/mini-shelters and a restroom facility, the development of a new parking lot area, the placement of stormwater management infrastructure, and the necessary grading and other site preparation work, as needed and defined**, including traffic control and other incidental items as identified in the construction documents.

ARTICLE XI.

Miscellaneous Provisions

(a) This Agreement constitutes the sole and complete understanding of the parties hereto with respect to the subject matter hereof, and shall replace all prior written and

oral understandings. This Agreement may be amended only by written agreement signed by the parties.

(b) Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

(c) This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy, facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

(d) The parties shall act in good faith in the performance of their obligations hereunder.

(e) If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney's fees from the non-prevailing party.

(f) The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

(g) If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF WILDWOOD (the "City")	(the "Contractor")
By_____ , Mayor	By:_____
Attest:	Printed Name: _____
_____ City Clerk	_____ Title

Missouri
Division of Labor Standards

WAGE AND HOUR SECTION

JEREMIAH W. (JAY) NIXON, Governor

Annual Wage Order No. 22

Section 100
ST. LOUIS COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by
John E. Lindsey, Director
Division of Labor Standards

This Is A True And Accurate Copy Which Was Filed With The Secretary of State: March 10, 2015

Last Date Objections May Be Filed: April 9, 2015

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	** Date of Increase	*	Basic Hourly Rates	Over-Time Schedule	Holiday Schedule	Total Fringe Benefits
Asbestos Worker (H & F) Insulator			$38.06	55	60	$20.71
Boilermaker	9/15		$32.76	126	7	$30.10
Bricklayer and Stone Mason	11/15		$32.50	72	5	$20.69
Carpenter	6/15		$36.34	77	41	$15.75
Cement Mason	6/15		$30.56	80	8	$17.30
Communication Technician			$30.35	44	47	$9.53 + 31.50%
Electrician (Inside Wireman)	6/15		$34.20	82	71	$10.76 + 39.5%
Electrician (Outside-Line Construction\Lineman)	9/15		$42.52	43	45	$5.00 + 36.5%
Lineman Operator	9/15		$36.70	43	45	$5.00 + 36.5%
Groundman	9/15		$28.38	43	45	$5.00 + 36.5%
Elevator Constructor	6/15	a	$45.09	26	54	$30.005
Glazier	6/15		$33.13	87	31	$19.58 + 10.53%
Ironworker	6/15		$32.88	11	8	$23.825
Laborer (Building):						
General			$30.57	97	26	$14.02
First Semi-Skilled			$30.31	114	27	$14.02
Second Semi-Skilled			$29.92	109	3	$13.72
Lather			USE CARPENTER RATE			
Linoleum Layer and Cutter	6/15		$31.08	92	26	$15.45
Marble Mason	10/15		$31.43	76	51	$14.17
Marble Finisher	10/15		$26.18	76	51	$13.47
Millwright			USE CARPENTER RATE			
Operating Engineer						
Group I	6/15		$32.16	3	66	$24.16
Group II	6/15		$32.16	3	66	$24.16
Group III	6/15		$30.26	3	66	$24.16
Group III-A	6/15		$32.16	3	66	$24.16
Group IV	6/15		$26.80	3	66	$24.16
Group V	6/15		$26.80	3	66	$24.16
Painter	10/15		$31.65	104	12	$13.76
Pile Driver			USE CARPENTER RATE			
Pipe Fitter	7/15		$37.00	91	69	$26.68
Plasterer	7/15		$31.06	67	3	$17.53
Plumber	7/15		$37.00	91	69	$26.68
Roofer\Waterproofer			$30.70	15	73	$16.67
Sheet Metal Worker	10/15		$39.63	32	26	$21.72
Sprinkler Fitter - Fire Protection	10/15		$41.96	66	18	$21.62
Terrazzo Worker	6/15		$32.11	116	5	$13.37
Terrazzo Finisher	10/15		$30.35	116	5	$11.84
Tile Setter	10/15		$31.43	76	51	$14.17
Tile Finisher	10/15		$26.18	76	51	$13.47
Traffic Control Service Driver			$27.35	83	17	$9.045
Truck Driver-Teamster			$30.41	35	36	$10.82

Fringe Benefit Percentage is of the Basic Hourly Rate

**Annual Incremental Increase

OCCUPATIONAL TITLE	** Date of Increase	Basic Hourly Rates	Over-Time Schedule	Holiday Schedule	Total Fringe Benefits

* Welders receive rate prescribed for the occupational title performing operation to which welding is incidental.

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

a - Vacation: Employees over 5 years - 8%, under 5 years - 6%

REPLACEMENT PAGE
ST. LOUIS COUNTY
BUILDING CONSTRUCTION OVERTIME SCHEDULE

FED: Minimum requirement per Fair Labor Standards Act means time and one-half (1 ½) shall be paid for all work in excess of forty (40) hours per work week.

NO. 3: Means the regular workday shall consist of eight (8) consecutive hours, exclusive of a thirty (30) minute lunch period, with pay at the straight time rate. The regular workday shall begin between the hours of 6:00 a.m. and 9:00 a.m. The Employer may have the option to schedule the work week from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be paid at the applicable overtime rate. If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather, holiday or other conditions beyond the control of the Employer, they shall have the option to work Friday at the straight time rate of pay to complete the forty (40) hours for the workweek. All overtime work performed on Monday through Saturday shall be paid at time and one-half (1½) the hourly rate plus an amount equal to one-half (½) of the hourly Total Indicated Fringe Benefits. All work performed on Sundays and recognized holidays shall be paid at double (2) the hourly rate plus an amount equal to the hourly Total Indicated Fringe Benefits. Shifts may be established when considered necessary by the Employer. Shift hours and rates will be as follows. If shifts are established, work on the First Shift will begin between 6:00 a.m. and 9:00 a.m. and consist of eight (8) hours of work plus one-half hour unpaid lunch. Hours worked during the first shift will be paid at the straight time rate of pay. The second shift shall start eight hours after the start of the first shift and consist of eight (8) hours of work plus one-half hour unpaid lunch. Work on the second shift will begin between 2:00 p.m. and 5:00 p.m. and be paid the straight time rate plus $2.50 per hour. The third shift shall start eight hours after the start of the second shift and consist of eight (8) hours plus one-half hour unpaid lunch. Work on the third shift will begin between 10:00 p.m. and 1:00 a.m. and be paid the straight time rate plus $3.50 per hour. The additional amounts that are to be paid are only applicable when working shifts: Shifts that begin on Saturday morning through those shifts which end on Sunday morning will be paid at time and one-half these rates. Shifts that begin on Sunday morning through those shifts which end on Monday morning will be paid at double time these rates.

NO. 11: Means eight (8) hours shall constitute a day's work, with the starting time to be established between 6:00 a.m. and 8:00 a.m. from Monday to Friday. Time and one-half (1½) shall be paid for first two (2) hours of overtime Monday through Friday and the first eight (8) hours on Saturday. All other overtime hours Monday through Saturday shall be paid at double (2) time rate. Double (2) time shall be paid for all time on Sunday and recognized holidays or the days observed in lieu of these holidays.

NO. 16: Means the regular working day shall be scheduled to consist of at least eight (8) hours, but no more than ten (10) consecutive hours, exclusive of the lunch period. The regular working day may be scheduled to commence at any time between the hours of 5:00 a.m. and 10:00 a.m. All work performed in excess of forty (40) hours in one work week, or in excess of ten (10) hours in one work day shall be paid at the rate of one and one-half (1½) times the regular hourly wage scale. Any work performed on a Saturday shall be paid for at the rate of one and one-half (1½) times the regular hourly wage scale unless such Saturday work falls under the category of Saturday Make-Up Day. Any work performed by Employees anywhere on Sunday or recognized holidays, shall be paid for at the rate of double (2) time the regular wage scale. If, during the course of a work week, an Employee is unable to work for any reason, and, as a result, that Employee has not accumulated forty (40) hours of compensable time at the straight time rate, the Employer, at his option may offer the Employee the opportunity to work on Saturday at straight time; provided, however, if during the period worked by said Employee on Saturday, the Employee's compensable time at the straight time rate exceeds forty (40) hours, all time worked in excess of the forty (40) hours will be paid at the rate of one and one-half (1½) times the regular hourly wage scale.

NO. 26: Means that the regular working day shall consist of eight (8) hours worked between 6:00 a.m., and 5:00 p.m., five (5) days per week, Monday to Friday, inclusive. Hours of work at each jobsite shall be those established by the general contractor and worked by the majority of trades. (The above working hours may be changed by mutual agreement). Work performed on Construction Work on Saturdays, Sundays and before and after the regular working day on Monday to Friday, inclusive, shall be classified as overtime, and paid for at double (2) the rate of single time. The employer may establish hours worked on a jobsite for a four (4) ten (10) hour day work week at straight time pay for construction work; the regular working day shall consist of ten (10) hours worked consecutively, between 6:00 a.m. and 6:00 p.m., four (4) days per week, Monday to Thursday, inclusive. Any work performed on Friday, Saturday, Sunday and holidays, and before and after the regular working day on Monday to Thursday where a four (4) ten (10) hour day workweek has been established, will be paid at two times (2) the single time rate of pay. The rate of pay for all work performed on holidays shall be at two times (2) the single time rate of pay.

REPLACEMENT PAGE
ST. LOUIS COUNTY
BUILDING CONSTRUCTION OVERTIME SCHEDULE

NO. 32: The regular working day shall consist of eight (8) hours of labor on the job between six (6) a.m. and four (4) p.m. and the regular working week shall consist of five (5) consecutive eight (8) hour day's of labor on the job beginning with Monday and ending with Friday of each week. The normal work week is 40 hours. All full-time or part-time labor performed during such hours shall be recognized as regular working hours and paid for at the regular hourly rate. All work performed during regular work hours on Saturdays will be paid at time and one-half (1 ½). All work performed outside of regular working hours and performed during the regular work week, shall be at double (2) times the regular rate, except that the first two (2) hours following the regular work day shall be paid at one and one-half (1½) times the regular rate. An early starting time of 6:00 a.m. may be used mutually agreed upon by the interested parties. SHIFT RATE: Shift work would start after 4:00 p.m. to 6:00 a.m. The first 8 hours would be at 115% of the basic wage rate. Overtime Monday through Friday would be at 1 ½ of base shift rate. Saturday regular work day hours – 1½ of base shift rate. Saturday – work after 8 hours – 2 times the basic wage rate. Sunday and Holidays – 2 times the basic wage rate. All work performed on recognized holidays and Sundays shall be paid double (2) time. Appropriate overtime rates to be based on fifteen minute increments.

NO. 35: Means a regular work week of forty (40) hours, will start on Monday and end on Friday. The regular work day shall be either eight (8) or ten (10) hours. If a crew is prevented from working forty (40) hours Monday through Friday, or any part thereof by reason of inclement weather, Saturday or any part thereof maybe worked as a make-up day at the straight time rate. Employees who are part of a regular crew on a make-up day, notwithstanding the fact that they may not have been employed the entire week, shall work Saturday at the straight time rate. A work day is to begin between 6:00 a.m. and 9:00 a.m. However, the project starting time maybe advanced or delayed if mutually agreed to by the interested parties. For all time worked on recognized holidays, or days observed as such, double (2) time shall be paid.

NO. 43: Eight (8) hours shall constitute a work day between the hours of 7:00 a.m. and 4:30 p.m. Forty (40) hours within five (5) days, Monday through Friday inclusive, shall constitute the work week. Work performed in the 9th and 10th hour, Monday through Friday, shall be paid at time and one-half (1½) the regular straight time rate of pay. Contractor has the option to pay two (2) hours per day at the time and one-half (1½) the regular straight time rate of pay between the hours of 6:00 a.m. and 5:30 p.m., Monday through Friday. Work performed outside the regularly scheduled working hours and on Saturdays, Sundays and recognized legal holidays, or days celebrated as such, shall be paid for at the rate of double (2) time.

NO. 44: Means forty (40) hours shall constitute a work week, Monday through Friday. Eight (8) hours shall constitute a work day. Hours of work shall be between the hours of 7:00 a.m. and 4:30 p.m. All work performed before 7:00 a.m. and after 4:30 p.m. and all work performed in excess of eight (8) hours in any one work day, over forty (40) hours in any work week and the first eight (8) hours of work on Saturday, shall be paid at the rate of one and one-half (1½) times the regular rate of pay. All hours worked in excess of eight (8) hours on Saturday, all hours worked on Sunday and on holidays, or days that may be celebrated as such, and as designated by the federal government, shall be paid at two (2) times the regular rate of pay. All shifts for work performed between the hours of 4:30 p.m. and 1:00 a.m. shall receive eight (8) hours pay at the regular hourly rate of pay plus two dollars ($2.00) per clock hour. All work performed between the hours of 12:30 a.m. and 9:00 a.m. on a third shift shall receive eight (8) hours pay at the regular hourly rate plus four dollars ($4.00) per clock hour. All overtime work required after the completion of a regular shift shall be paid at one and one-half times (1½ x) the "shift" hourly rate.

NO. 55: Means the regular work day shall be eight (8) hours between 6:00 a.m. and 4:30 p.m. The first two (2) hours of work performed in excess of the eight (8) hour work day, Monday through Friday, and the first ten (10) hours of work on Saturday, shall be paid at one & one-half (1½) times the straight time rate. All work performed on Sunday, observed holidays and in excess of ten (10) hours a day, Monday through Saturday, shall be paid at double (2) the straight time rate.

NO. 66: Means eight (8) hours shall constitute a day's work beginning at 7:00 a.m. (or 8:00) A.M. and ending at 3:30 (or 4:30) P.M. The work week shall be forty (40) hours beginning Monday at 7:00 a.m. (or 8:00) A.M. and ending Friday at 3:30 (or 4:30) P.M. The Employer at his option may use a flexible starting time between the hours of 6:00 a.m. and 8:00 a.m. All overtime, that is worked outside of the above established working hours of Monday through Friday, shall be paid at double (2) time, including Saturdays, Sundays and Holidays.

REPLACEMENT PAGE
ST. LOUIS COUNTY
BUILDING CONSTRUCTION OVERTIME SCHEDULE

NO. 67: Means eight (8) hours shall constitute a day's work, with a flexible starting time to begin between 6:00 a.m. to 8:00 a.m., five (5) days a week, Monday through Friday. Any work over eight (8) hours in any one day shall be at the overtime rate, which is time & one-half (1½). Any work on Saturday shall be at time & one-half (1½), unless a Make-Up Day due to inclement weather is in effect. Any work on Sundays or holidays shall be at double (2) time. Four (4) days, ten (10) hours each day to be worked during Monday through Friday, shall be paid at straight time. A Make-Up Day Due To Inclement Weather Only - Employee(s) will be permitted to work an eight (8) hour make-up day on Saturday only, and the employee will receive the regular straight time wage rate.

NO. 72: Means that except as is otherwise provided herein, the work week shall be determined to begin at 8:00 a.m. Wednesday and end at 4:30 p.m. on the following Tuesday. Except as herein provided, working hours are from 8:00 a.m. to 11:55 a.m. and 12:30 p.m. to 4:25 p.m. and no more than the regular hours shall be worked during the forenoon or afternoon at the regular rate. In the case of days of inclement weather starting time and quitting time may be adjusted so long as the hours worked on such days do not exceed eight (8) and do not extend beyond 4:30 p.m. In circumstances where the Employee or Employees have regularly been working overtime on a particular day or days, no adjustment in the starting time shall operate to deprive Employees of overtime pay, which they would have otherwise received but for the change in the starting time. The parties understand that the application of the provisions of the preceding sentence will result in Employees receiving overtime pay even where they have not worked more than with (8) hours on a particular day. Regardless of the staring time, the forenoon working hours shall end at 11:55 a.m. and the afternoon working hours shall begin at 12:30 p.m. and end 8 hours and 25 minutes after the staring time fixed by the Employer for forenoon hours. Work performed by an employee on a non-holiday Saturday, except as hereinafter provided, or at night or before or after regular working hours on a non-holiday weekday, shall be considered overtime work, for which Employees working during such time shall be paid at the rate of one and one-half (1½) times their regular hourly wage rate for each hour or fraction thereof, worked during such time. Work performed on a Sunday or the recognized holidays shall be considered overtime work for which the Employee shall be paid twice the amount of his or her regular hourly wage rate for each hour or fraction thereof worked on any such day.

NO. 76: Means the standard workday shall consist of eight (8) hours of work between the hours of 8:00 a.m. and 4:30 p.m. with a thirty (30) minute unpaid lunch hour occurring in the middle of the shift. The standard workweek shall consist of five standard workdays commencing on Monday and ending on Friday. The normal starting and quitting times may be changed by mutual consent of interested parties. All time worked before and after the established eight (8) hour workday, Monday through Friday, and all time worked on Saturday, shall be paid for at the rate of time & one-half (1½) the hourly base wage rate in effect. All time worked on Sunday and holidays shall be paid at the rate of double (2) the hourly wage in effect. All work done on Saturday will be done at time & one-half (1½), unless Saturday shall be used as a make-up day. If an employee should lose one or more days in a work week and use Saturday as a make-up day the pay shall be at the regular hourly base wage rate and benefits.

NO. 77: Means the regular workday shall consist of eight (8) consecutive hours, exclusive of a thirty (30) minute lunch period, with pay at the regular straight time hourly rate. The regular workday shall begin on the job site between the hours of 6:00 a.m. and 8:00 a.m. with the starting time to be determined by the Employer, unless project owner requires different starting time. This adjustable starting time can, at the Employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. The Employer may establish a four (4) ten (10) hour shift exclusive of the thirty (30) minute lunch period at the straight time wage rate. Forty (40) hours per week shall constitute a week's work Monday through Thursday. In the event a job is down due to weather conditions, safety or other conditions beyond the control of the Employer, then Friday may, at the option of the employer, be worked as a make-up day at the straight time wage rate. Straight time is not to exceed ten (10) hours a day or forty (40) hours per week. Time and one-half (1 ½) shall be paid for all overtime hours worked during the week, Monday through Friday and for all work performed on Saturday. Double (2) time shall be paid for all time worked on Sunday and recognized holidays.

REPLACEMENT PAGE
ST. LOUIS COUNTY
BUILDING CONSTRUCTION OVERTIME SCHEDULE

NO. 80: Means eight (8) hours shall constitute the regular work day and forty (40) hours a work week, Monday through Friday. The Employer shall establish the starting time between 6:30 a.m. through 9:00 a.m. An Employer may further adjust the starting time up to 9:30 a.m. throughout the year. Time and one-half (1½) shall be paid after eight (8) consecutive hours worked after the established starting time and for hours worked before the established starting time. Time and one-half (1½) shall be paid for work performed on Saturdays. Work performed on Sundays and Holidays shall be paid at the double (2) time rate of pay. The Employer when working on Highway and Road Work may have the option to schedule the work week for his paving crew only from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate of time and one-half (1½). If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather (rain, snow, sleet falling), the Employer shall have the option to work Friday at the straight time rate of pay to complete the forty (40) hours.

NO. 82: Means the work day shall consist of eight (8) hours worked between 7:00 a.m. and 4:30 p.m. Forty (40) hours will constitute the work week from Monday through Friday, inclusive. Up to four (4) hours of overtime work per day performed before or after the assigned normal work day, (twelve (12) continuous hours, starting no earlier than 6:00 a.m., Monday through Friday), shall be paid at a rate of one and one-half times (1.5x) that employee's hourly rate. Any additional overtime, Monday through Friday, shall be paid at two times (2x) the regular rate of pay. The first eight hours of overtime work on Saturday shall be paid at the rate of one and one-half times (1.5x) the regular rate of pay. Hours worked in excess of eight (8) hours on Saturday shall be paid at two times (2x) the regular rate of pay. Double time shall be paid for work performed on Sundays, recognized legal holidays or days that may be celebrated as such as designated by the federal government. All shifts for work performed between the hours of 4:30 p.m. and 1:00 a.m. shall be paid at the regular hourly rate plus two dollars ($2.00) per clock hour. All shifts for work performed between the hours of 12:30 a.m. and 9:00 a.m. shall be paid at the regular hour rate plus four dollars ($4.00) per clock hour. All overtime work required after the completion of a regular shift shall be paid at one and one-half times (1.5x) the "shift" hourly rate.

NO. 83: Means eight (8) hours shall constitute the regular workday except when the Employer elects to work Four, 10-Hour days as explained in this Section with starting time to be between the hours of 6:00 a.m. and 9:00 a.m. as determined by the Employer. This adjustable starting time can, at the Employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. Overtime is to be paid after eight (8) hours at the rate of time and one-half (1½). The Employer may have the option to schedule his workweek from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate of time and one-half (1½). If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather (rain, snow, sleet falling) he shall have the option to work Friday at the straight time rate of pay to complete his forty (40) hours. However, should a holiday occur, Monday through Thursday, the Employer shall have the option to work Friday at the straight time rate of pay, unless work is halted due to inclement weather (rain, snow, sleet falling). The work week is to begin on Monday. Time and one-half (1½) shall be paid for Saturday work. Double (2) time shall be paid for all Sunday work and work performed on recognized holidays.

NO. 87: Means eight (8) hours starting between 6:00 a.m. and 8:00 a.m. and ending between 2:30 p.m. and 4:30 p.m. at the Employers discretion shall constitute a day's work. Any work prior to 6:00 a.m. or after eight (8) hours shall be paid at the overtime rate. Five (5) days from Monday through Friday inclusive shall constitute a regular work week. All hours before and after these regular hours shall be considered overtime and shall be paid for at the rate of double (2) time. All work on Saturday and Sunday shall be paid at double (2) the prevailing scale of wages.

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ST. LOUIS COUNTY
BUILDING CONSTRUCTION OVERTIME SCHEDULE

NO. 91: Means eight (8) hours shall constitute a day's work commencing at 7:00 a.m. and ending at 3:30 p.m., allowing one-half (½) hour for lunch. The option exists for the Employer to use a flexible starting time between the hours of 6:00 a.m. and 9:00 a.m. The regular workweek shall consist of forty (40) hours of five (5) workdays, Monday through Friday. The workweek may consist of four (4) ten (10) hour days from Monday through Thursday, with Friday as a make-up day. If the make-up day is a holiday, the employee shall be paid at the double (2) time rate. The employees shall be paid time and one-half (1½) for work performed on Saturdays, before the regular starting time or after the regular quitting time or over eight (8) hours per work day (unless working a 10-hour work day, then time and one-half (1½) is paid for work performed over ten (10) hours a day) or over forty (40) hours per work week. Work performed on Sundays and recognized holidays shall be paid at the double (2) time rate of pay. SHIFT WORK: When it is necessary for the project to operate in shifts, there will be three (3) eight (8) hour shifts commencing at 8:00 a.m. Shift work must continue for a period of not less than three (3) consecutive work days, two (2) days which must be regular work days (Monday through Friday). In the event the second or third shift of any regular work day shall fall into a Saturday or a holiday, such extension into a Saturday or holiday shall be considered as part of the previous workday and employees shall be paid at the regular shift rate. The first day shift shall work a regular eight (8) hour day at regular rates. The second shift shall be eight (8) hours regular time pay plus $2.50 per hour premium for eight (8) hours work. Third shift will be for eight (8) hours regular time pay plus $3.00 per hour premium for eight (8) hours work.

NO. 92: Means all work performed from 8:00 a.m. to 4:30 p.m., Monday through Friday, will be at straight time pay up to forty (40) hours per week. All work performed Monday through Friday before 8:00 a.m. and after 4:30 p.m. will be done at time and one-half (1½). All work done on Saturday will be done at time and one-half (1½), unless the employer and employee agree that Saturday shall be used as a make-up day. The Employer may use a flexible starting time of 7:00 a.m. to 8:00 a.m., and quitting time of 3:30 p.m. to 4:30 p.m., and any such different work starting time shall determine whether wages are payable at the straight rate or the premium rate. All work performed on Saturday shall be paid for at time and one-half (1½), unless the Saturday has been used as a make-up day. All work performed on Sunday and holidays shall be paid for at the rate of double (2) time.

NO. 97: Means the regular workday shall consist of eight (8) consecutive hours, exclusive of a thirty minute lunch period with pay at the regular straight time hourly rate. The regular workday shall begin on the job site between the hours of 6:00 a.m. and 9:00 a.m. with the starting time to be determined by the Employer. This adjustable start time can, at the Employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. The workweek shall begin Monday at the established starting time. The Employer may establish a four (4) ten (10) hour shift exclusive of a thirty (30) minute unpaid lunch period at the straight time wage rate. Forty (40) hours per week shall constitute a week's work, Monday through Thursday. In the event a job is down due to weather conditions, holiday, or other conditions beyond the control of the Employer, then Friday may, at the option of the Employer, be worked as a make-up day at the straight time wage rate. Straight time is not to exceed ten (10) hours a day or forty (40) hours per week. When an Employer works a project on a four (4) ten (10) hour day work schedule, the Employer will not bring in any other crew for a fifth workday on the project while not calling in the normal crew that had been scheduled for that project. Time and one-half (1½) shall be paid for work performed in excess of eight (8) hours on any regular workday or outside the hours limiting a regular workday, Monday through Friday. Time and one-half (1½) shall be paid for work performed on Saturdays. Double (2) time shall be paid for work performed on Sundays and recognized holidays. Projects that cannot be performed during regular workday: If required by owner, the contractor may perform work outside the normal work hours and employees shall be paid applicable straight time hourly wage rate plus a premium of two dollars and fifty cents ($2.50) per hour for the first eight (8) hours worked. Any hours worked in excess of eight (8) hours shall be paid at the applicable overtime rate plus the two dollar and fifty cent ($2.50) per hour premium. Shift Work: Shifts may be established when considered necessary be the Employer. Shifts hours and rates will be as follows: First Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Second Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Third Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Shifts shall be established for a minimum of three (3) consecutive workdays. The first shift will be paid at eight (8) hours straight time for eight (8) hours work. The second shift will be paid eight (8) hours straight time plus a two dollar and fifty cent ($2.50) per hour premium for eight (8) hours work, and third shift shall be paid eight (8) hours straight time plus a three dollar and fifty cent ($3.50) per hour premium for eight (8) hours work. Overtime is computed after the premium has been added to the hourly wage rate. Nothing above prohibits the working of two (2) shifts at greater than eight (8) hours with the excess hours to be paid at overtime rate.

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NO. 104: Means eight (8) hours per day shall constitute a standard work day between the hours of 6:00 a.m. and 8:00 p.m. The standard work week shall be forty (40) hours between 6:00 a.m. on Monday and ending 8:00 p.m. on Friday. An overtime rate of time and one-half (1½) the base hourly rate shall be paid on all hours in excess of eight (8) hours in a day Monday through Friday. Saturdays shall be considered overtime and work done on Saturday shall be paid at time and one-half (1½) the prevailing scale. Sundays and holidays shall be considered overtime and work done on these days shall be paid at double (2) the prevailing scale.

NO. 109: Means a workday of eight (8) hours shall constitute the regular day's work beginning at 8:00 a.m. through 4:30 p.m.; five (5) days shall constitute a work week from Monday to Friday inclusive; time and one-half (1½) shall be paid for all work performed before 8:00 a.m. or after 4:30 p.m. of any day Monday through Friday, and all hours worked on Saturday. Double (2) time shall be paid for all work performed on Sunday or any of the recognized holidays. Overtime shall be computed at one-half (1/2) hour intervals. A flexible starting time for eight (8) hours shall constitute the regular workday between the hours of 6:00 a.m. and 5:30 p.m. with starting time determined by the Employer. This adjustable starting time can, at the employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. The Employer may have the option to schedule his workweek from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate. If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather (rain, snow, sleet falling), he shall have the option to work Friday at the straight time rate of pay to complete his forty (40) hours. When an Employer works a project of a four (4) ten (10) hour day work schedule, the Employer will not bring in any other crew for a fifth workday on the project while not calling in the normal crew that had been scheduled for that project. Projects that cannot be performed during regular workday: If required by owner, the contractor may perform work outside the normal work hours and employees shall be paid applicable straight time hourly wage rate plus a premium of two dollars and fifty cents ($2.50) per hour for the first eight (8) hours worked. Any hours worked in excess of eight (8) hours shall be paid at the applicable overtime rate plus the two dollar and fifty cent ($2.50) per hour premium. Shift work: Shifts may be established when necessary by the Employer. Shifts shall be established for a minimum of three (3) consecutive workdays. The first shift will be paid at eight (8) hours straight time pay for eight (8) hours work. The second shift will be paid at eight (8) hours straight time pay plus a two dollar and fifty cent ($2.50) per hour premium for eight (8) hours work. The third shift will be paid at eight (8) hours straight time pay plus a three dollar and fifty cent ($3.50) per hour premium for eight (8) hours work. Payment for shift work shall be determined when an Employer first begins his shift operation, i.e., the shifts which begin on Friday morning and end on Saturday morning will be paid straight time; the shifts which start on Saturday morning and end on Sunday morning will be paid at time and one-half (1½); the shift that start on Sunday morning and end on Monday morning will be paid at two (2) times the regular rate of pay. Employees working during the normal workday shall receive first shift pay; employees working predominantly in the evening hours shall receive second shift pay; employees working predominately during the early morning hours will receive third shift pay. Nothing above prohibits the working of two (2) shifts greater than eight (8) hours with excess hours to be paid at overtime rate.

NO. 114: Means eight (8) hours shall constitute a regular work day between the hours of 7:00 a.m. and 5:30 p.m. with a thirty (30) minute lunch period to start between the hours of 11:00 a.m. and 1:00 p.m. Five (5) days shall constitute a regular work week commencing on Monday and ending on Friday. One and one-half (1½) times the regular hourly rate of pay shall be paid for all overtime work, with the exception of holidays or Sundays. Overtime work shall be deemed to include any work performed in excess of eight (8) hours on any day in the regular work week, or any work performed before 7:00 a.m. or after 5:30 p.m. on any day in the regular work week. If a crew is prevented from working forty (40) hours Monday through Friday by reason of inclement weather, then Saturday may be worked by that crew as a make-up day at the straight time rate. Double (2) time shall be paid for work performed on Sundays and holidays, or days observed as such. Shift Work: In the case of three (3) shifts, workmen shall be paid eight (8) hours for seven and one-half (7½) hours worked.

NO. 116: Means the standard work day shall consist of eight (8) hours of work between the hours of 8:00 a.m. and 4:30 p.m. The standard work week shall consist of five standard work days commencing on Monday and ending on Friday inclusive. All time worked before and after the established eight (8) hour work day, Monday through Friday, and all time worked on Saturdays, shall be paid for at the rate of time & one-half (1½) the hourly base wage rate in effect. All time worked on Sundays and recognized holidays shall be paid for at the rate of double (2) the hourly base wage rate in effect.

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NO. 126: Means eight (8) hours per day shall constitute a day's work and forty (40) hours per week, Monday through Friday, shall constitute a week's work. The regular starting time shall be 8:00 a.m. If a second or third shift is used, the regular starting time of the second shift shall be 4:30 p.m. and the regular starting period for the third shift shall be 12:30 a.m. These times may be adjusted by the employer. The day shift shall work a regular eight (8) hours shift as outlined above. Employees working a second shift shall receive an additional $0.25 above the regular hourly rate and perform seven and one-half (7½) hours work for eight (8) hours pay. Third shift employees shall be paid an additional $0.50 above the regular hourly rate and work seven (7) hours for eight (8) hours pay. When circumstances warrant, the Employer may change the regular workweek to four (4) ten-hour days at the regular time rate of pay. All time worked before and after the established workday of eight (8) hours, Monday through Friday, and all time worked on Saturday shall be paid at the rate of time and one-half (1½) except in cases where work is part of an employee's regular Friday shift. All time worked on Sunday and recognized holidays shall be paid at the double (2) time rate of pay except in cases where work is part of an employee's previous day's shift. For all overtime hours worked $28.81 of the fringe benefits portion of the prevailing wage shall be paid at the same overtime rate at which the cash portion of the prevailing wage is to be paid. The remaining $1.29 of the fringe benefit portion of the prevailing wage may be paid at straight time.

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HOLIDAY SCHEDULE – BUILDING CONSTRUCTION

NO. 3: All work done on New Year's Day, Decoration Day, July 4th, Labor Day, Veteran's Day, Thanksgiving and Christmas shall be compensated at the double (2) time rate of pay. When any of these holidays fall on a Sunday, the following Monday shall be observed.

NO. 5: All work that shall be done on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day shall be paid at the double (2) time rate of pay.

NO. 6: The following days are recognized as holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day, Christmas Day and any additional holidays which may be mutually agreed upon. Whenever any such holiday falls on a Sunday, the following Monday shall be recognized and observed as the holiday. Work performed on Sundays and holidays shall be paid at the double time rate of pay. No work shall be performed on Labor Day.

NO. 7: The following days are assigned days and are recognized as holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If a holiday falls on a Sunday, it shall be observed on the following Monday. If a holiday falls on a Saturday, it shall be observed on the preceding Friday. No work shall be performed on Labor Day except in case of jeopardy to work under construction. This is applied to protect Labor Day. When a holiday falls during the normal workweek, Monday through Friday, it shall be counted as eight (8) hours toward the forty (40) hour week. However, no reimbursement for these eight (8) hours is to be paid to the workman unless worked. If workman are required to work the above enumerated holidays or days observed as such, or on Sunday, they shall receive double (2) the regular rate of pay for such work.

NO. 8: All work performed on New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day, or the days observed in lieu of these holidays, shall be paid at the double time rate of pay.

NO. 12: All work done on New Year's Day, Decoration Day, Independence Day, Veteran's Day, Thanksgiving Day and Christmas Day shall be paid at the double time rate of pay. Should any of these days fall on Sunday, then the following day shall be observed as the holiday. Under no circumstances shall employees be permitted to work on Labor Day.

NO. 17: All work performed by Employees working on the following legal holidays, namely New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, to be celebrated on either its national holiday or on the day after Thanksgiving whichever is agreed upon, Thanksgiving Day and Christmas Day shall be paid at the rate of double (2) time.

NO. 18: All work done on New Year's Day, Memorial Day, July 4th, Labor Day, Veteran's Day, Thanksgiving Day, the Friday following Thanksgiving and Christmas Day shall be paid at the double time rate of pay. When one of the above holidays falls on Sunday, the following Monday shall be considered the holiday, and when one of the above holidays falls on Saturday, the preceding Friday shall be considered the holiday, and all work performed on said day(s) shall be paid at the double time rate.

NO. 25: All work done on New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving, Christmas Day, Presidential Election Day, or days locally observed as such, and Saturday and Sunday shall be recognized as holidays and shall be paid at the double (2) time rate of pay. If a named holiday falls on a Saturday, the holiday will be observed on the preceding Friday. When a named holiday falls on Sunday, the Monday after will be observed as the holiday. Appropriate overtime rates to be based on fifteen minute increments.

NO. 26: All work done on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day shall be paid at the double time rate of pay. When a Holiday occurs on Saturday it shall not be observed on either the previous Friday or the following Monday. Such days shall be regular work days. If such a holiday occurs on Sunday it shall be observed on the following Monday.

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NO. 27: All work done on the following holidays or days observed as such shall be paid at the double time rate of pay: New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day.

NO. 31: All work done on New Year's Day, Presidents Day, Good Friday, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, Friday after Thanksgiving Day, Christmas Day, and Employee's Birthday shall be paid at the double time rate of pay. If a holiday falls on Sunday, the following Monday will be observed as the recognized holiday. If a holiday falls on Saturday, the preceding Friday will be observed as the recognized holiday.

NO. 36: The following days are recognized as holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If a holiday falls on a Sunday, it shall be observed on the following Monday. No work shall be performed on Labor Day except in case of jeopardy to work under construction. This rule is applied to protect Labor Day. When a holiday falls during the normal work week, Monday through Friday, it shall be counted as eight (8) hours toward the forty (40) hour week; however, no reimbursement for this eight (8) hours is to be paid the workman unless worked. An Employer working a four (4) day, ten (10) hour schedule may use Friday as a make-up day when an observed holiday occurs during the work week. Employees have the option to work that make-up day. If workmen are required to work the above enumerated holidays, or days observed as such, they shall receive double (2) the regular rate of pay for such work.

NO. 41: The following days shall be observed as legal holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day. No work shall be performed on the Fourth of July, Labor Day or Christmas Day. Any work performed on the above holidays shall be paid for at two (2) times the regular straight time rate of pay. When any of the above holidays fall on Sunday, the following Monday shall be observed as such holiday. If a holiday falls on Saturday, it shall not be considered to be observed on the previous Friday or following Monday. Such days shall be regular workdays.

NO. 45: All work performed on New Year's Day, Memorial Day; Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving, the day before Christmas, and Christmas Day, shall be paid at the double time rate of pay.

NO. 47: The following holidays are recognized: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day. When a holiday listed above falls on Saturday, it shall be celebrated on the Friday preceding the holiday. When a holiday falls on Sunday, the following Monday shall be observed. Holidays referred to above shall be paid for at the double (2) time rate of pay when worked.

NO. 51: All time worked on Sundays and recognized holidays shall be paid for at the rate of double (2) the hourly base wage rate in effect. The Employer agrees to recognize the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day. If the holiday falls on Sunday, it shall be recognized on the following Monday. If the holiday falls on a Saturday, it shall be recognized as a Saturday only holiday.

NO. 54: All work performed on New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the Friday after Thanksgiving Day, and Christmas Day shall be paid at the double (2) time rate of pay. When a holiday falls on Saturday, it shall be observed on Friday. When a holiday falls on Sunday, it shall be observed on Monday.

NO. 60: All work performed on New Year's Day, Armistice Day (Veteran's Day), Decoration Day (Memorial Day), Independence Day (Fourth of July), Thanksgiving Day and Christmas Day shall be paid at the double time rate of pay. No work shall be performed on Labor Day except when triple (3) time is paid. When a holiday falls on Saturday, Friday will be observed as the holiday. When a holiday falls on Sunday, the following Monday shall be observed as the holiday.

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HOLIDAY SCHEDULE – BUILDING CONSTRUCTION

NO. 66: All work performed on Sundays and the following recognized holidays, or the days observed as such, of New Year's Day, Decoration Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day, shall be paid at double (2) the hourly rate plus an amount equal to the hourly Total Indicated Fringe Benefits. Whenever any such holidays fall on a Sunday, the following Monday shall be observed as a holiday.

NO. 69: All work performed on New Year's Day, Memorial Day, July Fourth, Labor Day, Veteran's Day, Thanksgiving Day or Christmas Day shall be compensated at double (2) their straight-time hourly rate of pay. Friday after Thanksgiving and the day before Christmas are also holidays, however, if the employer chooses to work the normal work hours on these days, the employee will be paid at straight -time rate of pay. If a holiday falls on a Saturday, the holiday will be observed on Saturday; if a holiday falls on a Sunday, the holiday will be observed on the following Monday.

NO. 71: All work performed on the following recognized holidays, or days that may be celebrated as such, shall be paid at the double (2) time rate of pay: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Day after Thanksgiving and Christmas Day. If a holiday falls on Sunday, it shall be celebrated on Monday. If a holiday falls on Saturday, it shall be celebrated on the Friday proceeding such Saturday.

NO. 73: The following days are recognized as holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day (or mutually agreed date of the Friday after Thanksgiving Day may be substituted for Veteran's Day), Thanksgiving Day and Christmas Day, or in the event that any of said Holidays falls on Sunday, then the day or days generally recognized as such. Any work performed anywhere on any of the aforesaid Holidays, or on the day or days recognized and observed as such, shall be paid for at double (2) time the regular hourly rate.

OCCUPATIONAL TITLE	* Date of Increase	Basic Hourly Rates	Over-Time Schedule	Holiday Schedule	Total Fringe Benefits
Carpenter	6/15	$36.34	11	7	$15.75
Cement Mason	6/15	$30.56	17	11	$17.30
Electrician (Outside-Line Construction\Lineman)	9/15	$42.52	9	12	$5.00 + 36.5%
Lineman Operator	9/15	$36.70	9	12	$5.00 + 36.5%
Lineman - Tree Trimmer	10/15	$24.99	32	31	$9.95 + 3%
Groundman	9/15	$28.38	9	12	$5.00 + 36.5%
Groundman - Tree Trimmer	10/15	$19.80	32	31	$8.10 + 3%
Laborer					
General Laborer		$30.57	16	10	$14.02
Millwright	6/15	$30.34	11	7	$15.75
Operating Engineer					
Group I	6/15	$32.16	10	9	$24.16
Group II	6/15	$32.16	10	9	$24.16
Group III	6/15	$30.86	10	9	$24.16
Group IV	6/15	$27.40	10	9	$24.16
Oiler-Driver	6/15	$27.86	10	9	$24.16
Pile Driver	6/15	$36.34	11	7	$15.75
Traffic Control Service Driver		$27.35	26	26	$9.045
Truck Driver-Teamster		$30.41	25	21	$10.82

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate sheet.

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ST. LOUIS COUNTY
OVERTIME SCHEDULE - HEAVY CONSTRUCTION

FED: Minimum requirement per Fair Labor Standards Act means time and one-half (1 ½) shall be paid for all work in excess of forty (40) hours per work week.

NO. 9: Eight (8) hours shall constitute a work day between the hours of 7:00 a.m. and 4:30 p.m. Forty (40) hours within five (5) days, Monday through Friday inclusive, shall constitute the work week. Work performed in the 9th and 10th hour, Monday through Friday, shall be paid at time and one-half (1½) the regular straight time rate of pay. Contractor has the option to pay two (2) hours per day at the time and one-half (1½) the regular straight time rate of pay between the hours of 6:00 a.m. and 5:30 p.m., Monday through Friday. Worked performed in the first eight (8) hours on Saturday shall be paid at the rate of one and eight tenths (1.8) the regular straight time rate. Work performed outside these hours and on Sundays and recognized legal holidays, or days celebrated as such, shall be paid for at the rate of double (2) time.

NO. 10: Means the regular workday for which employees shall be compensated at straight time hourly rate of pay shall, unless otherwise provided for, begin at 8:00 a.m. and end at 4:30 p.m. The regular workweek shall consist of five (5) days, Monday through Friday, beginning at 8:00 a.m. and ending at 4:30 p.m. except as may be modified. The starting time may be either advanced or delayed one hour or two hours at the discretion of the Employer. The Employer may have the option to schedule his work week from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate. If the Employer elects to work Monday through Thursday and is stopped due to inclement weather, holidays or other conditions beyond the control of the Employer, he shall have the option to work Friday at the straight time rate of pay to complete the forty (40) hour workweek. All necessary overtime and work performed on Saturday, shall be paid at time and one-half (1½) the hourly rate, plus an amount equal to one-half (½) of the hourly Total Indicated Fringe Benefits. All work performed on Sundays and recognized holidays shall be paid at double (2) the hourly rate, plus an amount equal to the hourly Total Indicated Fringe Benefits. Shifts may be established when considered necessary by the Employer. Shift hours and rates will be as follows. If shifts are established, work on the First Shift will begin between 6:00 a.m. and 9:00 a.m. and consist of eight (8) hours of work plus one-half hour unpaid lunch. Hours worked during the first shift will be paid at the straight time rate of pay. The second shift shall start eight hours after the start of the first shift and consist of eight (8) hours of work plus one-half hour unpaid lunch. Work on the second shift will begin between 2:00 p.m. and 5:00 p.m. and be paid the straight time rate plus $2.50 per hour. The third shift shall start eight hours after the start of the second shift and consist of eight (8) hours plus one-half hour unpaid lunch. Work on the third shift will begin between 10:00 p.m. and 1:00 a.m. and be paid the straight time rate plus $3.50 per hour. The additional amounts that are to be paid are only applicable when working shifts. Shifts that begin on Saturday morning through those shifts which end on Sunday morning will be paid at time and one-half these rates. Shifts that begin on Sunday morning through those shifts which end on Monday morning will be paid at double time these rates.

NO. 11: Means the regular work day shall consist of eight (8) consecutive hours, exclusive of a thirty (30) minute lunch period, with pay at the regular straight time hourly rate. The regular workday shall begin on the jobsite between the hours of 6:00 a.m. and 8:00 a.m. with the starting time to be determined by the Employer, unless project owner requires different starting time. This adjustable starting time can, at the Employer's option, be staggered to permit starting portions of the work force, at various times within the prescribed hours. The Employer may establish a four (4) ten (10) hour shift exclusive of the thirty (30) minute lunch period at the straight time wage rate. Forty (40) hours per work week shall constitute a week's work Monday through Thursday. In the event a job is down due to weather conditions, safety or other conditions beyond the control of the Employer, then Friday may, at the option of the Employer, be worked as a make up day at the straight time wage rate. Straight time is not to exceed ten (10) hours a day or forty (40) hours per week. Time and one-half (1½) shall be paid for all overtime hours worked during the week, Monday through Friday, and for all work performed on Saturday. Double time shall be paid for all time worked on Sunday and recognized holidays. **For all overtime hours worked during the week or on Saturday $14.55 of the fringe benefits portion of the prevailing wage shall be paid at time and one-half (1½). For all overtime hours worked on Sundays or recognized holidays $14.56 of the fringe benefits portion of the prevailing wage shall be paid double time. The remaining $.70 of the fringe benefit portion of the prevailing wage shall be paid at straight time.**

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ST. LOUIS COUNTY
OVERTIME SCHEDULE - HEAVY CONSTRUCTION

NO. 16: Means the regular workday shall consist of eight (8) consecutive hours, exclusive of a thirty (30) minute lunch period with pay at the straight time hourly rate. The regular workday shall begin on the job site between the hours of 6:00 a.m. and 9:00 a.m. with the starting time to be determined by the Employer. This adjustable start time can, at the Employer's option, be staggered to permit starting portions of the work force at various times within the prescribed hours. The workweek shall begin Monday at the established starting time. The Employer may establish a four (4) ten (10) hour shift exclusive of a thirty (30) minute unpaid lunch period at the straight time wage rate. Forty (40) hours per week shall constitute a week's work, Monday through Thursday. In the event a job is down due to weather conditions, holiday, or other conditions beyond the control of the Employer, then Friday may, at the option of the Employer, be worked as a make-up day at the straight time wage rate. Straight time is not to exceed ten (10) hours a day or forty (40) hours per week. When an Employer works a project on a four (4) ten (10) hour day work schedule, the Employer will not bring in any other crew for a fifth workday on the project while not calling in the normal crew that had been scheduled for that project. Time and one-half (1½) shall be paid for work performed in excess of eight (8) hours on any regular workday or outside the hours limiting a regular workday, Monday through Friday. Time and one-half (1½) shall be paid for work performed on Saturdays. Double (2) time shall be paid for work performed on Sundays and recognized holidays. Projects that cannot be performed during regular workday: If required by owner, the contractor may perform work outside the normal work hours and employees shall be paid applicable straight time hourly wage rate plus a premium of two dollars and fifty cents ($2.50) per hour for the first eight (8) hours worked. Any hours worked in excess of eight (8) hours shall be paid at the applicable overtime rate plus the two dollar and fifty cent ($2.50) per hour premium. Shift work: Shifts may be established when considered necessary be the Employer. Shifts hours and rates will be as follows: First Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Second Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Third Shift, Eight (8) hours plus one-half (1/2) hour for lunch. Shifts shall be established for a minimum of three (3) consecutive workdays. The first shift will be paid at eight (8) hours straight time for eight (8) hours work. The second shift will be paid eight (8) hours straight time plus a two dollar and fifty cent ($2.50) per hour premium for eight (8) hours work, and third shift shall be paid eight (8) hours straight time plus a three dollar and fifty cent ($3.50) per hour premium for eight (8) hours work. Overtime is computed after the premium has been added to the hourly wage rate. Nothing above prohibits the working of two (2) shifts at greater than eight (8) hours with the excess hours to be paid at overtime rate.

NO. 17: Means eight (8) hours shall constitute the regular work day and forty (40) hours a work week, Monday through Friday. The Employer shall establish the starting time between 6:30 a.m. through 9:00 a.m. An Employer may further adjust the starting time up to 9:30 A.M. throughout the year. Time and one-half (1½) shall be paid after eight (8) consecutive hours worked after the established starting time and for hours worked before the established starting time. Time and one-half (1½) shall be paid for work performed on Saturdays. Work performed on Sundays and Holidays shall be paid at the double (2) time rate of pay. The Employer when working on Highway and Road Work may have the option to schedule the work week for his paving crew only from Monday through Thursday at ten (10) hours per day at the straight time rate of pay with all hours in excess of ten (10) hours in any one day to be at the applicable overtime rate of time and one-half (1½). If the Employer elects to work from Monday through Thursday and is stopped due to inclement weather (rain, snow, sleet falling), the Employer shall have the option to work Friday at the straight time rate of pay to complete the forty (40) hours.

NO. 25: Means a regular work week of forty (40) hours, starting on Monday and ending on Friday. The regular work day shall be either eight (8) or ten (10) hours. If a crew is prevented from working forty (40) hours Monday through Friday, or any part thereof by reason of inclement weather; Saturday or any part thereof maybe worked as a make-up day at the straight time rate. Employees who are part of a regular crew on a make-up day, notwithstanding the fact that they may not have been employed the entire week, shall work Saturday at the straight time rate. A work day is to begin between 6:00 a.m. and 9:00 a.m. However, the project starting time maybe advanced or delayed if mutually agreed to by the interest parties. All hours worked on recognized holidays, or days observed as such, double (2) time shall be paid.

ST. LOUIS COUNTY
HOLIDAY SCHEDULE – HEAVY CONSTRUCTION

NO. 7: The following days shall be observed as legal holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day. No work shall be performed on the Fourth of July, Labor Day or Christmas Day. Any work performed on the above holidays shall be paid for at two (2) times the regular straight time rate of pay. When any of the above holidays fall on Sunday, the following Monday shall be observed as such holiday. If a holiday falls on Saturday, it shall not be considered to be observed on the previous Friday or following Monday. Such days shall be regular workdays.

NO. 9: All work performed on Sundays and the following recognized holidays, or the days observed as such, of New Year's Day, Decoration Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day, shall be paid at double (2) the hourly rate plus an amount equal to the hourly Total Indicated Fringe Benefits. Whenever any such holidays fall on a Sunday, the following Monday shall be observed as a holiday.

NO. 10: All work done on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day shall be paid at the double time rate of pay. When a holiday occurs on Saturday it shall not be observed on either the previous Friday or the following Monday. Such days shall be regular work days. If such a holiday occurs on Sunday, it shall be observed on the following Monday.

NO. 11: Means all work performed on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, Christmas Day, and any additional holidays which may be mutually agreed upon shall be paid at the double (2) time rate of pay. Whenever any such holiday falls on a Sunday, the following Monday shall be recognized and observed as the holiday. No work shall be performed on Labor Day.

NO. 12: All work performed on New Year's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day, Christmas Day, or days celebrated as such, shall be paid at the double time rate of pay. When one of the foregoing holidays falls on Sunday, it shall be celebrated on the following Monday. When one of the foregoing holidays falls on Saturday, it shall be celebrated on the Friday before the holiday.

NO. 21: The following days are recognized as holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If a holiday falls on a Sunday, it shall be observed on the following Monday. No work shall be performed on Labor Day except in case of jeopardy to work under construction. This rule is applied to protect Labor Day. When a holiday falls during the normal work week, Monday through Friday, it shall be counted as eight (8) hours toward the forty (40) hour week; however, no reimbursement for this eight (8) hours is to be paid the workman unless worked. An Employer working a four (4) day, ten (10) hour schedule may use Friday as a make-up day when an observed holiday occurs during the work week. Employees have the option to work that make-up day. If workmen are required to work the above enumerated holidays, or days observed as such, they shall receive double (2) the regular rate of pay for such work.

NO. 26: The following days are recognized as holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If a holiday falls on a Sunday, it shall be observed on the following Monday. No work shall be performed on Labor Day except in case of jeopardy to work under construction. This rule is applied to protect Labor Day. When a holiday falls during the normal work week, Monday through Friday, it shall be counted as eight (8) hours toward the forty (40) hour week; however, no reimbursement for this eight (8) hours is to be paid the workmen unless worked. An Employer working a four (4) day, ten (10) hour schedule may use Friday as a make up day when an observed holiday occurs during the work week. Employees have the option to work that make up day. If workmen are required to work the above enumerated holidays, or days observed as such, they shall receive double (2) the regular rate of pay for such work.

NO. 31: All work performed on New Year's Day, Presidents' Day, Veterans' Day, Good Friday, Decoration Day, Fourth of July, Labor Day, Christmas Eve Day, Christmas Day, Thanksgiving Day and Day after Thanksgiving or days celebrated for the same.

Al Foster Trail Head Park

Site Development

City of Wildwood, Missouri

GENERAL NOTES:

1. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
2. TOPOGRAPHIC INFORMATION PROVIDED BY HEIDEMAN & ASSOC., INC AND DOERING ENGINEERING, INC.
3. PROPOSED CONTOURS ARE SHOWN TO FINISHED GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO FINISH GRADES INDICATED, UNLESS OTHERWISE INDICATED.
4. PROPOSED GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.
5. CONTRACTOR TO CALCULATE CUT/FILL QUANTITIES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF BALANCE CONDITION CAN NOT BE MET.
6. NO GRADING SHALL OCCUR ON THE SITE UNTIL A GRADING PERMIT IS SECURED WITH THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS. SILTATION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONING BEFORE A GRADING PERMIT WILL BE ISSUED.
7. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND STRAWED WITHIN 30 DAYS FROM THE COMPLETION OF GRADING OPERATIONS.
8. STORM SEWER CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO LATEST METROPOLITAN ST. LOUIS SEWER DISTRICT "STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES", AND THE CITY OF WILDWOOD STANDARDS UNLESS OTHERWISE NOTED HEREIN.
9. EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED (SEE DEMOLITION PLAN).
10. MANHOLES AND INLET TOPS BUILT WITHOUT FURNISHED ELEVATIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
12. ALL CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO AREA WITHIN THE LIMITS OF DISTURBANCE INDICATED ON THE PLAN UNLESS OTHERWISE INDICATED OR DIRECTED.

SITE GRADING NOTES:

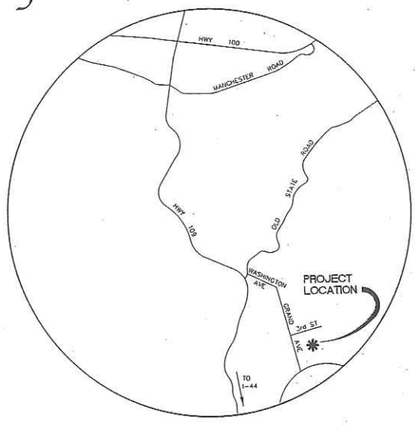
1. NOTIFY THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
3. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.
4. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
5. ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DEEMED NECESSARY BY THE CITY OF WILDWOOD.
6. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
7. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED TO SUCH A DENSITY AS TO PREVENT EROSION.
8. WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS / CITY ENGINEER SUCH AS PERMANENT SEEDING, PERIODIC NETTING, MULCHING, OR OTHER SUITABLE MEANS.
9. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.
10. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OR ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
11. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
12. SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
13. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION UNDER ALL PAVED AREAS. COMPACTION TESTING TO BE PERFORMED BY GEOTECHNICAL ENGINEER HIRED BY THE CONTRACTOR.
14. SOFT SOILS IN THE BOTTOM OF BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. THIS MATERIAL SHALL BE PLACED PER RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER (HIRED BY THE CONTRACTOR).
15. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
16. EXISTING TREES INDICATED TO BE REMOVED MAY BE BURNED ON-SITE PROVIDED THE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO BURN OPERATIONS.
17. ROOTS OF EXISTING TREES INDICATED TO BE REMOVED SHALL BE GRUBBED TO A MIN. DEPTH OF 18" BELOW FINISH GRADE.
18. ANY WELLS, CISTERNS AND/OR SPRINGS, WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF WILDWOOD AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
19. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.

BENCHMARK: INFORMATION:
St Louis County Highway and Transportation Benchmark Book:
16-24 Elevation 458.15
"Standard Tablet" stamped 53-15 S.L.C. at northwest entrance to La Salle Institute; on northwest end of east headwall along Highway 109 about 0.8 miles northwest of the intersection of Highway 109 and Old State Road.

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

UTILITY SERVICES

WATER	MISSOURI AMERICAN WATER
SEWER	SEPTIC
FIRE	METRO WEST FIRE DISTRICT
ELECTRIC	AMEREN U.E.
GAS	LACLEDE GAS CO.
PHONE	AT T



LOCATION MAP

February 2016

SHEET LIST

C1	DEMOLITION PLAN
C2	SITE LAYOUT PLAN
C3	SITE GRADING PLAN
C4	ENLARGED PLANS
SWPP	ENLARGED PLANS
E1	SITE ELECTRICAL PLAN
D1-D4	DETAILS
L1	LANDSCAPE PLAN
L2	DETAILS + SPECS
S1	SPECIFICATIONS
S2	SPECIFICATIONS

ALTERNATES

ALT. #1 - Overflow Parking Area Pavement
Flush Concrete Curbs, Grass Pave Agg. Base, Grass Pave Surfacing, Compaction Test, Seeding, Striping

ALT. #2 - Overflow Parking Area Landscape
Shrub Bed Soil Prep, Shrub Bed Mulch, Shrubs, (Topsoil/Seed/Mulch to replace aggregate parking removed shall be included in the Base Bid)

ALT. #3 - Information Board
Installation, Owner Supplied Roof Install

ALT. #4 - Picnic Tables, BBQ Pits, Trash Receptacles

ALT. #5 - 3 Station Disc Golf Course
Heavy Duty Baskets, Conc. Tee Pads, Tee Signs, Selective Clearing

ALT. #6 - Grated Drainage Trough
In lieu of RCP and Swale Construction.

WILDWOOD

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

PREPARED BY:
terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718
CONTACT: Ken Keitel kjkeitel@terraspecstl.com

CONSULTING ENGINEERS

ELECTRICAL:
HEIDEMAN | ASSOCIATES, INC.
Consulting Civil, Surveying Electrical Mechanical Engineers
13545 Barrett Parkway Dr. Suite 200
St. Louis, Missouri 63021
Phone: 314-822-2217
Fax: 314-822-7858

CIVIL:
Engineered By: DOERING ENGINEERING Inc.
CIVIL ENGINEERING • PLANNING • SURVEYING
1850 Lemay Ferry Road Suite 220
Saint Louis, Missouri, 63125
Telephone: (314) 487-6913
Facsimile: (314) 487-2379
E-Mail: mdoering@doeringeng.com

STRUCTURAL:
Hawkinson Associates, LLC
323 Fox Briar Lane Ballwin, MO 63021
314.807.4386 Office/Cell 636.227.3776 Fax
todd@hawkinsonassociates.com

LEGEND

EXISTING CONDITIONS		NEW IMPROVEMENTS	
CONTOUR	— 500 —	CONTOUR	—500—
SPOT ELEVATION	+500.00	SPOT ELEVATION	+500.00
STORM SEWER		STORM SEWER	
SANITARY SEWER		MANHOLE	
MANHOLE		AREA INLET	
CURB INLET		GRATE INLET	
GRATE INLET		TO BE REMOVED	T.B.R.
WATER LINE		USE IN PLACE	U.I.P.
FIRE HYDRANT		ADJUST TO GRADE	A.T.G.
GAS SERVICE			
ELECTRIC SERVICE			
TELEPHONE SERVICE			
UTILITY POLE			
GUY WIRE			
LIGHT STANDARD			
SIGN			
TREE			
BUSH			

BASE MAP 26V

DEMOLITION KEYED NOTES:

REMOVE

1. REMOVE ASPHALT PAVEMENT AND BABE REPLACE WITH TOPSOIL WHEN NO IMPROVEMENTS ARE INDICATED.
2. REMOVE TREES, STUMPS & BRUSH AS INDICATED (N.I.C.)
3. REMOVE 6' HT WOOD PRIVACY FENCE
4. REMOVE GRAVEL PARKING AREA REPLACE WITH TOPSOIL WHEN NO IMPROVEMENTS ARE INDICATED.
5. REMOVE CONCRETE PAD REPLACE WITH TOPSOIL WHEN NO IMPROVEMENTS ARE INDICATED.
6. REMOVE GRAVEL PATH REPLACE WITH TOPSOIL WHEN NO IMPROVEMENTS ARE INDICATED.
7. ELECTRIC, TELEPHONE, CABLE LINES & POWER POLES REMOVED BY OTHERS
8. REMOVE SIGNS; STORE & REUSE AS DIRECTED.
9. REMOVE CONCRETE PLANTER CURBS
10. REMOVE CMP
11. EXISTING TREES TO BE RELOCATED AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT
12. REMOVE LIMESTONE BOULDERS, STORE AND REUSE TO BUILD NEW BOULDER RETAINING WALL (APPROX. 30 BOULDERS)
13. SAWCUT, REMOVE & REPLACE EXIST. ASPHALT AS NEEDED TO REMOVE EXIST. CMP CULVERT AND REPLACE WITH NEW DRAINAGE STRUCTURE.
14. REMOVE EXISTING SURFACE APPLIED, DECORATIVE CROSSWALK.
15. REMOVE EXISTING WHEEL STOPS (19 QTY), STORE AND REUSE IN PROPOSED PARKING LOT.
16. 6x6 POST TO BE REMOVED
17. REMOVE POST AND FENCE
18. REMOVE TREES & BRUSH AS NEEDED FOR DISC GOLF (ALT.#5) SELECTIVE PRUNING AND/OR REMOVAL OF TREES AND BRUSH AS INDICATED FOR DISC GOLF (NO TREES LARGER THAN 8" TO BE REMOVED) (ALT.#5)

REMAIN

1. CONCRETE PADS TO REMAIN (PROTECT)
2. POWER POLES TO REMAIN (PROTECT)
3. PARK SIGN TO REMAIN (PROTECT)
4. TREE TO REMAIN

DEMOLITION NOTES:

PROVIDE TREE PROTECTION TO MAINTAIN A HEALTHY GROWING CONDITION IN AREA ADJOINING DEMOLITION AND GRADING.

ALL DEMOLITION NOT SPECIFICALLY INDICATED BUT NECESSARY TO COMPLETE THE PROJECT AS SHOWN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CUTTING AND REMOVAL INDICATED ON THE DRAWINGS ARE GENERAL INDICATORS ONLY AND DO NOT NECESSARILY REPRESENT THE FULL EXTENT OF CUTTING AND REMOVAL WHICH MAY BE REQUIRED BY THE JOB CONDITIONS.

EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED. (PROTECT)

BENCHMARK: INFORMATION:
ST LOUIS COUNTY HIGHWAY AND TRANSPORTATION BENCHMARK BOOK:
16-24 ELEVATION 453.75
"STANDARD TABLET" STAMPED 53-75 S.L.C. AT NORTHWEST ENTRANCE TO LA SALLE INSTITUTE: ON NORTHWEST END OF EAST HEADWALL ALONG HIGHWAY 109 ABOUT 0.8 MILES NORTHWEST OF THE INTERSECTION OF HIGHWAY 109 AND OLD STATE ROAD.

NOTE: UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS, THEREFORE THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE, AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN.

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Existing Condition/ Demo Plan

JOB NUMBER

10015

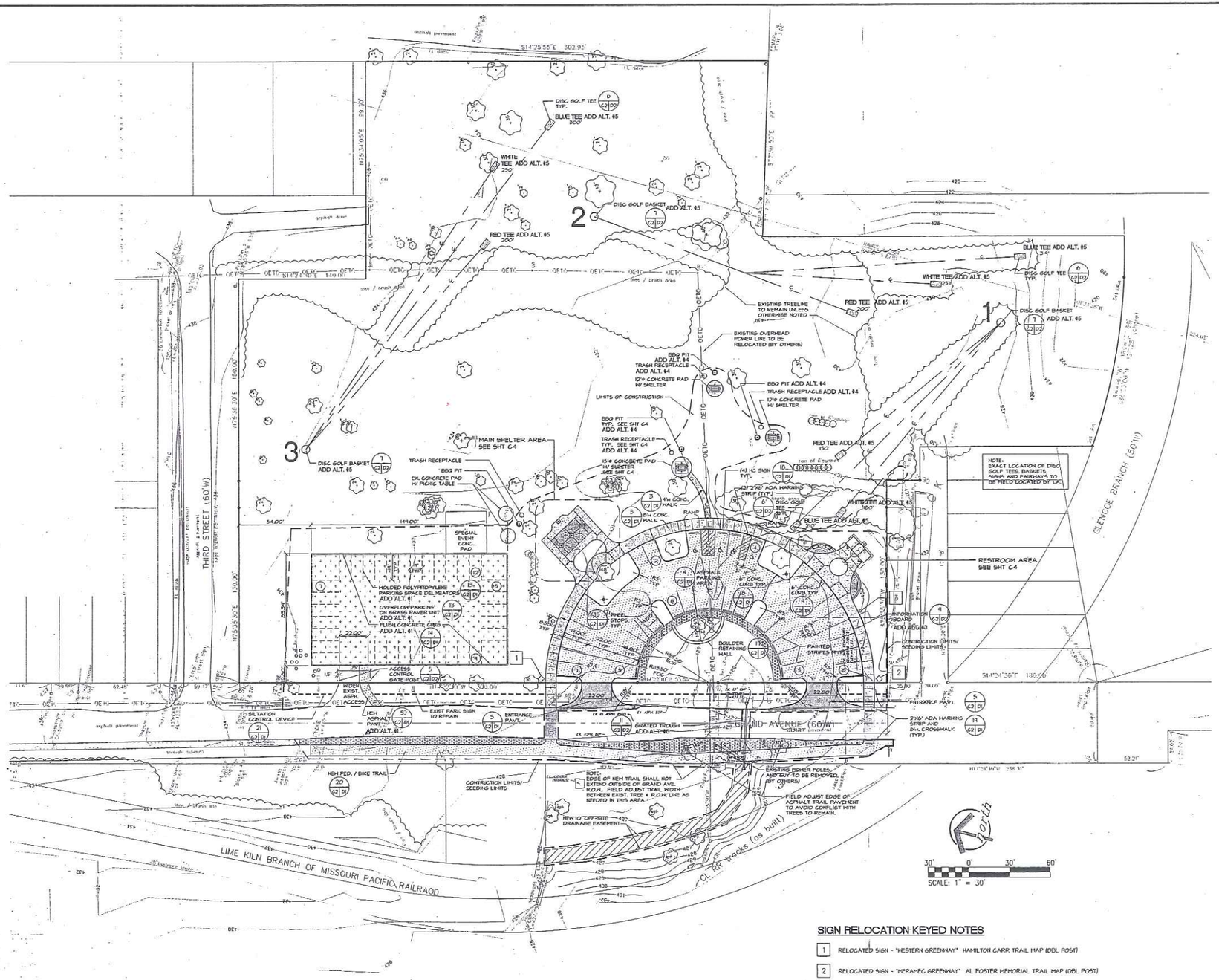
DATE 02/08/16 DRAWN BY DWD

REVISION

- -

SHEET NUMBER

C1



SIGN RELOCATION KEYED NOTES

1. RELOCATED SIGN - "WESTERN GREENWAY" HAMILTON CARR TRAIL MAP (DBL POST)
2. RELOCATED SIGN - "MERAMEC GREENWAY" AL FOSTER MEMORIAL TRAIL MAP (DBL POST)
3. RELOCATED SIGN - "GLENCOE OPPORTUNITIES" HISTORICAL INFORMATION SIGN (SINGLE POST)

NOTE: Underground facilities, structures, and utilities have been plotted from best available records, therefore the relationship between proposed work and existing facilities, structures, and utilities must be considered approximate, and it is the contractors responsibility to determine their exact location and the existence of any not shown.

Al Foster Memorial Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
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(314)984-8211 FAX(314)843-1718

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

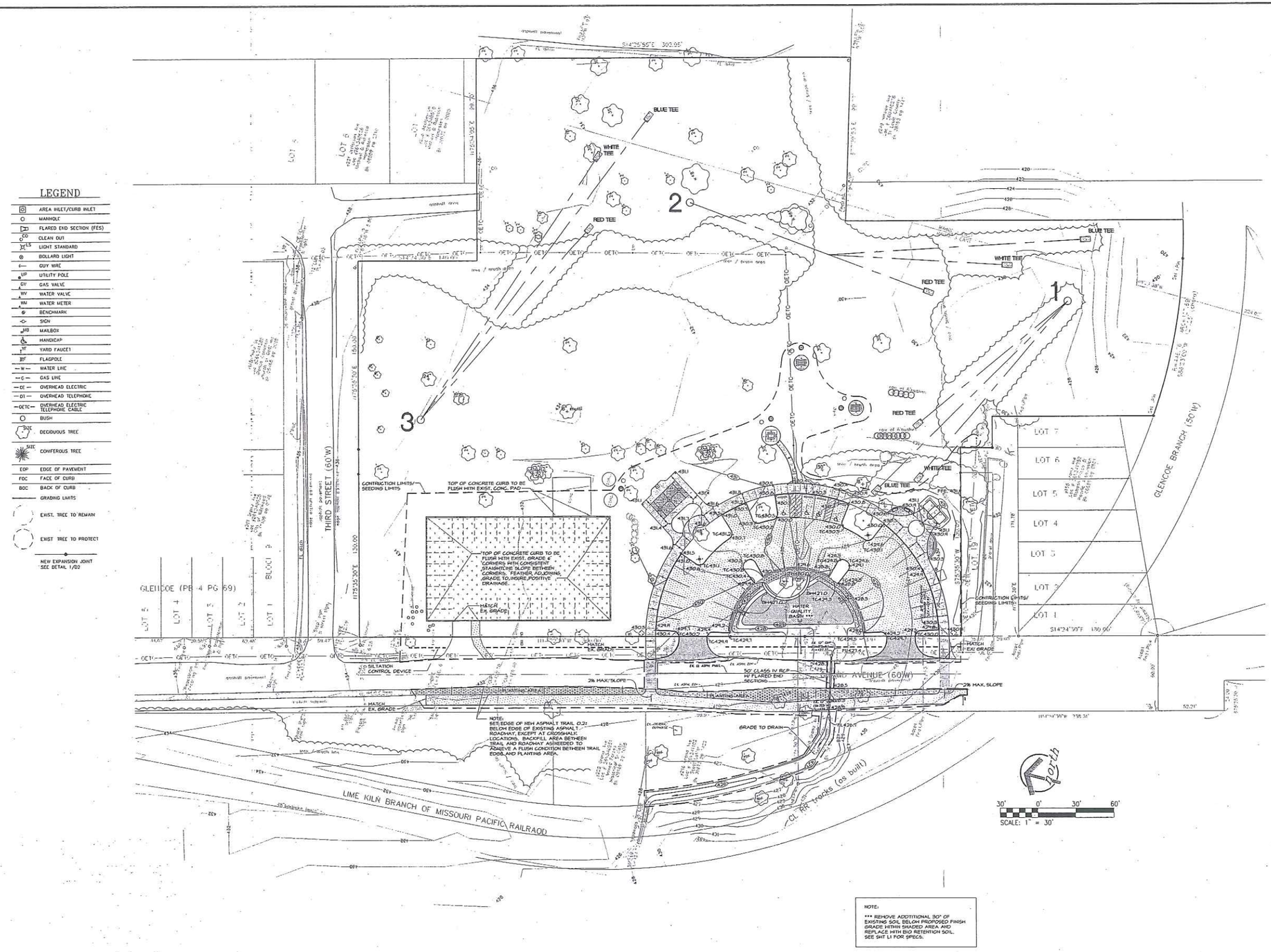
SHEET TITLE
Site Layout Plan

JOB NUMBER
10015

DATE 02/08/16 DRAWN BY DWD

REVISION
- -

SHEET NUMBER
C2



NOTE: Underground facilities, structures, and utilities have been plotted from best available records, therefore the relationship between proposed work and existing facilities, structures, and utilities must be considered approximate, and it is the contractors responsibility to determine their exact location and the existence of any not shown.

terraspec
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RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
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ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Site Grading Plan

JOB NUMBER

10015

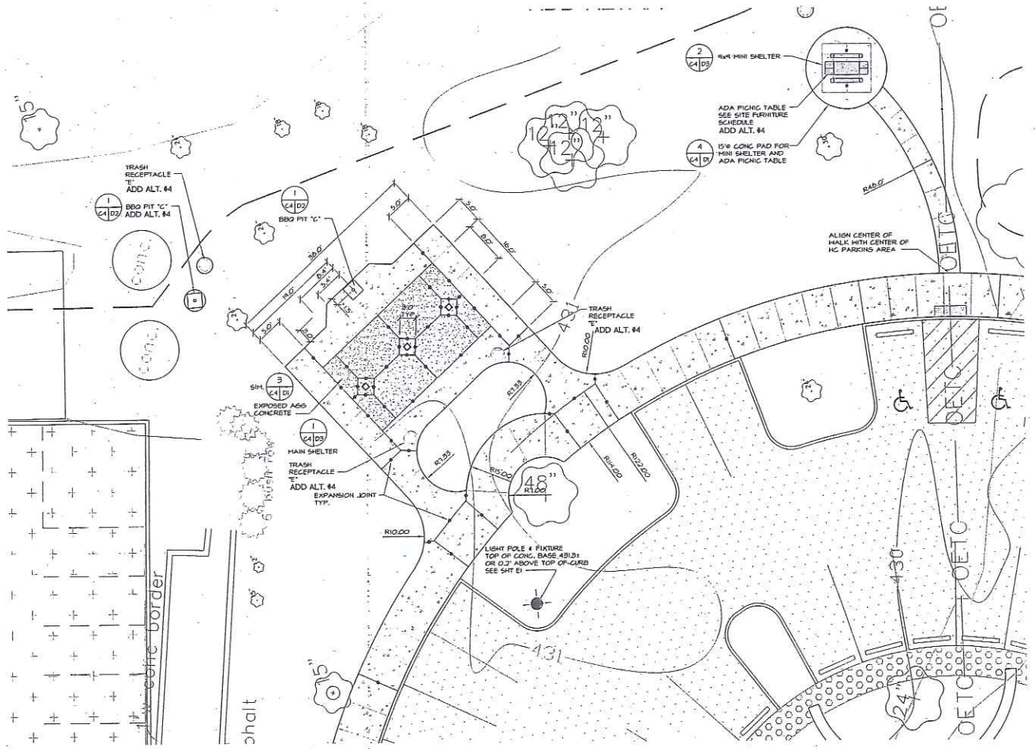
DATE 02/08/16 DRAWN BY DWD

REVISION

-

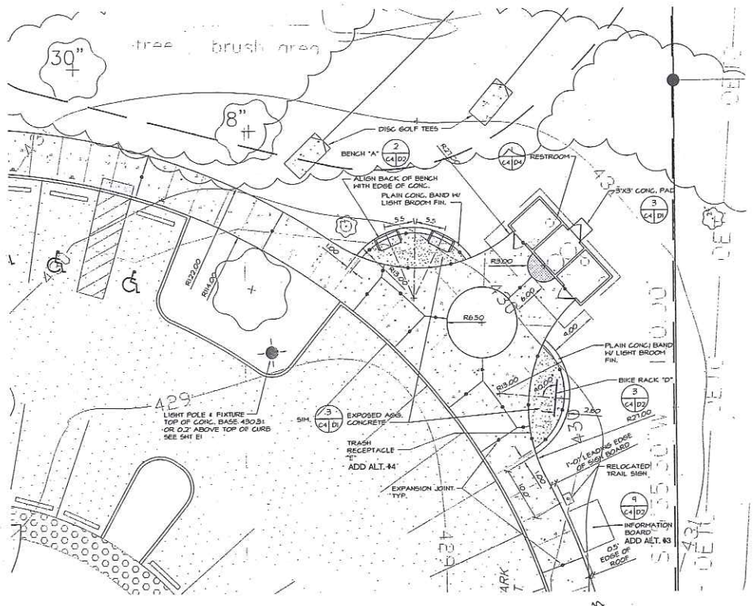
SHEET NUMBER

C3



Main and ADA Mini Shelter Areas
SCALE: 1" = 10'-0"

SCALE: 1" = 10'



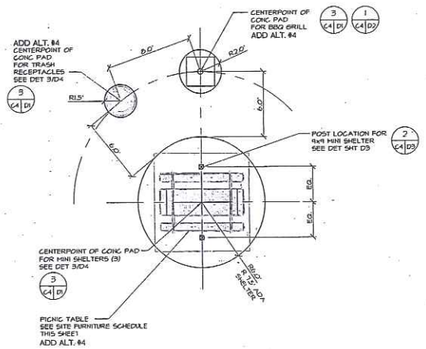
Restroom Area
SCALE: 1" = 10'-0"

SCALE: 1" = 10'

Site Furniture Schedule

KEY	ITEM	QUANTITY	MODEL	MANUFACTURER	LOCAL DISTRIBUTOR	REMARKS
A	4' BENCH	2	CN41D(D)	WABASH VALLEY 1-800-253-8619	FRY & ASSOCIATES 816-221-4825	COLORS: TO BE SELECTED
B	ADA PICNIC TABLE ADD ALT.#4	2	SC115 (D)	WABASH VALLEY 1-800-253-8619	FRY & ASSOCIATES 816-221-4825	COLORS: TO BE SELECTED
	REG. PICNIC TABLE ADD ALT.#4	5	SC111 (D)	WABASH VALLEY 1-800-253-8619	FRY & ASSOCIATES 816-221-4825	COLORS: TO BE SELECTED
C	BBQ PIT BASE BID	1	D2-48-B2 W/ UTIL. SHELF S1	PILOT ROCK, R.J. THOMAS MFG. 1-800-762-5002	FRY & ASSOCIATES 816-221-4825	COLOR - BLACK
	BBQ PIT ADD ALT.#4	4	D2-48-B2 W/ UTIL. SHELF S1	PILOT ROCK, R.J. THOMAS MFG. 1-800-762-5002	FRY & ASSOCIATES 816-221-4825	COLOR - BLACK
D	7' BIKE RACK	1	125-40	DuMOR, INC. 1-800-598-4018	FRY & ASSOCIATES 816-221-4825	COLOR: TO BE SELECTED POWDER COAT FINISH
E	32 GAL. TRASH RECEPTACLES ADD ALT.#4	7	FR40D (D) W/ SB100 LID	WABASH 1-800-253-8619	FRY & ASSOCIATES 816-221-4825	COLOR: TO BE SELECTED POWDER COAT FINISH

* NOTE:
CONTRACTOR MAY SUBMIT "EQUAL" SUBSTITUTIONS FOR ALL FURNITURE AND EQUIPMENT TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PROVIDED THEY ARE RECEIVED NO LATER THAN 5 DAYS PRIOR TO BID OPENING.



Picnic Table/ Mini Shelter Area Detail
SCALE: 1" = 5'-0"

SCALE: 1" = 5'

LEGEND

	AREA INLET/CURB INLET
	MANHOLE
	FLARED END SECTION (FES)
CO	CLEAN OUT
	LIGHT STANDARD
	BOLLARD LIGHT
	GUY WIRE
UP	UTILITY POLE
GV	GAS VALVE
WV	WATER VALVE
WM	WATER METER
	BENCHMARK
	SIGN
MB	MAILBOX
	HANDICAP
YF	YARD FAUCET
FP	FLAGPOLE
—W—	WATER LINE
—G—	GAS LINE
—OE—	OVERHEAD ELECTRIC
—OT—	OVERHEAD TELEPHONE
—OETC—	OVERHEAD ELECTRIC TELEPHONE CABLE
	BUSH
SIZE	DECIDUOUS TREE
SIZE	CONIFEROUS TREE
EOP	EDGE OF PAVEMENT
FOC	FACE OF CURB
BOC	BACK OF CURB

NOTE: Underground facilities, structures, and utilities have been plotted from best available records, therefore the relationship between proposed work and existing facilities, structures, and utilities must be considered approximate, and it is the contractors responsibility to determine their exact location and the existence of any not shown.

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Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Enlarged Site Layout Plan

JOB NUMBER

10015

DATE 02/08/16 DRAWN BY DWD

REVISION

SHEET NUMBER

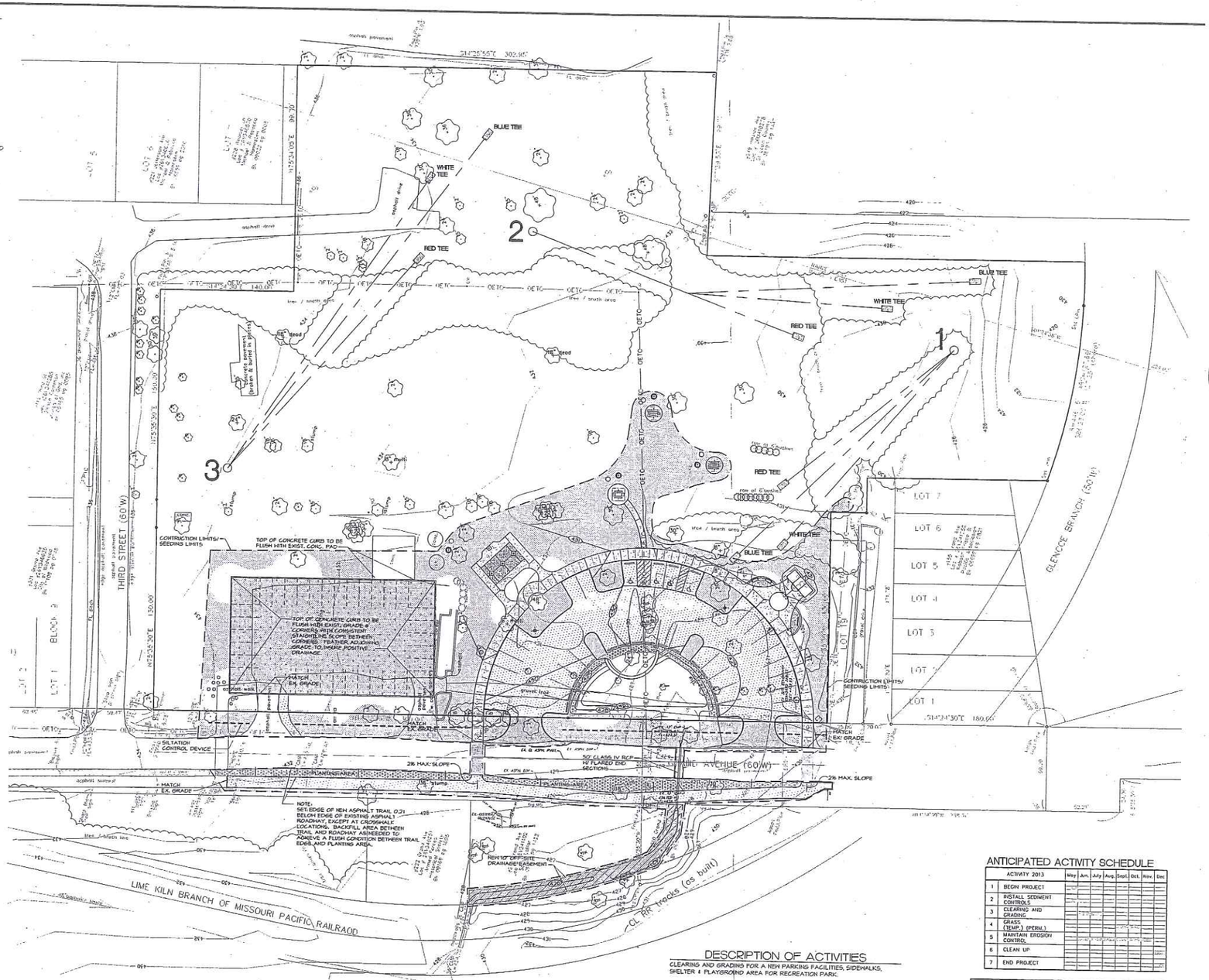
C4

SEDIMENT / EROSION CONTROL NOTES:

1. NOTIFY THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. STORM WATER RUNOFF FROM THIS SITE DOES NOT FLOW TO A VALUABLE RESOURCE WATER AS DEFINED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
3. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
4. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED AS NEEDED THROUGHOUT THE DAY.
5. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
6. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF WILDWOOD DEPARTMENT OF PUBLIC WORKS.
7. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
8. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
9. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
10. WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 5 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS SUCH AS PERMANENT SEEDING, PERIODIC MATTING, MULCHING, OR OTHER SUITABLE MEANS.
11. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION. IF ADEQUATE STORMWATER DETENTION AND EROSION CONTROL DEVICES HAVE NOT BEEN ESTABLISHED.
12. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (5:1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEEDED
13. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
14. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
15. SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
16. EROSION CONTROL MEASURES OUTLINED ON THIS EROSION & SEDIMENT CONTROL PLAN ARE TO BE USED AS A GUIDE FOR THE CONTRACTOR IN THE MANAGEMENT OF SEDIMENT AND EROSION CONTROL. A STORM WATER POLLUTION PREVENTION MANUAL HAS ALSO BEEN PREPARED FOR THIS PROJECT AND SHALL ALSO BE USED IN THE MANAGEMENT OF SEDIMENT AND EROSION CONTROL FOR THE CONSTRUCTION SITE.
17. ANY LAND CLEARING, CONSTRUCTION OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH THE APPROVED STORM WATER POLLUTION PLAN AT THE SITE OF THE PERMITTED ACTIVITY.
18. AREAS SHALL BE IMMEDIATELY SEEDED (OR OTHERWISE STABILIZED) WHEN NO ACTIVITY IS EXPECTED TO OCCUR WITHIN FIVE (5) CALENDAR DAYS.
19. PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES WILL BE REQUIRED.
20. SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH DOWN STATION PRIOR TO LEAVING THE SITE. NO TRACKING OF MUD ONTO CITY OF WILDWOOD ROADS SHALL BE ALLOWED.
21. THE PERMITEE SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN WHENEVER:
    - DESIGN OPERATION OR MAINTENANCE OF BMP IS CHANGED
    - DESIGN OF THE CONSTRUCTION PROJECT IS CHANGED THAT COULD SIGNIFICANTLY AFFECT THE QUALITY OF THE STORM WATER DISCHARGES.
    - SITE OPERATORS INSPECTIONS INDICATE DEFICIENCIES IN THE SWPPP OR ANY BMP
    - INSPECTIONS BY THE CITY OR BY MoDNR INDICATE DEFICIENCIES IN THE SWPPP OR ANY BMP
    - THE SWPPP IS DETERMINED TO BE INEFFECTIVE IN SIGNIFICANTLY MINIMIZING OR CONTROLLING EROSION OR EXCESSIVE SEDIMENT DEPOSITS IN STREAMS OR LAKES.
    - THE SWPPP IS DETERMINED TO BE INEFFECTIVE IN PREVENTING POLLUTION OF WATERWAYS FROM CONSTRUCTION WASTE, CHEMICALS, FUELING FACILITIES, CONCRETE TRUCK WASHOUT, TOXIC OR HAZARDOUS MATERIALS, SITE LITTER OR ANY OTHER SUBSTANCES OR WASTES LIKELY TO HAVE AN ADVERSE IMPACT ON WATER QUALITY.
    - THE TOTAL SETTLEABLE SOLIDS FROM A STORM WATER OUTFALL EXCEEDS 1/2 (0.5) ml/Ltr IF DISCHARGE IS WITHIN THE PRESCRIBED PROXIMITY OF A "VALUABLE RESOURCE WATER" AS DEFINED BY MoDNR.
    - THE TOTAL SETTLEABLE SOLIDS FROM A STORM WATER OUTFALL EXCEEDS 2 1/2 ml/Ltr FOR ANY OTHER OUTFALL
    - THE CITY OR THE MoDNR DETERMINES VIOLATIONS OF WATER QUALITY STANDARDS MAY OCCUR OR HAVE OCCURRED.

LEGEND

- AREA INLET/CURB INLET
- MANHOLE
- FLARED END SECTION (FES)
- CLEAN OUT
- LIGHT STANDARD
- BOLLARD LIGHT
- GUY WIRE
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- WATER METER
- BENCHMARK
- SIGN
- MAILBOX
- HANDICAP
- YARD FAUCET
- FLAGPOLE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC TELEPHONE CABLE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE



DESCRIPTION OF ACTIVITIES

CLEARING AND GRADING FOR A NEW PARKING FACILITIES, SIDEWALKS, SHELTER & PLAYGROUND AREA FOR RECREATION PARK.

ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY 2013	May	Jun.	July	Aug.	Sept.	Oct.	Nov.	Dec
1	BEGIN PROJECT								
2	INSTALL SEDIMENT CONTROLS								
3	CLEARING AND GRADING								
4	GRASS (TEMP.) (PERM.)								
5	MAINTAIN EROSION CONTROL								
6	CLEAN UP								
7	END PROJECT								

BMP SUMMARY TABLE

BMP Description	Temporary	Permanent	Quantity
Construction Entrance	X		1 ea.
Wash Down Station	X		1 ea.
Silt Fence	X		319 LF.
Seeding & Mulching	X	X	4,545 sq.

SWPPP CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF ST. LOUIS COUNTY, THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AND THE GENERAL PERMIT REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS PLAN IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR KNOWINGLY SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR THESE VIOLATIONS

Signature: _____ Date: _____

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

North
40' 0' 40' 80'
SCALE: 1" = 40'

SILTATION CONTROL DEVICE

AREAS TO BE SEEDED & MULCHED, SEE LANDSCAPE PLAN & SPECS.

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SHEET TITLE

Sediment & Erosion Control Plan

JOB NUMBER

10015

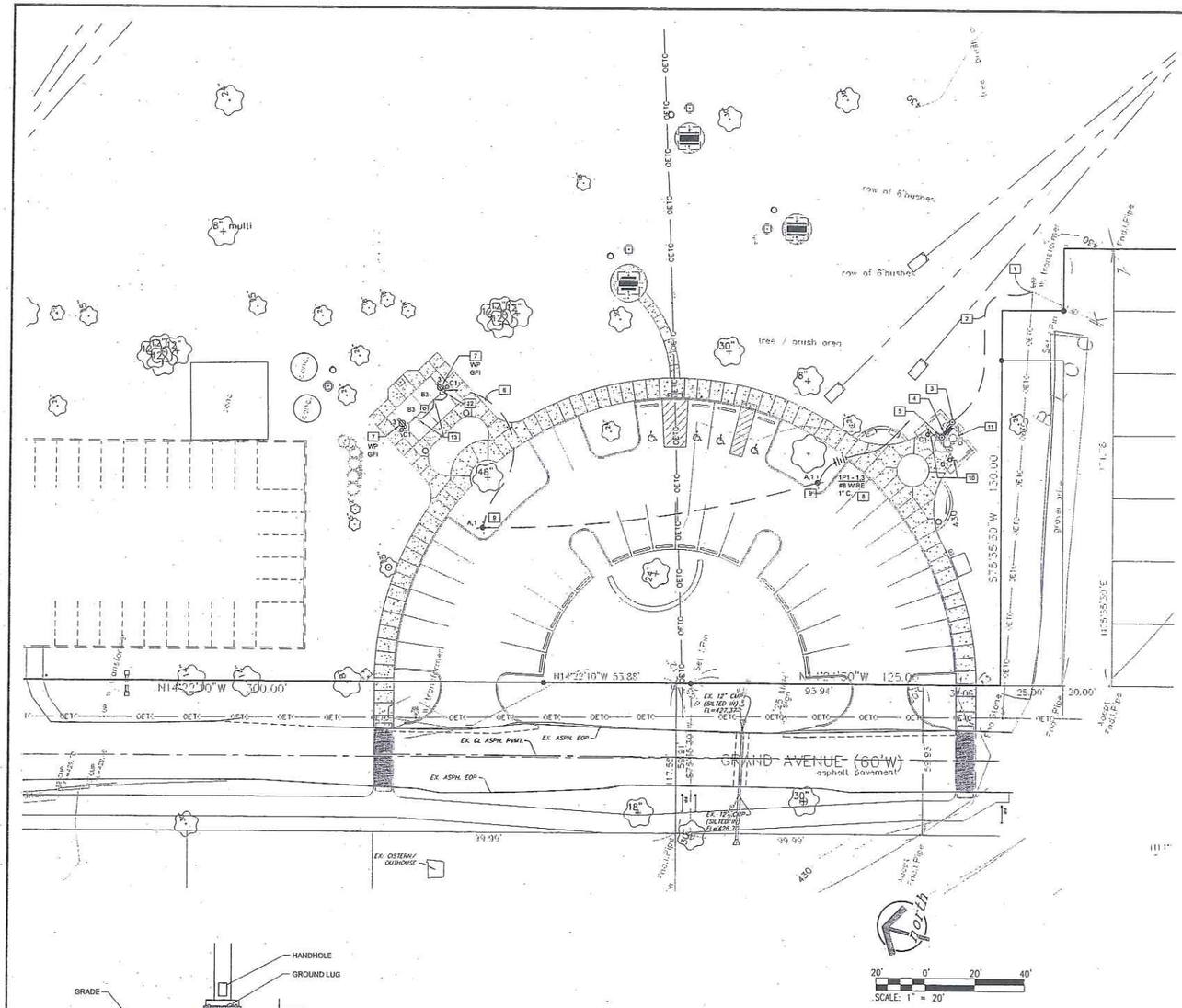
DATE 02/08/16 DRAWN BY DWD

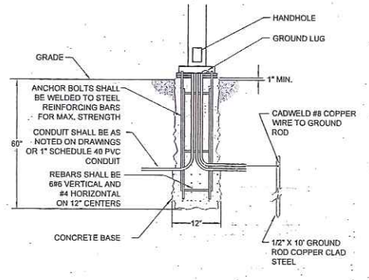
REVISION

- -

SHEET NUMBER

SWPP





FIXTURE TYPE 'A' BASE DETAIL

SCALE: NONE

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KEYED NOTES: (THIS DRAWING ONLY)

1. EXISTING AMEREN U.E. POWER POLE AND TRANSFORMER.
2. PROVIDE 4# 3 & 1# 8G., 1 ½" CONDUIT FROM AMEREN POWER POLE. RUN FROM AMEREN U.E. POLE TO AMEREN U.E. METER MOUNTED ON WALL OF RESTROOM BUILDING. ALL ELECTRICAL INSTALLATION SHALL CONFORM TO AMEREN U.E. REQUIREMENTS.
3. AMEREN U.E. METER MOUNTED ON WALL OF RESTROOM BUILDING.
4. PANELBOARD "1P1" INCLUDED AS PART OF PRE MANUFACTURED RESTROOM BUILDING. PROVIDE CONNECTION OF THE PANELBOARD FROM THE AMEREN U.E. METER 4 #3, & 1 #8G., 1 ½" C.
5. PROVIDE A TORK # 71202-18 ASTRONOMIC TIME CLOCK FOR CONTROL OF THE SITE LIGHTING. RUN CIRCUIT #1 THRU TIME CLOCK FOR CONTROL.
6. ROUTE CONDUIT WITHIN PAVILION STRUCTURE TO THE LIGHTING, FAN AND OUTLET FIXTURES. COORDINATE WITH PAVILION MANUFACTURER TO ACCOMMODATE INTERNAL ROUTING. FIXTURES TO BE SURFACE MOUNTED ON STRUCTURAL STEEL FRAME OF PAVILION. FIXTURE BOXES TO BE PAINTED SAME COLOR AS MOUNTING SURFACE.
7. PROVIDE TAMPER RESISTANT & WEATHER RESISTANT GROUND FAULT RECEPTACLES ON PAVILION STRUCTURE AT 18" ABOVE. SEE DETAIL ON DRAWING D3. DRESS OUT CONDUIT PER ARCHITECTURAL DETAIL.
8. TRANSITION FROM #8 WIRE TO #10 WIRE FOR TERMINATION TO LOADS. #8 WIRE PROVIDED FOR VOLTAGE DROP DUE TO LOAD DISTANCE FROM PANELBOARD. PROVIDE PROPER SIZE BOX FOR WIRE CAPACITY.
9. SITE LIGHTING FIXTURE (TYPE 'A'). SEE BASE DETAIL ON THIS DRAWING.
10. WALL MOUNTED LIGHTING FIXTURES TO BE INSTALLED CENTERED OVER DOORS ON CONTRACTOR FRAMED FRONT WALL EXTENSION ABOVE CONCRETE PORTION OF PREMANUFACTURED PORTION OF RESTROOM BUILDING AS INDICATED ON RESTROOM DETAIL SHEET D4.
11. ALL ELECTRICAL UTILITIES WITHIN THE RESTROOM BUILDING SHALL BE PROVIDED AND PREWIRED TO PANELBOARD "1P1" BY THE RESTROOM MANUFACTURER.
12. LOCATE FAN CONTROLLER ON PAVILION SUPPORT STRUCTURE.
13. MOUNT CEILING FANS AND ROUTE CONDUIT IN PAVILION PER MANUFACTURER AND ARCHITECTURAL DETAILS. SEE NOTE #12 FOR FAN CIRCUITING AND CONTROLS.

GENERAL NOTES: (THIS DRAWING ONLY)

1. ALL WORK SHALL CONFORM TO THE ENFORCED 2008 NEC & ALL LOCAL CODES THAT APPLY.
2. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC AND RGS ABOVE GRADE.
3. ALL WIRING SHALL BE "RHW" 90°C.
4. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL UNDERGROUND CONDUIT AND FEEDERS IN CONDUIT FROM AMEREN POWER POLE TO NEW SERVICE PANEL "1P1". THE ELECTRICAL CONTRACTOR SHALL STUB THE CONDUIT UP THE AMEREN POLE APPROX. 3' AND COIL UP APPROX. 30' OF CABLE AT THE POLE BASE FOR AMEREN TO RUN UP THE POLE AND TERMINATE ON THE POLE MOUNTED TRANSFORMER. AMEREN WILL PROVIDE THE CONDUIT UP THE POLE.
5. THE ELECTRICAL CONTRACTOR WILL PROVIDE AND INSTALL THE METER BASE. ALL WIRING THRU THE METER BASE TO THE NEW SERVICE PANEL. AMEREN WILL PROVIDE AND INSTALL THE METER.
6. ALL WORK SHALL CONFORM TO THE AMEREN U.E. REQUIREMENTS.
7. AMEREN U.E. CHARGES SHALL BE PAID FOR BY THE OWNER AND NOT INCLUDED IN THE BID.

PANEL: 1P1

LOAD	N	C	M	R	L	T	NO.	NO.	T	L	R	N	C	M	LOAD
4 LTRS, 2- 4 LTRE 'C' FIXTURES					0.23	20/1	1	A	2	20/1					SPARE
7 OUTLETS & 2 FANS				0.6		20/1	3	B	4	20/1					SPARE
SPARE						20/1	5	A	6	20/1					SPARE
SPARE						20/1	7	B	8	20/1					SPARE
SPARE						20/1	9	A	10	20/1					SPARE
						20/1	11	B	12	20/1					
						20/1	13	A	14	20/1					
						20/1	15	B	16	20/1					
						20/1	17	A	18	20/1					
						20/1	19	B	20	20/1					
						20/1	21	A	22	20/1					
						20/1	23	B	24	20/1					
						20/1	25	A	26	20/1					
						20/1	27	B	28	20/1					
						20/1	29	A	30	20/1					

LIGHTING LOAD X 125%=	0 KVA	1 AMPS
12KVA + 50% REMAINDER=	1 KVA	3 AMPS
NON CONT. LOAD x 100%=	0 KVA	0 AMPS
CONTINUOUS LOAD x 125%=	0 KVA	0 AMPS
MOTORS + 25% LARGEST=	0 KVA	0 AMPS
TOTAL DEMAND=	1 KVA	4 AMPS

1. PANELBOARD SHALL BE SERVICE ENTRANCE RATED
2. PANELBOARD SHALL BE PROVIDED BY THE RESTROOM STRUCTURE MANUFACTURER.
3. QUANTITY AND SIZES OF BREAKERS IN PANELBOARD SHALL BE DETERMINED BY RESTROOM STRUCTURE MANUFACTURER. THE E.C. SHALL CONNECT TO 2-20A-1P BREAKERS IN PANEL FOR LOADS INDICATED. UTILIZE SPARE BREAKERS IN PANEL OR PROVIDE NEW 20A-1PCBES TO MATCH EXISTING IN SPACE.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	MOUNTING (1)	FIXTURE / LAMP DATA: LAMP QUANTITY	(2) SYSTEM WATTAGE	(3) LAMP TYPE	(4) BALLAST TYPE	ORDERING CODE	VOLT	NOTES
A	SITE LIGHTING FIXTURE	USA-RSBPT318-ULED-111-60LED-NW-120-70K5-RAL-9005-T 4"POLE #RATS 154-11	16' POLE	1	91	LED	NA	NA	120	EQUALS GARDCO OR KIM 2
B	SHELTER FAN	MINKA (DUNDOWNER) F599-BWA	CEILING	NA	NA	NA	NA	NA	120	1
C	RESTROOM/SHELTER LIGHTING	LITHONIA LIGHTING - OLV1WM	W	1	15	LED	NA	NA	120	2

(1) MOUNTING
R - RECESSED
S - SURFACE
E - EXTERIOR
PM - POLE MOUNTED
W - WALL
P - PENDANT
G - GRADE

(2) SYSTEM WATTAGE
TOTAL POWER CONSUMPTION (IN WATTS) OF THE BASIS OF DESIGN FIXTURE.

(3) LAMP TYPE
F - FLUORESCENT
CF - COMPACT FLUORESCENT
I - INCANDESCENT
LED - LIGHT EMITTING DIODE
MH - METAL HALIDE
HPS - HIGH PRESSURE SODIUM
FWF - FURNISHED WITH FIXTURE
PS - PULSE START

(4) BALLAST TYPE
NA - NOT APPLICABLE
BL - BI-LEVEL BALLAST (SEE SPECIFICATION)
FRS - PROGRAM RAPID START (SEE SPECIFICATION)
ACCEPTABLE BALLASTS FOR FLUORESCENT FIXTURES:
GENERAL ELECTRIC (ULTRA START) OR SYLVANIA (QUICKTRONIC) PER SPEC

NOTE:
PROVIDE PRODUCT DATA SHEETS FOR LAMPS AND BALLASTS FOR EACH FIXTURE. SEE SPECIFICATION SECTION 16515.

1. PROVIDE FAN SPEED CONTROLLER MOUNTED ON PAVILION SUPPORT STRUCTURE.
2. LIGHTING SHALL BE CONTROLLED VIA TORK TIME CLOCK.

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SHEET TITLE

Site Electrical Plan

JOB NUMBER

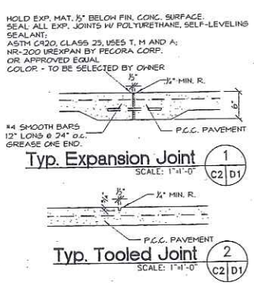
10015

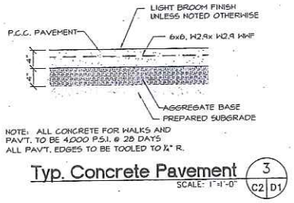
DATE 02/08/16 DRAWN BY DWD

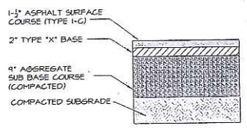
REVISION

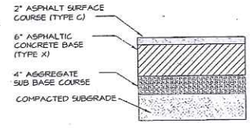
SHEET NUMBER

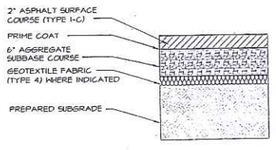
E1

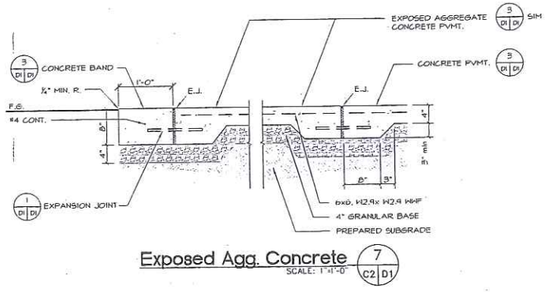


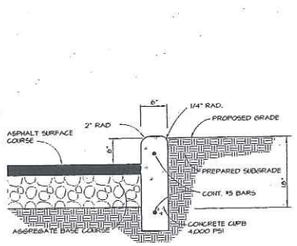


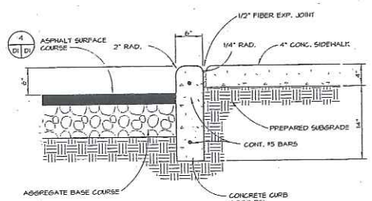


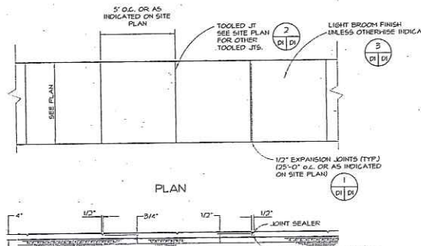


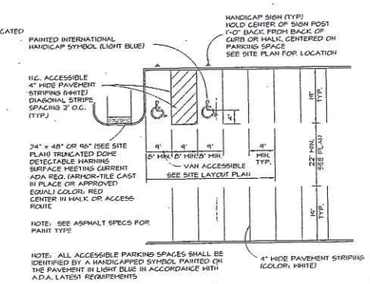


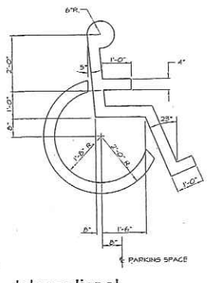


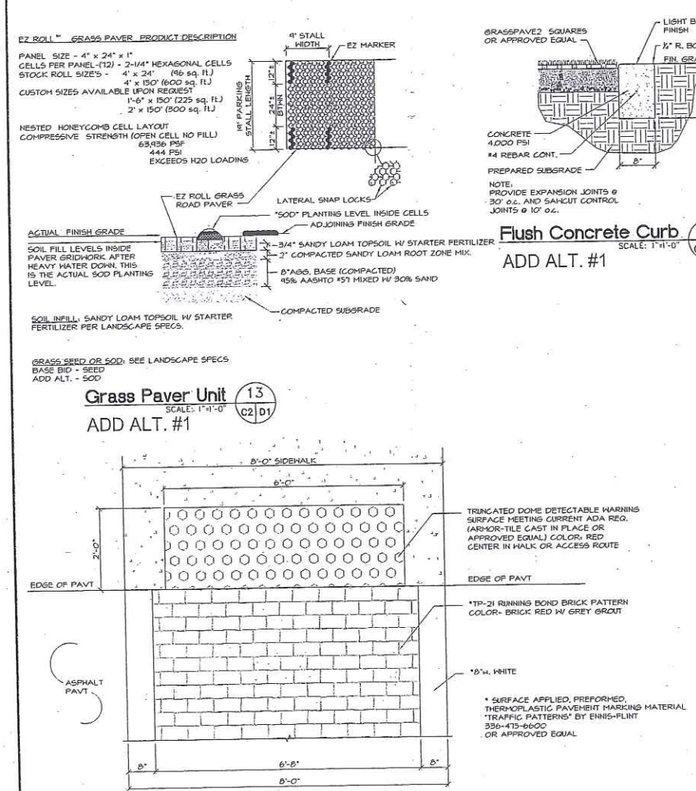


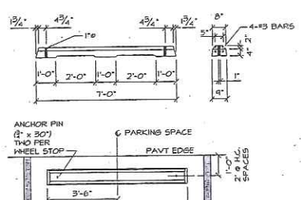


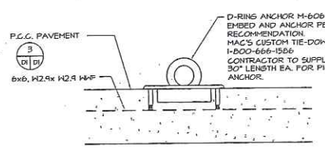


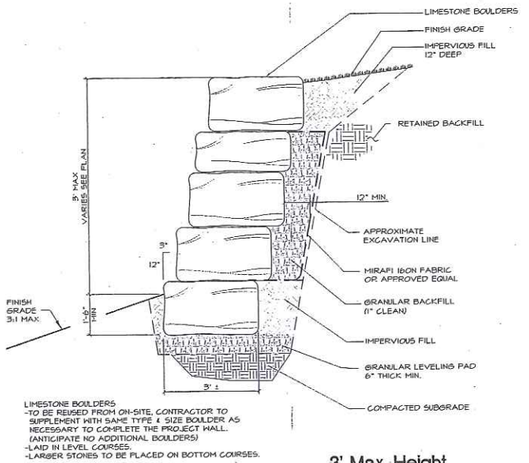


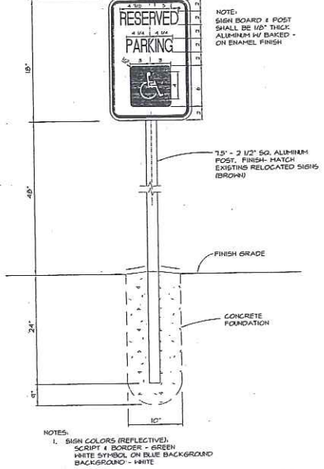


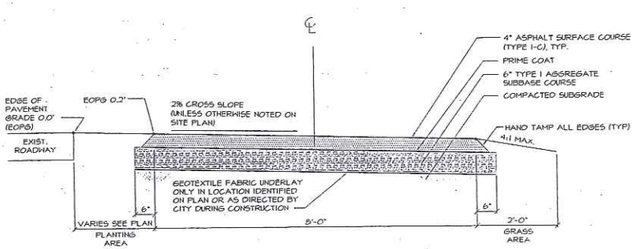


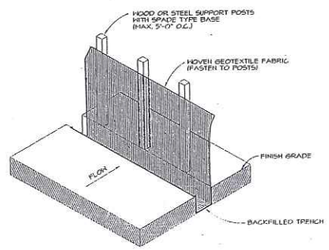












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Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Details

JOB NUMBER

10015

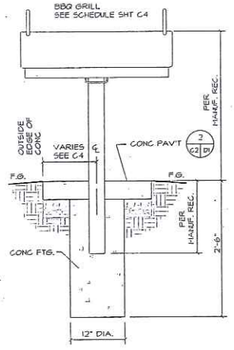
DATE 02/08/16 DRAWN BY DWD

REVISION

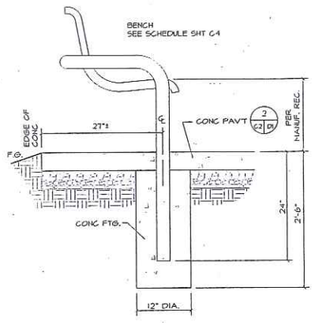
-

SHEET NUMBER

D1



BBQ Pit Ftg Detail 1 C4 D2
SCALE: 1" = 1'-0"



Bench Ftg Detail 2 C4 D2
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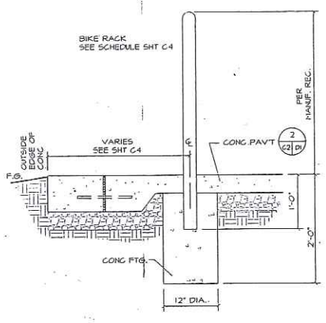

Bike Rack Ftg Detail 3 C4 D2
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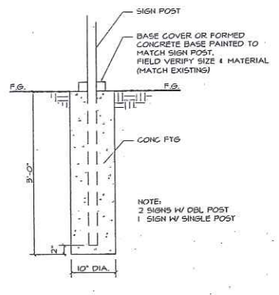
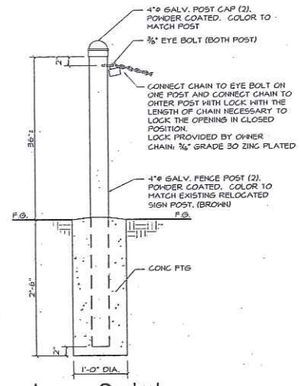
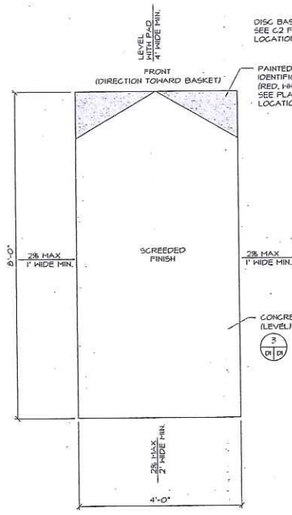


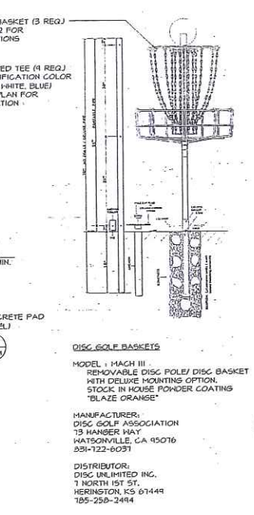
Relocated Sign Ftg Detail 4 C2 D2
SCALE: 1" = 1'-0"



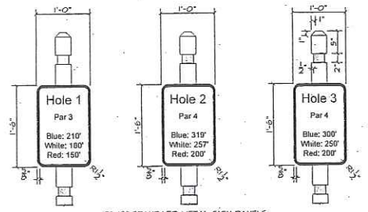
Access Control Gate Post Detail 5 C2 D2
SCALE: 1" = 1'-0"
ADD ALT. #1



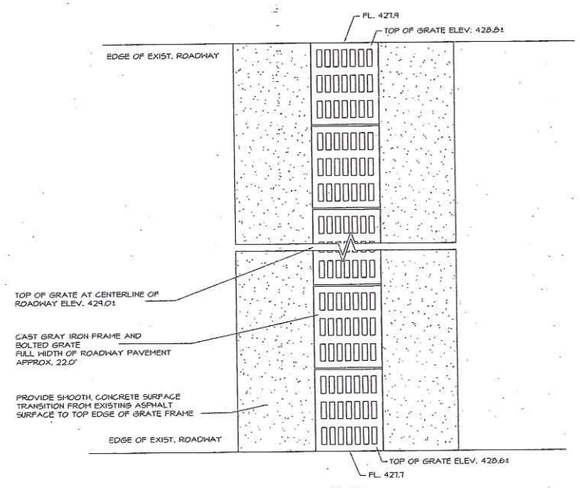
Disc Golf Tee 6 C2 D2
SCALE: 3/4" = 1'-0"
ADD ALT. #5



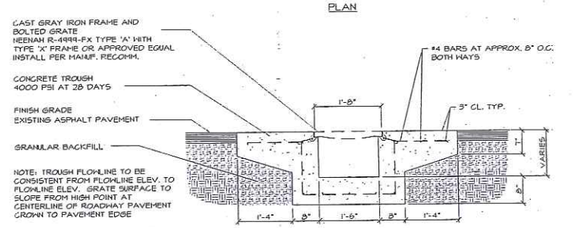
Disc Golf Basket 7 C2 D2
SCALE: 3/4" = 1'-0"
ADD ALT. #5



Disc Golf Tee + Rules Signs 8 C2 D1
SCALE: 1"=1'-0"

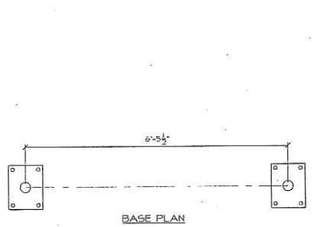


PLAN



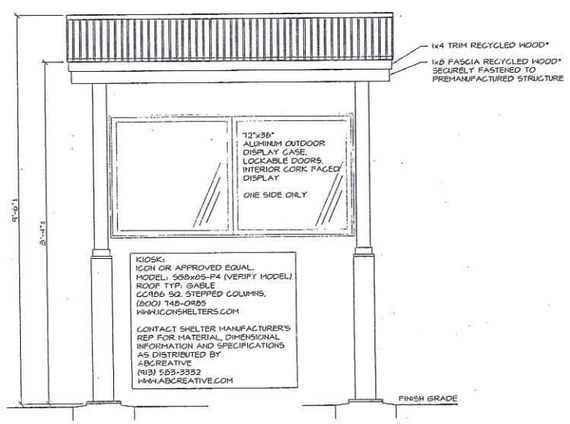
SECTION AA

Grated Drainage Trough Detail 11 C2 D2
SCALE: 3/4"=1'-0"
ADD ALT. #6

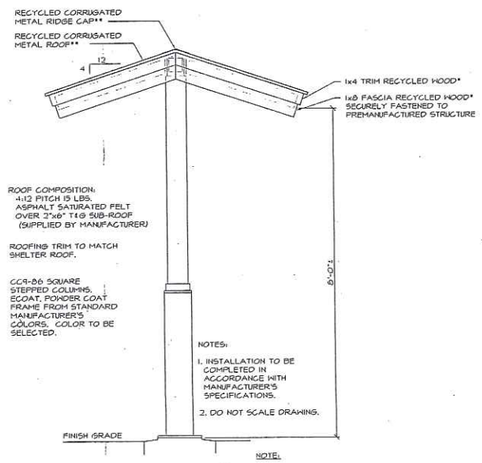


KIOSK FTG DETAIL

BASE PLAN



FRONT ELEVATION

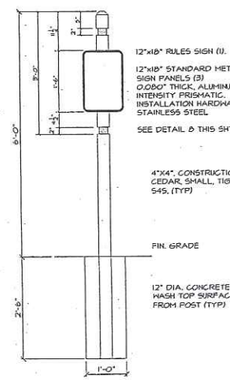


SIDE ELEVATION

NOTE:
* OWNER SUPPLIED 1x8 WEATHERED OAK BOARDS. VARIOUS LENGTHS TO BE UTILIZED FOR TRIM AND FASCIA ON ALL 9x9 MINI SHELTERS AND 20x16 MAIN SHELTER. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

** PRE-MANUFACTURED STRUCTURE TO BE SUPPLIED WITHOUT ROOF SURFACE MATERIAL. INSTALLATION CONTRACTOR TO UTILIZE OWNER SUPPLIED CORRUGATED METAL SURFACE. INSTALL PER SAME DETAILS & PROCEDURES AS REQUIRED BY MANUFACTURER SUPPLIED ROOFING SPECIFIED FOR MAIN SHELTER AND RESTROOM BUILDING.

Information Board 9 C2 D2
SCALE: 3/4" = 1'-0"
ADD ALT. #3



Disc Golf Sign/ Post 10 C2 D2
SCALE: 3/4"=1'-0"

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63040
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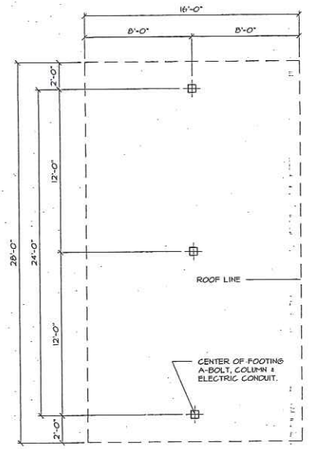
SHEET TITLE
Details

JOB NUMBER
10015

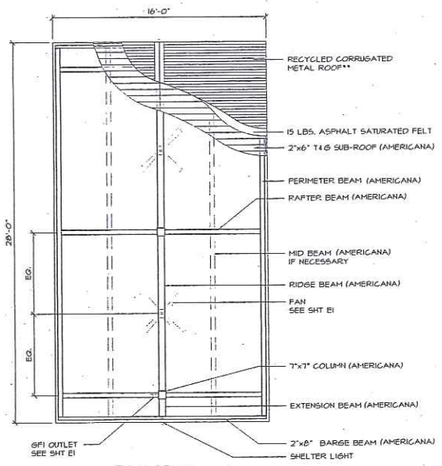
DATE 02/08/16 DRAWN BY DWD

REVISION
-

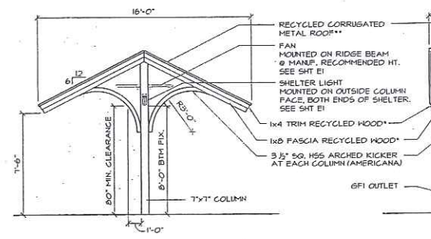
SHEET NUMBER
D2



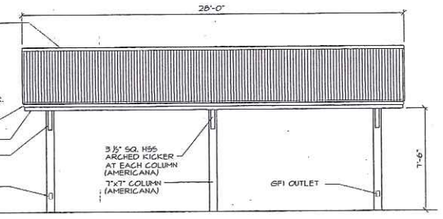
Layout Plan
SCALE: 1/4" = 1'-0"



Plan View
SCALE: 1/4" = 1'-0"



End Elevation
SCALE: 1/4" = 1'-0"



Side Elevation
SCALE: 1/4" = 1'-0"

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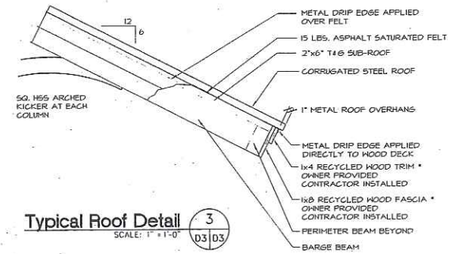
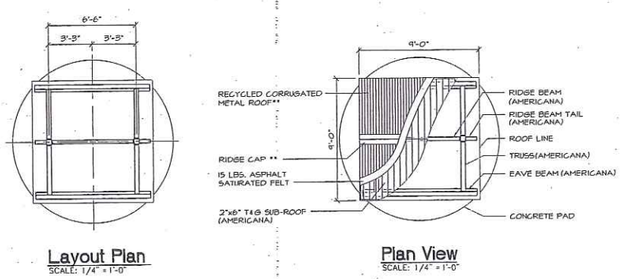
** OWNER SUPPLIED 2'x10' WEATHERED, CORRUGATED METAL PANELS TO BE UTILIZED FOR ROOFING ON ALL 9x9 MINI SHELTERS AND 28x16 MAIN SHELTER. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

28'x16' Main Shelter (1 / C2 | D3)
SCALE: 1/4" = 1'-0"

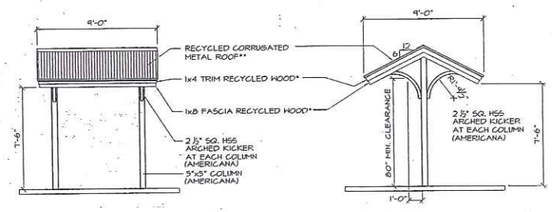


Typical Roof Detail (3 / D3 | D3)
SCALE: 1" = 1'-0"



Layout Plan
SCALE: 1/4" = 1'-0"

Plan View
SCALE: 1/4" = 1'-0"



Side Elevation
SCALE: 1/4" = 1'-0"

End Elevation
SCALE: 1/4" = 1'-0"

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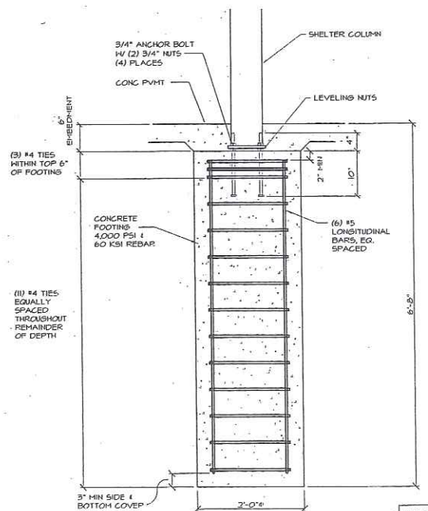
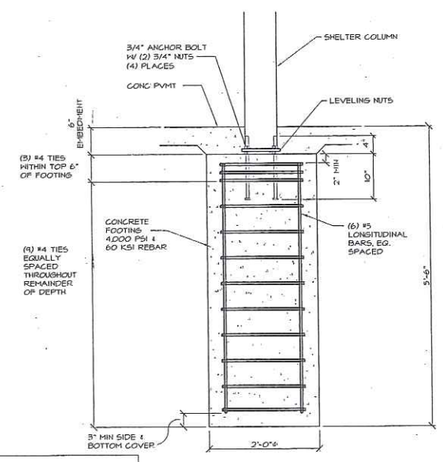
** OWNER SUPPLIED 2'x10' WEATHERED, CORRUGATED METAL PANELS TO BE UTILIZED FOR ROOFING ON ALL 9x9 MINI SHELTERS AND 28x16 MAIN SHELTER. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

9'X9' Mini Shelter (2 / C2 | D3)
SCALE: 1/4" = 1'-0"



28'x16' Shelter
Column Base-Plate / Footing Detail (4 / D3 | D3)
SCALE: 1" = 1'-0"

NOTE:
SOILS NEED TO BE VERIFIED AND CAPABLE OF HANDLING 2,000 PSF AND HAVE ALLOWABLE LATERAL PASSIVE SOIL RESISTANCE OF 40 PSI/FT.



9'x9' Shelter
Column Base-Plate / Footing Detail (5 / D3 | D3)
SCALE: 1" = 1'-0"

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Wildwood, Missouri

OWNER

City of Wildwood

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63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Shelter Details

JOB NUMBER

10015

DATE 02/08/16 DRAWN BY DWD

REVISION

-

SHEET NUMBER

D3

GENERAL NOTES

1. SHELTER DESIGN
   A. THIS SHELTER HAS BEEN DESIGNED AS AN OPEN STRUCTURE. THE ADDITION OF ANY ENCLOSURE SUCH AS WALLS, INSECT MESH, OR SHADE SCREENS SHALL BE PROHIBITED AS INCREASED WIND FORCES MAY RESULT
2. FOUNDATION
   A. THE FOUNDATION SHALL REST ON SOUND SOIL THAT IS FREE OF ORGANIC AND DELETERIOUS MATERIALS AND CAPABLE OF SUPPORTING 1000 PSF VERTICAL BEARING PRESSURE
   B. FOUNDATION DESIGN SHOWN IS A RECOMMENDATION ONLY. OWNER SHALL VERIFY ACTUAL SOIL CONDITIONS AT EACH JOB SITE AND ANY REQUIRED ADJUSTMENTS TO THE FOOTING DESIGN SHALL BE DESIGNED BY OTHERS
3. CONCRETE
   A. COMPRESSION STRENGTH OF ALL REINFORCED CONCRETE SHALL NOT BE LESS THAN 2500 PSI AT 28 DAYS
   B. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF MINIMUM ASTM A615 GRADE 40 FOR #4 AND SMALLER BARS AND GRADE 60 FOR 5 BARS LARGER THAN #4.
   C. MINIMUM CONCRETE CLEAR COVER FOR REINFORCING BARS SHALL BE 2", UNLESS NOTED OTHERWISE
   D. ANCHOR RODS SHALL BE F1554 GRADE 36 ROD, HEADED, OR WITH HEAVY HEX NUT TACKED TO ROD
4. STRUCTURAL STEEL
   A. STEEL PLATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
   B. HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500, GRADE B
   C. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S SPECIFICATION FOR THE MATERIAL BEING WELDED
   D. WELDING ELECTRODES SHALL BE E70XX
   E. STRUCTURAL STEEL COMPONENTS SHALL BE COATED WITH ANTI-GRAFFITI POLYESTER TGIC POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATION
6. ROOF DECK
   A. ROOF DECK SHALL BE TONGUE-AND-GROOVE WOOD, SOUTHERN YELLOW PINE OR WESTERN RED CEDAR, #1 GRADE OR BETTER, KILN DRIED, 2x6 NOMINAL DIMENSION
   B. TONGUE-AND-GROOVE DECK SHALL BE COVERED BY ROOFING MATERIALS BY OTHERS AS NOTED ON THE DRAWING
7. FASTENERS
   A. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325 OR A307 (SEE DETAILS).
   B. HIGH STRENGTH BOLTS SHALL BE HOT DIP GALVANIZED
   C. ALL BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION AS DEFINED IN THE 2004 RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
8. SHOP FABRICATION AND FIELD ASSEMBLY
   A. ALL STRUCTURAL STEEL COMPONENTS SHALL BE SHOP FABRICATED SO THAT FIELD ASSEMBLY OF CONNECTIONS CAN BE PERFORMED USING ONLY BOLTING AND SCREW PLACEMENT
   B. ALL SHOP WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS
   C. ALL SHOP WELDS SHALL BE IN STRICT ACCORDANCE WITH THE STRUCTURAL WELDING CODE AWS D1.1 OF THE AMERICAN WELDING SOCIETY SPECIFICATIONS. ALL STRUCTURAL WELDS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF "PRE-QUALIFIED" WELDED JOINTS. ALL WELDING SHALL CONFORM TO AWS A5.18 ER70S-6 SERIES E70XX ELECTRODES - LOW HYDROGEN
   D. FIELD WELDING SHALL NOT BE REQUIRED

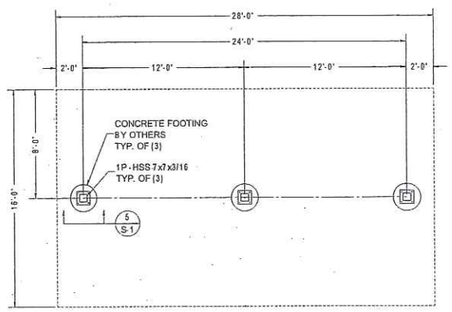
BASIS OF DESIGN

DESIGN PARAMETERS	
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	20 PSF
DESIGN ROOF DEAD LOAD	5 PSF
WIND CRITERIA I EXPOSURE C	90 MPH
SOIL DESIGN BEARING STRENGTH	1000 PSF
CODES	2009 IBC ASCE 7-05

BUILDING DATA	
OCCUPANCY CLASSIFICATION	A-3 (NONSEPARATE USE)
CONSTRUCTION TYPE	TYPE II-B
FLOOR AREA	448 SQ. FT.
OCCUPANCY LOAD	7 SQ. FT. / OCCUPANT = 64 OCCUPANTS / SHELTER

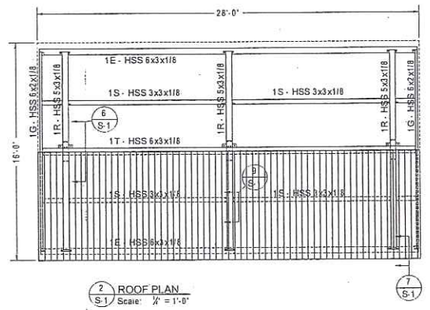
DESIGN CRITERIA

WIND DESIGN CRITERIA	
BASIC WIND SPEED	90 MPH
WIND IMPORTANCE FACTOR	$I_w = 1.0$
OCCUPANCY CATEGORY	II
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	N/A (OPEN STRUCTURE)
DESIGN WIND PRESSURE (COMPONENTS & CLADDING)	SEE CALCS
SEISMIC DESIGN CRITERIA	
SEISMIC IMPORTANCE FACTOR	$I_E = 1.0$
OCCUPANCY CATEGORY	II
SPECTRAL RESPONSE ACCELERATION, 0.2 SECOND	$S_s = 0.585$
SPECTRAL RESPONSE ACCELERATION, 1.0 SECOND	$S_1 = 0.155$
SITE CLASS	D (ASSUMED)
SPECTRAL RESPONSE COEFFICIENT, S_{DS}	0.470
SPECTRAL RESPONSE COEFFICIENT, S_{D1}	0.223
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE RESISTING SYSTEM	CANTILEVERED COLUMN SYSTEM
DESIGN BASE SHEAR	$V = C_s W$
RESPONSE MODIFICATION FACTOR	$R = 1.25$
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE



1 S-1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

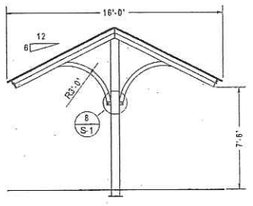
NOTE: T&G WOOD SUB-ROOF (BY AMERICANA) SHALL BE COVERED BY ASPHALT SATURATED FELT AND CORRUGATED METAL ROOF BY OTHERS RECOMMENDED ATTACHMENT FASTENTER: #10 x 1" LAG SCREW.



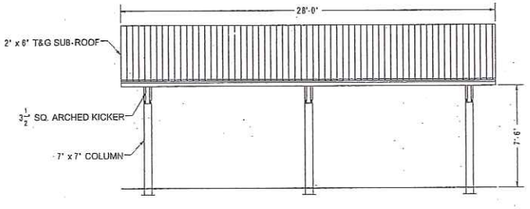
2 S-1 ROOF PLAN
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

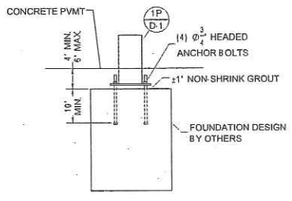
THIS DRAWING FOR ESTIMATING PURPOSES ONLY



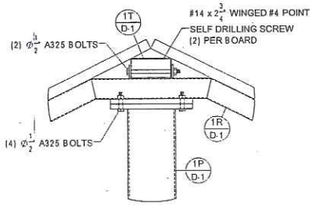
3 S-1 END ELEVATION
Scale: 1/2" = 1'-0"



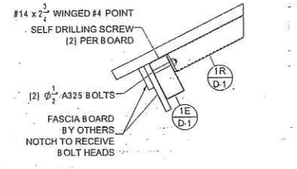
4 S-1 SIDE ELEVATION
Scale: 1/2" = 1'-0"



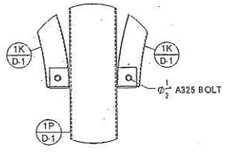
5 S-1 FOUNDATION SECTION
Scale: 1/4" = 1'-0"



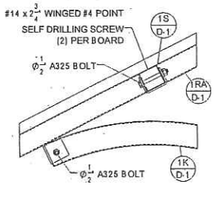
6 S-1 RAFTER TO POST CONNECTION
Scale: 1 1/2" = 1'-0"



7 S-1 EDGE BEAM TO RAFTER CONNECTION
Scale: 1 1/2" = 1'-0"



8 S-1 KICKER TO POST CONNECTION
Scale: 1 1/2" = 1'-0"



9 S-1 PURLIN TO RAFTER CONNECTION
Scale: 1 1/2" = 1'-0"

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TITLE

16'-0" x 28'-0"
CHEROKEE SHELTER
WILDWOOD, MO 63038

DRAWN BY	AY
CHECKED BY	
SCALE	SEE DETAILS
DATE	12/3/2015
REVISE DATE	12/8/2015
P.O. NO.	
JOB NO.	
DRAWING NO.	
SHEET	S-1
	OF 1 SHEETS

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

5030 GRIFFIN ROAD
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(314)984-0211 FAX(314)843-1718

Al Foster Trailhead Park
Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood
16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

16x28
Shelter

JOB NUMBER

10015

DATE 02/08/16 DRAWN BY DWD

REVISION

- -

SHEET NUMBER

D3A

GENERAL NOTES

1. SHELTER DESIGN
   A. THIS SHELTER HAS BEEN DESIGNED AS AN OPEN STRUCTURE. THE ADDITION OF ANY ENCLOSURE SUCH AS WALLS, INSECT MESH, OR SHADE SCREENS SHALL BE PROHIBITED AS INCREASED WIND FORCES MAY RESULT.
2. FOUNDATION
   A. THE FOUNDATION SHALL REST ON SOUND SOIL THAT IS FREE OF ORGANIC AND DELETERIOUS MATERIALS AND CAPABLE OF SUPPORTING 1000 PSF VERTICAL BEARING PRESSURE.
   B. FOUNDATION DESIGN SHOWN IS A RECOMMENDATION ONLY. OWNER SHALL VERIFY ACTUAL SOIL CONDITIONS AT EACH JOB SITE AND ANY REQUIRED ADJUSTMENTS TO THE FOOTING DESIGN SHALL BE DESIGNED BY OTHERS
3. CONCRETE
   A. COMPRESSION STRENGTH OF ALL REINFORCED CONCRETE SHALL NOT BE LESS THAN 2500 PSI AT 28 DAYS
   B. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF MINIMUM ASTM A615 GRADE 40 FOR #4 AND SMALLER BARS AND GRADE 60 FOR BARS LARGER THAN #4
   C. MINIMUM CONCRETE CLEAR COVER FOR REINFORCING BARS SHALL BE 2", UNLESS NOTED OTHERWISE.
   D. ANCHOR RODS SHALL BE F1554 GRADE 36 ROD, HEADED, OR WITH HEAVY HEX NUT TACKED TO ROD
4. STRUCTURAL STEEL
   A. STEEL PLATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
   B. HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500, GRADE B.
   C. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S SPECIFICATION FOR THE MATERIAL BEING WELDED
   D. WELDING ELECTRODES SHALL BE E70XX
   E. STRUCTURAL STEEL COMPONENTS SHALL BE COATED WITH ANTI-GRAFFITI POLYESTER TGIC POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATION.
6. ROOF DECK
   A. ROOF DECK SHALL BE TONGUE-AND-GROOVE WOOD. SOUTHERN YELLOW PINE OR WESTERN RED CEDAR #1 GRADE OR BETTER. KILN DRIED, 2x6 NOMINAL DIMENSION.
   B. TONGUE-AND-GROOVE DECK SHALL BE COVERED BY ROOFING MATERIALS BY OTHERS AS NOTED ON THE DRAWING.
7. FASTENERS
   A. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325 OR A307 (SEE DETAILS).
   B. HIGH STRENGTH BOLTS SHALL BE HOT DIP GALVANIZED
   C. ALL BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION AS DEFINED IN THE 2004 RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS
8. SHOP FABRICATION AND FIELD ASSEMBLY
   A. ALL STRUCTURAL STEEL COMPONENTS SHALL BE SHOP FABRICATED SO THAT FIELD ASSEMBLY OF CONNECTIONS CAN BE PERFORMED USING ONLY BOLTING AND SCREW PLACEMENT.
   B. ALL SHOP WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS
   C. ALL SHOP WELDS SHALL BE IN STRICT ACCORDANCE WITH THE STRUCTURAL WELDING CODE AWS D1.1 OF THE AMERICAN WELDING SOCIETY SPECIFICATIONS. ALL STRUCTURAL WELDS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF "PRE-QUALIFIED" WELDED JOINTS. ALL WELDING SHALL CONFORM TO AWS A5.18 : ER70S-6 SERIES E70XX ELECTRODES - LOW HYDROGEN
   D. FIELD WELDING SHALL NOT BE REQUIRED

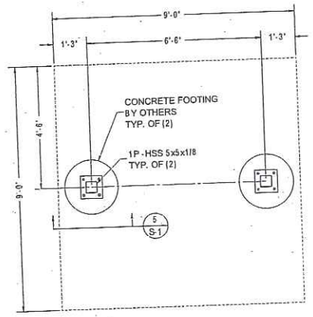
BASIS OF DESIGN

DESIGN PARAMETERS	
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	20 PSF
DESIGN ROOF DEAD LOAD	5 PSF
WIND CRITERIA I EXPOSURE C	90 MPH
SOIL DESIGN BEARING STRENGTH	1000 PSF
CODES	2009 IBC ASCE 7-05

BUILDING DATA	
OCCUPANCY CLASSIFICATION	A-3 (NONSEPARATE USE)
CONSTRUCTION TYPE	TYPE II-B
FLOOR AREA	81 SQ. FT
OCCUPANCY LOAD	7 SQ. FT. / OCCUPANT = 11 OCCUPANTS / SHELTER

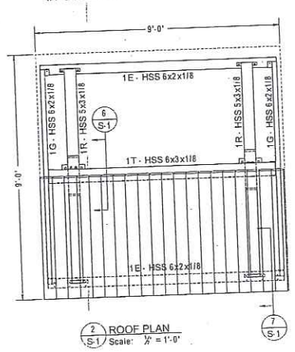
DESIGN CRITERIA

WIND DESIGN CRITERIA	
BASIC WIND SPEED	90 MPH
WIND IMPORTANCE FACTOR	$I_w = 1.0$
OCCUPANCY CATEGORY	II
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	N/A (OPEN STRUCTURE)
DESIGN WIND PRESSURE (COMPONENTS & CLADDING)	SEE CALCS
SEISMIC DESIGN CRITERIA	
SEISMIC IMPORTANCE FACTOR	$I_E = 1.0$
OCCUPANCY CATEGORY	II
SPECTRAL RESPONSE ACCELERATION, 0.2 SECOND	$S_s = 0.505$
SPECTRAL RESPONSE ACCELERATION, 1.0 SECOND	$S_1 = 0.155$
SITE CLASS	D (ASSUMED)
SPECTRAL RESPONSE COEFFICIENT, S_{DS}	0.470
SPECTRAL RESPONSE COEFFICIENT, S_{D1}	0.225
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE RESISTING SYSTEM	ORDINARY STEEL MOMENT FRAME
DESIGN BASE SHEAR	$V = C_s W$
RESPONSE MODIFICATION FACTOR	R = 1.25
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE



1 S-1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

NOTE: T&G WOOD SUB-ROOF (BY AMERICANA) SHALL BE COVERED BY ASPHALT SATURATED FELT AND CORRUGATED METAL ROOF BY OTHERS. RECOMMENDED ATTACHMENT FASTENTER: #10 x 1" LAG SCREW.

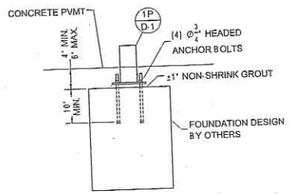


2 S-1 ROOF PLAN
Scale: 1/4" = 1'-0"

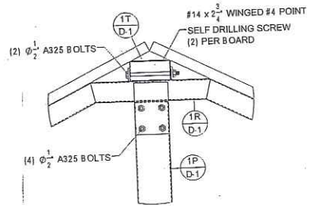
NOT FOR CONSTRUCTION
THIS DRAWING FOR ESTIMATING PURPOSES ONLY

3 S-1 END ELEVATION
Scale: 1/2" = 1'-0"

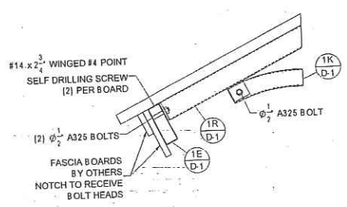
4 S-1 SIDE ELEVATION
Scale: 1/2" = 1'-0"



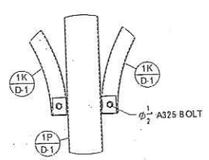
5 S-1 FOUNDATION SECTION
Scale: 3/4" = 1'-0"



6 S-1 RAFTER TO POST CONNECTION
Scale: 1 1/2" = 1'-0"



7 S-1 EDGE BEAM TO RAFTER CONNECTION
Scale: 1 1/2" = 1'-0"



8 S-1 KICKER TO POST CONNECTION
Scale: 1 1/2" = 1'-0"

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TITLE
9'-0" x 9'-0"
CHEROKEE SHELTER
WILDWOOD, MO 63038

DRAWN BY	AY
CHECKED BY	
SCALE	SEE DETAILS
DATE	12/2/2015
REVISE DATE	12/8/2015
P.O. NO.	
JOB NO.	
DRAWING NO.	
SHEET	S-1
	OF 1 SHEETS

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Trailhead Park
Grand Ave & 3rd St.
Wildwood, Missouri

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

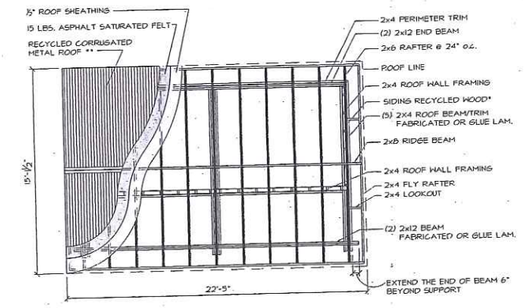
SHEET TITLE
9x9 Mini Shelter

JOB NUMBER
10015

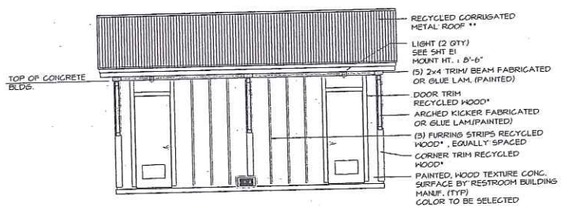
DATE 02/08/16 DRAWN BY DWD

REVISION
- -

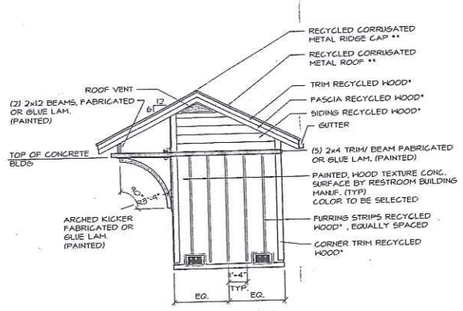
SHEET NUMBER
D3B



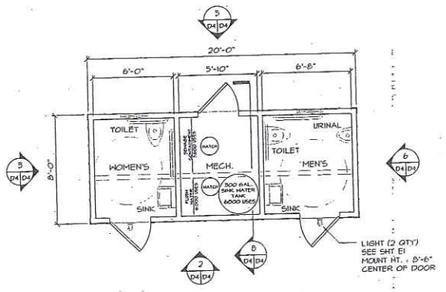
Roof Plan 1 D4|D4
SCALE: 1/4" = 1'-0"



Front Elevation 2 D4|D4
SCALE: 1/4" = 1'-0"

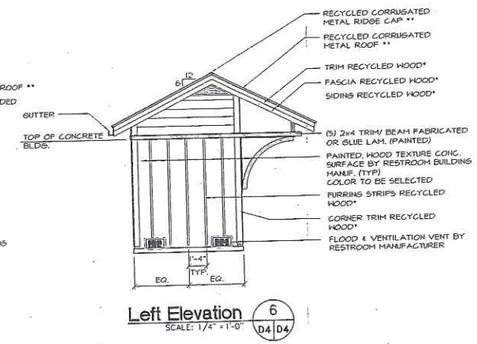


Right Elevation 3 D4|D4
SCALE: 1/4" = 1'-0"

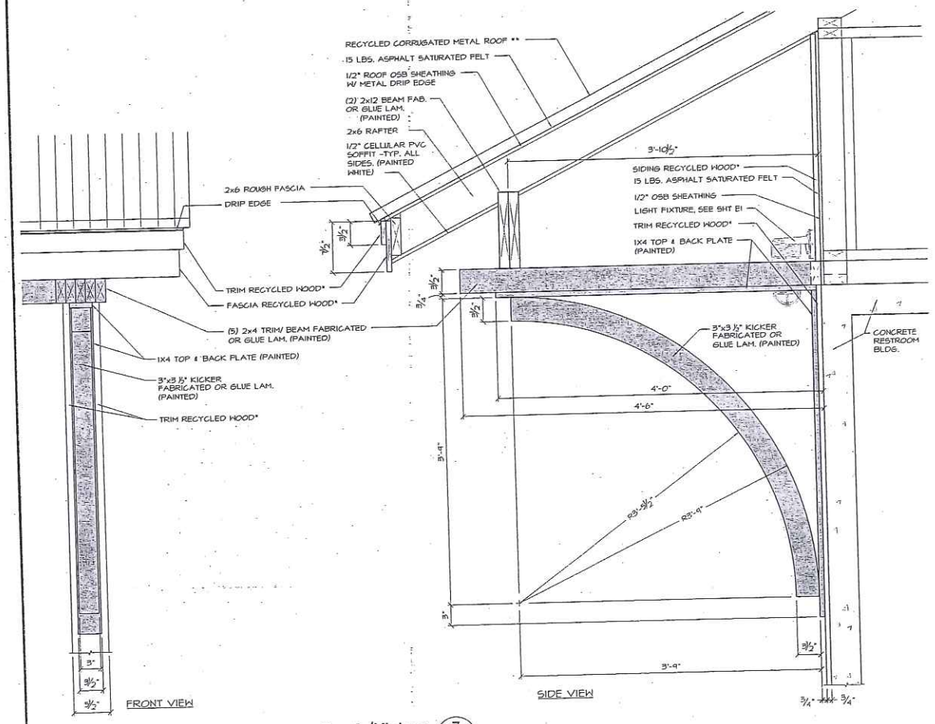


Floor Plan 4 C2|D4
SCALE: 1/4" = 1'-0"

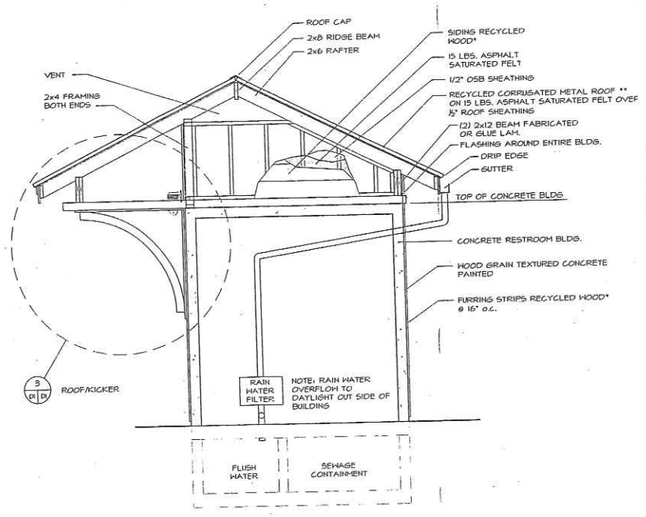
Rear Elevation 5 D4|D4
SCALE: 1/4" = 1'-0"



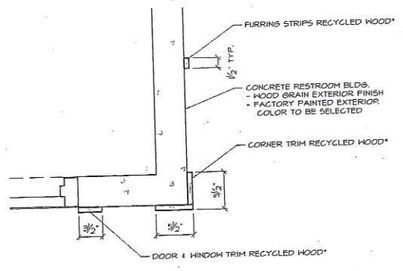
Left Elevation 6 D4|D4
SCALE: 1/4" = 1'-0"



Roof /Kicker 7 D4|D4
SCALE: 1-1/2" = 1'-0"



Section 8 D4|D4
SCALE: 1/2" = 1'-0"



Trim/Furring Detail 9 D4|D4
SCALE: 1-1/2" = 1'-0"

GENERAL NOTES:

* OWNER SUPPLIED, CONTRACTOR INSTALLED, 1x8 WEATHERED, OAK BOARDS, VARIOUS LENGTHS, TO BE UTILIZED FOR SIDING, TRIM AND FASCIA ON PRE-MANUFACTURED RESTROOM BLDG. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

** OWNER SUPPLIED 2'x10' WEATHERED, CORRUGATED METAL PANELS TO BE UTILIZED FOR ROOFING ON RESTROOM BLDG.. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR RIPPING MATERIAL TO SIZES INDICATED.

RESTROOM BUILDING CONSIST OF A PRE-MANUFACTURED, CONCRETE STRUCTURE WITH A FLAT CONCRETE ROOF COMPLETE WITH ALL INTERIOR LIGHTS AND FIXTURES, SURFACE FINISHES, PLUMBING, WIRING, ETC.. EXTERIOR WALLS ARE PRE FINISHED. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR ROOF CONSTRUCTION AND ALL EXTERIOR FINISH WORK EXCEPT PRE PAINTED EXTERIOR SURFACE OF CONCRETE BUILDINGS. (SEE SPECS BELOW)

SPECIFICATIONS FOR PRECAST RESTROOM BUILDING (CUSTOMIZED DURANGO MODEL) AS DISTRIBUTED BY GREEN FLUSH TECHNOLOGIES OR APPROVED EQUAL

- PRECAST CONCRETE RESTROOM BUILDING WITH OUTSIDE DIMENSIONS EQUAL TO 8'-0"H X 20'-0"L X 9'0"H SET OVER A CONCRETE VAULT WITH OUTSIDE DIMENSIONS EQUAL TO 8'-0"H X 20'-0"L X 3'0"H.
- CONCRETE FLOORS FOR CABIN AND VAULT SHALL BE MINIMUM 6" THICK.
- CONCRETE CEILING/ROOF SHALL BE FLAT WITH NO SLOPE.
- CONCRETE CABIN WALLS SHALL BE 4" THICK. CONCRETE VAULT WALLS SHALL BE 4" THICK MINIMUM.
- INTERIOR CABIN WALLS SHALL BE SMOOTH, PAINTED CONCRETE (WHITE).
- EXTERIOR CABIN WALLS SHALL HAVE SIMULATED WOOD, PAINTED FINISH (COLOR TO BE SELECTED).
- CONCRETE FLOORS SHALL HAVE A LIGHT BROOM FINISH (NATURAL COLOR, SEALED)
- FIBERGLASS 3'-0" X 7'-0" DOORS WITH VANDAL RESISTANT VENTILATION GRILLS - APPROX. 1'X2', AND FRAMES (COLOR TO BE SELECTED).
- TRANSFER GRILLS IN WALLS BETWEEN CABINS AND MECHANICAL ROOM;
- FAN IN CEILING OF MECHANICAL ROOM EQUIPPED WITH MOTION SENSORS IN BOTH CABINS AND AUTOMATIC TIMER WITH MANUAL OVERRIDE.
- HEAVY DUTY DOOR HARDWARE.
- FROSTED POLYCARBONATE WINDOWS (1'-0"X4'-0") WITH METAL FRAMES.
- PLUMBING: VITREOUS CHINA PLUMBING FIXTURES INCLUDING SINKS, URINAL, AND 1-2 GT. FLUSH TOILETS;
- METERING FAUCETS;
- TAMPER PROOF HOSE BIBS (2);
- FLOOR DRAINS (2);
- RAINWATER CATCHMENT SYSTEM WITH 100 MICRON FILTER WITH FULL LENGTH GUTTER ON BACK FASCIA;
- ONE POLYETHYLENE 300 GALLON POTABLE WATER STORAGE TANK IN MECHANICAL ROOM; AND ALL NECESSARY PIPING.
- ELECTRICAL: 120V AC ELECTRICAL SERVICE AND PANEL; MOTION AND PHOTO-CELL CONTROLLED INTERIOR AND EXTERIOR LIGHTS.
- AUTOMATIC MAGNETIC DOOR LOCKS
- SENSOR AND WARNING STROBE LIGHT FOR WHEN SEWAGE TANK APPROACHES FULL CAPACITY; ALL NECESSARY WIRING.
- ACCESSORIES: DOOR CLOSERS; GRAB BARS; TOILET PAPER HOLDERS; SOAP DISPENSERS; AND MIRRORS.
- FLOOD AND VENTILATION VENTS.

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Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
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63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Restroom Details

JOB NUMBER

10015

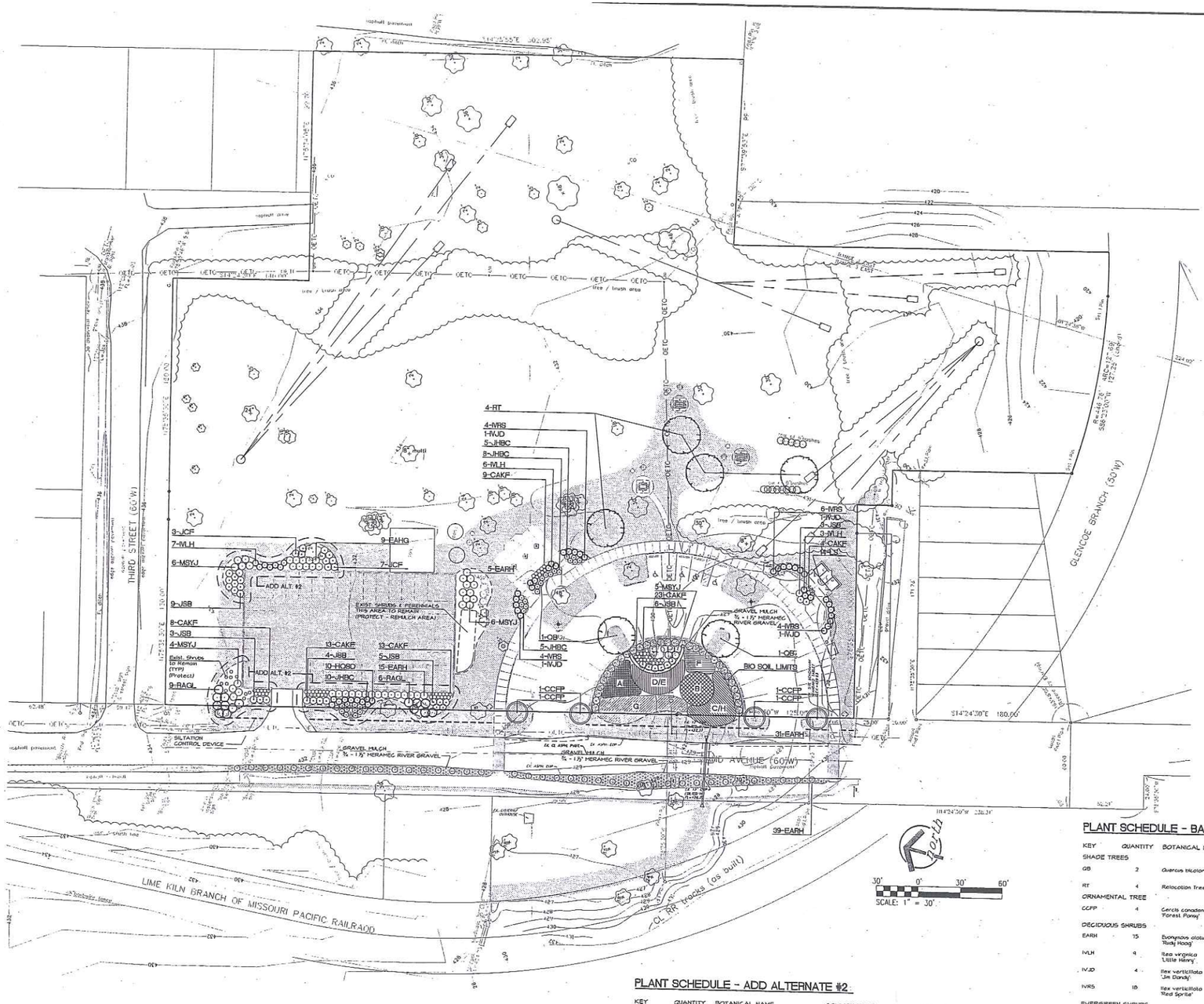
DATE 02/08/16 DRAWN BY DWD

REVISION

-

SHEET NUMBER

D4



NOTE: Underground facilities, structures, and utilities have been plotted from best available records, therefore the relationship between proposed work and existing facilities, structures, and utilities must be considered approximate, and it is the contractors responsibility to determine their exact location and the existence of any not shown.

BIO RETENTION SOIL SPECIFICATIONS

PLANTING SOIL SHALL BE SANDY LOAM OR LOAMY SAND (SHOULD CONTAIN A MINIMUM OF 60 PERCENT SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 10 PERCENT BY VOLUME. A SATURATED HYDRAULIC CONDUCTIVITY OF AT LEAST 10 FEET PER DAY (0.51 INCHES PER HOUR) IS REQUIRED. THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1 INCH IN DIAMETER. BRUSH OR SEEDS FROM NOXIOUS WEEDS, SUCH AS JOHNSON GRASS, HIGHKORT AND CANADIAN THISTLE SHALL NOT BE PRESENT IN THE SOILS. PLACEMENT OF THE PLANTING SOIL SHALL BE IN LIFTS OF 12 TO 18 INCHES TO 30" FINAL DEPTH, LOOSELY COMPACTED (RUBBER TIRED) HEAVY EQUIPMENT AND MECHANICAL TAMPING DEVICES ARE NOT RECOMMENDED FOR COMPACTION).

SPECIFIC PLANTING SOIL CHARACTERISTICS	
PARAMETER	VALUE
PH RANGE	5.2 TO 8.00
ORGANIC MATTER	1.5 TO 5.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS	75 LBS. PER ACRE, MINIMUM
POTASSIUM	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	≤ 500 PPM

BIO RETENTION MULCH SPECIFICATIONS

MULCH LAYER SHOULD BE STANDARD LANDSCAPE STYLE, DOUBLE SHREDDED HARDWOOD MULCH. MULCH LAYER SHOULD BE FREE OF OTHER MATERIALS, SUCH AS WEED, SOIL, ROOTS, ETC. MULCH DEPTH, 2-3"

PLANT SCHEDULE - ADD ALTERNATE #2

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD	REMARKS
DECIDUOUS SHRUBS					
EARH	24	Euonymus alatus 'Rudy Haag'	RUDY HAAG BURNING BUSH	5 GAL.	CONT.
HOSD	10	Hydrangea quercifolia 'Sikes Dwarf'	SIKES DWARF OAKLEAF HYDRANGEA	5 GAL.	CONT.
IVLH	7	Ilex virginica 'Little Henry'	LITTLE HENRY VIRGINIA SWEETSPIRE	5 GAL.	CONT.
RAGL	15	Rhus aromatica 'Gro-Low'	GROW LOW FRAGRANT SUMAC	5 GAL.	CONT.
EVERGREEN SHRUBS					
JHBC	10	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	5 GAL.	CONT.
JSB	21	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	5 GAL.	CONT.
JCF	10	Juniperus chinensis 'Fruitlandi'	FRUITLAND COMPACT JUNIPER	5 GAL.	CONT.
GROUNDCOVER/ANNUALS/ PERENNIALS/GRASSES					
CAKF	34	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS 'KARL FOERSTER'	3 GAL.	CONT.
MSYJ	10	Miscanthus sinensis 'Yaku Jima'	MAIDENHAIR GRASS	5 GAL.	CONT.

NOTE: ALL SOIL PREP, MULCHING & SEEDING IN THIS AREA IS PART OF ALTERNATE #2.

GENERAL NOTES

1. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING AND/OR PROPOSED CONDITIONS IMMEDIATELY TO THE CITY'S REPRESENTATIVE.

2. DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WHERE KNOWN DISCREPANCIES EXIST. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS RESULTING FROM FAILURE TO PROVIDE PROPER NOTIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED CONSTRUCTION ACTIVITIES NECESSARY TO ACCOMPLISH SPECIFIED WORK.

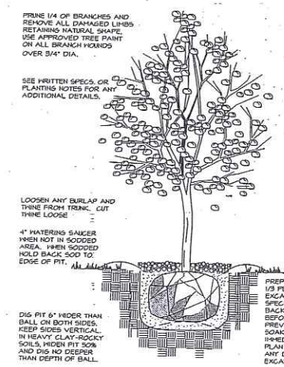
4. SEE PLANTING DETAILS AND NOTES FOR ADDITIONAL INFORMATION

5. ALL SHRUB BEDS SHALL RECEIVE 3"-4" SHREDDED HARDWOOD DARK MULCH. APPLY GRANULAR PRE-EMERGENT HERBICIDE THROUGHOUT PLANT BED. APPLY PER MANUFACTURER'S RECOMMENDED RATE.

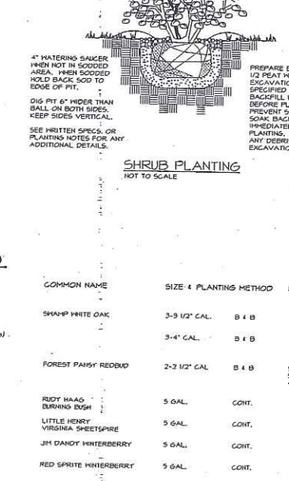
6. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHERS MAY EXIST THAT ARE PRESENTLY UNKNOWN. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY CONSTRUCTION PERMITS FROM APPROPRIATE AGENCIES PRIOR TO BEGINNING WORK.

8. IN THE EVENT THAT PLAN GRAPHICS AND PLANT SCHEDULE CONFLICT, PLAN GRAPHICS SHALL TAKE PRECEDENCE; CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.



DECIDUOUS TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE - BASE BID

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD	REMARKS
SHADE TREES					
QB	2	Quercus bicolor	SWAMP WHITE OAK	3-3 1/2" CAL. B & B	
RT	4	Relocation Tree (Red Maple)		3-4" CAL. B & B	
ORNAMENTAL TREE					
CCFP	4	Cercis canadensis 'Forest Pansy'	FOREST PANSY REDBUD	2-2 1/2" CAL B & B	SPECIMEN, SINGLE TRUNK, 4' TRUNK HEIGHT
DECIDUOUS SHRUBS					
EARH	15	Euonymus alatus 'Rudy Haag'	RUDY HAAG BURNING BUSH	5 GAL. CONT.	
IVLH	9	Ilex virginica 'Little Henry'	LITTLE HENRY VIRGINIA SWEETSPIRE	5 GAL. CONT.	
IVJD	4	Ilex verticillata 'Jim Dandy'	JIM DANDY WINTERBERRY	5 GAL. CONT.	
IVRS	18	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	5 GAL. CONT.	
EVERGREEN SHRUBS					
JHBC	18	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	5 GAL. CONT.	
JSB	9	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	5 GAL. CONT.	
GROUNDCOVER/ANNUALS/ PERENNIALS/GRASSES					
CAKF	36	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS 'KARL FOERSTER'	3 GAL. CONT.	
LS	14	Liriope spicata	LILY TURF	1 GT. CONT.	12" o.c.
MSYJ	11	Miscanthus sinensis 'Yaku Jima'	MAIDENHAIR GRASS	5 GAL. CONT.	

PLANT SCHEDULE (WATER QUALITY BASIN) - BASE BID

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD	REMARKS
A	105	Carex muskingumensis	PALM SEDGE	TYPE 3B DCP	24" o.c.
B	100	Chelone obliqua	ROSE TURTLEHEAD	TYPE 3B DCP	24" o.c.
C	88	Amsonia illustris	SHINING BLUESTAR	TYPE 3B DCP	24" o.c. RANDOM PLACEMENT
D	66	Eupatorium coelestinum	MIST FLOWER	TYPE 3B DCP	24" o.c. RANDOM PLACEMENT
E	86	Heuchera richardsonii	PRAIRIE ALUMROOT	TYPE 3B DCP	24" o.c. RANDOM PLACEMENT
F	83	Hibiscus laevicarpos	ROSE MALLOW	TYPE 3B DCP	24" o.c.
G	215	Pycnanthemum tenuifolium	SLENDER MOUNTAIN MINT	TYPE 3B DCP	24" o.c.
H	88	Juncus effusus	SOFT RUSH	TYPE 3B DCP	24" o.c. RANDOM PLACEMENT

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Al Foster Trailhead Park

Grand Ave & 3rd St.
Wildwood, Missouri

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE
Landscape Plan

JOB NUMBER
10015

DATE 02/08/16 DRAWN BY DWD

REVISION

SHEET NUMBER
L1

PART 1 - GENERAL

SUMMARY

THIS SECTION INCLUDES PROVISIONS FOR THE FOLLOWING ITEMS:
- TREES.
- SHRUBS.
- GROUND COVER.
- LAWN REPARATIONS.
- SOIL AMENDMENTS.
- INITIAL MAINTENANCE OF LANDSCAPE MATERIALS.

QUALITY ASSURANCE

SUBCONTRACT LANDSCAPE WORK TO A SINGLE FIRM SPECIALIZING IN LANDSCAPE WORK.

SOURCE QUALITY CONTROL:

GENERAL: SHIP LANDSCAPE MATERIALS WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNING AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS.

DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.

ANALYSIS AND STANDARDS: PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS. FOR OTHER MATERIALS, PROVIDE ANALYSIS BY RECOGNIZED LABORATORY MADE IN ACCORDANCE WITH METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL AGRICULTURE CHEMISTS, WHEREVER APPLICABLE.

TREES, SHRUBS AND PLANTS: PROVIDE TREES, SHRUBS, AND PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY SHOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.

LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

WHERE FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS ARE SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND LABEL WITH NUMBER TO ASSURE SYMMETRY IN PLANTING.

INSPECTION: THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

SUBMITTALS

PLANT AND MATERIAL CERTIFICATIONS:

CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES.

MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS AND FERTILIZER MATERIALS.

LABEL DATA SUBSTANTIATING THAT PLANTS, TREES, SHRUBS AND PLANTING MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS.

SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE REQUIRED, STATING BOTANICAL AND COMMON NAME, PERCENTAGES BY WEIGHT, AND PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SEED SPECIES.

DELIVERY STORAGE AND HANDLING

PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.

TREES AND SHRUBS: PROVIDE FRESHLY DUG TREES AND SHRUBS. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY.

DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

JOB CONDITIONS

UTILITIES: DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.

EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.

SEQUENCING AND SCHEDULING

PLANTING TIME: PROCEED WITH, AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.

PLANT OR INSTALL MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED.

SPECIAL PROJECT WARRANTY

WARRANTY TREES AND SHRUBS, FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE INSTALLER'S CONTROL.

REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING END OF WARRANTY PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD; UNLESS, IN OPINION OF LANDSCAPE ARCHITECT, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON.

ANOTHER WARRANTY INSPECTION WILL BE CONDUCTED AT END OF EXTENDED WARRANTY PERIOD, IF ANY, TO DETERMINE ACCEPTANCE OR REJECTION. ONLY ONE REPLACEMENT (PER TREE, SHRUB OR PLANT) WILL BE REQUIRED AT END OF WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

PART 2 - PRODUCTS TOPSOIL

PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.

SOIL AMENDMENTS

PEAT HUMUS: FINELY DIVIDED PEAT, SO COMPLETELY DECOMPOSED AND FREE OF FIBERS THAT ARTS BIOLOGICAL IDENTITY IS LOST. PROVIDE IN GRANULAR FORM, FREE OF HARD LUMPS AND WITH A RANGE SUITABLE FOR INTENDED USE.

MANURE: WELL ROTTED, UNBLEACHED STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS AND CONTAINING NO CHEMICALS OR INGREDIENTS HARMFUL TO PLANTS.

MULCH: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, OR PLANTS AND CONSISTING OF SHREDDED HARDWOOD.

COMMERCIAL FERTILIZER: COMPLETE FERTILIZER OF NEUTRAL CHARACTER, WITH SOME ELEMENTS DERIVED FROM ORGANIC SOURCES AND CONTAINING FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:

FOR TREES AND SHRUBS, PROVIDE FERTILIZER WITH NOT LESS THAN 20 PERCENT (20%) TOTAL NITROGEN, 10 PERCENT (10%) AVAILABLE PHOSPHORIC ACID AND 5 PERCENT (5%) SOLUBLE POTASH. THIS FERTILIZER SHALL BE PROVIDED IN SLOW RELEASE TABLET FORM.

FOR SODDED LAWNS, AFTER INSTALLATION OF SOD, PROVIDE FERTILIZER WITH NOT LESS THAN TEN PERCENT (10%) AVAILABLE NITROGEN AND NOT LESS THAN SIX PERCENT (6%) PHOSPHORIC ACID AND NOT LESS THAN FOUR PERCENT (4%) POTASH. IRRIGATE AFTER APPLICATION.

FOR SOIL PREPARATION OF ALL LAWN AREAS, PROVIDE STARTER FERTILIZER 18-24-6.

PLANT MATERIALS

QUALITY: PROVIDE TREES, SHRUBS, AND OTHER PLANTS OF SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY SHOCK".

DECIDUOUS TREES: PROVIDE TREES OF HEIGHT AND CALIPER SCHEDULED OR SHOWN AND WITH BRANCHING CONFIGURATION RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SPECIES REQUIRED. PROVIDE SINGLE STEM TREES EXCEPT WHERE SPECIAL FORMS ARE SHOWN OR LISTED.

PROVIDE BALLED AND BURLAPPED (B&B) DECIDUOUS TREES.

CONTAINER GROWN DECIDUOUS TREES WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED DECIDUOUS TREES SUBJECT TO SPECIFIED LIMITATIONS OF ANSI Z60.1 FOR CONTAINER STOCK.

DECIDUOUS SHRUBS: PROVIDE SHRUBS OF THE HEIGHT SHOWN OR LISTED AND WITH NOT LESS THAN MINIMUM NUMBER OF CANES REQUIRED BY ANSI Z60.1 FOR TYPE AND HEIGHT OF SHRUB REQUIRED.

PROVIDE BALLED AND BURLAPPED (B&B) DECIDUOUS SHRUBS. CONTAINER GROWN DECIDUOUS SHRUBS WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED DECIDUOUS SHRUBS SUBJECT TO SPECIFIED LIMITATIONS FOR CONTAINER GROWN STOCK.

CONIFEROUS AND BROADLEAFED EVERGREENS: PROVIDE EVERGREENS OF SIZES SHOWN OR LISTED. DIMENSIONS INDICATE MINIMUM SPREAD FOR SPREADING AND SEMI-SPREADING TYPE EVERGREENS AND HEIGHT FOR OTHER TYPES, SUCH AS GLOBE, DWARF, CONE, PYRAMIDAL, BROAD UPRIGHT, AND COLUMNAR. PROVIDE NORMAL QUALITY EVERGREENS WITH WELL BALANCED FORM COMPLYING WITH REQUIREMENTS FOR OTHER SIZE RELATIONSHIPS TO THE PRIMARY DIMENSION SHOWN.

PROVIDE BALLED AND BURLAPPED (B&B) EVERGREENS.

CONTAINER GROWN EVERGREENS WILL BE ACCEPTABLE, SUBJECT TO SPECIFIED LIMITATIONS FOR CONTAINER GROWN STOCK.

PLANT MIX BACKFILL:

PLANT MIX SHALL BE USED TO BACKFILL AROUND ALL TREE/SHRUB PLANTINGS AND IN ALL PLANTERS, AS INDICATED ON THE DRAWINGS.

GRASS MATERIALS

GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PROPORTIONS AS INDICATED BELOW. SEED SHALL NOT EXCEED ONE (1) PERCENT WEED CONTACT.

20-30% ANNUAL RYEGRASS
70-80% K-31 TALL FESCUE
OR SIMILAR "CONTRACTOR'S" SEED MIX

GROUND COVER

PROVIDE PLANTS ESTABLISHED AND WELL ROOTED IN REMOVABLE CONTAINERS OR INTEGRAL PEAT POTS AND WITH NOT LESS THAN MINIMUM NUMBER AND LENGTH OF RUNNERS REQUIRED BY ANSI Z60.1 FOR THE POT SIZE SHOWN OR LISTED.

MISCELLANEOUS LANDSCAPE MATERIALS:

ANTI-EROSION MULCH: PROVIDE CLEAN, SEED-FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

ANTI-DESICCANT: EMULSION TYPE, FILM-FORMING AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. DELIVER IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIX IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

FILTRATION/SEPARATION FABRIC: WATER PERMEABLE FILTRATION FABRIC OF POLYPROPYLENE FABRIC OR AS NOTED ON DRAWINGS.

PART 3 - EXECUTION

INSTALLATION:

PROCEED WITH AND COMPLETE THE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE, WORKING WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.

COOPERATE WITH ANY OTHER CONTRACTORS AND TRADES WHICH MAY BE WORKING IN ANY ADJACENT TO THE LANDSCAPE WORK AREAS. EXAMINE DRAWINGS WHICH SHOW THE DEVELOPMENT OF THE ENTIRE SITE AND BECOME FAMILIAR WITH THE SCOPE OF ALL WORK REQUIRED.

EXCAVATION FOR PLANTING:

WHERE RUBBLE FILL IS ENCOUNTERED, PREPARE PLANTING PITS PROPERLY BY REMOVAL OF RUBBLE OR OTHER ACCEPTABLE METHODS.

OBSTRUCTIONS: IF ROCK, UNDERGROUND CONSTRUCTION WORK, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY THE LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT.

DRAINAGE: IF SUBSOIL CONDITIONS INDICATE THE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE, OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, NOTIFY THE LANDSCAPE ARCHITECT BEFORE BACKFILLING.

SOIL PREPARATION:

LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED IN THE IMMEDIATE FUTURE AND TO AREAS WHERE MAIN AND LATERAL IRRIGATION LINES HAVE BEEN INSTALLED.

IMMEDIATELY PRIOR TO APPLICATION OF THE REQUIRED AMENDMENTS, THE AREA SHALL BE THOROUGHLY RIPPED, DISKED, OR CULTIVATED TO A DEPTH OF SIX INCHES (6").

PREPARE SOIL FOR LAWN AS FOLLOWS: THE MANURE SHALL BE APPLIED UNIFORMLY TO ALL LAWN AREAS AT THE RATE OF THREE (3) CU. YARDS/1,000 SQ. FEET.

AFTER PLACEMENT OF MANURE TO PROPER RATES, THOROUGHLY ROTOTILL TO A DEPTH OF SIX INCHES (6") ALL AREAS TO BE SOIL PREPPED IMMEDIATELY AFTER SPREADING OF THE SOIL AMENDMENTS. DISKING OR RIPPING IN AMENDMENTS WILL NOT BE ACCEPTABLE.

FOR ALL SHRUB BED AND GROUND COVER AREAS, MIX INTO THE TOP 6" OF SOIL SIX (6) CUBIC FEET OF MANURE PER 100 SQ. FT. OF AREA. REMOVE ANY TURF, WEEDS, OR OTHER VEGETATION COMPLETELY (INCLUDING ROOTS) PRIOR TO SOIL PREPARATION.

FINE GRADING:

FINISH GRADING SHALL BE ACCOMPLISHED TO WITHIN 1/10 OF A FOOT OF PROPOSED ELEVATIONS ON ANY AREA OF DISTURBED OR FILL SOIL. A SMOOTH, COMPATIBLE TRANSITION SHALL BE PRODUCED BETWEEN AREAS OF UNDISTURBED SOIL AND THE AREAS BEING FINISH GRADED. DEBRIS SHALL BE REMOVED AFTER FINAL PASS.

BLADING, DRAGGING, AND SOIL CULTIVATION TECHNIQUES SHALL BE USED TO PRODUCE A SOIL CONDITION ACCEPTABLE FOR SODDING, SEEDING, GROUND COVER BEDS, SHRUB AREAS, OR MULCHED AREAS AS SHOWN ON THE PLANS. IN SODDING AREAS, THE FINISH GRADE SHALL BE HELD TWO INCHES (2") BELOW EXISTING OR PROPOSED LEVELS OF SIDEWALKS, CURBS, SPRINKLER HEADS ETC. SEEDED AREAS SHALL BE HELD ONE INCH (1") BELOW SUCH ELEMENTS, AND MULCHED AREAS SHALL BE HELD ONE INCH (1") GREATER THAN SPECIFIED DEPTH OF THE MULCH.

DRAINAGE SWALES, DRAIN PIPES, OR OTHER OPEN SHEET DRAINAGE AREAS REQUIRING PARTICULARLY ACCURATE GRADES SHALL BE STAKED BY USE OF AN INSTRUMENT BEFORE CONSTRUCTION TO INSURE PROPER DRAINAGE. GRASSED SWALES SHALL BE CONTAINED BETWEEN 1-1/2 AND 4% GRADES UNLESS OTHERWISE SPECIFIED. DRAINAGE WAYS SHALL NOT CONTAIN ANY WATER HOLDING DEPRESSIONS.

MOUNDS, TERRACES OR OTHER EARTH FORMS SHALL BE CONSTRUCTED TO PLANS AND/OR INSTRUCTIONS OF LANDSCAPE ARCHITECT AND SHALL BE INSPECTED AND APPROVED PRIOR TO FINISH LANDSCAPE TREATMENT. CONTRACTOR SHALL USE APPROPRIATE GRADING EQUIPMENT TO INSURE DETAIL UNDULATION OF EARTHFORMS AS SHOWN ON PLANS OR DIRECTED BY LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL PREPARE THE SITE IN AN ORDERLY CONDITION FREE OF ALL DEBRIS SO THAT SEEDING, SODDING, PLANTING, AND OTHER CONSTRUCTION OPERATIONS MAY PROCEED IMMEDIATELY. ALL AREAS OUTSIDE THE CONTRACT LIMITS WHICH HAVE BEEN DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION IN ACCORDANCE WITH PROCEDURES AS DESCRIBED HEREIN AT CONTRACTOR'S EXPENSE.

MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS VERY DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY OFF BEFORE PLANTING OF LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION OR CAUSE SURFACE EROSION.

RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.

AFTER FINE GRADING, APPLY STARTER FERTILIZER (18-24-6) AT A RATE OF FOUR POUNDS (4 LBS.) PER THOUSAND SQ. FEET (1000 SQ. FT.) UNIFORMLY ACROSS THE LANDSCAPE AREAS.

EXCAVATION FOR TREES AND SHRUBS

EXCAVATE PITS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.

FOR BALLED AND BURLAPPED (B&B TREES AND SHRUBS), MAKE EXCAVATIONS AT LEAST HALF AGAIN AS WIDE AS THE BALL DIAMETER AND EQUAL TO THE BALL DEPTH, PLUS FOLLOWING ALLOWANCE FOR SETTING OF BALL ON A LAYER OF COMPACTED BACKFILL:

ALLOW FOR 3 INCH THICK SETTING LAYER OF PLANTING SOIL MIXTURE.

FOR CONTAINER GROWN STOCK, EXCAVATE AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, ADJUSTED TO SIZE OF CONTAINER WIDTH AND DEPTH.

FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING.

PLANTING TREES AND SHRUBS

SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED PLANTING SOIL MIXTURE, PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT SAME ELEVATION AS ADJACENT FINISHED LANDSCAPE GRADES. REMOVE BURLAP FROM SIDES OF BALLS; RETAIN ON BOTTOMS. WHEN SET, PLACE ADDITIONAL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.

SET CONTAINER GROWN STOCK, AS SPECIFIED, FOR BALLED BURLAPPED STOCK, EXCEPT CUT CANS ON 2 SIDES WITH AN APPROVED CAN CUTTER; REMOVE BOTTOMS OF WOODEN BOXES AFTER PARTIAL BACKFILLING SO AS NOT TO DAMAGE ROOT BALLS.

AT THE TIME OF PLANTING, SLOW RELEASE FERTILIZER TABLETS SHALL BE APPLIED TO EACH PLANT AT THE MANUFACTURER'S PRESCRIBED RATE. IN CASE OF MULTIPLE STEM, THE DIAMETER WILL BE CUMULATIVE MEASUREMENTS. THE TABLETS WILL BE PLACED NO MORE THAN FOUR INCHES (4"BITS) AWAY FROM PLANT ROOTS OR BALL AND ABOUT SIX INCHES (6") BELOW FINISHED GRADE.

DISH TOP OF BACKFILL TO ALLOW FOR MULCHING.

MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE NOT LESS THAN 4 INCHES (4") THICKNESS OF MULCH, ON TOP OF BACKFILL.

APPLY ANTI-DESICCANT, USING POWER SPRAY, TO PROVIDE AN ADEQUATE FILM OVER TRUNKS, BRANCHES, STEMS, TWIGS AND FOLIAGE.

IF DECIDUOUS TREES OR SHRUBS ARE MOVED WHEN IN FULL LEAF SPRAY WITH ANTI-DESICCANT AT NURSERY BEFORE MOVING AND SPRAY AGAIN 2 WEEKS AFTER PLANTING.

PRUNE, THIN OUT, AND SHAPE TREES AND SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY ARCHITECT, DO NOT CUT TREE LEADERS, AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES, IF ANY. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER.

REMOVE AND REPLACE EXCESSIVELY PRUNED OR MISFORMED STOCK RESULTING FROM IMPROPER PRUNING.

MULCH: BEFORE MULCH IS PLACED, GRANULAR PRE-EMERGENCE WEED KILLER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS OVER ALL MULCHED AREAS. EVEN, CORRECT APPLICATION OF PRE-EMERGENCE IS IMPERATIVE. ANY PLANTS FOUND TO BE IN UNHEALTHY CONDITION AS A RESULT OF IMPROPER APPLICATION SHALL IMMEDIATELY BE REMOVED AND REPLACED BY THE CONTRACTOR.

MULCH TREE PITS AND ENTIRE SHRUB BEDS WITH FOUR INCHES (4") OF MULCH. INSTALL SHRUB BED MULCH OVER WEED CONTROL FABRIC. MAKE SURE MULCH IS TO SPECIFIED DEPTH AT EDGES OF WALKS AND OTHER PAVED SURFACES, AND DOES NOT PROTRUDE ABOVE ADJACENT FINISHED GRADE OF SAME SURFACES.

SEEDING NEW LAWNS

DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE.

SOW SEED USING A SPREADER OR SEEDING MACHINE. DO NOT SEED WHEN WIND VELOCITY EXCEEDS 5 MILES PER HOUR. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

SOW SPECIFIED SEED AT A RATE OF 10 LBS/1000 SF.

RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL ROLL LIGHTLY AND WATER WITH A FINE SPRAY.

PROTECT SEEDED AREAS AGAINST EROSION BY SPREADING SPECIFIED LAWN MULCH AFTER COMPLETION OF SEEDING OPERATIONS. SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1-1/2 INCHES LOOSE MEASUREMENT OVER SEEDED AREAS.

STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS. RATE OF APPLICATION SHALL BE 1-1/2 TONS PER ACRE.

EROSION CONTROL NETTING SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 4:1

PLANTING GROUND COVER

SPACE GROUND COVER PLANTS AS INDICATED OR SCHEDULED.

DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.

MULCH AREAS BETWEEN GROUND COVER PLANTS; PLACE NOT LESS THAN 3 INCHES THICK, UNLESS OTHERWISE NOTED.

MAINTENANCE

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.

MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD:

30 DAYS AFTER SUBSTANTIAL COMPLETION OF PLANTING.

MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

CLEANUP AND PROTECTION

DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

INSPECTION AND ACCEPTANCE

WHEN LANDSCAPE WORK IS COMPLETED, INCLUDING MAINTENANCE, LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY.

LANDSCAPE WORK MAY BE INSPECTED FOR ACCEPTANCE IN PORTIONS AS AGREEABLE TO LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE.

WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED BY ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.

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SHEET TITLE

Landscape Plan

JOB NUMBER

10015

DATE 02/08/16 DRAWN BY DW

REVISION

SHEET NUMBER

L2

I. EARTHWORK

1. PROJECT CONDITIONS

EXISTING UTILITIES: LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. IF UTILITIES ARE INDICATED TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS.

SHOULD UNCHARTED OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY OWNER IMMEDIATELY OR DIRECTIONS. COOPERATE WITH OWNER AND UTILITY COMPANIES IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY OWNER.

PROTECTION OF PERSONS AND PROPERTY: BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK.

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

PERFORM EXCAVATION BY HAND WITHIN DRIPLINE OF LARGE TREES TO REMAIN. PROTECT ROOT SYSTEMS FROM DAMAGE OR DRY OUT TO THE GREATEST EXTENT POSSIBLE. MAINTAIN MOIST CONDITION FOR ROOT SYSTEM AND COVER EXPOSED ROOTS WITH MOISTENED BURLAP.

2. SOIL MATERIALS

SUBBASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, CRUSHED SLAG AND NATURAL OR CRUSHED SAND.

BACKFILL AND FILL MATERIALS: SATISFACTORY SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER.

3. EXCAVATION

EARTH EXCAVATION INCLUDES EXCAVATION OF PAVEMENTS AND OTHER OBSTRUCTIONS VISIBLE ON SURFACE; UNDERGROUND STRUCTURES, UTILITIES AND OTHER ITEMS INDICATED TO BE DEMOLISHED AND REMOVED; TOGETHER WITH EARTH AND OTHER MATERIALS ENCOUNTERED THAT ARE NOT CLASSIFIED AS ROCK.

4. DEWATERING

PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.

DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.

ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAINWATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUNOFF AREAS. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

5. STORAGE OF EXCAVATED MATERIALS

STOCKPILE EXCAVATED MATERIALS ACCEPTABLE FOR BACKFILL AND FILL WHERE DIRECTED. PLACE, GRADE AND SHAPE STOCKPILES FOR PROPER DRAINAGE.

LOCATE AND RETAIN SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF TREES INDICATED TO REMAIN.

6. EXCAVATION FOR STRUCTURES

CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT AND EXTENDING A SUFFICIENT DISTANCE FROM FOOTINGS AND FOUNDATIONS TO PERMIT PLACING AND REMOVAL OF CONCRETE FORMWORK, INSTALLATION OF SERVICES AND OTHER CONSTRUCTION AND FOR INSPECTION.

EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE CONCRETE REINFORCEMENT IS PLACED. TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE OTHER WORK.

7. EXCAVATION FOR PAVEMENTS

CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS-SECTIONS, ELEVATIONS AND GRADES AS INDICATED.

8. COLD WEATHER PROTECTION

PROTECT EXCAVATION BOTTOMS AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35 DEGREES

9. BACKFILL AND FILL

GENERAL: PLACE SOIL MATERIAL IN LAYERS TO REQUIRED SUBGRADE ELEVATIONS FOR EACH AREA CLASSIFICATION LISTED BELOW.

UNDER GRASSED AREAS, USE SATISFACTORY EXCAVATED OR BORROW MATERIAL.

UNDER WALKS AND PAVEMENTS, USE SUBBASE MATERIAL, SATISFACTORY EXCAVATED OR BORROW MATERIAL OR A COMBINATION.

UNDER STEPS, USE SUBBASE MATERIAL.

BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS, BUT NOT UNTIL COMPLETION OF THE FOLLOWING:

ACCEPTANCE OF CONSTRUCTION BELOW FINISH GRADE.

REMOVAL OF CONCRETE FORMWORK.

REMOVAL OF TRASH AND DEBRIS FROM EXCAVATION.

10. PLACEMENT AND COMPACTION

GROUND SURFACE PREPARATION: REMOVE VEGETATION, DEBRIS, OBSTRUCTIONS AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACEMENT OF FILLS. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

WHEN EXISTING GROUND SURFACE HAS A DENSITY LESS THAN THAT SPECIFIED UNDER "COMPACTION" FOR PARTICULAR AREA CLASSIFICATION, BREAK UP GROUND SURFACE, PULVERIZE, MOISTURE-CONDITION TO OPTIMUM MOISTURE CONTENT AND COMPACT TO REQUIRED DEPTH AND PERCENTAGE OF MAXIMUM DENSITY.

PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DRY DENSITY OR RELATIVE DRY DENSITY FOR EACH AREA CLASSIFICATION. DO NOT PLACE BACKFILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.

CONTROL SOIL AND FILL COMPACTION, PROVIDING MINIMUM PERCENTAGE OF DENSITY SPECIFIED FOR EACH AREA CLASSIFICATION INDICATED BELOW.

PERCENTAGE OF MAXIMUM DENSITY REQUIREMENTS: COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D 1557:

UNDER LAWN OR UNPAVED AREAS, COMPACT TOP 6 INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 90 PERCENT MAXIMUM DENSITY.

UNDER WALKWAYS, COMPACT TOP 6 INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT MAXIMUM DENSITY.

UNDER STEPS AND PAVEMENTS, COMPACT TOP 12" OF SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT MAXIMUM DENSITY.

II. GRADING

1. GENERAL: UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING UNDER THIS SECTION, INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED OR BETWEEN SUCH POINTS AND EXISTING GRADES.

LAWN OR UNPAVED AREAS: FINISH AREAS TO RECEIVE TOPSOIL TO WITHIN NOT MORE 0.10 FOOT ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS.

PAVEMENT & WALKS: SHAPE SURFACE OF AREAS UNDER WALKS TO LINE, GRADE AND CROSS-SECTION, WITH FINISH SURFACE NOT MORE THAN 0.10 FOOT ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION

COMPACTION: AFTER GRADING, COMPACT SUBGRADE SURFACES TO THE DEPTH AND INDICATED PERCENTAGE OF MAXIMUM OR RELATIVE DENSITY FOR EACH AREA CLASSIFICATION.

2. EROSION CONTROL

PROVIDE EROSION CONTROL METHODS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

3. MAINTENANCE

PROTECTION OF GRADED AREAS: PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION. KEEP FREE OF TRASH AND DEBRIS.

REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES.

RECONDITIONING COMPACTED AREAS: WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, SCARIFY SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

4. DISPOSAL OF EXCESS AND WASTE MATERIALS

EXCESS EXCAVATED MATERIAL SHALL BE DISTRIBUTED ON SITE PER OWNER AND/OR ARCHITECT DIRECTION
NO EXCESS EXCAVATED MATERIAL ANTICIPATED

REMOVE WASTE MATERIALS, INCLUDING TRASH AND DEBRIS AND DISPOSE OF IT OFF OWNER'S PROPERTY

III. ASPHALT PAVING

1. SITE CONDITIONS

WEATHER LIMITATIONS: APPLY PRIME AND TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES F (10 DEGREES C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES F (1 DEGREE C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS AN EXCESS OF MOISTURE.

CONSTRUCT HOT-MIXED ASPHALT SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40 DEGREES F (4 DEGREES C) AND WHEN BASE IS DRY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES F (MINUS 1 DEGREE C) AND RISING.

GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS.

2. MATERIALS

GENERAL: USE LOCALLY AVAILABLE MATERIALS AND GRADATIONS THAT EXHIBIT A SATISFACTORY RECORD OF PREVIOUS INSTALLATIONS.

COARSE AGGREGATE: SOUND ANGULAR CRUSHED STONE, CRUSHED GRAVEL OR PROPERLY CURED CRUSHED BLAST FURNACE SLAG, COMPLYING WITH ASTM D 692-88.

FINE AGGREGATE: SHARP-EDGED NATURAL SAND OR SAND PREPARED FROM STONE, PROPERLY CURED BLAST FURNACE SLAG, GRAVEL, OR COMBINATIONS THEREOF, COMPLYING WITH ASTM D 1073.

ASPHALT CEMENT: ASTM D 3381 FOR VISCOSITY-GRADED MATERIAL; ASTM D 946 FOR PENETRATION-GRADED MATERIAL.

PRIME COAT: CUT-BACK ASPHALT TYPE, ASTM D 2027; MC-30, MC-70 OR MC-250.

3. ASPHALT-AGGREGATE MIXTURE

PROVIDE PLANT-MIXED, HOT-LAID ASPHALT-AGGREGATE MIXTURE COMPLYING WITH ST. LOUIS COUNTY STANDARD SPECIFICATIONS FOR TYPE 'X' AND TYPE 'C' ASPHALTIC CONCRETE.

4. SURFACE PREPARATION

GENERAL: REMOVE LOOSE MATERIAL FROM COMPACTED GRANULAR BASE SURFACE IMMEDIATELY BEFORE APPLYING PRIME COAT.

PRIME COAT: CUT BACK ASPHALT TYPE, ASTM D 2027; MC-30, MC-70 OR MC-250.APPLY AT RATE OF 0.20 TO 0.50 GALLON PER SQ. YD. OVER COMPACTED BASE.

TACK COAT: EMULSIFIED ASPHALT; ASTM D977 APPLY TO CONTACT SURFACES OF PREVIOUSLY CONSTRUCTED ASPHALT SURFACES AT A RATE OF 0.05 TO 0.15 GAL. PER SQ. YD. OF SURFACE.

5. PLACING MIX

GENERAL: PLACE HOT-MIXED ASPHALT MIXTURE ON PREPARED SURFACE, SPREAD, AND STRIKE OFF.

SPREAD MIXTURE AT MINIMUM TEMPERATURE OF 225 DEGREES F (107 DEGREES C).

PLACE AREAS INACCESSIBLE TO EQUIPMENT BY HAND. PLACE EACH COURSE TO REQUIRED GRADE, CROSS-SECTION, AND COMPACTED THICKNESS.

6. ROLLING

GENERAL: BEGIN ROLLING WHEN MIXTURE WILL BEAR ROLLER WEIGHT WITHOUT EXCESSIVE DISPLACEMENT.

COMPACT MIXTURE WITH HOT HAND TAMPERS OR VIBRATING PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.

BREAKDOWN ROLLING: ACCOMPLISH BREAKDOWN OR INITIAL ROLLING IMMEDIATELY FOLLOWING ROLLING OF JOINTS AND OUTSIDE EDGE. CHECK SURFACE AFTER BREAKDOWN ROLLING AND REPAIR DISPLACED AREAS BY LOOSENING AND FILLING, IF REQUIRED, WITH HOT MATERIAL.

SECOND ROLLING: FOLLOW BREAKDOWN ROLLING AS SOON AS POSSIBLE, WHILE MIXTURE IS HOT. CONTINUE SECOND ROLLING UNTIL MIXTURE HAS BEEN EVENLY COMPACTED.

FINISH ROLLING: PERFORM FINISH ROLLING WHILE MIXTURE IS STILL WARM ENOUGH FOR REMOVAL OF ROLLER MARKS. CONTINUE ROLLING UNTIL ROLLER MARKS ARE ELIMINATED AND COURSE HAS ATTAINED 95 PERCENT LABORATORY DENSITY

PATCHING: REMOVE AND REPLACE PAVING AREAS MIXED WITH FOREIGN MATERIALS AND DEFECTIVE AREAS. CUT OUT SUCH AREAS AND FILL WITH FRESH, HOT-MIXED ASPHALT. COMPACT BY ROLLING TO SPECIFIED SURFACE DENSITY AND SMOOTHNESS.

PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED.

ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.

IV. PORTLAND CEMENT CONCRETE PAVING

1. JOB CONDITIONS

TRAFFIC CONTROL: MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES.

2. MATERIALS

FORMS: STEEL, WOOD, OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT AND TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. USE STRAIGHT FORMS, FREE OF DISTORTION AND DEFECTS.

USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIUS BENDS AS REQUIRED.

COAT FORMS WITH A NONSTAINING FORM RELEASE AGENT THAT WILL NOT DISCOLOR OR DEFACE SURFACE OF CONCRETE.

WELDED WIRE MESH: WELDED PLAIN COLD-DRAWN STEEL WIRE FABRIC, ASTM A 185.

REINFORCING BARS: DEFORMED STEEL BARS, ASTM A 615, GRADE 60.

JOINT DOWEL BARS: PLAIN STEEL BARS, ASTM A 615, GRADE 60. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.

CONCRETE MATERIALS: COMPLY WITH REQUIREMENTS OF APPLICABLE "CONCRETE" NOTES FOR CONCRETE MATERIALS, ADMIXTURES, BONDING MATERIALS, CURING MATERIALS AND OTHERS AS REQUIRED.

3. CONCRETE MIX, DESIGN AND TESTING

COMPLY WITH REQUIREMENTS OF APPLICABLE "CONCRETE" NOTES FOR CONCRETE MIX DESIGN AND AS HEREIN SPECIFIED.

DESIGN MIX TO PRODUCE NORMAL-WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, AGGREGATE, WATER-REDUCING OR HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER), AIR-ENTRAINING ADMIXTURE AND WATER TO PRODUCE THE FOLLOWING PROPERTIES:

COMPRESSIVE STRENGTH: 4000 PSI, MINIMUM AT 28 DAYS, UNLESS OTHERWISE INDICATED.

SLUMP LIMITS: 8 INCHES MINIMUM FOR CONCRETE CONTAINING HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER); 4 INCHES FOR OTHER CONCRETE.
AIR CONTENT: 5 TO 8 PERCENT.

4. SURFACE PREPARATION

REMOVE LOOSE MATERIAL FROM COMPACTED SUBGRADE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.

5. FORM CONSTRUCTION

SET FORMS TO REQUIRED GRADES AND LINES, BRACED AND SECURED. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO THAT FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.

6. REINFORCEMENT

LOCATE, PLACE, AND SUPPORT REINFORCEMENT AS SPECIFIED IN "CAST IN PLACE CONCRETE" NOTES, UNLESS OTHERWISE INDICATED.

7. CONCRETE PLACEMENT

GENERAL: COMPLY WITH REQUIREMENTS OF "CONCRETE" NOTES FOR MIXING AND PLACING CONCRETE, AND AS HEREIN INDICATED. PLACE CONCRETE BY METHODS THAT PREVENT SEGREGATION OF MIX. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH INTERNAL VIBRATOR. KEEP VIBRATOR AWAY FROM JOINT ASSEMBLIES, REINFORCEMENT, OR SIDE FORMS. USE ONLY SQUARE-FACED SHOVELS FOR HAND-SPREADING AND CONSOLIDATION. CONSOLIDATE WITH CARE TO PREVENT DISLOCATION OF REINFORCING, DOWELS, AND JOINT DEVICES.

8. JOINTS

GENERAL: CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION), AND CONSTRUCTION JOINTS TRUE TO LINE WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AR RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

TOOLED JOINTS: FORM WEAKENED-PLANE JOINTS IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER.

EXPANSION JOINTS: PROVIDE 1/2"x4" PREFORMED EXPANSION JOINT MATERIAL FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, AND OTHER FIXED OBJECTS, UNLESS OTHERWISE INDICATED. JOINTS SHALL BE FULL DEPTH WITH TOP EDGE 1/2 INCH BELOW FINISH SURFACE OF CONCRETE AND SEALED.

EXTEND JOINT MATERIAL FULL WIDTH AND DEPTH OF JOINT.

FURNISH JOINT MATERIAL IN ONE-PIECE LENGTHS FOR FULL WIDTH BEING PLACED WHEREVER POSSIBLE.

PROTECT TOP EDGE OF JOINT MATERIAL DURING CONCRETE PLACEMENT WITH A METAL CAP OR OTHER TEMPORARY MATERIAL. REMOVE PROTECTION AFTER CONCRETE HAS BEEN PLACED ON BOTH SIDES OF JOINT.

9. CONCRETE FINISHING

AFTER STRIKING-OFF AND CONSOLIDATING CONCRETE, SMOOTH SURFACE BY SCREENING AND FLOATING.

AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10-FT. STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND REFLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.

WORK EDGES OF SLABS, GUTTERS, BACK TOP EDGE OF CURB AND FORMED JOINTS WITH AN EDGING TOOL AND ROUND TO 1/4" RADIUS, UNLESS OTHERWISE INDICATED. ELIMINATE TOOL MARKS ON CONCRETE SURFACE.

AFTER COMPLETION OF FLOATING AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE TROWELING AND FINISH SURFACE AS INDICATED ON DRAWINGS.

DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP ANY MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS, AS DIRECTED.

10. REPAIRS AND PROTECTIONS

REPAIR OR REPLACE BROKEN OR DEFECTIVE CONCRETE, AS DIRECTED.

PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT.

SWEEP CONCRETE PAVEMENT AND WASH FREE OF STAINS, DISCOLORATIONS, DIRT AND OTHER FOREIGN MATERIAL JUST BEFORE FINAL INSPECTION.

V. CAST-IN PLACE CONCRETE

1. QUALITY ASSURANCE

CODES AND STANDARDS: COMPLY WITH PROVISIONS OF FOLLOWING CODES, SPECIFICATIONS AND STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED:

ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "MANUAL OF STANDARD PRACTICE".

2. FORM MATERIALS

FORMS FOR EXPOSED FINISH CONCRETE: PLYWOOD, METAL, METAL-FRAMED PLYWOOD FACED, OR OTHER ACCEPTABLE PANEL-TYPE MATERIALS, TO PROVIDE CONTINUOUS, STRAIGHT, SMOOTH, EXPOSED SURFACES. FURNISH IN LARGEST PRACTICABLE SIZES TO MINIMIZE NUMBER OF JOINTS AND TO CONFORM TO JOINT SYSTEM SHOWN ON DRAWINGS.

FORMS FOR UNEXPOSED FINISH CONCRETE: PLYWOOD, LUMBER, METAL, OR OTHER ACCEPTABLE MATERIAL. PROVIDE LUMBER DRESSED ON AT LEAST 2 EDGES AND ONE SIDE FOR TIGHT FIT.

FORMS FOR CYLINDRICAL COLUMNS AND SUPPORTS: METAL, FIBERGLASS-REINFORCED PLASTIC, OR PAPER OR FIBER TUBES. PROVIDE PAPER OR FIBER TUBES OF LAMINATED PLIES WITH WATER-RESISTANT ADHESIVE AND WAX-IMPREGNATED EXTERIOR FOR WEATHER AND MOISTURE PROTECTION. PROVIDE UNITS WITH SUFFICIENT WALL THICKNESS TO RESIST WET CONCRETE LOADS WITHOUT DEFORMATION.

FORM COATINGS: PROVIDE COMMERCIAL FORMULATION FORM-COATING COMPOUNDS WITH A MAXIMUM VOC OF 350 MG/l THAT WILL NOT BOND WITH, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES AND WILL NOT IMPAIR SUBSEQUENT TREATMENTS OF CONCRETE SURFACES.

FORM TIES: FACTORY-FABRICATED, ADJUSTABLE-LENGTH, REMOVABLE OR SNAP-OFF METAL FORM TIES, DESIGNED TO PREVENT FORM DEFLECTION AND TO PREVENT SPILLING CONCRETE UPON REMOVAL. PROVIDE UNITS THAT WILL LEAVE NO METAL CLOSER THAN 1-1/2 INCHES TO EXPOSED SURFACE.

3. REINFORCING MATERIALS REINFORCING BARS: ASTM A 615, GRADE 60 DEFORMED.

4. CONCRETE MATERIALS

PORTLAND CEMENT: ASTM C 150, TYPE I.

USE ONE BRAND OF CEMENT THROUGHOUT PROJECT UNLESS OTHERWISE ACCEPTABLE TO ARCHITECT.

NORMAL WEIGHT AGGREGATES: ASTM C 33 AND AS HEREIN SPECIFIED. PROVIDE AGGREGATES FROM A SINGLE SOURCE FOR EXPOSED CONCRETE.

FOR EXTERIOR EXPOSED SURFACES, DO NOT USE FINE OR COARSE AGGREGATES CONTAINING SPILLING-CAUSING DELETERIOUS SUBSTANCES.

WATER: DRINKABLE.

5. PROPORTIONING AND DESIGN OF MIXES

DESIGN MIXES TO PROVIDE NORMAL WEIGHT CONCRETE WITH THE FOLLOWING PROPERTIES, AS INDICATED ON DRAWINGS AND SCHEDULES:

4000-PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.58 MAXIMUM (NON-AIR-ENTRAINED), 0.46 MAXIMUM (AIR-ENTRAINED).

SLUMP LIMITS: PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT POINT OF PLACEMENT AS FOLLOWS:

REINFORCED FOUNDATION SYSTEMS: NOT LESS THAN 1 INCH AND NOT MORE THAN 3 INCHES.

OTHER CONCRETE: NOT MORE THAN 4 INCHES.

6. CONCRETE MIXING

READY-MIX CONCRETE: COMPLY WITH REQUIREMENTS OF ASTM C94, AND AS SPECIFIED.

WHEN AIR TEMPERATURE IS BETWEEN 85 DEGREES F (30 DEGREES C) AND 90 DEGREES F (32 DEGREES C), REDUCE MIXING AND DELIVERY TIME FROM 1-1/2 HOURS TO 75 MINUTES, AND WHEN AIR TEMPERATURE IS ABOVE 90 DEGREES F (32 DEGREES C), REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES

7. PLACING REINFORCEMENT

GENERAL: COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE'S RECOMMENDED PRACTICE FOR "PLACING REINFORCING BARS", FOR DETAILS AND METHODS OF REINFORCEMENT PLACEMENT AND SUPPORTS AND HEREIN SPECIFIED.

CLEAN REINFORCEMENT OF LOOSE RUST AND MILL SCALE, EARTH, ICE, AND OTHER MATERIALS THAT REDUCE OR DESTROY BOND WITH CONCRETE.

ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT AGAINST DISPLACEMENT.

PLACE REINFORCEMENT TO OBTAIN AT LEAST MINIMUM COVERAGES FOR CONCRETE PROTECTION. ARRANGE, SPACE, AND SECURELY TIE BARS AND BAR SUPPORTS TO HOLD REINFORCEMENT IN POSITION DURING CONCRETE PLACEMENT OPERATIONS. SET WIRE TIES SO ENDS ARE DIRECTED INTO CONCRETE, NOT TOWARD EXPOSED CONCRETE SURFACES.

INSTALL WELDED WIRE FABRIC IN AS LONG LENGTHS AS PRACTICABLE. LAP ADJOINING PIECES AT LEAST ONE FULL MESH AND LACE SPLICES WITH WIRE. OFFSET LAPS OF ADJOINING WIDTHS TO PREVENT CONTINUOUS LAPS IN EITHER DIRECTION.

8. PREPARATION OF FORM SURFACES

GENERAL: COAT CONTACT SURFACES OF FORMS WITH AN APPROVED, NONRESIDUAL, LOW-VOC, FORM-COATING COMPOUND BEFORE REINFORCEMENT IS PLACED.

DO NOT ALLOW EXCESS FORM-COATING MATERIAL TO ACCUMULATE IN FORMS OR TO COME INTO CONTACT WITH IN-PLACE CONCRETE SURFACES AGAINST WHICH FRESH CONCRETE WILL BE PLACED. APPLY IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.

COAT STEEL FORMS WITH A NONSTAINING, RUST-PREVENTATIVE MATERIAL. RUST-STAINED STEEL FORMWORK IS NOT ACCEPTABLE.

9. CONCRETE PLACEMENT

INSPECTION: BEFORE PLACING CONCRETE, INSPECT AND COMPLETE FORMWORK INSTALLATION, REINFORCING STEEL, AND ITEMS TO BE EMBEDDED OR CAST IN. NOTIFY OTHER CRAFTS TO PERMIT INSTALLATION OF THEIR WORK; COOPERATE WITH OTHER TRADES IN SETTING SUCH WORK.

GENERAL: COMPLY WITH ACI 304, "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE", AND AS HEREIN SPECIFIED.

DEPOSIT CONCRETE CONTINUOUSLY OR IN LAYERS OF SUCH THICKNESS THAT NO CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED SUFFICIENTLY TO CAUSE THE FORMATION OF SEAMS OR PLANES OF WEAKNESS. IF A SECTION CANNOT BE PLACED CONTINUOUSLY, PROVIDE CONSTRUCTION JOINTS AS HEREIN SPECIFIED. DEPOSIT CONCRETE TO AVOID SEGREGATION AT ITS FINAL LOCATION.

PLACING CONCRETE IN FORMS: DEPOSIT CONCRETE IN FORMS IN HORIZONTAL LAYERS NOT DEEPER THAN 24 INCHES AND IN A MANNER TO AVOID INCLINED CONSTRUCTION JOINTS. WHERE PLACEMENT CONSISTS OF SEVERAL LAYERS, PLACE EACH LAYER WHILE PRECEDING LAYER IS STILL PLASTIC TO AVOID COLD JOINTS.

CONSOLIDATE PLACED CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING, OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH ACI 309.

DO NOT USE VIBRATORS TO TRANSPORT CONCRETE INSIDE FORMS. INSERT AND WITHDRAW VIBRATORS VERTICALLY AT UNIFORMLY SPACED LOCATIONS NOT FARTHER THAN VISIBLE EFFECTIVENESS OF MACHINE. PLACE VIBRATORS TO RAPIDLY PENETRATE PLACED LAYER AND AT LEAST 6 INCHES INTO PRECEDING LAYER. DO NOT INSERT VIBRATORS INTO LOWER LAYERS OF CONCRETE THAT HAVE BEGUN TO SET. AT EACH INSERTION LIMIT DURATION OF VIBRATION TO TIME NECESSARY TO CONSOLIDATE CONCRETE AND COMPETE EMBEDMENT OF REINFORCEMENT AND OTHER EMBEDDED ITEMS WITHOUT CAUSING SEGREGATION OF MIX.

PLACING CONCRETE SLABS: DEPOSIT AND CONSOLIDATE CONCRETE SLABS IN A CONTINUOUS OPERATION, WITHIN LIMITS OF CONSTRUCTION JOINTS, UNTIL THE PLACING OF A PANEL OR SECTION IS COMPLETED.

CONSOLIDATE CONCRETE DURING PLACING OPERATIONS SO THAT CONCRETE IS THOROUGHLY WORKED AROUND REINFORCEMENT AND OTHER EMBEDDED ITEMS AND INTO CORNERS.

BRING SLAB SURFACES TO CORRECT LEVEL WITH STRAIGHTEDGE AND STRIKE OFF. USE BULL FLOATS OR DARBIES TO SMOOTH SURFACE, FREE OF HUMPS OR HOLLOWS. DO NOT DISTURB SLAB SURFACES PRIOR TO BEGINNING FINISHING OPERATIONS.

MAINTAIN REINFORCING IN PROPER POSITION DURING CONCRETE PLACEMENT.

COLD-WEATHER PLACING: COMPLY WITH PROVISIONS OF ACI 306 AND AS FOLLOWS. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES. WHEN AIR TEMPERATURE HAS FALLEN TO OR IS EXPECTED TO FALL BELOW 40 DEGREES F (4 DEGREES C), UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT LESS THAN 50 DEGREES F (10 DEGREES C) AND NOT MORE THAN 80 DEGREES F (27 DEGREES C) AT POINT OF PLACEMENT.

DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR ON SUBGRADE CONTAINING FROZEN MATERIALS.

DO NOT USE CALCIUM CHLORIDE, SALT, AND OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS UNLESS OTHERWISE ACCEPTED IN MIX DESIGNS.

HOT-WEATHER PLACING: WHEN HOT WEATHER CONDITIONS EXIST THAT WOULD SERIOUSLY IMPAIR QUALITY AND STRENGTH OF CONCRETE, PLACE CONCRETE IN COMPLIANCE WITH ACI 305 AND AS HEREIN SPECIFIED.

COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT BELOW 90 DEGREES F (32 DEGREES C). MIXING WATER MAY BE CHILLED, OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER. USE OF LIQUID NITROGEN TO COOL CONCRETE IS CONTRACTOR'S OPTION.

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SHEET TITLE
Technical Specification

JOB NUMBER
10015

DATE 02/08/16
DRAWN BY DWD

REVISION

SHEET NUMBER
S1

VI. ROUGH CARPENTRY

GENERAL

1. THIS SECTION INCLUDES FRAMING WITH DIMENSION LUMBER, FRAMING WITH ENGINEERED WOOD PRODUCTS, WOOD BLOCKING AND NAILERS.

2. DEFINITIONS:

EXPOSED FRAMING: FRAMING NOT CONCEALED BY OTHER CONSTRUCTION.

DIMENSION LUMBER: LUMBER OF 2 INCHES NOMINAL OR GREATER BUT LESS THAN 5 INCHES NOMINAL IN LEAST DIMENSION.

3. DELIVERY, STORAGE, AND HANDLING: STACK LUMBER FLAT WITH SPACERS BENEATH AND BETWEEN EACH BUNDLE TO PROVIDE AIR CIRCULATION. PROTECT LUMBER FROM WEATHER BY COVERING WITH WATERPROOF SHEETING, SECURELY ANCHORED. PROVIDE FOR AIR CIRCULATION AROUND STACKS AND UNDER COVERINGS.

PRODUCTS

4. WOOD PRODUCTS, GENERAL:

LUMBER: PS 20 AND APPLICABLE RULES OF GRADING AGENCIES INDICATED. IF NO GRADING AGENCY IS INDICATED, PROVIDE LUMBER THAT COMPLIES WITH THE APPLICABLE RULES OF ANY RULES-WRITING AGENCY CERTIFIED BY THE ALSC BOARD OF REVIEW. PROVIDE LUMBER GRADED BY AN AGENCY CERTIFIED BY THE ALSC BOARD OF REVIEW TO INSPECT AND GRADE LUMBER UNDER THE RULES INDICATED.

FACTORY MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF GRADING AGENCY.

PROVIDE DRESSED LUMBER, S4S, UNLESS OTHERWISE INDICATED.

MAXIMUM MOISTURE CONTENT OF LUMBER: 19 PERCENT FOR 2-INCH NOMINAL THICKNESS OR LESS, NO LIMIT FOR MORE THAN 2-INCH NOMINAL UNLESS OTHERWISE INDICATED.

ENGINEERED WOOD PRODUCTS: PROVIDE ENGINEERED WOOD PRODUCTS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND FOR WHICH CURRENT MODEL CODE RESEARCH OR EVALUATION REPORTS EXIST THAT SHOW COMPLIANCE WITH BUILDING CODE IN EFFECT FOR PROJECT.

5. DIMENSION LUMBER FRAMING

LOAD-BEARING WALLS: NO.2 GRADE.
SPECIES: HEM-FIR (NORTH); NLGA, SOUTHERN PINE; SPIB, DOUGLAS FIR-LARCH; WCLIB OR WWPA.

RAFTERS AND OTHER FRAMING: CONSTRUCTION OR NO.2 GRADE.
SPECIES: HEM-FIR (NORTH); NLGA, SOUTHERN PINE; SPIB, DOUGLAS FIR-LARCH; WCLIB OR WWPA.

EXPOSED EXTERIOR FRAMING: PROVIDE MATERIAL HAND-SELECTED FOR UNIFORMITY OF APPEARANCE AND FREEDOM FROM CHARACTERISTICS, ON EXPOSED SURFACES AND EDGES, THAT WOULD IMPAIR FINISH APPEARANCE, INCLUDING DECAY, HONEYCOMB, KNOT-HOLES, SHAKE, SPLITS, TORN GRAIN, AND MANE.
SPECIES AND GRADE: AS INDICATED ABOVE FOR LOAD-BEARING CONSTRUCTION OF SAME TYPE.

6. ENGINEERED WOOD PRODUCTS

LAMINATED-VENEER LUMBER: STRUCTURAL COMPOSITE LUMBER MADE FROM WOOD VENEERS WITH GRAIN PRIMARILY PARALLEL TO MEMBER LENGTHS, EVALUATED AND MONITORED ACCORDING TO ASTM D 5456 AND MANUFACTURED WITH AN EXTERIOR-TYPE ADHESIVE COMPLYING WITH ASTM D 2559

7. MISCELLANEOUS LUMBER

GENERAL: PROVIDE MISCELLANEOUS LUMBER INDICATED AND LUMBER FOR SUPPORT OR ATTACHMENT OF OTHER CONSTRUCTION, INCLUDING BLOCKING AND NAILERS.

FOR ITEMS OF DIMENSION LUMBER SIZE, PROVIDE CONSTRUCTION OR NO.2 GRADE LUMBER OF ANY SPECIES.

FOR BLOCKING NOT USED FOR ATTACHMENT OF OTHER CONSTRUCTION, UTILITY, STUD, OR NO.3 GRADE LUMBER OF ANY SPECIES MAY BE USED PROVIDED THAT IT IS CUT AND SELECTED TO ELIMINATE DEFECTS THAT WILL INTERFERE WITH ITS ATTACHMENT AND PURPOSE.

FOR BLOCKING AND NAILERS USED FOR ATTACHMENT OF OTHER CONSTRUCTION, SELECT AND CUT LUMBER TO ELIMINATE KNOTS AND OTHER DEFECTS THAT WILL INTERFERE WITH ATTACHMENT OF OTHER WORK.

8. FASTENERS

GENERAL: PROVIDE FASTENERS OF SIZE AND TYPE INDICATED THAT COMPLY WITH REQUIREMENTS SPECIFIED IN THIS ARTICLE FOR MATERIAL AND MANUFACTURE.

WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, PRESSURE-PRESERVATIVE TREATED, OR IN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A153/A153M OR TYPE 304 STAINLESS STEEL.

GALVANIZED-STEEL SHEET: HOT-DIP, ZINC-COATED STEEL SHEET COMPLYING WITH ASTM A653/A653M, G60 COATING DESIGNATION.

JOIST HANGERS: U-SHAPED JOIST HANGERS WITH 2-INCH LONG SEAT AND 1-1/4-INCH WIDE NAILING FLANGES AT LEAST 85 PERCENT OF JOIST DEPTH. THICKNESS: 0.050 INCH.

EXECUTION

9. INSTALLATION, GENERAL

SET ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION; SCRIBE AND COPE AS NEEDED FOR ACCURATE FIT. LOCATE FURRING, NAILERS, BLOCKING, AND SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.

FRAMING STANDARD: COMPLY WITH AF&PA'S NCD#1, "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION," UNLESS OTHERWISE INDICATED.

FRAMING WITH ENGINEERED WOOD PRODUCTS: INSTALL ENGINEERED WOOD PRODUCTS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS UNLESS OTHERWISE INDICATED.

PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, AND TRIM.

SORT AND SELECT LUMBER SO THAT NATURAL CHARACTERISTICS WILL NOT INTERFERE WITH INSTALLATION OR WITH FASTENING OTHER MATERIALS TO LUMBER. DO NOT USE MATERIALS WITH DEFECTS THAT INTERFERE WITH FUNCTION OF MEMBER OR PIECES THAT ARE TOO SMALL TO USE WITH MINIMUM NUMBER OF JOINTS OR OPTIMUM JOINT ARRANGEMENT.

SECURELY ATTACH ROUGH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS INDICATED, COMPLYING WITH THE FOLLOWING: NES NER-272 FOR POWER-DRIVEN FASTENERS.

USE STEEL COMMON NAILS UNLESS OTHERWISE INDICATED. SELECT FASTENERS OF SIZE THAT WILL NOT FULLY PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS. MAKE TIGHT CONNECTIONS BETWEEN MEMBERS. INSTALL FASTENERS WITHOUT SPLITTING WOOD. DRIVE NAILS FLUSH BUT DO NOT COUNTERSINK NAIL HEADS UNLESS OTHERWISE INDICATED.

FOR EXPOSED WORK, ARRANGE FASTENERS IN STRAIGHT ROWS PARALLEL WITH EDGES OF MEMBERS, WITH FASTENERS EVENLY SPACED, AND WITH ADJACENT ROWS STAGGERED.

10. WOOD BLOCKING, AND NAILER INSTALLATION

INSTALL WHERE INDICATED AND WHERE REQUIRED FOR ATTACHING OTHER WORK. FORM TO SHAPES INDICATED AND CUT AS REQUIRED FOR TRUE LINE AND LEVEL OF ATTACHED WORK. COORDINATE LOCATIONS WITH OTHER WORK INVOLVED.

ATTACH ITEMS TO SUBSTRATES TO SUPPORT APPLIED LOADING. RECESS BOLTS AND NUTS FLUSH WITH SURFACES UNLESS OTHERWISE INDICATED.

11. RAFTER FRAMING INSTALLATION

RAFTERS: NOTCH TO FIT EXTERIOR WALL PLATES AND USE METAL FRAMING ANCHORS. DOUBLE RAFTERS TO FORM HEADERS AND TRIMMERS AT OPENINGS IN ROOF FRAMING, IF ANY, AND SUPPORT WITH METAL HANGERS. WHERE RAFTERS ABUT AT RIDGE, PLACE DIRECTLY OPPOSITE EACH OTHER AND NAIL TO RIDGE MEMBER OR USE METAL RIDGE HANGERS.

PROVIDE SPECIAL FRAMING AS INDICATED FOR EAVES, OVERHANGS, DORMERS, AND SIMILAR CONDITIONS IF ANY.

VII. SHEATHING

GENERAL

1. THIS SECTION INCLUDES WALL SHEATHING AND ROOF SHEATHING.

2. DELIVERY, STORAGE, AND HANDLING

STACK PANELS FLAT WITH SPACERS BENEATH AND BETWEEN EACH BUNDLE TO PROVIDE AIR CIRCULATION. PROTECT SHEATHING FROM WEATHER BY COVERING WITH WATERPROOF SHEETING, SECURELY ANCHORED. PROVIDE FOR AIR CIRCULATION AROUND STACKS AND UNDER COVERINGS.

PRODUCTS

3. WALL SHEATHING

ORIENTED-STRAND-BOARD WALL SHEATHING: EXPOSURE 1, SHEATHING. NOMINAL THICKNESS: NOT LESS THAN 1/2 INCH

4 ROOF SHEATHING

ORIENTED-STRAND-BOARD ROOF SHEATHING: EXPOSURE 1, SHEATHING. NOMINAL THICKNESS: NOT LESS THAN 1/2 INCH.

5. FASTENERS

GENERAL: PROVIDE FASTENERS OF SIZE AND TYPE INDICATED THAT COMPLY WITH REQUIREMENTS SPECIFIED IN THIS ARTICLE FOR MATERIAL AND MANUFACTURE.

FOR ROOF AND WALL SHEATHING, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A153/A153M.

EXECUTION

6. INSTALLATION, GENERAL

DO NOT USE MATERIALS WITH DEFECTS THAT IMPAIR QUALITY OF SHEATHING OR PIECES THAT ARE TOO SMALL TO USE WITH MINIMUM NUMBER OF JOINTS OR OPTIMUM JOINT ARRANGEMENT. ARRANGE JOINTS SO THAT PIECES DO NOT SPAN BETWEEN FEWER THAN THREE SUPPORT MEMBERS.

CUT PANELS AT PENETRATIONS, EDGES, AND OTHER OBSTRUCTIONS OF WORK; FIT TIGHTLY AGAINST ABUTTING CONSTRUCTION UNLESS OTHERWISE INDICATED.

USE COMMON WIRE NAILS UNLESS OTHERWISE INDICATED. SELECT FASTENERS OF SIZE THAT WILL NOT FULLY PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS. MAKE TIGHT CONNECTIONS. INSTALL FASTENERS WITHOUT SPLITTING WOOD.

COORDINATE WALL AND ROOF SHEATHING INSTALLATION WITH FLASHING AND JOINT-SEALANT INSTALLATION SO THESE MATERIALS ARE INSTALLED IN SEQUENCE AND MANNER THAT PREVENT EXTERIOR MOISTURE FROM PASSING THROUGH COMPLETED ASSEMBLY.

COORDINATE SHEATHING INSTALLATION WITH INSTALLATION OF MATERIALS INSTALLED OVER SHEATHING SO SHEATHING IS NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT END OF THE WORKDAY WHEN RAIN IS FORECAST.

VIII. MISCELLANEOUS CARPENTRY

1. THE GENERAL CONTRACTOR MUST ASSUME THE RESPONSIBILITY OF VERIFYING DETAILS AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND SHOPING. VERIFY ALL COLOR SELECTIONS WITH THE OWNER. OBTAIN ALL BUILDING AND FIRE PERMITS BEFORE BEGINNING CONSTRUCTION.

2. SHEET METAL, FLASHING AND COUNTER FLASHING SHALL BE WATERTIGHT/WEATHERPROOF AND COMPLY WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA. FLASHING SHALL BE ALUMINUM UNLESS OTHERWISE NOTED, REQUIRED BY MANUFACTURERS, AND/OR WHERE ALUMINUM IS INCOMPATIBLE WITH OTHER COMPONENTS OR PRODUCTS.

3. ROOFING: PROVIDE AND/OR INSTALL THE ROOFING SHOWN ON THE DRAWINGS AND EVERYTHING REQUIRED TO COMPLETE A GOOD WEATHERTIGHT/ROOF INSTALLATION THAT QUALIFIES FOR THE MANUFACTURER'S WARRANTY, WHERE APPLICABLE. CONTRACTOR SUPPLIED CORRUGATED METAL ROOFING SHALL BE 1/8" CORRUGATED PAINTED PANELS THAT REPLICATE THE LOOK OF A REAL RUSTED ROOF, "CORTEN A2P RAW" BY WESTERN STATES METAL ROOFING, 855-426-7836 (OR APPROVED EQUAL). FELT UNDERLAYMENT SHALL CONFORM TO ASTM D 226, AND SHALL BE 15# FELT. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

4. SOFFIT PANELS SHALL BE CELLULAR PVC, 1/2" SHEETS AVAILABLE FROM AZEK TRIMBOARDS (OR APPROVED EQUAL), VYCON CORP., 20811 W. 100TH STREET, LENEXA, KS 66220, 913-322-2635. CELLULAR PVC MATERIAL SHALL BE FREE OF VOIDS, HOLES, CRACKS, FOREIGN INCLUSIONS AND OTHER DEFECTS. UNIFORM SURFACE SHALL BE FREE FROM CUPPING, WARPING AND TWISTING. PROVIDE MANUFACTURER'S 25 YEAR WARRANTY.

FASTENERS - ALL TYPES OF DURABLE FASTENERS (STAINLESS STEEL AND/OR NOT DIPPED-GALVANIZED) THAT WORK WELL WITH WOOD ARE ACCEPTABLE. FASTENERS FROM A NAIL GUN WORK WELL. STANDARD BOX NAILS WITH A FULL ROUND HEAD ARE PREFERRED.

ADHESIVES - BONDING AZEK TO AZEK, SOLVENT BASED ADHESIVES SYSTEMS USED FOR RIGID PVC PIPE WORK WELL. LATEX ADHESIVES PROVIDE MORE WORKING TIME. FOR BONDING AZEK TO VARIOUS SUBSTRATES - IN GENERAL CONTACT CEMENT, EPOXY, RUBBER BASED AND URETHANE ADHESIVES ARE ACCEPTABLE.

SEALANTS - USE URETHANE, POLYURETHANE OR ACRYLIC BASED SEALANTS WITHOUT SILICONE

INSTALLATION - COMPLY WITH ALL MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS AND TECHNICAL BULLETIN INSTRUCTIONS.

5. PAINTING OF PVC SOFFIT AND WOOD TRIM BOARDS INDICATED TO BE PAINTED SHALL BE DONE USING COMMERCIAL GRADE, PREMIUM, EXTERIOR 100% ACRYLIC LATEX PAINT BY SHERWIN-WILLIAMS, PITTSBURGH PAINT, PORTER PAINT, BENJAMIN MOORE, OR APPROVED EQUAL. COLOR(S) TO BE SELECTED. PREPARE AND PRIME ALL SURFACES PER MANUFACTURER'S REQUIREMENTS. SOFFIT PANELS TO BE PAINTED WHITE UNLESS OTHERWISE INDICATED

IX. PAINTING

GENERAL SPECIFICATIONS

1. WORK INCLUDED

THIS SECTION INCLUDES SURFACE PREPARATION AND FIELD PAINTING OF EXPOSED EXTERIOR ITEMS AND SURFACES

PAINT EXPOSED SURFACES INDICATED ON DRAWINGS. IF A COLOR OF FINISH IS NOT INDICATED, ARCHITECT WILL SELECT FROM STANDARD COLORS AND FINISHES AVAILABLE.

DO NOT PAINT PREFINISHED ITEMS, CONCEALED SURFACES, FINISHED METAL SURFACES, OPERATING PARTS, AND LABELS.

2. SUBMITTALS

PRODUCT DATA: FOR EACH PAINT SYSTEM INDICATED. INCLUDE PRIMERS.

SAMPLES FOR VERIFICATION: FOR EACH COLOR AND MATERIAL TO BE APPLIED, WITH TEXTURE TO SIMULATE ACTUAL CONDITIONS, ON REPRESENTATIVE SAMPLES OF THE ACTUAL SUBSTRATE.

3. QUALITY ASSURANCE

SOURCE LIMITATIONS: OBTAIN PRIMERS FOR EACH COATING SYSTEM FROM THE SAME MANUFACTURER AS THE FINISH COATS.

4. DELIVERY, STORAGE, AND HANDLING

DELIVER MATERIALS TO PROJECT SITE IN MANUFACTURER'S ORIGINAL, UNOPENED PACKAGES AND CONTAINERS BEARING MANUFACTURER'S NAME AND LABEL.

STORE MATERIALS NOT IN USE IN TIGHTLY COVERED CONTAINERS IN A WELL-VENTILATED AREA AT A MINIMUM AMBIENT TEMPERATURE OF 45°DEG°F. MAINTAIN STORAGE CONTAINERS IN A CLEAN CONDITION, FREE OF FOREIGN MATERIALS AND RESIDUE.

5. PROJECT CONDITIONS

APPLY WATERBORNE PAINTS ONLY WHEN TEMPERATURES OF SURFACES TO BE PAINTED AND SURROUNDING AIR ARE BETWEEN 50 AND 90°DEG°F.

APPLY SOLVENT-THINNED PAINTS ONLY WHEN TEMPERATURES OF SURFACES TO BE PAINTED AND SURROUNDING AIR ARE BETWEEN 45 AND 95°DEG°F.

DO NOT APPLY PAINT IN SNOW, RAIN, FOG, OR MIST; OR WHEN RELATIVE HUMIDITY EXCEEDS 85 PERCENT; OR AT TEMPERATURES LESS THAN 5°DEG°F ABOVE THE DEW POINT; OR TO DAMP OR WET SURFACES.

PRODUCTS

6. PAINT MATERIALS, GENERAL

MATERIAL COMPATIBILITY: PROVIDE BLOCK FILLERS, PRIMERS, AND FINISH-COAT MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH THE SUBSTRATES INDICATED UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

MATERIAL QUALITY: PROVIDE MANUFACTURER'S BEST-QUALITY PAINT MATERIAL OF THE VARIOUS COATING TYPES SPECIFIED THAT ARE FACTORY FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED. PAINT MATERIAL CONTAINERS NOT DISPLAYING MANUFACTURER'S PRODUCT IDENTIFICATION WILL NOT BE ACCEPTABLE.

PROPRIETARY NAMES: USE OF MANUFACTURER'S PROPRIETARY PRODUCT NAMES TO DESIGNATE COLORS OR MATERIALS IS NOT INTENDED TO IMPLY THAT PRODUCTS NAMED ARE REQUIRED TO BE USED TO THE EXCLUSION OF EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS. FURNISH MANUFACTURER'S MATERIAL DATA AND CERTIFICATES OF PERFORMANCE FOR PROPOSED SUBSTITUTIONS.

COLORS: AS INDICATED ON THE DRAWINGS AND/OR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

7. EXTERIOR AND INTERIOR FINISH COATS

EXTERIOR SATIN ACRYLIC ENAMEL: FACTORY-FORMULATED SATIN WATERBORNE ACRYLIC-LATEX ENAMEL FOR EXTERIOR APPLICATION.

GLIDDEN PROFESSIONAL: FORTIS 450 EXTERIOR SATIN PAINT; APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS.

EXECUTION

8. EXAMINATION

EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH APPLICATOR PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR PAINT APPLICATION.

PROCEED WITH PAINT APPLICATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND SURFACES RECEIVING PAINT ARE THOROUGHLY DRY.

START OF PAINTING WILL BE CONSTRUED AS APPLICATOR'S ACCEPTANCE OF SURFACES AND CONDITIONS WITHIN A PARTICULAR AREA.

9. PREPARATION

GENERAL: REMOVE HARDWARE AND HARDWARE ACCESSORIES, PLATES, MACHINED SURFACES, LIGHTING FIXTURES, AND SIMILAR ITEMS ALREADY INSTALLED THAT ARE NOT TO BE PAINTED. IF REMOVAL IS IMPRACTICAL OR IMPOSSIBLE BECAUSE OF SIZE OR WEIGHT OF THE ITEM, PROVIDE SURFACE-APPLIED PROTECTION BEFORE SURFACE PREPARATION AND PAINTING.

CLEANING: BEFORE APPLYING PAINT OR OTHER SURFACE TREATMENTS, CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF THE VARIOUS COATINGS. REMOVE OIL AND GREASE BEFORE CLEANING.

SURFACE PREPARATION: CLEAN AND PREPARE SURFACES TO BE PAINTED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION AND AS SPECIFIED.

MATERIAL PREPARATION: MIX AND PREPARE PAINT MATERIALS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

10. APPLICATION

GENERAL: APPLY PAINT ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED. ALL PAINTED SURFACES SHALL RECEIVE 2 FINISH COATS OVER A PRIMER COAT.

DO NOT PAINT OVER DIRT, RUST, SCALE, GREASE, MOISTURE, SCUFFED SURFACES, OR CONDITIONS DETRIMENTAL TO FORMATION OF A DURABLE PAINT FILM.

PROVIDE FINISH COATS THAT ARE COMPATIBLE WITH PRIMERS USED.

SAND LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT.

SCHEDULING PAINTING: APPLY FIRST COAT TO SURFACES THAT HAVE BEEN CLEANED, PRETREATED, OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICABLE AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION.

THE NUMBER OF COATS AND FILM THICKNESS REQUIRED ARE THE SAME REGARDLESS OF APPLICATION METHOD. DO NOT APPLY SUCCEEDING COATS UNTIL PREVIOUS COAT HAS CURED AS RECOMMENDED BY MANUFACTURER. IF SANDING IS REQUIRED TO PRODUCE A SMOOTH, EVEN SURFACE ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, SAND BETWEEN APPLICATIONS

IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT, APPLY ADDITIONAL COATS UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR, AND APPEARANCE. GIVE SPECIAL ATTENTION TO ENSURE THAT EDGES, CORNERS, CREVICES, WELDS, AND EXPOSED FASTENERS RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES.

ALLOW SUFFICIENT TIME BETWEEN SUCCESSIVE COATS TO PERMIT PROPER DRYING. DO NOT RECOAT SURFACES UNTIL PAINT HAS DRIED TO WHERE IT FEELS FIRM, AND DOES NOT DEFORM OR FEEL STICKY UNDER MODERATE THUMB PRESSURE, AND UNTIL APPLICATION OF ANOTHER COAT OF PAINT DOES NOT CAUSE UNDERCOAT TO LIFT OR LOSE ADHESION.

APPLICATION PROCEDURES: APPLY PAINTS AND COATINGS BY BRUSH, ROLLER, SPRAY, OR OTHER APPLICATORS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

BRUSHES: USE BRUSHES BEST SUITED FOR TYPE OF MATERIAL APPLIED. USE BRUSH OF APPROPRIATE SIZE FOR SURFACE OR ITEM BEING PAINTED.

ROLLERS: USE ROLLERS OF CARPET, VELVET-BACK, OR HIGH-PILE SHEEP'S WOOL AS RECOMMENDED BY MANUFACTURER FOR MATERIAL AND TEXTURE REQUIRED.

SPRAY EQUIPMENT: USE AIRLESS SPRAY EQUIPMENT WITH ORIFICE SIZE AS RECOMMENDED BY MANUFACTURER FOR MATERIAL AND TEXTURE REQUIRED.

MINIMUM COATING THICKNESS: APPLY PAINT MATERIALS NO THINNER THAN MANUFACTURER'S RECOMMENDED SPREADING RATE TO ACHIEVE DRY FILM THICKNESS INDICATED. PROVIDE TOTAL DRY FILM THICKNESS OF THE ENTIRE SYSTEM AS RECOMMENDED BY MANUFACTURER.

PRIME COATS: BEFORE APPLYING FINISH COATS, APPLY A PRIME COAT, AS RECOMMENDED BY MANUFACTURER, TO MATERIAL THAT IS REQUIRED TO BE PAINTED OR FINISHED AND THAT HAS NOT BEEN PRIME COATED BY OTHERS. RECOAT PRIMED AND SEALED SURFACES WHERE EVIDENCE OF SUCTION SPOTS OR UNSEALED AREAS IN FIRST COAT APPEARS, TO ENSURE A FINISH COAT WITH NO BURN-THROUGH OR OTHER DEFECTS DUE TO INSUFFICIENT SEALING.

PIGMENTED (OPAQUE) FINISHES: COMPLETELY COVER SURFACES AS NECESSARY TO PROVIDE A SMOOTH, OPAQUE SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE, AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.

COMPLETED WORK: MATCH APPROVED SAMPLES FOR COLOR, TEXTURE, AND COVERAGE. REMOVE, REFINISH, OR REPAINT WORK NOT COMPLYING WITH REQUIREMENTS.

11. CLEANING

CLEANUP: AT THE END OF EACH WORKDAY, REMOVE EMPTY CANS, RAGS, RUBBISH, AND OTHER DISCARDED PAINT MATERIALS FROM PROJECT SITE.

AFTER COMPLETING PAINTING, CLEAN GLASS AND PAINT-SPATTERED SURFACES. REMOVE SPATTERED PAINT BY WASHING AND SCRAPING WITHOUT SCRATCHING OR DAMAGING ADJACENT FINISHED SURFACES.

12. PROTECTION

PROTECT WORK OF OTHER TRADES, WHETHER BEING PAINTED OR NOT, AGAINST DAMAGE FROM PAINTING. CORRECT DAMAGE BY CLEANING, REPAIRING OR REPLACING, AND REPAINTING, AS APPROVED BY ARCHITECT.

PROVIDE "WET PAINT" SIGNS TO PROTECT NEWLY PAINTED FINISHES. AFTER COMPLETING PAINTING OPERATIONS, REMOVE TEMPORARY PROTECTIVE WRAPPINGS PROVIDED BY OTHERS TO PROTECT THEIR WORK.

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec

5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Al Foster Trailhead Park
Grand Ave & 3rd St.
Wildwood, Missouri

OWNER

City of Wildwood

16860 Main Street
Wildwood, MO
63040
Ph: 636-458-0440
Fax: (636) 458-6969

SHEET TITLE

Technical Specification

JOB NUMBER

10015

DATE DRAWN BY

02/08/16 DWD

REVISION

SHEET NUMBER

S2

BILL #2173 **ORDINANCE #2173**

AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, ALL WITHIN THE "CHRISTMAS VALLEY SUBDIVISION", KNOWN AS PARCELS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 20V210071 AND 20V210107, RESPECTIVELY]; EACH BEING LOCATED IN PART OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED WEST OF CHRISTMAS VALLEY ROAD AND NORTH OF YULETIDE TRAIL, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY 1.4 ACRES BETWEEN THE TWO (2) PROPERTIES. (Ward Three)

WHEREAS, the owners of said properties are seeking the adjustment of these two (2) legal lots of record, which would allow for their modifications, as set forth by the *Subdivision and Development Regulations* adopted by the City of Wildwood;

WHEREAS, the reconfigurations of these parcels of ground will transfer approximately 1.4 acres from Parcel 1 to Parcel 2, thereby resulting in the larger, and vacant, adjusted lot now being in excess of five (5) acres, thus allowing the addition of permitted farming uses for marketing and sales purposes; and

WHEREAS, the smaller, newly-configured 'Adjusted Parcel 1' that is also subject of for this adjustment will continue to meet the minimum three (3) acre requirement, as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance;

WHEREAS, the resulting parcels of ground, post adjustment, comply with all the provisions of Chapter 420.360 of the *Subdivision and Development Regulations* (Boundary Adjustment - Exceptions) of the City of Wildwood with regard to lot widths, dimensions, and sizes, as well as related specifications regarding access; and

WHEREAS, this adjustment impacts the boundary line setback distances, thereby affecting the use of the existing frame barn on the larger, adjusted lot, which will not allow for its use as a private stable, since it does not meet the minimum one-hundred (100) foot setback distance for such, but may be retained for the storage of farming equipment to maintain the property; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents and property owners.

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

Section One. The City Council of the City of Wildwood hereby approves and authorizes the adjustment of certain common boundary lines between two (2) existing parcels of ground, all within the "Christmas Valley Subdivision", known as Parcels 1 and 2 [St. Louis County Locator Numbers: 20V210071 and 20V210107, respectively]; each being located in part of Section 24, Township 45 North, Range 3 East, City of Wildwood,

St. Louis County, Missouri, and more specifically situated west of Christmas Valley Road and north of Yuletide Trail, for the purposes of transferring approximately 1.4 acres between the two (2) properties. These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owners' request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Boundary Adjustment Plat in the Office of the St. Louis County Recorder of Deeds within sixty (60) days of its approval by the City Council, or their action shall be null and void.

Section Three. This ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and recorded copies of the plat are returned to the Department of Planning by the petitioner(s) or representative.

THIS BILL WAS PASSED AND APPROVED THIS ___DAY OF _____2016 BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

_____ _____

Presiding Officer **Timothy Woerther, Mayor**

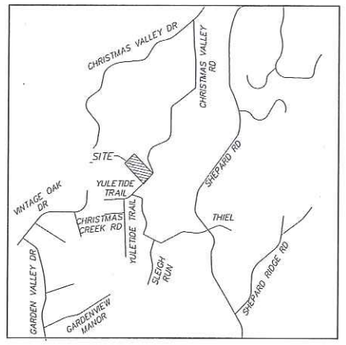
ATTEST:

_____ _____

City Clerk **City Clerk**

BOUNDARY ADJUSTMENT PLAT
PART OF SECTION 24, TOWNSHIP, 45 NORTH, RANGE 3 EAST
ST. LOUIS COUNTY, MISSOURI
ZONED NU NON-URBAN RESIDENCE DISTRICT

VICINITY MAP
NOT TO SCALE



0 50 100
SCALE:
1 inch = 50 ft.

BASIS OF BEARINGS:
GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE

● – DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
○ – DENOTES FOUND 1/2" IRON PIPE
R.= RECORD AND S. = SURVEYED

GENERAL NOTES:

The properties are designated as St. Louis County parcel #20V210071 Bk. 17323 Pg. 3351 (Parcel 1) and parcel #20V210107 Bk. 17323 Pg. 3354 (Parcel 2)

There are no lien holders of record

BENCHMARK

SL-11145
ELEV.=776.43'

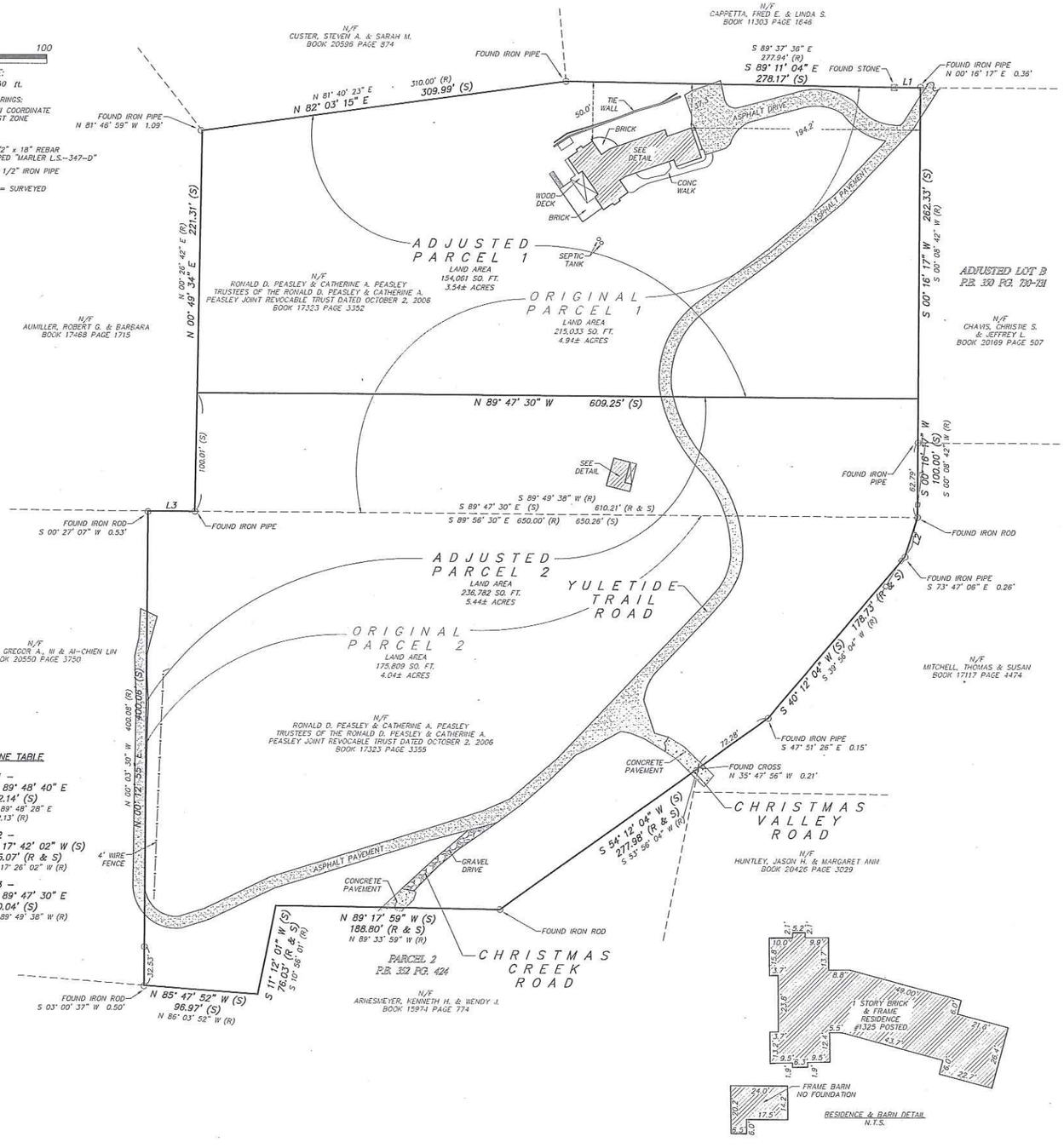
CUT SQUARE ON TOP OF AND NEAR THE SOUTHWEST CORNER OF A 3' X 3' CONCRETE BASE FOR A RAISED METAL BOX ROUGHLY ONE FOOT SQUARE, WHICH IS SOUTH OF A LARGER RAISED METAL TRAFFIC SIGNAL CONTROL BOX NORTH OF THE INTERSECTION OF HIGHWAY 109 WITH SHEPARD ROAD; ROUGHLY 39 FEET NORTHEAST OF THE CENTERLINE OF HIGHWAY 109, 48 FEET NORTHWEST OF THE CENTERLINE OF SHEPARD ROAD, AND 3 FEET SOUTH OF THE LARGER TRAFFIC SIGNAL CONTROL BOX.

SERVICE PROVIDERS LIST

Gas: Laclede Gas Company, 720 Olive Street Rd, St. Louis, Mo 63101, (314)-342-0500
Sewer: Private Septic
Electric: Ameren Missouri, 280 Old State Road, Ellisville, Mo 63021, (314)-342-1111
Water: Missouri American Water Company, 727 Craig Road, St. Louis, Mo. 63141, (314)-996-2306
Cable: Charter Communications, 941 Charter Common Drive, Town and Country, Mo. 63017, (636)-220-2165
City Council Ward #6
Telephone: AT&T, 14780 Manchester Road, Ballwin, Mo 63011, (636)-332-7261
Fire Dist.: Metro West, P.O. Box 310, Wildwood, Mo. 63040, (636)-458-2100
School Dist.: Rockwood School District, 111 East North Str. Eureka, Mo. 63025, (636)-938-2200
Nearest Major Intersection: Highway 109 & Old State Road
Watershed: Hamilton-Carr Creek
Zip Code: 63038
Police: St. Louis County Wildwood Precinct

LINE TABLE

L1 – S 89° 48' 40" E 22.14' (S) S 89° 48' 28" E 22.13' (R)
L2 – S 17° 42' 02" W (S) 35.07' (R & S) S 17° 26' 02" W (R)
L3 – S 89° 47' 30" E 40.04' (S) S 89° 49' 38" W (R)



RESIDENCE & BARN DETAIL
N.T.S.

RECORD LAND DESCRIPTIONS

Parcel #1
A tract of land located in Section 24, Township 45 North, Range 3 East, St. Louis County, Missouri, and more particularly described as follows: Beginning at a point, said point being the Southeast corner of a tract of land conveyed to R.G. Aumiller by deed recorded in Book 6310 page 2520; thence North 00 degrees 26 minutes 42 seconds East 321.57 feet along the East line of said Aumiller tract to a point; thence leaving said Aumiller tract North 81 degrees 40 minutes 23 seconds East 310.00 feet to a point thence South 89 degrees 37 minutes 36 seconds East 277.94 feet to a point; thence North 89 degrees 48 minutes 28 seconds East 22.13 feet to a point; thence South 00 degrees 08 minutes 42 seconds East 362.88 feet to a point; thence South 89 degrees 49 minutes 38 seconds West 610.21 feet to the point of beginning.

Parcel #2
A tract of land in Section 24, Township 45 North Range 3 East, St. Louis County, Missouri, and being more particularly described as follows: Beginning at a point in North line of a tract of land conveyed to Thomas D. Pixley and Virginia M. Pixley, his wife, by deed recorded in Book 6574 page 600 of the St. Louis County records, said point being the Northeast corner of a tract of land conveyed to Gregor Anton Schmucker and Sandra Jean Schmucker, his wife, by deed recorded in Book 6749 page 2266 of the St. Louis County records; thence along the North line of the said Pixley tract, North 89 degrees 56 minutes 30 seconds East 650.00 feet to the Northeast corner of the said Pixley tract; thence generally in a westerly direction along the South line of the said Pixley tract, the following courses and distances: South 17 degrees 26 minutes 02 seconds West 35.07 feet, South 39 degrees 56 minutes 04 seconds West 178.73 feet, South 53 degrees 56 minutes 04 seconds West 277.98 feet, North 89 degrees 33 minutes 59 seconds West 188.80 feet, South 10 degrees 56 minutes 01 second West 76.03 feet and North 86 degrees 03 miautes 52 seconds West 96.67 feet to a point, said point being the Southeast corner of the aforementioned Schmucker tract; thence leaving Pixley's South line and along the East line of said Schmucker tract, North 0 degrees 03 minutes 30 seconds West 400.08 feet to the point of beginning by Elbring Surveying Company during April, 1976.

LAND DESCRIPTION ADJUSTED LOT XX

XXX

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D

By: _____
MARTY L. MARLER
MISSOURI P.L.S. 2501

JOB NO. 1510-020
DRWN BY: J.W.M.
DEPUTY C.B.
CHK'D BY: M.L.M.

MARLER SURVEYING COMPANY, INC.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

BILL #2174 **ORDINANCE #2174**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT WITH *THE OAKS AT WILDWOOD OWNERS ASSOCIATION* FOR COMPLETION OF REQUIRED IMPROVEMENTS FOR WILDWOOD FOREST DRIVE, A PRIVATE ROADWAY, IN ACCORDANCE WITH APPROVED PLANS, AND ALLOW FOR THE RELEASE OF FUNDS FROM DEFAULTED ESCROW, NOW HELD BY THE CITY, PER TWO (2) LETTERS OF CREDIT, WHICH WERE CALLED, AFTER THE ORIGINAL DEVELOPER COULD NO LONGER MEET SAID OBLIGATIONS CONTAINED THEREIN. (Ward One)

WHEREAS, the City of Wildwood, Missouri approved the original seven (7) lot residential development, which is located on the north side of State Route 100, west of Mueller Road, in 2001; and

WHEREAS, as part of the approval process, compliance to the City's *Subdivision and Development Regulations* was required to ensure the creation of these lots would comply with its obligations and specifications contained therein; and

WHEREAS, one (1) of the obligations of City's *Subdivision and Development Regulations* was the timely installation of certain improvements, such as guarantee access to lots, provide utility services, manage stormwater and wastewater facilities, and create a pedestrian network within the site; and

WHEREAS, these codes specify levels of improvements and also creates a process to provide financial guarantees to the City and future homebuyers that construction and installation of them will be accomplished in a timely manner and according to accepted standards and specifications; and

WHEREAS, at the time the plat was approved, the original developer, DesPeres Investments LLC, established escrow agreements with the City, but since, all lots have been sold to private parties; thus, the developer had chosen to relinquish its rights hereafter and be released of any subdivision obligations, causing the Letters of Credit to be called upon by the City of Wildwood; and

WHEREAS, the Oaks at Wildwood Owners Association is seeking the approval of the City of Wildwood to be considered as Successor Developer, guaranteeing completion of certain subdivision improvements, per Exhibit A, and allowing the City to release the seized funds, or a portion thereof, directly to said association's contractor, upon the satisfactory installation/construction and inspection of said improvements; and

WHEREAS, the Departments of Planning and Public Works believe the forfeited funds may be utilized, upon City Council action, by the Successor Developer for addressing the final asphalt street re-surfacing and adding a concrete vertical curb around the cul-de-sac island; and

WHEREAS, due to the default of the subdivision by the original developer, all rights associated with the financial guarantees have been voided and the City is within its authority to utilize these funds to promote the public's health, safety, and welfare in this regard, specifically, to the benefit of the residents that reside in this subdivision.

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

Section One. The City Council of the City of Wildwood, Missouri hereby authorizes the Mayor to execute a Successor Developer Agreement with *The Oaks at Wildwood Owners Association* for completion of required improvements for Wildwood Forest Drive, a private roadway, in accordance with approved plans, and allow for the release of funds from defaulted escrow, now held by the City, per two (2) Letters of Credit, which were called, after the original developer could no longer meet said obligations contained therein. Said Successor Developer Agreement and related information are hereby attached and incorporated herein as part of this ordinance.

Section Two. With acceptance of this agreement, *The Oaks at Wildwood Owners Association* hereby acknowledges releases of the escrow will be determined upon the completion of remaining improvements and it is the sole responsibility of said Successor Developer for submitting escrow inspection requests, in writing, relating to this subdivision herein guaranteed by this agreement.

Section Three. The Mayor and the Director of Planning of the City of Wildwood, Missouri are hereby authorized and directed to evidence the approval of this Successor Developer Agreement by affixing their signatures thereto. The City Attorney is likewise authorized to evidence the approval of this agreement and verify its legal compliance with all applicable ordinances, statutes, and codes by affixing said signature thereon.

Section Four. This ordinance shall be in full force and effect from and after its passage and approval providing all required signatures, seals, notarizations, and acknowledgements have been placed upon the document(s) herein referred to and/or attached.

THIS BILL WAS PASSED AND APPROVED THIS ___ DAY OF _____, 2016 BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

_____ _____

Presiding Officer **Timothy Woerther, Mayor**

ATTEST:

_____ _____

City Clerk **City Clerk**

SUCCESSOR DEVELOPER AGREEMENT
GUARANTEEING SUBDIVISION IMPROVEMENTS

THIS AGREEMENT made and entered into by

OAKS AT WILDWOOD
OWNERS ASSOCIATION

herein called SUCCESSOR DEVELOPER and CITY OF WILDWOOD, MISSOURI, herein called CITY:

WITNESSETH THAT:

WHEREAS, the original Developer of the Subdivision identified below submitted plans, information and data to the City of Wildwood Department of Planning for the creation and development of a subdivision to be known as: OAKS AT WILDWOOD OWNERS ASSOCIATION, (the "Subdivision") and requesting approval of the same; and

WHEREAS, after construction commenced in the Subdivision, the original developer defaulted in completing the required improvements and the City declared the funds guaranteeing such improvements forfeited pursuant to Chapter 420 of the Wildwood Municipal Code and pursuant to a Deposit Agreement dated 22 OCTOBER 2001.

WHEREAS, the SUCCESSOR DEVELOPER is seeking the approval of the CITY to permit the SUCCESSOR DEVELOPER to assume the responsibility of the Developer pursuant to Section 420.080 for the remaining subdivision improvements and to obtain the right to certain releases from the forfeited funds in exchange for assuming such responsibility and completing such improvements;

WHEREAS, such approval will benefit the SUCCESSOR DEVELOPER by removing the Subdivision from it default and enabling completion of the subdivision for sale of lots as planned,

WHEREAS, the subdivision plans have been approved and the City of Wildwood's Director of Planning ("Director") has reasonably estimated and determined that the cost of construction, installation and completion of the subdivision improvements are all in accordance with the provisions of Chapter 420;

NOW, THEREFORE, in consideration of the covenants, promises and agreements herein provided, and that the SUCCESSOR DEVELOPER completes the remaining improvements, it is hereby mutually agreed:

1. That the SUCCESSOR DEVELOPER assumes the responsibility of the Developer of the Subdivision as set forth in Section 420.080 respecting the improvements described on Exhibit "A," attached hereto and incorporated by reference herein.

2. That the CITY acknowledges that it currently holds in escrow the amount of TWENTY-SEVEN THOUSAND FIVE HUNDRED NINETY-ONE AND 01/100 DOLLARS ($27,591.01) in cash ("DEPOSIT SUM") from forfeited funds and for the purpose of completing the Subdivision improvements, all in accordance with the approved plans therefore and in accordance with the ordinances of the City regulating the same.

3. That the CITY shall release 90% of the DEPOSIT SUM or portions thereof upon receipt of a written authorization from the said Director of Planning that said improvements on Exhibit "A" have been properly completed. In order to obtain such written approval, the SUCCESSOR DEVELOPER shall, to the extent appropriate, make written request to each appropriate inspecting authority to inspect said improvements, with a copy to the Director of Planning.

4. That the remaining 10% of the DEPOSIT SUM shall be held by the CITY to secure the maintenance obligations of the SUCCESSOR DEVELOPER. Upon expiration of the maintenance obligations pursuant to Section 420.080 and final approval of all required improvements, the Director of Planning shall release from the remaining DEPOSIT SUM to the SUCCESSOR DEVELOPER.

5. Exercise or waiver by CITY of any enforcement action under this Agreement or Chapter 420 does not waive or foreclose any other or subsequent enforcement action whatsoever. The deposit held under this Agreement shall be governed by the provisions of Section 420.080, as amended, of the Wildwood Subdivision Code and the SUCCESSOR DEVELOPER agrees to the provisions thereof as if set forth herein.

6. Nothing herein shall be construed to create or permit any liability in the CITY for the subdivision improvements or for reimbursement therefor, or for the conduct of SUCCESSOR DEVELOPER, or its use of the released funds, nor shall such improvements be deemed in any way improvements or infrastructure of the CITY, except for such improvements as may herinafter be formally accepted by the CITY for public dedication.

7. The CITY and SUCCESSOR DEVELOPER hereby accept this agreement as a lawful and satisfactory Deposit Agreement under the provisions and requirements of Section 420.080, as amended, of the City of Wildwood ordinances. This Agreement and the obligations and rights hereunder are not assignable or transferable by the SUCCESSOR DEVELOPER. Furthermore, in the event of a default, abandonment or failure of the SUCCESSOR DEVELOPER to complete the improvements, no other person, firm or entity shall acquire (whether by contract, judicial foreclosure or other means) any rights to the remaining escrow funds as a SUCCESSOR DEVELOPER without entering into a separate Deposit Agreement with the City.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 6th day of APRIL A.D. 2016.

OAKS AT WILDWOOD OWNERS' ASSOCIATION [Developer]

ATTEST (seal):

Title: President
Type name: TODD D. BASLER

Title: Secretary
Type name: DAVID W. RUDD

CITY OF WILDWOOD, MISSOURI

Joseph Vujnich
DIRECTOR OF PLANNING

APPROVED:
CITY OF WILDWOOD COUNCIL

ATTEST (seal):

MAYOR

Date Approved:_____

NOTE: The signatures of the DEVELOPER shall be acknowledged before a Notary Public. In the case of a partnership, all partners must sign. In the case of a corporation, the affidavits of the corporation secretary setting forth the authority of the signing officer and the acknowledgement of the corporation act must be attached.

APPROVED:

CITY ATTORNEY

CORPORATE EXECUTING OFFICIAL'S ACKNOWLEDGEMENT

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

On this 6th day of APRIL, A.D., 2016, before me appeared TODD BASLER, to me personally known, who, being by me duly sworn, did say that (s)he is the President of _____, a Missouri CORPORATION and that (s)he executed the foregoing agreement pursuant to the authority given him/her by the Board of Directors of the

aforesaid corporation, and that said agreement was signed and sealed by him on behalf of the aforesaid corporation by authority of its Board of Directors and said TODD BASLER, as President of the said corporation, acknowledged said agreement to be a lawful, free act and deed of said corporation.

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

My commission expires June 30, 2019

Kathleen Hencken Beach
Notary Public

KATHLEEN HENCKEN BEACH
Notary Public - Notary Seal
STATE OF MISSOURI
Franklin County
My Commission Expires: June 30 2019
Commission # 15423898

CORPORATE SECRETARY'S ACKNOWLEDGEMENT

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

On this 6th day of APRIL, A.D., 2016, before me appeared DAVID RUDD, to me personally known, who, being by me duly sworn, did say that (s)he is the Secretary of OAKS ATWILDWOOD OA, a Missouri CORPORATION and that TODD BASLER who executed the foregoing agreement as President of the aforesaid corporation is in fact the President of that Corporation and was authorized and directed by the Board of Directors of the aforesaid corporation to execute the foregoing agreement.

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

My commission expires June 30, 2019

Kathleen Hencken Beach
Notary Public

KATHLEEN HENCKEN BEACH
Notary Public - Notary Seal
STATE OF MISSOURI
Franklin County
My Commission Expires: June 30 2019
Commission # 15423898

EXHIBIT A

SCHEDULE OF REMAINING SUBDIVISION IMPROVEMENTS

THE OAKS AT WILDWOOD OWNERS ASSOCIATION

Pursuant to Article 1 of the *Successor Developer Agreement Guaranteeing Subdivision Improvements,* The Oaks at Wildwood Owners Association (SUCCESSOR DEVELOPER) desires to use the forfeited funds to complete the following improvement projects:

1. Two (2) inch asphalt cap for Wildwood Forest Drive

2. Concrete curb for the interior of the cul de sac on Wildwood Forest Drive

Topps Paving & Sealing, LLC.
11502 Dorsett Road
Maryland Heights, MO 63043
PH: (314) 333-4444 St. Charles (636) 447-1649

BBB MEMBER

February 29, 2016

Artisan Constructors
Attn.: Tom Roberts
2300 Wildwood Forest Dr.
Glencoe, Mo 63038

Our New Easy To Remember Number
(314) 333-4444

Dear Tom,

Thank you for the opportunity to present this paving bid. Topps Paving, LLC. has been seal-coating and paving for over 30 years. Some recent clients include:

AMERICAN AIRLINES
BETHANY BAPTIST CHURCH
CHIPPER ROAD
COLUMNS BANQUET CENTER
CONWAY WOODS SUBDIVISION
CROWN PLAZA
FOUNDERS PARK
HUMANE SOCIETY
MID RIVERS PLAZA
IMPERIAL HILLS SUBDIVISION
JIFFY LUBE (SEVERAL)
K-MART
MISSOURI NATIONAL GUARD
MO. STATE HIGHWAY PATROL
PUBLIC STORAGE (SEVERAL)
ST. LOUIS JOB CORPS
ST. LOUIS POST DISPATCH
ST. LOUIS ZOO
SUNTRUP FORD - WESTPORT
THE RENAISSANCE HOTEL - AIRPORT
UNITED PARCEL SERVICE
W GEYER LANE

Topp's Paving, LLC. is covered by a $2 million dollar liability insurance policy. The staff an equipment are geared to handle parking lots of any size. The pavers take pride in their workmanship and conduct themselves professionally at all times.

Thank you for the attention to my bid. Feel free to call (314) 739-3993 with any questions. Should you choose Topps Paving, LLC. you will be pleased with our service.

Sincerely,

Justin Sheehan

Justin Sheehan
Operations Manager
Cell Phone: (314) 575-9583

Asphalt Art

PROPOSAL

P.O. BOX 730 EUREKA, MO. 63025
(314) 799-4974

Name	Tom Roberts	**Phone** 314-560-7740	**Date** 02/29/16
Street	2300 Wildwood Forest Dr.	**Job**	Overlay The Oaks of Wildwood
City	Glencoe	**State** Mo.	**Zip** 63038

We hereby submit specifications for

Area Approx: 2,710 sq.yds.

* Clean entire area to be paved and apply SS#1 Primer for proper bond.
* Fill in low or excavated areas with asphalt, shape and compact.
* Install Type"C" Asphalt approximately 2" Thick after compacted.
* Blend and taper Asphalt where necessary for proper drainage.
* All edges will be uniform and tamped, or Sandsealed.
* Clean up excess debris from job.

Asphalt Art will provide all insurance necessary for this job

we hereby propose to furnish labor and materials in accordance with above specifications for the sum of: Twenty Five Thousand Six Hundred Dollars $ 25,600.00

with payment made as follows: 50% on start, 50% on completion. All work to be completed in a workmanlike manner according to standard practices. Any changes from above specifications will become and extra charge over above estimate.This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Customer is liable for any reasonable fees and expenses incurred in the collection of payment owed to Asphalt Art.

Authorized Signature _____

Acceptance Signature _____ Date: _____

From: **Ryan Craig**
Subject: Curb job in your neighborhood
Date: February 25, 2016 at 10:50 AM
To: Tom Roberts

We propose to come in and install a 6" wide curb about 12" tall. Around the inside of the island.
We will also remove the dirt,rock and tree that's in there to the back of toms property
We will saw cut out a section of asphalt to run conduit from the eletric box between tom and his neighbors house to the center of island. And then fill in the trench with concrete.

Total cost -$3000

Ryan Craig
Craig and son concrete
6367952865

7/7/2015

ACCOUNT CURRENT STATUS REPORT

SUBDIVISION NAME: OAKS AT WILDWOOD
SUBDIVISION ID: 2002001-1-C
LOC#: 941

AGREEMENT: L
EXP DATE: 04/22/2016

DEVELOPER: DESPERES INVESTMENTS, LLC
504 HICKORY RIDGE COURT
ST. LOUIS, MO 63131
CONTACT: KENNETH TIEMEYER **PHONE:**

FINANCIAL INSTITUTION: FIRST NATIONAL BANK
7707 FORSYTH BOULEVARD
CLAYTON, MO 63105
CONTACT: ERNEST COE **PHONE:**

BENEFICIARY: City of Wildwood
183 Plaza Drive
Wildwood, MO 63040
CONTACT: Terri L. Gaston **PHONE:** 636-458-0440

DEFAULT DATE: 10/22/2015
60 DAY WARNING DATE: 08/22/2015
30 DAYS TO DEFAULT: 09/22/2015
15 DAYS TO DEFAULT: 10/07/2015
PLANNER: TLG

	ORIGINAL BALANCE	CURRENT BALANCE
5% Storm Sewers	203.45	0.00
85% Storm Sewers	3,458.57	0.00
Streets - Public	0.00	0.00
Streets - Private	59,353.52	2,967.68
Street Signs	165.00	0.00
Street Lights	660.00	0.00
Sidewalks	0.00	0.00
Road Widening	0.00	0.00
Temp. Turnaround Install	0.00	0.00
Temp. Turnaround Removal	0.00	0.00
Temp. Barricades	0.00	0.00
Box Culvert	0.00	0.00
Detention/Retention	0.00	0.00
Handicapped Access	0.00	0.00
Erosion Control	3,100.00	3,100.00
Siltation Control	2,875.00	2,875.00
Sink Holes	0.00	0.00
Sanitary Sewers	0.00	0.00
Streets Remove/Replace	0.00	0.00
Storm Sewers (Pre 94)	0.00	0.00
Guard Rails	0.00	0.00
Water Mains	0.00	0.00
Street Tree	0.00	0.00
Common Ground Sod	0.00	0.00
Multiple Use Trail	0.00	0.00
Fencing	0.00	0.00
Grading	4,250.00	4,250.00
Landscaping	6,370.00	0.00
Swimming Pool	0.00	0.00
Recreation Building	0.00	0.00
Monuments	3,025.00	3,025.00
Retaining Wall	0.00	0.00
10% Maintenance Obligation	0.00	0.00
Misc. Improvements	23,806.70	1,621.76
TOTAL COSTS:	107,267.24	17,839.44

REMARKS:

7/7/2015

ACCOUNT CURRENT STATUS REPORT

SUBDIVISION NAME: OAKS AT WILDWOOD
SUBDIVISION ID: 2002001-1-M
LOC#: 942

AGREEMENT: L
EXP DATE: 04/22/2016

DEVELOPER: DESPERES INVESTMENTS, LLC
504 HICKORY RIDGE COURT
ST. LOUIS, MO 63131
CONTACT: KENNETH TIEMEYER **PHONE:**

FINANCIAL INSTITUTION: FIRST NATIONAL BANK
7707 FORSYTH BOULEVARD
CLAYTON, MO 63105
CONTACT: ERNEST COE **PHONE:**

BENEFICIARY: City of Wildwood
183 Plaza Drive
Wildwood, MO 63040
CONTACT: Terri L. Gaston **PHONE:** 636-458-0440

DEFAULT DATE: 10/22/2015
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PLANNER: TLG

	ORIGINAL BALANCE	CURRENT BALANCE
5% Storm Sewers	0.00	0.00
85% Storm Sewers	0.00	0.00
Streets - Public	0.00	0.00
Streets - Private	0.00	0.00
Street Signs	0.00	0.00
Street Lights	0.00	0.00
Sidewalks	0.00	0.00
Road Widening	0.00	0.00
Temp. Turnaround Install	0.00	0.00
Temp. Turnaround Removal	0.00	0.00
Temp. Barricades	0.00	0.00
Box Culvert	0.00	0.00
Detention/Retention	0.00	0.00
Handicapped Access	0.00	0.00
Erosion Control	0.00	0.00
Siltation Control	0.00	0.00
Sink Holes	0.00	0.00
Sanitary Sewers	0.00	0.00
Streets Remove/Replace	0.00	0.00
Storm Sewers (Pre 94)	0.00	0.00
Guard Rails	0.00	0.00
Water Mains	0.00	0.00
Street Tree	0.00	0.00
Common Ground Sod	0.00	0.00
Multiple Use Trail	0.00	0.00
Fencing	0.00	0.00
Grading	0.00	0.00
Landscaping	0.00	0.00
Swimming Pool	0.00	0.00
Recreation Building	0.00	0.00
Monuments	0.00	0.00
Retaining Wall	0.00	0.00
10% Maintenance Obligation	9,751.57	9,751.57
Misc. Improvements	0.00	0.00
TOTAL COSTS:	9,751.57	9,751.57

REMARKS:

Memo

WILDWOOD
Department of Public Works

COPY

To: Joe Vujnich, Director of Planning

From: Scott B. Hummel, Superintendent of Streets

Date: January 27, 2003

Re: The Oaks at Wildwood 95%

The following improvements have been constructed in accordance with the approved Improvement Plans for the above-referenced development and are hereby approved. This constitutes your authority to release 95% of the escrow funds for the streets in The Oaks at Wildwood Development.

Please note, the final pavement thickness is designed at 8". Currently core results have revealed the pavement to be 5.28" – 5.56". Upon completion of construction the final 2"+ lift of asphaltic concrete must be completed prior to the final 5% release.

It is requested that you contact the City of Wildwood's Department of Public Works, at 458-0440, 48 hours prior to proceeding with the final 2" lift so that an inspector may be present during the work.

Should you have any questions or need additional information, please contact me at 636-405-2042.

SBH

cc: Ryan Thomas, Director of Public Works - City Engineer
Terri Gaston, Planner - Subdivision
Kenneth R. Tiemeyer, Des Peres Investments, LLC.
File

midwest engineering services, inc.
geotechnical • environmental • materials engineers
11252 Midland Avenue, Suite 110
St. Louis, MO 63114
314-426-7172
FAX 314-426-5131
www.midwesteng.com

Field Activity Summary

Client: Mr. Mike Sheahan
Des Peres Investments
P.O. Box 70
Grover, MO 63040

Project: Wildwood Forest Drive
Wildwood, Missouri

Date: December 16, 2002

MES Project No.: 8-25136-1

MES Representative: Mark Arnold

Items Observed/Inspected:

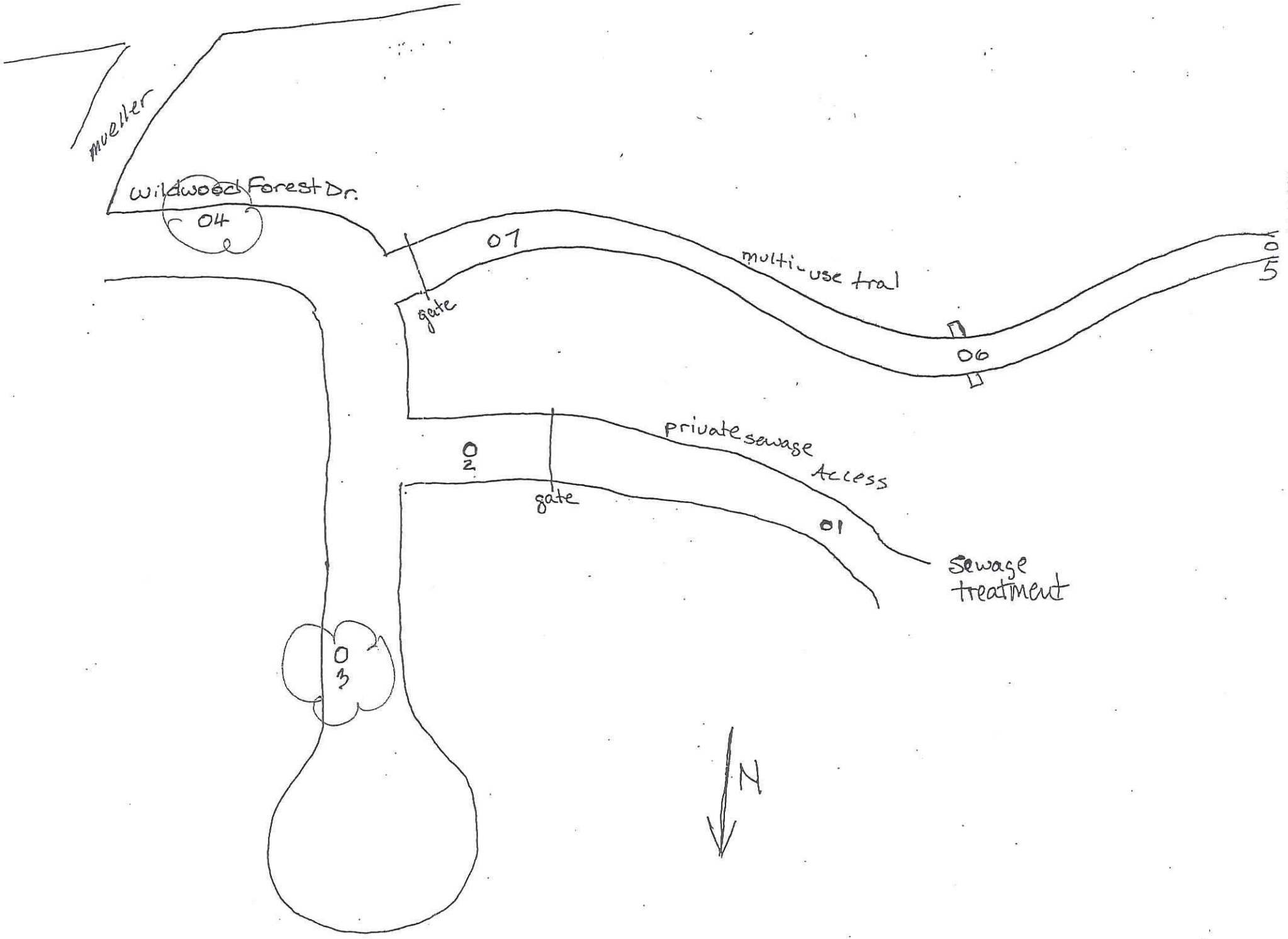
- Coring

Summary of Activities:

- Asphalt coring (see diagram).
- Density and thickness of drilled asphalt samples.

Sample #	Thickness	Density
1	2.25"	147.2
2	2.35"	148.4
3	5.56"	146.7
4	5.28"	146.3
5	2:49"	147.9
6	2.35"	148.2
7	2.67"	148.5

will require minimum 8" total asphalt or 2½" cap.


mueller
Wildwood Forest Dr.
04
07
multi-use trail
05
gate
06
private sewage access
02
gate
01
Sewage treatment
03
N

BILL #2175 **ORDINANCE #2175**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REQUESTING MONTHLY SUCCESSOR CONNECTION REPORTS FROM AMEREN MISSOURI. (Wards – All)

WHEREAS, Ameren Missouri completes monthly successor connection reports for both residential and non-residential properties within its overall service area; and,

WHEREAS, these reports can be provided to municipalities, which reflect changes in occupancy within their jurisdiction; and

WHEREAS, the City Council of the City of Wildwood, Missouri desires to receive a copy of this monthly report to assist in data collection of new residences and businesses.

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

Section One. For any month, when there is a change of user of residential or non-residential electric service, or the establishment of new service, within the City of Wildwood, Ameren Missouri shall notify the City of Wildwood in writing within seven (7) working days, after the end of the month of said changes, indicating the address and apartment or unit number, and the name(s) whose service is connected or billed.

Section Two. Ameren Missouri shall submit annually to the City an invoice for its cost associated with this ordinance. The cost of this service shall not exceed $150.00. Future price increases, if any, will only reflect the actual cost incurred by Ameren Missouri to provide this service. The City shall pay to Ameren Missouri the amount of the invoice within thirty (30) days of receipt.

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

This Bill was passed and approved this ____ day of _____, 2016 by the City Council of the City of Wildwood, Missouri after having been read by title two (2) times prior to its passage.

_____ _____

Presiding Officer TIMOTHY WOERTHER, MAYOR

ATTEST: ATTEST:

_____ _____

City Clerk City Clerk

RESOLUTION #2016-10

CERTIFICATION OF APRIL 5, 2016 MUNICIPAL ELECTION

WHEREAS, on Tuesday, April 5, 2016, as required by law, and under the control and direction of the Board of Election Commissioners of St. Louis County, a municipal election was duly conducted and concluded within the City of Wildwood; and,

WHEREAS, the results of that election, as certified by said Election Board, have been forwarded to the City Clerk of Wildwood, and said results have been canvassed by the Council; and,

WHEREAS, Proposition B allowing the City to continue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri dealer passed; and,

WHEREAS, as certified the following candidates for the office of Mayor and Council Member received more votes than any other candidate for said offices to wit:

Jim Bowlin, Mayor
Glen DeHart-Ward One
Ray Manton-Ward Two
Jim Baugus-Ward Three
Marc Cox-Ward Four
Debra Smith McCutchen-Ward Five
Jerry W. Porter-Ward Six
Jeffrey S. Levitt-Ward Seven
Larry Goodson-Ward Eight

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

Section One

The following candidates for Mayor and Council Member who, having received the highest number of votes for the offices aforesaid, are hereby declared elected for terms as provided by law, to-wit:

JIM BOWLIN		MAYOR	FOUR YEAR
GLEN DEHART	WARD ONE	COUNCIL MEMBER	TWO YEAR
RAY MANTON	WARD TWO	COUNCIL MEMBER	TWO YEAR
JIM BAUGUS	WARD THREE	COUNCIL MEMBER	TWO YEAR
MARC COX	WARD FOUR	COUNCIL MEMBER	TWO YEAR
DEBRA SMITH MCCUTCHEN	WARD FIVE	COUNCIL MEMBER	TWO YEAR
JERRY W. PORTER	WARD SIX	COUNCIL MEMBER	TWO YEAR
JEFFREY S. LEVITT	WARD SEVEN	COUNCIL MEMBER	TWO YEAR
LARRY GOODSON	WARD EIGHT	COUNCIL MEMBER	TWO YEAR

Section Two

With the passing of Proposition B, the City is authorized to continue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri dealer.

Section Three

Immediately upon executing the written Oath of Office, as required by law, the aforesaid duly elected and qualified Mayor and Council Members shall assume the full duties and responsibilities of their office, all in accordance with the provisions of the Charter of the City, and all applicable laws of this State and the Ordinances of the City of Wildwood and the Constitution and Laws of Missouri and the United States of America.

Section Four

This Resolution shall be effective and in full force upon its passage and approval.

Passed and Approved on this 25th day of April 2016.

_____

Timothy Woerther, Mayor

ATTEST:

_____

Deputy City Clerk

RICHARD H. KELLETT
Chairman

TRUDI MCCOLLUM FOUSHEE
Commissioner

ERIC FEY
Director of Elections

Saint Louis COUNTY ELECTION BOARD

JOHN W. MAUPIN
Secretary

JOHN P. KING
Commissioner

GARY B. FUHR
Director of Elections

RECEIVED
CITY CLERK'S OFFICE
DATE 4/21/16 TIME 3PM
SIGNED

MEMORANDUM

TO: Entities Involved in the April 5, 2016 General Municipal Election

FROM: Eric Fey EWF
Gary B. Fuhr GBF
Directors of Elections

DATE: April 19, 2016

RE: Official Certification

Enclosed you will find a copy of the official certification of the election results and affidavits of publication for your election as submitted to the voters of your district on April 5.

If we can be of further assistance, please feel free to contact us.

Enclosures

CITY OF WILDWOOD

RUN DATE:04/18/16 10:27 AM

GENERAL MUNICIPAL ELECTION
ST. LOUIS COUNTY, MISSOURI
TUESDAY, APRIL 5, 2016

OFFICIAL FINAL RESULTS

	TOTAL	PERCENT
01 = REGISTERED VOTERS - TOTAL	25,108	
02 = BALLOTS CAST - TOTAL	2,776	
03 = VOTER TURNOUT - TOTAL		11.06

	01	02	03
0401 CHE1	572	57	9.97
0405 CHE5	1077	73	6.78
0406 CHE6	188	19	10.11
0407 CHE7,48,50	898	113	12.58
0413 CHE13,26	2046	240	11.73
0417 CHE17,34,53	1478	149	10.08
0420 CHE20,25	1219	136	11.16
0421 CHE21 WH23	1779	243	13.66
0424 CHE24	334	39	11.68
0427 CHE27	506	63	12.45
0428 CHE28	1250	143	11.44
0429 CHE29	295	28	9.49
0435 CHE35,47	119	10	8.40
0436 CHE36	68	4	5.88
0438 CHE38,49,51 MER3	892	91	10.20
0439 CHE39 WH3	391	37	9.46
0440 CHE40	353	37	10.48
0443 CHE43,46,54 MER2,4,5	1452	139	9.57
1508 MER8	640	62	9.69
1510 MER10,28	427	27	6.32
1535 MER35	3	1	33.33
2802 WH2	169	29	17.16
2804 WH4,10	1	2	200.0
2805 WH5	50	11	22.00
2807 WH7,28	669	71	10.61
2808 WH8	1410	121	8.58
2809 WH9	2092	178	8.51
2812 WH12	557	68	12.21
2813 WH13	861	65	7.55
2818 WH18	204	17	8.33
2819 WH19	578	58	10.03
2820 WH20,22	1400	230	16.43
2821 WH21	1130	215	19.03

MAYOR WILDWOOD
(Vote for) 1

	VOTES	PERCENT
01 = JIM BOWLIN	2,244	96.85
02 = INVALID WRITE-IN	73	3.15

	01	02
0401 CHE1	44	1
0405 CHE5	57	2
0406 CHE6	16	1
0407 CHE7,48,50	88	5
0413 CHE13,26	184	8
0417 CHE17,34,53	118	7
0420 CHE20,25	105	8
0421 CHE21 WH23	189	5
0424 CHE24	29	3
0427 CHE27	57	1
0428 CHE28	124	1
0429 CHE29	22	0
0435 CHE35,47	8	1

0436 CHE36	3	0
0438 CHE38,49,51 MER3	75	2
0439 CHE39 WH3	31	1
0440 CHE40	34	0
0443 CHE43,46,54 MER2,4,5	113	5
1508 MER8	40	4
1510 MER10,28	23	0
1535 MER35	1	0
2802 WH2	22	0
2804 WH4,10	2	0
2805 WH5	8	0
2807 WH7,28	62	0
2808 WH8	105	0
2809 WH9	160	4
2812 WH12	52	3
2813 WH13	50	1
2818 WH18	15	0
2819 WH19	50	2
2820 WH20,22	185	4
2821 WH21	172	4

COUNCIL MEMBER WILDWOOD WARD 1
(Vote for) 1

	VOTES	PERCENT
01 = GLEN DEHART	308	96.55
02 = INVALID WRITE-IN	11	3.45

	01	02
0401 CHE1	42	2
0407 CHE7,48,50	85	3
0417 CHE17,34,53	118	5
0427 CHE27	55	1
0435 CHE35,47	8	0

COUNCIL MEMBER WILDWOOD WARD 2
(Vote for) 1

	VOTES	PERCENT
01 = RAY MANTON	240	67.80
02 = JOE PIRRELLO	112	31.64
03 = INVALID WRITE-IN	2	.56

	01	02	03
0413 CHE13,26	135	85	2
0428 CHE28	105	27	0

COUNCIL MEMBER WILDWOOD WARD 3
(Vote for) 1

	VOTES	PERCENT
01 = JIM BAUGUS	219	96.90
02 = INVALID WRITE-IN	7	3.10

	01	02
0405 CHE5	64	0
0406 CHE6	16	1
0420 CHE20,25	104	5
0436 CHE36	3	0
0440 CHE40	32	1

COUNCIL MEMBER WILDWOOD WARD 4

	VOTES	PERCENT

(Vote for) 1

	VOTES	PERCENT
01 = MARC COX	279	97.21
02 = INVALID WRITE-IN	8	2.79

	01	02
0421 CHE21 WH23	189	4
0424 CHE24	29	2
2818 WH18	14	0
2819 WH19	47	2

COUNCIL MEMBER WILDWOOD WARD 5

(Vote for) 1

	VOTES	PERCENT
01 = DEBRA SMITH McCUTCHEN	260	56.03
02 = DEBBIE SINDEN	204	43.97
03 = INVALID WRITE-IN	0	

	01	02	03
0429 CHE29	17	10	0
2820 WH20,22	105	120	0
2821 WH21	138	74	0

COUNCIL MEMBER WILDWOOD WARD 6

(Vote for) 1

	VOTES	PERCENT
01 = JERRY W. PORTER	270	97.83
02 = INVALID WRITE-IN	6	2.17

	01	02
0438 CHE38,49,51 MER3	75	1
0439 CHE39 WH3	32	1
0443 CHE43,46,54 MER2,4,5	102	1
1508 MER8	38	3
1535 MER35	1	0
2802 WH2	22	0

COUNCIL MEMBER WILDWOOD WARD 7

(Vote for) 1

	VOTES	PERCENT
01 = JEFFREY S. LEVITT	217	99.54
02 = INVALID WRITE-IN	1	.46

	01	02
2807 WH7,28	59	1
2808 WH8	104	0
2813 WH13	54	0

COUNCIL MEMBER WILDWOOD WARD 8

(Vote for) 1

	VOTES	PERCENT
01 = LARRY GOODSON	240	98.36
02 = INVALID WRITE-IN	4	1.64

	01	02
1510 MER10,28	21	0
2804 WH4,10	2	0
2805 WH5	8	0
2809 WH9	153	3

2812 WH12 56 1

WILDWOOD - PROPOSITION B
OUT OF STATE SALES TAX - CONTINUATION
(Vote for) 1

	VOTES	PERCENT
01 = YES	1,970	72.29
02 = NO	755	27.71

	01	02
0401 CHE1	38	18
0405 CHE5	49	23
0406 CHE6	8	11
0407 CHE7,48,50	72	41
0413 CHE13,26	172	66
0417 CHE17,34,53	89	57
0420 CHE20,25	101	33
0421 CHE21 WH23	185	55
0424 CHE24	23	15
0427 CHE27	50	12
0428 CHE28	98	45
0429 CHE29	20	8
0435 CHE35,47	9	1
0436 CHE36	4	0
0438 CHE38,49,51 MER3	62	28
0439 CHE39 WH3	26	11
0440 CHE40	30	6
0443 CHE43,46,54 MER2,4,5	90	46
1508 MER8	35	27
1510 MER10,28	18	9
1535 MER35	1	0
2802 WH2	16	13
2804 WH4,10	1	1
2805 WH5	8	2
2807 WH7,28	48	21
2808 WH8	95	26
2809 WH9	133	36
2812 WH12	51	17
2813 WH13	50	12
2818 WH18	11	4
2819 WH19	46	12
2820 WH20,22	179	47
2821 WH21	152	52

WE, THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY, MISSOURI, ACTING AS THE VERIFICATION BOARD PURSUANT TO SECTION 115.507,RSMo, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT ABSTRACT OF VOTES CAST FOR THE CANDIDATES AND ISSUES AT THE GENERAL MUNICIPAL ELECTION HELD IN ST. LOUIS COUNTY, MISSOURI, ON APRIL 5, 2016.
IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND AT OUR OFFICE IN MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI, ON APRIL 19, 2016.

RICHARD H. KELLETT, CHAIRMAN — JOHN W. MAUPIN, SECRETARY — TRUDI MCCOLLUM FOUSHEE, COMMISSIONER — JOHN P. KING, COMMISSIONER

BOARD OF ELECTION COMMISSIONERS SEAL COUNTY OF ST. LOUIS MISSOURI

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI } S.S.

COUNTY OF ST. LOUIS

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hererto, starting with the **March 23, 2016** edition and ending with the **March 23, 2016** edition, for a total of 1 publications:

03/23/2016

Karie Clark

Karie Clark

Subscribed & sworn before me this 23rd day of Mar, 2016

(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: August 08, 2018
Commission Number: 14397721

5740 - M92

NOTICE OF
GENERAL MUNICIPAL ELECTION
CITY OF WILDWOOD, MISSOURI

Notice is hereby given that a General Municipal Election will be held in the City Of Wildwood, St. Louis County, Missouri, on Tuesday, April 05, 2016 between the hours of 6:00 a.m. and 7:00 p.m., CDST, for the purpose of presenting the following ballot to the duly qualified electors of said city.

MAYOR
FOUR Year Term
(Vote for ONE)
[ ] JIM BOWLIN

COUNCIL MEMBER
WARD 1
TWO Year Term
(Vote for ONE)
[ ] GLEN DEHART

COUNCIL MEMBER
WARD 2
TWO Year Term
(Vote for ONE)
[ ] RAY MANTON
[ ] JOE PIRRELLO

COUNCIL MEMBER
WARD 3
TWO Year Term
(Vote for ONE)
[ ] JIM BAUGUS

COUNCIL MEMBER
WARD 4
TWO Year Term
(Vote for ONE)
[ ] MARC COX

COUNCIL MEMBER
WARD 5
TWO Year Term
(Vote for ONE)
[ ] DEBRA SMITH McCUTCHEN
[ ] DEBBIE SINDEN

COUNCIL MEMBER
WARD 6
TWO Year Term
(Vote for ONE)
[ ] JERRY W. PORTER

COUNCIL MEMBER
WARD 7
TWO Year Term
(Vote for ONE)
[ ] JEFFREY S. LEVITT

COUNCIL MEMBER
WARD 8
TWO Year Term
(Vote for ONE)
[ ] LARRY GOODSON

PROPOSITION B

Shall the City of Wildwood, Missouri continue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri dealer? Rejection of this measure will result in a reduction of local revenue to provide for vital services for the City of Wildwood, Missouri and it will place Missouri dealers of motor vehicles, outboard motors, boats, and trailers at a competitive disadvantage to non-Missouri dealers of motor vehicles, outboard motors, boats, and trailers.

[ ] YES
[ ] NO

IN WITNESS WHEREOF, the undersigned composing the Board of Election Commissioners of St. Louis County, Missouri has caused this notice to be signed at the office of said Board in the City of Maplewood, St. Louis County, Missouri, on Tuesday, January 26, 2016.

RICHARD H. KELLETT, Chairman
JOHN W. MAUPIN, Secretary
TRUDI McCOLLUM FOUSHEE, Commissioner
JOHN P. KING, Commissioner
Attest: JOHN W. MAUPIN, Secretary
BOARD OF ELECTION COMMISSIONERS
11030195 County Mar. 23, 2016

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI } S.S.

COUNTY OF ST. LOUIS

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **March 30, 2016** edition and ending with the **March 30, 2016** edition, for a total of 1 publications:

03/30/2016

Karie Clark

Karie Clark

Subscribed & sworn before me this 30th day of May, 2016

(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: August 08, 2018
Commission Number: 14397721

5740 - M92

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COUNCIL MEMBER
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TWO Year Term
(Vote for ONE)
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(Vote for ONE)
[ ] MARC COX

COUNCIL MEMBER
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COUNCIL MEMBER
WARD 8
TWO Year Term
(Vote for ONE)
[ ] LARRY GOODSON

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[ ] YES
[ ] NO

SAID ELECTION WILL BE HELD IN THE FOLLOWING POLLING PLACE LOCATIONS:

BABLER ELEMENTARY SCHOOL
1955 SHEPARD RD
CHE020,024,025,029,035,047
BETHESDA MEADOW
322 OLD STATE RD
WH008
CENTER FOR CREATIVE LEARNING
265 OLD STATE RD
WH002,005,007,018,028
CRESTVIEW MIDDLE SCHOOL
16025 CLAYTON RD
CHE013,026
FAIRWAY ELEMENTARY SCHOOL
480 OLD FAIRWAY DR
WH009
GREEN PINES ELEMENTARY SCHOOL
16543 GREEN PINES DR
WH019,020,022
LAFAYETTE BIBLE BAPTIST CHURCH
18810 HIGHWAY 100
CHE043,046,054 MER002,004,005,035
LASALLE MIDDLE SCHOOL
3300 HIGHWAY 109
CHE038,049,051 MER003
LIFEPOINTE CHURCH
1400 BABLER PARK DR
CHE005,006,007,048,050
MONARCH FIRE DISTRICT HOUSE #5
155 LONG RD
CHE028
RIDGE MEADOW ELEMENTARY SCHOOL
777 RIDGE RD
MER008,010,028
ST THOMAS UCC
17842 WILD HORSE CREEK RD
CHE001,036
STLCC WILDWOOD CAMPUS
2645 GENERATIONS DR
CHE027 WH004,010,012
WILDWOOD CITY HALL
16860 MAIN ST
WH013,021
WILDWOOD MIDDLE SCHOOL
17401 MANCHESTER RD
CHE017,034,039,053 WH003
WOODLAWN CHAPEL PRESBY CH
16520 CLAYTON RD
CHE021,040 WH023

IN WITNESS WHEREOF, the undersigned composing the Board of Election Commissioners of St. Louis County, Missouri has caused this notice to be signed at the office of said Board in the City of Maplewood, St. Louis County, Missouri, on Tuesday, January 26, 2016.

RICHARD H. KELLETT, Chairman
JOHN W. MAUPIN, Secretary
TRUDI McCOLLUM FOUSHEE, Commissioner
JOHN P. KING, Commissioner
Attest: JOHN W. MAUPIN, Secretary
BOARD OF ELECTION COMMISSIONERS
11033400 County Mar. 30, 2016

WILDWOOD

MEMORANDUM

To: Council Members

From: Jim Bowlin, Mayor-Elect

Date: April 22, 2016

Re: Appointment – Ward 6 Council Member – Mr. Greg Alexander

BACKGROUND

My Ward 6 Council Member position will become open at our April 25, 2016 meeting, requiring that an appointment be made to complete the remaining term of one year.

After consideration of several potential candidates, I am pleased to recommend Mr. Alexander to the Council for appointment to this position. His record of service to the city of Wildwood includes serving as a key leader in our rural internet access program, and he represents those views that are important to Ward 6.

Mr. Alexander's Volunteer Form and LinkedIn Profile are attached for your reference.

I have discussed this appointment with Council Member Porter, and he is supportive.

RECOMMENDATION

I recommend Mr. Alexander be appointed to this position, and would appreciate your approval of the recommendation at our April 25, 2016 City Council meeting.

Please let me know if you have any questions, or if you would like to discuss this.

Att. - 2

RECEIVED
CITY CLERK'S OFFICE
DATE 3/10/16 TIME 11:04 am.
SIGNED E. M. Weiss

Elizabeth Weiss

From: noreply@cityofwildwood.com
Sent: Thursday, March 10, 2016 11:04 AM
To: Elizabeth Weiss; Laura Rechtin
Subject: Online Form Submittal: Apply to Serve on Boards and Commissions

Apply to Serve on Boards and Commissions

Name:	Greg Alexander
Address:	3904 Tamara Trail
City, state, and zip code:	Wildwood
Phone number:	636-273-9629
Work phone number:	636-532-4424
Email address:	gpalexa@unidev.com
Ward:	Six
Occupation:	Software Company President
Education:	4 years college
Volunteer experience:	Rural Internet Committee
Select the board or commission you are applying for:	Other
If the board or commission you want is not listed, please tell us what you are interested in apply for:	*Field not completed.*
List any questions or comments you may have:	*Field not completed.*
Nominating city official:	Jim Bowlin

Email not displaying correctly? View it in your browser.

Greg Alexander

CEO at Unidev

Summary

Unidev is a U.S.-based software development and consulting firm focused on solving business problems and driving profits through intelligent application of established and emerging technologies.
Our cohesive team of developers have deep expertise in a range of technologies which allows us to innovate for you rather than limiting your options. An average of over eight years of service at Unidev means our team delivers a unique level of engagement and results for our clients.

- Founded in 1990, headquartered in St. Louis, MO
- 24/7 Dedicated Technical Support
- 15 certifications and partnerships
- 2.5 million lines of code written annually
- 200+ active customers in 20 countries and multiple languages
- Eight local and national charities supported

Experience

CEO at Unidev
January 1990 - Present (26 years 4 months)

Consultant at Union Pacific Railroad
1995 - Present (21 years)

Consultant at Chicago and Northwestern Railroad
1990 - 1995 (5 years)

Skills & Expertise

Email Marketing
Marketing
IT Strategy
Social Media Marketing
Business Analysis
SQL
Process Improvement
Visio
Agile Methodologies
Management

CRM
Project Management
Start-ups
Leadership
E-commerce
SaaS
Software Project Management
Cross-functional Team Leadership
Strategy
Business Intelligence
Program Management
Consulting

Interests

Motorcycles

Greg Alexander

CEO at Unidev

LinkedIn

1 person has recommended Greg

"I have worked with Greg on many projects at Union Pacific. Greg and his team have a real talent for creating and evolving complex systems. Over the years I have grown to appreciate and respect Greg's approach and professionalism that he brings to each project. I would recommend him for any IT project. - Todd McFarlin, Senior Systems Analyst at Union Pacific Railroad."

— **Todd Mcfarlin**, was Greg's client

Contact Greg on LinkedIn

Laura Rechtin

From: Larry McGowen <mcgwildwood@att.net>
Sent: Tuesday, April 12, 2016 12:46 PM
To: Laura Rechtin
Cc: David Bertolino; Debra Smith McCutchen; Ed Marshall; Elizabeth Weiss; Glen DeHart; Greg Stine; Jeff Levitt; Jerry Porter; Jim Baugus; Jim Bowlin; Joe Garritano; Katie Dodwell; Larry Goodson; Larry McGowen; Lynne Greene-Beldner; Marc Cox; Ray Manton; Rick Brown; Robert Golterman; Ryan Thomas; Sue Cullinane; Tim Woerther
Subject: Re: Policies for selecting Mayor Pro Tempore and Planning & Zoning Commission Liaison as adopted by City Council

Laura:

This will serve as my notice of interest in being re-elected to serve as Mayor Pro Tempore when this is considered at the next Council meeting on 4/25/16. Thanks.

Larry W. McGowen
Cell 314-495-1847

On Apr 12, 2016, at 8:53 AM, Laura Rechtin <laura@cityofwildwood.com> wrote:

> Below is the policy for selecting the Mayor Pro Tempore and the Planning and Zoning Commission liaison. This will happen during the 2nd session of the April 25th City Council meeting. If you have any questions, please do not hesitate to contact me or Ryan.
>
> **Mayor Pro Tempore and Planning & Zoning Commission Liaison Selection Policy**
>
> The selection of the Mayor Pro Tempore and Council Liaison to the Planning and Zoning Commission shall take place as prescribed in the City Charter and Code of Ordinances at the second (2nd) City Council meeting in April each year following installation of the newly elected Council Members. Council Members elected by the City Council to these positions shall serve for a twelve (12) month term. The procedure for the required election of a Council Member to each of these positions shall be as follows:
> 1. Council Members and Council Members-elect desiring to be considered for election to become Mayor Pro Tempore or Planning & Zoning Commission Liaison may express their interest in the following manners:
> a. By written notice to the City Clerk submitted no later than 5:00 pm. the Thursday prior to the second City Council meeting in April for distribution with the Agenda Packet.
> b. By verbal nomination at the second City Council meeting in April when the election is to take place.
> 2. The Mayor will invite nominations from City Council members including those from the list provided in advance by the City Clerk.
> 3. Mayor will then close nominations and present the list of nominees for vote.
> 4. A roll call vote of each Council Member in attendance will then be conducted during which each Council Members will cast one (1) vote by name of the Council Member desired for the office.
> 5. The nominee to receive affirmative votes from a majority of the City Council (minimum 9) shall be elected to the position.
> 6. If no nominee receives an affirmative vote from a majority of the City Council (minimum 9), the Mayor shall repeat this nomination and election process until someone is elected by a majority of the City Council.

Laura Rechtin

From: Ray Manton
Sent: Tuesday, April 12, 2016 1:44 PM
To: Laura Rechtin; David Bertolino; Debra Smith McCutchen; Ed Marshall; Elizabeth Weiss; Glen DeHart; Greg Stine; Jeff Levitt; Jerry Porter; Jim Baugus; Jim Bowlin; Joe Garritano; Katie Dodwell; Larry Goodson; Larry McGowen; Lynne Greene-Beldner; Marc Cox; Rick Brown; Robert Golterman; Ryan Thomas; Sue Cullinane; Tim Woerther
Subject: RE: Policies for selecting Mayor Pro Tempore and Planning & Zoning Commission Liaison as adopted by City Council

Hi Laura,

In keeping with your request, this is my notice that I wish to serve another term as City Council Liaison for the Planning and Zoning Commission.

Thanks,

Ray Manton
City Council Member – Ward 2

From: Laura Rechtin
Sent: Tuesday, April 12, 2016 8:53 AM
To: David Bertolino; Debra Smith McCutchen; Ed Marshall; Elizabeth Weiss; Glen DeHart; Greg Stine; Jeff Levitt; Jerry Porter; Jim Baugus; Jim Bowlin; Joe Garritano; Katie Dodwell; Larry Goodson; Larry McGowen; Lynne Greene-Beldner; Marc Cox; Ray Manton; Rick Brown; Robert Golterman; Ryan Thomas; Sue Cullinane; Tim Woerther
Cc: Laura Rechtin
Subject: Policies for selecting Mayor Pro Tempore and Planning & Zoning Commission Liaison as adopted by City Council

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Council Committee Assignments

April 2016 – April 2017

Ward	Administration/Public Works Scheduled Meeting Time 1st Tuesday of the Month 6:00 p.m.	Planning/Economic Development/Parks Scheduled Meeting Time 3rd Tuesday of the Month 6:30 p.m.
1	Larry McGowen	Glen DeHart
2	Ed Marshall	Ray Manton
3	Sue Cullinane	Jim Baugus
4	Katie Dodwell	Marc Cox
5	Debra McCutchen	David Bertolino
6	Jerry Porter	Greg Alexander
7	Greg Stine	Jeff Levitt
8	Joe Garritano	Larry Goodson

Economic Development Task Force (six members maximum) Date / Time TBD
David Bertolino
Katie Dodwell
Larry Goodson
Jeff Levitt
Larry McGowen
Jerry Porter

Council Committee Liaison Assignments

April 2016 – April 2017

Committee/Board/Commission	Council Member	Council Member
Historic Preservation	Glen DeHart	Sue Cullinane
Rural Internet Access	Greg Alexander	Larry McGowen
Architectural Review	Jim Baugus	N/A

Council Committee Member Assignments

April 2016 – April 2017

Committee/Board/Commission	Council Member	Council Member
Public Safety*	David Bertolino	N/A

* Requires City Council approval

WILDWOOD

PROCLAMATION

WHEREAS, trees provide everyone with many benefits, including reduction of heating and cooling costs, cleaning the air, production of oxygen, and providing habitat for wildlife;

WHEREAS, the preservation of mature tree stands located within the city of Wildwood is an element of the City's *Master Plan*; and,

WHEREAS, the city of Wildwood has been recognized as a "Tree City USA" by the National Arbor Day Foundation for six consecutive years, and the city desires to continue with that designation for 2016.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that Friday, April 29, 2016, shall be Arbor Day in the city of Wildwood, Missouri.

_____

The Honorable James R. Bowlin, Mayor

(SEAL)

Attest:

_____

Laura Rechtin, Acting City Clerk

WILDWOOD

April 4, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	P.Z. 15, 16, and 17-14
Petitioner:	Bordeaux Estates at Wildwood – Plat Two, c/o MRM Manlin Development Company
Zoning:	R-3 10,000 square foot Residence District ("Neighborhood Edge" District), with an Amended Planned Residential Development Overlay District (PRD).
Location:	West side of East Avenue, south of Manchester Road
Tract Size:	1.03 acres
Locator Numbers:	24V510090 and 24V510067
Ward:	Eight

Council Members:

INTRODUCTION AND ACTION >>> The Planning and Zoning Commission is in receipt of a correspondence from the developer of the Estates at Bordeaux Subdivision that requests the City's review of the site-specific ordinance that governs a separate one (1) acre lot, but adjoins this other, aforementioned subdivision, and is owned by the same entity. The nature of the request is to allow the detached single family dwellings to have front-entry garages and eliminate the requirements relating to the types of materials for use on the allowable three (3) residences. Given the request, the Planning and Zoning Commission has reviewed the files relating to this one (1) acre site, along with other supporting information on the adjoining subdivision, and completed a recommendation in this regard. Accordingly, acting at its April 4, 2016 Executive Meeting, and by a vote of 8 to 0, hereby submits its report and recommendation to the City Council for its consideration and action. The development of this information has complied with the requirements of the Zoning Ordinance for the amendment of a special procedures permit.

BACKGROUND >>> This property has been part of the Town Center, since the plan and boundary's adoption in February 1998. Under this plan, the property's designation was originally 'Neighborhood General' District, which is intended to create areas in Town Center that had higher density residential uses as the predominant pattern, all designed and constructed in a New Urbanism setting. This district allowed residential units to be multiple-story and could include a commercial component on the building's first floor. This designation was part of the original plan recommended by Andres Duany, as part of the development of the overall Town Center Plan that began in 1996.

Despite having the option for high-density residential uses on this one (1) acre property, a Regulating Plan amendment, a zoning change and a Planned Residential Development Overlay District (PRD) application were submitted in 2010 by the current petitioner, which sought a change in the use of this property. This Regulating Plan amendment, rezoning, and special procedures permit were all granted/approved by the City and thereby authorized a total of ten (10) rowhouses, without first floor commercial as a component of each.

In 2014, another request was submitted by the current petitioner for a Regulating Plan amendment and rezoning action that would eliminate the approved ten (10) rowhouses that were authorized on the site and replace such with three (3) single family detached dwellings. These dwellings would be located on approximately one-third acre lots and, in many regards, not be neo-traditional in design. In fact, the current petitioner had developed the Estates at Boudreaux Subdivision, which is the abutting property to the south, and requested the same type of unit that had bee approved on that 11.5 acre tract of land, but rather upon this Town Center site. This request was made knowing the Estates of Bordeaux Subdivision was located in a Sub-Urban Residential Area of the City and not the Town Center Area.

In considering this 2014 request, the Planning and Zoning Commission noted that multiple family units had found little success in the Wildwood Town Center Area. The number of multiple family units in the Wildwood Town Center were very limited and only approved in the Cambury and the original Grover Crossing Subdivisions. In those two (2) instances, the Commission noted sales had been slow and the conversion of the units was approved in the Grover Crossing Subdivision and beginning to be considered in the Cambury Subdivision. Acknowledging this circumstance, the Commission agreed with the requested change to the Regulating Plan designation of this one (1) acre lot from 'Neighborhood General' District to 'Neighborhood Edge' District, given the circumstances associated with the site's location, surrounding land use, and the need to transition the density of uses to accommodate the pattern of Sub-Urban Residential Area use to the south.

Also supporting this change was the action of the volunteer committee that assisted the City in updating the Town Center Plan during the timeframe of 2008 to 2009, which had recommended this area be modified from attached single family uses to detached single family dwellings. The logic of this change, at that time (2008-2009), related to this property's second tier location from Manchester Road, the surrounding pattern of development, which was detached single family units, the new development to the south – Estates at Bordeaux Subdivision, and the tepid interest in attached units in the Wildwood Area. It is important to again note the current petitioner chose to pursue the 'Neighborhood General' District designation in 2010, which was granted by the City. Therefore, the request in 2014 for the 'Neighborhood Edge' District designation was considered appropriate for the aforementioned reasons noted above. The Planning and Zoning Commission did note the change to the Town Center's Regulating Plan was only appropriate, however, if the planned lots and units complied with the other components of this plan in terms of design standards, architectural guidelines, and street specifications.

The City Council concurred with the Planning and Zoning Commission's action on the Regulating Plan and also granted the zoning change and amendment of the Planned Residential Development Overlay

District (PRD). These actions, on the part of the City Council, were premised on the reasons the Planning and Zoning Commission had supported such. After receiving this matter from the Planning and Zoning Commission and holding a public hearing, the City Council approved a new site-specific ordinance for this one (1) acre site in 2014. With this approval, the petitioner could then begin the Site Development Plan process. At that time, in 2014, the petitioner had received two (2) changes to the Regulating Plan of the Town Center Plan, but had not yet moved forward with the site's development.

Key in this process, the Planning and Zoning Commission, along with the City Council, mandated the units and the site incorporate New Urbanism principles in their design and construction. These principles include upgraded building materials and shingles, carriage type garage doors, side-entry garages, streetscapes and roadway improvements, and other similar components. The intent of these principles was to allow the project to proceed, but ensure the Town Center Area's allowance for greater density was not used without incorporating key design and architectural components to indicate a different approach to the construction of these dwellings. If these principles are not included as requirements for these dwellings, then the petitioner would be able to develop the property at a Town Center density with Sub-Urban Residential Area characteristics, which had never been allowed by the City in its twenty (20) plus year history.

The petitioner did begin the process for receiving Site Development Plan approval from the Planning and Zoning Commission. A plan was submitted that was ultimately determined to comply with the site--specific ordinance for this project, including those aforementioned design and architectural considerations, which was presented to the Site Development Plan Subcommittee of the Planning and Zoning Commission on June 1, 2015. Ultimately, the Site Development Plan was presented to the Planning and Zoning Commission, with a recommendation for approval of the plan, which was granted on June 15, 2015. Thereafter, the petitioner submitted the current request.

CURRENT REQUEST >>> The nature of this current request that was referenced in the introduction of this report relates to the petitioner's desire to amend the current site-specific ordinance for this three (3) lot subdivision that is located in Town Center Area to allow a suburban type development project within it, thereby retaining the density of this special location of the City, but not applying the New Urbanism concepts and design criteria. Specifically, the developer is requesting the following items be authorized for this three (3) lot project:

1. The requirements relating to materials be eliminated from the ordinance, so as the three (3) units could be constructed similarly to the dwellings in the adjoining Estates at Bordeaux Subdivision. These changes would eliminate the fiber cement siding, trim, and shingles.
2. The requirement relating to side entry garages would be removed.
3. The retention of three (3) lots, despite the developer seeking to construct the units as if located in the Sub-Urban Residential Area of the Master Plan, versus Town Center.

With these changes, the developer and the nearby lot owners believe the project would be more in keeping with their dwellings and better from a consistency standpoint.

ANALYSIS >>> The consideration of this request must be undertaken from two (2) perspectives, which are:

1. The impact of this allowance on the Master Plan and its Conceptual Land Use Categories; and
2. The precedence such an allowance would create with regards to existing and proposed Town Center developments.

In evaluating these two (2) perspectives, if they are determined to not lead to a loss of predictability and the inequitable and inconsistent application of the City's land use laws, then the request could be considered favorably.

In terms of the ***first perspective***, the Commission would first state the impact of these requested changes would be substantial on the Master Plan and its history of application for the last twenty (20) years. A key component of the Master Plan's impact on the City is its land use components, which were set forth to assist in achieving its goals, objectives, and policies as well. The importance of this land use component of the plan was so valued that, when the voters approved the City's Charter, the Master Plan's Conceptual Land Use Categories Map became Wildwood's Comprehensive Zoning Plan. Therefore, the Master Plan's land use considerations were granted the standing of law. This situation dictates that decisions relative to the land use categories for development of property in Wildwood should adhere to past precedence, good planning practices, and a high degree of predictability, whenever possible, and only changed to address certain circumstances of the most challenging nature.

Therefore, applying this stringent standard to this request, the petitioner is seeking to circumvent the land use categories of the Master Plan by developing this site at a higher density, but not meeting the requirements of the land use category that would allow such to occur there – the Town Center Area designation. If this request were allowed, the impact on the Master Plan's control of land use would be voided, since any developer, from that point forward, could then request Town Center Area density in any Non-Urban or Sub-Urban Residential Area of the City, since it had been granted at this location. The adherence to the types of uses and their respective densities and intensities that have been the hallmark of this plan and its application has not been altered by any Planning and Zoning Commission or City Council in this manner to date and, in this particular case, the Commission does not believe it is warranted.

In terms of the ***second perspective***, the precedence of such an action would be onerous and far-reaching, in the opinion of the Planning and Zoning Commission. Other projects in Town Center Area, given their certain characteristics associated with their developments, have had these same requirements applied in terms of materials and other upgrades to their designs to offset the use of front-entry garages, so with a change at this time, such would lead to these earlier developments that were required to meet these same requirements now being treated differently, while any future project would surely request the same exception. Therefore, the application of the Town Center design standards and architectural guidelines would be increasingly difficult and, in almost all instances, muted from this point forward. The precedence and its associated impact would be hard to reverse, if this allowance were to be considered favorably by City Council.

The Planning and Zoning Commission cannot emphasize in the strongest terms the negative impact of allowing Town Center projects, which many have received allowances to accommodate the City's more difficult topography, waterways, and other similar considerations, to not meet its standards and guidelines would be a one hundred eighty (180) degree change and lead to future challenges that would truly degrade its character. It is always important to remember the Town Center Area has high standards and guidelines for design and architecture, which were intentional to create unique, attractive, walkable, and safe neighborhoods for this core area of the community. To make these standards and guidelines more affordable, the Town Center Area grants densities, intensities, and uses far beyond that of any other area of Wildwood. For a request, such as the petitioner's on this tract of land to be allowed, it would certainly lead to more exceptions, waivers, and other changes in the future, which would cause the group of first developers' of properties in the Town Center Area, who met and created this high standard of design and function, to experience a decrease in the value of their sites. This impact would be very worrisome for the City.

SUMMARY AND RECOMMENDATION >>> The Planning and Zoning Commission is not recommending the requested changes sought by the petitioner in this case. Conversely, the Commission would support a Master Plan change to the site, from Town Center Area to Sub-Urban Residential Area, which would allow for an identical type of dwelling to be constructed on the lot, but only one (1) in total, not three (3), as currently approved. This action would require a reposting of this request to include the Master Plan change, but the Planning and Zoning Commission believes that, if the petitioner does not want to meet the requirements of the Town Center Plan, excepting density, then the number of units should be reduced (the petitioner did submit a request to change the Master Plan's Conceptual Land Use Category for this one (1) acre lot, as part of the 2015 update process of this document, but withdrew it, when advised the density of the project would be reduced to one (1) lot with one (1) unit). Accordingly, the Planning and Zoning is recommending no change to the site-specific ordinance, but, depending on the petitioner's direction, would began the Master Plan review process for this lot to allow for its Sub-Urban Residential Area designation.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Council Members Garritano and Goodson, Ward Eight
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

Michael Manlin, Manlin Development Group
Trustees of the Estates at Bordeaux Subdivision

MRM Manlin Development Group, Inc.

MRM
MANLIN DEVELOPMENT GROUP

7729 Clayton Road
Clayton, MO 63117
314-222-7088 office
314-222-7087 fax
314-220-0639 cell

December 18, 2015

CITY OF WILDWOOD
DEC 29 2015
DEPT OF PLANNING & PARKS

Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Bordeaux Estates at Wildwood – Plat Two
St. Louis County Locator numbers 24V510090 and 24V510067
Request for Site Specific Ordinance Revision

Mr. Vujnich:

We are requesting that the City of Wildwood Planning & Zoning Commission consider a revision to Ordinance #2080, the Site Specific Ordinance for *Bordeaux Estates at Wildwood – Plat Two*. The Bordeaux Estates at Wildwood Plat Two development contains the properties with St. Louis County Locator numbers 24V510090 and 24V510067.

Ordinance Number 2080 authorizes the properties to be developed as three (3) Single Family Dwellings on individual lots. Per Ordinance Number 2080 the proposed architectural design, character, and style of all buildings and dwellings units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of the Planned Residential Development Overlay District (PRD.)

We kindly request that the ordinance be revised to allow construction of single family dwellings that closely match the design, character, and style of the dwellings constructed within the development of *Bordeaux Estates at Wildwood.*

Our request specifically includes the following revisions

Section Two, Paragraph 1(b) - Please delete
Section Two, Paragraph 1(d) - Please delete
Section Two, Paragraph 1(f) - Please delete
Section Two, Paragraph 4(e) - Please delete
Section Two, Paragraph 4(l) - Please modify as follows

Parking spaces shall be provided as required by ~~the Town Center Plan's Neighborhood Design Standards and~~ Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Section Two, Paragraph 4(p) - Please delete
Section Two, Paragraph 4(u) - Please delete
Section Two, Paragraph 4(x) - Please modify as follows

All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The ~~design, color, material, and location of all~~ walls shall ~~be consistent with the requirements of the Town Center Plan's Architectural Guidelines and~~ be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

We further request that any reference, not included above, to the requirements of the Town Center guidelines that would prevent the construction of dwellings consistent with *Bordeaux Estates at Wildwood* be removed from the ordinance.

We believe it would be prudent to construct homes on these properties that closely match the homes on the 18 lots that are known as *Bordeaux Estates at Wildwood*. The requirements of the Town Center Regulating Plan Neighborhood Edge District designation would dictate several design standards that would prevent the three proposed homes of *Bordeaux Estates at Wildwood Plat Two* from closely matching the aforementioned homes of Plat One. We believe that constructing the homes as currently required will create a lack of continuity in the Bordeaux Estates neighborhood. We further believe it would be imprudent to construct three homes at the entrance to the neighborhood that are not representative of the large majority of the homes in the neighborhood.

Our sentiments are echoed by the residents of *Bordeaux Estates at Wildwood*. The trustees of the subdivision have circulated a petition that demonstrates the residents of the neighborhood strongly support this request.

Sincerely,

Mike Manlin
MRM Manlin Development Group

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD

MAR 31 2016

DEPT OF PLANNING & PARKS

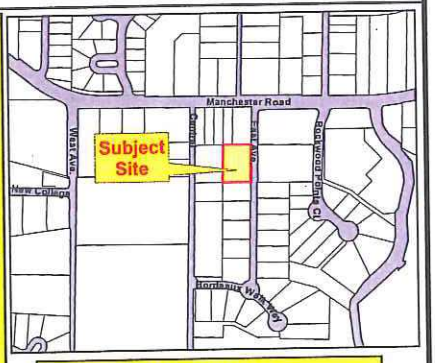
CORRECTED DATE!
Meeting is Monday, April 4th.
Sorry for any confusion!

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, April 4, 2016, at 7:30 p.m.

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE encouraged, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

*** PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.**



Street Address of Subject Site:
2615 East Avenue
Wildwood, MO 63040

The Planning and Zoning Commission of the City of Wildwood will hold a public meeting on **Monday, April 4, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This meeting is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this meeting and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

A response to a correspondence from Michael Manlin, MRM Manlin Development Group, dated December 18, 2015, regarding **P.Z. 15, 16, & 17-14 Bordeaux Estates at Wildwood—Plat Two**; R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. **(Ward Eight)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD

MAR 29 2016

DEPT OF PLANNING & PARKS

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, April 8, 2016, at 7:30 p.m.

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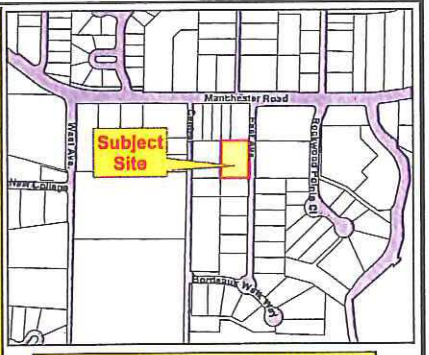
* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Address of Subject Site:
2615 East Avenue
Wildwood, MO 63040

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.

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A response to a correspondence from Michael Manlin, MRM Manlin Development Group, dated December 18, 2015, regarding **P.Z. 15, 16, & 17-14 Bordeaux Estates at Wildwood—Plat Two**; R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. **(Ward Eight)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

From: Paul Jacoby [mailto:paul_jacoby@ymail.com]
Sent: Monday, March 28, 2016 12:49 PM
To: Kathy Arnett
Subject: Lots 19,20,&21 Bordeaux Estates

We (Paul & Carol Jacoby), Lot 15 Bordeaux Estates want to go on record as saying we support MRM attempts to build the houses on lots 19,20,&21 in like manner as the ones already completed. It seems like common sense so we hope you agree and change the ordinance to allow this to happen and if you all go down our street and see what a wonderful job Manlin and the residence have done I think you will make the right decision. Thanks for your time. Sincerely, Paul & Carol Jacoby

From: Simon Lee [mailto:simonalee@comcast.net]
Sent: Monday, March 28, 2016 11:30 AM
To: Kathy Arnett
Cc: 'Vic Grabowski'
Subject: April 4th Planning and Zoning Meeting Committee Meeting

Dear Ms. Arnett,

Being unable to attend the meeting scheduled April 4th I am writing to you in the hope our support for the changes are reflected in the permanent record. As per the petition from home owners of Boudreaux Estates I am opposed to the building of homes that are substantially different than those in our development.

The current Ordinance # 2080 will require MRM to build houses with different setbacks, different architectural designs, different types of building material as well as side entry garages, all of which do not represent the true design of our neighborhood. My wife Monika Lee, and I would like the ordinance changed to be more reflective of Boudreaux Estates.

Regards,

Simon Lee

Simon A. Lee
simonalee@comcast.net
314-562-2900 (Mobile)

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
April 4, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, April 4, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (8)
Chair Bopp
Commissioner Lee
Commissioner Archeski
Commissioner Bauer
Commissioner Gragnani
Commissioner Liddy
Council Member Manton
Mayor Woerther

ABSENT – (1)
Commissioner Renner

Other City Officials Present: Director of Planning Vujnich, Planner Newberry, and City Attorney Golterman.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the March 21, 2016 Meeting

A motion was made by Commissioner Lee, seconded by Mayor Woerther, to approve the minutes from the March 21, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

No opening remarks were provided.

V. Public Hearings – One (1) Item for Consideration

a) **P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc., Mark Kilgore, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri 63132** – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a thirty-two point one (32.1) acre tract of land that is located on the west side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester

Road). **Proposed Use: A large water feature – lake – (as defined by §415.030 of the City of Wildwood's Zoning Regulations), which exceeds one (1) acre in overall size – one point seven four (1.74) acres. (Ward One)**

Chair Bopp read the public hearing guidelines into the record and requested the item be read by the Department.

Planner Newberry read the request into the record.

Director Vujnich provided a brief summary of the request and shared a slideshow of photographs taken on the site, as well as historical aerial photographs showing the extent of tree removal and grading that has already occurred on the site.

Chair Bopp invited members of the public to comment on the item.

David Volz, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri, Volz Inc., described the components of the request, including the size and location of the lake; the height of the dam; and the history and current status of the existing natural spring.

Harold Burrough, 211 North Broadway, St. Louis, Missouri, Bryan Cave LLP, cited the Conditional Use Permit (CUP) Application Packet review letter from the Departments of Planning and Public Works, which was dated March 30, 2016, and stated he did not think the request for a twenty foot (20') wide trail easement was relevant in the context of the current request.

Butch Oberkramer, 180 Haas Road, Eureka, Missouri, Kelpe Contracting, described his experience constructing dams similar to the type proposed in this request and explained components of its proposed design, in relation to the soil analysis provided.

Laurie Taylor, 2000 Sundowner Ridge Drive, Wildwood, Missouri, stated she is the property owner and briefly described her plans for the property. She discussed the location of the proposed lake in relation to State Route 100 and explained the history and current status of the existing natural spring.

Glen DeHart, 2347 Ossenfort Road, Wildwood, Missouri, Council Member Ward One, stated he does not think there are any concerns regarding the request and asked the Planning and Zoning Commission to act favorably on it.

Nathan Muenks, 17824 Mueller Road, Wildwood, Missouri, stated he is in favor of the request. He stated his knowledge of the existing natural spring and the preexisting structure on the site. He stated his concern for allowing construction access on Mueller Road, and asked that construction access be restricted from the private road.

Discussion was held among Commission Members about the design of the proposed overflow; the status of the existing natural spring; the tree clearing that had already occurred on the site; the possible existence of sinkholes on the site; the proposed size of the lake; and the potential of the dam failing and the consequences of such a failure, particularly in relation to the proposed lake's proximity to State Route 100.

Dave Volz, Volz Inc., representative of the petitioner, said his firm would investigate issues regarding the potential failure of the dam and provide a report to the Planning and Zoning Commission.

Commissioner Archeski requested the Department of Planning include a condition that outlines maintenance requirements for the proposed dam.

Motion by Mayor Woerther, seconded by Council Member Manton, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

VI. Old Business – Three (3) Items for Consideration

Letters of Recommendation – Two (2) Items for Consideration

a) **P.Z. 3-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request for the Planning and Zoning Commission's review and action on the 2016 update of the City of Wildwood's Master Plan. The updated Master Plan has been under review by the Master Plan Advisory Committee (MPAC) since January 2015 and its members have acted favorably on this draft and are submitting it for consideration herein. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich explained the current version of the 2016 update of the Master Plan was presented to the Planning and Zoning Commission at its March 21, 2016 meeting and the Commission acted favorably on it. Director Vujnich stated the Department of Planning is recommending the Commission act favorably to approve the draft Letter of Recommendation, thereby adopting the 2016 update of the Master Plan.

Chair Bopp invited members of the public to comment on the request.

Greg Stine, 16209 Trade Winds Court, Wildwood Missouri, Council Member Ward Seven, made himself available to any questions from Commission Members regarding the Master Plan, given his role on the volunteer committee overseeing the update as a City Council liaison.

A motion by Mayor Woerther, seconded by Commissioner Archeski, to adopt this version of the Master Plan – 2016 Update, as presented.

No discussion was held among Commission Members.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Liddy, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.
Nays: None

Absent: Commissioner Renner
Abstain: None
Whereupon, Chair Bopp declared the motion approved by a vote of 8-0.

b) **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040–** A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

Director Vujnich explained the Information Report for this revocation request was presented to the Commission at its March 21, 2016 meeting and the Commission acted favorably on it. Director Vujnich presented the draft Letter of Recommendation and stated the Department is recommending the Commission act favorably on this request.

Motion by Mayor Woerther, seconded by Council Member Manton, to revoke the Landmark and Preservation Area.

No discussion was held among Commission Members.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Liddy, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Renner
Whereupon, Chair Bopp declared the motion approved by a vote of 8-0.

Information Reports – One (1) Item for Consideration

c) **P.Z. 18-15 Villas of Wildwood Senior Residences, c/o Scott Puffer, Gardner Capital Development, Inc., 8000 Maryland Avenue, Suite 910, Clayton, Missouri 63105** – A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 3.7 acre area of Phase II of the Wildwood Town Center Project, thereby altering their current designation from "Downtown" District to "Neighborhood General" District to accommodate a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this same area of the site, being located on the south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Derive). **Proposed Use: A three (3), story senior housing facility, which would allow a maximum of forty-eight (48) units. (Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich referenced the letter from Joel Oliver, dated March 10, 2016, requesting to withdraw

this proposal. Director Vujnich asked the Commission to accept this request.

Motion by Commissioner Gragnani, seconded by Commissioner Archeski, to accept the request to withdraw the proposal.

No discussion was held among Commission Members.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Liddy, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Renner
Whereupon, Chair Bopp declared the motion approved by a vote of 8-0.

VII. New Business – One (1) Item for Consideration

Correspondence Items – One (1) Item for Consideration

a) A response to a correspondence from Michael Manlin, MRM Manlin Development Group, dated December 18, 2015, regarding **P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two;** R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich described the long zoning history of the site. Director Vujnich explained the one (1) acre property has been part of the Town Center Area since its beginning, in 1998. He explained the site's Town Center designation has changed twice over the past several years, the most recent modification occurring in 2014, at the request of the current petitioner. In 2014, the City adopted a site-specific ordinance to allow the construction of three (3) single family residences on individual lots, on the condition that certain Town Center neighborhood design standards and architectural guidelines be applied, including side-entry garages, thirty (30) year architectural shingles, fiber cement siding, and street specifications. Director Vujnich explained the current request from Mr. Manlin is for relief from these conditions of the governing ordinance for the site. Director Vujnich stated the Department of Planning is not recommending support of this request, based on the analysis provided in the Department's report.

Motion by Commissioner Gragnani, seconded by Mayor Woerther, to accept the Department's recommendation not to approve the request.

Chair Bopp invited members of the public to comment on the request.

Gabe DuBois, 148 Chesterfield Industrial Boulevard, Suite G, Chesterfield, Missouri, representative of the Petitioner, shared the site plan for the proposed three (3) lots and photographs of homes in the existing Bordeaux Estates Subdivision. He explained Mr. Manlin was approached by the Bordeaux Estates Subdivision Homeowners Association and was asked to request the change. He explained Bordeaux Estates Subdivision residents would like the homes to be built on this site to be similar to the existing homes in their development.

Victor Grabowski, 16905 Bordeaux Estates Court, Wildwood, Missouri, Trustee of Bordeaux Estates Subdivision Homeowners Association, stated his concern with having three (3) homes at the entrance of Bordeaux Estates Subdivision that have a different design than the existing residences in Bordeaux Estates Subdivision. He also expressed his concern about the placement of a monument sign for Bordeaux Estates Subdivision.

Mike Kresko, 2648 East Avenue, Wildwood, Missouri, Trustee of Bordeaux Estates Subdivision Homeowners Association, stated he would like the three (3) new homes to have a similar design as the existing residences in Bordeaux Estates Subdivision, particularly having front-entry garages. He also expressed his concern about the placement of a monument sign for Bordeaux Estates Subdivision. He asked the Commission to support the residents' request.

Steve Peterson, 2641 East Avenue, Wildwood, Missouri, stated the design standards for the three (3) homes will take away from the attractiveness of the neighborhood and the requested exceptions should be made.

Roger Fischer, 2647 East Avenue, Wildwood, Missouri, expressed his support for the request.

Paul Reinisch, 2644 East Avenue, Wildwood, Missouri, stated the required design standards are too high and would discourage people from building homes on the site. He stated front-entry garages should be allowed. He stated the three (3) homes would be out of context with the existing neighborhood.

Karen Calcaterra, 16913 Bordeaux Estates Court, Wildwood, Missouri, stated front-entry garages should be allowed, as they were in the Cambury Subdivision. She asked the Commission to support the request.

Nick Ritter, 1617 Vintage Ridge Court, Wildwood, Missouri, stated front entry-garages should be allowed, as they were in the Cambury Subdivision.

The following citizens did not wish to speak, but would like their comments included in the official record *(see the attachment for copies of their comment cards)*:

John Schalda, 2629 East Avenue, Wildwood, Missouri, "I support the development's request to allow construction on the three lots in question to match the current homes in Bordeaux Estates. The lots are a natural extension of the subdivision and share more common aspects with it than with old Town Center."

Lisa Iovino, 2629 East Avenue, Wildwood, Missouri, "I support the request made by the residents of Bordeaux Estates to allow the additional three (3) lots to conform to the same zoning as the rest of the subdivision. This will maintain the look of our small neighborhood, creating a consistent look. If the three (3) lots remain in Town Center, it will detract from our subdivision and our city, creating a "patchwork" or "infill" look."

Denise Fischer, 2647 East Avenue, Wildwood, Missouri, "I wish to keep the new houses in the same respect as the current homes. Eliminate the side-entry garage for front entrance. Also allow the exterior of the house to include vinyl siding, as opposed to Hardie Siding."

Julie Matthews, 16909 Bordeaux Estate Court, Wildwood, Missouri, "I would like to seek modification to allow front entry garages and keep style of homes already existing in Bordeaux Estates area."

Discussion was held among Commission Members about current Town Center requirements for the site; the location of future monument sign; requirements of the existing site-specific ordinance; history of the Site Development Plan approval; examples of front-entry garages in the Town Center Area; and more clarification on the history of zoning changes for this site.

Director Vujnich restated the Department's recommendation and outlined the options the Commission has at this time.

Commissioner Lee asked if the Site Development Plan could be changed to consider alternate placement of the garages. Mr. Gabe DuBois, representative of the petitioner, stated he could consider changes to the Site Development Plan.

Motion by Commissioner Liddy, seconded by Commissioner Lee, to postpone a decision to allow the Department of Planning to meet with Mr. Manlin and his engineer to consider alternate placement of the garages.

Chair Bopp called the question.

A voice vote was taken regarding the motion to postpone a decision. The voice vote lacked a majority, with the Chair requesting a roll call.

Chair Bopp called the question.

A roll call vote was taken, with the following results:
Ayes: Commissioner Lee, Commissioner Archeski, Commissioner Liddy.
Nays: Commissioner Bauer, Commissioner Gragnani, Council Member Manton, Mayor Woerther, Chair Bopp.
Absent: Commissioner Renner
Abstain: None
Whereupon, Chair Bopp declared the motion failed by a vote of 3-5

Chair Bopp called the previous question to approve the Department's report (motion by Commissioner Gragnani, seconded by Mayor Woerther).

A roll call vote was taken, with the following results:
Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Liddy, Commissioner Bauer, Council Member Manton, Mayor Woerther, and Chair Bopp.
Nays: None
Absent: Commissioner Renner
Whereupon, Chair Bopp declared the motion approved by a vote of 8-0.

VIII. Site Development Plans-Public Space Plans-Record Plats – No Items for Consideration

IX. Other – One (1) Item for Consideration – No Action Required

a) **An update by the Department of Planning on the sewage treatment issue identified as part of the consideration of P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132** – A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward One)**

Planner Newberry read the request into the record.

Director Vujnich updated the Commission on the Department's progress investigating the sewage treatment issue identified as part of the consideration of P.Z. 19-15 1971 Pond Road and presented a potential alternative system that had been provided by the petitioner (Payne Family Homes).

Discussion was held among Commission Members regarding examples of where this potential alternative system is already in use within the region.

No action was required on this request.

X. Closing Remarks and Adjournment

Motion by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:45 p.m.

Approved by: R. Jon Bopp CHAIR

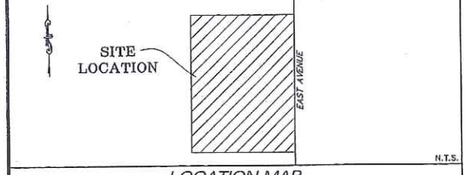
Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.

A SITE DEVELOPMENT PLAN FOR
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO

A TRACT OF LAND BEING PART OF
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF
SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST,
AND AS RECORDED IN D.B. 19913 PG. 2154,
CITY OF WILDWOOD, ST LOUIS COUNTY, MISSOURI
ZONED: R-3 10,000 SQUARE FEET RESIDENCE DISTRICT WITH
A PLANNED RESIDENTIAL OVERLAY DISTRICT,
APPROVED BY ORDINANCE #2080



LOCATION MAP

SHEET INDEX:

1. TITLE
2. PRD REQUIREMENTS
3. PRD REQUIREMENTS 2
4. FLAT PLAN
5. GRADING PLAN
6. POST CONSTRUCTION BMP'S
7. BMP PLANTINGS
8. SWPP PLAN
9. SWPP PLAN DETAILS
10. LANDSCAPE PLAN

GENERAL NOTES

1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor, and shall be located prior to any grading and/or construction of improvements.

2. No area shall be cleared without permission of the developer and the City of Wildwood, MO.

3. Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and City, County and State roads will be adequately protected.

4. Soil preparation and re-vegetation shall be performed according to City of Wildwood requirements.

5. Soil Stabilization shall be completed within five (5) days of clearing or inactivity in construction. If seeding or another vegetative erosion control method is used, it shall become established within two (2) weeks or the site shall be reseeded or a non-vegetative option employed.

6. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

7. Required roadway improvements must be completed prior to any occupancy of the 3 proposed dwellings.

8. Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to City of Wildwood, MO. and the Missouri Department of Natural Resources (MDNR).

9. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

10. If straw bales or silt fences are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by contractor.

11. During the course of construction or excavation, owners, contractors and builders are required to clean up all paper, refuse, sticks, lumber and other building waste, and all other waste materials daily and to prevent the same from blowing or otherwise being scattered over adjacent public or private property..

12. Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.

13. All construction and materials shall conform to City of Wildwood Standards.

14. All storm sewers shall be Reinforced A.S.T.M. C-76, Class III minimum, unless otherwise shown on the plans.

15. All storm sewer pips in the roadway easement shall be reinforced concrete pipe (A.S.T.M. C-76, Class III minimum).

16. The Contractor shall prevent all storm/surface water, mud or construction debris from entering the existing sanitary sewer system.

17. All sanitary and storm sewer construction shall conform to current Metropolitan St. Louis Sewer District (MSD) Standards and Specifications.

18. Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.

19. The Metropolitan Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspections.

20. The developer is required to provide adequate storm water systems in accordance with City of Wildwood and M.S.D. Standards.

21. All sidewalks and associated accessibility improvements & terminations to be constructed to the City of Wildwood ADA Standards.

22. All proposed improvements shall be constructed to City of Wildwood Standards.

23. All affected offsite property owners shall be given notice 48 hours in advance of any work.

24. Any disturbed off site property (i.e. bushes, fences, mailboxes, etc.) shall be replaced in kind at the developer's expense.

STORMWATER MANAGEMENT NOTE:
LAND AREA DISTURBED = 0.67 ACRES

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE REQUIRES ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.

DEVELOPMENT NOTES:

1. Site Address: 2615 East Avenue, Wildwood, MO 63040

2. Owner Information: Bordeaux Estates Development LLC, 2629 East Ave, Grover, MO 63040

3. Area of Tract: 1.03 Ac (Caulks Creek Surcharge: 1.03ac x $2750.00/ac = $2,832.50)

4. Present Zoning: R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), Approved by Ord. No. 2080

5. Dimensional Town Center Standards (Per Neighborhood Edge District requirements):
   - Lot Width: Houses - 55' Minimum/100' Maximum
   - Lot Depth: 80' Minimum/250' Maximum, w/ front driveway access
   - Front Yard: Facades must be placed 10' to 35' from front line
   - Front Yard Exception: Stoops, balconies, porches, and bay windows may encroach front setback between grade and a 10' clearance height
   - Side Yard: Ten (10) to thirty (30) feet
   - Rear Yard: Twenty-five (25) feet
   - Elevation: Ground floor of buildings at the front facade shall be at least 1.5' above grade, except garages shall be at grade
   - Garage Location: Front access garages must be recessed a minimum of 15 feet from the front facade

6. Dimensional Standards (Modified by Planned Residential Development):
   - Front Yard: Twenty (20) feet
   - Side Yard: Six (6) feet, (10) feet on perimeter of PRD boundaries
   - Rear Yard: Thirty (30) feet

7. Parking Calculations:
   3 dwelling units x 2 spaces / dwelling unit = 6 Parking Spaces Required
   6 Parking Spaces have been provided

8. Maximum allowed units per Planned Residential Development:
   44,008 s.f. / 10,000 s.f. = 4 dwelling units

9. Minimum Public Space Required:
   4 Ac / 100 units x 3 units = 5,227.2 s.f.

10. Public Space Provided:
    The adjacent Bordeaux Estates at Wildwood development provided Public Space in excess of the minimum required amount for said development. The excess Public Space listed below will satisfy the Public Space requirements for this development.

Multi-use Trail:	5,144 s.f. / 4 = 1,286 s.f.
Dry Retention Surface Area:	4,192 s.f. / 4 = 1,048 s.f.
Private Common Ground:	148,976 s.f. / 2 = 74,488 s.f.
Total Excess Public Space:	76,822 s.f.

11. Property served by the following:

Water	Missouri American Water Company
Sewer	Metropolitan St. Louis Sewer District
Telephone	AT&T
Gas	Laclede Gas
Electric	Ameren UE
Metro West Fire Protection District	
St. Louis County Police Department - Wildwood Precinct	
Rockwood School District	
City Council Ward Eight	

12. According to the FIRM Flood Insurance Rate Map 29189C0260 K Dated February 04, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 500-year floodplain.

13. All proposed utilities shall be installed underground.

14. All landscaping shall be installed per City Ordinance.

15. All lighting shall be installed per City Ordinance.

16. A SWPPP compliant with Federal, State, and local requirements will be prepared for management of stormwater runoff to prevent siltation and erosion leaving the site.

17. Adequate stormwater systems in accordance with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood will be provided.

Differential Runoff Calculations: 1.03 Ac x (2.39 cfs/ac - 1.70 cfs/ac) = 0.71 cfs

Channel Protection Volume and Flood Detention will not be required at this time.

Water Quality volume storage and filtration will be provided if required by MSD.

All future development will be cumulative including this project.

18. All sidewalks will be constructed to City of Wildwood ADA standards.

19. All grading shall be per City of Wildwood and the Metropolitan St. Louis Sewer District (MSD) standards.

20. Grading and drainage shall be per City of Wildwood and MSD standards.

21. Finish grade slopes shall not exceed 3 (horizontal) : 1 (vertical), unless supported by a geotechnical report. Which has been accepted/approved by the City of Wildwood, MO.

22. Stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.

This is to certify that during the month of _____ 2015, I prepared a report regarding the soils and natural resource evaluation of the subject property. The report and information contained on this plan relating to the same is in compliance with Section 1005.200, "Natural Resource Protection Standards and Procedures" of the City of Wildwood, Missouri

_____ _____
SOILS ENGINEER DATE

MRM Development Group
(Owner's Name)

In connection with a change in zoning for the following described property from R6-A to R-3 PRD.

A tract of land being part of the North 1/2 of the Northwest 1/4 of Section 12, Township 44 North, Range 3 East and described as follows:

Beginning at a point being the Northwest corner of Lot 1 of Bordeaux Estates at Wildwood, a subdivision plat recorded in Plat Book 358, Page 211 of the St. Louis County Records; thence North 1 Degree 7 Minutes 38 Seconds East, 299.72 feet to a point; thence South 89 Degrees 30 Minutes 24 Seconds East, 150 feet to a point; thence South 1 Degree 7 Minutes 38 Seconds West, 299.72 feet; thence North 89 Degrees 30 Minutes 24 Seconds West, 150.00 feet to the point of beginning.

MRM Manlin Development, the owner of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section_____ of the City's Zoning Code and the_____ do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.870 through 67.500 R.S. Mo. by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or superseded by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in affect.

_____
Mike Manlin
MRM Development Group

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

On this _____day of _____, 20_____, before me personally appeared _____ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

My commission expires: _____

Notary Public: _____

Print Name: _____

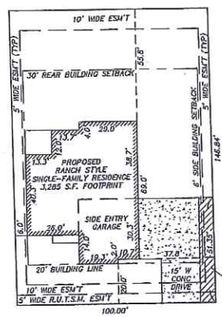
This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section _____ of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance_____, which was approved by the City Council of the City of Wildwood, Missouri on_____.

_____
Joe Vujnich, Director of Planning

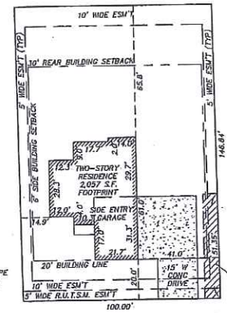
_____
Date

I, Lynne Greene-Beldner, City Clerk of the City of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this residential development is required under ordinance_____, which was approved by the City Council on_____. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, Missouri, St. Louis County on this_____ day of_____ 20__

_____
Lynne Greene-Beldner, City Clerk



TYPICAL LOT



TYPICAL LOT

*SIDE YARD BUILDING SETBACK - 6 FEET, EXCEPT ON PERIMETER, WHICH IS 10 FEET

Land Description

A tract of land in the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in plat book 338, pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 Degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in book 16935, page 1916, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the described tract of land herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in book 16969, page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in plat book 20, page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide, thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 fee to the POINT OF BEGINNING, containing 1.033 acres to calculations by Bax Engineering Company, Inc., during August, 2009.

SYMBOL LEGEND

FOUND CROSS	ELECTRIC BOX	CABLE TV BOX
IRON PIPE	ELECTRIC METER	LIGHT STANDARD
BENCHMARK	POWER POLE	CLEAN OUT
TEST HOLE	GUY WIRE	SANITARY MANHOLE (EXISTING)
TRAFFIC SIGNAL BOX	GAS METER	STORM SEWER MANHOLE (EXISTING)
PHONE BOX	GAS VALVE	STORM SEWER DRAIN (EXISTING)
UTILITY MANHOLE	WATER METER	GRATE INLET (EXISTING)
BOLLARD	WATER VALVE	AREA INLET (EXISTING)
MAILBOX	HYDRANT	GENERAL SURFACE DRAINAGE
SIGN	WATER SHUT OFF	-516- EXISTING CONTOUR
POST	SPRINKLER HEAD	TREE LINE
EXISTING SHRUB	IRRIGATION VALVE BOX	8" PVC SAN. SEWER (EXISTING)
EXISTING DECIDUOUS TREE	WELL	12" CMP STORM DRAIN (EXISTING)
EXISTING EVERGREEN TREE		

PREPARED FOR

MRM MANLIN DEVELOPMENT GROUP INC
7729 CLAYTON ROAD
CLAYTON, MO 63117
CONTACT: MIKE MANLIN

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

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

STATEMENT OF STATE PLANE COORDINATE TIE:
STATE PLANE COORDINATES WERE DETERMINED ON MAY 8, 2014 USING SPECTRE PRECISION NOMAD EPOCH 35 FROM THE PROJECT SITE TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 302840.24 METERS AND EAST (X) = 253367.36 METERS, WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10CSR 30-3 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY" RELATIVE TO STATION MOSI

AVERAGE COMBINED GRID FACTOR = 0.999913777
(1 METER = 3.28083333333 FEET)
TO ROTATIONAL DIFFERENCE FROM THE DEED BEARINGS TO THE STATE PLANE BEARING IS COUNTERCLOCKWISE 0°12'51"

P-30376-00, BASEMAP 24V1

03/30/2014	ADDRESSED CITY COMMENTS
04/21/2015	ADDRESSED MSD COMMENTS
04/29/2015	ADDRESSED CITY COMMENTS SECOND REVIEW
05/26/2015	ADDRESSED CITY COMMENTS THIRD REVIEW

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Corporate Certificate of Authority #2011034415

BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
TITLE SHEET

STATE OF MISSOURI
TODD DWYER
NO. E-2000150008
REGISTERED PROFESSIONAL ENGINEER

Date: _____
Todd Dwyer
License No. MO-2000150008
Civil Engineer

PROJECT NUMBER: 14-0782

DATE: 05/01/15

DRAWN BY: MLP

1 OF 10

BILL #2080 ORDINANCE #2080

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A MODIFICATION IN THE CURRENT LAND USE CLASSIFICATION, AS SET FORTH IN THE TOWN CENTER PLAN'S REGULATING PLAN, AND A CHANGE IN ZONING FOR A 1.03 ACRE TRACT OF LAND BEING LOCATED ON THE WEST SIDE OF EAST AVENUE, SOUTH OF MANCHESTER ROAD, FROM THE R-6A 4,000 SQUARE FOOT DISTRICT TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, WITH AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), WHICH WOULD THEREBY AUTHORIZE THREE (3) SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS, ALL IN ACCORDANCE WITH THE LETTER OF RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION DATED DECEMBER 1, 2014. (P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two, c/o MRM Manlin Development Company) Ward – Eight

WHEREAS, in 2003, the City approved a rezoning request (NU Non-Urban Residence District to C-8 Planned Commercial District) on this subject property that anticipated the construction of nine (9) live/work units fronting onto East Avenue, in an area that was already characterized by diverse land use and zoning patterns, which was consistent with the Town Center Plan's Regulating Plan designation for future land use – "Neighborhood Center" District; and

WHEREAS, following the approval of the ordinance authorizing the rezoning of the site, no development occurred on this lot and the property was ultimately sold to another entity, who believed the concept of live/work units at this location would be problematic and render it undevelopable; and

WHEREAS, after review of the Town Center Plan and its related components, the property owner requested the subject site's Regulating Plan designation be changed from the 'Neighborhood Center' District to the 'Neighborhood General' District, given this new category could allow attached residential units (rowhouses) that appeared to be more marketable, but without the commercial component on the building's first floor; and

WHEREAS, in addition to this request for a change in the Regulating Plan designation, petitions for the rezoning and application of Planned Residential Development Overlay District (PRD) onto this one (1) acre site were also filed in order to accommodate the development of these types of units; and

WHEREAS, the Planning and Zoning Commission heard these requests from the petitioner at its February 16, 2010 meeting and reviewed the merits of the requested modification to the Town Center Plan and believed it was appropriate, given current zoning district allowances for this site, the surrounding land use pattern, which was mixed, and the need for a transitional type of activity along East Avenue; and

WHEREAS, the Commission also determined the proposed units could be well integrated into this location and were very similar to the design anticipated by the former live-work units; and

WHEREAS, the Planning and Zoning Commission then forwarded its Letter of Recommendation reflecting its review and action upon these requests to the City Council for their consideration in conjunction with the public hearing held on April 12, 2010, where comments were heard regarding its merits; and

WHEREAS, the City Council reviewed the input from the Planning and Zoning Commission, and the comments received at that public hearing, and supported the requested change to the Town Center Regulating Plan, as well as zoning modification and Planned Residential Development Overlay District petitions in order to accommodate these proposed dwelling units; and

WHEREAS, after carefully reviewing all of the comments, information, and documentation, including, but not limited to, the Planning and Zoning Commission's Letter of Recommendation, the City Council authorized the change in the Regulating Plan designation of the property, as required by the Charter, along with its rezoning, with a special procedures permit, to accommodate the development of ten (10) rowhouses and associated public space; and

WHEREAS, since that action by the City Council some five (5) years ago, no development activity has begun on the site and the owner believes that rowhouses would not be an appropriate, nor successful, product for this location and requested to be allowed to develop the one (1) acre lot with three (3) single family detached dwellings, on individual parcels of ground, similar to the other residences in the Estates at Bordeaux Subdivision, which is located immediately to the south; and

WHEREAS, to achieve this requested outcome, the property owner submitted requests to the City for an amendment to the Regulating Plan of the Town Center, i.e. "Neighborhood General" District to "Neighborhood Edge" District, along with changing the current zoning district of it from R-6A 4,000 square foot Residence District to the R-3 10,000 square foot Residence District, and amending the current Planned Residential Development Overlay District (PRD) as well; and

WHEREAS, these requests were reviewed by the Planning and Zoning Commission, which ultimately supported all of the changes, with the imposition of conditions relating to the Town Center Plan's Neighborhood Design Standards, Architectural Guidelines, and Streetscape Specifications, thereby ensuring consistency with them, while providing for appropriate architecture, upgraded materials, and compelling street views; and

WHEREAS, these recommendations were forwarded from the Planning and Zoning Commission to the City Council for its consideration on December 1, 2014, where it held a public hearing on the matter on December 8, 2014, seeking comments in this regard;

WHEREAS, at the conclusion of the public hearing, the City Council authorized the preparation of the legislation to accommodate the requested change in the use of this one (1) acre site from rowhouses to single family detached dwellings, generally all based upon the Letter of Recommendation from the Planning and Zoning Commission in this regard: and

WHEREAS, the City of Wildwood hereby exercises its land use authorities under the allowances of Chapter 89 Missouri Revised Statues that are consistent with its Master Plan and Town Center Development Manual, so as to promote the public's health, safety, and general welfare.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, all made a part thereof, are hereby amended by enacting the R-3 10,000 square foot Residence District, and the accompanying Amended Planned Residential Development Overlay District for this site, while the Regulating Plan of the Town Center and Comprehensive Zoning Plan of the Charter are herein modified for the property in accordance with actions of the Planning and Zoning Commission and City Council (Town Center "Neighborhood General" to "Neighborhood Edge"), as set forth in this Ordinance for the following described land:

A tract of land in the North half of the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in Plat Book 338, Pages 53 56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line and along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in Book 16935, Page 1916 of said records, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the description herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krawsek, Trustee by deed recorded in Book 16969, Page 2371 of said records, North 00 degrees 28 minutes 56 seconds East 300.00 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in Plat Book 20, Page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide; thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 feet to the POINT OF BEGINNING, containing 1.033 acres according to calculations by Bax Engineering Company, Inc., during August, 2009.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated December 1, 2014, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES**

   a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of three (3) detached single family dwellings on individual lots, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

(1)

2. **LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS**

   a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 14,600 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety-eight (98) feet in distance. This width shall be measured at the front building line.

   b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend access at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building façade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

   c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

   d. Direct residential drive access shall be allowed for up to three (3) of the single family detached units within this development from East Avenue, but the garages on each of the units shall be side-entry designs only, and must be carriage types, including windows, as determined by the City's Architectural Review Board to be appropriate. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

   e. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet.

   f. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any façade of a residential unit shall be fiber cement siding and backer board, wood, brick, and/or stone. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

3. **PLAN SUBMITTAL REQUIREMENTS**

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

   a. Outboundary plat and legal description of the property.
   b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
   c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
   d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.

(2)

   e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
   f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
   g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
   h. General location of sanitary sewer facilities.
   i. Parking and density calculations.
   j. Conceptual location and size of common ground areas.
   k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
   l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
   m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
   n. Location of all existing and proposed easements.
   o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

   1. Twenty (20) feet from any right-of-way line.
   2. Six (6) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
   3. Thirty (30) feet from any rear yard property line.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the edge of the public right-of-way a minimum of twenty-(20) feet.

Access and Roadway Improvements

c. Dedicate the necessary amount of right-of-way (a minimum of five (5) feet), along with all easements and licenses for construction purposes, for East Avenue to allow for the installation of a minimum forty (40) foot wide public right-of-way area and construction of a twenty-two (22) foot wide pavement, with six (6) foot wide sidewalk on the west side of the street, which adheres to the Town Center Plan's Street Specifications and Streetscape Design requirements as directed by the Department of Public Works. All streetscape elements including, but not limited to, street trees and lights and other amenities shall also be required, per the Town Center Plan.

d. Provide a five (5) foot wide right-of-way, utility, trail, sidewalk, and maintenance easement (RUTSM) along the edge of the public right-of-way of East Avenue to the City of Wildwood for public use forever, with said establishment indicated on the Preliminary and Record Plats for the division of this lot to three (3) properties. Said easement language shall be reviewed by the City Attorney for compliance to City of Wildwood requirements.

e. Access to East Avenue from these three (3) lots shall be limited to three (3) private driveway approaches (one (1) for each allowable lot), which can be no wider than fifteen (15) feet between the edge right-of-way and the turning apron for the side-entry garages, all designed in accordance with the City of Wildwood's Street Specifications of the Town Center, and be as directed by the Department of Public Works

Miscellaneous Roadway Requirements

f. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

g. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

h. Construction access shall be from Manchester Road to East Avenue during the development of this site, not Center Avenue or Bordeaux Walk Way.

i. Sidewalks shall be required on all public streets and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

j. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

k. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, and street trees and lights.

Parking Requirements - Residential

l. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415-340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

m. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

(3)

n. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

o. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

p. A landscaping easement area, being six (6) feet in width, shall be provided on each of the authorized three (3) lots, and be placed in the side yard setback area of each of them, on the portion of the property abutting the side of the turning apron associated with each side-entry garages required on these parcels of ground, which shall include certain plantings, of a non-seasonal nature, to provide a permanent view screen. These easement areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission for review and approval. Plantings indicated in these easement areas shall be in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

q. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

r. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415-410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.
s. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

t. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415-450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

u. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

v. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

(4)

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03/20/2014	ADDRESSED CITY COMMENTS
04/30/2015	ADDRESSED CITY COMMENTS SECOND REVIEW

BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
PLANNED DEVELOPMENT REQUIREMENTS

STATE OF MISSOURI
TODD M. DWYER
NO. E-2000150008
REGISTERED PROFESSIONAL ENGINEER

Date: _____
Todd Dwyer
License No. NO-2000150008
Civil Engineer

PROJECT NUMBER: 14-0762
DATE: 05/01/15
DRAWN BY: MLP

2 OF 10

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w. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

x. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

y. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

5. **TRAFFIC GENERATION ASSESSMENT FEE**

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,085.70 /Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. **VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN**

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

(5)

these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to East Avenue must be completed prior to the issuance of more than one (1) building permit. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

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

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood. This lot is part of the Town Center Neighborhood Improvement District (NID) for the required wastewater improvements that have been installed thereafter and each of the proposed properties will have an assessment associated with them that is the responsibility of that owner to pay each year.

Potable Water Service

i. The developer shall be required to provide public potable water from the Missouri American Water Company to the property and related homesites. this area has experienced "low pressure" issues and such may effect these three (3) lots. Verification of acceptable service to these three (3) lots shall be in the form acceptable to the City of Wildwood. Additionally, the design and location of this water service system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

(6)

5,227.2 square feet, of which this obligation already having been met in Plat One of the Estates at Bordeaux Subdivision.

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

This Bill was passed and approved this 26 day of January, 2015, by the Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

Lynne Greene-Beldner, City Clerk

ATTEST:

Lynne Greene-Beldner, City Clerk

(11)

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

7. **RECORDING**

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. **VERIFICATION PRIOR TO PERMITS**

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies

(8)

9. **GENERAL DEVELOPMENT CONDITIONS**

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. **PUBLIC SPACE REQUIREMENTS**

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling, is

(10)

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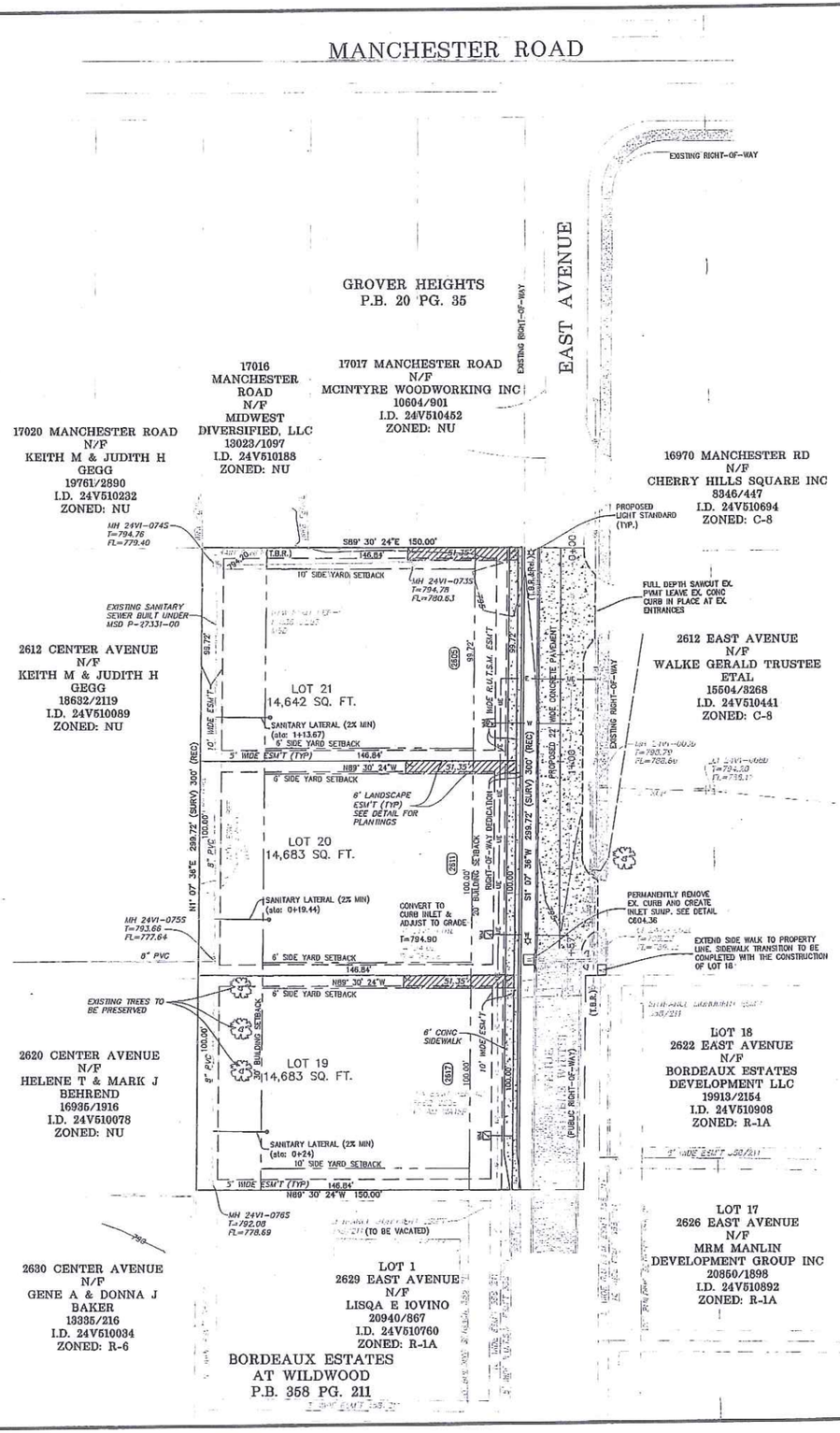
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
PLANNED DEVELOPMENT REQUIREMENTS

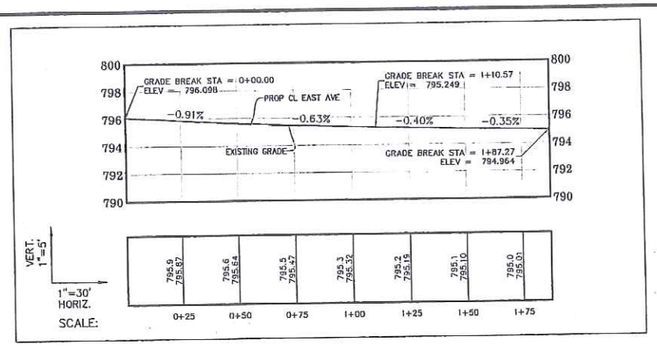
STATE OF MISSOURI
TODD DWYER
NO. PE-2009150008
REGISTERED PROFESSIONAL ENGINEER

Date: _____
Todd Dwyer
License No. MO-2009150008
Civil Engineer

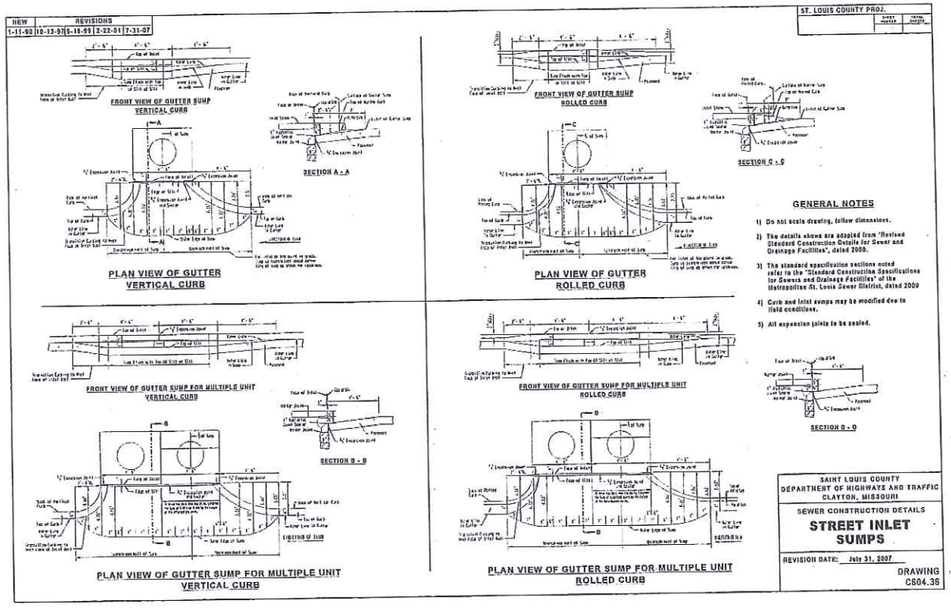
PROJECT NUMBER: 14-0702
DATE: 05/01/15
DRAWN BY: MLP

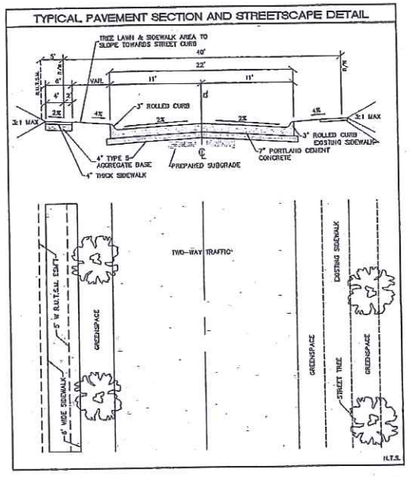
3 OF 10

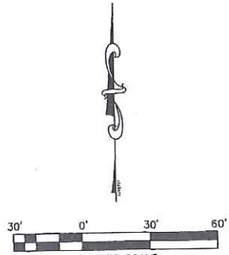




EAST AVENUE ROAD IMPROVEMENT PROFILE







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P-30376-00, BASEMAP 24V1

03/20/2014	ADDRESSED CITY COMMENTS
04/20/2015	ADDRESSED CITY COMMENTS SECOND REVIEW
05/22/2015	ADDRESSED CITY COMMENTS THIRD REVIEW

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
FLAT PLAN

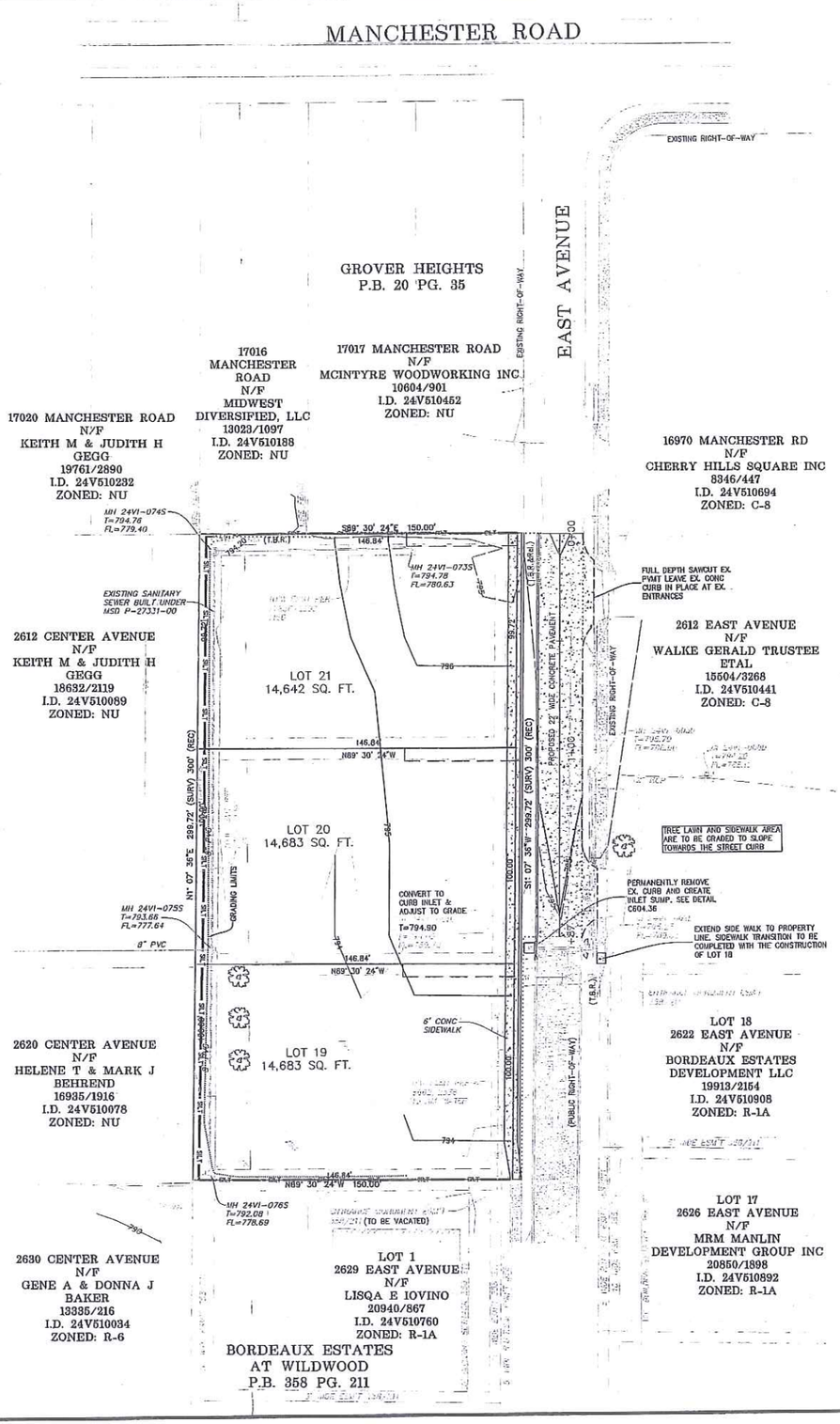
STATE OF MISSOURI
TODD DWYER
NO. E-2009150008
REGISTERED PROFESSIONAL ENGINEER

Date:
Todd Dwyer
Licenses No. MO-2009150008
Civil Engineer

PROJECT NUMBER: 14-0762

DATE: 05/11/15

DRAWN BY: MLP



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P-30376-00, BASEMAP 24V1

03/30/2014	ADDRESSED CITY COMMENTS
05/28/2015	ADDRESSED CITY COMMENTS THIRD REVIEW

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BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
GRADING PLAN

STATE OF MISSOURI
TODD DWYER
NO. E-2000150008
REGISTERED PROFESSIONAL ENGINEER

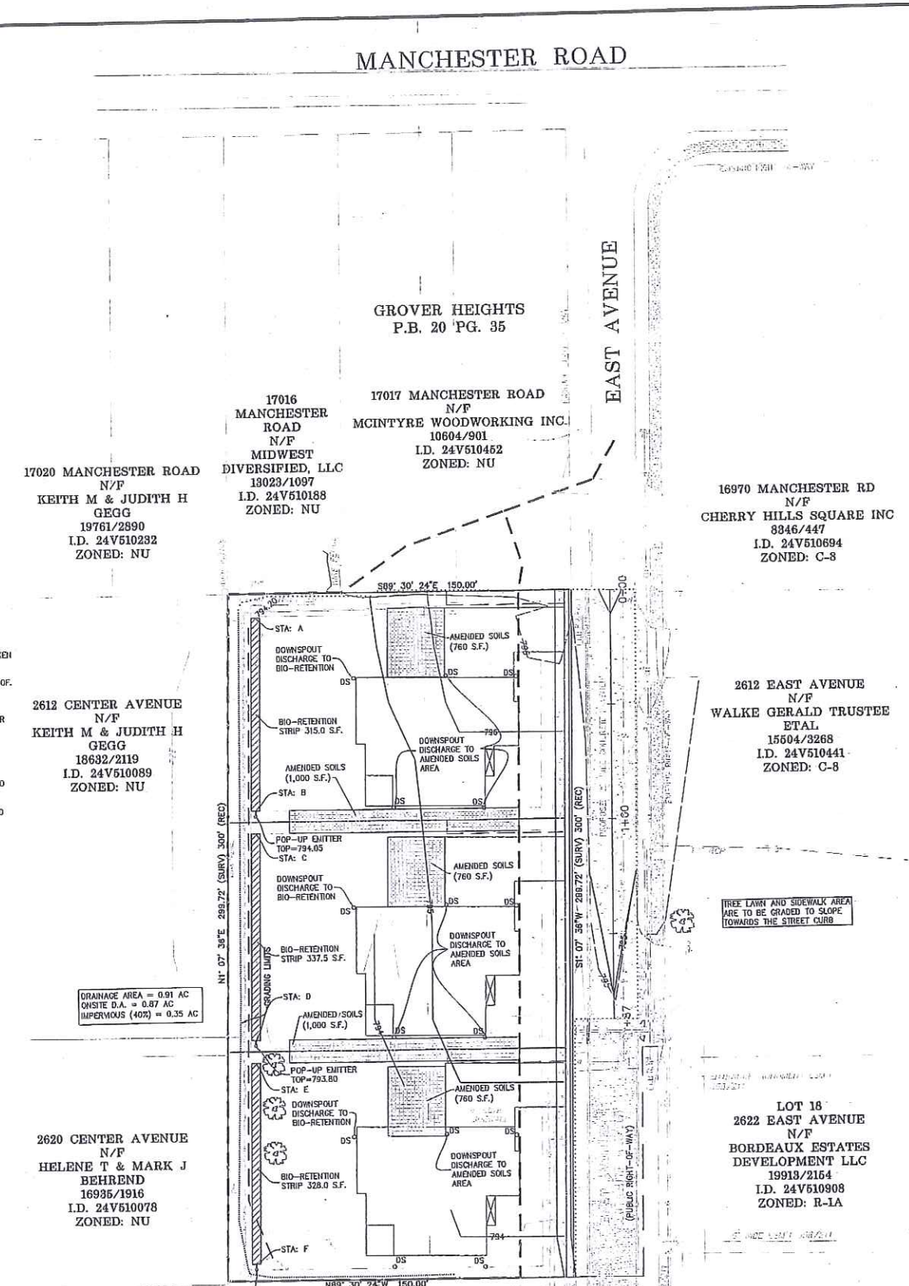
Date:
Todd Dwyer
License No. NO-2000150008
Civil Engineer

PROJECT NUMBER: 14-0702

DATE: 05/01/15

DRAWN BY: MLF

5 OF 10



AMENDED SOILS DISCONNECT NOTES:

1. CLEAR SURFACE OF OBSTRUCTIONS AND PROPERLY DISPOSE OF. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS, INCLUDING STONE AND RUBBLE, GREATER THAN 2 INCHES, AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANTING AND SUBSEQUENT SITE MAINTENANCE
2. ROTOTILL TO A DEPTH OF 6-8 INCHES FOR TURF COVER AND A MINIMUM OF 12 INCHES FOR ROOTED VEGETATION. IF THE SOIL IS TOO DENSE FOR A ROTOTILLER, THE SOIL SHOULD FIRST BE BROKEN UP INTO LARGER AGGREGATES USING A SOIL RIPPER.
3. IF OBSTRUCTIONS ARE UNEARTHED DURING TILLING, CLEAR OBSTRUCTIONS AND PROPERLY DISPOSE OF.
4. DISTRIBUTE COMPOST EVENLY TO A DEPTH OF 2 INCHES OVER THE SOIL SURFACE
5. RE-ROTOTILL SEVERAL TIMES IN PERPENDICULAR DIRECTIONS TO INCORPORATE COMPOST AND OTHER SOIL AMENDMENTS.
6. COMPLETE WITH FINE GRADING AND SODDING.
7. WATER THOROUGHLY. ALLOW SOIL TO SETTLE FOR ONE WEEK.
8. THE DOWNSPOUTS DESIGNATED FOR DISCHARGE TO SOIL DISCONNECT AREAS SHALL BE DIRECTED TO THEIR DESIGNATED SOIL DISCONNECT AREA AND NOT TO ANY OTHER DISCHARGE LOCATION.
9. THE AMENDED SOILS B.M.P.'S SHALL BE IDENTIFIED AND INDICATED AS PROTECTED, ONCE INSTALLED ON THE THREE (3) PERMITTED LOTS.

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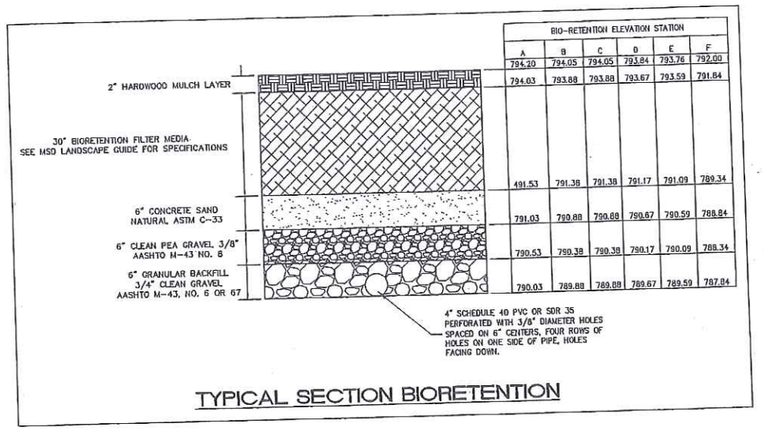
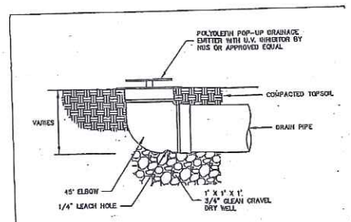
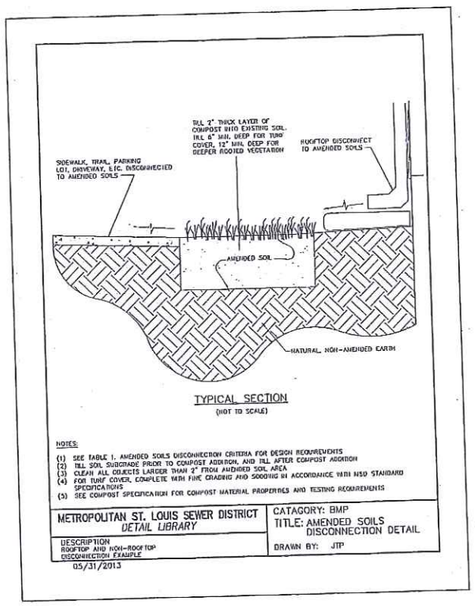


TYPICAL SECTION BIORETENTION



POP-UP DRAINAGE EMITTER

N.T.S.



TYPICAL SECTION

(NOT TO SCALE)

NOTES:
(1) SEE TABLE 1, AMENDED SOILS DISCONNECTION CRITERIA FOR DESIGN REQUIREMENTS
(2) TILL SOIL SUBGRADE PRIOR TO COMPOST ADDITION, AND TILL AFTER COMPOST ADDITION
(3) CLEAR ALL OBJECTS LARGER THAN 2" FROM AMENDED SOIL AREA
(4) FOR TURF COVER, COMPLETE WITH FINE GRADING AND SODDING IN ACCORDANCE WITH MSD STANDARD SPECIFICATIONS
(5) SEE COMPOST SPECIFICATION FOR COMPOST MATERIAL PROPERTIES AND TESTING REQUIREMENTS

METROPOLITAN ST. LOUIS SEWER DISTRICT *DETAIL LIBRARY*	CATAGORY: BMP TITLE: AMENDED SOILS DISCONNECTION DETAIL
DESCRIPTION ROOFTOP AND NON-ROOFTOP DISCONNECTION EXAMPLE 05/31/2013	DRAWN BY: JTP

03/20/20-4	ADDRESSED CITY COMMENTS
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BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
POST CONSTRUCTION BMP'S

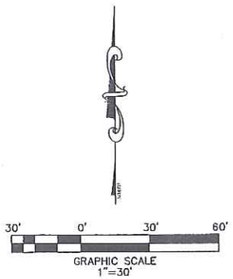
STATE OF MISSOURI TODD DWYER NO. E-2000150008 PROFESSIONAL ENGINEER

Date: _____
Todd Dwyer
License No. NO-2000150008
Civil Engineer

PROJECT NUMBER: 14-0762
DATE: 05/01/15
DRAWN BY: MLP

6 OF 10

P-30376-00, BASEMAP 24V1

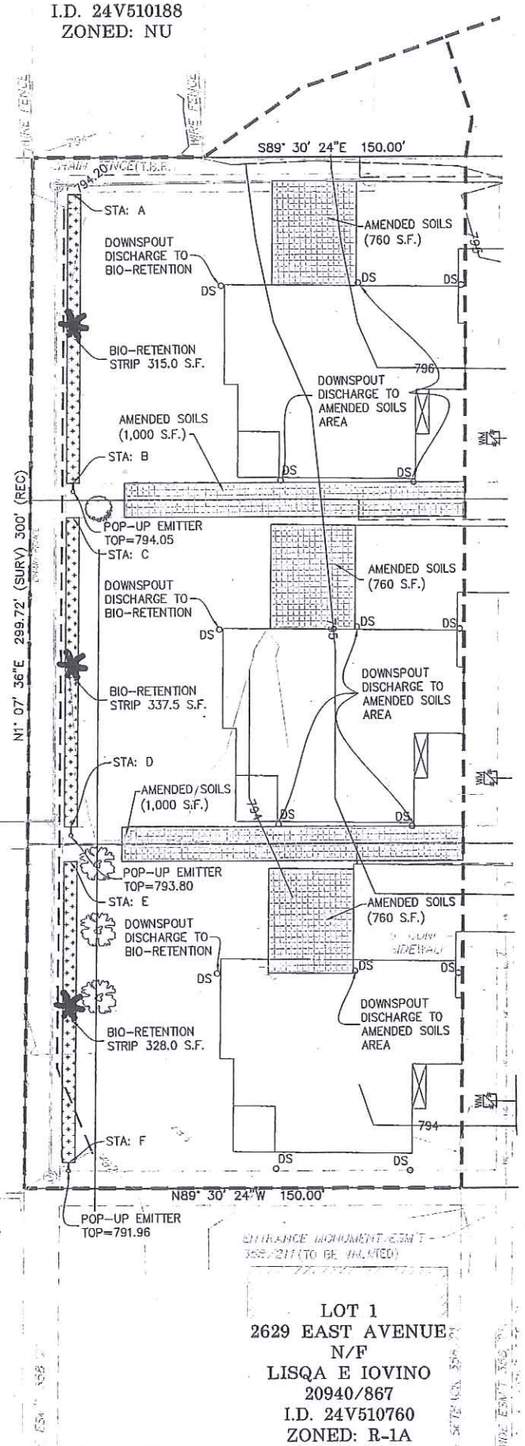


17020 MANCHESTER ROAD
N/F
KEITH M & JUDITH H
GEGG
19761/2890
I.D. 24V510232
ZONED: NU

DIVERSIFIED, LLC
13023/1097
I.D. 24V510188
ZONED: NU

ZONED: NU

2612 CENTER AVENUE
N/F
KEITH M & JUDITH H
GEGG
18632/2119
I.D. 24V510089
ZONED: NU



DRAINAGE AREA = 0.91 AC
ONSITE D.A. = 0.87 AC
IMPERVIOUS (40%) = 0.35 AC

QUANTITY	COMMON NAME	SIZE	BOTANICAL NAME
446	Soft Rush	2.5" DCP	Juncus Effusus
3 Total	Bald Cypress	1.5" Cal	Taxodium distlcum

2620 CENTER AVENUE
N/F
HELENE T & MARK J
BEHREND
16935/1916
I.D. 24V510078
ZONED: NU

2630 CENTER AVENUE
N/F
GENE A & DONNA J
BAKER
13335/216
I.D. 24V510034
ZONED: R-6

LOT 1
2629 EAST AVENUE
N/F
LISQA E IOVINO
20940/867
I.D. 24V510760
ZONED: R-1A

BMP SHOP DRAWING NOTE
MSD shop drawing submittal required for BMP and its components prior to construction.
MSD Contact: Brian Dunn 314-335-2072

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.

CONSTRUCTION SITE RUNOFF:
Construction site runoff shall not flow into BMP areas. All stormwater flow to BMP areas shall be diverted, plugged or disconnected until the construction site is stable and the MSD inspector provides approval to place the BMP on-line.

STORMWATER MANAGMENT NOTE
Land area disturbed =

FUTURE DISTURBANCE NOTE
Any future land disturbance and/or increase in impervious area on this site requires additional stormwater management per MSD regulations in place at that time.

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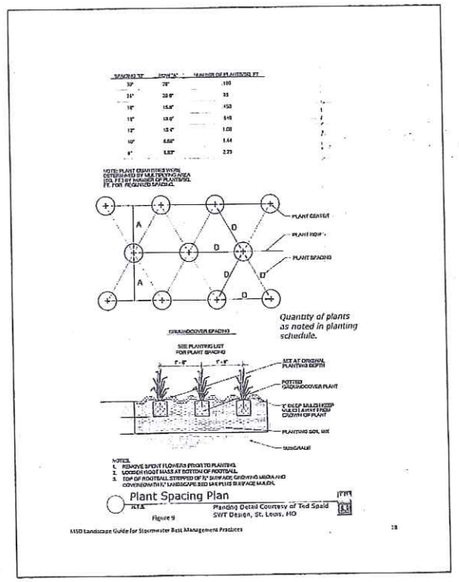

The planting soil should be a sandy loam or loamy sand (should contain a minimum of 60 percent sand, by volume). The clay content for these soils should be less than 10 percent by volume. A saturated hydraulic conductivity of at least 1.0 feet per day (0.5 inches per hour) is required. (Without post-construction verification, a conservative default value of 0.5 feet per day is acceptable. The design rate may be increased to 1 foot/day if field observation, post construction infiltration testing, or other equivalent testing (as determined by the district) is provided to confirm the design rate is achieved.) The soil should be free of stones, stumps, roots, or other woody material over 1 inch in diameter. For best results, brush or seeds from noxious weeds, such as Johnson grass, mugwort, nutsedge and Canadian thistle should not be present in the soils. Placement of the planting soil should be in lifts of 12 to 16 inches, loosely compacted (rubber wheeled heavy equipment and mechanical ramping devices are not recommended for compaction). The specific characteristics are presented in the following table.

Table 1: Planting Soil Characteristics. Source: Maryland Stormwater Manual

Parameter	Value
pH range	5.2 to 8.0
Organic matter	1.5 to 5.0%
Magnesium	35 lbs. per acre, minimum
Phosphorus (P_2O_5)	75 lbs. per acre, minimum
Potassium (K_2O)	85 lbs. per acre, minimum
Soluble salts	≤ 500 ppm

Planting, Water and Mulch Requirements for Stormwater BMPs

Table 2: Planting, Water and Mulch Requirements

Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks*	Water Requirement After 3 Weeks*	Minimum Mulch Depth****
No ability to water after	Late Feb. – April only	2.25" x 2.25" or larger	Water each plug immediately		1.5 for plugs
Manual watering with standard sprinkler	Late Feb. – Early June Sept. – October	4.5" x 5" (quart) or larger in nursery & fill	1" (50 mm) every 4 days	1" (50 mm) every 7 days until plants established***	1.5" for plugs 3.5" for quarts
Automated irrigation (set to water more frequently than normal during first two months after planting)	Late Feb. – Early Oct.	2.25" x 2.75" (plug) or larger in nursery 4.5" x 5" (quart) or larger in nursery & fill	1" (50 mm) every 4 days in spring and fall 1" (50 mm) every 3 days in summer	1" (50 mm) every 7 days until plants established***	1.5" for plugs 2.5" for quarts

*This water amount includes a natural rainfall. If you get a ½ inch of natural rain then you will need to add a ½ inch of water to meet the 1 inch requirement.

**Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.

***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.

****Shredded leaf compost is recommended for use with perennials and grasses. Shredded bark mulch is recommended for tree and shrub plantings at a depth of 3 inches.

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BORDEAUX ESTATES AT WILDWOOD PLAT TWO

SITE DEVELOPMENT PLAN

POST CONSTRUCTION BMP PLANTINGS

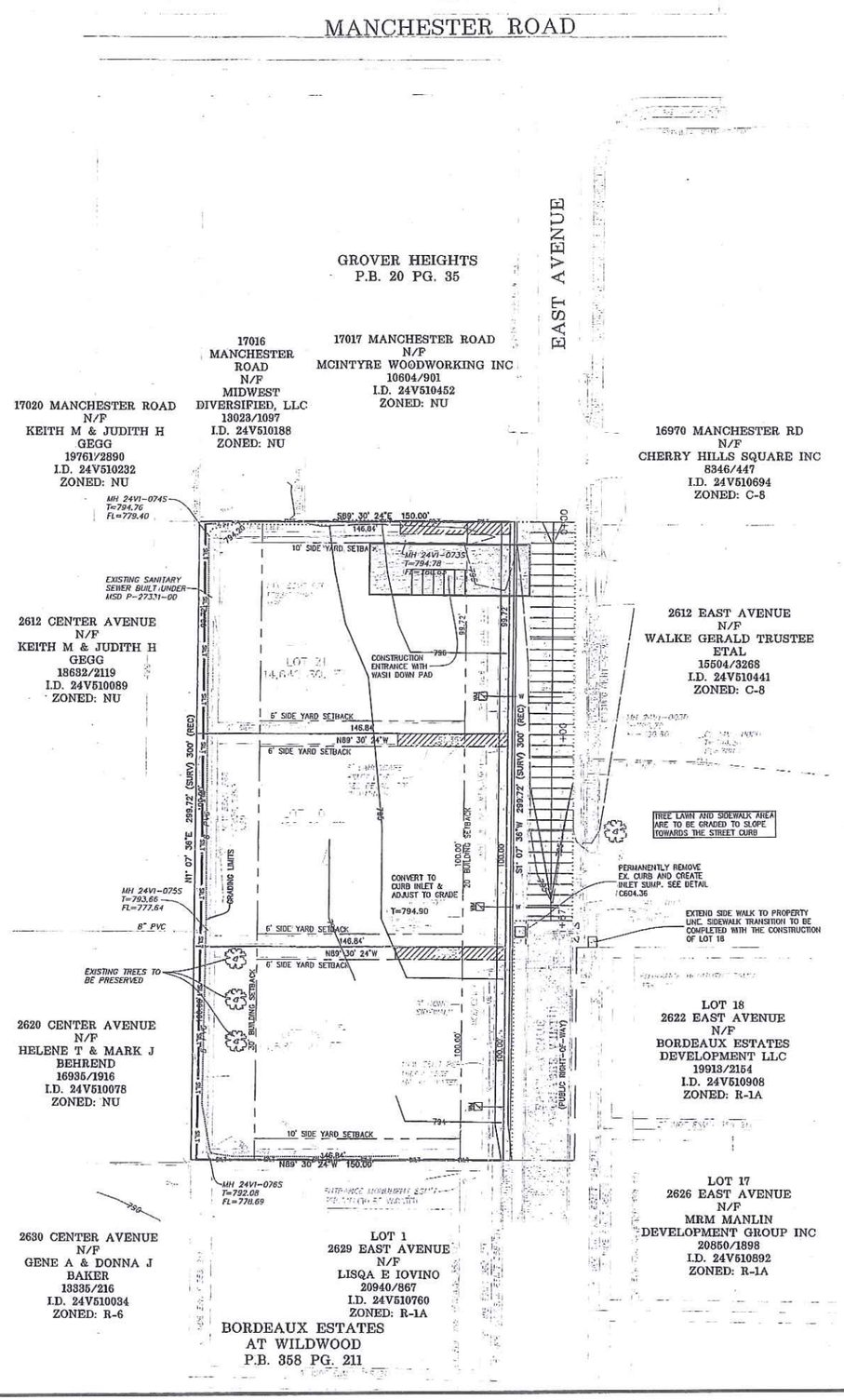
STATE OF MISSOURI
TODD DWYER
NO. E-2000150008
REGISTERED PROFESSIONAL ENGINEER

Date _____
Todd Dwyer
License No. NO-2000150008
Civil Engineer

PROJECT NUMBER: 14-0782

DATE: 05/01/15

DRAWN BY: MLP



SEEDING REQUIREMENTS

Dates for Seeding

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

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

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

Minimum Fertilizer and Seeding Rates

Permanent Seeding*	Pounds per acre	Pounds Per 1000 sq. ft.
Tall Fescue	300	7.0
Smooth Brome	200	4.6
Mixture # 1	220	5.1
Mixture # 2	210	4.8

Mixture # 1 = Tall Fescue @ 150 pounds per acre and Brome @ 100 pounds per acre.
Mixture # 2 = Tall Fescue @ 100 pounds per acre; Perennial Rye grass @ 100 pounds per acre; and Kentucky Blue grass @ 10 pounds per acre.
* = Seeding rate for slopes in excess of 20% (5:1), shall be 10 pounds per 1000 sq. ft

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	100	2.5

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

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

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BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
STORMWATER POLLUTION & PREVENTION PLAN

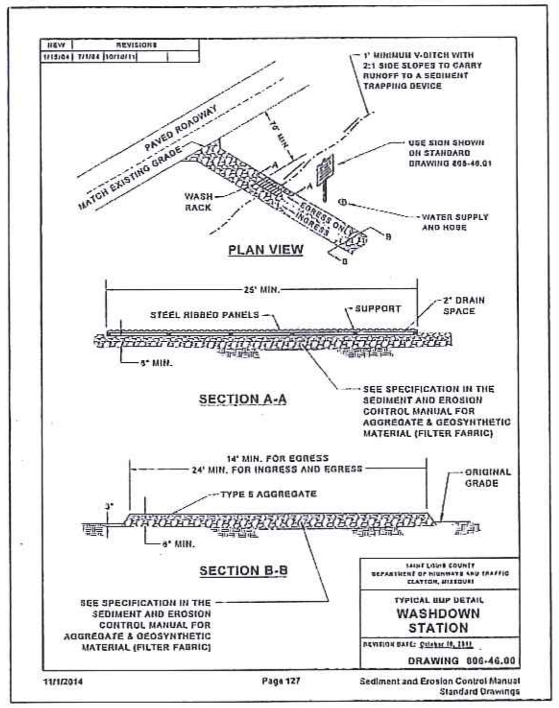
STATE OF MISSOURI TODD DWYER NO. E-2000150008 REGISTERED PROFESSIONAL ENGINEER

Date: _____
Todd Dwyer
License No. MO-2000150008
Civil Engineer

PROJECT NUMBER: 14-0702

DATE: 05/01/15

DRAWN BY: MLP



WASHDOWN STATION

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

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

CONDITIONS FOR EFFECTIVE USE OF BMP

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

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

INSTALLATION/CONSTRUCTION PROCEDURES

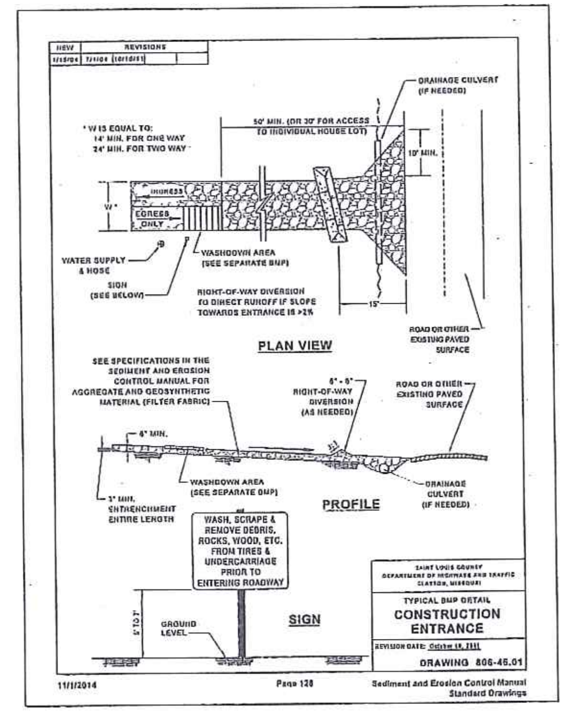
- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMP (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting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

O&M PROCEDURES:

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

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

TYPICAL DETAIL - 806-46.00



CONSTRUCTION ENTRANCE

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

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

CONDITIONS FOR EFFECTIVE USE OF BMP

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

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

INSTALLATION / CONSTRUCTION PROCEDURES

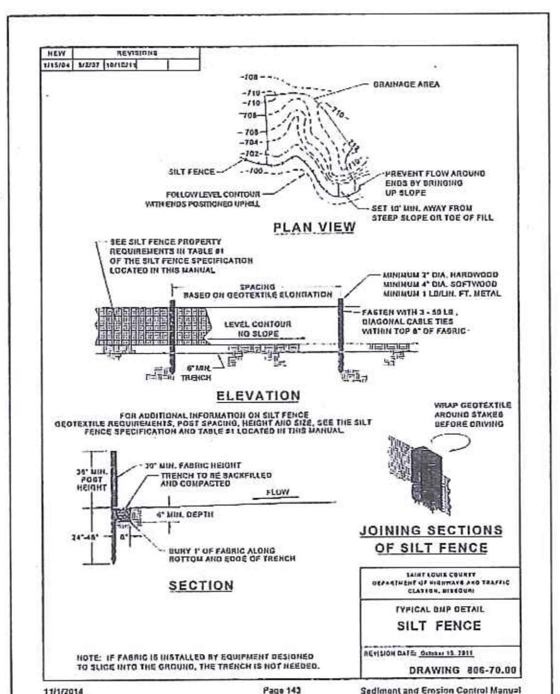
- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away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

O&M PROCEDURES:

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

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

TYPICAL DETAIL - 806-46.01



SILT FENCE

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

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

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

Type of Flow: Sheet flow only.

Contributing Slope Length: 30 foot maximum for 3:1 slopes.
50 foot maximum for slopes between 3:1 and 10:1.
100 foot maximum for slopes under 10%.

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

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

INSTALLATION / CONSTRUCTION PROCEDURES

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

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

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

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

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

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

The height of the fence posts should be 36 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

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

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

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

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

O&M PROCEDURES

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

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

Table 1- Temporary Silt Fence Property Requirements

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

Notes:

MARV Minimum Average Roll Value

[1] Elongation measured in accordance with ASTM D 4632

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

[3] Maximum Average Roll Value

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

TYPICAL DETAIL - 806-70.0

03/30/2014 ADDRESSED CITY COMMENTS

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Corporate Certificate of Authority #2011004415

BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
SWPP PLAN DETAILS

STATE OF MISSOURI
TODD DWYER
NO. E-2000150008
REGISTERED PROFESSIONAL ENGINEER

Date: ________
Todd Dwyer
License No. MO-2000150008
Civil Engineer

PROJECT NUMBER: 14-0782

DATE: 05/01/15

DRAWN BY: MLP

P-30376-00, BASEMAP 24V1

LANDSCAPE LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HT	QTY	PLANTING CON.
	EXISTING DECIDUOUS	VARIES	VAR.	50'-60'	N/A	N/A
	JAPANESE ZELKOVA	ZELKOVA SERRATA	2.5"	50'+	5	BALL & BURLAP
	GINKO	GINKO BILOBA	2.5"	50'+	5	BALL & BURLAP
	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	2.5"	30'-70'	4	BALL & BURLAP
	EASTERN REDBUD	CERCIS CANADENSIS	2.5"	15'-50'	1	BALL & BURLAP
	COMMON JUNIPER	JUNIPERUS COMMUNIS	2gal	4'-8'	30	CONTAINER

* See Sheet 7 for BMP Planting Locations & Schedule

Note:

1. The proposed tree planting shown hereon are from the approved species list found in the Sustainable Planting Guide for the City of Wildwood, MO.

2. Per Chapter 410. a Tree Preservation plan is required to delineate areas of trees to be saved and detail the measures necessary to insure the survivability of the trees. Due to the grading limits of the proposed site no trees are proposed to be removed. Therefore a tree preservation plan is not included in this set of plans.

3. The street tree required calculation is as follows:

   1 Tree / 40 feet of lot frontage

   298 feet / 40 = 7.45 = 8 trees per side of road = 16 Trees

   16 Trees required

   2 Tree Credits

   14 New tree plantings required

   14 New tree plantings provided

4. A credit of 2 trees has been applied to the above calculation. The existing subdivision landscape requirements for lot 18 of Bordeaux Estates has been considered 2 tree credits

5. The landscape plan has been forwarded to the City's consultant for review and comment.

6. Individual homeowners must be notified at least one week prior to installation of plans on lots that have an occupied dwelling.

7. 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 (PO Box CG, Savoy, IL 61874)

8. All trees are to be located a minimum of 5 feet from all utility boxes, 5 feet from a storm drain inlet or manhole, 10 feet from a fire hydrant, 15 feet from public street lights, 5 feet from driveway aprons, 20 feet from any traffic control signal, and at least 30 feet from any intersection.

9. Location of street trees may be subject to change in order to avoid conflict with street lighting.

10. Plant type substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.

11. 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.

12. All plants must meet the standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.

13. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the landscape architect immediately to relocate affected plant materials

14. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil composition and pH levels are suitable for the plant material specified for that specific location.

15. All grading for landscaped areas shall not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.

16. The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.

17. Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.

18. Per the City of Wildwood's Tree Manual Bufferyard Matrix a Type "B" Low Density Bufferyard is required on the western property line of lots 19, 20 & 21 between the "NU" and "R1A" residential zones. the calculation for the number of plant units required is shown below.

   Type "B" Bufferyard = 2 Plant Units (PU) per 150 linear feet (lf)

   300 lf / 150 lf = 2 x 2 = 4 PU's required

   4 PU's required

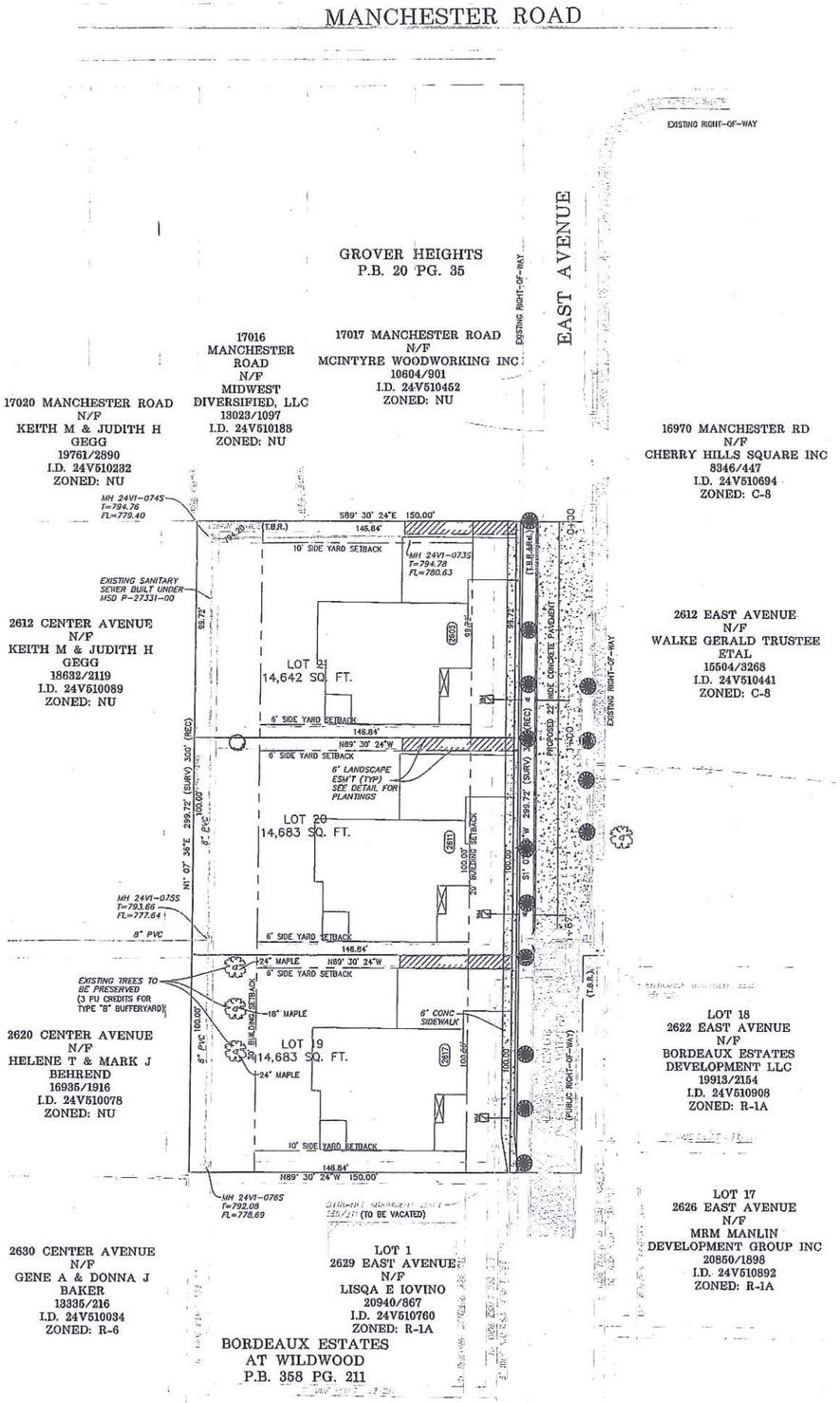
   3 PU Credits (From existing trees in the rear of lot 19)

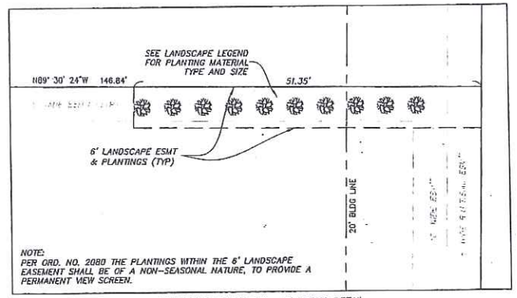
   1 PU Required (Canopy Tree)

   1 PU Provided

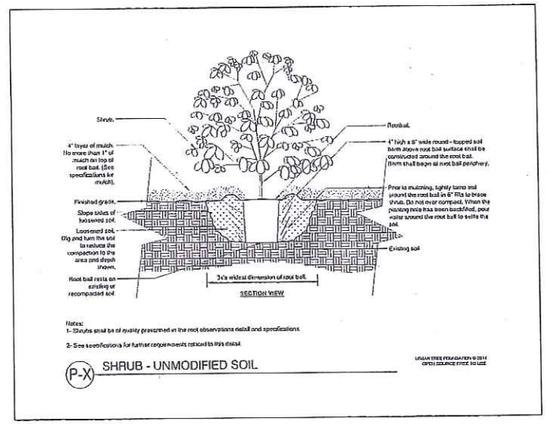
19. A credit of 3 Type "B" Bufferyard trees has been applied to the above calculation for the 3 existing trees in the rear of lot 19 along the western property line.

20. Street trees to be placed at a spacing of 25 feet on center due to limited space from proposed drive aprons and existing utilities.

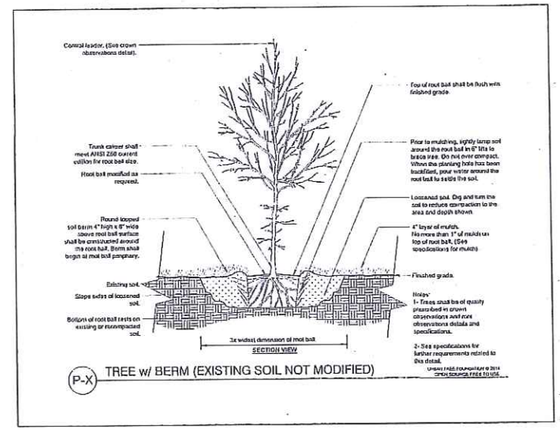




LANDSCAPE EASEMENT – PLANTING DETAIL
SCALE: 1"=10'



P-X SHRUB - UNMODIFIED SOIL



P-X TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

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

P-30376-00, BASEMAP 24V1

05/28/2015	ADDRESSED CITY COMMENTS THIRD REVIEW

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

STATE OF MISSOURI
TODD DWYER
NO. PE-2000150008
REGISTERED PROFESSIONAL ENGINEER

Date: _____
Todd Dwyer
License No. MO-2000150008
Civil Engineer

PROJECT NUMBER: 14-0782

DATE: 05/01/15

DRAWN BY: MLP

10 OF 10

Laura Rechtin

From: Travis Newberry
Sent: Wednesday, April 20, 2016 12:32 PM
To: WAYNE HUCKSHOLD
Cc: Laura Rechtin
Subject: RE: ordinance #2080

Mr. Huckhold,

Thank you for your comment. By copy of this email, I'm sending your comments to Laura Rechtin, Deputy City Clerk (laura@cityofwildwood.com). Now that the request is before the City Council, Laura is the staff contact. Laura will make sure a copy of your email is provided to the Council Members for the April 25th meeting.

Sincerely,
Travis Newberry
Planner
City of Wildwood
16860 Main Street
Wildwood, MO 63040
travis@cityofwildwood.com
636-458-0440 x124

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http://www.cityofwildwood.com/list.aspx

From: WAYNE HUCKSHOLD [mailto:whuckshold@yahoo.com]
Sent: Wednesday, April 20, 2016 6:15 AM
To: Travis Newberry
Subject: ordinance #2080

Hi Travis,
I support the change request by MRM to Plat 2 @Bordeaux Estates to maintain the integrity of our neighborhood.
Thank you for your time and consideration,
Wayne Huckshold
16920 Bordeaux Estates Ct. Lot 8

Laura Rechtin

From: Travis Newberry
Sent: Wednesday, April 20, 2016 12:31 PM
To: Paul Jacoby
Cc: Laura Rechtin
Subject: RE: April 25th meeting

Mr. Jacoby,

Thank you for your comment. By copy of this email, I'm sending your comments to Laura Rechtin, Deputy City Clerk (laura@cityofwildwood.com). Now that the request is before the City Council, Laura is the staff contact. Laura will make sure a copy of your email is provided to the Council Members for the April 25th meeting.

Sincerely,

Travis Newberry
Planner
City of Wildwood
16860 Main Street
Wildwood, MO 63040
travis@cityofwildwood.com
636-458-0440 x124

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From: Paul Jacoby [mailto:paul_jacoby@ymail.com]
Sent: Tuesday, April 19, 2016 9:42 PM
To: Travis Newberry
Subject: April 25th meeting

I live in Bordeaux Estates (lot 15) and can't make the April 25th meeting concerning Plat 2 and would like you to change the current ordinance #2080 so the 3 remaining lots can have similar houses that Manlin has already built. Thank you for your time and effort. Paul Jacoby

Laura Rechtin

From: Travis Newberry
Sent: Thursday, April 21, 2016 4:05 PM
To: DONALD MC CARTY
Cc: Laura Rechtin
Subject: RE: April 25, Wildwood City Council meeting - Plat 2 of Bordeaux Estates

Good Afternoon,

Thank you for your comment. By copy of this email, I'm sending your comments to Laura Rechtin, Deputy City Clerk (laura@cityofwildwood.com). Now that the request is before the City Council, Laura is the staff contact. Laura will make sure a copy of your email is provided to the Council Members for the April 25th meeting.

Sincerely,
Travis Newberry
Planner
City of Wildwood
16860 Main Street
Wildwood, MO 63040
travis@cityofwildwood.com
636-458-0440 x124

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From: DONALD MC CARTY [mailto:omajane@sbcglobal.net]
Sent: Thursday, April 21, 2016 3:51 PM
To: Travis Newberry
Subject: April 25, Wildwood City Council meeting - Plat 2 of Bordeaux Estates

We definitely support the changes to Ordinance #2080 proposed by MRM Manlin Development Group. Ordinance #2080 will require MRM to build houses on Lots 19, 20 & 21 with different setbacks, different architectural designs, different types of building material as well as side-entry garages, all of which do not represent the true design of the houses in our neighborhood. The unique look of Bordeaux Estates is the main reason we decided to build in this neighborhood. Our house is across the street from Lot 19 of Plat 2. Please approve the modifications to Ordinance #2080 as proposed by MRM Manlin.

Thank you for considering our request to approve the changes proposed by MRM Manlin.

Donald & Ellen McCarty
Lot 17, Bordeaux Estates
2626 East Avenue
Grover, MO

WILDWOOD

April 18, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: A request from Mary Lafata, the daughter of the property owner, which is dated March 16, 2016 that seeks an amendment of the existing governing ordinance for this site to allow for an expansion of the allowable uses upon it, given current interests, and the addition of drive-through lanes in conjunction with any allowable financial institution (**St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.**)
Location: Southeast corner of State Route 100 and Pierside Lane
Zoning: Amended Mixed-Use Development District (AMXD)
Ward: Four

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of a letter from the daughter of the owner of this 1.22 acre tract of land that is located on the southeast corner of State Route 100 and Pierside Lane. The property owner's letter is dated March 16, 2016 and seeks the Planning and Zoning Commission's review of the site-specific ordinance that governs this location, with the intent for its amendment to allow for a drive-through facility to be authorized in conjunction with a requested financial institution. This site is part of the larger mixed-use development called the Harbors at Lake Chesterfield. Based upon this request, the Planning and Zoning has reviewed the files and related materials relative to this site and has developed a recommendation in this regard. Accordingly, acting at its April 18, 2016 Executive Session, and by vote of 10 to 0, the Planning and Zoning Commission hereby submits the following report for the City Council for its use in considering and acting upon this matter.

BACKGROUND – For the purposes of review, St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc. was the first application of a new St. Louis County district designation identified as the Mixed-Use Development District, which was intended to provide a zoning mechanism to encourage the development of communities at a neighborhood level by mixing all types of housing choices, with neighborhood commercial activities, and institutional and recreational amenities as well. In this case, single family detached and attached, along with apartment units, were authorized as part of this project, while also including several areas of commercial activity, and other services, such as a child care center. In total, the site-specific ordinance approved by St. Louis County for this project authorized the following:

a. 295 detached single family dwellings on individual lots of varying sizes;
b. 401 multiple family dwellings, including attached and multiple story types;

c. 110,000 square feet of commercial space, including a supermarket and in-line retail, and additional uses, which were a convenience store with gas pumps, a medical office building, a bank, with drive-through facilities, and an outbuilding that currently houses two (2) restaurants and a medical office; and
d. A childcare center, a private school, a subdivision clubhouse, including a pool and tennis courts, and common ground, which include Lake Chesterfield.

This project began development long before Wildwood was incorporated, with the majority of the single family detached housing completed by 1995. The apartments (Carriage Place) and the Schnucks Wildwood Crossing Center were started after the City's incorporation and were reviewed by it. This project was the most successful of a few of the mixed-use developments St. Louis County had authorized over the last two (2) decades of it being part of its Zoning Ordinance. Others never materialized or the commercial component was never started.

Since the incorporation of the City, there have been two (2) major changes within the development that required the amendment of the governing ordinance or a rezoning. The first of these two (2) major changes involved the commercial center, where Schnucks Markets was the major anchor tenant. After construction had started on this large development, changes were requested to address signage requirements, while seeking certain improvements to the internal circulation layout of parking and drive aisles, the location of other improvements, and modifications to the landscaping and buffering scheme to improve the transition from commercial uses to residential activities. Both the Planning and Zoning Commission and City Council supported these changes and acted upon them in April 1996. Key in this support by both of these decision making bodies was the proposed modifications to the ordinance's signage allowances, which led to allowable pylon signs being changed to monument types, which was more in keeping with the emerging standards for the planned Town Center Area.

The second major change relating to this development involved the Mobil facility on Manchester Road. This facility was part of the original development of the project, but had a very small kiosk for service purposes and a limited number of pump islands for use. This design reflected current trends in the middle part of the 1980's. With changes in the gasoline and convenience industry, this facility needed to be updated and the owner sought such a change in 2008. This change would include a large convenience store (from approximately an 800 square foot kiosk to a 3,000+ square foot convenience store), along with the addition of more pump islands and a double-bay car wash facility.

To accomplish this change to the facility and address the requirements of the Town Center Plan, since this development would constitute a complete rebuild of the site, the property had to be rezoned to the C-8 Planned Commercial District. As part of this planned district, the increased use of the site for buildings and structures could be accommodated, while integrating the requirements of the Town Center Plan's Workplace District into the design of its improvements as well. These improvements would include the reconstruction of Manchester Road to include all required streetscape improvements.

The Planning and Zoning Commission and the City Council concurred with the redevelopment of this facility and supported the planned changes to the site. The Commission and City Council's support was premised on the facility's long history at this location and the competitive nature of this type of business, which necessitated an upgrade to this facility. Additionally, it was noted in the approval of the rezoning of the project it would utilize the standards and guidelines of the Town Center Plan, which would lead to an improved appearance, at what many identify as the main entry into the City from the east.

Along with these two (2) major land use considerations that have occurred over the last eighteen (18) years, other projects have been undertaken, along with a few major improvements in the vicinity, which are summarized below:

1. The only authorized fast-food restaurant, with a drive-through facility, was constructed shortly after the commercial center on the outlot to the north of the Schnucks Supermarket.
2. The proposed school lot, which was located on the southeast corner of Pierside Lane and Waterfront Way, was constructed and called Apple Hill Academy.
3. The development of one (1) of the outlots along Manchester Road was approved for Electro Savings Credit Union. This lot was restricted by the governing ordinance to office uses or a financial institution, with drive-through facilities, due to its proximity to the nearby residential homesites.
4. The large lake drained on two (2) occasions, costing homeowners in the subdivision thousands of dollars to repair.
5. The City of Wildwood began conversion of Manchester Road, along this development's frontage, to the Town Center required streetscape components that exist at the Mobil on the Run facility and further west on the same roadway. Once completed the desired streetscape will exist from State Route 100 on the east to State Route 109 on the west.

Additionally, over the last thirty (30) years, certain residential areas were altered to accommodate changes in unit types, primarily from attached to detached types, with a mix of dwelling and lot sizes. An example of such a change was the development of the property, where the Cove at Lake Chesterfield now exists.

In 2014, the property owner, where the former Kindercare Child Care Center was located, sought a change to the governing ordinance to allow this site to be utilized for other activities beyond its current restriction, which limited it to a child care center. The Kindercare facility had been in place for approximately seventeen (17) years, but closed in June 2014, when its lease expired. The owner has engaged a broker to assist with its re-occupancy, but no tenant has been found. In the property owner's letter submitted with the 2014 request, it was noted that interest had been expressed in the building, but not for a child care center, but rather offices, both professional and medical/dental, a financial institution, with drive-through facilities, and a dog grooming business. It was the property owner's intent to seek more latitude in the use of this site than currently allowed.

The Planning and Zoning Commission considered this request and believed an additional, low-intensity commercial use or uses could be considered reasonable on this site. This support was premised on a number of factors, which included the following:

1. The lot is adjoined by an apartment complex and three (3) arterial streets, which include State Route 100, Manchester Road, and Pierside Lane. Across Pierside Lane is the rear of several residential properties, which must be protected from any intensification of use on this site. Notwithstanding these residential uses to the south, the site is somewhat isolated in this regard.
2. The site's elevation is lower than surrounding properties, thereby mitigating some of the typical impacts associated with parking and lighting of non-residential properties.
3. The amount of parking and limited size of the building does create a number of design parameters that will limit any user of the site to a low-intensity type, such as offices.
4. The design of the building, which will principally remain unchanged, is one (1) story in height and surrounded by mature trees, which provides a low impact appearance within the area.
5. The surrounding roadway system can accommodate a low-intensity use, with limited hours of operation, given its extent and access allowances. The lot is also located at a signalized intersection, which lends to its use for a limited non-residential user.
6. The site is served by all utilities and will not create a burden on this overall network.
7. The removal of the playground areas, if authorized for a different use, other than a child care center, such as offices, would inevitably reduce the level of noise in the area.

8. The increase in the allowable uses of the site will potentially bring a new tenant to a currently vacant building, which is an improvement over the current situation.
9. The Amended MXD Mixed-Use Development District zoning can accommodate this change, given its original intent was to place commercial users on the northwestern end of the larger tract of land that became the Harbors at Lake Chesterfield. The property is not part of the Town Center Area and, therefore, remains governed by the existing ordinance for the larger Harbors at Lake Chesterfield Subdivision.

Given these factors, the Planning and Zoning Commission recommended this site be considered for expanded uses, but of a low-intensity nature. The Commission supported all types of offices, including medical and dental, along with professional types. However, it did not support retail activity at this location, since such typically requires more parking area than is currently available at the site (offices – 3 spaces per 1,000 gross floor feet of area versus retail – 4 spaces per 1,000 gross floor feet of area). Additionally, given the site's dimensions and grades, the Commission did not support the use of the property for a financial institution, with drive-through facilities. It was the Commission's belief the installation of a drive-through facility would require mass grading of the site and the removal of many of the mature trees that are located upon it. Additionally, the current access situation into and out of the site would appear inappropriate for a facility that generates a high-level of trips.

This recommendation was then forwarded to the City Council for its consideration and a public hearing was held on the matter on October 27, 2014. At the hearing, the City Council reviewed the report from the Planning and Zoning Commission and concurred with its findings. The City Council did also note the site was very visible at this particular intersection and having a tenant in the space would be important to all parties. The ordinance amendment was approved by the City Council on November 10, 2014. With the approval of this amendment, the list of allowable uses on the site was increased to include office uses, both professional and medical and dental types, but not the petitioner's requested financial institution, with a drive-through facility. As noted in the current petitioner's letter, no occupancy has occurred since the change to the ordinance governing this site was approved.

CURRENT REQUEST –

Information developed for this current request, a review of St. Louis County records indicates the lot is 1.22 acres in size and the building located upon it is 6,300 square feet in area. Along with the building is a parking lot that accommodates eighteen (18) spaces. Given the property's long use for a child care center, two (2) playground areas are located to the south and west of the building, abutting Manchester Road and Pierside Lane. Additionally, the following characteristics exist on the site as well:

1. The site is served by all utilities.
2. The site's access is from Pierside Lane only, with two (2) curb cuts onto it. One (1) of these curb cuts is designed as a right-in/right-out only.
3. The site has several grade changes in association with it, which required the use of retaining walls to support the lot's use, particularly along its north and west boundaries.
4. The site has a single monument sign in place along the west side of the building, facing Manchester Road.
5. Numerous large trees exist on the site, which appear to have been planted at the time of the building's construction - 1989.

The petitioner has submitted a letter to the City of Wildwood seeking the reconsideration of a financial institution, with drive-through facilities, at this location. This request is similar to the other filed with the City in 2014 for this same site. According to the letter, despite the additional uses, no buyer or tenant has been found for the space and most interest appears to be for a financial institution, with drive-through facilities. This interest has generated the current request and the desire of the owner to find an occupant for this vacant building.

ANALYSIS –

The Planning and Zoning Commission appreciates the desire of the current owner of this property to find a buyer or tenant for it. The City concurs that a vacant building, at such a prominent location, is problematic and should be addressed. In 2014, the Planning and Zoning Commission, and then the City Council, agreed to allow all types of offices on this site, which included medical and dental types, which added substantial opportunity to its future use. However, the Planning and Zoning Commission was cautious in its choice of uses that could be offered from the site, so as to respect the original mixed-use district plan for the Harbors at Lake Chesterfield Project, while protecting the entry/exit area into this large residential community from potential issues that are typically associated with certain activities.

Additionally, the same factors exist in April 2016 that were in place approximately two (2) years ago, which precluded the City from supporting the allowance for a financial institution, with a drive-through facility, at this location. These factors can be summarized again at this time:

1. The site's dimensions and grades do not lend themselves well to a design for a financial institution, with drive-through facilities.
2. The installation of a drive-through facility would require mass grading of the site and the removal of many of the mature trees that are located upon it.
3. The current access situation into and out of the site would appear inappropriate for a facility that generates a high-level of trips.

Without the benefit of a design and plan to offset these considerations and investigate the functionality of such at this location, the Commission remains opposed to allowing a financial institution, with a drive-through facility, at this location. It is also interesting that, with the advent of online banking services, many financial institutions are radically changing their respective uses of sites, often significantly reducing the extent of space necessary for a building and depending more on drive-through facilities, with automated teller machines (ATM) for service at specific locations. Therefore, a concern of the Commission, given the current trends in banking, is the site would become several bays of drive-through lanes. These lanes would be in close proximity of nearby single detached dwellings that are located on the lots to the south (across Pierside Lane), such would not be acceptable either, given automated teller machines (ATM) operate twenty-four (24) hours per day, seven (7) days per week. Given these factors, the Planning and Zoning Commission is not recommending a change to the governing site-specific ordinance for this property.

SUMMARY AND RECOMMENDATION –

The Planning and Zoning Commission has determined the addition of the requested use would be difficult to accommodate on the site and create impacts on surrounding properties that are not suitable. Without the benefit of a design and plan to determine if these concerns and considerations can be addressed, the Commission cannot support this change. Accordingly, the Commission is not recommending the Amended Mixed Use Development District Ordinance be modified at this time for the requested additional use on the site and drive-through facilities in association with it. If any of the City Council Members should have questions or comments, or need additional information on this request, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this information.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Bruce Tarantoca, Property Owner and Petitioner
Julie Lafata, Tara, L.L.C.
Peter Newton, Hilliker Corporation
Julie Ellison, Subdivision Manager – Harbors at Lake Chesterfield Subdivision

To: Joe Vujnich Wildwood, Mo.
From: Tara L. C.

March 16, 2016

Dear Joe,

We are writing in regard to the former Kindercare property located at 16375 Pierside Lane, Wildwood, Mo. The property has been vacant and for sale for 2 1/2 years now. We have had multiple companies interested in purchasing the property but as soon as they find out about the restrictions for the property they are no longer interested. We have considerably lowered the price and to no avail. Our realtor (Hilliker) thinks that it is not the price of the property that is holding up a sale but the zoning.

Originally, Bill # 183 ordinance # 17566 section 1C #3 dated 1995 by Councilman Quinn stated that the property did in fact allow for a financial facility with a drive through. Kindercare was essentially a drive through as the parents drove in one entrance to drop off/pick up their children and out a separate exit. Also, the building directly across Manchester has the same scenario as Kindercare....a corner lot surrounded by apartments and it has a financial company with a drive through built on it. We are asking that you reconsider and lift the restriction for drive throughs on financial institutions.

In Bill #2061 Ordinance # 2061 dated Nov 2014 the planning board itself mentioned multiple times that an occupied building is much preferred than a vacant one, especially in this high visibility area. We couldn't agree more especially since we have had several acts of vandalism at our property.

We respectfully request your reconsideration.

Thank you, Julie Lafata

Bruce A. Tarantola 1-504-919-5637 Tara L.C.
Julie Lafata 1-913-980-9491 Tara L.C.
Peter Newton 314-781-0001 Hilliker

CITY OF WILDWOOD
MAR 22 2016
DEPT OF PLANNING & PARKS

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, April 14, 2016 2:13 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	*Field not completed.*
Item Description	proposal for 16375 Pierside Lane - financial institution
Position on Request	Do Not Support
General Comments	I do not want a bank with a drive through or any bank at that corner. Let's develop that for something useful to the community, even a food place is better than a bank. We have enough banks and i don't want one at the entrance to my subdivision!
Suggestions	*Field not completed.*
	(Section Break)
Name	karen walker
Address	266 beacon point lane
City	wildwood
State	mo
Zip	63040
Phone Number	636-236-1039
Email	kagow@yahoo.com

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the City Council
Monday, April 25, 2016, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.

Street Address of Subject Site:
16375 Pierside Lane
Wildwood, MO 63040

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.

The City Council of the City of Wildwood will conduct a public hearing on **Monday, April 25, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the City Council, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment.** The following request will be considered at this time:

A response to a correspondence from Tara L.C., c/o Julie Lafata, which is dated March 16, 2016, regarding **P.C. 219-85, Alfred L. Hicks and the J.L. Mason of Missouri, Inc.; PC 69-93 The Jones Company Custom Homes, Inc.; and P.C. 105-93 J.H.B. Properties**; Amended Mixed Use Development; south side of State Route 100, east of Manchester Road (Locator Number: 23U140703/Street Address: 16375 Pierside Lane); which seeks modifications to the site-specific governing ordinance (Ordinance #2061) of this property relative to permitted uses, specifically the addition of a drive-through facility in association with a financial institution. **(Ward Four)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the City Council, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the City Council's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

BILL #2061 **ORDINANCE #2061**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING CHANGES TO AMENDED MIXED-USE DEVELOPMENT DISTRICT ORDINANCE #223, WHICH GOVERNS THE RECREATIONAL AREA OF THE LARGER HARBORS AT LAKE CHESTERFIELD SUBDIVISION, SUCH BEING LOCATED ON THE NORTHEAST CORNER OF PIERSIDE LANE AND MANCHESTER ROAD, THEREBY ALLOWING THE FORMER CHILD CARE CENTER TO BE USED FOR A RANGE OF PROFESSIONAL OFFICES, INCLUDING MEDICAL AND DENTAL TYPES, WITH SUCH ACTION BEING CONSISTENT WITH THE REPORT AND RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION DATED OCTOBER 6, 2014. (Ward Four)

WHEREAS, St Louis County, Missouri approved one (1) of the first mixed-use development districts in its boundaries at this location, now in the City of Wildwood, which was intended to provide a range of uses and a mix of activities for future residents and businesses that would locate there; and

WHEREAS, this concept of life-cycle housing, with services, open space, and commercial activities, all located within a short walking distance of each other, was a very different approach to traditional development policies and practices in St. Louis County; and

WHEREAS, although a zoning district option that was available for many years, only a few applications were ever submitted and acted upon by the St. Louis County Council, with the most successful of them being the Harbors at Lake Chesterfield Subdivision; and

WHEREAS, when approved, this mixed-use development district authorized over seven hundred (700) housing units, in a mix of types and densities, a large commercial area (now anchored by Schnucks Wildwood Crossing), with several outlots, a child care center, open spaces for recreation, and, eventually, a private school; and

WHEREAS, starting in 1987, the development of the overall project took over twelve (12) years to complete and witness the intended outcome occur, with the mix of uses, types, and densities; and

WHEREAS, one (1) of the allowable uses in the termed "recreational area" of this large project was a child care center to be located at the new Pierside Lane and Manchester Road intersection, which would serve the families that purchased housing in the overall subdivision (with this facility opening in 1997); and

WHEREAS, this child care center was in constant operation until 2014, when KinderCare did not extend its lease, noting that changes in how children are cared for, before, during, and after school, had changed significantly over the last several years, leading to drops in enrollments, and a lesser need for this facility; and

WHEREAS, with this long-time tenant leaving, the owner of the facility attempted to lease it to other child care providers, but none had interest, which led this individual to seek an amendment to the governing ordinance for the overall project to provide a greater range of activities there, so as to find a tenant for the highly-visible space at this heavily-travelled intersection; and

WHEREAS, this request led to a public hearing on this matter before the Planning and Zoning Commission on October 6, 2014, where it heard the Department of Planning's report on this matter, which did recommend to allow for a few additional uses at this location, those types being limited to professional, medical, and dental offices only, thereby limiting traffic, noise, and impacts from its reuse, but still allowing it to be utilized for a child care center; and

WHEREAS, the Planning and Zoning Commission concurred with this recommendation by noting the office uses might be less intrusive in this area than the previous child care center, given its characteristics, and an occupied building was much preferred at this highly-visible location than a vacant structure; and

WHEREAS, with the completion of its review and consideration, the Planning and Zoning Commission forwarded its recommendation to the City Council for its planned public hearing, which was held on October 27, 2014, where it accepted input and comments on this proposed change; and

WHEREAS, after the public hearing concluded, the City Council discussed the matter and agreed the reuse of this building for certain types of offices was appropriate and could be accommodated on the site, which lead it to authorize the preparation of legislation for the recommended changes to the governing ordinance, as set forth by the Planning and Zoning Commission in its action on the same; and

WHEREAS, the City Council, under its authority granted by Chapter 89 of Missouri Revised Statutes, the City Charter, and local codes, hereby declares that such action on its part is appropriate, reasonable, and in the best interests of the public's health, safety, and welfare; and

WHEREAS, protecting the business base of the City of Wildwood and offering options to the owners of these properties is necessary to promote a favorable and energetic commercial environment for Wildwood.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended to reflect the changes in governing ordinance for this site, Amended Mixed-Use Development District Ordinance #223, as set forth herein, for the following described land, being identified in the legal description that is on file with the City Clerk and the Department of Planning for this parcel of ground identified by St. Louis County Locator Number 23U140703.

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated October 6, 2014, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES**

   b. Recreation facilities and a nursery school and child care center. **The existing child care center can be converted to office uses, both professional and medical and dental types.**

2. **FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

   d. The nursery school and child care center within the recreation area shall not exceed **11,400** ~~5,000~~ square feet in gross floor area. **If office uses are authorized within the existing child care center building, the following alterations shall be provided: (i.) the guard rail along the north edge of the parking lot shall be painted black or brown; (ii.) the handicap parking space shall meet all current Americans with Disability Act (ADA) requirements; and (iii.) the playground areas shall be converted to passive open space and landscaped, in accordance with the City of Wildwood's Sustainable Plantings Guide and associated Tree Manual.**

Editor's Note: Changes shown by bolded type.

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

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

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

Lynne Greene Beldner, City Clerk

Lynne Greene Beldner, City Clerk

BILL NO. 223 ORDINANCE NO. 223

AN ORDINANCE MODIFYING AMENDED MIXED USE DEVELOPMENT DISTRICT ORDINANCE NO. 17566 BY REPEALING CERTAIN PORTIONS OF SECTION 2 THEREOF AND ENACTING IN LIEU OF THESE PORTIONS A NEW SECTION 2 WITH THESE MODIFICATIONS BEING INCORPORATED INTO ITS TEXT AS DESCRIBED BY THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED APRIL 8, 1996.

WHEREAS, on September 1, 1995, the City of Wildwood, Missouri adopted legislation accepting the current zoning district designations of properties previously adopted by St. Louis County prior to the incorporation, including all planned districts, conditional use permits, and other special procedure permits; and

WHEREAS, these zoning district designations for planned districts, conditional use permits, and other special procedure permits are governed by a site specific ordinances consisting of a list of design criteria and conditions for the development and use of said properties, which are fashioned from a Site Development Plan; and

WHEREAS, the owner of a property governed by one of these planned districts, conditional use permits, or special procedure permits is often required to amend the site specific ordinance or permit to accommodate changes in the design or operating parameters of the use on said parcel of ground requiring action by the City's Planning and Zoning Commission and Council; and

WHEREAS, the owner of one such property has petitioned the City for modifications to an existing Amended MXD Mixed Use Development District which governs the use of a 21.4 acre tract of land for a major commercial center to the property and the City's Planning and Zoning Commission has acted upon the request at its Executive Meeting of April 1, 1996 as described in the attached Letter of Recommendation; and

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

Section One. The Planning and Zoning Commission of the City of Wildwood, Missouri had reviewed petitioner's request and recommended approval of the addition of two (2) monument signs at the center's main entrance with the application certain conditions to ensure the proposed expansion is compatible with existing site conditions.

Section Two. The recommendation from the Planning and Zoning Commission noted the addition of the two (2) signs was relatively minor in nature and included the commitment and agreement of the petitioner to convert all permissible signage to monument style in design while allowing for certain improvements to made to the internal circulation pattern, the location of other improvements, and the existing landscaping and buffering scheme for compatibility with the adjoining residential areas.

Section Three. The City Council of Wildwood, Missouri has held a public hearing on the changes requested by the petitioner for the purposes of seeking input from residents upon the proposal, and the accompanying Letter of Recommendation from the Planning and Zoning Commission which reflects their review, consideration, and action upon it, and the results of this hearing supported their action.

Section Four. The City Council of the City of Wildwood, Missouri hereby adopts changes to Amended MXD Mixed Use Development Ordinance No. 17566 which are in keeping with the recommendation of the Planning and Zoning Commission upon this request. Said changes are described as follows:

Road Improvements and Sidewalks

4(p) Modify existing condition to include bolded portion: The petitioner or developer of the proposed commercial area in this mixed use development which is located south of Manchester Road, west of Pierside Lane, shall contribute to the required traffic generation assessment fund an amount calculated by multiplying the contribution rate contained in the above-referenced schedule (at the 1996 figure) by the number of parking spaces which are to be provided, not required, as shown on the latest approved copy of the Site Development Plan.

Signs

4(s): Modify existing language to include bolded portion of condition: All signage for this development shall be erected in accord with Section 1003.168 Sign Regulations of the C-2 Shopping District, except all freestanding signs shall be monument in design.

4(s)2: Modify existing language to include bolded portion of condition: No more than one (1) freestanding monument sign shall be permitted for each commercial outlot south of Manchester Road.

4(s)3: Add new condition: A set of freestanding monument signs shall be authorized at the main signalized entry into this commercial center. These signs shall not exceed seventy five (75) square feet in size, nor eight (8) feet in height.

Miscellaneous Design Criteria

4(z):	Modify existing language to include bolded portion of condition: Building elevations shall be as approved by the Planning and Zoning Commission for the multiple family area located along the north side of Pierside Lane (P.C. 105-93) and the commercial area, including outlots, located south of Manchester Road, west of Pierside Lane.
4(aa):	Add new condition: All rooftop mechanical rooftop equipment shall be permanently and appropriately screened to complement the proposed building elevations and shall be approved as part of the required building elevations referenced in Condition 4(z.).
4(bb):	Add new condition: The petitioner or developer of this commercial center shall provide the required traffic signalization and interconnect mechanisms from State Route 100, along Manchester Road, west to the main entry of the center. This signalization shall be approved by City of Wildwood and the Missouri Highway and Transportation Department.

Section Five. Except as modified herein, all other conditions shall remain in full force and effect.

Section Six. This ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this 22 day of APRIL, 1996, by the Council of the City of Wildwood after having been read by the title or in full two times prior to passage.

PRESIDING OFFICER

ATTEST:

City Clerk

MAYOR

ATTEST:

City Clerk

BILL NO. 183, 1995

ORDINANCE NO. 17,566, 1995

Introduced by Councilman Quinn

AN ORDINANCE

AMENDING ORDINANCE NO. 17,108 AS AMENDED BY REPEALING SECTION 2 THEREOF AND ENACTING IN LIEU THEREOF A NEW SECTION 2 (P.C.219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.; P.C.69-93 The Jones Company Custom Homes, Inc.; P.C.105-93 J.H.B. Properties).

BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. Section 2 of Ordinance No. 17,108 as amended is repealed and in lieu thereof the following is adopted:

"SECTION 2. The authority and approval embodied in this ordinance is granted subject to all ordinances, rules and regulations and on condition that said development and plan be carried out in accordance with the preliminary plans filed with the St. Louis County Planning Commission and forwarded by said Planning Commission to the County Council, with a communication dated February 8, 1994, which preliminary plans are hereby approved, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance and subject to the following conditions:

1. PERMITTED USES

This Mixed Use Development shall authorize:

a. Single family and multi-family residential uses.

b. Recreation facilities and a nursery school and child care center [including a multi-use retail building].

   (1) Separate recreational facilities shall be provided for the multiple family area north of Pierside Lane hereby authorized by P.C. 105-93.

c. Commercial shopping area.

   (1) Two (2) [Only one (1)] freestanding restaurants only one of which may be a fast food restaurant with drive through facilities, and one (1) service station with car wash and convenience store shall be permitted.
   (2) Financial institutions with drive-through facilities and all permitted uses in the C-2 Shopping District, excluding advertising signs (except the one (1) authorized as noted in Condition 4.u.), shall be permitted.
   (3) Any commercial outbuilding(s) located within two hundred (200) feet of a single family residential area shall be limited to financial institutions with drive-through facilities and/or office uses only.

NOTE: Matter enclosed in bold-faced brackets [thus] is not enacted and is intended to be omitted from the ordinance.

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

Residential Development

a. A maximum of 295 single family homes shall be permitted.
b. A maximum of 401 multiple family units shall be permitted.
c. Multiple family units shall not exceed three (3) stories in height.

Recreation Area

d. The nursery school and day care center within the recreation area shall not exceed 5000 square feet in gross floor area. [The multi-use retail building within the recreation area shall not exceed 15,000 square feet in gross floor area.]

Commercial Shopping Area

e. Retail shopping facilities, excluding child care centers and outlots fronting Manchester Road [the multi-use retail building in the recreation area,] shall not exceed 110,000 square feet in area.

f. No more than three (3) commercial outlots south of Old Manchester Road shall be permitted. However, a maximum of six (6) outlots in the overall commercial shopping area shall be permitted. No commercial outbuildings located within two hundred (200) feet of the single family residential area shall exceed one (1) story in height.

g. The commercial shopping area shall include no more than seven (7) freestanding buildings, excluding the nursery school and child care center [multi-use retail building] permitted in the recreation area.

3. SITE PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months of approval of the "MXD" Mixed Use Development District by the County Council and prior to the issuance of any building permit, the developer shall submit to the Planning Commission for their review and approval a Site Development Concept Plan. Within eighteen (18) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the Department of Planning for review and approval. Where due cause is shown by the developer, time intervals may be extended by the Planning Commission.

Concept Plan

a. The Site Development Concept Plan shall include the following:

(1) Outboundary plat and legal description of the property.
(2) Location of all roadways adjacent to the property and general location, size, and pavement widths of all interior roadways.
(3) General design of the development, including approximate location and size of all buildings, recreation facilities, stormwater facilities, and parking areas.
(4) Existing and proposed contour information.
(5) Parking calculations.
(6) Zoning district lines.

Section Plans

b. Site Development Section Plans shall include the following:

(1) A general development plan, including the basic location, size, and arrangement of all buildings and recreation facilities, and roadways on and adjacent to the property.
(2) The general dimensions of all buildings and the number of individual living units and parking spaces (if any) in each building.
(3) Minimum distances between buildings and setback lines from all adjoining property limits of this development.
(4) The location and size of all parking areas and right-of-way dedications, and the pavement widths of all roadway improvements and internal drives.
(5) The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures except retaining walls less than three (3) feet in height per section.
(6) Existing and proposed contours at vertical intervals of not more than two (2) feet.
(7) A preliminary plan for stormwater and sanitary sewer facilities.
(8) Parking calculations.
(9) A preliminary landscape plan, including, but not limited to, the location, minimum size, and general type of all plant and other materials to be retained and added.
(10) A key map identifying the area of the Section Plan relative to this mixed use development.
(11) Size and location of any wetland areas to be retained as required by the Army Corps of Engineers.

Site Development Plan Submittal Option

c. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the P.E.U. by the County Council. Said Plan shall be submitted in accord with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by section of this project shall be permitted if this option is utilized.

4. SITE PLAN DESIGN CRITERIA

The above site plans shall adhere to the following specific design criteria:

Lot Sizes

a. Single family lots located northwest of Waterside Drive shall be a minimum of 9,000 square feet in area. The twenty-nine (29) clustered lots southeast of Waterside Drive and west of Waterfront Way shall be a minimum 3,500 square feet in area.

b. The single family lots located south of the lake and east of Waterfront Way shall have minimum lot sizes of 5,000 square feet and minimum lot widths of fifty (50) feet.

Building Setbacks

c. Residential buildings shall meet the following setbacks:

(1) Single family homes shall not be within twenty (20) feet of any roadway right-of-way line, except for the twenty-nine (29) clustered lots southeast of Waterside Drive and west of Waterfront Way. The homes shall not be within fifteen (15) feet of any roadway right-of-way line. The four (4) single family homes located on Charter Way Drive shall have a minimum of a thirty (30) foot rear yard setback.

(2) Multiple family units, including lakefront villas and garages, shall not be within fifteen (15) feet of any roadway right-of-way line.

(3) Multiple family units located north of Pierside Lane shall be set back a minimum of twenty (20) feet from the west property limits and forty (40) feet all other property limits.

d. Recreation area buildings, including the <u>nursery school and child care center</u> [multi-use retail building], shall not be within the following setbacks:

(1) Thirty (30) feet of any roadway right-of-way line.

e. Buildings in the commercial shopping area shall not be within the following setbacks:

(1) Fifty (50) feet of the rear property lines of abutting single family lots, except no freestanding commercial buildings and their associated drive-through facilities on outlots shall be located within one hundred (100) feet of any single residential area.

(2) Fifty (50) feet of the west property line of this development.

(3) Fifty (50) feet of any roadway right-of-way line.

Parking, Loading, and Internal Drives

f. Minimum Requirements

(1) Parking and loading requirements shall be as established in Section 1003.165 Off-Street Parking and Loading Requirements except as follows:

(a) Two (2) garage parking spaces shall be provided for each lakefront villa unit.

(b) A fifteen (15) percent parking reduction shall be permitted for the main retail building, excluding all outlots.

(c) No parking spaces shall be permitted behind the retail shopping center, excluding outlots.

(d) Two (2) parking spaces shall be provided for each multiple family unit north of Pierside Lane.

Setbacks

g. No parking or loading space in the multiple family area north of Pierside Lane shall be within the following setbacks:

(1) Forty (40) feet of the roadway right-of-way line of Pierside Lane.
(2) Fifty (50) feet of the east property lines of this development.
(3) Twenty (20) feet of the roadway right-of-way line of Manchester Road (State Highway 100).

h. No parking or loading space in the commercial shopping area shall be within the following setbacks:

(1) Fifty (50) feet of the rear property lines of abutting single family lots.
(2) Ten (10) feet of the west property line of this development.
(3) Ten (10) feet of any roadway right-of-way line.

i. All other setbacks shall be as approved by the Planning Commission on the Site Development Plan.

Access

j. Access to the development shall be limited to the following;

(1) Main Roadways

(a) Three (3) bi-directional drives to the commercial shopping area from Old Manchester Road.
(b) One (1) divided boulevard extending eastward from the Old Manchester Road/Highway 100 intersection.
(c) One (1) main roadway extending southward to the south property line from the divided boulevard.

(2) Internal Drives and Roadways

(a) One (1) bidirectional drive to the commercial area from the divided boulevard.

(b) One (1) street approach located opposite Waterside Drive and two (2) street approaches which will be restricted to right in/right out movements due tot he existing median. All access shall be located and constructed as directed by the Department of Highways and Traffic.

(c) Three (3) bi-directional drives to the single family lots from the main roadway, except for the thirty-one (31) clustered lots. These lots may access Waterside Drive as approved by the Department of Highways and Traffic.

(d) Each lakefront villa cluster, except those on the east side of the lake, shall have direct access to the main roadway.

(e) One (1) roadway extending southeast from the main roadway between the large and small lakes to the multiple family units and lakefront villas on the east side of the lakes.

(f) No direct access shall be permitted between the commercial shopping area and residential development area.

(g) No internal residential right-of-way shall be located within forty (40) feet of the eastern limits of this MXD District.

Road Improvements and Sidewalks

k. Conform to the requirements of the Missouri Highway and Transportation Department regarding Route 100 in this area.

l. Submit concept plans showing:

(1) The interim and ultimate intersection of Route 100 and Manchester Road.
(2) The entrances to the subject site as they relate to the interim and ultimate roadway system in this area.

The required concept plans shall be approved by the Missouri Highway and Transportation Department, the Department of Highways and Traffic, and the Planning Department prior to the resubmittal of the site plan by the petitioner.

m. Extend a roadway from the interchange access southeastwardly to the east property line of the site as directed by the Department of Highways and Traffic.

n. Roadway improvements to be in accordance with requirements of the St. Louis County Department of Highways and Traffic and the Missouri Highway and Transportation Department.

o. Where staged construction of the development is required, the limits of roadway construction and suitability of access required for each stage of development shall be determined by the St. Louis County Department of Highways and Traffic.

p. Contribute a traffic generation assessment established for this development based upon the following rate schedule:

Type of Development	Required Contribution
Single Family Residential	$ 450/Parking Space
Multiple Family Residential	$ 180/Parking Space
General Office	$ 275/Parking Space
[Recreational	$ 275/Parking Space]
General Retail	$ 825/Parking Space
[Supermarket	$ 825/Parking Space]
Nursery School/Child Care Center	$ 825/Parking Space
High turn-over sit-down restaurant	$ 825/Parking Space
Bank	$1,650/Parking Space
Loading Space	$1,350/Loading Space

(Parking space as required by Section 1003.165 of the St. Louis County Zoning Ordinance.)

q. Additional right-of-way dedication requirements in excess of twenty (20) feet along State and County roads shall be credited toward the petitioner's traffic generation assessment contribution. The cost of the improvements required in Conditions 4.k. and 5. may be deducted from the petitioner's traffic generation assessment contribution. Any remaining portion of the traffic generation assessment contribution shall be

deposited in the Pond-Grover (Route 100/109) Trust Fund. The petitioner's obligation for road improvements shall not exceed the amount of the required contribution.

The amount of this required contribution, if not submitted by January 1, 1986, shall be increased on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Landscaping

r. The developer shall submit a landscape plan, either as part of the Site Development Plan or on a separate drawing to be reviewed as part of the Site Development Plan, to comply with the following:

(1) Adequate landscaping shall be provided on the site as approved by the Department of Planning on the Site Development Plan.

(a) A landscaped and bermed buffer shall be provided between the west property line and single family lots.
(b) A fifty (50) foot landscaped buffer shall be provided between the commercial shopping area and single family lots.

(c) A forty (40) foot landscaped buffer shall be provided along the east limits of this MXD District, south of the lake. This buffer shall be landscaped as approved by the Planning Commission on the Site Development Plan and said landscaping shall be consistent with approved plans for wetland mitigation by the Army Corps of Engineers.

(d) A forty (40) foot landscaped buffer shall be provided along the north side of Pierside Lane in the multiple family area. Said plantings within this buffer shall replicate those materials used within the existing strip along this roadway.

(2) All new landscaping material shall meet the following criteria:

(a) Deciduous trees - two (2) inch minimum caliper
(b) Evergreen trees - four (4) feet minimum height
(c) Shrubs - eighteen (18) inch minimum diameter
(d) Flowering trees - one and one-half (1-1/2 inch minimum caliper.

(3) Identification of all existing landscaping to be retained.

Signs

s. All signage for this development shall be erected in accord with Section 1003.168B Sign Regulations for the C-2 Shopping District.

(1) Signs in islands within roadways shall be set back a minimum of forty (40) feet from the tip of the island.

(2) No more than one (1) freestanding business sign shall be permitted for each commercial outlot south of Old Manchester Road.

(3) No freestanding business sign, except those for the commercial outlots, shall be permitted south of Old Manchester Road.

t. Sign location shall be as approved by the Planning Commission on the site development plans.

u. Only one (1) advertising sign displaying businesses within this Amended MXD District shall be permitted. Such advertising sign shall be located on the westernmost commercial outlot on the north side of Old Manchester Road. The size of this advertising sign shall be limited to either one hundred and fifty (150) square feet, if no other freestanding business sign is located on this outlot, or one hundred (100) square feet, if a freestanding business sign is maintained here.

Lighting

v. Light standards shall not exceed sixteen (16) feet in height. All light standards installed within the commercial shopping area south of Old Manchester Road shall be a shoe-box type design.

w. The location of all light standards shall be as approved by the Planning Commission on the site development plans.

Miscellaneous Design Criteria

x. All trash areas shall be enclosed with a six (6) foot high sight-proof fence.

y. Parking, circulation and other applicable site design features shall comply with Chapter 1101, Section 512.4 Physically Handicapped and Aged" of S.L.C.R.O. 1974, as amended.

z. Building elevations shall be as approved by the Planning Commission for the multiple family area located along the north side of Pierside Lane (P.C. 105-93).

5. PHASING

a. Prior to occupancy of the subject development, the petitioner shall complete the following road improvements or deposit an irrevocable letter of credit in the amount of said road improvements:

(1) Relocate and widen Manchester Road south of Route 100.

(a) Widening shall be to five (5) lanes to include two (2) southbound through lanes, one (1) northbound left turn lane, one (1) northbound through lane and one (1) northbound right turn lane.

(2) Add an acceleration lane on Route 100 for northbound traffic on Manchester Road.

(a) The lane width would be a minimum of 300 feet in length with a 40:1 taper.

(3) Provide channelization islands on the southwest and southeast corners of Route 100 and Manchester Road-Westglen Farms Drive.

b. At forty (40) percent completion, as determined by the Department of Highways and Traffic, the petitioner shall complete the following road improvements:

(1) Traffic generation assessment funds from the Mason Development escrowed in the Pond-Grover Trust Fund shall be utilized to construct a second westbound left turn lane on Route 100 at Manchester Road.

6. VERIFICATIONS PRIOR TO PLAN APPROVAL

Prior to the approval of site plans the petitioner shall:

Stormwater

a. Submit to the Planning Commission an engineering plan approved by the Department of Highways and Traffic and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

(1) The developer is required to provide adequate stormwater systems in accordance with St. Louis County and Metropolitan St. Louis Sewer District standards.
(2) All stormwater shall be discharged at an adequate natural discharge point.
(3) Detention of differential runoff of stormwater is at the discretion of the Metropolitan St. Louis Sewer District. If required by the Metropolitan St. Louis Sewer District, it shall be provided in permanent detention facilities, such as: dry reservoirs, ponds or another acceptable alternative. The detention facilities shall be completed and in operation prior to issuance of building permits exceeding sixty percent (60%) of the approved dwelling units.

Road Improvements and Curb Cuts

b. Provide verification of approval by the St. Louis County Department of Highways and Traffic and the Missouri Highway and Transportation Department of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

Flood Plain and Wetland Studies

c. A portion of this tract is located in Zone "A" of F.E.M.A.'s Flood Insurance Rate Map. An approved flood plain study will be required prior to approval of the site development plans.

d. Submit verification from the Army Corps of Engineers regarding all wetland criteria determination and/or mitigation efforts required of this developer.

7. RECORDING

The approved Site Development Plan shall be recorded with the St. Louis County Recorder of Deeds within sixty (60) days of Planning Commission approval.

8. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of site plans and prior to issuance of any building permit, except for the initial display plats, the following requirements shall be met:

Landscape Bond or Escrow

a. The developer shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of all landscaping as required on the Site Development Plan. Said bond or escrow shall be based on costs determined by a plant nursery and approved by the Department of Planning.

Land Subdivision

b. Comply with all applicable Subdivision Ordinance requirements affecting the development of land except as otherwise specified by this ordinance.

Sanitary Sewers

c. Provide verification to the St. Louis County Department of Public Works that adequate sanitary services are provided.

Verifications to the Department of Public Works

d. Prior to issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Highways and Traffic, Metropolitan St. Louis Sewer District and the Missouri Highway and Transportation Department must be received by the Department of Public Works.

e. Prior to issuance of foundation or building permits for any lot which adjoins the common ground area and/or detention basin areas, written certification from a professional engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Public Works.

Traffic Generation Assessment

f. Traffic generation assessment contribution and/or credits for roadway improvements shall be deposited with St. Louis County prior to the issuance of any building permit. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution and/or credits for roadway improvements prior to issuance of any building permits for that phase or plat of development.

9. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watershed shall be permitted.

b. Interim stormwater drainage control in the form of siltation control measures are required with enhanced protection in areas of heavy runoff flow.

c. Adequate temporary off-street parking for construction employees shall be provided. Parking on non-paved surfaces should be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

d. If any public roads are proposed within this development, they must be built above the 100-year flood elevation with proper freeboard, or protected from flood damage by an approved levee. Any roads and/or drives proposed below this elevation, not protected by an approved levee, are to be private and remain private forever.

e. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.

f. If roadways in this petition are to be private roadways, these roadways shall remain private forever. Maintenance of private roadways shall be the responsibility of the property owner(s) or trustees forever, and shall be provided for in trust indentures recorded simultaneously with record plots.

g. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract.

h. The Zoning Enforcement Officer of St. Louis County, Missouri shall enforce the conditions of this ordinance in accord with the site development plans approved by the Planning Commission."

SECTION 2. In all other respects Ordinance No. 17,108 as amended shall remain in full force and effect.

ADOPTED: May 18, 1995

GEORGE M. CORCORAN
CHAIRMAN, COUNTY COUNCIL

APPROVED: May 18, 1995

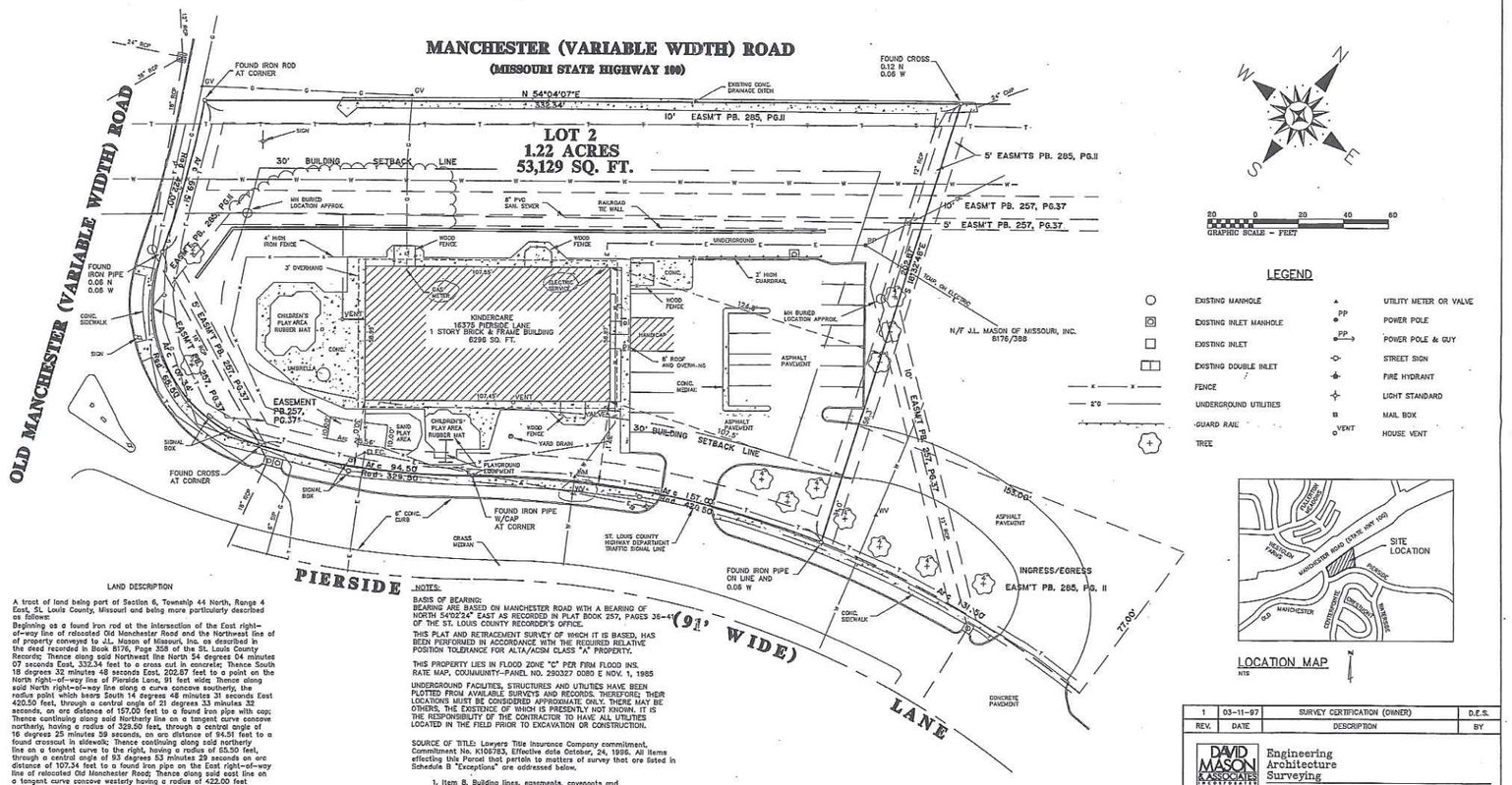
BUZZ WESTFALL
COUNTY EXECUTIVE

ATTEST: JEANETTE O. HOOK
DEPUTY ADMINISTRATIVE DIRECTOR

CITY OF WILDWOOD
SEP 26 2014
DEPT OF PLANNING & PARKS

KINDER-CARE LEARNING CENTER
ALTA/ACSM SURVEY

A TRACT OF LAND BEING LOT 2 OF THE HARBORS AT LAKE CHESTERFIELD OFFICE CENTER BEING IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI



LEGEND

- EXISTING MANHOLE
- EXISTING INLET MANHOLE
- EXISTING INLET
- EXISTING DOUBLE INLET
- FENCE
- UNDERGROUND UTILITIES
- GUARD RAIL
- TREE
- UTILITY METER OR VALVE
- POWER POLE
- POWER POLE & GUY
- STREET SIGN
- FIRE HYDRANT
- LIGHT STANDARD
- MAIL BOX
- HOUSE VENT

LOCATION MAP
NTS

LAND DESCRIPTION

A tract of land being part of Section 6, Township 44 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:
Beginning at a found iron rod at the intersection of the East right-of-way line of relocated Old Manchester Road and the Northwest line of of property conveyed to J.L. Mason of Missouri, Inc. as described in the deed recorded in Book 8176, Page 388 of the St. Louis County Records; Thence along said Northwest line North 54 degrees 04 minutes 07 seconds East, 332.34 feet to a cross cut in concrete; Thence South 18 degrees 32 minutes 48 seconds East, 202.87 feet to a point on the North right-of-way line of Pierside Lane, 91 feet wide; Thence along said North right-of-way line along a curve concave southerly, the radius point which bears South 14 degrees 48 minutes 31 seconds East 420.50 feet, through a central angle of 21 degrees 33 minutes 32 seconds, an arc distance of 157.00 feet to a found iron pipe with cap; Thence continuing along said Northerly line on a tangent curve concave northerly, having a radius of 329.50 feet, through a central angle of 16 degrees 25 minutes 59 seconds, an arc distance of 94.51 feet to a found crosscut in sidewalk; Thence continuing along said northerly line on a tangent curve to the right, having a radius of 65.50 feet, through a central angle of 93 degrees 53 minutes 29 seconds an arc distance of 107.34 feet to a found iron pipe on the East right-of-way line of relocated Old Manchester Road; Thence along said east line on a tangent curve concave westerly having a radius of 422.00 feet through a central angle of 9 degrees 28 minutes 15 seconds, an arc distance of 69.51 feet to the point of beginning. Containing 1.220 Acres (53,129 square feet.) Being the same tract of land described as Lot 2 of The Harbors at Lake Chesterfield Office Center, according to the plat thereof recorded in Plat Book 285 page 11 of the St. Louis County Records.

NOTES:

BASIS OF BEARING:
BEARING ARE BASED ON MANCHESTER ROAD WITH A BEARING OF NORTH 54°02'24" EAST AS RECORDED IN PLAT BOOK 257, PAGES 36-41 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE.

THIS PLAT AND RETRACEMENT SURVEY OF WHICH IT IS BASED, HAS BEEN PERFORMED IN ACCORDANCE WITH THE REQUIRED RELATIVE POSITION TOLERANCE FOR ALTA/ACSM CLASS "A" PROPERTY.

THIS PROPERTY LIES IN FLOOD ZONE "C" PER FIRM FLOOD INS. RATE MAP, COMMUNITY-PANEL NO. 290327 0080 E NOV. 1, 1985

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.

SOURCE OF TITLE: Lawyers Title Insurance Company commitment, Commitment No. K106783, Effective date October, 24, 1996. All items effecting this Parcel that pertain to matters of survey that are listed in Schedule B "Exceptions" are addressed below.

1. Item 8, Building lines, easements, covenants and restrictions according to the Subdivision Plat recorded in Plat Book 285 on Page 11. As shown on the Plat of Survey.

2. Item 9, Easement granted to Postal Telegraph Company of Missouri by instrument recorded in book 1291 page 144 and book (sufficient deed information to locate)

3. Item 10, Easement granted to Union Electric Company of Missouri by instrument recorded in book 1958 page 519 and book 2065 page 346. These easements have been released October 29, 1987 by instrument recorded in book 8233 page 1672 and book 8233 page 1671.

4. Item 11, Subject to right of direct access reailed in deed recorded in Deed Book 4633 Page 346 of the St. Louis County Records

SURVEY CERTIFICATION

THIS IS TO CERTIFY TO FOUNDERS BANK, TARA L.C. BRUCE TARANTOLA, MANAGER 1st. AMERICAN TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT OF SURVEY IS BASED ON A FIELD SURVEY OF THE PROPERTY DEPICTED HEREON MADE ON NOVEMBER 11, 1996 BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM AND IN ACCORDANCE WITH THE CURRENT REQUIREMENTS AND STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MO. REGISTERED LAND SURVEYOR
L.S. NO. 2342 JOHN A. MUEHLING

Surveyor's Seal
STATE OF MISSOURI
JOHN A. MUEHLING
NUMBER 2342
REGISTERED LAND SURVEYOR
Date: 5/11/97

REV.	DATE	DESCRIPTION	BY
1	03-11-97	SURVEY CERTIFICATION (OWNER)	D.E.S.

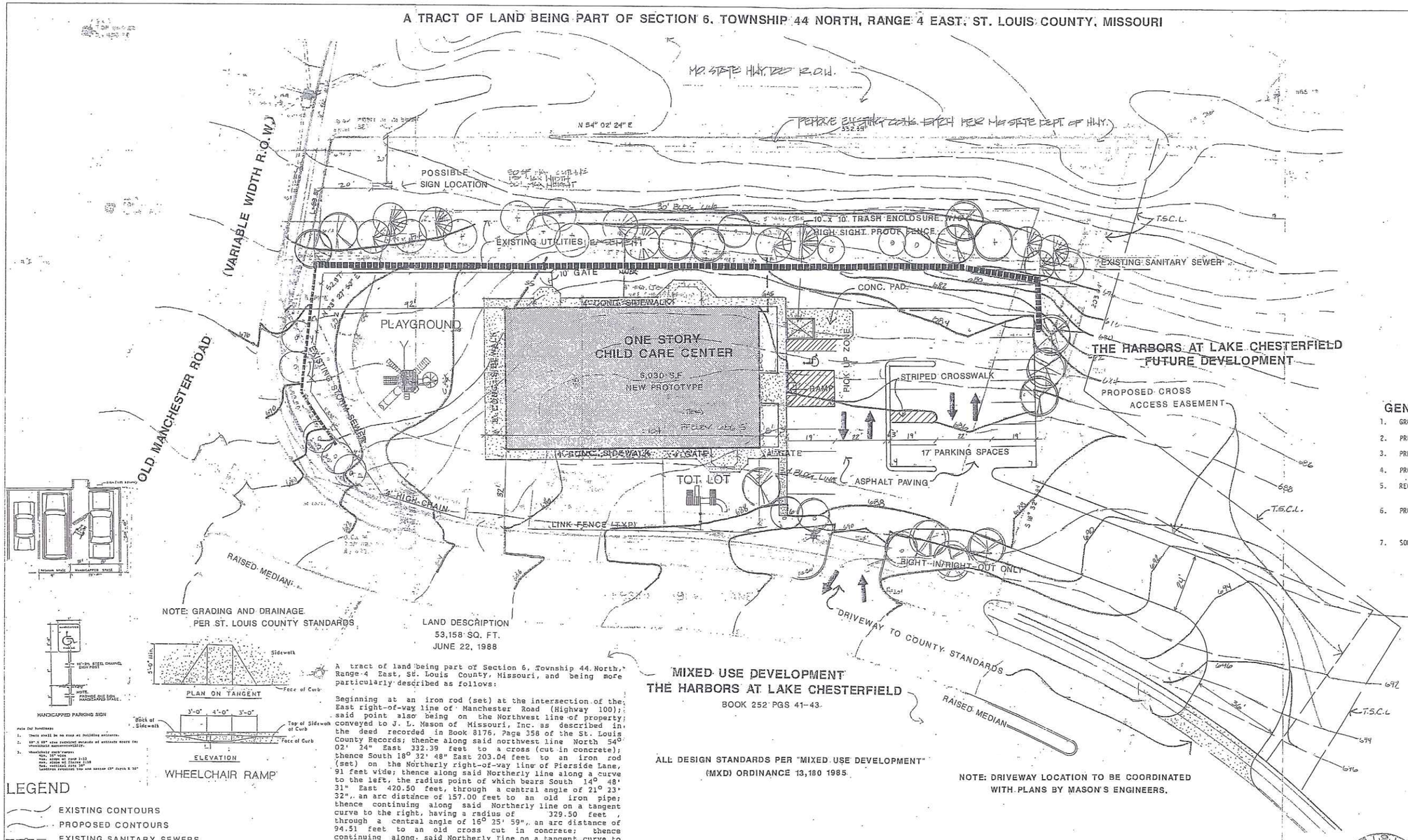
DAVID MASON & ASSOCIATES
Engineering
Architecture
Surveying
800 South Vandeventer
St. Louis, Missouri 63110
(314) 534-1030
100 W. Main Street, Suite 200
Belleville, Illinois 62220
(618) 234-7170

KINDER CARE – MANCHESTER ROAD
ALTA / ACSM SURVEY
ST. LOUIS COUNTY, MISSOURI
JOB NO. – 96130

Drawn RDL/JAM
Checked JAM
Date NOV. 15, 1996
Sheet No 1 of 1

03/11/97 I:\96130\6130.DWG

A TRACT OF LAND BEING PART OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI



NOTE: GRADING AND DRAINAGE PER ST. LOUIS COUNTY STANDARDS

WHEELCHAIR RAMP

LAND DESCRIPTION
53,158 SQ. FT.
JUNE 22, 1988

A tract of land being part of Section 6, Township 44 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at an iron rod (set) at the intersection of the East right-of-way line of Manchester Road (Highway 100); said point also being on the Northwest line of property conveyed to J. L. Mason of Missouri, Inc. as described in the deed recorded in Book 8176, Page 358 of the St. Louis County Records; thence along said northwest line North 54° 02' 24" East 332.39 feet to a cross (cut in concrete); thence South 18° 32' 48" East 203.04 feet to an iron rod (set) on the Northerly right-of-way line of Pierside Lane, 91 feet wide; thence along said Northerly line along a curve to the left, the radius point of which bears South 14° 48' 31" East 420.50 feet, through a central angle of 21° 23' 32", an arc distance of 157.00 feet to an old iron pipe; thence continuing along said Northerly line on a tangent curve to the right, having a radius of 329.50 feet, through a central angle of 16° 25' 59", an arc distance of 94.51 feet to an old cross cut in concrete; thence continuing along said Northerly line on a tangent curve to the right having a radius of 55.50 feet, through a central angle of 93° 53' 29" an arc distance of 107.34 feet to an old iron pipe said East right-of-way line of relocated old Manchester Road; thence along said east line on a tangent curve to the left having a radius 422.00 feet through a central angle of 9° 26' 15", an arc distance of 69.51 feet to the POINT OF BEGINNING of this description and containing 1.220 acres more or less.

MIXED USE DEVELOPMENT
THE HARBORS AT LAKE CHESTERFIELD
BOOK 252 PGS 41-43

ALL DESIGN STANDARDS PER "MIXED USE DEVELOPMENT" (MXD) ORDINANCE 13,180 1985

NOTE: DRIVEWAY LOCATION TO BE COORDINATED WITH PLANS BY MASON'S ENGINEERS.

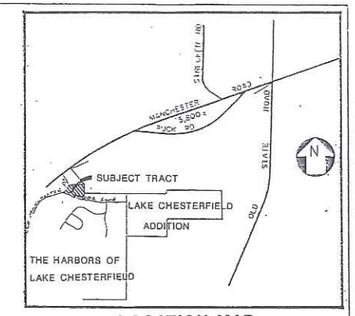
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SANITARY SEWERS
- PROPOSED SANITARY SEWERS
- PROPOSED STORM SEWERS
- LIGHTING STANDARDS 16' HT. MAX.
- EXISTING TREES TO REMAIN WHERE POSSIBLE
- SUBDIVISION SIGN 50 SQ. FT. MAX. OUTLINE AREA PER FACE 15' WIDTH MAX. 30' HT. MAX.
- 4' w. CONC. SIDEWALK
- R.R. TIE RETAINING WALL
- CONC. RETAINING WALL

PREPARED FOR: KinderCare
KINDER-CARE LEARNING CENTERS, INC.
MR. JOHN J. CHIURCO
2060 NORTH COLLINS SUITE 112
RICHARDSON, TX 75080 (214) 669-9393

PLANT LIST

KEY	PLANT SPECIES	QUANTITY	SIZE
+	Fraxinus Americana Autumn Purple Ash	7	2 1/2" caliper
	Malus Species Royalty Crab Apple	6	1 1/2" caliper
	Quercus Palustris	11	2 1/2" caliper
	Pinus Strobus White Pine	9	4' height
	Pinus Nigra Austrian Pine	10	4' height
	Juniperus Horizontalia Juniper	25	3 GAL



LOCATION MAP

LOCATOR NO: 23U-12-0040 (PART OF)

APPROVED SITE DEVELOPMENT PLAN
☑ SECTION ☐ LANDSCAPE
ST. LOUIS COUNTY DEPARTMENT OF PLANNING

11-17-88 Donald E. Clark (mt)
DATE DIRECTOR OF PLANNING

P. C. 219-85 Hicks/Mason

MAP NO. 23-U ZONED MXD
AMENDED entrance

GENERAL NOTES:

1. GROSS ACREAGE OF TRACT: 1.22 ACRES
2. PRESENT ZONING OF TRACT: "MXD" MIXED USE DEVELOPMENT
3. PRESENT LAND USE: VACANT
4. PROPOSED LAND USE: ONE CHILD CARE CENTER (6,032 SQ. FT.)
5. REQUIRED PARKING: ONE SPACE/EMPLOYEE PLUS 2 SPACE
   2 + 12 EMPLOYEES = 14 SPACES
6. PROPOSED PARKING: 15 9' X 19' SPACES
   1 13' X 20' HANDICAPPED SPACE
   16 TOTAL PREPOSED SPACES
7. SOURCE OF TOPO: FOX & COLE OUTBOUNDARY AND TOPO (6-29-88)

ENGINEERING DECLARATION

THE INFORMATION ON THIS PLAT IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSTRUED AS THE FINAL DESIGN FOR CONSTRUCTION, BUT FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS, AND FUTURE AVAILABLE DATA.

J. DAVID WHITEHEAD, P.E.
E-16429

RECEIVED NOV 14 1988 DEPARTMENT OF PLANNING

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO KINDER-CARE LEARNING CENTERS THAT AT THEIR REQUEST DURING THE MONTH OF JULY, 1988, FOX AND COLE, INC. HAS PREPARED A PRELIMINARY PLAN FROM AVAILABLE PUBLIC RECORDS OF A TRACT OF LAND BEING PORTION OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST LOCATED IN ST. LOUIS COUNTY, MISSOURI; THAT THE RESULTS OF SAID PUBLIC RECORDS COMPILATION ARE SHOWN HEREON; THAT THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY; AND THAT THIS PLAN IS SUBJECT TO THE RESULTS OF AN ACCURATE FIELD SURVEY CONFORMING TO CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

FOX & COLE, INC.

PROJECT NO. 88-168.

KENNY L. KENNON, R.L.S.
MISSOURI CERT. NO. L.S. 2201

DATE: 7-19-88

STATE OF MISSOURI KENNY L. KENNON NUMBER LS-2201 REGISTERED LAND SURVEYOR

NORTH

0 10 20 40 60

MANCHESTER ROAD/KINDER-CARE

PARTIAL AMENDED
SITE DEVELOPMENT SECTION PLAN

Fox & Cole — Planning, Landscape Architecture, Civil Engineering, Surveying

Drawn By	Design By	Project Number	Sheet Number
DJC	DJC	88-168	1 OF 1
Checked By	Date	Revised	
BCM	7-15-88	8-1-88 10-25-88, 11-2-88	

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ADOPTING AMENDMENTS TO THE COMPREHENSIVE ZONING PLAN OF THE CITY OF WILDWOOD'S CHARTER, WHICH REFLECTS THE PLANNING AND ZONING COMMISSION'S ACTION OF APRIL 4, 2016, WHEN IT ADOPTED CHANGES TO THE CONCEPTUAL LAND USE CATEGORIES DESCRIPTIONS AND ACCOMPANYING MAP TO ADDRESS TWO (2) TEXT CHANGES TO THIS ELEMENT OF THE 2016 MASTER PLAN UPDATE, ENCOMPASSING AND EFFECTING A TOTAL OF THREE (3) PROPERTIES. (Wards - All)

WHEREAS, the Planning and Zoning Commission of the City of Wildwood adopted the original Master Plan on February 26, 1996, after months of study, public hearings and forums, data collection efforts, and consultations with outside experts in the area of land use planning, urban design, transportation planning, and environmental protection; and

WHEREAS, with the adoption of the Charter by voters of Wildwood approximately two (2) years later in 1998, a component of the Master Plan became law relative to future land use decisions, since the Conceptual Land Use Categories, as reflected on its accompanying map, now became the City's Comprehensive Zoning Plan; and

WHEREAS, with the Master Plan and Charter now concurrent in terms of land use policies, no zoning change could ever be considered or authorized that would be inconsistent between the Master Plan's Conceptual Land Use Categories Map and the Charter's Comprehensive Zoning Plan; and

WHEREAS, since 2002, the Master Plan has contained five (5) Conceptual Land Use Categories for all properties that are within the boundaries of the City of Wildwood and they are intended to provide the basis for all future land use decisions herein relative to type, density, and intensity of proposed activities; and

WHEREAS, in 2006, the City's original Master Plan was updated, per the requirements of State Statute and the Wildwood Charter, which met the required timeframe of ten (10) years between these considerations; and

WHEREAS, the application of the updated Master Plan over the last ten (10) years has been achieved through concerted efforts of the Planning and Zoning Commission and the City Council, which led to a strong planning environment and preservation of Wildwood's unique and scenic character; and

WHEREAS, in 2014, in advance of the Master Plan's ten (10) year update, the City Council appointed a twenty-three (23) member volunteer group to lead this process, which was anticipated to take over a year long timeframe; and

WHEREAS, this process began in January 2015 and incorporated over one thousand (1,000) hours of collective meeting time, three (3) public input sessions held throughout the community, and numerous City-wide mailings to every household to solicit input on all aspects of the plan, both from the perspectives of its past application and future considerations of its use in determining goals, objectives, and policies of environment, planning, community services, transportation, open space and recreation, and economic development; and

WHEREAS, the Planning and Zoning Commission also conducted a public hearing regarding this matter on March 7, 2016 and heard testimony in support of updated Master Plan 2016 that had been

completed and recommended by the Master Plan Advisory Committee (MPAC), which contained a number of changes, and included, but was not limited to, the following:

1. Addition of a Goal Statement in the Environmental Element regarding legacy sites in the City and the protection of public health, safety, and welfare (**ENVIRONMENTAL – GOAL #5**).
2. Implementation of the Phase II requirements of the Clean Water Act for stormwater management in the City of Wildwood (**ENVIRONMENTAL – POLICY #1**).
3. Protection of the City's groundwater resources from depletion or misuse (**ENVIRONMENTAL – POLICY #18**).
4. Maintenance of the Town Center Area as the focal point of the community for commercial activities and higher density residential uses (**PLANNING – OBJECTIVE #7**).
5. Requirement that all land use matters be reviewed first by the Planning and Zoning Commission (**PLANNING - POLICY #9**).
6. Continuation of private contracts for public services (**COMMUNITY SERVICES – OBJECTIVE #4**).
7. Addition of a new goal and associated policy to first ensure the City's housing stock is preserved and maintained, while creating a working group of residents to consider the development of a re-occupancy permit inspection program for Wildwood associated with the sale of existing dwellings. (**COMMUNITY SERVICES – GOAL #5 AND POLICY #11**)
8. Provision of increased options for senior citizens in terms of all types of programs and activities (**COMMUNITY SERVICES – POLICY #10**).
9. Addition of a new goal that restates the City's position of "Save the Greenbelt, Stop the Outerbelt" (**TRANSPORTATION – GOAL #4**).
10. Employment of new approaches to transportation and infrastructure design to ensure it is multi-modal in nature (**TRANSPORTATION – OBJECTIVE #4**).
11. Reaffirmation of the City's support for the State Route 109 Corridor Study completed by the Missouri Department of Transportation in 1999 (**TRANSPORTATION – POLICY #2**).
12. Maintenance of the City's arterial roadway systems and identification of those streets and roadways (**TRANSPORTATION – POLICY #9**).
13. Study and development of a funding source for parks, trails, facilities, and their maintenance and upkeep (**OPEN SPACE AND RECREATION – POLICY #3**).
14. Development of a new Economic Development Element for the plan, along with four (4) goals, eight (8) objectives, and seven (7) policies (**ECONOMIC DEVELOPMENT - MULTIPLE**).
15. Modification of the current Conceptual Land Use Classifications for two (2) requests effecting three (3) tracts of land by amending the text descriptions of the Non-Urban Residential Area and the Sub-Urban Residential Area. These properties are the BP Amoco Service Station at Wild Horse Creek Road and State Route 109 and the Brown Properties at the terminus of West Avenue.

WHEREAS, with the adoption of the 2016 updated version of the Master Plan by the Planning and Zoning Commission on April 4, 2016, its members noted the following benefits were derived to the City from it and included these considerations:

1. Memorializes the history and successes of the last twenty (20) years as a community and recognizes the support of residents and property owners in this effort.
2. Reinforces the concept of the Town Center Area and the planning process associated with it.
3. Places greater responsibilities on developers of properties to protect groundwater resources for potable water purposes.
4. Requires the City to improve communication efforts with residents, property owners, and businesses about its regulations and laws, while improving current enforcement procedures associated with them.
5. Recognizes the need to provide a mix of housing types in the City for all age groups and income levels.
6. Encourages the more harmonic development of property with the surrounding natural and built environments.
7. Summarizes major challenges facing the City in the upcoming ten (10) year period.
8. Imports priority to providing Internet service to the whole community at a serviceable standard.
9. Supports the continued use of private contractors to provide public services.
10. Reinforces the current policies of the City in terms of addressing unsafe streets, roadways, and bridges by repair and replacement.
11. Demands more effort and resources be provided to improve open space and recreational opportunities in the City.
12. Reflects the desire of Wildwood residents to promote the area as a great place to have, expand, or open a business.

13. Maintains land use categories for the overwhelming majority of the City, thereby meeting the expectations of the community participating in this process.

WHEREAS, the City Council held a public hearing on this matter at its April 11, 2016 meeting and considered the information provided to it by the Planning and Zoning Commission, in the form of its Letter of Recommendation, and the testimony provided to it by others; and

WHEREAS, after duly published notices of the public hearings, the Planning and Zoning Commission has adopted amendments to the Master Plan reflecting these changes and the City Council also desires to address these amendments as the Conceptual Land Use Categories text and accompany map, while authorizing identical modifications to the Comprehensive Zoning Plan of the City; and

WHEREAS, the Planning and Zoning Commission's amendments to the City Master Plan (2016) and all of its related exhibits, appendices, maps, materials, text, and attachments, being included therein and referenced herein, and more specifically also incorporating the Town Center Plan, dated March 1, 2010, and on file with the City Clerk, along with its Regulating Plan component, as amended, and the Action Plan for Parks and Recreation - 2007 (dated November 13, 2007), are hereby acknowledged as the revised Master Plan of the City of Wildwood (hereinafter "Master Plan 2016"), Missouri.

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

Section One. The Master Plan 2016, which has been adopted by the action of the Planning and Zoning Commission, on April 4, 2016, and is attached to and incorporated herein, was received by the City on April 11, 2016 and will be formally endorsed and ratified by Resolution of this City Council on May 9, 2016.

Section Two. The portion of the Master Plan 2016 entitled "Conclusions and Conceptual Land Use Classifications" and its accompanying "Conceptual Land Use Classification Map" are further hereby adopted by the City Council, as the revised and amended Comprehensive Zoning Plan of the City of Wildwood, being pursuant to Section 3.9(b) of the City of Wildwood Charter.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval by not less than two-thirds of the members of the City Council.

This Bill was passed and approved this ____ day of _____, 2016, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

_____
PRESIDING OFFICER

_____
The Honorable James R. Bowlin, Mayor

ATTEST:

_____
City Clerk

_____
City Clerk

Conclusions and Conceptual Land Use Classifications

The residents, business owners, and service providers who live and work in the City of Wildwood, Missouri, have participated in the development of this updated Master Plan through a series of meetings, public hearings, and written comments received by the Department of Planning and Parks. These meetings, hearings, and comments were intended to obtain all possible information and opinions from the community to begin defining its vision for the future. As one of St. Louis County's ninety-two (92) municipalities, and the largest in terms of geographic size, the City of Wildwood has always had a unique, but difficult task ahead of it, due to the amount of undeveloped land area located here. These circumstances create development pressures in an area, which has long been known for its rugged terrain and natural beauty and has drawn many of its residents here for these reasons. While responsible, sustainable development is acceptable, and encouraged within the Town Center and Industrial Areas of Wildwood, it must be noted the existing density of development in many of its watersheds ~~Caulks Creek Watershed~~ has produced environmental and fiscal situations that should not be repeated in the remaining quadrants' watershed areas located in the northwest, southwest and southern section of the southeast quadrant of the City.

This shared vision of the community began on February 7, 1995 at the polls and will be furthered through the adoption and implementation of this updated plan. The Master Plan addresses a number of areas relating to the City's policies on environmental protection, service provision, resource allocation, transportation analysis, public space, economic development, and land use development and control. The plan contains twenty-three (23) goal statements, thirty-five (35) statements of objectives, and an additional sixty-three (63) policy statements designed to achieve these objectives. The major highlights of these one hundred twenty-one (121) statements include the following:

ENVIRONMENTAL – ~~Of the five (5)~~ The goals and objectives in this element~~, the primary policy for the area is to~~ minimize environmental disturbance and damage within the existing developed areas, restore watersheds where erosion has negatively impacted the natural equilibrium, and prevent future disturbance or damage to both non-impacted and impacted areas. This protection and restoration is to be encouraged through the implementation of appropriate zoning densities and the clustering of lots to limit disturbance.

~~Of the twenty (20)~~ The policy statements in the Master Plan~~, the emphasis is on~~ emphasize improving standards and development practices to address the sensitive nature of the City's environment. The overall direction of these policies is to better manage the development process through the continued implementation of the City's environmental regulations, including the tree preservation and restoration and grading and excavation codes, while exerting greater control over activities, which could potentially degrade the environment, such as, unmaintained stormwater control and sewage facilities.

PLANNING – ~~Of the six (6)~~ The focus of the goals and objectives in this element ~~the primary consensus in this area~~ is to continue to consolidate more traditional urban densities in certain areas of the City where environmental characteristics,

access, existing development patterns, and availability of services are more favorable to this type of density. Additionally, the City should maintain its current five (5) land use categories called Non-Urban Residential, Sub-Urban Residential, Town Center, Industrial, and Historic.

~~Of the ten (10)~~ The policy statements in the Master Plan ~~the emphasis is on~~ emphasize limiting suburban development densities to the two (2) areas of the community, where this pattern already exists, while concentrating commercial and innovative higher density residential development to the Town Center. Furthermore, the Non-Urban District zoned areas of the City should continue to be considered a legitimate and permanent land use category. This designation will also further the effort to protect expectations of existing homeowners in those areas, promote the protection and linkage of the parks, ~~create a species/vegetation corridor between them,~~ and thus establish the concept of the greenbelt that the residents of this area have long supported.

COMMUNITY SERVICES – ~~Of the seven (7)~~ The goals and objectives in this element~~, the primary consensus is to~~ promote a level of development commensurate with the availability of support services. Where services are not available or severely hampered, development densities and intensities must be limited.

~~Of the eleven (11)~~ The policy statements ~~in the plan, the emphasis is on promoting~~ promote the concept of concurrency and managing the City's growth and expenditures based upon its longstanding rural character.

TRANSPORTATION – ~~Of the five (5)~~ The goals and objectives in this element~~, the primary consensus is to~~ promote a network of safe and efficient roads in the community, which are designed to serve the needs of the City. The construction or improvement of the area's roadway system should be based upon the unique characteristics of its environment and level of development, while also cognizant of increasing traffic volumes in certain areas necessitating certain changes for safety of users and travelers.

~~Of the eleven (11)~~ The policy statements in the Master Plan~~, the emphasis is on~~ emphasize limiting the improvement of the area's roadway network to primarily two (2) lane arterial roads, including State Route 109. Additionally, the level of topical safety improvements should be based on specific plans developed for each of the roadways located in the City's eight (8) wards, including Town Center. Roads serving the Non-Urban Residential area should be built to City standards, but remain private, while those streets in the Sub-Urban Residential areas and the Town Center should be publicly maintained, except where specific circumstances dictate to the contrary.

OPEN SPACE AND RECREATION – ~~Of the seven (7)~~ The goals and objectives in this element~~, the primary consensus is to~~ protect the regional park system and encourage the eventual development of the greenbelt linkage between these publicly-held properties as noted in St. Louis County's first Parks Plan in 1965.

~~Of the ten (10)~~ The policy statements in the Master Plan ~~the emphasis is on creating policies~~ emphasize the creation of strategies and programs to encourage the dedication of land between these parks for inclusion in the greenbelt, thereby protecting these facilities from inappropriate development, and fostering the establishment of active park and trail facilities in Wildwood for the overall health of the community and region. ~~of the wildlife species/vegetation corridor.~~

-

ECONOMIC DEVELOPMENT – The goals and objectives in this element emphasize an environment that is conducive to retaining businesses already located in the City, through regular communication with them, strategic updates of regulations applicable to them, and better promotion of City programs for assistance in this regard. Along with business retention, this element's goals and objectives promote a targeted approach to economic development, which includes engaging an individual, who is responsible for this initiative, on a full to part-time basis, depending on need.

The policy statements in the Master Plan emphasize the creation of new approaches to promote Wildwood and its Town Center to area residents, and the overall region. Additionally, several of these policy statements seek for the City to provide certain benchmark activities to improve the business environment of Wildwood, including completing Phase Three of the Manchester Road Streetscape Project.

Conceptual Land Use Categories

This Master Plan is unique and one which is used on a daily basis in making the City of Wildwood a better place to live, work and play indicative of the level of concern its residents hold regarding preservation of the City's natural attributes and rural character for future generations to enjoy. In attempting to accomplish this goal, the implementation of land use policies is paramount. As discussed in the preceding summary, the community has reached a consensus on this policy and it is as follows: there should be five (5) major land use designations in the City --- Non-Urban Residential, Sub-Urban Residential, Industrial, Town Center, and Historic [Fifth Land Use Category - Historic was added to Master Plan with Ordinance #883 on October 14, 2002]. Each of these designations are described in greater detail below:

NON-URBAN RESIDENTIAL - This category contains the areas of the City currently zoned NU Non-Urban Residence District, **including one (1) commercially zoned property (Amended C-8 Planned Commercial District).** Principally located west of the State Route 109 corridor, but additional properties of similar zoning and nature are found in all quadrants of the City.

The Non-Urban Residential Area is generally not served by public sewer or water and is dependent upon individual systems for these services. Characteristically, the land area is steeply sloping, heavily vegetated, and relatively undeveloped in terms of traditional urban densities. The adjoining land use pattern is principally low density residential or parkland and access is limited to a network of rural roadways characterized by narrow widths, one-lane bridges, no shoulders, steep hills, and poor alignments. These characteristics are aesthetically desirable, but also at the same time dictate a low-density residential pattern (generally three (3) acre lots or greater in size) for the future. Additionally, existing developments on lots of three (3) acres or more in these areas strongly weigh against any new development of higher densities in this land use designation. **Regarding the one (1) commercially zoned property located at the southeast corner of State Route 109/Wild Horse Creek Road, its designation should be retained, as part of an Amended C-8 Planned Commercial District classification within this land use area, but for the sale of beer and wine only. However, no further commercial designations of properties located beyond this site should be considered, thereby acknowledging this previous zoning was part of St. Louis County's rejected land use policy and not the City of Wildwood.**

~~This category contains the areas of the City currently zoned NU Non-Urban District. Principally, this area is located west of the State Route 109 corridor, but additional properties of similar zoning and nature are found in all quadrants of the City. The Non-Urban Residential area is generally not served by public sewer or water and is dependent upon individual systems and/or package systems for these services. Characteristically, the land area is steeply sloping, heavily vegetated, and relatively undeveloped in terms of traditional urban densities. The adjoining land use pattern is principally low density residential or parkland and access is limited to a network of rural roadways characterized by narrow widths, one-lane bridges, no shoulders, steep hills, and poor alignments. These characteristics are aesthetically desirable, but also at the same time dictate a low-density residential pattern (generally three (3) acre lots or greater in size) for the future. Additionally, existing developments on lots of three (3) acres or more in these areas strongly weigh against any new development of higher densities in this land use designation.~~

SUB-URBAN RESIDENTIAL - This category contains the areas of the City currently zoned for more intensive urban designations, such as the R-1 One Acre Residence District to the R-6A 4,000 square foot Residence District, including eight (8) commercially zoned properties (Amended C-8 Planned Commercial District). These two (2) areas are located east of the State Route 109 corridor and within the northeast and southeast quadrants of the City. Public sewer and water systems, along with a number of other services from additional utilities, generally serve these areas. The land's characteristics in these designations are

more varied than the Non-Urban Residential areas of the City. Primarily, the land varies between steeply-sloping to rolling topography, forested to pasture, and to some extent has been disturbed by previous development, particularly in the Caulks Creek Watershed. Surrounding land use patterns are low to medium density residential, with limited commercial and institutional development as well. Access into these areas is principally from the State Route 100 or 109 corridors onto a system of formerly rural roads somewhat improved as development progressed into these areas. Given their proximity to existing development, a low-medium density residential development pattern would be compatible in this area, subject to the environmental limitations of any given site that may require lower densities or alternative designs. With the variability of site characteristics in these areas, the appropriate zoning designations in the range of the NU Non-Urban District to the R-1 One Acre Residence District, with a minimum lot size of 15,000 square feet as part of a Planned Residential Development (PRD), are appropriate, **excepting three (3) properties located at the terminuses of Center and West Avenues. These three (3) properties can be considered suitable for a greater residential land use density of one point seven five (1.75) units per acre, where appropriate, given their relative placements between high density land uses associated with St. Louis County's past actions and proximity to the Town Center Area's Boundary.** Regarding the eight (8) commercially-zoned properties located in and around the Clayton Road/Strecker Road intersection, their designation should be retained as part of an Amended C-8 Planned Commercial District classification within this land use area limiting the intensity of the commercial uses to C-1 authorized uses and requiring the neighborhood compatibility of the development. However, no future commercial designations of properties located in either of these areas should be considered, thereby acknowledging all such previous zonings were part of St. Louis County's rejected land use policy and not the City of Wildwood's. The relative level of appropriateness for individual lot sizes within these zoning designations is premised on a number of variables, not withstanding surrounding development patterns and the extent of natural resource attribute restrictions exhibited by the individual sites. Therefore, the smallest minimum lot size of 15,000 square feet may not be appropriate on all sites and shall be viewed on a case-by-case basis to ensure its sensitivity to the objectives and policies of this Master Plan.

INDUSTRIAL - This category contains the areas of the City currently zoned M-3 Planned Industrial District and are primarily located in the Chesterfield Valley in the northwest quadrant of the City, which borders the Missouri River. This designation also includes one (1) isolated site along Ruck Road in the southeast quadrant of the City. This property is utilized for the St. Louis County Department of Highways and Traffic District garage/storage yard. Access to this property is by a County-maintained local road, not designated for heavy truck traffic. Given the isolated nature of this site and the predominant land use

pattern around it, the expansion of the industrial activities would be inappropriate. Whereas, in the Chesterfield Valley, the development of these properties for the uses permitted under the site specific ordinance created at the time of the M-3 Planned Industrial District's adoption would be reasonable and supportable by the City.

TOWN CENTER - This category contains the areas of the City currently zoned either NU Non-Urban District or C-8 Planned Commercial District and include the historic communities of Grover and Pond. This area is primarily centered in the wedge of properties bordered by State Route 100, State Route 109, and Manchester Road, with a small extension to the west along Manchester Road to Pond. A majority of this area is located inside public sewer and water service areas, but also relies upon individual systems for the provision of these services. The characteristics of the land are less restrictive than the remainder of the City and can be described as rolling to gently-sloping, forested to pasture, or developed. Many of these properties have been disturbed by previous development, given the long history of settlement associated with the two (2) communities. There are a mix of uses ranging from single family residences on very small lots and three acre developments, commercial businesses, and institutional uses to agricultural lands. Access to this area is good due to its proximity to the two (2) State roadways and Manchester Road. With their traditional heritage as the commercial centers of the area, Pond, Grover, and the surrounding properties offer an excellent location for the Town Center, which would include a mix of high density residential developments and commercial uses of a neighborhood orientation. The density of residential development should not exceed the R-6A 4,000 square foot Residence District (unless authorized by City Council as part of a site-specific ordinance) and would only be considered in this Town Center Area as part of a Planned Residential Development (PRD).

The intent of the Town Center is to create a center where a sense of community is established through the use of creative and innovative development features. These features will include: active and passive green space; interconnecting pedestrian pathways; family-owned and operated businesses; architecturally harmonious designs; integration and preservation of historical sites and local history; blending of local commercial development with appropriately buffered and situated residential development; an integrated system for sanitary and storm sewers; and protection of environmentally sensitive tracts. The Town Center should have a centralized area of park space that can be used as a gathering place for area residents to interact and truly develop a sense of place in their community, with plazas and mini-parks intermingled amongst future residential and commercial developments.

HISTORIC - This category contains properties or areas, which are listed on the

City of Wildwood's Historic Register and can be located throughout the community, but only upon land zoned NU Non-Urban Residence District or the FPNU Floodplain Non-Urban Residence District, and not within the boundaries of the Town Center. The Historic Category is intended to provide property owners the opportunity to utilize their buildings, structures, or areas to a greater extent possible than normally allowed under their current Master Plan land use category or zoning district designation as an incentive for their preservation, protection, or adaptive reuse. Designation of properties or areas must meet the criteria listed in the Historic Preservation Ordinance for their nomination and consideration. The designation of properties or areas to this land use category must be approved by the Historic Preservation Commission, the Planning and Zoning Commission, and the City Council and only becomes effective when the owner agrees to have the property or area placed on the City's Historic Register and this designation is finalized. Future use of a historic property or an area will be premised on the surrounding land use pattern, access, utility service, and the sites' natural features and must provide a true community benefit for its consideration.

Conceptual Land Use Categories Map

The City's Charter is unique in that, when the voters of Wildwood approved it, it included a provision, which linked it to the Master Plan. This link was accomplished by adopting the Master Plan's Conceptual Land Use Category Plan as the Charter's Comprehensive Zoning Plan. Both of these plans, show as maps within each such document, create a legal requirement for land use decisions to correspond between these two (2) components. Therefore, the City Council cannot approve any zoning change that is inconsistent with the Conceptual Land Use Category Plan of the Master Plan, which is set forth in the Charter. Zoning amendments contrary to these maps are prohibited and may only be made by first amending the Comprehensive Zoning Plan itself, so that these types of decisions are always supported by an established document. The City has, therefore, created a system of checks and balances that elevates land use decisions to a status of significance that few other cities have chosen to incorporate into these development processes.

As the Master Plan Advisory Committee considered changes to the Conceptual Land Use Categories Map of this document, it recognized the significance of potential changes to property designations and chose to consider them carefully and based upon clear and rational criteria. This Master Plan represents the single most important representation of future land use over the next ten (10) year period. The protection offered by this Master Plan is expressed by the very limited number of changes that occurred to it in its first twenty (20) years of application (1996 – 2016). Providing property owners expectation on how parcels of ground may be utilized is one of the principal benefits of the City's planning processes. As a result of this process, and the importance of this Master Plan, the Master Plan Advisory Committee ultimately made very few changes to the existing Conceptual Land Use Categories Map. These changes are described in detail in Appendix I of the Master Plan.

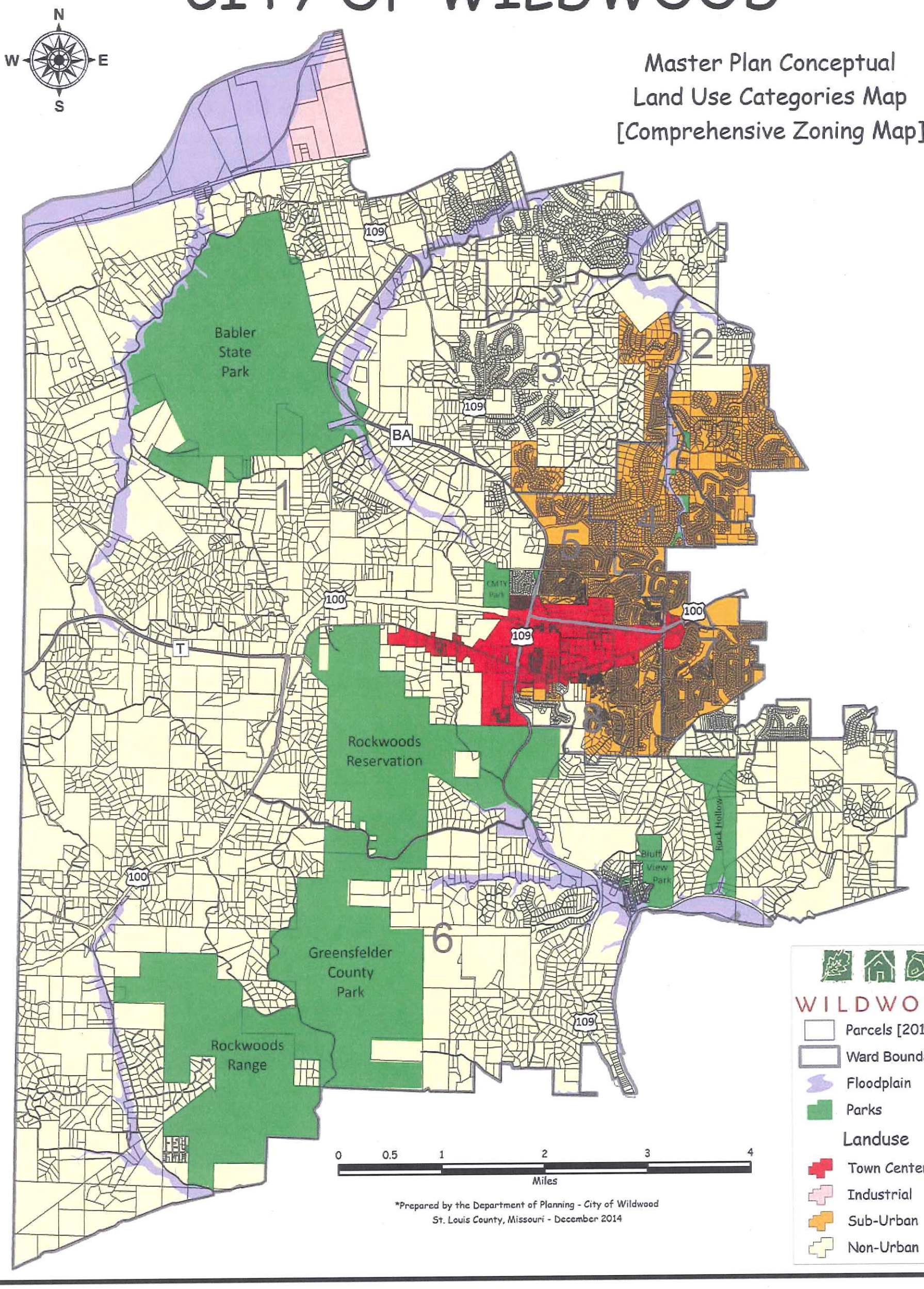
Although some changes were made, based upon the data and comments compiled through the update process, future modifications to properties were also discussed in the context of a specific set of criteria premised on unique circumstances or specific conditions not anticipated at this time. In no instance did the Master Plan Advisory Committee agree the previous policies of St. Louis County should be used to justify a future change to the Master Plan's Conceptual Land Use Categories Map. The Master Plan Advisory Committee noted that certain higher density residential developments and isolated commercial projects do exist in locations designated Non-Urban Residential Area in the original Master Plan, as legal non-conforming uses, and creating these non-conformities at that time was an appropriate policy that should be continued. This policy protects the character of Wildwood from previous land use decisions that were made with little regard to the overall impact upon the larger landscape and enforces the City's direction to not continue this application. ~~Equally, the advisory committee did agree that surrounding land use, on one (1) properties (Property #9 in Appendix VI), could ultimately be considered as part of a land use change proposal, but only where its benefit to the community is clearly definable public safety considerations are substantial.~~

In all, this group of volunteers responded to the input it received from the public input sessions and respected the system of checks and balances in place, as part of the Master Plan and Charter of the City to protect the character of Wildwood and limit the number of overall changes relating to land use. This action is reflected in the revised Conceptual Land Use Categories Map that is part of this Master Plan.

Conceptual Land Use Categories Map on next page.

CITY OF WILDWOOD

Master Plan Conceptual
Land Use Categories Map
[Comprehensive Zoning Map]



*Prepared by the Department of Planning - City of Wildwood
St. Louis County, Missouri - December 2014

BILL #2177

ORDINANCE #2177

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI REVOKING A LANDMARK AND PRESERVATION AREA (LPA) THAT WAS GRANTED UPON A THREE (3) ACRE PROPERTY THAT IS LOCATED ON THE WEST SIDE OF CENTAUR ROAD, NORTH OF WILD HORSE CREEK ROAD, THEREBY ELIMINATING THE POTENTIAL ALLOWANCES FOR ITS EXPANDED REUSE FOR COMMERCIAL ACTIVITIES; ALL BEING CONSISTENT WITH THE REPORT ON THIS MATTER THAT WAS PREPARED BY THE PLANNING AND ZONING COMMISSION AND DATED APRIL 4, 2016 – PZ. 24-14 Centaur Station, c/o Michael Phelan. (Ward One)

WHEREAS, the protection and, whenever possible, the reuse of historic elements of the City of Wildwood is a high priority and requires special attention of its officials in this regard; and

WHEREAS, the owner of a major historical element in the community of Centaur had restored a two (2) story brick dwelling that had been a general store and many other uses over its long existence; and

WHEREAS, with restoration of this historical element completed, the owner of it approached the City to determine if some type of commercial activity could be considered at this location, given the character of the building, its past history, and the number of bicyclists that pass through the area on any given weekend day; and

WHEREAS, the Department of Planning recommended the use of the Landmark and Preservation Area (LPA) for this opportunity, given, if approved, would allow some limited commercial activities in this floodplain residence district zoned site (FPNU - Floodplain Non-Urban Residence District), which the owner of the historical element supported, began the process, and completed it in October 2014; and

WHEREAS, with the granting of the Landmark and Preservation Area (LPA), the Historic Preservation Commission, the Planning and Zoning Commission, and City Council all believed for this property to receive this incentive in terms of land use options in a residential area located in the floodplain of the Missouri River, it should be placed on the City of Wildwood's Historic Registry; and

WHEREAS, the property owner began this registry process, but abruptly stopped, and then advised the Department of Planning it was now his intent not to proceed with the registry request; and

WHEREAS, additionally, while this matter was being discussed, a major timeline for the submittal of a Site Development Plan for the project passed as well; and

WHEREAS, given the property owner's decision, the matter was presented to the City's Historic Preservation Commission, which agreed the Landmark and Preservation Area (LPA) was premised on this property becoming part of the City's registry and, without such, should not be able to avail itself to such use; and

WHEREAS, the Planning and Zoning Commission received this recommendation from the Historic Preservation Commission and, with the Department of Planning's assistance, began the process to revoke the Landmark and Preservation Area (LPA) that had been granted to this historical element; and

WHEREAS, the Planning and Zoning Commission completed its review of this matter on April 4, 2016 and forwarded a recommendation report supporting the removal of the overlay district from the tract of land, which the City Council received on April 11, 2016 and held a public hearing in this regard; and

WHEREAS, after the public hearing, the City Council, agreeing with the rationales in the Planning and Zoning Commission's Letter of Recommendation, authorized the Department of Planning to prepare the necessary legislation for the revocation of the Landmark and Preservation Area (LPA) due to the failure of the property owner to complete the registry process, the lapsed timeline for the required plan submittal, and concerns about future precedence; and

WHEREAS, the bill that would authorize the revocation of the application of the Landmark and Preservation Area (LPA) has been prepared in accordance with City codes and regulations in this regard and

is within the legislative authority of the City Council, under State Statute and City Charter to proceed forward in its consideration.

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

Section One. The City of Wildwood Zoning Ordinance, and Official Zoning District Maps, which are made a part hereof, are hereby amended by the revocation of the Landmark and Preservation Area (LPA) upon the subject three (3) acre tract of land, as set forth in this ordinance for the following described lot(s): Lot 1 of the Fehrenbach Subdivision (107 Centaur Road) - St. Louis County Locator Number 19X410082 and Lot 9 of the Fehrenbach Subdivision (109 Centaur Road) - St. Louis County Locator Number 19Y620026.

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

This Bill was passed and approved this ___ day of _____, 2016 by the Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

_____ _____

Presiding Officer The Honorable James R. Bowlin, Mayor

ATTEST:

_____ _____

City Clerk City Clerk

BILL #2178 **ORDINANCE #2178**

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH L. KRUPP CONSTRUCTION FOR THE RESURFACING OF ALT ROAD, ALLENTON ROAD, HARDT ROAD, AND EATHERTON ROAD (FROM ROUTE 109 TO WILD HORSE CREEK ROAD), INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI:

Section 1. The Mayor of the City of Wildwood is hereby authorized to execute on behalf of the City a contract with L. Krupp Construction for the resurfacing of Alt Road, Allenton Road, Hardt Road and Eatherton Road (from Route 109 to Wild Horse Creek Road), including traffic control and other incidental items as shown on construction drawings and specifications. The contract shall be substantially in the form attached hereto and incorporated herein.

Section 2.

The total expenses and liability of the City under the contract shall not exceed a contract sum of $831,142.16, except that the Director of Public Works may, by written change order, increase the scope of the work pursuant to the same contract rates and terms in an amount not to exceed a total authorization under this ordinance of $875,000.00.

Section 3.

This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016, by the Council of the City of Wildwood, Missouri, after having been read by title or in full two times prior to passage.

_____ _____

Presiding Officer James R. Bowlin, Mayor

ATTEST: ATTEST:

_____ _____

City Clerk City Clerk

BILL #2179 **ORDINANCE #2179**

AN ORDINANCE AMENDING CHAPTER 210 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE BY REPEALING AND RE-ENACTING SECTION 210.040 PERTAINING TO THE OFFENSE OF PARENTAL NEGLECT.

WHEREAS, the Board of Public Safety is recommending that Section 210.040 of the Wildwood Municipal Code relating to the offense of parental neglect be amended in order to conform to the St. Louis County Code and State law on the subject; and

WHEREAS, the City Council concurs with this recommendation and desires to amend Section 210.040 as set forth herein.

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

Section One. Chapter 210 of the Code of Ordinances entitled "Offenses" is hereby amended by deleting the existing Section 210.040 (Parental Neglect - Prohibited) in its entirety and enacting in its place a new Section 210.040, including a new title, to read as follows:

210.040. Child Endangerment - Prohibited.

A. A person commits the offense of endangering the welfare of a child if:

1. He or she knowingly acts in a manner that creates a substantial risk to the life, body or health of a child less than seventeen (17) years old; or

2. He or she knowingly permits, encourages, aids or causes a child less than seventeen (17) years old to commit an act which violates the statutes of the United States, the statutes of the State of Missouri or the ordinances of the City of Wildwood, Missouri; or

3. He or she operates a vehicle in violation of Subdivision (2) or (3) of Subsection 1 of Section 565.024 RSMo, Subdivision (4) of Subsection 1 of Section 565.060 RSMo, Section 577.010 RSMo, Section 577.012 RSMo, or Section 342.010 or 342.020 of this Code, while knowing that a child less than seventeen (17) years old is present in the vehicle.

4. He or she unlawfully possesses, sells, manufactures or uses any controlled substance or drug paraphernalia as each is defined by chapter 195 RSMo, in violation of the statutes of the United States, the statutes of the State of Missouri or Section 210.350 or 210.360 of this Code, while knowing that a child less than seventeen (17) years old is present;

B. Nothing in this Section shall be construed to mean the welfare of a child is endangered for the sole reason that he or she is being provided nonmedical remedial treatment recognized and permitted under the laws of this State.

Section Two. This Ordinance shall be in full force and effect after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016 by the City Council of the City of Wildwood, Missouri after having been read by title two (2) times prior to its passage.

_____
Presiding Officer

_____
JAMES R. BOWLIN, MAYOR

ATTEST:

ATTEST:

_____
City Clerk

_____
City Clerk

BILL #2180 **ORDINANCE #2180**

AN ORDINANCE ADOPTING AN ECONOMIC DEVELOPMENT PLAN FOR THE CITY OF WILDWOOD.

WHEREAS, over the course of the past year, the Economic Development Task Force has been developing a plan for identifying opportunities to complete the vision for the Town Center and promote economic growth throughout the City; and

WHEREAS, at its April 12, 2016 Meeting, the Economic Development Task Force endorsed an Economic Development Plan for the City of Wildwood and recommended that the Planning/Economic Development/Parks Committee review and endorse said plan as well; and

WHEREAS, at its April 19, 2016 Meeting, the Planning/Economic Development/Parks Committee endorsed the recommended Economic Development Plan for the City of Wildwood, and is now forwarding its recommendation for the final adoption of the Plan to the City Council for final consideration.

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

Section One. That the City of Wildwood Economic Development Plan is hereby adopted as attached hereto and incorporated herein.

Section Two. This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this _____ day of _____, 2016 by the City Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.

_____ _____

Presiding Officer James R. Bowlin, Mayor

ATTEST: ATTEST:

_____ _____

City Clerk City Clerk

City of Wildwood, MO

Economic Development Plan

April 2016

HOUSEAL LAVIGNE ASSOCIATES

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prepared by

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1 INTRODUCTION

The Wildwood community was founded with a very clear and shared vision that achieved broad support across the city in the 1990s. The community was established through a commitment to preserving and conserving the area's natural beauty while developing aligned with New Urbanist design principles. Wildwood is unique, not only among other St. Louis County suburbs, but is distinctive in a manner that separates it from most American suburbs.

It is clear that Wildwood still values its vision and prides itself on what has been accomplished thus far. To that end, there is not a call for wholesale shifts in strategy or vision. Wildwood's place within the St. Louis region is competitive and strong, and there are many local assets and strengths. The community's economic development vision is about achieving Wildwood's full potential, not changing who it is today.

Throughout the outreach process participants cited that at its core, Wildwood has great residential areas, schools, institutions, open spaces, outdoor recreation, and community events. To a degree, the sentiment appears that over the past twenty years Wildwood has achieved its original vision and stands as one of the most desirable communities in the greater St. Louis metropolitan area. However, the City's commercial areas still present some persistent challenges and have not fully developed to their potential. The general sentiment is that additional focus on economic development is needed to complete the total fulfillment of the City's original vision.

Understanding that context, Wildwood's economic development mission should be a targeted, or "surgical," approach to identifying opportunities to complete the vision for the Town Center and promote economic growth throughout the city. A key aspect of this is maintaining the intended character of the community while also recognizing the new housing development under consideration within the Town Center and identifying the types of business and uses that will best serve Wildwood residents and visitors.

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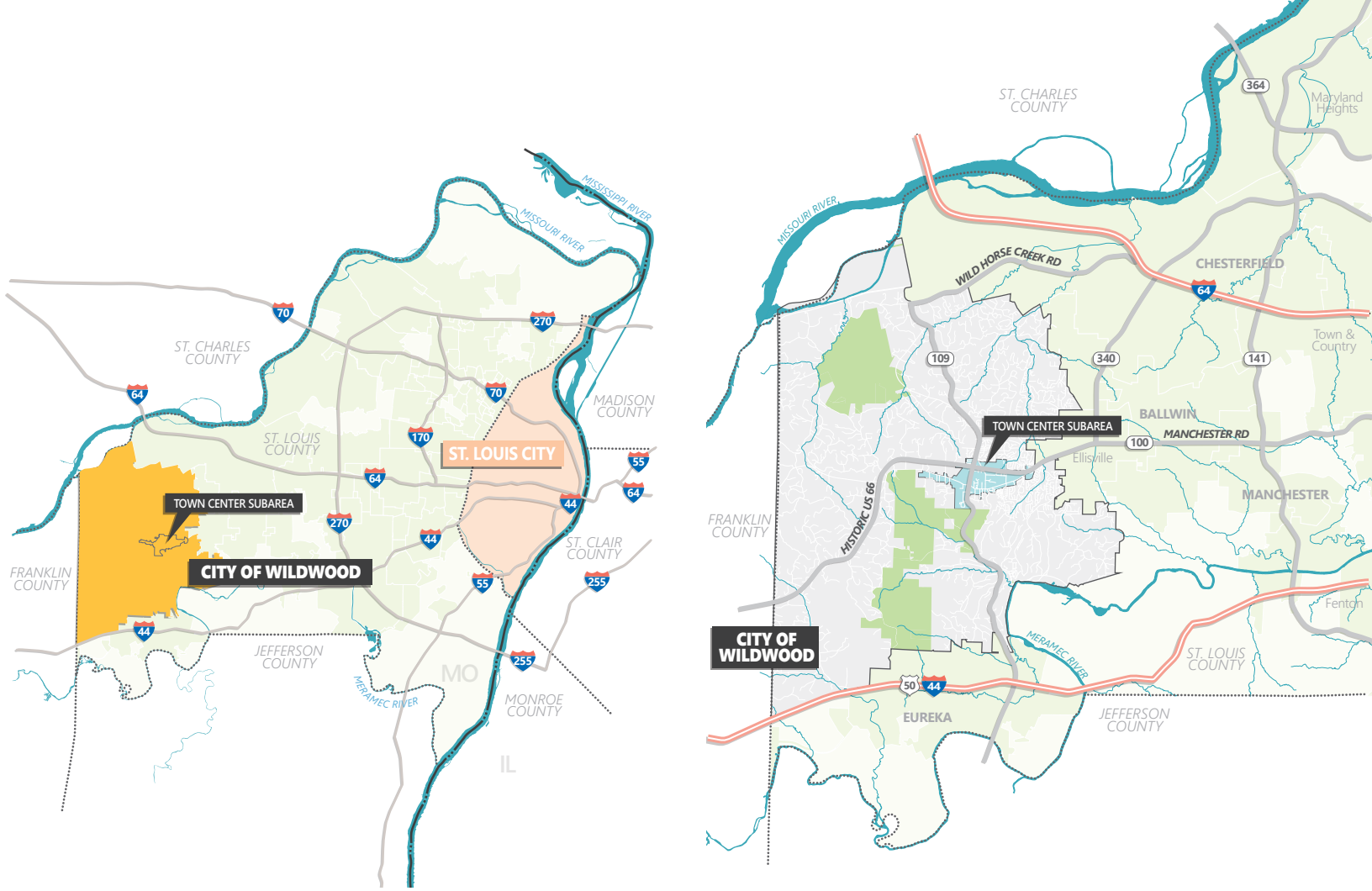

Community Context

Wildwood is a primarily residential community of approximately 35,000 residents located in far "West County" in the suburban St. Louis County region. The City is generally located in-between I-64, I-270, and I-44, and while none of these major interstate corridors travel through Wildwood, they still play a critical role in shaping its character and potential. Unlike much of the St. Louis region, Wildwood is distinctively defined by its considerable terrain and changes in elevation, presenting a very attractive rolling, wooded community character that reflects its place as a gateway to the Ozark foothills.

The City itself is largely defined by an east-and-west boundary along Missouri Highway 109, with areas to the west being more natural, low-density, and heavily wooded, and areas to the east more reflective of suburban densities and development patterns. Further, Manchester Road and Highway 100 (a historic U.S. Route 66 corridor) also primarily shapes Wildwood's urban design, transportation functionality, and land development patterns. This corridor largely links Wildwood to the rest of the St. Louis region, providing access to Chesterfield, while also traveling through nearby Ellisville, Ballwin, and Manchester, stretching all the way to the Chouteau Avenue district in Downtown St. Louis on the Mississippi River.

The City contains a considerable amount of parks, open space, and high-quality outdoor recreation, highlighted by a series of heavily wooded county and state parks, a number of equestrian facilities, and a ski resort. The community features its own schools, many of which are clustered on Highway 109 near Passiglia's Nursery & Garden.

Further, Wildwood features significant community facilities, such as the YMCA and a St. Louis Community College campus. Manchester Road represents much of the community's heritage and historic buildings, including the Pond Historic District. Wildwood is unique in having one of the few New Urbanist town centers in the St. Louis region, which is anchored by a contemporarily designed, walkable, and pedestrian-oriented "downtown" that features a range of mixed land uses.

Wildwood presents an appealing blend of residential, commercial, religious, educational, and employment land uses set against a backdrop of beautiful open spaces that has positioned the City as one of the most desirable communities in the St. Louis region.

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Recent Planning Efforts

The City of Wildwood regularly conducts strategic planning and through the Economic Development Task Force has established some short-term goals. Further, the City is currently in the process of updating the community master plan, guiding land use policy and public investment for years into the future. Future economic development efforts should align with these goals and reinforce those ongoing efforts. Important recent accomplishments, goals, and initiatives from these efforts include:

- Updating the Town Center Plan
- Identifying the City's Assets
- Developing a branding campaign
- Stimulating non-retail job growth
- Adding an economic development component to the City's website
- Develop a pool of advisors on economic development policies and practices
- Assign staff time and resources to the Economic Development Task Force
- Better leverage social networking
- Continue the City's CIP program and strategic long-term planning

Prevailing Trends

A study of Wildwood's current and forecasted demographic trends, as well as its housing, retail, office, and industrial markets was conducted to form an economic baseline for planning. A presentation of its full detail, including a series of maps, charts, tables, and graphics is contained within Chapter 3: Market Study. A selection of the most relevant and impactful data and analysis is summarized here:

- **Population has been stagnant in recent decades.** Wildwood has 35,618 residents according to 2015 population estimates, and is forecasted to remain relatively unchanged into 2020, based on historical data.
- **Population is Aging.** Wildwood's current median age is 42.9, which is nearly four years higher than the St. Louis region average, or more than 10% higher; further, the population is forecasted to continue to age to nearly 45 years by 2020, representing an increase of approximately 8% since 2010. Generally, Wildwood's population reflects older "Baby Boomer" populations with an increasing number of retirees. This trend is also reflected in a decrease in household size over the last decade.
- **Wildwood is a High-Income Community.** The City's current median household income is approximately $120,000 and projected to increase to more than $140,000 by the 2020s. Generally, Wildwood is one of the highest household income communities in the St. Louis region and will continue to be in the future.
- **Wildwood is a Bedroom Community.** Typical of most suburban communities, very few residents both live and work in Wildwood. Further, while more than 15,000 residents commute outside of the City for employment, only approximately 5,000 non-residents travel to Wildwood for work. Wildwood only contains 17 jobs per 100 residents, which is generally considered a low ratio, although on par with low-density suburban communities.

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- **Employment Growth is Slowly Building.** Despite a small, local employment base, Wildwood has been adding jobs and rebounding from the recession more quickly than other parts of the St. Louis region. A forecast based on State of Missouri Department of Economic Development data indicates that Wildwood could capture approximately 580 new jobs by the early 2020s; further, far Southwest County along the I-64 and I-44 corridors is anticipated to experience an increasing amount of job growth, in comparison to older parts of St. Louis County.
- **Housing Unit Construction is Growing.** The City of Wildwood currently contains 11,086 housing units, of which 97% are occupied; in general, the community contains very little residential vacancy and resale rates are strong. New housing construction forecasts are modest, predicting an increase of just over 100 units, or about a 1% increase in the City's total stock of units.
- **Wildwood Housing is Desirable.** The typical "Wildwood home" is an owner-occupied, four-bedroom, single-family detached unit. Only 8.7% of occupied housing units are rental and less than 10% of total units are of any other housing type than single-family detached. Wildwood's housing stock is very new, with nearly 60% constructed since 1990, and its home values are forecasted to rise at a faster rate than the St. Louis metropolitan area. Wildwood's housing is competitive with neighboring communities and reflects the West County market, particularly in comparison to Chesterfield and the Manchester Road communities of Ellisville, Ballwin, and Manchester.
- **There is Retail Development Potential, Albeit Competitive.** Using a drivetime analysis of the three major commercial intersections in Wildwood, it appears the 10, 15, and 20 minute drivetime markets are undersupplied in general, and specifically in trade area segments such as furniture and home goods stores, food and beverage stores, food service and drinking places, general merchandise stores, and gasoline and convenience market stations. There are important differences in the City's business districts and within the drivetime trade areas; these market differences are detailed in the full market study.
- **The Regional St. Louis Office Market is Slowly Recovering.** The St. Louis Metropolitan Area saw positive trends in the regional office market in 2014, highlighted by almost a million square feet of positive absorption as the regional market continues to return to pre-recession figures. Vacancy in the market is down to 15.1%, and most of the submarkets are now below pre-recession vacancy rates. The West County submarket is highlighted by decreasing vacancies and some small-scale new construction, although most of that activity is found in the I-270 and I-64 corridors and focused on new Class A space.
- **Industrial Opportunities Appear Selective.** Regionally, St. Louis is a strong industrial development market, taken from a broader Midwestern market perspective. The 2014 cycle built on positive trends experiencing increases in net absorption and a vacancy rate of 6.2%. The market saw over 3.8 million square feet of net absorption in 2014, more than doubling the absorption rate for the prior year. However, most of the new construction is occurring in interstate corridors and the far West County submarket has experienced few large-scale industrial projects. Wildwood's position in the existing industrial market appears to be secondary to the interstate corridors, and local demand has not been demonstrated as a submarket strength to-date.

2 COMMUNITY OUTREACH

Community outreach is an integral part of the planning process. Outreach activities included meeting with City staff, appointed and elected officials through the Economic Development Task Force, as well as conducting stakeholder interviews with approximately twenty-five individuals. These confidential interviews discussed a wide range of topics with individuals representing local, small businesses and restaurants, large developers, the realty and commercial listing community, homebuilders, community organizations and institutions, Wildwood residents, and business association members. Their insights and analysis is presented in the following list of issue-based categories.

It should be noted, the following is a summary of the thoughts, comments, and opinions received in response to interview questions. Items identified in this summary are not recommendations or observations of the consultant, but rather feedback and comments received from workshop, interview, and focus group participants. This feedback is presented at face-value and captures the viewpoints as we received them. Their validity and application will be further evaluated as part of the planning process and in establishing goals and objectives.

Defining Wildwood's Future

Many participants stressed that Wildwood had a clear vision 20 years ago when the community was founded, but expressed concern that after two decades that original vision was not materializing. Specifically, comments included that the Town Center, as envisioned, is "way too big, way too ambitious," that local codes and development regulations no longer match post-recession economic realities, that the City is not acknowledging meaningful shifts in national retail trends since the 1990s (including online commerce), and that Wildwood is missing opportunities that neighboring communities are seizing because it is holding onto unrealistic expectations. One participant described the vision for the Town Center as "old fashioned neighborhoods where you walked to Main Street to get ice from the general store," and expressed concern that ideal was not supported by today's market in Wildwood, primarily because it lacks the residential density of older 19th Century cities and traditional neighborhoods.

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Generally, participants stated that they felt Wildwood's elected and appointed officials need to be more clear on their intent or desires for the City's economic development and that this process needs to clearly articulate that vision as well as community goals. One participant summarized this sentiment as, "Wildwood has always known who it was as a residential community, and it's fantastic – but the City never has seemed to have a clear vision for its commercial areas and they've been slow to develop an identity." Another participant captured it as, "many people want to live in Wildwood, it is seen as a great place to live, but I'm not sure people think about it as anything else – as a place to visit or shop like other suburbs."

Recognizing the Whole City's Potential

Many participants stressed that the City's emphasis on the Town Center has perhaps resulted in a lack of attention to developing citywide strategies. Although the City serves as a destination for a variety of reasons, tn general, participants feel Wildwood could particularly serve as a destination "ecotourism" hub for the St. Louis region, building on the area's numerous equestrian facilities, open space, trails, large parks and forest preserves, and the Hidden Valley Ski area. Some participants were disappointed Hidden Valley's golf course closed and felt Wildwood lent itself to golf facilities alongside its other outdoor recreation opportunities. One participant dubbed this market as "yuppie rural," where another felt Wildwood was not tapping into youth and family recreation opportunities, including athletic facilities, as much as it could.

However, participants noted that most outdoor recreation tourists are accessing the area via I-44 and the lack of restaurant, lodging, and conference, banquet, or meeting space in Wildwood meant that this foot traffic is leaving the City. In general, participants expressed they felt part of the vision for Wildwood's development needs to include strategies to leverage Wildwood's natural assets to attract visitors to the community, and then keep them in the area to better create a "day tourism" or weekend trip destination.

Closing Businesses & Residential Quality-of-Life

Generally, many participants were concerned about recent business closings and felt that Wildwood may be trending in the wrong direction. Various participants cited the loss of Applebee's, Indigo Joe's, the Mexican restaurant, and the conversion of retail into lower-quality service businesses as both major frustrations to their quality-of-life as well as a concern about Wildwood's long-term competitiveness. One participant stated that while he loved Wildwood as a residential community he had always been disappointed in the Town Center's slow growth, and that his wife and kids' favorite local businesses, the wine shop and ice cream shop, had both recently closed. Generally, this lessened the appeal of living in the community.

There was concern that other local Wildwood draws, such as the St. Louis Bread Co., the Wildwood Hotel, and the movie theatre were all at risk to close. Participants stated that not having a local business community lowered their quality-of-life and driving 20-30 minutes to Chesterfield was not always desirable. Some participants stated they moved to Wildwood anticipating that the development would occur one day, but they are growing impatient. One participant stated "normally if you live far off the interstate you save money on your house, but we don't – we pay the same prices and taxes as Chesterfield or West County suburbs on 270, but we don't have any of the other things they do."

A Lack of Interest from Past Developers & Employers

Participants expressed a concern that major developers and employers who have done business with Wildwood in the past, such as Koman Properties, National Medical Billing Service, and Desco's proposed Target development site, are increasingly leaving the City. Related, there is concern that no other major, regional commercial or industrial developers appear to be engaging the City. Further, Wildwood has never garnered interest from national developers who build large master planned commercial developments in other parts of the St. Louis region.

Although there is interest in local, small business development and attracting entrepreneurs, there was concern that larger, major developers and employers at least appear to be pulling away from Wildwood. Further, some developers indicated that Wildwood-based rental rates have declined in recent years and that the local market is so competitive that smaller tenants are essentially recycling through the local real estate marketplace every few years. It was reported that Wildwood's retail shopping centers have higher vacancy rates than a typical center found in other suburbs. One developer reported that this frequently high turnover and chronic vacancy is starting to scare away other potential leases because business owners are unsure of the long-term stability of the Wildwood market.

A Lack of Development Tools

There was both some concern and some frustration expressed by various participants that the City of Wildwood has not historically been active in using a wide variety of development tools, including Tax Increment Finance (TIF) Districts, Community Improvement Districts (CIDs), Transportation Improvement Districts (TDDs), Business Improvement Districts (BIDs), or Neighborhood Improvement Districts (NIDs), or even the local option economic development sales tax. Some participants stated that if the City relaxed some of its regulations, shortened some of its review periods, and provided the public infrastructure needed to make a development site "pad ready," then these incentives and financing tools were not as important, because Wildwood features a strong local market.

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A Lack of a Destination Anchor & Daytime Use

Many participants expressed Wildwood, particularly the Main Street core, lacks a signature draw or destination anchor to activate the district. Some participants noted that the vision of a "nights and weekends restaurant and bar" district is unrealistic because Wildwood does not feature the residential density needed to make that model successful. Participants noted that one of the biggest deterrents to restaurant recruitment in Wildwood is the lack of virtually any lunch crowd, which requires establishments generate a significant amount of their revenue in just a few days per week. This lack of daytime use is additionally challenging for local businesses that rely on steady foot traffic because there is no regional destination to anchor the area.

In fact, many participants noted that many Wildwood residents leave for Chesterfield and St. Charles County for youth sports and other activities, and as a result eat, shop, and spend disposable income in those communities on the weekends. This dynamic just further erodes Wildwood's potential and participants stated that the Town Center needs key destinations to retain Wildwood residents while attracting visitors from elsewhere; employers were offered as the easiest solution to the daytime problem, but a range of ideas from a Town Center "family park" to a kid's museum to an indoor youth sports complex were offered as nights and weekends solutions.

The Role of Residential Development

One of the fundamental rules of retail, restaurant, and service development is that rooftops drive business growth. One of the main points expressed during outreach was because Wildwood is very low-density and located on the edge of the St. Louis metropolitan region, it struggles to compete with adjacent communities for most retail and restaurant uses. This challenge is furthered by the lack of interstate access. Many of the outreach participants stressed that the most effective long-term strategy for business growth in Wildwood is encouraging more housing development, including greater density and a diversity of new housing types and products, and adding to the local population base.

Specifically, there was a sentiment that the Town Center could support denser single-family homes, townhomes, and even certain types of multi-family developments, including those targeted toward young professionals and recent retirees. Some participants felt strongly that Wildwood's near-term priority needs to be an emphasis on residential development to stabilize the existing commercial market and strengthen its trade area.

Diversifying Wildwood's Population Base

Some participants also expressed that Wildwood is increasingly an older, high-income community and young professionals and their families cannot afford to live in the City. Some participants stated that older, smaller, and more affordable housing closer to I-270 is increasingly appealing to this demographic and experiencing an uptick in sales, while others stated that a lot of the "starter home" and young family market is fueling recent housing construction in Eureka. Although Eureka has used development incentives to promote this housing development, the ultimate factor is it is impacting where young families decide to purchase a home and reside.

There was concern that Wildwood was not recognizing the meaningful shifts in the housing market since 2008 and that as new residential construction comes in cycles, the City could be missing out on its opportunity while young families put down roots in communities encircling the area. Regardless, many participants felt a housing strategy was a key part of economic development in Wildwood and that approach needs to include diversifying the local housing market and City's demographics.

Wildwood's Business-Friendliness

Many participants stated that Wildwood has a negative reputation in the region, among business owners, developers, and contractors, as being difficult to work with, expensive to develop and operate, and generally a challenging environment for economic development. One specific comment shared multiple times was that the City's review is inconsistent and slow; participants reported receiving faster permit review from St. Louis County or other municipalities and also expressed frustration that initial review and comments often change later in the process – this dynamic adds time as well as uncertainty to the development process. However, participants also cited improvement in recent years and generally positive reviews for current City personnel.

One participant stated that Wildwood "is somewhat of a weak market and for a lot of developers because it includes too many decision-makers for too few dollars… it's unpredictable, long, and ultimately too risky;" another participant stated, "people think there's all this money in Wildwood, but they don't understand it's not dense at all – the trade area out here isn't actually all that great." Another participant expressed this dynamic using an example of a professional service business that had two locations before closing the Wildwood store because they had four times the foot traffic with half the rent in a suburban community further down Manchester Road. In general, participants stressed that the City needs to evaluate its regulatory and operating environment against market and economic realities and try to create an environment that is more conducive to business investment.

City Hall's Role in Economic Development

Some participants stated that the City has historically been passive and reactionary in regards to business development. Participants stated that they feel the City needs to become pro-active and directly engaged in the recruitment of new businesses and developers to Wildwood. Further, some participants want the City to regularly meet with the business community and engage them in addressing community challenges and barriers to reinvesting and expanding in Wildwood. Participants stated that the City is not active in the International Council of Shopping Centers (ICSC) and do not actively attend economic development events, including with St. Louis County entities or metropolitan efforts, such as the St. Louis Regional Chamber. Participants stressed that the City leading more public-private partnerships would carry weight in the development community and could be a key catalyst for locating new commercial investment in Wildwood.

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Challenging Competition from Neighbors

Most participants stated they understand there are a lot of retail and office developments throughout St. Louis County, including some robust competition from Wildwood's neighbors, such as Chesterfield at I-64, Eureka at I-44, the Clarkson Road corridor, the Manchester Road corridor, and relatively quick access to I-270 in general. Participants cited the lack of direct interstate access, limited arterial highways, and minimal visibility of the City's commercial frontage corridors as key barriers to Wildwood's growth and development. Further, some participants stated some of these other communities feature less taxes, cheaper permits and fees, and less regulation on development. Additionally, Wildwood's western edge contributes little to its trade area, whereas the intersection of Manchester and Clarkson Road essentially optimizes consumers in the local far Southwest County submarket.

Despite these factors, one participant stated that Chesterfield is a heavily-developed and high-traffic "rat race," and that Wildwood has the potential to offer more local alternatives that keep residents in Wildwood. Most participants still identified their vision for Wildwood's potential, but expressed that the City must be targeted and strategic alongside continued population growth.

Leveraging Unique Community Partners

Many participants stressed that two of the best community assets in Wildwood are the YMCA and St. Louis Community College campus. Participants feel that these two campuses and facilities are isolated from the Main Street Town Center area and wish they were more accessible from throughout Wildwood by bicycle and sidewalk. Further, participants noted both campuses' direct access to Rockwoods Reservation and the potential to use both areas as trailheads for outdoor recreation. Participants also felt both facilities are potential economic development partners and opportunities for improving the community's quality-of-life; participants expressed they would like the City to more actively engage these two large institutional stakeholders and identify partnership opportunities.

Employment Growth & Entrepreneurship

Some participants feel that part of Wildwood's economic development strategy must be an emphasis on establishing the City as a destination for entrepreneurs and small business growth. Most participants expressed that employment, particularly office jobs that appeal to Wildwood's residential population, need to be a part of the City's long-term growth and development. Some participants expressed that the area needs Class A office and incubator space that targets companies with less than 10 employees; some participants felt the City should be active in developing such space and providing free rent and other subsidy incentives. Finally, some participants felt this type of activity was a natural fit for the Main Street area, which could be complemented by new, denser housing products that would be walkable to an office or mixed-use development in the Town Center core.

Other specific comments included:

- **Pool Sales Tax.** There is concern about the impact of St. Louis County's "pool tax" ever being eliminated or significantly modified, as it would hurt Wildwood's budget considerably and impact how it approaches economic development.
- **Internet Service.** There is concern about poor internet service, particularly west of State Route 109, and its long-term impact on Wildwood's residential housing market. Specifically, some participants reported this deters home-based employees, particularly those in the technology sector, from locating in Wildwood.
- **Establishing Community.** There were multiple comments that Wildwood is increasingly effective at establishing community through a series of well-attended special events and a growing arts segment. In general, participants expressed they would like to see more events, and more opportunities for community gatherings outside of just the core Main Street area.
- **Traffic Congestion.** State Route 109 was specifically mentioned by multiple participants as a problem, although some expressed doubt that any substantial road work was possible. Some expressed that north-south travel needs to be a regional issue, and that Wildwood should be partnering with Chesterfield and Eureka to address traffic congestion at the County level and with East-West Gateway.
- **Sign Code.** Some participants expressed that the sign code is overly restrictive and not aligned with other West County suburban municipalities. Specific areas, such as along State Routes 100 and 109, were shared as areas where more flexible sign regulations would benefit economic growth.
- **Engaging the Business Leaders**. Some participants stated that the City needs to include local business owners and commercial/industrial property owners in their economic development efforts, including requiring private sector representation on the Economic Development Task Force.
- **Public Officials attending Chamber Events.** Some participants stated that if the City is serious about engaging the business community and leading economic development efforts that City officials need to more actively attend Chamber of Commerce and other business-led events. Participants stated that there needs to be open dialogue and more regular interactions between public officials and business leaders in Wildwood.
- **The Balance of Commercial Development and Open Space.** Some participants feel that the City has overly emphasized and prioritized open space preservation and parks planning, and as a result, commercial development has probably occurred more slowly than if it was actively pursued and encouraged. Some participants want a strategic balance between open space areas to the west and a focus on greater densities and mixed-uses in the Town Center.
- **Blending Land Uses.** Some participants expressed concern that City leaders may see an either/or proposition in promoting a high-quality residential community with plenty of open space, and a major suburb with a lot of regional-destination commercial activity. Certain participants cited a range of other communities they felt Wildwood could use as a model, ranging from Kirkwood, Ladue, Frontenac, and Creve Coeur, to examples from Chicago, Colorado, and Maryland area communities.
- **Medical Services Need.** Some participants expressed that Wildwood lacks adequate medical services and want the City to pursue a small hospital or at least an urgent care facility, as well as more local medical offices.

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- **Political Leadership & Processes.** Some participants expressed they feel Wildwood has too many elected officials and too many committees. Participants expressed doubt that additional individuals and/or governing bodies improved local processes and cited examples of other successful communities in the St. Louis region that feature less of both.
- **West of 109.** There was some concern expressed by a few participants that the portion of Wildwood west of State Route 109 needed additional infrastructure investment, which may be achieved by permitting greater residential densities. In general the viewpoint was the very low-density and aging housing stock, which in some cases lacks modern public infrastructure, would ultimately be a land use problem for the City to address. However, many others expressed that Wildwood's vision was to develop and maintain 3 to 5 acre residential lots west of 109 and are not open to reexamining that land use approach.
- **Shop Local.** Some participants stressed they do not feel local Wildwood residents are aware of all of the independent, small businesses in their own community and there is a lack of "shopping local." Some participants would like to see the City lead more "shop local" marketing and branding campaigns as well as investment in establishing the various business districts within the Town Center.

Additionally, other recent planning efforts in the City of Wildwood have captured a list of the types of businesses and other uses desired by the community for the Town Center (in no particular order):

- In general, Wildwood should "shop local" and support small, local businesses
- Food trucks (and special events based around food truck nights)
- Ice cream and/or frozen yogurt shops
- Pizza restaurant (particularly family friendly, not fast food pizza)
- Craft beer/brewery/winery/wine shop
- A "nice" Italian restaurant
- Bookstore (or library that sells used books, etc.)
- A small, niche, or "boutique" grocery, like a Trader Joe's
- Community theatre
- Healthy fast(er) food choices, i.e. Crazy Bowls & Wraps
- Ted Drewe's custard stand
- More family-oriented sit-down restaurants with amenities for children
- Smoothie shop
- Ethnic food restaurants, particularly Asian and Indian
- A "nice" deli and/or sandwich shop
- An old-fashioned styled, classic diner
- Unique local retail shops (few were specifically identified, just generally)
- Day spa
- Offices
- Loft apartments and condos
- More festivals and community events, particularly involving music
- A variety of community facilities, including:
- Outdoor plazas
- Library branch
- Swimming pool and aquatics center
- Splash pads and a water park
- Skatepark
- Sand volleyball
- Bowling alleys
- Playgrounds
- Ice rink
- Community center
- A park, "Village green," or just generally open space

3 MARKET & DEMOGRAPHIC ANALYSIS

Wildwood's demographic and market conditions were analyzed to guide the planning process and provide the necessary background information for developing market-viable policy recommendations. The chapter focuses on six topics: (1) population demographics, (2) employment, (3) housing, (4) retail, (5) commercial real estate, and (6) industrial real estate. Each section presents and assesses current trends, notes important market implications, and to the extent possible, makes projections for future growth and development opportunities. Collectively, this information provides a snapshot of Wildwood's current and projected competitive position within the St. Louis region.

Data for this study were acquired from a variety of sources, including the 2009-2013 American Community Survey (ACS), the 2010 U.S. Census, and ESRI Business Analyst, a nationally recognized provider of business and market data.

Demographics

Population

The population has been stagnant, but local data suggests it could increase. The 2015 population in Wildwood is estimated at 35,618 people. Between 2010 and 2020, the city is projected to grow at a modest rate, adding 351 residents, based on historical data. It is important to note that Wildwood has the potential to grow more considerably due to a number of current housing proposals.

The number of Wildwood households is increasing at double the rate, with average household size expected to decrease over the next five years. Local data suggests housing growth could increase the population. The St. Louis MSA (referred to as MSA) is also experiencing population growth, but at a slightly faster pace. Between 2010 and 2020, the MSA is projected to experience a population increase of 1.3%, roughly 0.3% greater than Wildwood. The increase in household roughly mirrors the trend in Wildwood, with a larger number of households but smaller household sizes.

Demographic Summary (2010, 2015, 2020)
Wildwood, MO

	2010	2015	2020	Projected Change (2010-2020)	
Wildwood					
Population	35,517	35,618	35,868	+351	+1.0%
Households	12,112	12,260	12,380	+268	+2.2%
Average Household Size	2.93	2.9	2.89	-0.04	-1.4%
Median Age	41.4	42.4	44.8	+3.4	+8.2%
Median Household Income	--	$119,894	$134,421	+$14,527*	+12.1%*
St. Louis MSA					
Population	2,787,701	2,798,304	2,823,128	+35,427	+1.3%
Households	1,109,665	1,123,077	1,136,241	+26,576	+2.4%
Average Household Size	2.46	2.44	2.44	-0.02	-0.8%
Median Age	38	39	39.7	+1.7	+4.5%
Median Household Income	--	$54,317	$62,728	+$8,411*	+15.4%*

Source: ESRI Business Analyst; Houseal Lavigne Associates
** Denotes change from 2015-2020 as 2010 data was unavailable*

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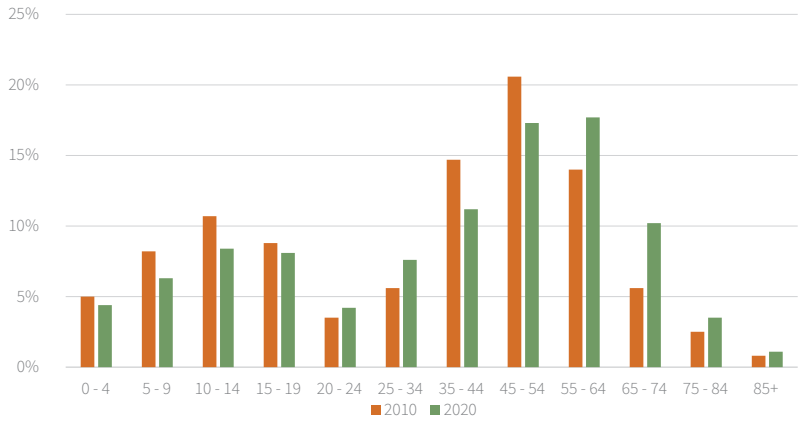
Age

The population is aging. Wildwood's current (2015) median age is estimated at 42.9 years. The City's median age is projected to rise further to 44.8 years by 2020, an increase of roughly 8% from 2010. Age cohorts gaining in share of the population are mostly on the older end of the spectrum (55-64 years and 65-74 years), although there is a slight uptick in the share of population that is between 25 and 34 years of age. Age cohorts losing in share of the population are mostly younger and middle-aged cohorts.

The MSA is aging at a slightly slower pace, and is projected to see a median age of 39.7 years by 2020.

Age Distribution (2010, 2020)

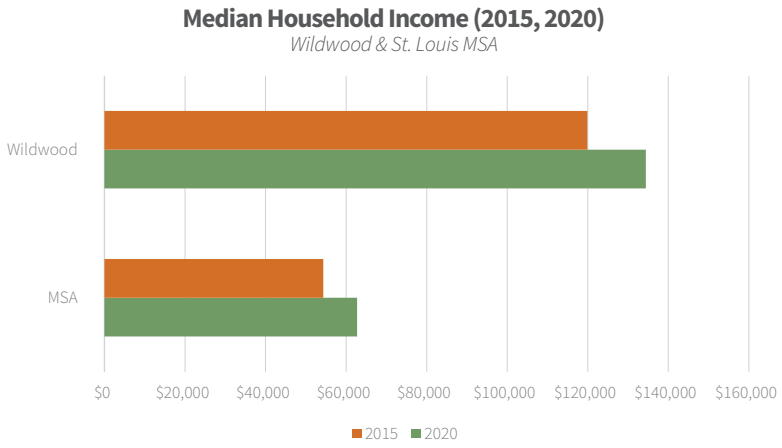
Wildwood, MO



Source: ESRI Business Analyst; Houseal Lavigne Associates

Income

Incomes are rising. Wildwood's current (2015) median household income is estimated at $119,894. By 2020, it is projected to increase by more than $14,000 to $134,421. While incomes in Wildwood are projected to increase by a smaller amount over the next 5 years than the MSA (12.1% vs. 15.5%), Wildwood is currently and is expected to remain wealthier than the overall MSA. In fact, between 2015 and 2020, the percentage of households in Wildwood earning greater than $150,000 is projected to rise from 38.9% to 44.6%.



Source: ESRI Business Analyst; Houseal Lavigne Associates

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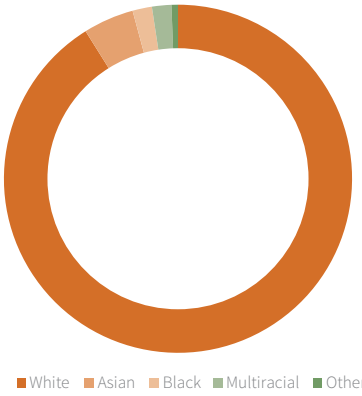
Racial Composition (2015)
Wildwood, MO



Source: ESRI Business Analyst; Houseal Lavigne Associates

Race & Ethnicity

The racial and ethnic composition remains relatively unchanged. As defined by the U.S. Census, white residents currently (2015) comprise the overwhelming majority of the city's population (91%). The remainder of the population includes those identifying as Asian (4.7%), Black (1.8%), and Multiracial (1.8%). Between 2010 and 2020, the composition is projected to remain relatively unchanged, with a slight decrease in the white population (-2.7 percentage points) and an equal increase in minority populations. Wildwood is less diverse than the entire MSA, which in 2015 is 75.8% white.

The City's Hispanic population is currently estimated at 2.6%. Between 2010 and 2020, the Hispanic population's share of the population is projected make a modest increase from 2.3% to 3.1%. For purposes of clarification, the U.S. Census considers Hispanic an ethnicity and not mutually exclusive with racial categories. For example, a resident may identify as both Black AND Hispanic.

Market Implications for Demographics

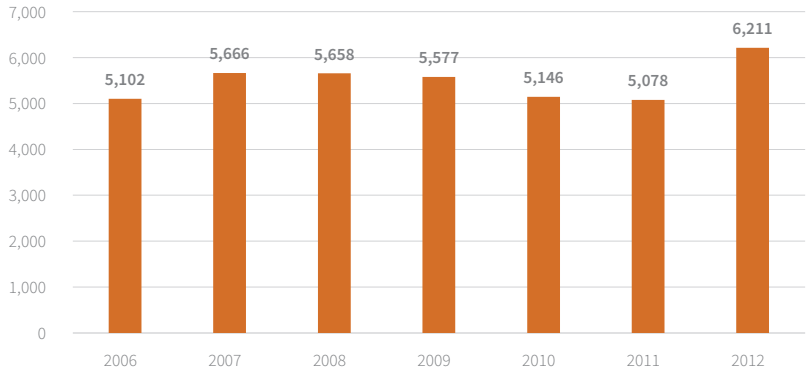
- A decrease in average household size sometimes increases the demand for housing, despite modest shifts in population overall.
- The aging of the population and growth in older age cohorts may require a more senior-friendly housing stock of multi-family, townhome, and senior living options, as well as accessible health and medical services and new senior services and programming.
- Rising incomes may lead to higher demand for retail goods and services, facilitating small business growth. Additionally, higher income levels increase the ability to market Wildwood to national retailers and developers, who often base the siting of new stores, restaurants, and housing units on income levels.

Employment

Total Employment

The number of jobs has risen. In 2012 (the most recent year with data available), the City contained 6,211 jobs, which is the highest level of employment in the past six years. This is an increase of roughly 1,100 jobs from the previous year. The majority of the City's jobs are clustered along the Highway 100 and Highway 109 corridors. Additionally, the State of Missouri Department of Economic Development estimates that the St. Louis Region, which includes Franklin, Jefferson, St. Charles, and St. Louis Counties (including St. Louis City), will collectively gain 102,303 jobs between 2012 and 2022. Applying Wildwood's local share of the region's jobs (0.57% in 2012, according to the U.S. Census) to the anticipated expansion, it can be estimated that the City could gain roughly 580 jobs by 2022.

Total Primary Jobs (2006-2012)
Wildwood, MO



Source: ESRI Business Analyst; Houseal Lavigne Associates

Total Employment (2006-2012)
Wildwood, MO

	2006		2007		2008		2009		2010		2011		2012	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Total Primary Jobs	**5,102**	**100.0%**	**5,666**	**100.0%**	**5,658**	**100.0%**	**5,577**	**100.0%**	**5,146**	**100.0%**	**5,078**	**100.0%**	**6,211**	**100.0%**
Agriculture, Forestry, Fishing, and Hunting	43	0.8%	46	0.8%	60	1.1%	39	0.7%	41	0.8%	36	0.7%	39	0.6%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	960	18.8%	1,150	20.3%	993	17.6%	735	13.2%	510	9.9%	529	10.4%	565	9.1%
Manufacturing	171	3.4%	230	4.1%	242	4.3%	199	3.6%	80	1.6%	94	1.9%	84	1.4%
Wholesale Trade	264	5.2%	327	5.8%	331	5.9%	378	6.8%	304	5.9%	320	6.3%	511	8.2%
Retail Trade	308	6.0%	383	6.8%	332	5.9%	332	6.0%	280	5.4%	286	5.6%	303	4.9%
Transportation and Warehousing	512	10.0%	422	7.4%	420	7.4%	334	6.0%	328	6.4%	359	7.1%	349	5.6%
Information	65	1.3%	74	1.3%	36	0.6%	25	0.4%	36	0.7%	34	0.7%	43	0.7%
Finance and Insurance	96	1.9%	95	1.7%	98	1.7%	102	1.8%	89	1.7%	85	1.7%	107	1.7%
Real Estate and Rental and Leasing	47	0.9%	48	0.8%	42	0.7%	42	0.8%	30	0.6%	45	0.9%	94	1.5%
Professional, Scientific, and Technical Services	239	4.7%	260	4.6%	364	6.4%	404	7.2%	364	7.1%	293	5.8%	370	6.0%
Management of Companies and Enterprises	42	0.8%	46	0.8%	34	0.6%	37	0.7%	19	0.4%	17	0.3%	12	0.2%
Administration & Support, Waste Management and Remediation	227	4.4%	217	3.8%	174	3.1%	179	3.2%	201	3.9%	214	4.2%	278	4.5%
Educational Services	1,141	22.4%	1,239	21.9%	1,294	22.9%	1,352	24.2%	1,408	27.4%	1,353	26.6%	1,158	18.6%
Health Care and Social Assistance	417	8.2%	445	7.9%	466	8.2%	482	8.6%	569	11.1%	524	10.3%	515	8.3%
Arts, Entertainment, and Recreation	53	1.0%	59	1.0%	50	0.9%	30	0.5%	32	0.6%	24	0.5%	947	15.2%
Accommodation and Food Services	304	6.0%	352	6.2%	437	7.7%	621	11.1%	573	11.1%	598	11.8%	585	9.4%
Other Services (excluding Public Administration)	81	1.6%	112	2.0%	105	1.9%	97	1.7%	90	1.7%	83	1.6%	98	1.6%
Public Administration	132	2.6%	161	2.8%	180	3.2%	189	3.4%	192	3.7%	184	3.6%	153	2.5%

Source: U.S. Census "On the Map"; Houseal Lavigne Associates

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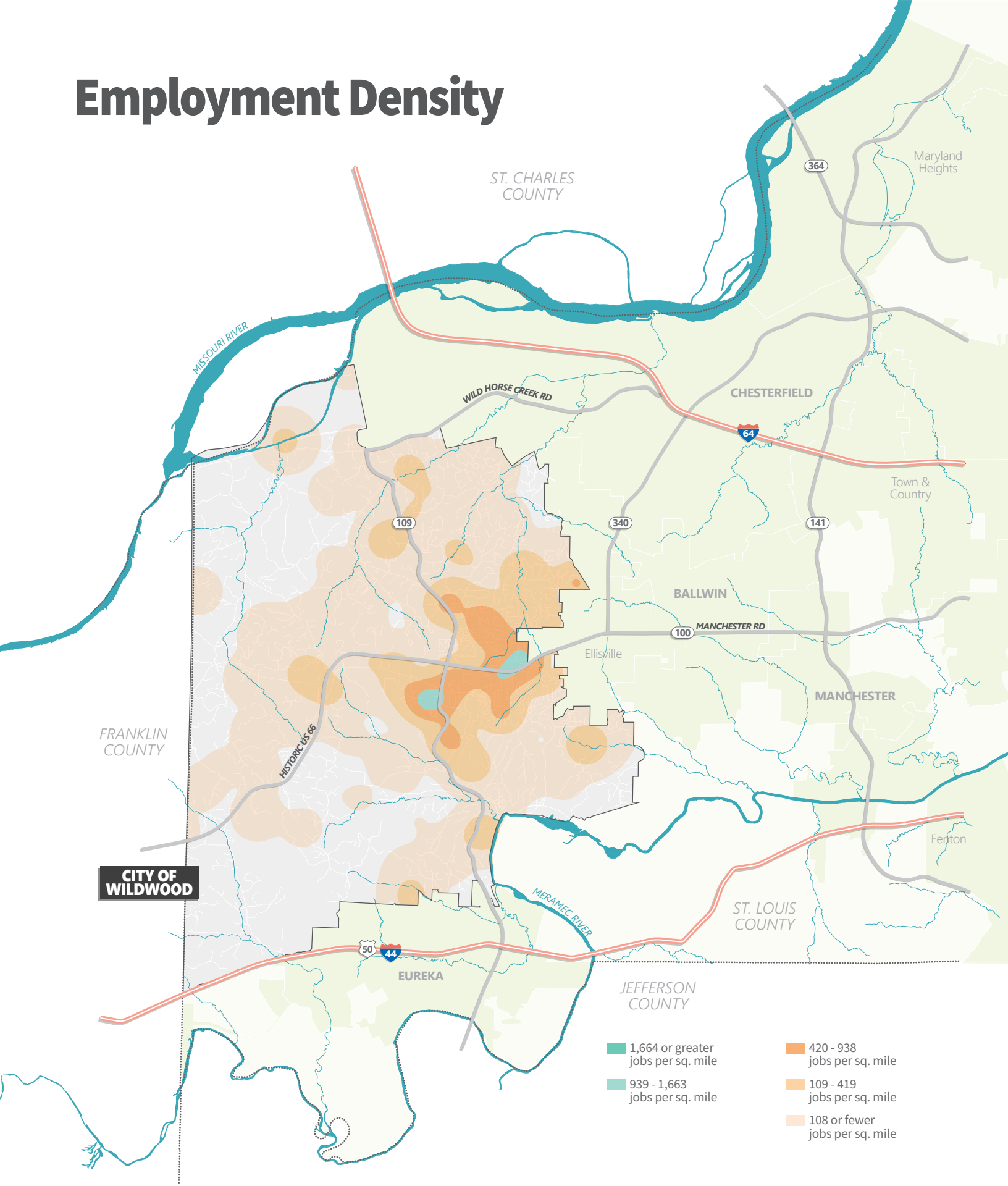
Employment Density



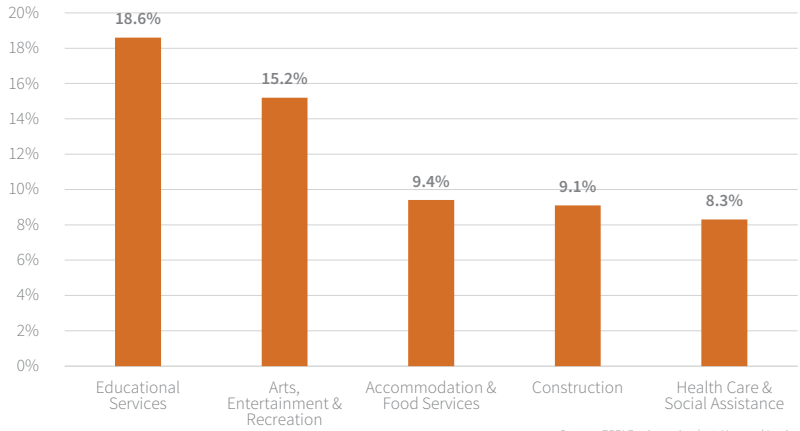
Employment by Industry

Education and the arts are the City's most dominant industries. Roughly a third of the Wildwood's jobs are either in the Education Services or Arts, Entertainment, and Recreation industries, with the remainder including Accommodation and Food Services (9.4%), Construction (9.1%), and Health Care and Social Assistance (8.3%).

Major Employers

The region's largest employers are located outside of Wildwood. Major employers in the greater St. Louis region include many prominent national companies, including Mastercard, Nestle Purina, and Edward Jones. Please refer to the accompanying table for more information.

Top Five Industries (2012)
Wildwood, MO



Source: ESRI Business Analyst; Houseal Lavigne Associates

Major Employers (2014)
Greater St. Louis Region

Name	Location	Headquarters
Anheuser-Busch	St. Louis	N
Ameren Corporation	St. Louis	Y
Boeing Defense, Space & Security Unit	Hazelwood	N
Centene	St. Louis	Y
Edward Jones	St. Louis	Y
Emerson Electric Co.	St. Louis	Y
Energizer Holdings	St. Louis	Y
Enterprise Rent-a-Car	St. Louis	Y
Express Scripts, Inc.	St. Louis	Y
General Motors	Wentzville	N
GKN Aerospace North America	Hazelwood	Y
Graybar Electric	St. Louis	Y
Mallinckrodt	Hazelwood	N
Mastercard International	O'Fallon	Y
Monsanto	St. Louis	Y
Nestle Purina PetCare	St. Louis	Y
Olin Corp.	Clayton	Y
Peabody Energy	St. Louis	Y
Reinsurance Group of America	Chesterfield	Y
Scottrade	St. Louis	Y
Sigma-Aldrich	St. Louis	Y
SunEdison	St. Petere	Y
Wells Fargo Advisors	St. Louis	N
UniGroup Inc.	Fenton	Y

Source: Missouri Partnership; Houseal Lavigne Associates

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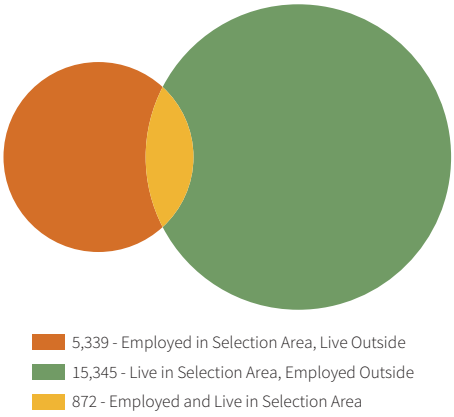
Inflow/Outflow

Wildwood is a bedroom community. Based on 2012 data, on any given day, more than 15,345 city residents commute to jobs elsewhere in the region. At the same time, more than 5,000 non-residents commute into Wildwood for work. Only 872 people live and work in Wildwood.

Inflow / Outflow Job Counts (2012)

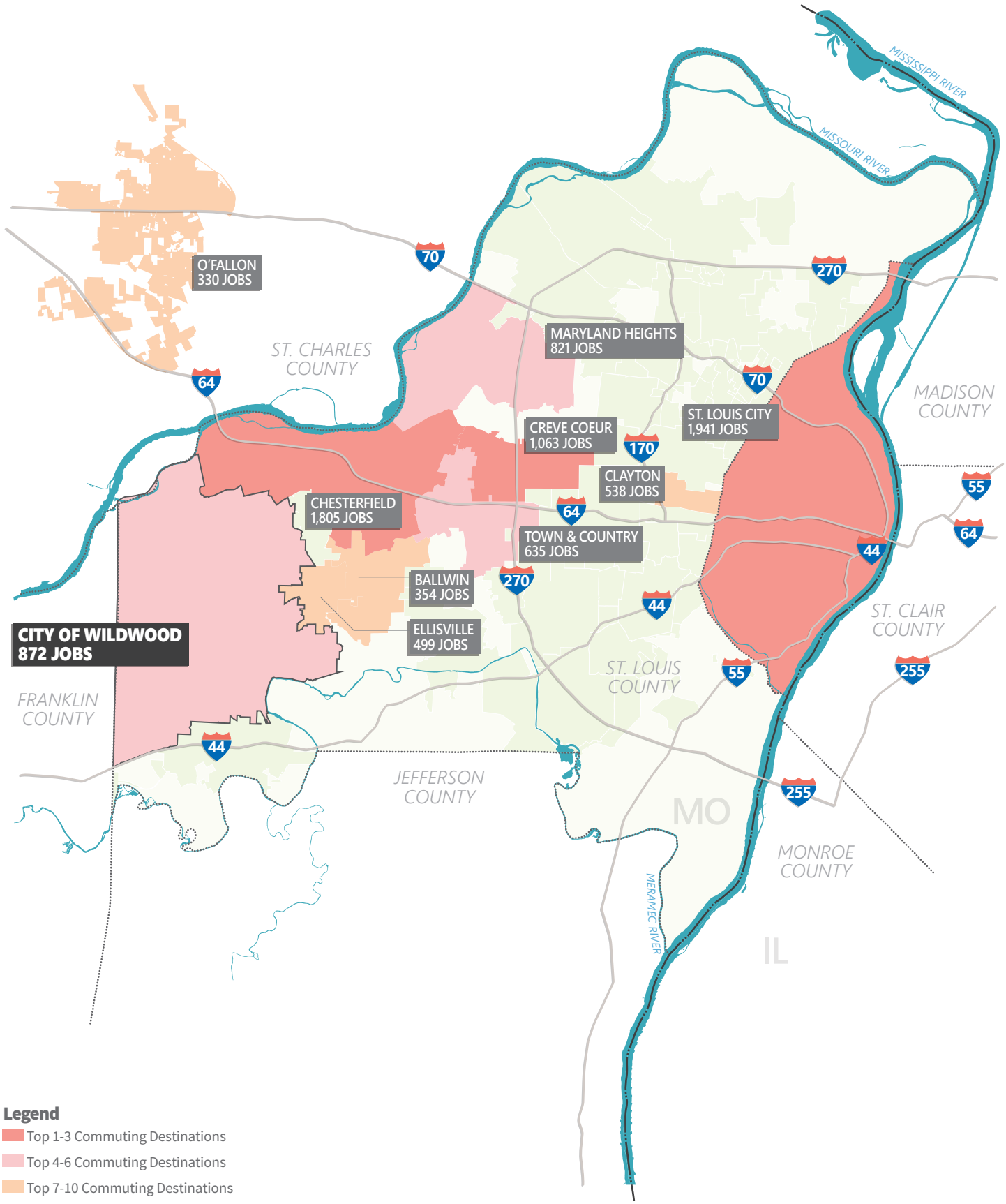
Wildwood, MO



Market Implications for Employment

Wildwood only contains 17 jobs per 100 residents, a relatively low ratio, but on par with many suburban communities and reflective of a bedroom community. Available land, favorable business climate and proximity to both St. Louis and major thoroughfares are significant assets. With the St. Louis region poised for further economic growth, Wildwood is well positioned for attracting a variety of employers that can diversify the tax base and provide goods and services to its residents.

Commute Shed



Legend

- Top 1-3 Commuting Destinations
- Top 4-6 Commuting Destinations
- Top 7-10 Commuting Destinations

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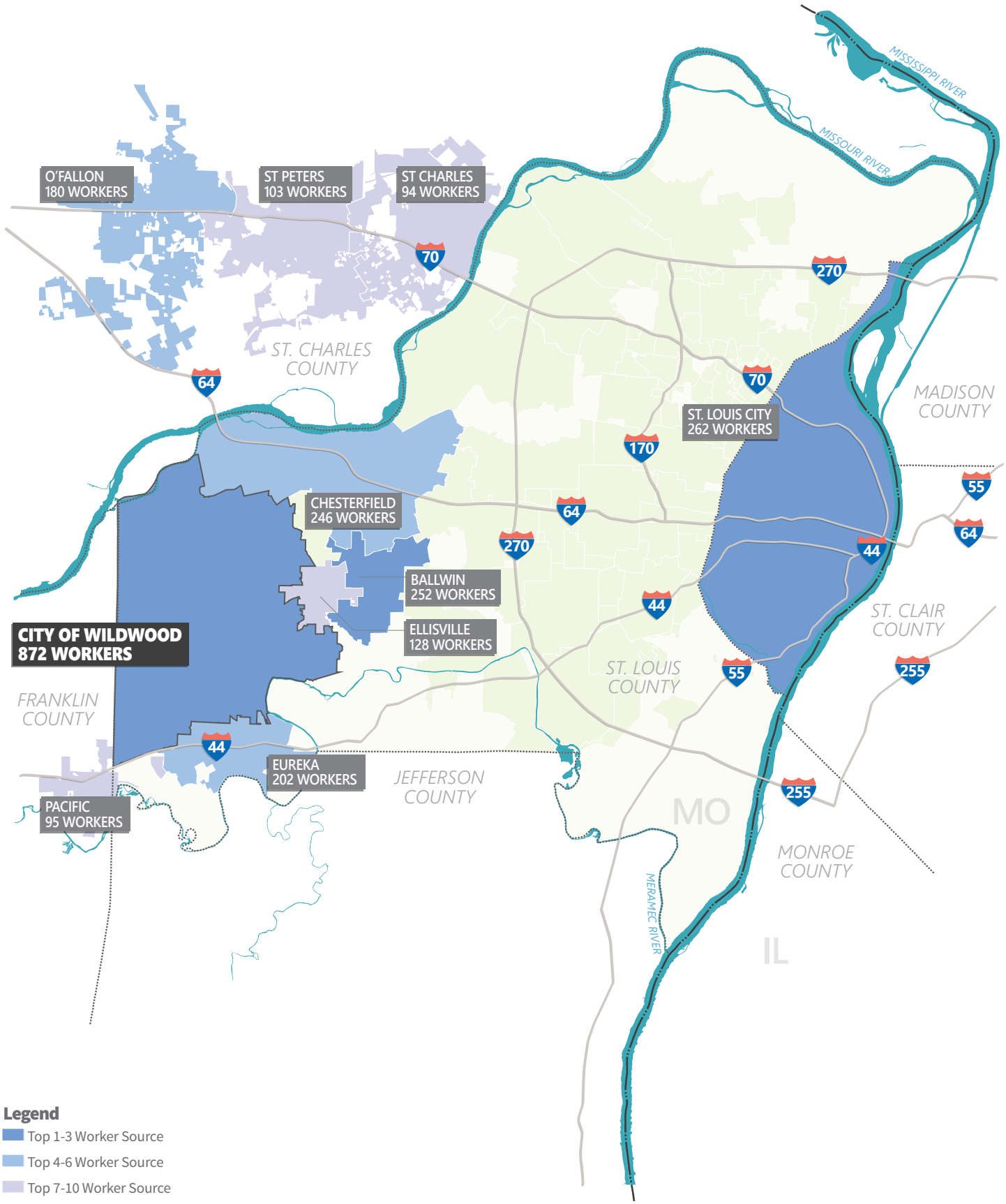
Labor Shed



Legend

- Top 1-3 Worker Source
- Top 4-6 Worker Source
- Top 7-10 Worker Source

Housing

Housing Units

The total number of housing units is growing at a modest rate. The City currently contains 11,086 housing units (2105) of which 97% are occupied. Between 2015 and 2020 the City is projected to add just over 100 new housing units, or an increase of 1% over the next five years.

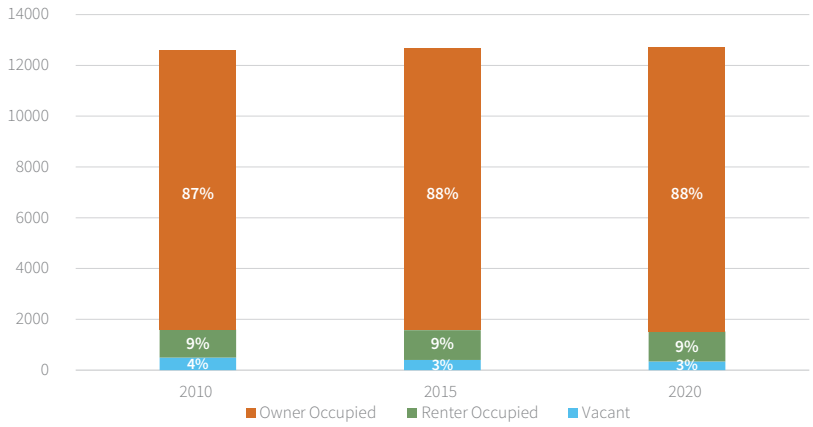
The vacancy rate is low. The 2015 vacancy rate for housing units in Wildwood is reported at approximately 3.1% of total units while the MSA is 10%.

The local housing market has rebounded. While Wildwood housing values were impacted by the downturn in the market, similar to other areas of the region and country, the market has rebounded. Home values have steadily increased since 2012 and have returned to pre-recession levels.

Type & Tenure

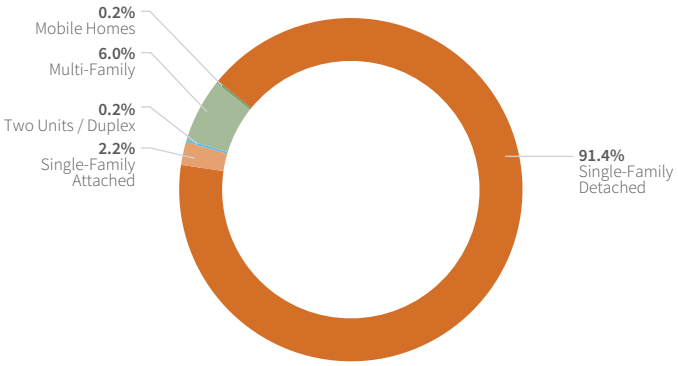
The average Wildwood home is an owner-occupied, four-bedroom, single-family detached home. The majority of units in the City are single family detached homes (91%). A smaller number of owner occupied units consist of townhomes and condominiums for a total owner occupied percentage of 91.3%, with 8.7% of occupied housing units being rented. This includes all housing types.

Total Housing Units (2010, 2015, 2020)
Wildwood, MO



Source: ESRI Business Analyst; Houseal Lavigne Associates

Housing by Type (2009-2013 Average)
Wildwood, MO



Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey; Houseal Lavigne Associates

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Values

Home values are rising. The City's reported average home sales price in 2015 is approximately $362,000, up $80,000 from the 2012 estimate of $282,000. Similar to neighborhood communities, average home sales prices have fluctuated in recent years; however, Wildwood consistently outperforms neighboring municipalities.

Age

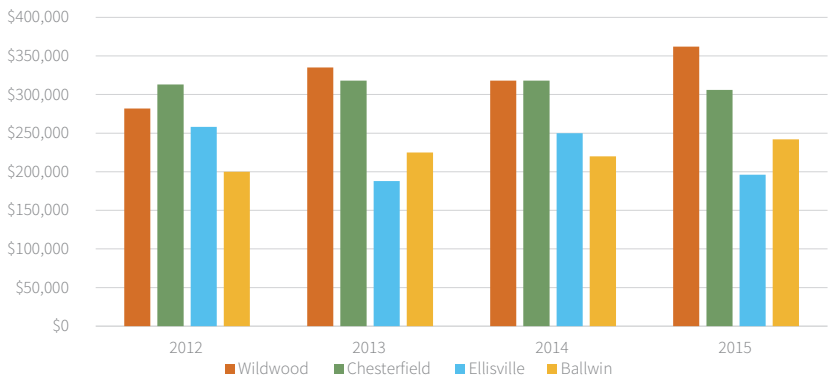
The city's housing stock is relatively new. Nearly 60% of the city's housing stock was constructed after 1990 with the highest percentage (43%) constructed between 1990 and 1999.

Market Implications for Housing

Overall, the City has a high quality and stable housing market. Key housing market implications include:

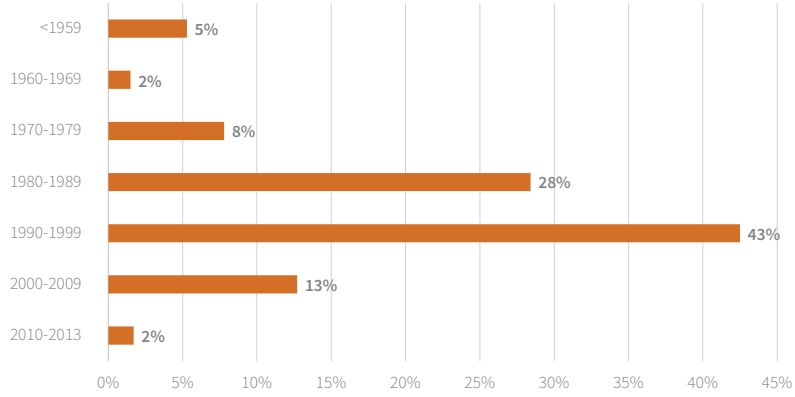
- The majority of housing in the City is owner occupied single-family homes, with fewer options for rental and/or multi-family product.
- Wildwood continues to be a destination for high-end, large, single-family homes.
- The City continues to be more of a "bedroom" community.
- The Rockwood School District has a significant impact on the marketability of Wildwood homes.

Average Home Sales Price (2012, 2013, 2014, 2015)
Wildwood, Chesterfield, Ellisville & Ballwin



Source: Zillow (Average sales price is taken from May of each year)

Housing Age (<1950-2013)
Wildwood, MO



Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey; Houseal Lavigne Associates

Retail Market

This section provides an overview of Wildwood's retail market, highlights other commercial areas competing with Wildwood for consumer spending; and evaluates Wildwood's retail market potential through a "gap analysis." All data is from 2013-2014 and was obtained from ESRI Business Analyst, a national provider of market data.

Retail Gap

Wildwood's retail market potential is assessed through two different lens: a local market and a regional market. As consumers shop based on convenience and proximity, a drivetime best models consumer shopping behavior as opposed to using jurisdictional boundaries or mileage. Consumers will generally travel short distances for groceries and day-to-day needs, but travel longer to purchase more durable items such as refrigerators, cars, or high-end clothing.

For this analysis, three different points within the Wildwood retail market were analyzed: (1) the intersection of Main Street and Taylor Road, (2) the intersection of Manchester Road and Highway 100, and (3) the intersection of Manchester Road and Highway 109. All three drivetime maps are presented here, but the narrative analysis is derived from analyzing the core Town Center's location (Main & Taylor). The regional market is defined as a 15 minute drive from an intersection analyzed, however a 20 minute drivetime was also included to more accurately capture the market as it appears to function. While a 5 minute drivetime is often typical for a local market, the low-density nature of Wildwood and the few retail areas west of Highway 109 require that a 10 minute drivetime be utilized to better reflect local market realities.

Understanding Retail Gap Analysis

A retail gap analysis is a comparison of retail supply and demand within a defined market area. Its findings help establish what types of new retail could or could not be supported. The gap analysis compares the availability of goods and services ("supply") with consumer expenditures ("demand") within respective drivetimes. When consumers spend more than existing businesses can accommodate (demand > supply), this means that consumers are spending dollars outside of the market area. This is referred to as "leakage," and is displayed in green on the accompanying table. Typically, market areas with leakage represent potential opportunities for growth, as local demand for these goods and services already exists but is unmet by existing supply.

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Conversely, when there is a larger amount of supply within a particular retail category or more than consumers spend (supply > demand) in a market area, there is market saturation. This is referred to as a "surplus," and is depicted in red on the accompanying table. A retail category with surplus is challenging for new retail development because it is already oversupplied.

It is important to note, however, the difference between market potential ("leakage") and the tangible development of a particular site or location. While leakage may exist, the success of recapturing that lost revenue depends on a variety of factors beyond spending habits, including the availability of developable land, construction costs, rents, road conditions, competition from nearby municipalities, and/or the business climate. Equally, indications of market saturation should not immediately preclude opportunities for development. While supply may exist in a particular category it may not be adequately serving the market in terms of product offerings, quality, accessibility and other issues.

Retail Potential in Square Footage

In addition to surplus and leakage figures, the accompanying charts also include supported retail potential in square footage. Converting leakage figures into square footage allows a visualization of what size and scale of retail **could** be supported. While sales-per-square-foot revenues vary by individual retailer and industry sources, general assumptions of supportable square footage can be made by using a benchmark average. A generally accepted range for national retailers is $200 to $400 per-square-foot. The use of a per-square-foot amount on the higher end of this range allows for a more conservative approach so as not to overstate retail potential. As shown in the Gap Analysis tables, when a per-square-foot amount of $400 is applied, demand is effectively translated to a potential number of square feet that could be supported within a five, ten, or fifteen minute drivetime. It is important to note, however, that calculations cannot be effectively applied to uses such as car dealerships or gas stations. This same methodology is applied to each of the three market areas analyzed.

To help envision development potential in square footage, the following provides the average size of an assortment of retail stores, based off of data obtained by industry sources. Supported square footage from the Retail Gap Analysis can be compared to this list for context. It is important to note that these stores are listed merely for contextual purposes and not to support development of any particular brand over another.

- Dunkin Donuts – 2,250 ft2
- Chipotle – 2,650 ft2
- CVS – 19,856 ft2
- Buffalo Wild Wings – 5,600 ft2
- Olive Garden – 7,336 ft2
- The Gap – 12,503 ft2
- Barnes & Noble – 25,525 ft2
- Whole Foods – 33,739 ft2
- Best Buy – 38,631 ft2
- Kohl's – 75,230 ft2
- Walmart – 102,683 ft2
- Home Depot – 105,192 ft2
- Cabela's – 148,148 ft2
- Macy's – 181,946 ft2

Local Market Area: Undersupplied by $153.9M (10 Minute Drivetime)

The local market (10 minute drivetime) is undersupplied by $153.9M. It contains 46,096 people in 17,209 households ("rooftops"), with a median disposable income of nearly $80,000. The drivetime spans from roughly from the heart of the City of Wildwood north to the border with Chesterfield, south to nearly the I-44 interchange in Eureka, and east as far as the Olde Towne Plaza shopping center in Ballwin (the location of Lowe's and Marshall's). This trade area covers most of Wildwood, although primarily east of Highway 109, as well as parts of Chesterfield, Ellisville, Ballwin, and the general Clarkson Valley area. This trade area, anchored by Wildwood's Town Center, really serves the core, local Wildwood market. The portions of adjacent communities included within the 10 minute drivetime area are also served by retail and restaurant locations closer to their residential neighborhoods and the market is markedly competitive. However, there is a meaningful density of rooftops combined with a very high median disposable income in the area. While it represents one of the more competitive retail areas in the St. Louis region, it also represents one of the most affluent areas too.

Overall, this analysis represents a clear opportunity for Wildwood. The area is growing and this unmet demand will also increase. The City should look to address this undersupplied market.

Many retail categories are undersupplied, but several categories appear to be the priority targets for retail business growth. This includes General Merchandise Stores; Gasoline Stations; Food & Beverage Stores; and Food Services & Drinking Places. Although this potential requires targeted strategies tailored to the local market, there are clear opportunities to better meet existing demand – for example this data reflects demand for potentially as much as 130,000 square feet of new food-related businesses in the Town Center market area. This data resonates with the information collected throughout outreach that many Wildwood residents are traveling as much as 30 to even 45 minutes to dine in restaurants, well outside of the community. Further, there are a limited number of gas stations in Wildwood as well as local, general retail stores; outreach participants also reported frequently leaving Wildwood to meet these consumer needs.

Key business categories that appear oversupplied, or saturated, in the 10 minute drivetime trade area include Motor Vehicle & Parts Dealers; Health & Personal Care Stores; Building Materials, Garden Equipment & Supply Stores; and Electronics & Appliance Stores. Many of the specific national and/or regional chain retailers that fit in these categories do currently serve this market, including a number of direct competitors located in close proximity, and they are primarily located in Chesterfield near I-64, on Clarkson Road, or on Manchester Road, and mostly located outside of the City of Wildwood. Although local context, travel patterns, and location-specific details factor into retail investment and site selection decisions, there may be limited opportunities to pursue business growth in these categories, for at least the near-term future.

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Regional Market Area: Undersupplied by $324.9M (20 Minute Drivetime)

The regional market (20 minute drivetime) is undersupplied by $324.9M. It contains 205,144 people in 78,702 households, with a median disposable income of $72,441. This trade area covers the entirety of the City of Wildwood, as well as most of Chesterfield, Eureka, Ellisville, Ballwin, Manchester, Town & Country, Creve Coeur, and stretches into both Franklin and Jefferson Counties, and at its absolute maximum extent spans from Gray Summit to Kirkwood, and from Maryland Heights to south of the Meramec River near Byrnes Mill. This trade area is most easily envisioned as serving the Southwestern St. Louis sub-regional market, which is generally located in-between I-64, I-270, and I-44, with the of the St. Louis County-Franklin County border forming its approximate western edge.

The total retail gap in this market area is $324.9M, which is divided by approximately 2/3 retail trade businesses and 1/3 food and drink establishments. Within this retail gap data there are a couple clear business categories that capture the majority of this figure. Food & Beverage Stores and Food Services & Drinking Places account for 56% of this entire regional market retail gap. Therefore there is a clear opportunity for new businesses in these categories, which resonates with information collected during outreach activities. Wildwood residents frequently travel outside of the community to meet these consumer needs, but further, many residents of this 20 minute drivetime area (bound by the three interstates), also often travel to the I-270 corridor and beyond to communities such as Kirkwood, Frontneac, Creve Coeur, and Clayton to dine and generally socialize at these food-related businesses. In general, there appears to be a meaningful amount of food-related leakage from the greater Southwestern St. Louis County area to other parts of the St. Louis region and it represents a clear opportunity for Wildwood's Town Center.

The data yields a few select opportunities for other retail categories, but those are often envisioned in square footages that only represent a single store, or despite the potential untapped demand, do not appear to meet the typical minimum square footage for a conventional retail store in those categories. One such category would be Electronics & Appliance Stores, where the demand is forecasted at only an approximately 15,000 square foot presence in the market, which for example, is smaller than half the size of a typical Best Buy. Ultimately this untapped demand, and any new market demand in the 20 minute drivetime trade area, may be most efficiently captured by existing retailers.

It is worth noting that two retail categories have a sizable oversupply or market-saturation within the 20 minute drivetime area. Both Sporting Goods, Hobby, Book, & Music Stores, as well as Clothing & Clothing Accessories Stores, appear to be oversupplying this market anchored within 20 minutes of Wildwood's Town Center, which is likely captured primarily by the two malls in Chesterfield and Des Peres, as well as the "big box" regional retail located in these business districts. Although opportunities may always exist within the right local context, it generally appears these are highly competitive retail segments and will be served by the existing market for the near-term future.

Market Implications for Retail Market

Generally speaking, both the local and regional retail markets are presently serving the Wildwood community. Each community is unique and consumers' willingness to drive to certain stores and/or certain locations can impact how a retail trade area functions – that local context is critical and complements the market data and statistics. Some stores, some restaurants, and even some neighborhoods become destinations for a wide variety of reasons that can include cost competitiveness, service quality, brand loyalty, or even just the distinctive experience provided by a unique place. Throughout outreach participants expressed that Wildwood residents moved to the community understanding one of the tradeoffs associated with the City's appealing residential quality-of-life and premiere open space is that they would have to drive farther to certain retail stores than they would if they lived in the heart of suburban St. Louis County. That recognition is central to the original vision for Wildwood and its Town Center. That is important context.

And to a degree, that local culture, regional development pattern, and established "travel loops" have likely contributed to the development of the major retail corridors found in Chesterfield, Clarkson Valley, and along Manchester Road. It is not that the City of Wildwood's residents are not shopping at, for instance, Walmart, Target, Macy's, Best Buy, Home Depot, or Barnes & Noble, but rather that they are likely shopping somewhere within this 20 minute drivetime, if not even beyond it, for example The St. Louis Galleria in Richmond Heights or Eager Road and Brentwood Boulevard in Brentwood. Based on this market assessment, there appears to be a competitive market within many existing retail categories within both the local and regional markets, as defined by these drivetimes.

However, restaurants and other food and beverage stores, which could include microbreweries, wineries or wine bars, gastropubs, and other similar business models, represent two of the clear opportunities found within this retail gap analysis. Further, outreach participants across a number of public engagement opportunities throughout 2015 have expressed a desire for a wide range of local food service establishments, including ice cream shops, ethnic food restaurants, lunch options like a premium deli or café, sit-down breakfast options like a diner, and a wide range of sit-down restaurants that generally aim to provide more local choices within Wildwood itself.

Wildwood's daytime population and lack of a predictable, growing "lunch crowd" has been reported as a contributing factor to the recent closing of past restaurants, as well as a deterrent to potential new establishments opening. Therefore, what a successful restaurant business model looks like in Wildwood may be distinct from profitable restaurant concepts in other communities – but it appears that there are clear opportunities to better leverage Wildwood's local market. More detailed business development strategies within these retail segments will be structured in the final plan.

An important factor in forecasting the next 5-10 years of the Wildwood retail and restaurant market is anticipating the impact of new housing units, or "rooftops." There are currently 300-500 new housing units in concept development or formally proposed in Wildwood's Town Center right now – that is significant. Based on the current median disposable income, those new households will yield tens of millions of dollars of new disposable income to the local market. This is ultimately based on a wide variety of factors which will ultimately influence that final disposable income figure, but it illustrates the impact and relationship between increasing the total number of households in Wildwood and growing local market demand. As the axiom states, "rooftops drive retail." Further, any additional new housing beyond this near-term window will similarly have a continued positive impact on market demand.

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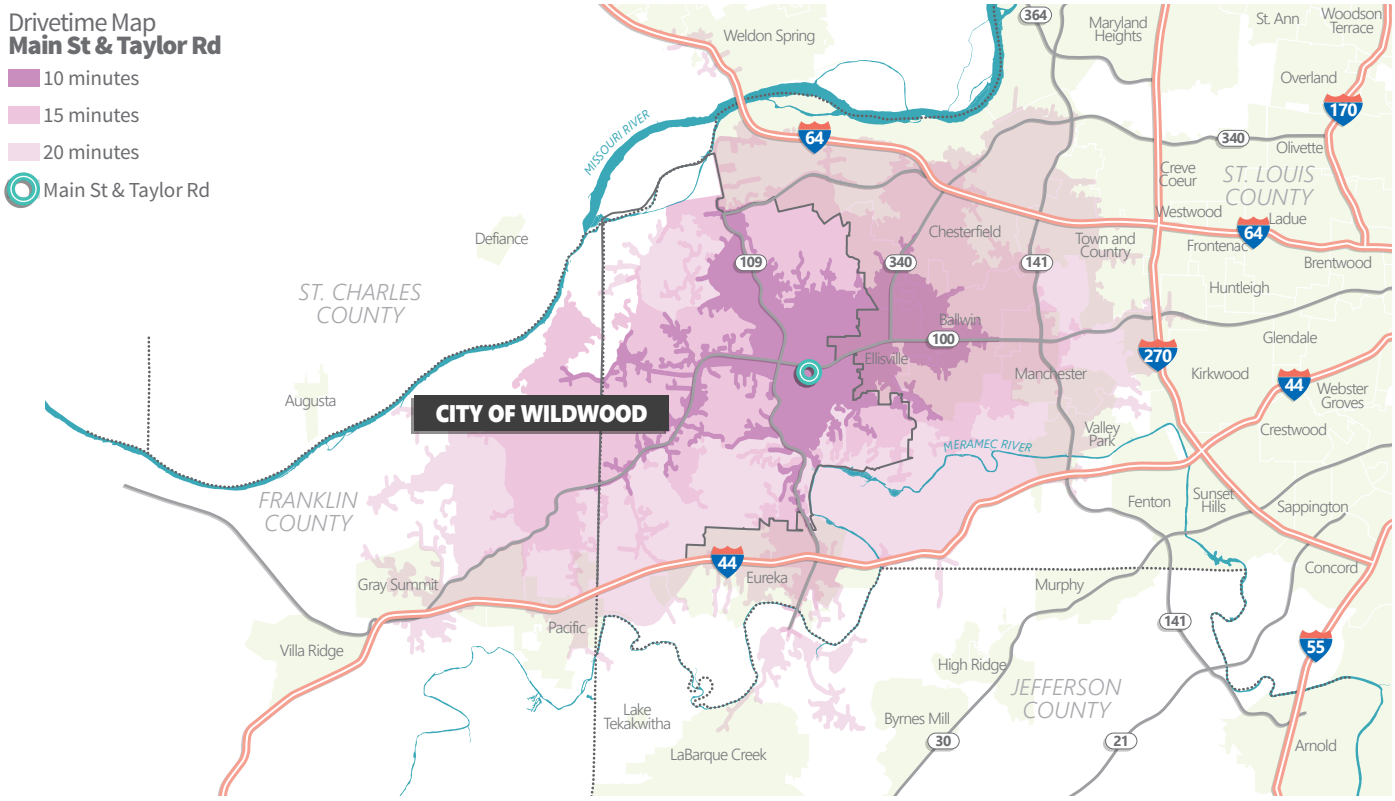


Retail Gap Analysis Summary (2014)

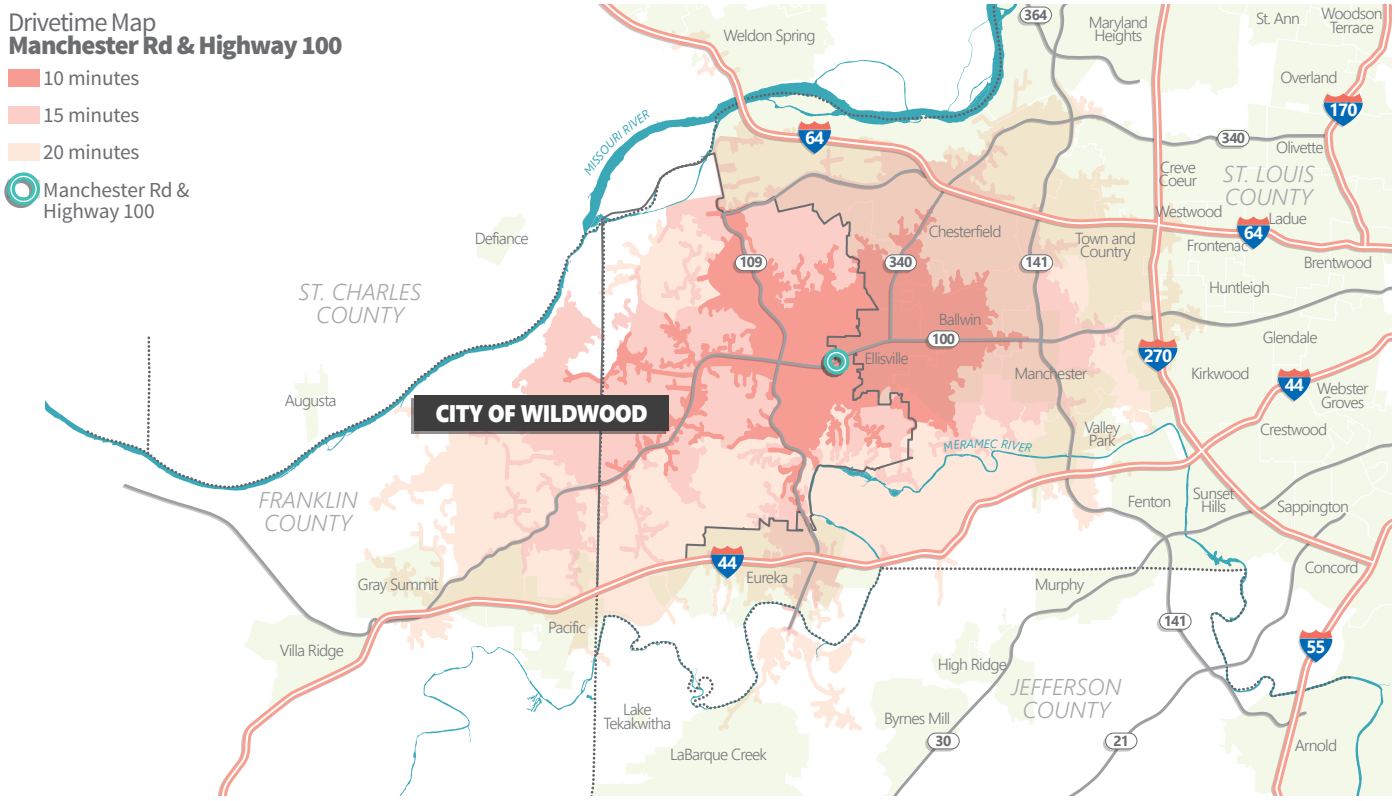
Wildwood: Intersection of Main Street and Taylor Road

Summary Demographics	10 Minute Drivetime	15 Minute Drivetime	20 Minute Drivetime
Population	46,096	120,433	205,144
Households	17,209	45,681	78,702
Median Disposable Income	$79,091	$76,814	$72,441
Per Capita Income	$48,464	$48,890	$48,221

Overview	10 Minute Drivetime	15 Minute Drivetime	20 Minute Drivetime
Total Retail Gap	$153.9	$398.6	$324.9
Total Retail Trade	$125.7	$325.1	$220.7
Total Food & Drink	$28.2	$73.5	$104.2

Retail Gap by Industry Group	Retail Gap ($M)	Potential (Sq. Ft.)*	Retail Gap ($M)	Potential (Sq. Ft.)*	Retail Gap ($M)	Potential (Sq. Ft.)*
Motor Vehicle & Parts Dealers	-$143.5	--	-$56.2	--	-$25.3	--
Furniture & Home Furnishings Stores	$10.6	26,481	$16.0	39,877	-$4.7	-11,776
Electronics & Appliance Stores	-$9.2	-22,887	$4.8	11,896	$5.8	14,479
Bldg Materials, Garden Equip. & Supply Stores	-$9.6	-23,916	$15.1	37,687	$21.1	52,762
Food & Beverage Stores	$23.7	59,353	$19.0	47,469	$79.5	198,761
Health & Personal Care Stores	-$13.8	-34,591	-$34.7	-86,875	-$14.1	-35,298
Gasoline Stations	$52.2	--	$83.6	--	$101.3	--
Clothing & Clothing Accessories Stores	$35.3	88,127	-$17.0	-42,589	-$64.7	-161,861
Sporting Goods, Hobby, Book, & Music Stores	-$2.8	-7,024	-$19.6	-48,976	-$33.2	-83,056
General Merchandise Stores	$127.8	319,615	$179.5	448,696	$19.8	49,620
Miscellaneous Store Retailers	$8.0	20,089	$24.5	61,153	$32.5	81,326
Nonstore Retailers	$46.9	--	$110.4	--	$102.8	--
Food Services & Drinking Places	$28.2	70,378	$73.5	183,710	$104.2	260,379

**Potential is based on an average sales of $400/sq. ft. Motor Vehicles & Parts Dealers, Gas Stations, and Nonstore Retailers are not included in this calculation.*
Source: ESRI Business Analyst; Houseal Lavigne Associates



Retail Gap Analysis Summary (2014)

Wildwood: Intersection of Manchester Road & Highway 100

Summary Demographics	10 Minute Drivetime	15 Minute Drivetime	20 Minute Drivetime
Population	57,803	145,977	216,832
Households	21,408	55,600	83,421
Median Disposable Income	$78,923	$75,772	$72,639
Per Capita Income	$48,728	$49,019	$48,862

Overview	10 Minute Drivetime	15 Minute Drivetime	20 Minute Drivetime
Total Retail Gap	$218.4	$321.6	$354.4
Total Retail Trade	$183.8	$225.4	$248.6
Total Food & Drink	$34.6	$96.2	$105.8

Retail Gap by Industry Group	Retail Gap ($M)	Potential (Sq. Ft.)*	Retail Gap ($M)	Potential (Sq. Ft.)*	Retail Gap ($M)	Potential (Sq. Ft.)*
Motor Vehicle & Parts Dealers	-$135.2	--	-$28.5	--	$13.5	--
Furniture & Home Furnishings Stores	$14.0	34,919	$1.6	3,984	-$4.7	-11,788
Electronics & Appliance Stores	-$5.5	-13,835	-$7.5	-18,645	$11.0	27,483
Bldg Materials, Garden Equip. & Supply Stores	-$10.0	-25,117	$19.7	49,279	$27.9	69,627
Food & Beverage Stores	$16.5	41,178	$25.1	62,672	$79.0	197,464
Health & Personal Care Stores	-$10.9	-27,303	-$46.8	-116,968	-$3.5	-8,675
Gasoline Stations	$54.1	--	$69.3	--	$102.6	--
Clothing & Clothing Accessories Stores	$40.0	100,034	-$10.1	-25,323	-$99.9	-249,685
Sporting Goods, Hobby, Book, & Music Stores	-$15.1	-37,831	-$19.7	-49,168	-$32.6	-81,511
General Merchandise Stores	$168.0	420,016	$73.4	183,556	$14.6	36,623
Miscellaneous Store Retailers	$11.3	28,152	$27.7	69,185	$36.3	90,791
Nonstore Retailers	$56.7	--	$121.2	--	$104.4	--
Food Services & Drinking Places	$34.6	86,482	$96.2	240,574	$105.8	264,485

**Potential is based on an average sales of $400/sq. ft. Motor Vehicles & Parts Dealers, Gas Stations, and Nonstore Retailers are not included in this calculation.*
Source: ESRI Business Analyst; Houseal Lavigne Associates

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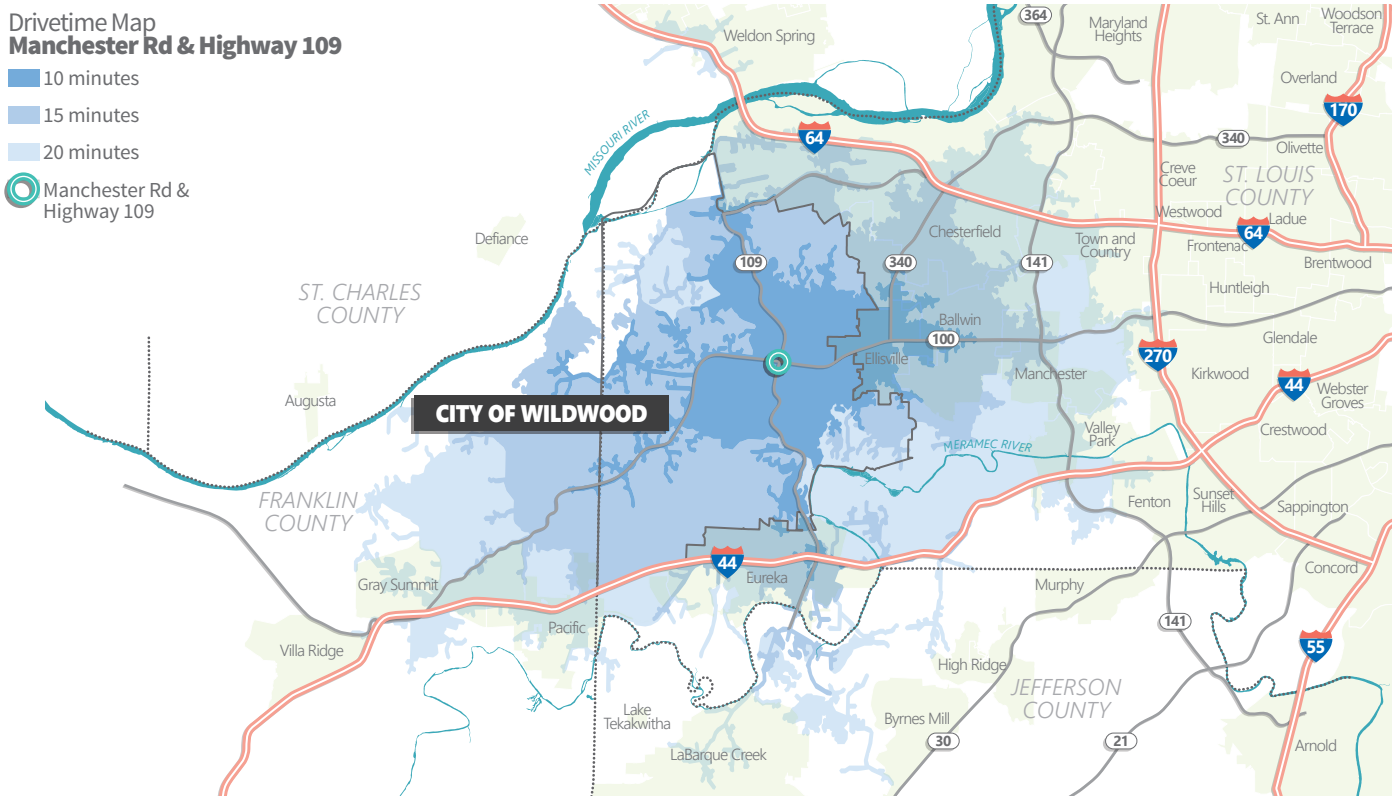

Retail Gap Analysis Summary (2014)

Wildwood: Intersection of Manchester Road & Highway 109

Summary Demographics	10 Minute Drivetime	15 Minute Drivetime	20 Minute Drivetime
Population	38,214	109,277	206,216
Households	14,153	40,725	79,265
Median Disposable Income	$81,853	$78,220	$71,436
Per Capita Income	$48,652	$49,084	$47,112

Overview	10 Minute Drivetime	15 Minute Drivetime	20 Minute Drivetime
Total Retail Gap	$89.6	$332.8	$1,065.4
Total Retail Trade	$67.3	$282.1	$973.9
Total Food & Drink	$22.4	$50.7	$91.4

Retail Gap by Industry Group	Retail Gap ($M)	Potential (Sq. Ft.)*	Retail Gap ($M)	Potential (Sq. Ft.)*	Retail Gap ($M)	Potential (Sq. Ft.)*
Motor Vehicle & Parts Dealers	-$140.1	--	-$95.7	--	-$31.2	--
Furniture & Home Furnishings Stores	$8.1	20,170	$21.4	53,532	-$3.8	-9,583
Electronics & Appliance Stores	-$9.8	-24,459	$6.8	16,980	$6.1	15,371
Bldg Materials, Garden Equip. & Supply Stores	-$7.8	-19,594	$5.6	14,049	$19.3	48,147
Food & Beverage Stores	$7.5	18,795	$62.1	155,240	$92.1	230,309
Health & Personal Care Stores	-$18.5	-46,312	$4.3	10,696	-$36.0	-89,886
Gasoline Stations	$43.6	--	$89.1	--	$47.4	--
Clothing & Clothing Accessories Stores	$29.4	73,574	$2.8	6,885	-$31.8	-79,469
Sporting Goods, Hobby, Book, & Music Stores	-$3.6	-9,122	-$24.9	-62,335	-$32.8	-82,084
General Merchandise Stores	$112.1	280,254	$216.9	542,321	$70.8	176,902
Miscellaneous Store Retailers	$6.1	15,182	$19.7	49,235	$29.3	73,243
Nonstore Retailers	$40.4	--	$92.7	--	$111.5	--
Food Services & Drinking Places	$22.4	55,897	$64.6	161,564	$102.9	257,267

*Potential is based on an average sales of $400/sq. ft. Motor Vehicles & Parts Dealers, Gas Stations, and Nonstore Retailers are not included in this calculation.
Source: ESRI Business Analyst; Houseal Lavigne Associates

Office Market

An interest has been expressed in attracting more office development to the community and recruiting more employers and daytime population to the community. The office market sector is key in evaluating these goals. This section summarizes conditions and trends in both the regional and local office markets. Data was obtained from NAI Desco (Q2 2015) and Colliers International (Q2 2015).

St. Louis Regional Market

The St. Louis regional market has an unemployment rate at 5.7%, and despite some recent stagnation in job growth, the office market continues to absorb existing development square footage. Since 2013 the St. Louis regional market has absorbed over 1 million square feet of space, which includes nearly 200,000 square feet in the second quarter of 2015 alone. From the regional perspective, Clayton and Downtown St. Louis continue to be the main drivers of Class A space and capture much of that demand throughout the greater region, while the St. Charles and West County B Class submarkets perform at the second tier of main regional activity. Average quoted rental rates in the St. Louis region, within the Class A sector were $21.68, and $16.56 in the Class B sector.

Vacancy rates are at 11.1% for the entire region, which is down more than a full percentage point since 2014. Unfortunately the average per square foot rental rate is at approximately $17.40, which is below the historical regional average of $18/sq. ft., and the St. Louis office market has not performed above that $18/sq. ft. market since prior to 2010. As a result, the office market in the greater St. Louis region remains stable, but sluggish. Developers are not building any speculative office space and are being very conservative even when they are working directly with known tenants.

The office market has been challenging everywhere nationally since the Great Recession. Although a very complex analysis, one of the central drivers has been that many employers have survived the recession and remained in business. Many of them laid off workers but kept their existing square footage and did not or were not in a position to downsize their office spaces. As hiring came back nationally and new employees were added, in effect, these new people just took the vacant desks sitting in already-leased, existing office space capacity. As a result, office absorption rates performed pretty weakly in recent years, even as the economy and hiring rebounded.

This had been particularly true in the St. Louis region until 2013. However, with recent activity, NAI Chief Global Economist, Dr. Peter Linneman, has recently stated, “As full job recovery has occurred and the empty desks have been filled, incremental unleased space has been absorbed, much to the surprise of those who declared office absorption dead.” As existing space fills up, it drives higher rents and demand for new office construction. All of this is positive trends for the St. Louis region and for Wildwood’s position within the office marketplace. It presents a regional market with opportunities, however, very targeted and moving at a very deliberative pace.

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West County Submarket & Market Implications

Wildwood competes in the West County office submarket, against communities like Chesterfield, Ellisville, Ballwin, Manchester, and Town & Country. It is important to note, that versus local cultural references to "West County," the office submarket is divided more specifically, which segments out Clayton, the I-270 Creve Coeur/Westport area, and the West County area bound by I-64, I-270, and I-44, which is where Wildwood is located.

The West County submarket has the second-least amount of existing Class A and Class B office space, only above St. Charles in terms of the greater St. Louis region. There are 77 Class A buildings and 61 Class B buildings. Vacancy rates are higher than the regional average, at 8.1% for Class A space and 9.6% for Class B space. Another factor for the West County submarket's competition in the region is it features some of the higher rental rates, with $22.78 per square foot for Class A space and $20.15 per square foot for Class B space – this is in contract, for example, with only approximately $18/ sq. ft. in Downtown St. Louis for Class A space and only $19/ sq. ft. for Class B space in Clayton. Although these rental rates may price out certain smaller office users and smaller employers, it also helps produce potential revenue for any new construction projects. Finally, although the West County market has experienced a lot of market absorption in the Class B office product, there has been some increased vacancy recently in Class A space.

Market Implications for Office Market

Ultimately there is a market for new office development in Wildwood; however, one of the main questions is how far into the future. Without direct access to the interstate, there will be certain limitations on which types of companies want to locate in Wildwood, versus cities like Chesterfield and Manchester, both direct competitors in the West County submarket. Further, certain office users and businesses will prefer to locate in the City of St. Louis, Clayton, and North County near Lambert St. Louis International Airport. Future office construction in Wildwood will likely produce some Class A space, but there will also be demand for Class B and office park or employment park styled developments. The demand for space will likely be in smaller square footage increments than most other parts of the St. Louis region and even in comparison to adjacent cities, such as Chesterfield.

Therefore, Wildwood's economic development strategy must be targeted to a range of office uses and then further targeted to specific locations within the City. Further, in light of a flurry of recent residential proposals, the City of Wildwood may need to evaluate locations for future office development and preserve that available real estate for commercial and office use, since that demand may not materialize until later in the mid-term future. Strategies and potential tenant businesses can be further explored in the final economic development plan.

Office Submarket Snapshot

Greater St. Louis Region

Market	Existing Inventory (sq. ft.)	Number of Buildings	New Deliveries (YTD)	Vacant Space (sq. ft.)	Vacancy Rate	Average Rent (sq. ft.)	Absorption (Quarterly)	Absorption (YTD)
Class A								
CBD	9,639,250	27	0	160,110	12.0%	$17.97	154,198	-108,652
Midtown	848,817	7	0	66,721	7.9%	$23.46	-8,709	-13,361
Clayton	5,272,761	31	0	461,306	8.7%	$26.03	65,034	35,961
South County	1,466,398	21	0	87,262	6.0%	$21.27	-7,755	-7,269
North County	3,788,709	23	0	244,529	6.5%	$18.35	56,723	84,850
Creve Coeur / Westport	5,801,857	43	0	705,771	12.2%	$21.71	-46,482	-171,425
West County	7,422,841	77	0	598,908	8.1%	$22.78	-1,477	-206,166
St. Charles	2,533,486	22	0	250,467	9.9%	$20.18	1,404	-164,940
Class A Totals	**36,774,119**	**251**	**0**	**3,575,074**	**9.7%**	**$21.47**	**212,936**	**-551,002**
Class B								
CBD	9,132,579	68	0	1,700,062	18.6%	$13.33	-2,375	5,572
Midtown	1,030,598	21	0	75,534	7.3%	$12.13	9,600	11,634
Clayton	2,487,145	45	0	110,901	4.5%	$19.33	-4,250	14,087
South County	4,190,461	52	0	420,292	10.0%	$20.44	16,560	23,624
North County	5,166,271	41	0	429,908	8.3%	$15.25	6,367	6,327
Creve Coeur / Westport	5,617,679	117	0	662,645	11.8%	$17.19	2,774	66,182
West County	2,772,199	61	0	266,328	9.6%	$20.15	19,104	783
St. Charles	1,655,529	46	0	162,096	9.8%	$16.12	24,274	36,211
Class B Total	**32,052,461**	**451**	**0**	**3,827,766**	**11.9%**	**$16.74**	**72,054**	**164,420**
Class C								
CBD	3,508,818	40	0	845,471	24.1%	$13.05	-$96,227	-110,914
Midtown	896,212	27	0	26,091	2.9%	$12.12	$3,376	9,477
Clayton	1,249,788	31	0	114,653	9.2%	$17.48	-$2,252	1,188
South County	970,812	36	0	66,974	6.9%	$12.66	-$12,685	-6,345
North County	1,483,426	34	0	95,373	6.4%	$12.90	-$2,855	18,088
Creve Coeur / Westport	938,070	33	0	154,377	16.5%	$15.97	$1,431	3,978
West County	422,905	11	0	16,957	4.0%	$16.56	$2,582	-3,912
St. Charles	250,313	8	0	28,086	11.2%	$12.66	$2,685	2,341
Class C Total	**9,720,344**	**220**	**0**	**1,347,982**	**13.9%**	**$14.18**	**-$103,945**	**-86,099**
TOTAL	**78,546,924**	**922**	**0**	**8,750,822**	**11.14%**	**$17.46**	**$181,045**	**-472,681**

Source: Colliers International

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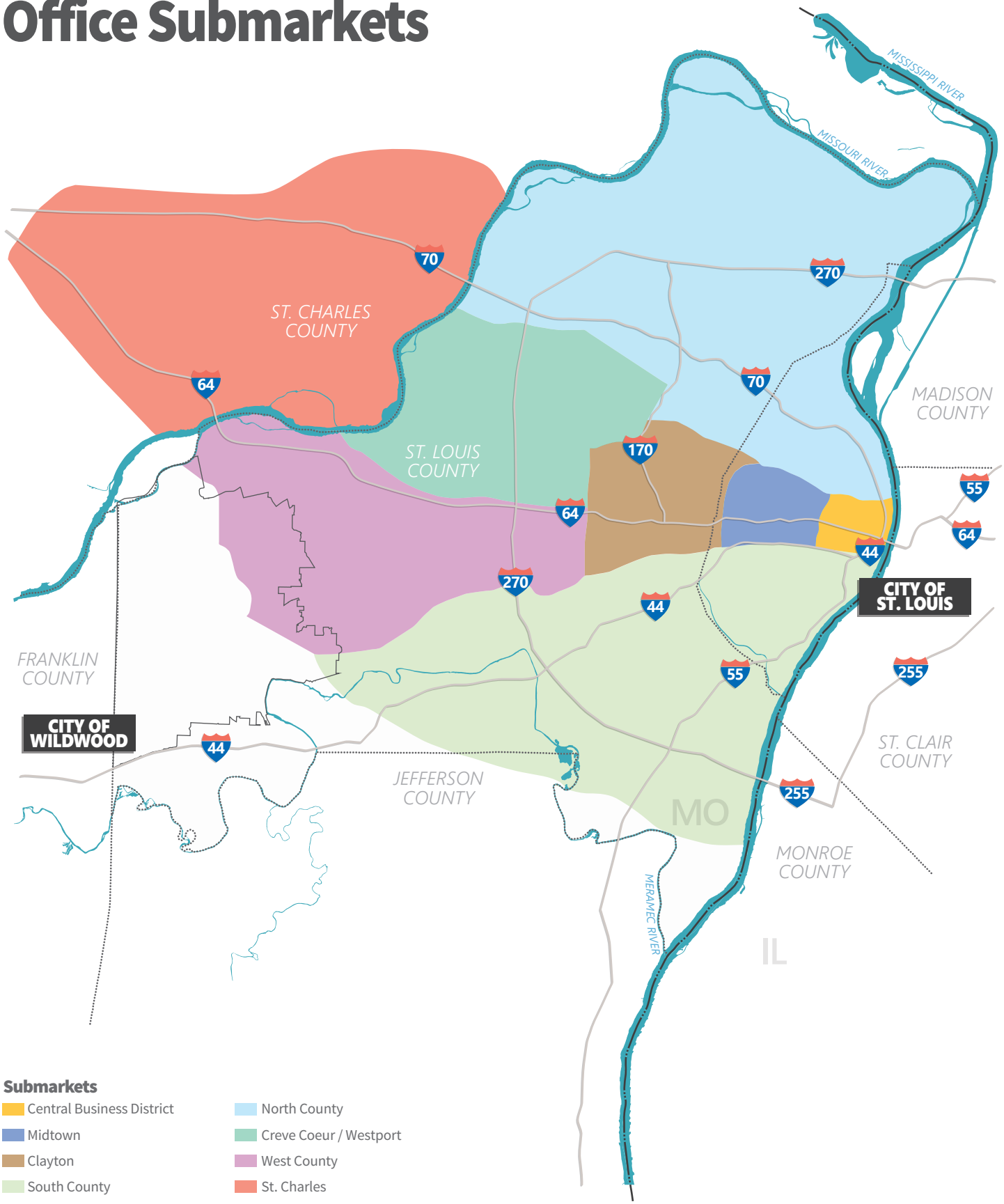
St. Louis Regional Office Submarkets



Industrial Market

Although a small segment of the Wildwood community in 2015, part of the community's interest in local employment growth could be filled by certain industrial land uses. This section details industrial market trends within both the regional and local industrial markets. Data was obtained from NAI Desco (Q2 2015) and Colliers International (Q2 2015).

St. Louis Regional Market

The St. Louis regional industrial market contains roughly 265 million square feet of industrial space and has experienced strong growth trends recently. Colliers International states "average rental rates in the region are now at their highest level since 2010," and "that by the end of second quarter 2015, average rental rates in the region increased to $4.11 per square foot. They predict that rental rates will continue to rise as existing square footage is further reduced by increased occupancy and the pursuit of limited available space becomes more competitive.

The lack of Class A space is driving the regional market's demand and growth which has yielded more than 2 million square feet of new construction in the greater St. Louis area. The industrial vacancy rate is 7.3%, which is down from 8% exactly a year ago. In general the market forecast is strong for the St. Louis region and it is anticipated that vacancy rates will continue to decline, rental rates will continue to increase, and additional new construction projects will be proposed in 2016 and 2017.

One important note is many of the "big moves" in the regional industrial market have been in the Illinois submarket. Illinois is leading all St. Louis area submarkets with the best absorption rate, with 1.4 million square feet of space filled in 2015. Further, the region's largest new construction projects are found in Illinois, including the Gateway RT Distribution Center, as 673,000 square foot facility built for the Saddle Creek Corporation, and a 410,000 square foot facility built for World Wide Technologies.

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Industrial Submarket Snapshot
Greater St. Louis Region

Submarket	Number of Buildings	Existing Inventory (sq. ft.)	Direct Vacant Space (sq. ft.)	Sublease Vacant Space (sq. ft.)	Total Vacancy Rate	YTD Net Absorption (sq. ft.)	Under Construction (sq. ft.)	Quoted Rates
Illinois	702	40,129,263	1,402,225	25,626	3.6%	1,110,602	0	$3.62
St. Louis City	1,802	77,372,098	8,980,208	120,000	11.8%	266,532	0	$2.95
Central St. Louis County	888	27,511,701	1,396,309	6,488	5.1%	-104,907	79,000	$4.31
North St. Louis County	700	47,094,780	3,795,483	64,177	8.2%	-439,713	749,775	$4.33
South St. Louis County	498	17,789,531	925,691	31,530	5.4%	-110,957	0	$6.23
West St. Louis County	720	26,515,332	1,669,690	47,613	6.5%	179,677	12,802	$5.90
St. Charles County	806	27,866,571	714,560	2,500	2.6%	14,558	0	$5.23
MARKET TOTALS	**6,116**	**264,279,276**	**18,884,166**	**297,934**	**7.3%**	**915,792**	**841,577**	**$4.11**

Source: Colliers International

West St. Louis County Submarket & Market Implications

The St. Louis region industrial market is divided into 7 submarkets. Wildwood is located in the West St. Louis County submarket, which is not one of the region's weaker markets, but has also not experienced some of the major new construction and growth that Illinois, St. Charles County, and areas near Lambert St. Louis International Airport have seen. West County's submarket features 720 existing buildings with more than 26 million square feet of available space. The vacancy rate stands at 6.5% and the most recent absorption rate only took 179,677 square feet of space off of the market. Because of the approximately 1.7 million square feet of vacant industrial space in West County there is only one facility currently under construction, a smaller building at about 12,000 square feet.

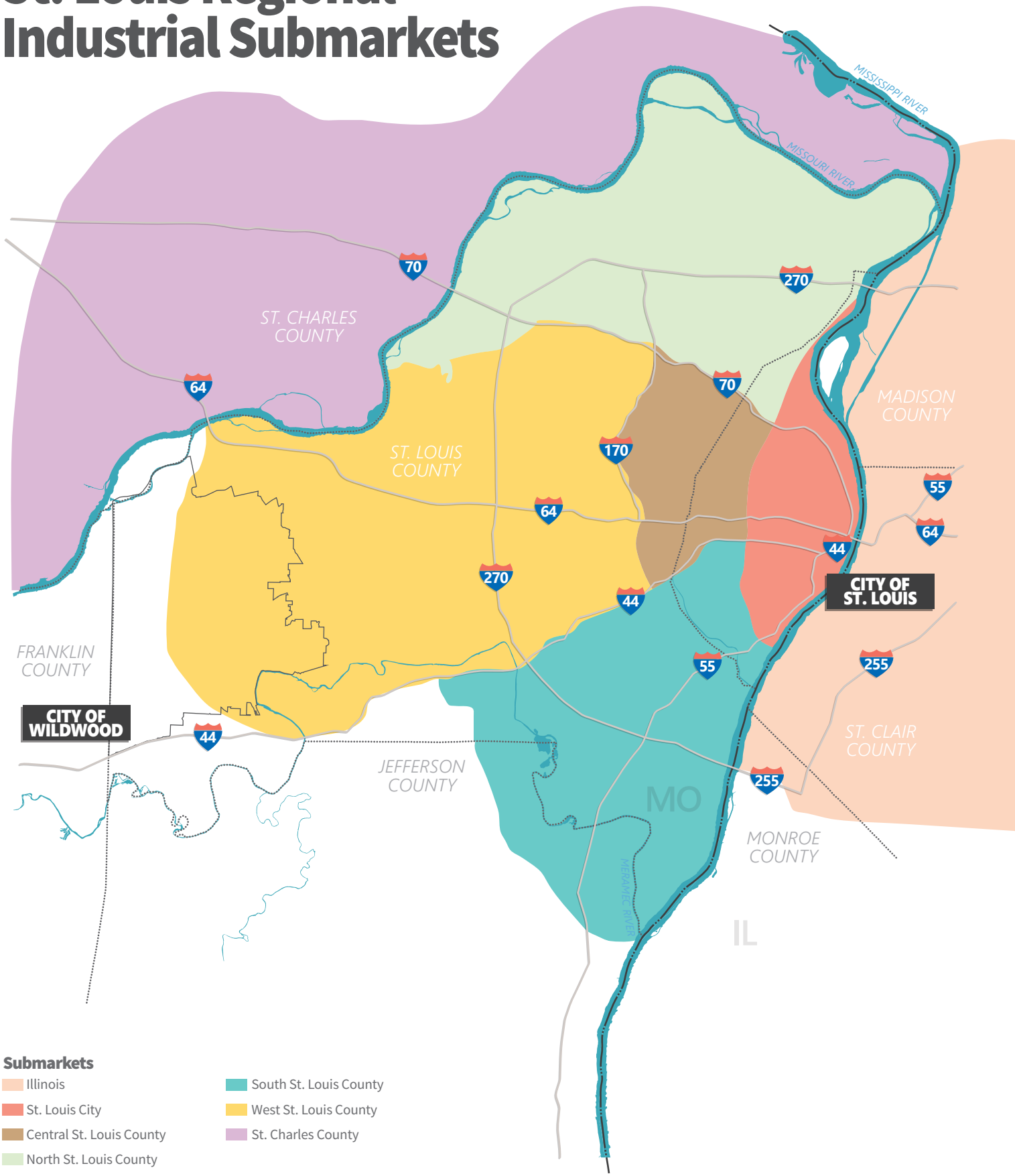
Most of the major, recent leases in the St. Louis region have been more medium-sized Class A and Class B facilities between 30,000 square feet and 65,000 square feet, primarily for distribution and warehousing tenants – again, primarily in Illinois, North County, and further west into St. Charles County. Currently Wildwood and its immediate neighbors lack such facilities or an industrial or business park property in this type of submarket segment and there are no known proposed construction projects.

Market Implications for Industrial Market

Historically, industrial land uses have not been a part of the vision for the City of Wildwood. Recent interest in attracting more local employers may be a cause for an evaluation on how certain "back office" and other low-impact, light industrial businesses, which typically locate in business parks and employment centers, fit into the future of Wildwood. However, there will be certain challenges to pursuing this type of development in Wildwood. There appears to be an adequate supply of vacant space for the near-term future and new construction projects will be limited.

As the St. Louis region's industrial growth continues it will drive demand for existing space, which may increase interest in West County, while also pushing demand for new construction. Wildwood could likely target certain industrial and business park uses but it will probably appeal to be a very specific submarket that requires approximately 10,000 to 50,000 square feet of space in flexible facilities, and businesses that do not need immediate interstate access. Strategies and potential tenant businesses can be further explored in the final economic development plan.

St. Louis Regional Industrial Submarkets



Submarkets

- Illinois
- St. Louis City
- Central St. Louis County
- North St. Louis County
- South St. Louis County
- West St. Louis County
- St. Charles County

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4 TOWN CENTER DISTRICTS

The Town Center is a large expansive area that presents a variety of different physical or urban design conditions that will help determine what types of businesses are most likely to locate in a specific development or district, as well as where certain types of businesses may be most successful. These conditions include the variety of land uses, architectural styles, densities, roadway configurations, pedestrian and cyclist connectivity, visibility, and other site-specific factors that impact how the larger Town Center area functions.

These "districts" may or may not influence other official City policies, however, they can be thought of as "development character areas" that help define what type of specific business uses are most appropriate for certain parts of the Town Center, and what types of development would likely be most compatible with existing structures and roadway infrastructure. Used in this manner, these districts can better inform and direct business recruitment, retention, and expansion programs. Economic development actions should be tailored to the unique conditions found in each district within the Town Center. Each district is described and its physical and economic conditions catalogued, as well as currently undeveloped sites, in the following sections.

Eastern Gateway

The City of Wildwood's boundaries begin slightly east of the intersection of Manchester Road, Westglen Farms Drive, and State Route 100, but that signalized intersection acts as the community's eastern gateway. This commercial node acts as a neighborhood retail and service district, anchored by the Village Plaza and Wildwood Crossing shopping centers. There are a number of bank and restaurant out lots along with strip center retail and service. There are also a number of medical, dentistry, and related uses as well. The Manchester Road corridor was recently selected by East-West Gateway as a Great Street project, in coordination with a number of community along the roadway.

Dierbergs Town Center

The Dierbergs grocery store location in Wildwood is considered part of the Town Center but most of its urban design is typical of a suburban shopping center. However, it includes more pedestrian and cyclist amenities as well as connectivity to adjacent sites than is commonly found in other suburban shopping centers of a similar size and scale. The site is fed by a sidewalk network and bicycle trail and is accessed via a pedestrian-scale street network that features attractive streetscaping. Further, the center's out lots are designed more as a part of the Taylor Road streetwall and contribute to an urban character for the "Downtown" portion of the Town Center. The well-marked, landscaped, and designed crosswalk at Main and Taylor also reinforces connectivity between the Dierbergs site and the Main Street portion of Town Center to the west.

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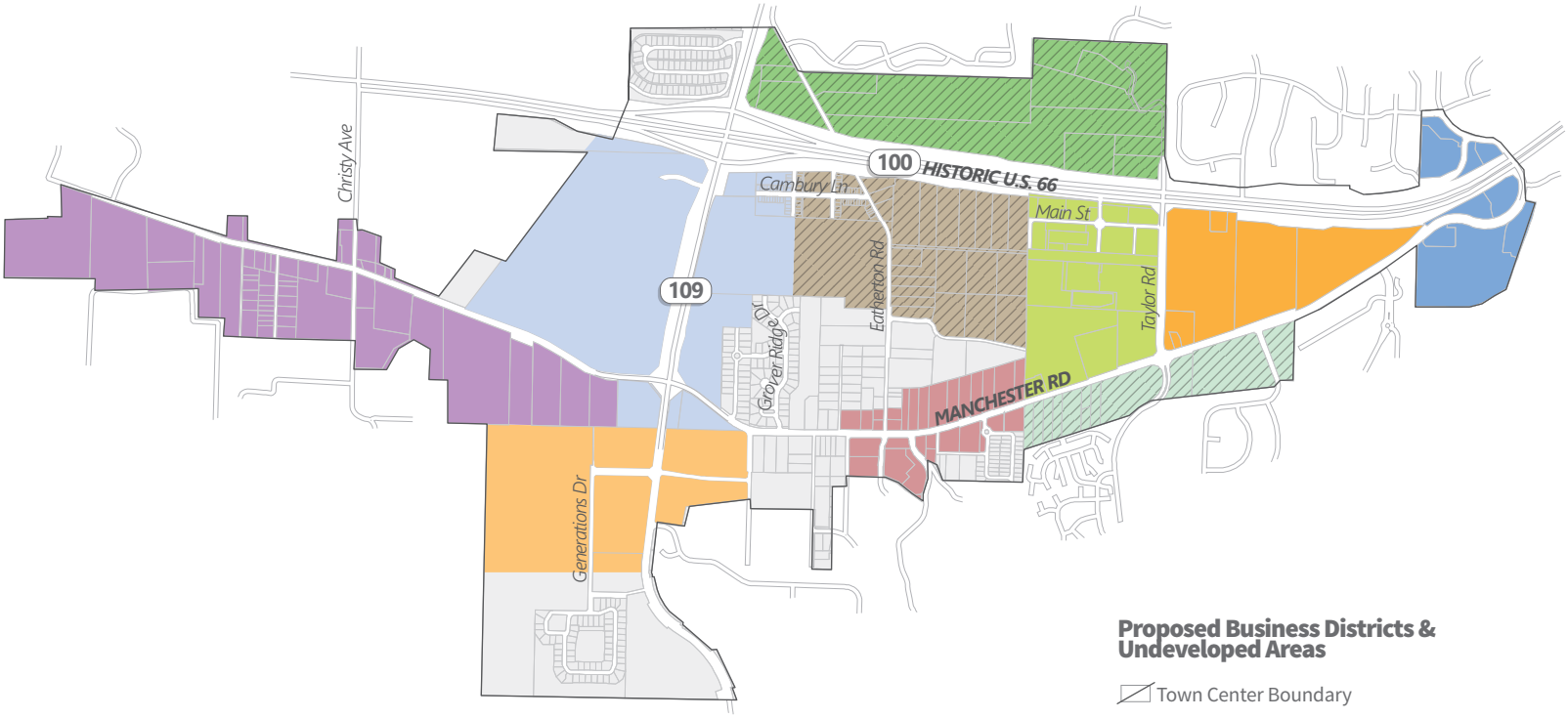

Proposed Business Districts & Undeveloped Areas

- Town Center Boundary
- Eastern Gateway
- Dierbergs Town Center
- Main Street Town Center
- Historic Manchester Road District
- College District
- Pond Historic District
- Interchange District
- North of 100 Area
- Main Street Extension Area
- Town Center South Area
- Business Districts on Undeveloped Land

Main Street Town Center

The core walkable, traditional "Downtown" area within Wildwood is defined by the six blocks along Main Street and Plaza Drive. The district includes buildings that are built-to the sidewalk and "hold the corners," such as the structure that includes Starbucks or the buildings located on the Fountain Plaza traffic circle; there is a traditional multi-story streetwall present that includes the Wildwood Hotel and the building between Fountain and Eastgate Lane. These features reinforce the vision of a traditional "central business district" designed around a walkable, human-scale block pattern and multi-story, mixed-use buildings.

However, the district also includes urban design more typical of an auto-oriented suburban environment, such as the Walgreen's, as well as a major parking garage and a lot of surface parking. The district is home to a number of special events and festivals and serves as the "community meeting place" or cultural heart of the Wildwood community. There is undeveloped land between Main Street and Manchester Road that is envisioned in the Town Center Regulating Plan as both "Neighborhood Edge" and "Workplace" land uses.

Historic Manchester Road District

On Manchester Road, west of Larry's Tavern, the corridor transitions into a more 19th and early 20th Century historic character that features houses converted to commercial uses and infill, small-scale commercial strip centers. The district features a number of destination retailers, such as Three French Hens, Porch, Imogene's, as well as Grover Post Office branch. Although the district features overhead utility lines, on-site parking lots, and sidewalks that directly abut the curb, the area is still conducive to pedestrians and cyclists and presents an "old town" charm. Unlike other parts of Wildwood which feature leased shopping center space, many of the commercial structures in this district are owner-occupied and represent substantial investments by local, small business owners.

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College District

Located along State Route 109, south of Manchester Road, there is a cluster of commercial uses adjacent to the YMCA and St. Louis Community College campus. This district includes a mix of office uses located in the Westridge Centre and retail, service, and restaurant businesses located in Wildwood Square. Located at the intersection of a five-lane highway (State Route 109) and a four-land, landscaped median divided boulevard (New College Avenue), the district is primarily auto-oriented and pedestrian mobility is generally limited. The business district is adjacent to Rockwoods Reservation, which is located directly to the west, south, and southeast, and is operated by the Missouri Department of Conservation. The district acts as a gateway into the Town Center for motorists traveling State Route 109 through the rolling, wooded terrain.

Pond Historic District

Located along Manchester Road, west of State Route 109, is another mixed-use district with 19th Century roots. The Old Pond School is listed on the National Register of Historic Places, is located at 17123 Manchester Road, and presents an important site to plan in harmony with future economic development, growth, and new construction. The site is heavily wooded, slightly elevated from the roadway, and features a stone retaining wall with a wrought iron fence; all of these elements present a historic character and clear transition from the interchange and College district areas as motorists travel west on Manchester Road.

The remainder of the district features a number of churches, Pond Elementary, Wildwood Middle School, auto repair businesses, light industrial uses, and Big Chief Roadhouse. Along with this eclectic mix of land uses, most of these sites are significantly less dense than other commercial properties in Wildwood, typically being set further back from the roadway and featuring more greenspace and trees. In general, the district presents an urban design character that reflects Wildwood's more rural heritage and early development patterns.

Interchange District

The intersection of State Route 100 and State Route 109 is designed as a major four-ramp interchange that manages heavy traffic volumes and motorists traveling at high speeds. The quadrants surrounding the interchange have been developed by the Crest Windsor subdivision to the northwest, the Phillips 66 to the southwest, and the BP gas station to the southeast. The northeast quadrant remains undeveloped, but is directly adjacent to Sandalwood Creek Drive. Cambury Lane, a multi-family development, is accessed from the interchange area near BP, and is the only existing residential development in the district.

The remainder of the district is largely undeveloped, traveling south to the intersection with Manchester Road, near the Metro West Fire Protection District facility. Bonhomme Creek flows throughout this undeveloped area and there are significant changes in grade on potential development sites. The Town Center Regulating Plan envisions this area as "Workplace" uses along the State Route 109 frontage, buffered from residential areas outside the Town Center with "Neighborhood General" and "Neighborhood Edge" transitional uses.

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Undeveloped Areas

We have also analyzed the three remaining, major tracts of land available for development that carry significant impact for the final build-out of the Town Center. They include:

- **North of 100 Area:** There is undeveloped land adjacent to residential neighborhoods north of State Route 100 with access from Taylor Road and State Route 109. The property abuts Sandalwood Creek residences only and is envisioned as a blend of "Neighborhood General" and "Neighborhood Edge" uses as part of the Town Center Regulating Plan. The area traverses from the State Route 100 and State Route 109 interchange to the entrance to the core walkable Town Center area off Taylor Road. As a result, the area has the potentially to directly contribute to Wildwood's "Downtown" while it may also be attractive to more auto-oriented developers leveraging State Route 100 frontage. Finally, residential development and a transition in land uses to buffer the single-family uses the north must be addressed. There is currently a proposal for 194 housing units on a portion of the site.
- **Main Street Extension Area:** Main Street currently terminates at City Hall, but is aligned with Crestview Drive. The Town Center Regulating Plan envisions the undeveloped area to the west of "Downtown" as an extension of this walkable, mixed-use district. Beyond Eatherton Road the Plan calls for a transition to "Neighborhood General" as a buffer, with "Workplace" uses along the State Route 109 frontage. There are currently multiple proposals for residential development within this area. The extension of Main Street, envisioned to cross State Route 109 and curve south to Manchester Road, would provide enhanced connectivity between "Downtown" and other business districts and neighborhoods to the west. The area will also ultimately abut residential areas tucked within the business districts, such as on Grover Ridge Drive. The area could be developed in a variety of ways and carries considerable potential to support "Downtown" and Town Center activities.
- **Town Center South Area:** There is a series of undeveloped parcels on the south side of Manchester Road, immediately adjacent to where the Town Center transitions into the "Downtown" district. The Town Center Regulating Plan envisions this area as "Neighborhood General" to the east of Taylor Road, and there is currently a proposal for 38 housing units on that site. The Plan calls for "Workplace" uses west of Taylor Road, ultimately blending into the historic Manchester corridor at the Eatherton Road intersection. This area has the potential to support "Downtown" business activities, as well as perform a transition between the Manchester Road corridor. Regardless, this area must also effectively transition from the residential uses to the south, such as the Villages of Cherry Hills.

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5 ECONOMIC DEVELOPMENT VISION

This chapter presents the final recommendations that construct the economic development vision, goals, objectives, and five priority action items for the City of Wildwood. While other plan chapters support and substantiate the final recommendations, this chapter represents the strategic action plan for strengthening the City of Wildwood's economic development planning efforts. The City's Vision for Economic Development establishes the general framework for the five detailed **Priority Actions**, which drilldown into a series of key **Initiation Steps**.

This chapter helps serve as the "ways, ends, and means" of the Economic Development Strategic Plan. The *vision and goals* establish the "ends," or the broad, long-range desired outcomes. The *Priority Actions* provide the "ways," which are more precise and measurable guidelines for planning action aimed at achieving one or many goals. Finally, the *Initiation Steps* within the Plan provide the "means," identifying specific techniques and resources to carry out the objectives in clearly tangible, actionable detail.

Vision & Opportunity

Twenty years after its founding as one of the most distinctive communities in the Midwest, the City of Wildwood presents itself as one of the most desirable communities in the St. Louis region. Founded on a blend of environmental conservation and New Urbanism, the City of Wildwood has stayed true to its founding principles and successfully achieved much of its original aspirations. Looking forward, the community is satisfied with its accomplishments and quality-of-life across its housing stock and neighborhoods, parks and open space, transportation amenities including a robust trail network, its local schools and colleges, its local government services and programs, and its community facilities. The one priority need is ensuring that the mixed-use Town Center achieves its full potential.

The City of Wildwood was just over a decade old when the Great Recession hit, which appears to have stalled out some of the commercial and mixed-use growth in the area. In 2015 the community appears to still be recovering and absorbing some of the vacancy and economic impact from the recession. This plan will act to stimulate a new wave of growth and development for Wildwood, leveraging its competitive position at a time when office, retail, restaurant, and other commercial development projects are building momentum across the St. Louis region. There is clear potential and growing opportunity for Wildwood to capture.

The City has indicated a willingness to shift its stance to more pro-active economic development efforts, including dedicating resources, staff time, and investments to targeted objectives. The primary emphasis over the next 2-3 years will be (1) working with the business and development community to identify strategies to stabilize the existing building stock and fill vacancy, while (2) beginning to align resources and plant the seeds for new construction approximately 5 to 10 years into the future. Evaluating new housing construction in the Town Center is also another critical decision point, which will add new rooftops and more disposable income to the area, while the City takes other strategic actions to grow and expand Wildwood's competitive market position.

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The Wildwood Town Center can serve two important functions for the community, and that approach captures the high-level vision for the community. For local residents, the area can act as the center of life in Wildwood. This center can provide for a variety of needs and services, including serving as the cultural "heart and soul" and a central gathering place for town. But the vision should also include acting as that classic "downtown" for the greater area generally defined by I-64, I-270, and I-44. The established communities in this area, such as Chesterfield, Ellisville, Ballwin, Manchester, and Eureka lack a traditional, walkable, mixed-use neighborhood that can serve a wide range of functions for residents in this part of greater St. Louis. This could range from a Friday & Saturday night dining and entertainment destination, to a center of employment, to a hub to launch into outdoor recreation activities, to a distinctive backdrop for parades, festivals, and special events.

Wildwood's Town Center must serve as the local community's downtown, but it could realize its full potential by being positioned as this part of the St. Louis region's go-to district much in the way the University City's Delmar Loop, Maplewood, Kirkwood, Webster Groves, St. Charles and other similar districts function for their sub-markets. Through this vision Wildwood can increase its total market potential and achieve a number of important community goals.

Primary Economic Development Goals

Although the intention and construction of this document is to identify (1) strategic action items and (2) prioritize clear implementation steps, Wildwood has a series of overarching economic development policy and community goals:

a. Create more local jobs

b. Add more daytime population and increase the residential population

c. Diversify and expand the tax base

d. Add local retail, restaurant, service, and better meet residents' consumer needs within Wildwood and add to overall quality-of-life, based on market demand

e. Identify growth and development opportunities to build-out the Main Street portion of Town Center and fully achieve Wildwood's original vision for its "downtown"

f. Develop as a center for entrepreneurship and new startups in the St. Louis region

g. Achieve these goals in a manner that is consistent and respectful of Wildwood's unique history and distinctive vision, as set forth in its Master Plan.

These general economic goals have helped informed the near-term strategy and implementation detail.

General Economic Development Strategic Approaches

Programming for Citywide Economic Growth

Wildwood should not be viewed in only terms of the Town Center. Development is an outcome or result of a complex set of economic, physical, and political conditions. The City's infrastructure, housing, residential quality-of-life, and public facilities all contribute to Wildwood's overall competitiveness. There are opportunities for the cross-promotion of certain businesses in Wildwood, and any Town Center strategies should be placed in a context of the larger community. And ultimately businesses view markets or trade areas, not municipalities when making investment decisions. As Wildwood initiates proactive economic development planning it must do so in a context that acknowledges the interconnectedness of the Town Center to the City as a whole, as well as how the local market functions beyond the municipal boundary.

Residential Density & Development

The classic development maxim is "rooftops drive retail." Although site selection has become more complex over the last 10 to 15 years, the two main drivers of such business investment remain the concentration of population in a trade area and those households' disposable income. Wildwood presents both high incomes and a critical mass of population, but when combined with its transportation network and the drop off in density west of Highway 109, it does not present itself as a conventional commercial or retail destination district.

Much of the existing trade area and its residents are served by developments in Chesterfield and the Manchester Road corridor traveling east to I-270. Wildwood's current retail, restaurant, and service business local economy appears to be still navigating a series of vacancies, declining or stagnant rents, and underperforming tenants. Generally, there is a "softness" in the local market that is still being absorbed slowly and incrementally since the recession. Therefore, strengthening the local market and existing commercial properties is outlined in the beginning of this chapter as a critical strategic priority for Wildwood.

One of the most impactful approaches to achieving that goal is adding new housing units to the City of Wildwood. During the course of this planning effort a variety of residential developments at varying stages of review and approval have been proposed, virtually all of them would be located in the Town Center, and they would increase the total net density of the neighborhood in a meaningful way.

Ultimately this new housing construction will benefit existing businesses and likely positively contribute to filling persistent vacancies while helping increase commercial rents. The City should not simply approve any new housing development only to benefit the local commercial market, and new construction should complement Wildwood's existing residential character. However, the City should carefully and strategically evaluate any new residential development and factor the positive impact it can have on driving new demand in the market. Once new housing is constructed and occupied, the City should incorporate those updated population and income statistics into their economic development efforts and promote the growing market to potential business investors and developers.

Leveraging Areas outside Town Center

Certain destination businesses, like Hidden Valley Ski Resort and Wildwood's many equestrian facilities, bring visitors to the community. Further, the City is a regional destination in the St. Louis metropolitan area for outdoor recreation and it features a number of high-quality public holdings, such as the Rockwoods Reservation. Further, a number of Purina Farms visitors stay at the Wildwood Hotel.

These are great examples of how the City of Wildwood can leverage its economic development potential as a "weekend recreation destination" within St. Louis, which can supply new disposable income to local shops, restaurants, and retailers. The potential exists to develop a series of community festivals and cross-promotional events that tie these destination areas throughout the City of Wildwood to the Town Center. The Wildwood Hotel is another important venue and traffic generator for this activity. This strategy can be employed through a blend of economic development and tourism programming.

Further, the opportunity likely exists to target niche retailers and themed restaurant concepts that draw from Wildwood's community character as a destination for outdoor recreation. Potential examples include running apparel stores, bicycle shops, canoe/kayak dealers, and sporting good retailers; any of these types of boutique, niche retailers would contribute to Wildwood's identity and brand as a destination for such activities while capturing existing visitor foot traffic in new ways.

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Partnering with the Business Community

The City could easily pursue a host of economic development actions and programs without any collaboration with the business community but ultimately that is an ineffective approach. Ultimately, for the City and the community to achieve its goals, Wildwood businesses, commercial property owners, and the development community must be engaged as partners in achieving new investment. However, successful economic development programs, at their core, are public-private partnerships.

The Wildwood Business Association is a clear partner and City officials and staff should regularly attend their meetings and participate in their activities; further, the West St. Louis County Chamber of Commerce should be engaged to identify similar shared goals. These types of organizations will likely be some of the most effective means to communicate and plan with the business community and such approaches should be institutionalized as standard operating protocol for the City. This model can be replicated through a series of locally-focused business district associations, sometimes called "merchant associations," and the City should promote and encourage their creation. Finally, the City should welcome potential collaboration and partnerships with individual businesses and commercial property owners as well, and contact information and economic development programming material should be easily located on the City's website and regularly communicated through public information methods.

Further, business leaders will be an important part of establishing business recruitment, retention, and expansion programming, providing private sector perspectives as part of "city sales pitches" to potential new businesses as well as staffing regular site visitation meetings. Existing businesses and commercial associations and networks will also serve as the foundation of entrepreneurship development. Ultimately the business community will be integral to the City of Wildwood launching proactive economic development efforts and representing and promoting the community to businesses more broadly.

PRIORITY ACTIONS

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The City of Wildwood wanted to examine the entire community's economic development potential and evaluate citywide and high-level strategies on a long-range timeline – but ultimately the project's final intention was to develop 3-5 clear, actionable, measurable priorities to begin the City's pro-active efforts.

Based on the breadth of analysis conducted, particularly balancing (1) the community's goals and desires, (2) the economic realities demonstrated through market assessments, and (3) the physical limitations and opportunities of specific development sites in Wildwood, these five action items have been developed. While the larger strategy envisions Wildwood 5 to 10 years into the future, these action items are squarely focused on the next 12 to 24 months. They were selected and are designed to produce near-term, tangible results and build sustainable, manageable momentum.

These five action items reflect the most immediate economic development programming steps the City could take to stimulate initial momentum for business growth in Wildwood. These efforts represent near-term strategies and have been constructed in tangible, direct action items that can begin immediately. Their approach limits the need for intensive resource investments, particularly financially, at this time and will begin to determine whether potential opportunities may materialize over the next 2 years.

As a result, this economic development programming approach needs to be *iterative*. The City will test strategies in the field through active implementation and ultimately the strategies must be *managed and modified* by City leaders based on project specifics and changing conditions. Each **Action Item** is further detailed in precise **Initiation Steps** that provide clear, immediate "out of the gate" moves for City staff, elected and appointed officials, and business leaders. Ultimately more complex public policy decisions may become part of project discussions, such as capital infrastructure investments and/or public financing incentives, and those steps must be rigorously evaluated at that time. But regardless, this five-point action agenda serves as the strategic catalyst for the City's emerging economic development programming.

Producing Results

These programs and initiatives will be implemented and administered through a performance management system that will provide City staff, elected, and appointed officials clear, measureable ways to track, monitor, and evaluate progress. Further, these "success metrics" will be easily leveraged to demonstrate progress to the public and the business community. Roles, responsibilities, management timelines, benchmarks and metrics, success definitions, and ongoing performance management systems are structured in *Chapter 6: Implementation*.

A Note on Lettering of Bullets

The following bullets throughout the document are lettered for organizational purposes only and do not indicate a hierarchy or prioritization at all. They are simply provided for reference purposes.

Action Item #1

Establish & Institutionalize a formal Business Recruitment, Retention, & Expansion Program

The fundamental message of this economic development strategic plan to the business community must be that the City of Wildwood is committing resources to being proactive in terms of business recruitment, retention, and expansion going forward. This approach will require roles and responsibilities from City staff, elected and appointed officials, and business groups like the Wildwood Business Association. Further, the City's economic development programming should ultimately include St. Louis County and State of Missouri agency coordination as well as partnerships with local colleges and universities. This new model will function, in effect, as a "community sales force," and will be most effective through iterative collaborations that leverage the strengths each sector brings to the table.

The most effective foundational approach to establishing municipal economic development activities is creating and managing an ongoing business recruitment, retention, and expansion program. Recruitment activities can vary based on a variety of factors, but retention and expansion programs (B|R+E) tend to be more consistent.

B|R+E Programs

Business retention and expansion programs begin with the recognition that as high as 86% of new jobs and capital investment is generated from existing employers, and likewise much and in many cases, new retail and restaurant activity directly stems from local business expansion. The importance of ongoing, institutionalized retention and expansion programs cannot be understated, and in many cases they are staffed and led by municipalities in their respective community.

Business retention and expansion programs generally aim to manage seven core goals:

a. Build strong relationships between public officials and business leaders

b. To demonstrate the support and commitment of public agencies towards the local business community and establish active collaboration

c. Identify communitywide or districtwide problems impacting the business community

d. Identify specific problems impacting an individual business or commercial/industrial property

e. Identify business sectors and specific companies at risk of downsizing or closing entirely

f. Identify businesses sectors and specific companies with the need or potential to grow and expand in the existing municipality

g. To help facilitate ongoing land use, development, and growth management planning

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These goals are achieved through what is known as a "data-to-action" approach anchored by three key functions; these functions must be institutionalized, resourced, and managed as part of regular, ongoing municipal operations. Those functions are (1) regular business site visitation meetings, (2) the collection and examination of standardized data and analysis that is fed into an institutionalized business monitoring and tracking system, and (3) the use of these efforts to make strategic decisions, overseen by an Economic Development Task Force and executed by municipal staff. These efforts can also directly inform business recruitment activities as well as City policy, land use planning, and capital infrastructure programming more broadly as part of general municipal strategic planning. These efforts represent the "heart and soul" of municipal-led economic development programming.

Initiation Steps

a. The City should actively participate in the International Economic Development Council (IEDC) and at least one member of municipal staff should be a Certified Economic Developer (CEcD). The City should encourage private partner organizations to pursue training, education, and certification as well, to the extent to contributions to achieving the community's economic development goals.

b. The City should identify quarterly business recruitment objectives based on IEDC best practices and local community planning and pursue such investment through strategic partnerships with the development community.

c. The City should establish a formal business retention and expansion program that is provided adequate municipal resources and staffed by City personnel, in partnership with elected and appointed officials and business leaders through the Economic Development Task Force.

d. The City's business retention and expansion program should directly include the Economic Development Task Force, which should be responsible for coordinating with staff on tracking, monitoring, and evaluating the information collected as part of activities. Teams of community representatives, including staff, elected and appointed officials, and Chamber of Commerce individuals, should develop a routinely structured series of business visitation meetings that utilize a standardized survey tool.

e. The City should work with the business community to create a dedicated business and development website (i.e. Advantage Spokane, Washington: www.advantagespokane.com)

Action Item #2

Begin to Build a Community of Entrepreneurs and New Business Startups

A key community goal is developing more local employment but directly intertwined with that aspiration is establishing Wildwood as one of the centers of entrepreneurship and new business starts in the St. Louis region. Ultimately, due to a variety of physical and economic conditions, Wildwood's most strategic and competitive approach to office and major employment development will be through nurturing and cultivating small firms that grow and expand in Wildwood.

Wildwood's greatest strengths as a community can be leveraged as economic development assets too, including its beautiful landscape, high-quality residential of life, and the strength of its schools, parks, recreation opportunities, churches, and existing business districts. Further, some of Wildwood's existing local telecommuting professionals and home-based businesses may present an opportunity to mine talent that is already present in the community.

Entrepreneurial communities flourish because of a delicate mix of conditions, sometimes called an "entrepreneurial ecosystem." Incremental progress – *trial-and-error* – is central to the entrepreneurial and startup sector of the economy. Local governments working to partner with business startups also need to embrace incremental progress. Not all initial efforts will produce easily measureable returns, and the ultimate success of these efforts are measured over the long-term.

Wildwood should lead initial efforts to begin to establish a local culture and community that supports entrepreneurs and small, new business startups. Many of the critical actors, such as entrepreneurs, committed government agencies, colleges and universities, potential investors, and experienced business mentors, are already present in Wildwood. But they may not be networking and strategically planning for a local business climate that encourages and supports new ventures. Further, Wildwood benefits from its location in the St. Louis region and its entrepreneurial programming efforts should leverage the large employers, major research universities, regional economic development entities, and capital networks in the larger economy.

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Initiation Steps

a. The City should establish a standing economic development sub-committee that focuses its programming energies on developing a local entrepreneurship community, while coordinating those efforts with Wildwood's larger economic development activities.

b. The City should partner with the Wildwood Business Association and the West St. Louis County Chamber of Commerce to develop a local Young Entrepreneurs Organization. Such a group should organize regularly "open coffee clubs" for entrepreneurs to meet and troubleshoot shared challenges as well as exchange leads and best practices.

c. The City and its university and business partners in the community should work to organize "entrepreneur office hours" where experienced business and startup mentors host open-forum events and one-on-one advising opportunities.

d. The City should work with the local colleges, universities, and even high schools, as well as the business community, to develop a Wildwood New Venture Challenge program.

e. The City should facilitate the creation of a local chapter of the StartUp America model, tailored to local interests, strengths, and resources, such as Startup Peoria (www.startuppeoria.com).

f. The City should organize a strategic planning meeting with the St. Louis Economic Development Partnership to identify shared goals and areas where Wildwood's local entrepreneurship and economic development goals coincide with existing regional efforts.

g. The City should evaluate opportunities to develop an IGNITE! Wildwood or partner with other communities to create an IGNITE! West County initiative, similar to other successful efforts nationally, including IGNITE! Fond du Lac (www.ignitefonddulaccounty.com).

h. The City should work with local entrepreneurs and businesses to participate in regional events, such as Startup Weekend St. Louis, Startup Connection, Global Entrepreneurship Week, and through more ongoing monthly trainings and events through groups such as Accelerate St. Louis. When reasonable and appropriate based on a critical mass of interest, the Wildwood community should launch local versions of such regional events in partnership with St. Louis entities.

i. As a long-term strategy, as part of Town Center economic development projects more broadly, the City should partner with local colleges, universities, land owners, and developers to evaluate the potential for the construction of incubator and/or accelerator space in Wildwood. Although a long-term outcome, early discussions and relationships can be considered in the near-term.

Action Item #3

Strengthen Wildwood's Town Center as a restaurant destination

A clear community desire is to have more restaurants and a wider range of varieties in the Town Center, particularly near Main Street. Further, consumer demand studies appear to demonstrate untapped demand in Wildwood's local and regional market for new restaurants. Community members have reported driving as far as 30-45 minutes for the types of sit-down restaurants they seek.

Although there has been recent restaurants closings and reports of challenges, such as the lack of daytime population, to operating a restaurant in Wildwood, it appears there is a clear opportunity. In fact, since this economic planning process has begun, new restaurants have located and opened in Town Center. A wide variety of restaurant concepts in Wildwood can work, the key is connecting entrepreneurs, investors, and building/property owners to make it happen.

The City should begin to work towards leveraging a new, distinctive restaurant in the core Town Center that could act as a destination anchor for Wildwood more broadly. Most vibrant, successful downtowns in similar suburban contexts are anchored by signature, landmark businesses and developing one or two such anchors in the near-term; sometimes those are museums, colleges, large parks, or other non-commercial uses, but they are often beloved local restaurants. Such a vision appears appropriate for Wildwood.

An important strategy is understanding what makes a successful restaurant business model in Wildwood's unique local market. Based on the success of other establishments, it appears restaurants can be viable and profitable, but the business models that may work in other St. Louis suburban communities may need to be modified. Ultimately the City will need to partner with subject matter experts that can help assess the market and development potential for a restaurant in Wildwood to help guide economic development strategies and decision-making.

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Initiation Steps

a. The City of Wildwood should form a local restaurant association to facilitate coordinated research, discussion, and policy decisions as a part of the community's restaurant development strategy. The association should be public-private in nature, but could function as a standing subcommittee of either the Chamber of Commerce or the City's economic development committee.

b. The City should work with existing restaurants as well as groups like the Saint Louis Independent Restaurant Association ("The Saint Louis Originals"), the Greater St. Louis Restaurant Association, and the Missouri Restaurant Association to identify approaches that would place a restaurateur in the best position to succeed in Wildwood. Wildwood should be actively promoted as a St. Louis area dining destination through these networks.

c. The City should evaluate a formal recruitment and marketing campaign working with educational partners, such as St. Louis Community College, the Culinary Institute of St. Louis at Hickey College, and L'École Culinaire to network with emerging chefs and potential restauranteurs.

d. Working this with potential network of educational institutions, the City should consider developing a "kitchen incubator" space in one of the buildings in the Town Center.

e. The City should consider partnering with the St. Louis Food Truck Association (STLFTA) to organize food truck related events, regular food truck locations, and outdoor food events as a near-term strategy to develop Wildwood as a restaurant market. The City could sponsor, coordinate, and promote such events.

f. As part of more long-range efforts, the City should identify existing commercial property owners interested in restaurant tenants as well as outline its potential approach to using public investment and/or development incentives to recruit a preferred restaurant concept to Wildwood.

Action Item #4

Begin to Evaluate Partnerships for Long-Term Retail Development

Although the West County retail market is currently very competitive, and many consumers who live in Wildwood have established behavioral habits and a willingness to drive 20 to 30 minutes to shop at certain established retailers, there are targeted opportunities for Wildwood to pursue at this time. The most immediate opportunity appears to be pursuing a destination restaurant in the core Town Center, which was addressed earlier in this chapter. However, the City should also be preparing for a larger scale retail shopping center.

Projects totaling more than 100,000 square feet and multiple tenants, for example, can often take years to materialize and open to the public because of the intricate steps of purchasing the real estate, identifying and pre-leasing tenants, addressing site design, receiving zoning and building permit approvals, developing the site, and preparing individual stores to build-out and finally open. Project financing, leasing cycles, and internal corporate long-range plans all play a factor in how projects at this scale materialize. Wildwood would benefit from being proactive at this time and beginning to work with the development community to evaluate project opportunities.

Wildwood's most competitive location for a retail development is at the intersection of Highway 100 and 109 in the Interchange district. This area allows for retailers to capitalize on high traffic volumes and effective visibility as well as easy accessibility from throughout the trade area. Ultimately Wildwood does not, and arguably should not, pursue conventional suburban "big box" retail development because it does not match the community's vision and would not contribute to the City more broadly.

However, certain national chain retailers, such as Walmart, Target, Lowe's, Home Depot, and others have begun to shift to smaller footprint stores and have located in site designs known as "lifestyle centers." These types of developments do not feature one "wall" of building facades facing a massive surface parking lot, but rather are oriented in a "village" or "retail campus" layout, which often face towards the site's interior, anchored by a public plaza. Further, such developments are increasingly built with very high-quality materials and are heavily landscaped and buffered from surrounding residential uses. An example would be the Willow Festival Shopping Center in Northbrook, Illinois. Ultimately, this type of approach could complement Wildwood as a community while providing local retail and neighborhood services to residents.

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Initiation Steps

a. The City should approach the owners of the approximately ten parcels in the area and evaluate their long-term plans and interests in their property. The City should evaluate any opportunity to help coordinate between property owners and issue a public Request for Proposal (RFP) for non-binding concepts from the development community.

b. The City should develop a one-page "tear-sheet" to market the site directly to potential developers, which could proactively include the community's position on infrastructure investment and the use of public financing tools.

c. The City should both approach St. Louis area retailer developers individually as well as host a "sales pitch" presentation at City Hall and invite a diverse range of potential developers, including but not limited to, The Desco Group, Kimco, Pace Properties, Sansone Group, and THF Realty, for example. The City should be able to garner industry perspective analysis about the site, the regional retail economy, and potential project concepts to better inform an iterative process about any potential opportunities for the site.

d. The City should conduct public meetings, surveys, and other community engagement activities to garner residents' interest in recruiting such retailers to the community (including potential business tenants), as well as conduct visual preference, urban design, and architectural character charrettes (which can be online) to determine site design approaches that the community would support and see as a benefit to Wildwood.

Action Item #5

Invest in and Leverage the "Historic Manchester Road" District as a Catalyst

Wildwood is home to a unique district that is drawing consumers from throughout the St. Louis metropolitan region, establishing itself as a type of "regional day tourism" destination, and this market-driven retail growth should be fully leveraged as a catalyst for the Town Center. Many of the historic structures and older residential buildings in the Historic Manchester Road District now feature distinctive, boutique retailers, many of which that focus on home goods, interior decoration, furniture, and other similar products. The district is anchored by destination retailers like Three French Hens, Porch, and Imogene's Tea Room, Botanicals & Home Décor and its steadily growing foot traffic should be leveraged to benefit Main Street as well as other business districts in Wildwood.

The Historic Manchester Road District is distinctive from Main Street and other business nodes in the Town Center and its identifiable, semi-rural, small-town character should be preserved and emphasized as part of both public and private investment in the corridor. The corridor would benefit from further branding itself as a signature Wildwood destination and an easily identifiable business district in the Town Center, which complements Main Street and other areas instead of directly competing.

Ultimately these types of businesses are well-suited for such a district and they may not be as competitive in a shopping center or even a multi-story, mixed-use building on Main Street. The City should work to develop strategies that reinforce the Historic Manchester Road district's unique market competitiveness and sense of place, leveraging it as an early catalyst

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FOR ADOPTION

Initiation Steps

a. The City should partner with business and property owners in the district to organize a business association to help organize regular communication and collaboration between the various public and private stakeholders in the area.

b. Such a business association should conduct a needs assessment, develop, and implement a 5 year strategic plan to elevate, enhance, and improve the district as one of the premiere destinations in West County, with the assistance and support of the City.

c. The City should participate in such business-led planning and evaluate potential strategic public investments to achieve community and business goals in the district. Such investments could include a dedicated City park or public plaza, special events space, gateways and additional streetscaping, public art, infill redevelopment projects, and be financed through a variety of development district tools.

d. The City should collaborate and partner with local businesses to develop and program new special events, promotional days, and community festivals that occur within the district and reinforce its identity and brand.

e. The City should conduct public meetings, surveys, and other community engagement activities with the other businesses located through Wildwood to draft a 24-month action agenda to identify strategies to better leverage the foot traffic generated by this district as a benefit to the City more broadly. One such approach would be a “hackathon” session where recurring, monthly meetings would generate actionable ideas that could be tested and revisited through an ongoing, iterative collaboration with and within the business community.

f. Despite recently conducting such a review, the City could further evaluate its zoning code and other regulatory tools to determine if overlay districts or other approaches should be applied to recognize the different built-form, character, and economic conditions of this district in comparison to other parts of the Town Center. The goal would be to position the regulatory environment to best achieve the City’s economic development goals. This review should ensure that no further changes are recommended at this time.

6 IMPLEMENTATION

Putting the Plan to work.

The City of Wildwood's economic development strategic plan is organized around five core *Action Items*:

- Establish & Institutionalize a formal Business Recruitment, Retention, & Expansion Program
- Begin to Build a Community of Entrepreneurs and New Business Startups
- Strengthen Wildwood's Town Center as a restaurant destination
- Begin to Evaluate Partnerships for Long-Term Retail Development
- Invest in and Leverage the "Historic Manchester Road" District as a Catalyst

Each of these strategies contain near-term considerations as well as long-term goals. Collectively, they work towards a future vision for Wildwood's Town Center and commercial areas that is consistent with its heritage and the legacy of its original founding. The critical step is translating these plans, goals, and idea into measurable results. This chapter provides a manual on how to operationalize the plan into an implementation structure.

The strategy is structured through a series of action items that incrementally work towards achieving these goals, with a general long view ten years into the future. But implementation begins immediately. A big vision is achieved through small steps.

Implementation

The Wildwood Economic Development Strategic Plan serves as the foundation for decision making and a reference for City officials, residents, and stakeholders as they consider development proposals, capital improvements, infrastructure investments, policy changes, and other actions in the decades to come. For the vision of Wildwood to be realized, the City must be proactive, serving in a leadership capacity to spearhead, implement, and coordinate recommendations within the Plan. This will require the support, participation, cooperation, and collaboration of local leaders, other public agencies, various neighborhood groups and organizations, the local business community, property owners, developers, and residents.

This chapter presents an implementation framework that the City can use to initiate and undertake key recommendations included in the Economic Development Strategic Plan. The actions and strategies identified in this section establish the "next steps" to be taken in continuing the process of community planning and investment.

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1. Use the Plan Daily

As the official policy guide for the City's economic development efforts, the City of Wildwood Economic Development Strategic Plan should be used and referenced on daily basis to inform everyday decision making. Once adopted, both hard copies and digital formats should be made available and accessible to City officials, staff, and the public. It should be referenced by City staff, boards, and commissions as part of deliberations.

2. Update the Plan on a Regular Basis

This is a plan designed to pick priorities and then execute them. The action items and priorities selected by the Economic Development Task Force should be continuously evaluated and updated based on results on the ground. As such, the Economic Development Strategic Plan should be formally reviewed on an annual basis to reflect the changing needs of the community. Yearly updates should coincide with the preparation of the Capital Improvement Plan (CIP) to ensure recommendations or changes relating to capital improvements or other programs can be considered as part of the commitments for the upcoming fiscal year. In addition to annual updates, this plan is produced with a 5 year structure and it should be thoroughly evaluated after 3 years with an anticipation of a total update in 2021.

3. Capital Improvement Plan

While the City of Wildwood has a current five year Capital Improvement Plan (CIP), the City should review and update it as needed to reflect Plan recommendations where infrastructure investment could have an impact on the City's economic development goals. The City could add a formal criteria measure in the evaluation and scoring of CIP projects based on their potential economic development impact.

4. Maintain Open Communication

The Wildwood planning process utilized robust public engagement, which was supplemented by recent surveys and online brainstorming charrettes facilitated by social media. Consistent dialogue with residents, business owners, and local stakeholders is essential for the successful implementation of the Plan. These outreach efforts could continue, particularly in terms of monthly coordination with the business community and the chambers of commerce. The community should continue to be kept informed of economic development activities through the City's website, a newsletter, and communication through civic and community leaders.

5. Promote Cooperation

For the Economic Development Strategic Plan to be successful, there must be strong leadership from the City of Wildwood and firm partnerships between other public agencies, community groups and organizations, the local business community, and the private sector. The City should assume a leadership role to cooperate and coordinate with the various partners outlined in this plan, specific to an individual action item.

6. Review & Update Development Controls

The Economic Development Strategic Plan sets forth policies regarding real estate development and the quality, character, and intensity of new development in the years ahead. As such, the City's zoning, subdivision regulations, property maintenance, and other related development codes and ordinances, should be reviewed and updated to ensure that all regulations are consistent with and complementary to the Economic Development Strategic Plan. There may not be any needed modifications, but the Economic Development Task Force should coordinate with the City's Planning & Zoning Commission to ensure current regulations align with the City's development goals.

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Potential Funding Sources

A description of potential funding sources currently available to the City and its partners for implementation is summarized below. As the following funding sources and streams are subject to change over time, it is important to continue to research and monitor grants, funding agencies, and programs to identify new opportunities as they become available.

General Economic Development

Tax Increment Finance (TIF)

It is noted that the City of Wildwood has an active policy against using TIF districts as a tool. This information is presented only as a public service to describe the tool and there is no recommendation to further evaluate the use of this tool in the City.

The purpose of TIF funding is to assist funding the redevelopment of areas within a community which qualify as blighted, in need of conservation, or an area of economic development. TIF dollars can typically be used for infrastructure, streetscaping, public improvements, land assemblage, and offsetting the cost of development.

TIF utilizes future property tax revenues generated within a designated area or district, to pay for improvements and further incentivize continued reinvestment. As the Equalized Assessed Value (EAV) of properties within a TIF district increases, the incremental growth in property tax over the base year that the TIF was established is reinvested in that area. Local officials may then issue bonds to undertake other financial obligations based on the growth in new revenue.

Over the life of a TIF district, existing taxing bodies receive the same level of tax revenue as in the base year. Provisions exist for schools to receive additional revenue. The maximum life of a TIF district in the State of Missouri is 23 years.

Special Assessments

Special assessments are taxes levied on properties to provide funding for improvement projects that will directly benefit that property. Unlike districts, special assessments are applied only to those properties which will benefit from a project, rather than an established area. Assessments can be initiated by property owners, legislative bodies, or local administrations, at which point the cost of the project and the potential benefit to adjacent properties is assessed. Total costs of the project are apportioned to all properties within the assessment and paid through special tax bills.

Community Improvement District (CID)

Community Improvement Districts allow a City to collect sales taxes, real property taxes, special assessments, and issues bonds to fund a range of improvements and projects within an area. CIDs must be created at the petition of property owners within the district. CID funding can be used for a variety of projects such as utility and transportation infrastructure improvements, maintenance and expansion of landscaping and public spaces, creation and support of community facilities and amenities, and providing public services such as promotion, maintenance, and economic development for the district.

Special Business Districts (SBD)

Special Business Districts allow a City to collect real property taxes, business license taxes, and special assessments, and issue bonds to fund projects within an area, with a focus on improvements that will benefit businesses within the established district. SBDs must be created by the petition of property owners within the district. SBD funding can be used for a variety of projects similar to those permitted for CIDs; however, a greater focus is placed on infrastructure improvements and public services which will benefit business activity and economic development.

Neighborhood Improvement District (NID)

Neighborhood Improvement Districts allow a City to make improvements within a district by issuing bonds to pay for improvement projects. Unlike other funding methods which create districts or corporations which are separate entities, NIDs are not separate from the City. NIDs are not limited to blighted areas of a City. Using NIDs, the City will issue bonds to pay for public improvements and pay these bonds by levying assessments on property within the district. As these districts are not separate from the City, bonds are backed by general revenue of the City and thus more secure than other market investments. NID funding is limited to projects for public facilities and services, such as public infrastructure, utilities, transportation systems, parks and open spaces, and public amenities.

Local Option Economic Development Sales Tax

Local Option Economic Development Sales Tax is a tool by which a City may levy a tax of up to 0.5% to support planning, projects, and improvements related to economic development. To administer the tax, the City must receive voter approval, allowing the creation of an Economic Development Tax Board. The board operates in an advisory role, creating plans and identifying projects for economic development which are then recommended to the City for funding. The program requires that 20% of the revenue be used for long-term economic development preparation and no more than 25% be used annually for administrative purposes.

Incentives

Utilizing other funding mechanisms, such as TIF districts, CIDs, or SBDs, the City can provide a variety of incentive programs to help with implementation of the Plan. These incentives can be used to attract new development, improve existing development, and encourage business owners to remain in the community. This list identifies potential incentive programs that establish a starting point for the City in creation of a comprehensive range of incentive programs that help the City complete its objectives.

Façade & Site Improvements Programs

Façade and site improvement programs can be used to beautify and improve the appearance of existing businesses. These programs provide low interest loans or grants to business owners to improve the exterior appearance of designated structures or properties. These programs are most commonly supported by funding made available through TIFs.

Sales Tax Rebate

A sales tax rebate is a tool typically used by municipalities to incentivize business to locate to a site or area while making cost effective physical improvements. For developments that require public infrastructure extensions, the City can enter into a sales tax rebate agreement, by which the developer agrees to pay for the cost of improvements. The City will then reimburse the developer over a specified period of time utilizing the incremental sales taxes which are generated by the improvement. Sales tax rebates have proven effective in attracting new businesses and encouraging redevelopment and renovation.

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Property Tax Abatement under Chapter 353

Property Tax Abatement under Chapter 353 of the Revised Statues of Missouri allows a community to address blighted areas by offering property tax abatements. A municipality may provide abatements upon establishment of an Urban Redevelopment Corporation and approval of a development plan. Tax abatements can be offered for up to 25 years with the goal of encouraging redevelopment within the area. During the first 10 years, real property taxes on land and all improvements are abated and the owner pays the cost of real property taxes from of the year before establishment of the abatement. For the following 15 years, the City can offer a 50% to 100% abatement on the incremental change in real property taxes that would naturally occur.

Payment in Lieu of Taxes (PILOT)

Payment in Lieu of Taxes (PILOT) is a tool similar to tax abatement and may be used in coordination with abatements. The City can use PILOT to reduce the property tax burden of a desired business for a predetermined period. In this instance, the City and property owners will agree to the annual payment of a set fee in place of property taxes. Payments are generally made in the form of a fixed sum, but they may also be paid as a percentage of the income generated by a property.

In addition, PILOT can be a means of reducing the fiscal impact on the City of a nonprofit, institutional use, or other non-taxpaying entity. While such uses can be desirable as activity generators, they can also negatively impact municipal services because they do not pay taxes. Provisions can be made to offset that negative impact by allowing the City to be compensated for at least a portion of the revenue that would otherwise be collected in the form of property tax.

Revolving Loan Fund

A revolving loan fund is administered to provide financial support and assistance to new or expanding businesses, funded through the Missouri State Revolving Loan Fund, called the SRF Leveraged Loan Program. The program is managed by the Department of Natural Resources Water Protection Program. The borrower may use the low-interest loan for construction, property rehabilitation/ improvements, and land acquisition, among other things.

Transportation & Infrastructure

Fixing America's Surface Transportation (FAST) Act

In December 2015 FAST Act, a five-year transportation reauthorization bill, was established. The FAST Act replaces the Moving Ahead for Progress in the 21st Century (MAP-21) Act, which expired in October 2015 and was extended three times. The FAST Act aims to improve infrastructure, provide long-term certainty and increased flexibility for states and local governments, streamline project approval processes, and encourage innovation to make the surface transportation system safer and more efficient. The City should monitor the FAST Act as application occurs to determine the full extent of funding changes and implementation. The City should remain an active participant in regional transportation funding discussions through East-West Gateway as the region's Transportation Improvement Program (TIP) is developed.

Transportation Development District (TDD)

Transportation Development Districts allow a municipality to collect sales taxes, special assessments, property taxes, tolls, and issues bonds within a specific area to be used for transportation improvements. The establishment of a TDD must be approved by a majority of voters within the new district boundaries. TDD funds can be used for improvements and expansions of transportation infrastructure, including roadways, highways, signage, intersections, parking lots, and transit stops and stations.

Surface Transportation Program (STP)

The Surface Transportation Program provides federal funding through the Federal Highway Administration (FHWA) for transportation projects and improvements. Wildwood is eligible for STP funds through the Large Urban program, which provides funding for the metropolitan areas of Kansas City, Springfield, and St. Louis. STP funds can be used for multimodal and roadway projects related to highways, alternative transportation, transportation safety and control, natural habitat and wetlands mitigation, infrastructure improvements, and environmental restoration and pollution prevention.

Transportation Enhancements (TE)

Transportation Enhancements are funded as part of the STP program with the aim of expanding travel choices and improving the transportation experience. This can include projects related to pedestrian and bicycle facilities, historic preservation, landscaping and scenic beautification, and control of outdoor advertising, amongst others.

Congestion Mitigation and Air Quality (CMAQ)

The Congestion Mitigation and Air Quality program was established through federal funding to provide assisting in meeting federal air quality guidelines. As part of the St. Louis metropolitan area, Wildwood is eligible for funding through the CMAQ program. Funds are available for a variety of transportation projects with the requirement that the project have a demonstrated effect on reducing emissions.

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Missouri Byways Program

The Missouri Byways Program was established to encourage the creation of routes that demonstrate examples of the state's culture, history, archeology, natural beauty, scenic views, and recreational amenities. The program provides funding for the designation, protection, promotion, and necessary infrastructure development to benefit important routes. Within Wildwood, routes along the Meramec River or through the community, such as the historic Manchester Road corridor, could potentially be eligible for improvement through the program. There would likely be benefit to partnering with other Manchester Road corridor communities in pursuit of establishing a byway, which could highlight Route 66 heritage.

Great Streets Initiative

The East-West Gateway's Great Streets Initiative was launched in 2006 to identify and make improvements to key roadways within the St. Louis Region. The concept was to alter the way in which communities understand roadways, creating streets which not only serve a variety of transportation methods but also act as diverse spaces for activity and interaction. The initiative started with four demonstration projects funded through the American Recovery and Reinvestment (ARRA) act in 2009, and was expanded to include additional projects in 2012. This expansion includes the City of Wildwood as part of examining the Manchester Road corridor.

Parks, Trails & Open Spaces

The Missouri Department of Natural Resources offers two grant programs for outdoor recreation through the Division of State Parks. This includes the Land and Water Conservation Fund (LWCF) and the Recreational Trails Program (RTP), which are federally-funded through the U.S. Department of the Interior, National Park Service.

Land and Water Conservation Fund (LWCF)

Land and Water Conservation Fund grants are available to municipalities, counties, and school districts to be used for outdoor recreation projects. Grants require a 55% match and funding varies by year, most recently having a $75,000 maximum amount per project. All funded projects are taken under perpetuity by the National park Service and must be used only for outdoor recreational purposes. Examples of common projects funded by LWCF grants include:

- Playgrounds
- Ball fields
- Pools and water parks
- Archery and shooting ranges
- Camping facilities
- Picnic areas
- Golf courses
- Boating and fishing facilities

Recreational Trails Program (RTP)

The Recreational Trails Program is federally-funded through the Federal Highway Administration (FHWA), with the aim of promoting motorized and non-motorized recreational trails. Grants are available to local and state governments, schools districts, for-profit and non-profit organizations, and businesses. Projects require a minimum match of 20% of the total cost and have a grant maximum of $150,000 per project. Eligible projects much be open to the public and can include:

- Constructing new recreational trails
- Maintaining or renovating existing trails
- Developing or renovating trailheads or trail amenities
- Acquiring land of recreational trails
- Purchasing or leasing trail maintenance equipment

BILL #2181

ORDINANCE #2181

AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, KNOWN AS TRACTS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 25X430041 AND 25Y640052, RESPECTIVELY]; BOTH BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE SOUTHWEST SIDE OF MELROSE ROAD, NORTHWEST OF STATE ROUTE 100, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY THREE (3) ACRES BETWEEN THE TWO (2) PROPERTIES. (Ward Six)

WHEREAS, the owners of said properties are seeking the adjustment of these two (2) legal lots of record, which would allow for their modifications, as set forth by the *Subdivision and Development Regulations* adopted by the City of Wildwood; and

WHEREAS, the adjustment of these parcels of ground will transfer approximately three (3) acres from Tract 2 to Tract 1, thereby resulting in more equally sized and similarly configured properties, with both adjusted lots now being in excess of five (5) acres, thus allowing the addition of farming as permitted rights-of-use; and

WHEREAS, post-adjustment, these subject properties continue to meet the minimum three (3) acre requirement and minimum yard areas [i.e. building setback distances], as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance; and

WHEREAS, the resulting parcels of ground comply with all the provisions of Chapter 420.360 of the *Subdivision and Development Regulations* (Boundary Adjustment - Exceptions) of the City of Wildwood with regard to lot widths, dimensions, and access requirements as well; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents and property owners.

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

Section One. The City Council of the City of Wildwood hereby approves and authorizes the adjustment of certain common boundary lines between two (2) existing parcels of ground, known as Tracts 1 and 2 [St. Louis County Locator Numbers: 25x430041 and 25y640052, respectively]; both being located in part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri, and more specifically situated on the southwest side of Melrose Road, northwest of State Route 100, for the purposes of transferring approximately three (3) acres between the two (2) properties. These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owners' request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the Deputy City Clerk are authorized and directed to evidence the approval of the Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Boundary Adjustment Plat in the Office of the St. Louis

County Recorder of Deeds within sixty (60) days of its approval by the City Council, or their action shall be null and void.

Section Three. This ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and the petitioner(s) or representative returns recorded copies of the plat to the Department of Planning.

THIS BILL WAS PASSED AND APPROVED THIS ___DAY OF _____2016 BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

_____ _____

Presiding Officer The Honorable James R. Bowlin, Mayor

ATTEST:

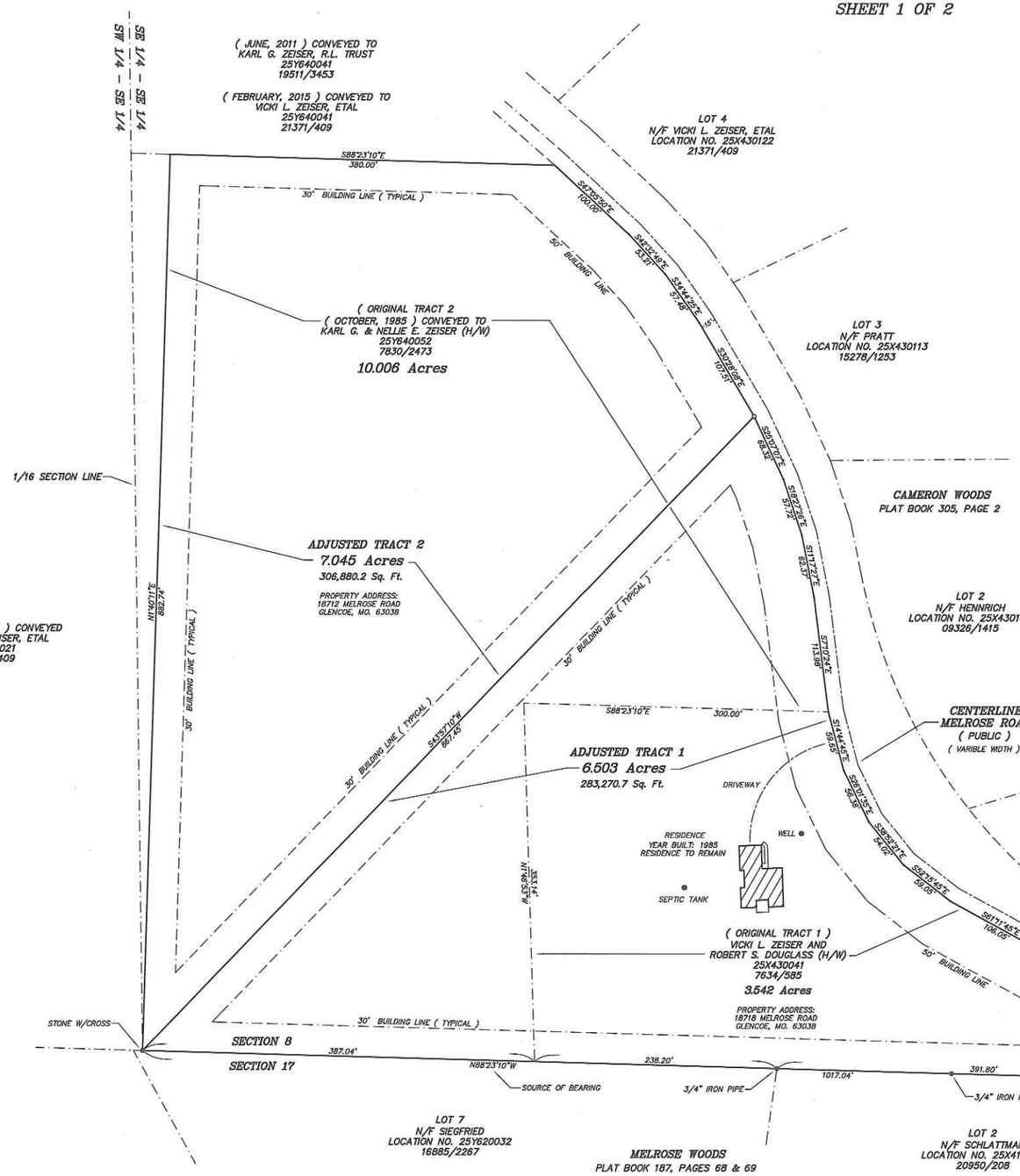
_____ _____

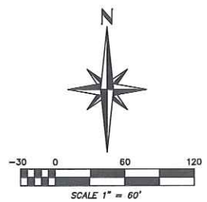
Deputy City Clerk Deputy City Clerk

BOUNDARY ADJUSTMENT PLAT

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
SECTION 8, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH P.M.
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI
ZONED: "NU" NON-URBAN RESIDENCE DISTRICT

SHEET 1 OF 2





GENERAL NOTES

NOVEMBER, 2015

● = FOUND MONUMENT

○ = SET 5/8" IRON ROD W/CAP P.L.S. 1615

ACCURACY STANDARD
URBAN PROPERTY

SOURCE OF RECORD INFORMATION

BOOK 7634, PAGE 585
BOOK 7830, PAGE 2473
BOOK 19511, PAGE 3453
BOOK 21371, PAGE 409

BASIS OF BEARING:
NORTH LINE OF MELROSE WOODS
PLAT BOOK 187, PAGE 68 & 69

MONUMENTATION SCRIPT

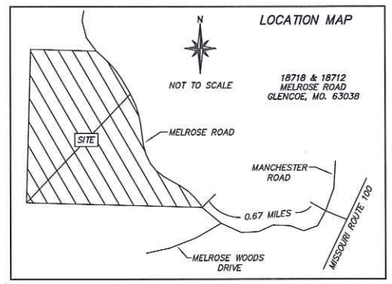
Two permanent monuments for each block created (indicated as ○) and semi permanent monuments at all lot corners (indicated as ○) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Wildwood, Missouri 1005.250 will be set.

FEMA FLOOD MAP NO. 29189C0255K – DATED 02/04/2015

SITE BENCH MARK: St. Louis County Benchmark No. 16133

Standard DNR aluminum disk stamped SL-96 1992 at the Northeast corner of Highway 100 (aka Manchester Road) and Melrose Road; roughly 79 feet Southwest of a nail and shiner in a utility pole, 63 feet West of a punch hole in the top of the Northern end of a corrugated metal culvert under Melrose Road, 3 feet from a street sign post and 7 feet from stop sign.

Elevation: NAVD88 – 766.59 – NGVD29 – 766.75



FEMA FLOOD MAP NO. 29189C0255K – DATED 02/04/2015

SERVICE PROVIDERS

COUNCIL WARD:	SIX
SCHOOL:	ROCKWOOD
FIRE:	METRO WEST
SEWER:	PRIVATE SEPTIC
WATER:	PRIVATE WELL
GAS:	LACLEDE/PROPANE
TELEPHONE:	AT&T
ELECTRIC:	AMEREN MISSOURI
CABLE TV:	CHARTER
WATERSHED:	AUGUST TAVERN CREEK
ZIP CODE:	63038
POLICE:	ST. LOUIS COUNTY WILDWOOD PRECINCT SIX

Surveyors Notes:

The Professional Land Surveyor has made no investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any facts that an accurate and current title search may disclose. There may be documents recorded or unrecorded that may affect this surveyed tract.

The property owners names and recorded deed information were obtained from the St. Louis County Assessor's web site and are assumed to be correct. The Professional Land Surveyor makes no guarantees as to the accuracy of the deeds or the current ownership as shown.

SURVEYOR'S CERTIFICATE

I, Michael Ray Burke, hereby certify to Mr. and Mrs. Robert Douglass, that this survey was performed by me in November of 2015, and said survey is in accordance with the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects.

Michael Ray Burke, P.L.S. 1615

FILE NO. 9282015

BURKE AND ASSOCIATES, INC.
LAND SURVEYORS
1874 HIGHWAY A – SUITE 104
WASHINGTON, MISSOURI 63090
636-239-0172

SHEET 1 OF 2

BOUNDARY ADJUSTMENT PLAT

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
SECTION 8, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH P.M.
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI
ZONED: "NU" NON-URBAN RESIDENCE DISTRICT

SHEET 2 OF 2

ORIGINAL TRACT 1

A tract of land being part of the South 1/2 of the Southeast 1/4 of Section 8, Township 44 North, Range 3 East of the 5th P.M. in St. Louis County, Missouri, being more fully described as follows:

Beginning at the intersection of the South line of Section 8 with the Southwest line of Melrose Road (a county road), same being located S 88°23'10" E 391.80 feet from the Northwest corner of Lot 2 of Melrose Woods, a subdivision recorded in Plat Book 187, Pages 68 and 69 of the St. Louis County records, thence with the Southwest line of said roadway the following courses:

N 29°12'52" W 21.67 feet,
N 40°07'15" W 50.85 feet,
N 46°48'53" W 53.03 feet,
N 56°04'16" W 54.69 feet,
N 61°11'45" W 106.05 feet,
N 52°15'45" W 59.05 feet,
N 38°52'21" W 54.02 feet,
N 26°01'35" W 56.38 feet,
N 14°44'45" W 59.65 feet,
N 7°10'24" W 113.99 feet,
N 11°17'27" W 62.37 feet,
N 18°27'26" W 57.72 feet,
N 25°07'07" W 68.32 feet,
N 30°28'08" W 107.51 feet,
N 34°44'27" W 57.48 feet,
N 42°32'47" W 53.21 feet, and N 47°05'50" W 100.00 feet to a point, thence leaving said roadway N 88°23'10" W 380.00 feet to a point, thence S 1°40'11" W 882.74 feet to a point on the South line of said Section 8, thence with said line, S 88°23'10" E 1,017.04 feet to the point of beginning, and containing 13.548 acres more or less.

REFERENCE DEED BOOK 7634, PAGE 585

EXCEPTING THEREFROM: the following described tract

Beginning at a stone on the South line of Section 8, same being located N 88°23'10" W 625.24 feet from the Northwest corner of Lot 2 of Melrose Woods, a subdivision recorded in Plat Book 187, Pages 68 and 69 of the St. Louis County records, thence N 1°40'11" E 882.74 feet, thence S 88°23'10" E 380.00 feet to a point on the Southwest line of Melrose Road (a county road), thence with said line the following courses:

S 47°05'50" E 100.00 feet,
S 42°32'47" E 53.21 feet,
S 34°44'27" E 57.48 feet,
S 30°28'08" E 107.51 feet,
S 25°07'07" E 68.32 feet,
S 18°27'26" E 57.72 feet,
S 11°17'27" E 62.37 feet, and S 7°10'24" E 113.99 feet, thence leaving said roadway N 88°23'10" W 300.00 feet to a point, thence S 1°46'53" E 353.14 feet to a point on the South line of said Section 8, thence with the section line, N 88°23'10" W 387.04 feet to the point of beginning, and containing 10.008 acres more or less.

LEAVING IN AGGREGATE 3.542 acres more or less.

Subject to easements and restrictions of record, if any.

ORIGINAL TRACT 2

A tract of land being part of the South 1/2 of the Southeast 1/4 of Section 8, Township 44 North, Range 3 East of the 5th P.M. in St. Louis County, Missouri, being more fully described as follows:

Beginning at a stone on the South line of Section 8, same being located N 88°23'10" W 625.24 feet from the Northwest corner of Lot 2 of Melrose Woods, a subdivision recorded in Plat Book 187, Pages 68 and 69 of the St. Louis County records, thence N 1°40'11" E 882.74 feet, thence S 88°23'10" E 380.00 feet to a point on the Southwest line of Melrose Road (a county road), thence with said line the following courses:

S 47°05'50" E 100.00 feet,
S 42°32'47" E 53.21 feet,
S 34°44'27" E 57.48 feet,
S 30°28'08" E 107.51 feet,
S 25°07'07" E 68.32 feet,
S 18°27'26" E 57.72 feet,
S 11°17'27" E 62.37 feet, and S 7°10'24" E 113.99 feet, thence leaving said roadway N 88°23'10" W 300.00 feet to a point, thence S 1°46'53" E 353.14 feet to a point on the South line of said Section 8, thence with the section line, N 88°23'10" W 387.04 feet to the point of beginning, and containing 10.008 acres more or less.

REFERENCE DEED BOOK 7830, PAGE 2473

Subject to easement and restrictions of record, if any.

ADJUSTED TRACT 1

A tract of land in the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 44 North, Range 3 East in the City of Wildwood, St. Louis County, Missouri, and described as follows:

Beginning at a stone on the South line of Section 8, and located North 88°23'10" West 625.24 feet from a pipe at the Northwest corner of Lot 2 of Melrose Woods, as recorded in Plat Book 187, Pages 68 and 69, thence North 43°57'10" East 867.45 feet to a point on the West right of way line of Melrose Road (a public road), thence with said right of way line, South 25°07'07" East 68.32 feet, South 18°27'26" East 57.72 feet, South 11°17'27" East 62.37, South 7°10'24" East 113.98 feet, South 14°44'45" East 59.65 feet, South 26°01'35" East 56.38 feet, South 38°52'21" East 54.02 feet, South 52°15'45" East 59.05 feet, South 61°11'45" East 106.05 feet, South 56°04'16" East 54.69 feet, South 46°48'53" East 53.03 feet, South 40°07'15" East 50.86 feet, and South 29°12'52" East 21.67 feet to a point on the South line of said Section 8, thence leaving Melrose Road, with the Section line, North 88°23'10" West 1,017.04 feet to the Point of Beginning, and containing 6.503 acres more or less

ADJUSTED TRACT 2

A tract of land in the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 44 North, Range 3 East in the City of Wildwood, St. Louis County, Missouri, and described as follows:

Beginning at a stone on the South line of Section 8, and located North 88°23'10" West 625.24 feet from a pipe at the Northwest corner of Lot 2 of Melrose Woods, as recorded in Plat Book 187, Pages 68 and 69, thence North 1°40'11" East 882.74 feet, thence South 88°23'10" East 380.00 feet to a point on the West right of way line of Melrose Road (a public road), thence with said right of way line, South 47°05'50" East 100.00 feet, South 42°32'49" East 53.21 feet, South 34°44'25" East 57.48 feet, and South 30°28'08" East 107.51 feet, thence leaving Melrose Road, South 43°57'10" West 867.45 feet to the Point of Beginning, and containing 7.045 acres more or less.

This acknowledgement certifies that this Boundary Adjustment Plat has been approved by the City of Wildwood, Missouri on this

_____ day of _____, 2016.

City of Wildwood – Department of Planning – Joe Vujnich Director of Planning

I, Laura Rechtin, Deputy City Clerk of the city of Wildwood, St. Louis County, Missouri, do hereby certify that this Boundary Adjustment Plat

has been approved by Ordinance Number _____, under action taken by

the City Council of Wildwood, Missouri on the _____ day of _____, 2016. Said Ordinance of the same appears on record in my office as official seal

of the City of Wildwood, Missouri, St. Louis County, Missouri on this _____ day

of _____, 2016.

Laura Rechtin, Deputy City Clerk

Surveyors Notes:

The Professional Land Surveyor has made no investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any facts that an accurate and current title search may disclose. There may be documents recorded or unrecorded that may affect this surveyed tract.

The property owners names and recorded deed information were obtained from the St. Louis County Assessor's web site and are assumed to be correct. The Professional Land Surveyor makes no guarantees as to the accuracy of the deeds or the current ownership as shown.

SURVEYOR'S CERTIFICATE

I, Michael Ray Burke, hereby certify to Mr. and Mrs. Robert Douglass, that this survey was performed by me in November of 2015, and said survey is in accordance with the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects.

Michael Ray Burke, P.L.S. 1615

OWNER'S SCRIPT

The Undersigned, being the owners of the property shown and platted hereon, have caused the same to be surveyed and subdivided in the manner shown on this plat, and that We freely adopt this Boundary Adjustment Plat.

No easements are being established or vacated by this plat.

The undersigned states that said property is not encumbered by delinquent taxes or liens.

No title commitment was obtained as part of this Boundary Adjustment; therefore, these properties are subject to any and all easements of record, whether or not shown on this plat.

IN TESTIMONY WHEREOF: We, hereunto set our hands this _____ day of _____, 2016.

Vicki L. Zelser *Robert S. Douglass*

Karl David Zelser

State of Missouri)
SS
County of St. Louis)

On this _____ day of _____, 2016, before me _____, a Notary Public in and for said state, personally appeared Robert S. Douglass and Vicki L. Zelser, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS WHEREOF: I, hereunto set my hand and seal the day and year last above written.

My Commission Expires: _____ *Notary Public*

State of Florida)
SS
County of _____)

On this _____ day of _____, 2016, before me _____, a Notary Public in and for said state, personally appeared Karl David Zelser, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF: I, hereunto set my hand and seal the day and year last above written.

My Commission Expires: _____ *Notary Public*

FILE NO. 9282015

BURKE AND ASSOCIATES, INC.
LAND SURVEYORS
1874 HIGHWAY A – SUITE 104
WASHINGTON, MISSOURI 63090
636-239-0172

SHEET 2 OF 2

Bill #2182

Ordinance #2182

AN ORDINANCE AUTHORIZING THE VACATION OF CERTAIN EXISTING EASEMENTS, ESTABLISHED FOR UTILITY, ACCESS, AND INGRESS/EGRESS PURPOSES UPON PROPERTY KNOWN AS THE *BOUNDARY ADJUSTMENT PLAT OF CAMBURY AND CAMBURY PLAT TWO*, RECORDED IN PLAT BOOK 351, PAGE 206, OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND SAID PROPERTY BEING MORE SPECIFICALLY SITUATED ON THE SOUTH SIDE OF STATE ROUTE 100, EAST OF STATE ROUTE 109, THEREBY ELIMINATING RIGHTS TO SAID EASEMENTS, GIVEN NEWLY-ESTABLISHED EASEMENTS WERE GRANTED BY THE CAMBURY HOMEOWNERS ASSOCIATION TO THE CITY, PER *CAMBURY PLAT THREE*, AS RECORDED IN PLAT BOOK 363, PAGES 493-495, FOR THE PURPOSES OF ALLOWING BETTER PLACEMENT OF THEM RELATIVE TO THE NEWLY-PLATTED BOUNDARY LINES FOR THIS RESIDENTIAL REDEVELOPMENT PROJECT, ALL BEING APPROVED BY THE CITY COUNCIL VIA AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2127 ON SEPTEMBER 28, 2015. (Ward Eight)

WHEREAS, the City, being the holder of right to original general utility easements upon the subject property, is being asked to vacate them, per a re-platting process undertaken in 2015, which was governed by the City of Wildwood's *Subdivision and Development Regulations*; and

WHEREAS, the areas of these general utility easements, established by an approved, prior plat [PB 351, Page 206], were vacated by Ordinance 2127, while new easements were established by this same action with a recently-approved and recorded plat [PB 363, Pages 493-495]; and

WHEREAS, the Departments of Planning and Public Works offered no objection to the vacation of these general utility easements, given the newly-established easements will provide the same benefits for such purposes that were originally requested for by the servicing entities; and

WHEREAS, the utility companies have already released their rights to the former easements, as stipulated per the associated deed releases recently recorded with St. Louis County Recorder of Deeds Office; and

WHEREAS, the City of Wildwood, Missouri, on September 1, 1995, adopted regulations, codes, and ordinances authorizing it to administer these subdivision authorities for the benefit and protection of its residents.

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

Section One. The City Council of the City of Wildwood, Missouri hereby approves and authorizes the vacation of certain existing easements, established for specific utility, access, and ingress/egress purposes upon property known as the *Boundary Adjustment Plat of Cambury and Cambury Plat Two*, recorded in Plat Book 351, Page 206, of the St. Louis County Recorder of Deeds Office, all being located in the Southwest Quarter of Section 1, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri, and said property being more specifically situated on the south side of State Route 100, east of State Route 109, thereby eliminating all rights to said easements, given newly-established easements were granted by the Cambury Homeowners Association to the City of Wildwood, per *Cambury Plat Three*, as recorded in Plat Book 363, Pages 493-495, for the purposes of allowing better placement of them relative to the newly-platted boundary lines for this residential redevelopment

project, all being approved via the City Council, as Amended Planned Residential Development Overlay District Ordinance #2127, on September 28, 2015. This Easement Vacation Deed is in accordance with the *Subdivision and Development Regulations* of the City of Wildwood, agreed to by the respective parties, and more specifically described within the accompanying deed, hereto attached and made a part hereof.

Section Two. The City Council of the City of Wildwood, Missouri hereby authorizes and directs the City Administrator to evidence approval of this Easement Vacation Deed by affixing his signature and official seal of the City of Wildwood upon this instrument.

Section Three. This ordinance shall be in full force and effect from and after its passage and approval provided that all required signatures, seals, notarizations, and acknowledgements have been placed upon the appropriate document(s) and this enabling ordinance is filed with the Recorder of Deeds of St. Louis County. A copy of all instruments, upon which is displayed the Book and Page Number from the Office of the Recorder of Deeds of St. Louis County, verifying its recordation shall be filed with the City Clerk.

THIS BILL WAS PASSED AND APPROVED THIS ___ DAY OF _____, 2016 BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

_____	_____
Presiding Officer	The Honorable James R. Bowlin, Mayor

ATTEST:

_____	_____
Deputy City Clerk	Deputy City Clerk

DOCUMENT TYPE	Release and Vacation of Easements
DATE OF DOCUMENT	_____, 2016
GRANTOR	City of Wildwood, Missouri, a municipality _____ _____
GRANTEE	GMB-FB, LLC Cambury Homeowners Association _____ _____
COUNTY LOCATOR NO.:	
CITY/MUNICIPALITY	St. Louis, Missouri
LEGAL DESCRIPTION	See Exhibits A and B attached hereto

RELEASE AND VACATION OF EASEMENTS

THIS RELEASE AND VACATION OF EASEMENTS (this "Release"), is made as of the ____ day of _____ 2016, by the City of Wildwood, Missouri, a municipality("Grantor").

WHEREAS, there was granted to Grantor certain utility and access, ingress/egress easements (collectively the "Easements") in portions of the property described in **Exhibit B** attached hereto (the "Property"), as such Easements were set forth in Plat Book 351 Page 206, recorded in the Recorder of Deeds Office for St. Louis County, Missouri. The areas of the Property over which such Easements were granted are depicted on **Exhibit A** attached hereto and incorporated herein by reference (the "Easement Areas"). The Easements are further depicted in page 3 of Cambury Plat Three, recorded in Plat Book 363, Page 493-495 ("Plat 3") in the Recorder of Deeds for St. Louis County, Missouri.

WHEREAS, the owner of the Property and the Cambury Homeowners Association a/k/a Cambury Owners Association (collectively, the "Grantee") vacated the Easements pursuant to Plat 3.

NOW THEREFORE, in consideration of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby **RELEASE AND QUITCLAIM** to Grantee all of Grantor's right, title and interest in and to the Easements and Easement Areas and does hereby **RELEASE** any and all rights to the Easements to the extent of the Easement Areas.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its authorized representative as of the day and year first above written.

CITY OF WILDWOOD, MISSOURI,
a municipality

By:_____

Printed Name:_____

Title:_____

STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS)

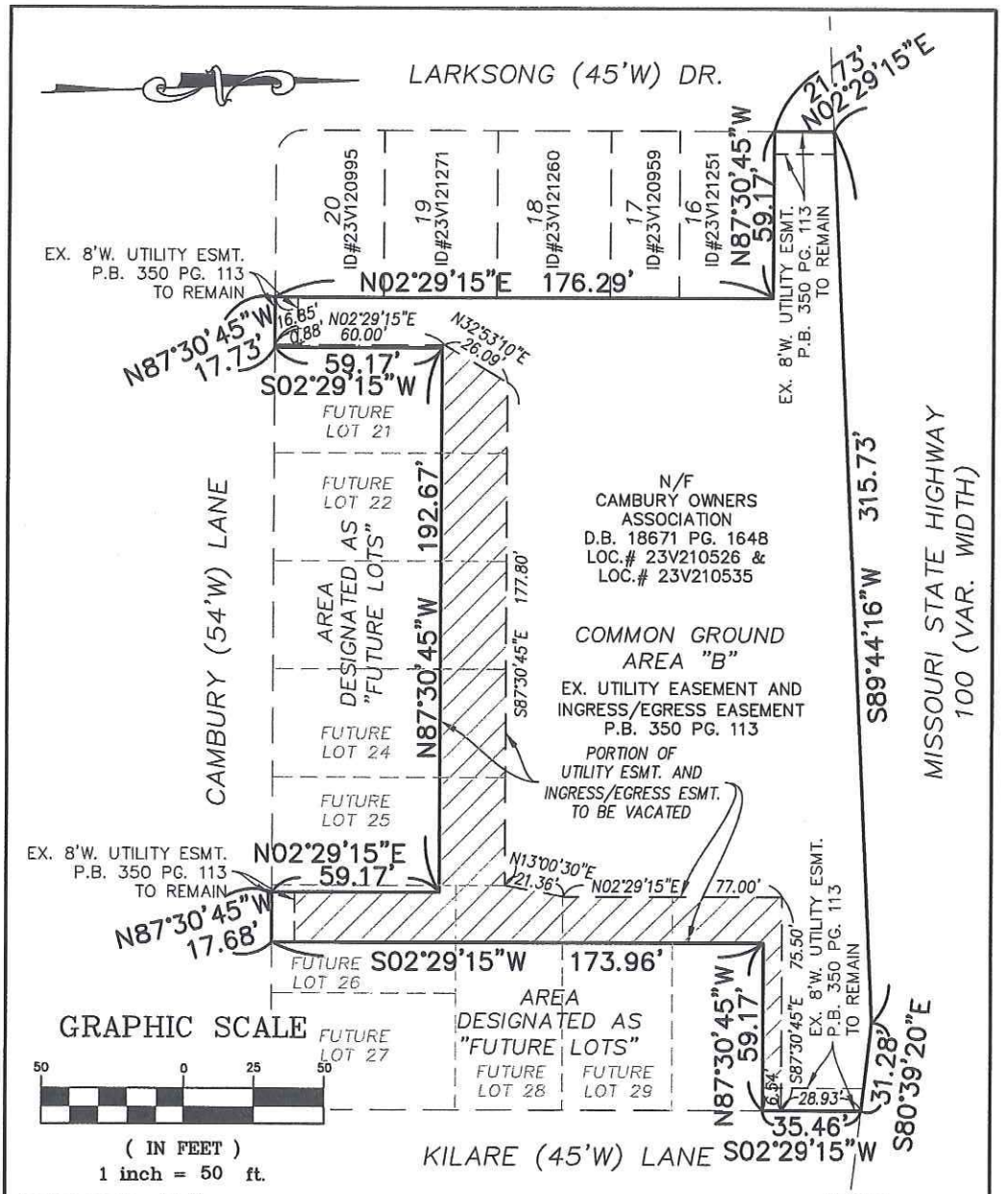
On the ____ day of _____, 2016, before me, _____, a notary public in and for said state, appeared _____, to me personally known, who being by me duly sworn, did say that s/he is the _____ of the City of Wildwood Missouri and that said instrument was signed and sealed in behalf of said City by authority of its City Council and said _____ acknowledged said instrument to be the free act and deed of said City.

My Commission expires: _____

_____
Notary Public

Exhibit A

Depiction of Vacated and Released Easement Areas



EASEMENT VACATION PLAT

A TRACT OF LAND BEING PART OF COMMON GROUND AREA "B" OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206) LOCATED IN SECTION 1, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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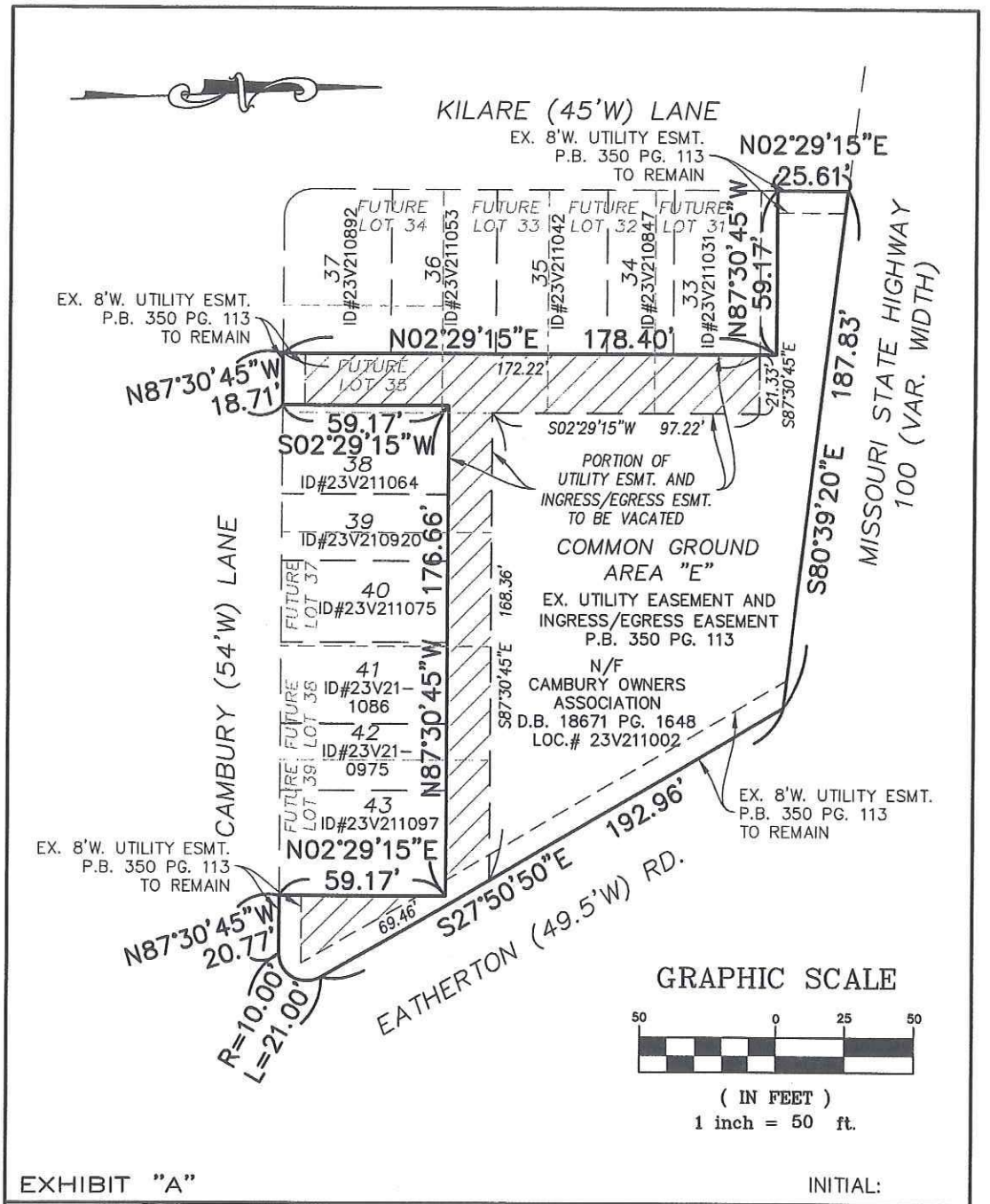

EASEMENT VACATION PLAT

A TRACT OF LAND BEING PART OF COMMON GROUND AREA "E" OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206) LOCATED IN SECTION 1, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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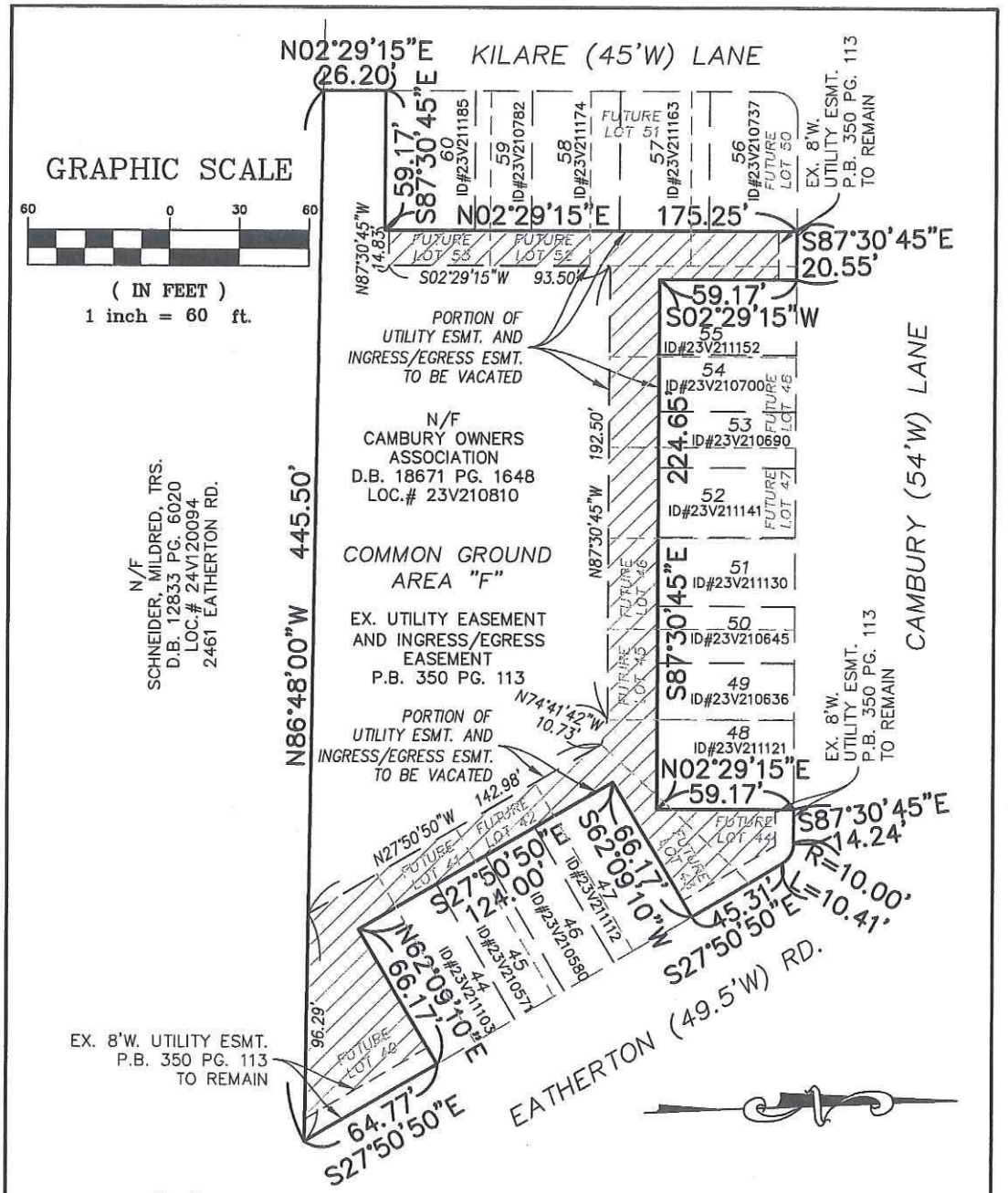

EXHIBIT "A" INITIAL:

EASEMENT VACATION PLAT

A TRACT OF LAND BEING PART OF COMMON GROUND AREA "F" OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206) LOCATED IN SECTION 1, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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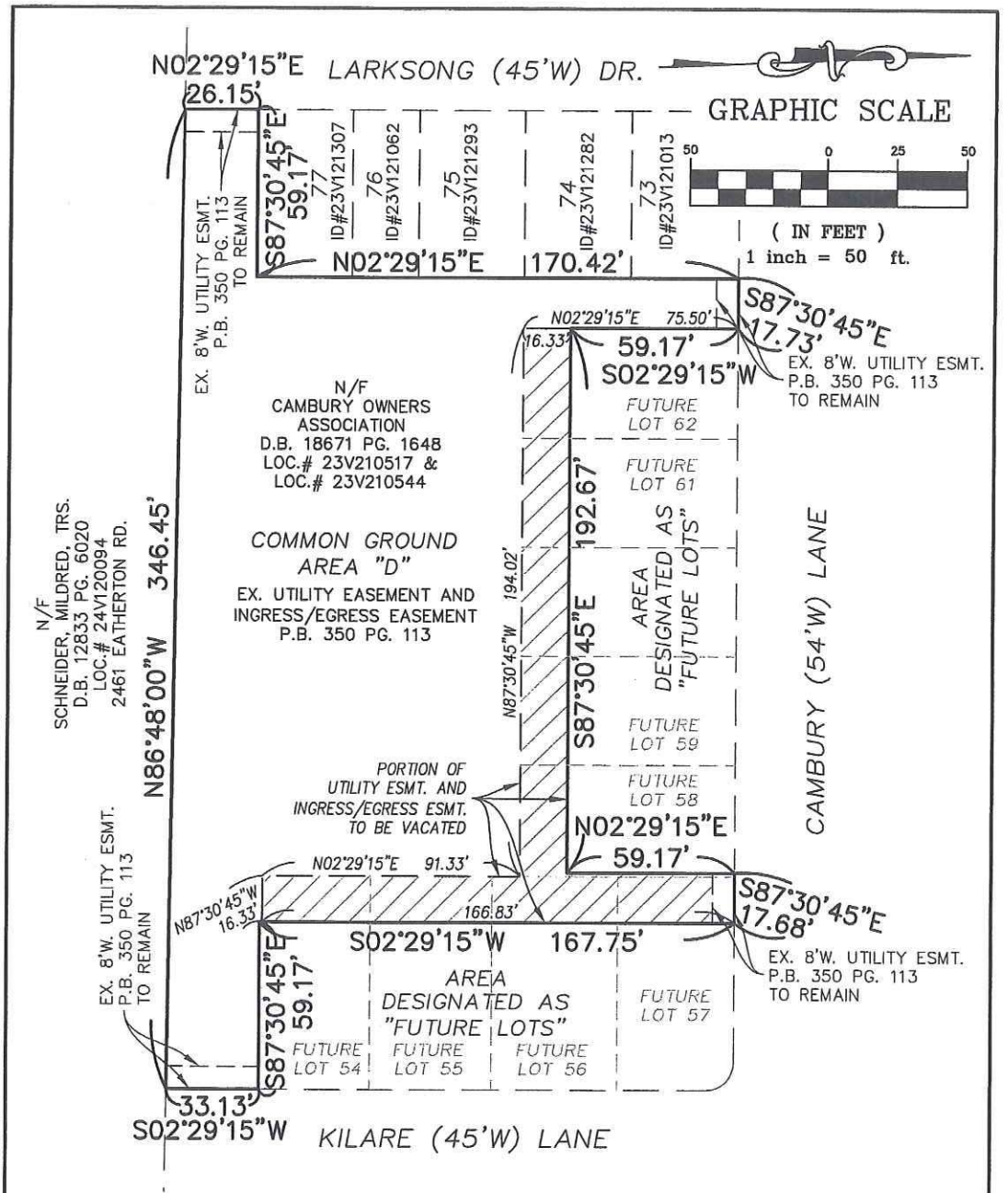

EXHIBIT "A"

INITIAL:

EASEMENT VACATION PLAT

A TRACT OF LAND BEING PART OF COMMON GROUND AREA "D" OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206) LOCATED IN SECTION 1, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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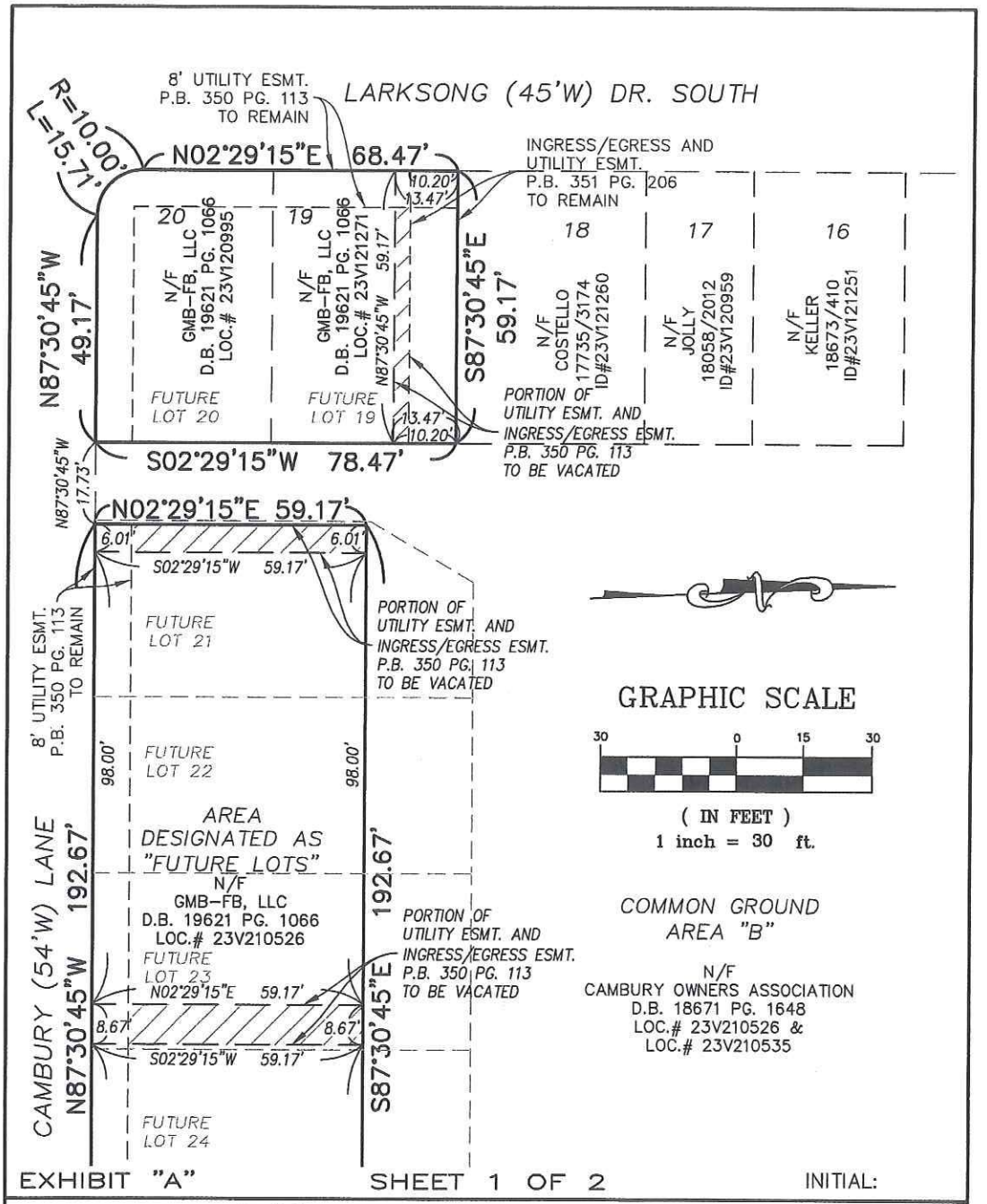

EASEMENT VACATION PLAT

SIX TRACTS LAND BEING PART OF LOT 19 OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206), AND BEING PART OF TWO TRACTS OF LAND LOCATED IN SECTION 1 SHOWN AS 'FUTURE LOTS' ON SAID PLAT ALL LOCATED IN SECTION 1, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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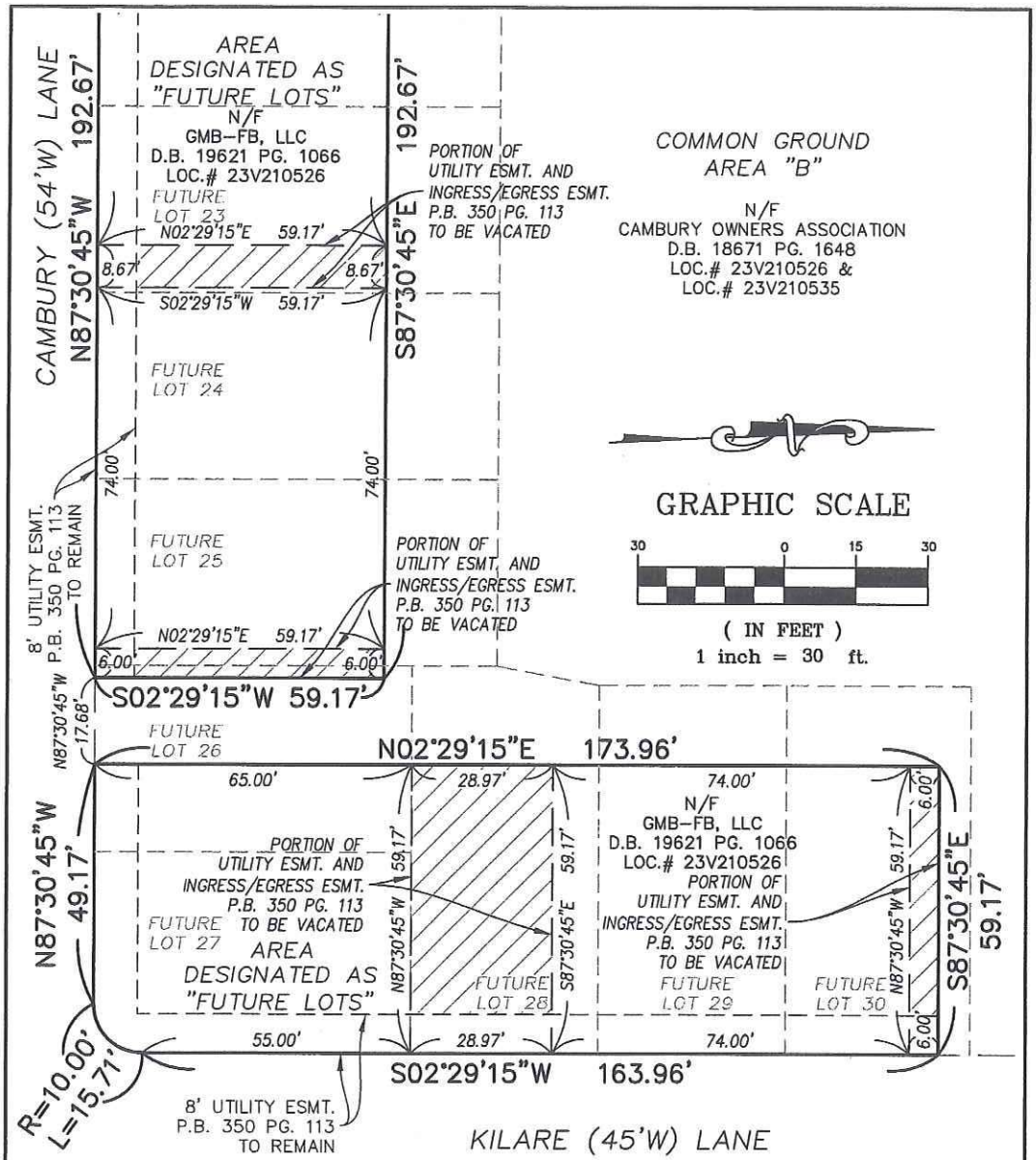

EXHIBIT "A" SHEET 2 OF 2 INITIAL:

EASEMENT VACATION PLAT

SIX TRACTS LAND BEING PART OF LOT 19 OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206), AND BEING PART OF TWO TRACTS OF LAND LOCATED IN SECTION 1 SHOWN AS 'FUTURE LOTS' ON SAID PLAT ALL LOCATED IN SECTION 1, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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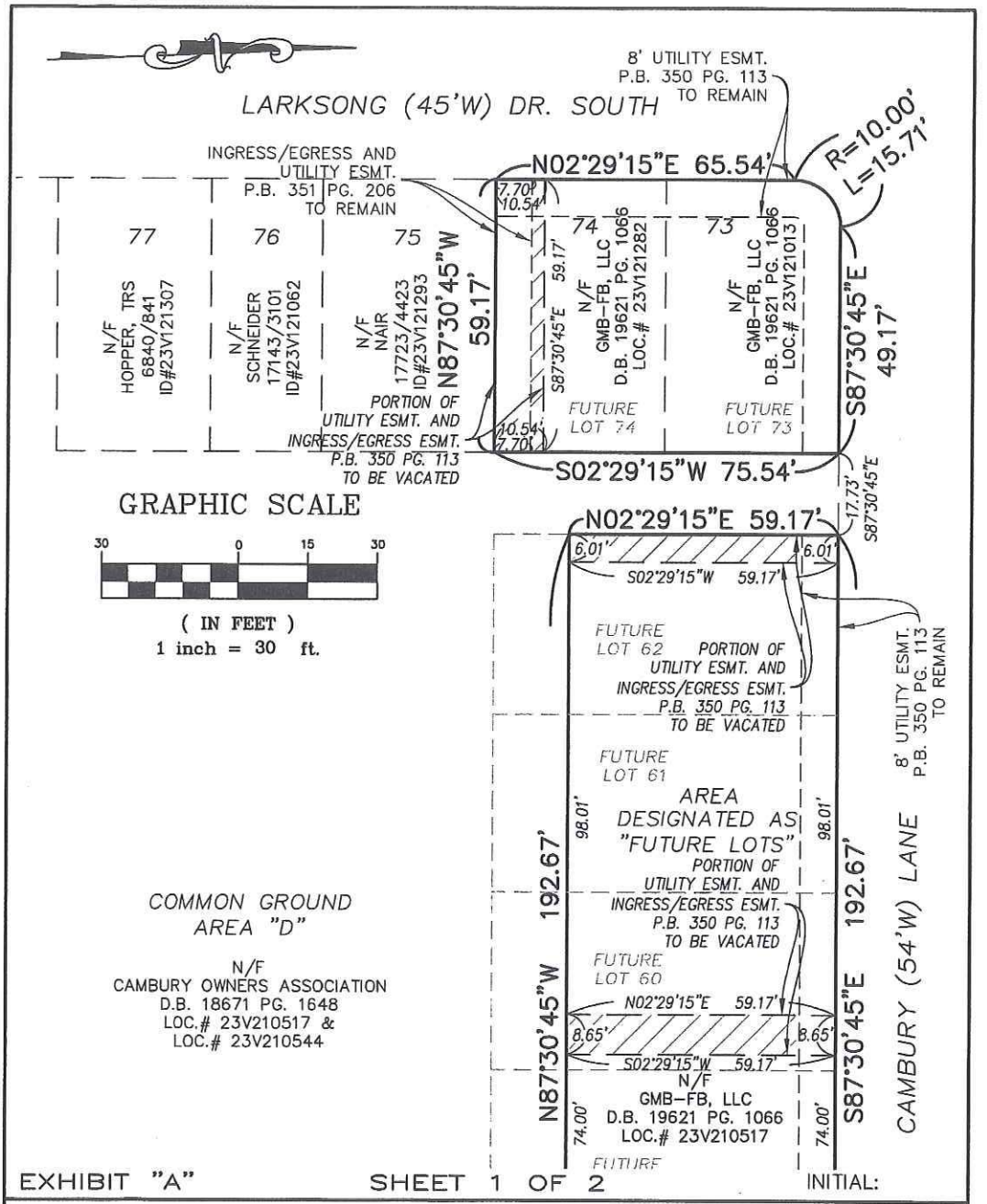

EASEMENT VACATION PLAT

SIX TRACTS LAND BEING PART OF LOT 74 OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206), AND BEING PART OF TWO TRACTS OF LAND LOCATED IN SECTION 1 SHOWN AS 'FUTURE LOTS' ON SAID PLAT ALL LOCATED IN SECTION 1, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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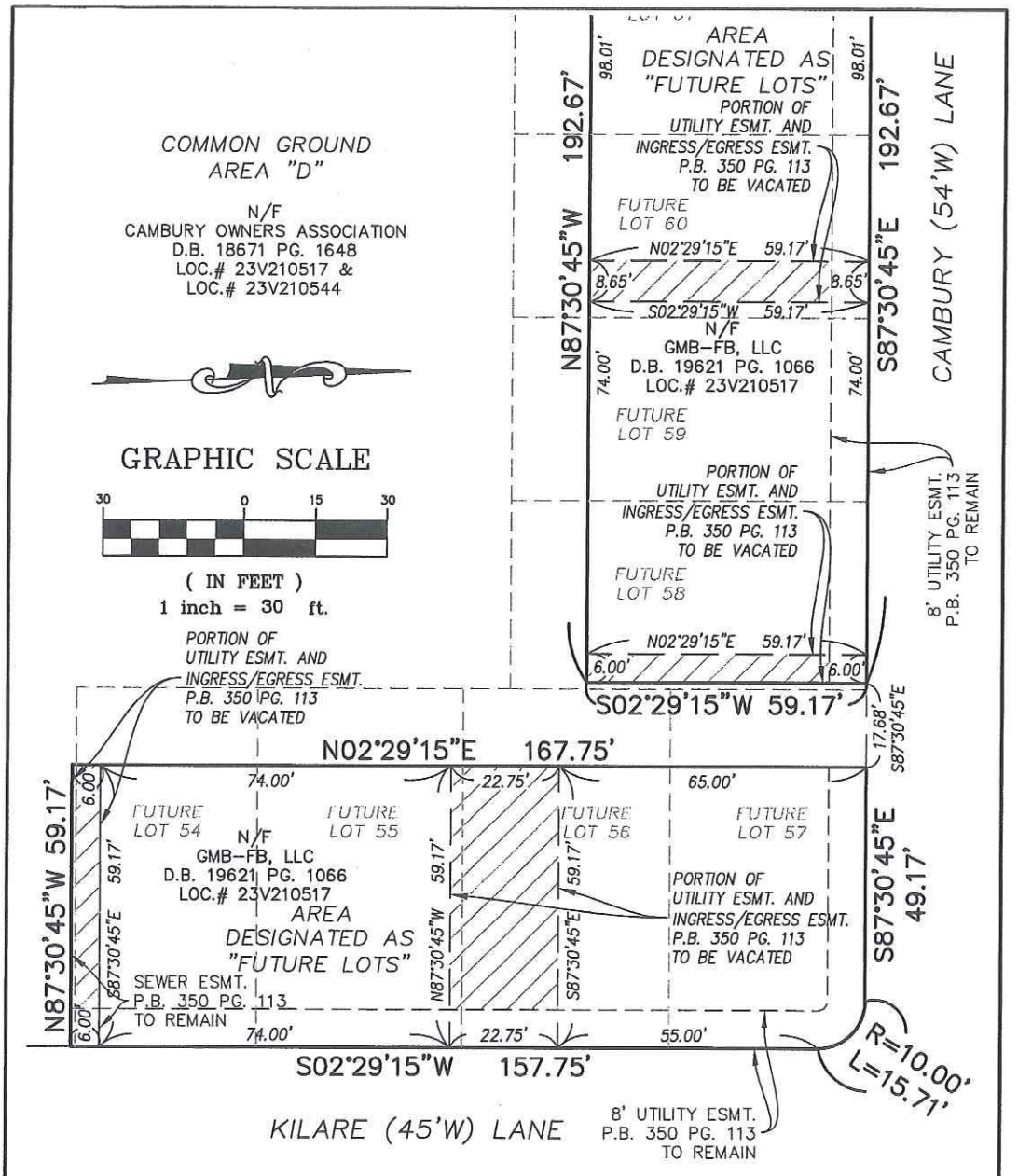

EXHIBIT "A" SHEET 2 OF 2 INITIAL:

EASEMENT VACATION PLAT

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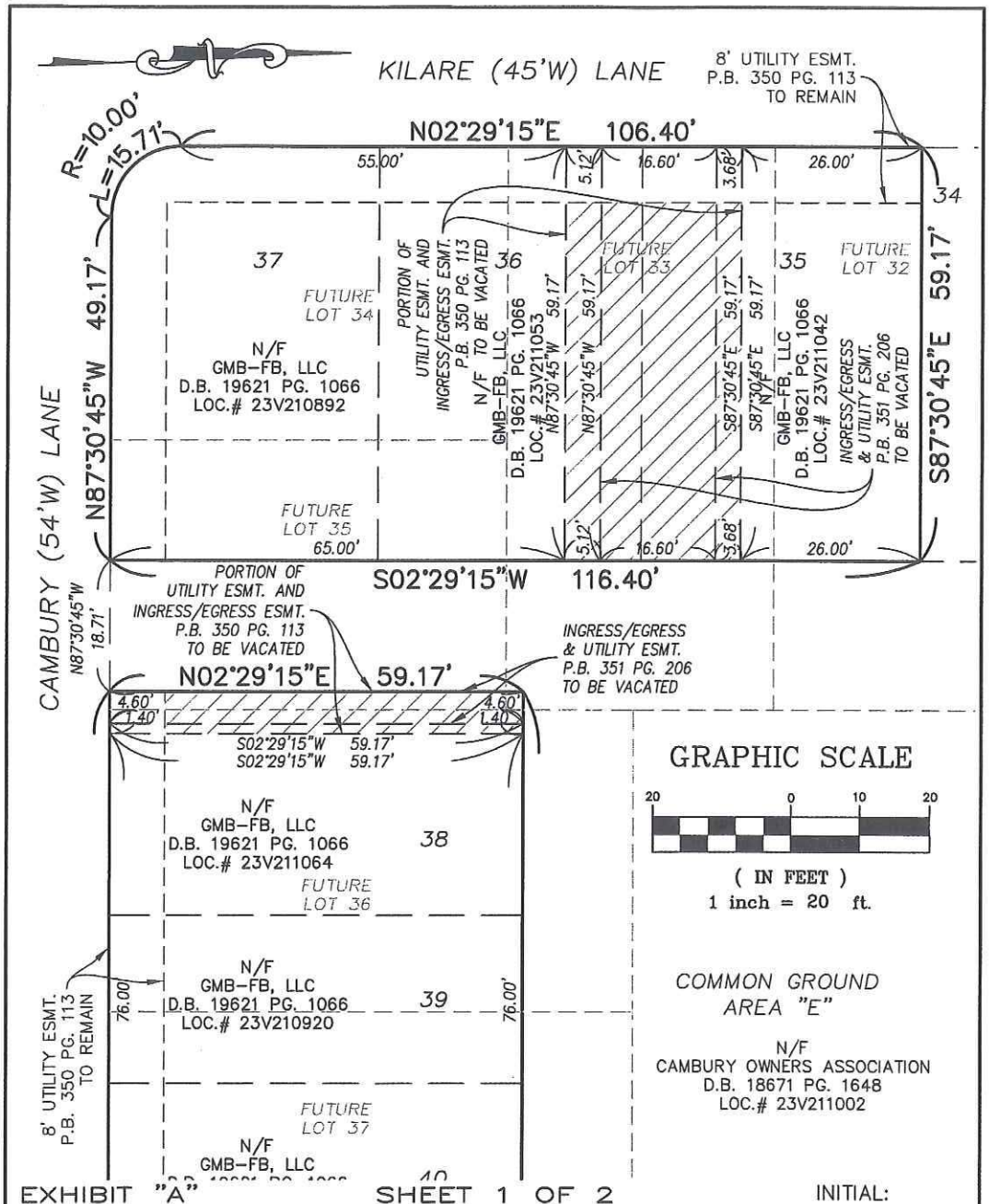

EASEMENT VACATION PLAT

SIX TRACTS LAND BEING PART OF LOTS 35, 36, 38, 40,41 AND 43 OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206), ALL LOCATED IN SECTION 1 TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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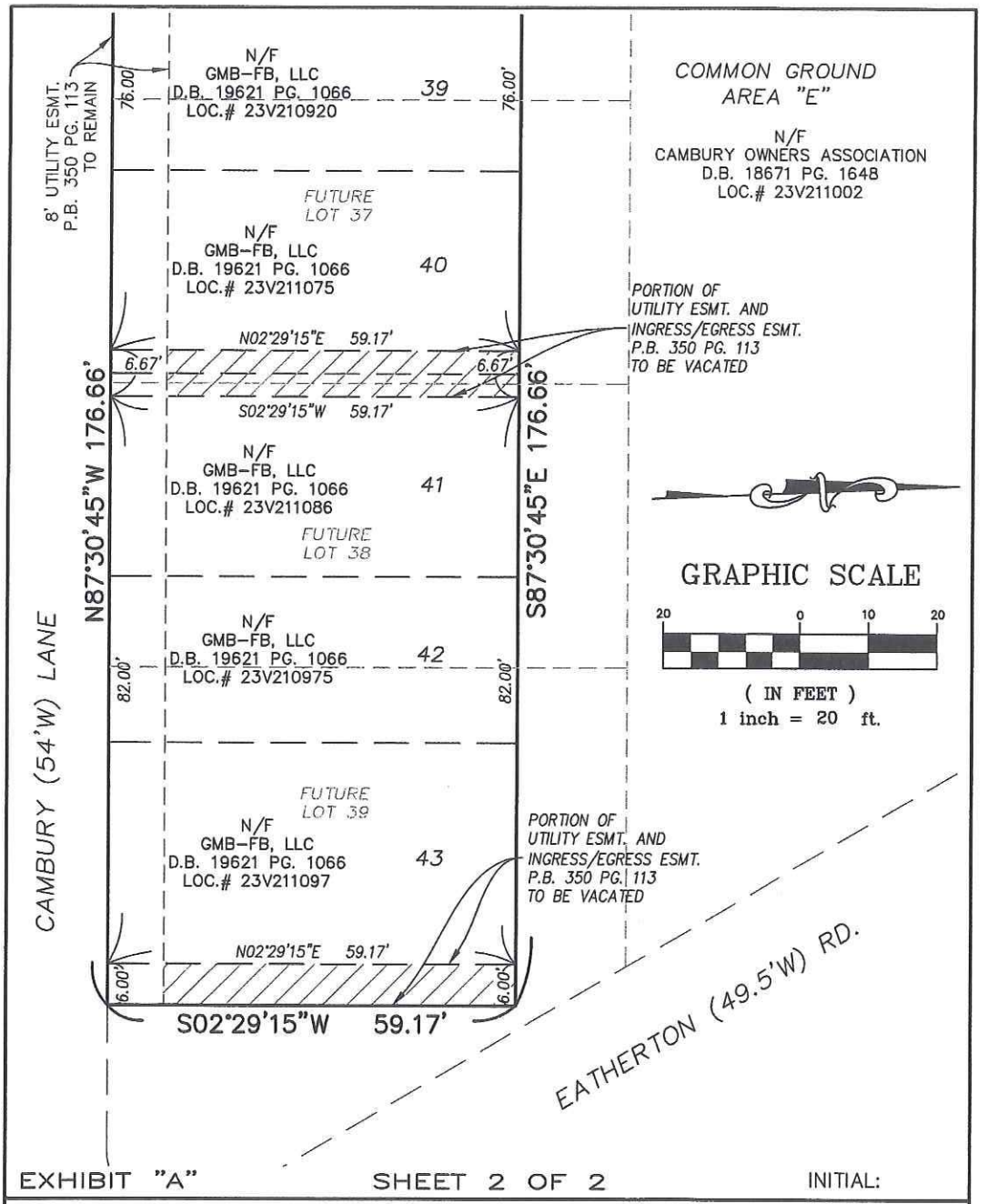

EASEMENT VACATION PLAT

SIX TRACTS LAND BEING PART OF LOTS 35, 36, 38, 40,41 AND 43 OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206), ALL LOCATED IN SECTION 1 TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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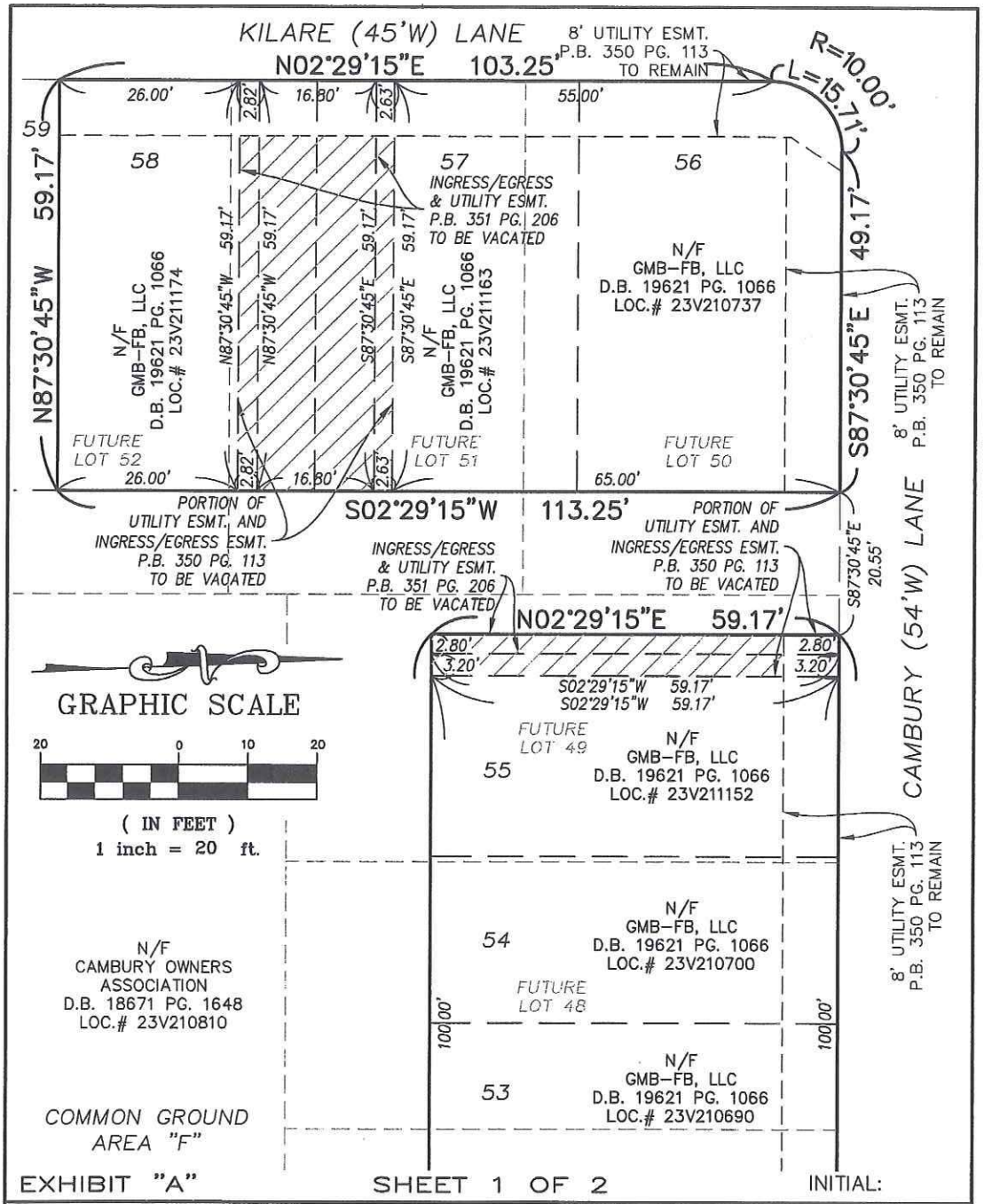

EASEMENT VACATION PLAT

SIX TRACTS LAND BEING PART OF LOTS 48, 51, 52, 55, 57 AND 58 OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206), ALL LOCATED IN SECTION 1 TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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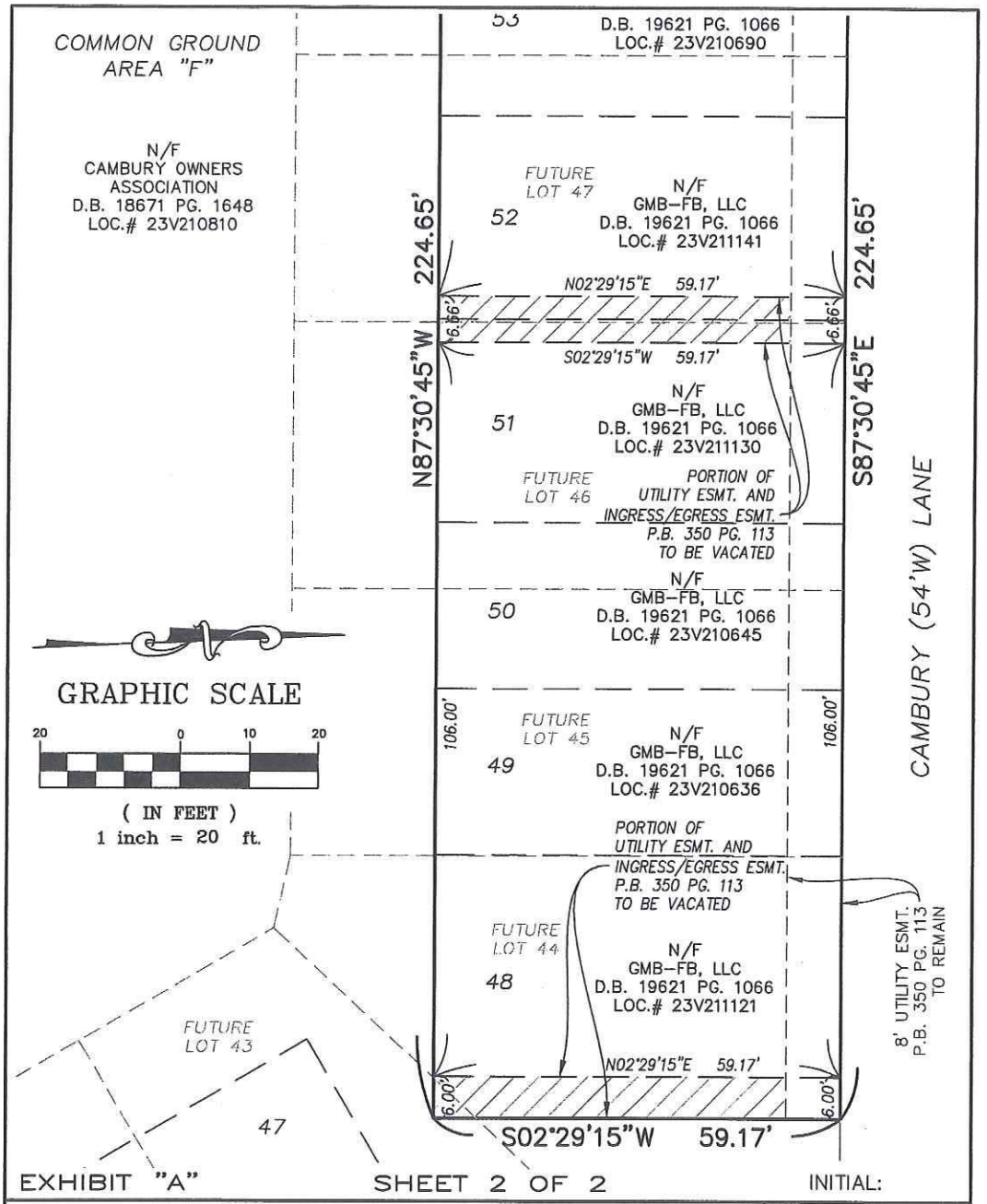

EASEMENT VACATION PLAT

SIX TRACTS LAND BEING PART OF LOTS 48, 51, 52, 55, 57 AND 58 OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206), ALL LOCATED IN SECTION 1 TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

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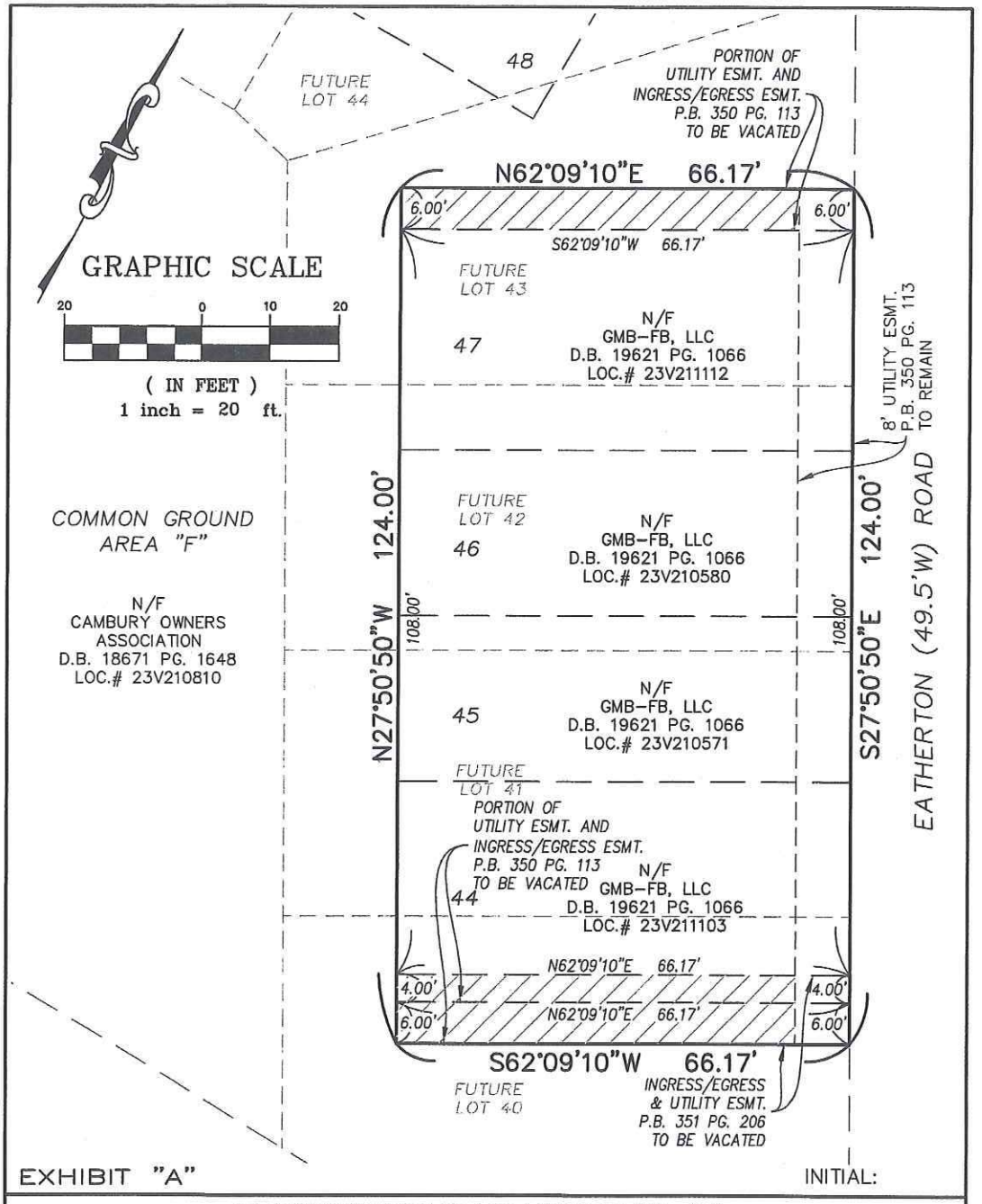

EASEMENT VACATION PLAT

THREE TRACTS LAND BEING PART OF LOTS 44 AND 47 OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206), ALL LOCATED IN SECTION 1 TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

Drawing name: V:\11409317 Cambury\Drawings\Surveying\Easements\9317 Vac F Adj2.dwg Plotted on: Aug 25, 2015 - 8:52am Plotted by: VWinters

Exhibit B

Description of Property

Lots 19, 20, 33 through 60, inclusive, 73, 74, Common Ground Areas B, D, E and F and those areas depicted as "Future Lots" of the Boundary Adjustment Plat of Cambury an Cambury Plat Two, a Subdivision in the County of St. Louis, State of Missouri, according to the Plat thereof recorded in Plat Book 351, Pages 206-208 of the Recorder of Deeds for St. Louis County.

2015102800184
PLAT: BK: 363, PG: 493-495
FILED FOR RECORD
Oct 28, 2015 10:20 AM
RECORDER OF DEEDS
ST. LOUIS COUNTY.MO.
Witness my hand and official seal
on the day and year aforesaid.
Gerald E. Smith
Deputy Recorder: OB2

184

CAMBURY PLAT THREE

A RESUBDIVISION OF LOTS 19, 20, 33-60 (INCLUSIVE), 73, 74, COMMON GROUND AREAS "B", "D", "E" AND "F" OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'" (P.B. 351 PG. 206) AND PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 1 DEPICTED AS 'FUTURE LOTS' ON SAID BOUNDARY ADJUSTMENT PLAT, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

ZONING: R-6A WITH PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (ORD. #2112)

493

APPROVED 1 of 3
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 10-27-15

LOCATION MAP

OWNER'S CERTIFICATE (GMB-FB LLC):

WE, THE UNDERSIGNED OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "CAMBURY PLAT THREE".

ALL SEWER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED AND ARE HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING OF PUBLIC SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE RETAINING WALL AND MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CAMBURY HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING RETAINING WALLS, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID RETAINING WALLS.

THE 15-FEET WIDE TEMPORARY SLOPE CONSTRUCTION LICENSES (T.S.C.L.) SHOWN HEREON ARE FOR THE PURPOSE OF MAKING CUTS, FILLS, SLOPING EMBANKMENT, CONSTRUCTING DRIVES, PROVIDING WORK ROOM AND IMPLEMENTING ANY AND ALL OTHER RELATED CONSTRUCTION ITEMS FOR FUTURE ROADWAYS CONNECTING TO KILARE LANE SOUTH AND LARKSONG DRIVE SOUTH UNTIL SUCH TIME AS CONSTRUCTION MAY BE COMPLETED AND ACCEPTED BY THE CITY OF WILDWOOD, MISSOURI. UPON GRANTING ACCEPTANCE BY THE CITY OF WILDWOOD OR ITS ASSIGNS, OR BY DECEMBER 31, 2018, WHICHEVER COMES FIRST, THIS LICENSE SHALL TERMINATE.

THE "MULTIPLE-USE TRAIL EASEMENT" SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF WILDWOOD, MISSOURI FOR PUBLIC USE, INCLUDING WALKING AND JOGGING.

THE DRIVEWAY EASEMENTS SHOWN ON LOTS 19 AND 74 OF THIS PLAT ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 20 AND 73, RESPECTIVELY, OF THIS PLAT AND TO THE CAMBURY HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE USE AS A DRIVEWAY FOR INGRESS AND EGRESS FOREVER. IT SHALL BECOME THE RESPONSIBILITY OF THE CAMBURY HOMEOWNERS ASSOCIATION TO MAINTAIN THE IMPROVEMENTS LOCATED WITHIN SAID EASEMENTS.

THE EXISTING UTILITY AND INGRESS/EGRESS EASEMENTS ESTABLISHED BY PLAT RECORDED IN PLAT BOOK 351 PAGE 206 OVER THE NORTH 10.2 FEET OF LOT 19, AND THE SOUTH 7.7 FEET OF LOT 74, WHICH FOR BETTER IDENTIFICATION ARE SHOWN "CROSS-HATCHURED" HEREON, ARE HEREBY DEDICATED TO ALL LOT OWNERS OF THIS PLAT, AND TO THE CAMBURY HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS. IT SHALL BECOME THE RESPONSIBILITY OF THE CAMBURY HOMEOWNERS ASSOCIATION TO MAINTAIN THE IMPROVEMENTS LOCATED WITHIN SAID EASEMENTS.

THE ENTRANCE MONUMENT EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CAMBURY HOMEOWNERS ASSOCIATION FOR THE INSTALLATION AND MAINTENANCE OF SUBDIVISION SIGNS, SUBDIVISION MONUMENTS AND LANDSCAPING, WHICH SIGNS, MONUMENTS AND LANDSCAPING SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE CAMBURY HOMEOWNERS ASSOCIATION, WITH AUTHORIZATION AND APPROVAL BY THE CITY OF WILDWOOD, MISSOURI, THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

THE UNDERSIGNED CERTIFIES THAT ALL EASEMENTS OR OTHER RIGHTS WHATSOEVER AFFECTING THE PROPERTY SHOWN AND DESCRIBED HEREON, WHETHER PRESCRIPTIVE, OF RECORD OR OTHERWISE, ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF THE RECORDING OF THIS PLAT. OWNER HEREBY VACATES, RELEASES, RELINQUISHES AND TERMINATES THE UTILITY AND INGRESS/EGRESS EASEMENTS SHOWN TO BE VACATED ON PAGE THREE OF THIS PLAT AND ALL EASEMENTS OR OTHER RIGHTS WHATSOEVER, WHETHER PRESCRIPTIVE, OF RECORD OR OTHERWISE, GRANTED BY PRIOR RECORDED PLATS AND PURPORTING TO AFFECT THE PROPERTY SHOWN AND DESCRIBED HEREON, INCLUDING BUT NOT LIMITED TO THOSE CERTAIN PLATS RECORDED IN PLAT BOOK 350 PAGE 113, PLAT BOOK 350 PAGE 553 AND PLAT BOOK 351 PAGE 206, PROVIDED, HOWEVER, THAT ANY EASEMENT OR FRANCHISE GRANTED TO THE CITY OF WILDWOOD, THE METROPOLITAN ST. LOUIS SEWER DISTRICT, SOUTHWESTERN BELL TELEPHONE COMPANY D/B/A AT&T MISSOURI, MISSOURI-AMERICAN WATER COMPANY, AMEREN UE D/B/A AMEREN MISSOURI, LACLEDE GAS, CHARTER COMMUNICATIONS OR ANY OTHER UTILITY COMPANY OR FRANCHISE HOLDER, IF ANY, OVER ACROSS, UPON, UNDER OR THROUGH SAID PORTIONS OF THE VARIOUS RIGHTS-OF-WAY AND EASEMENTS SHOWN ON SAID PLATS SHALL CONTINUE IN FULL FORCE AND EFFECT UNTIL VACATED, ABANDONED OR RELEASED BY MUTUAL CONSENT OF THE INTERESTED PARTIES.

THE COMMON GROUND SHOWN ON THIS PLAT WAS PREVIOUSLY CONVEYED TO THE TRUSTEES AND/OR CAMBURY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY THE DEEDS RECORDED IN DEED BOOK 13689 PAGE 1968, IN DEED BOOK 14108 PAGE 2138, IN DEED BOOK 18671 PAGE 1645 AND IN DEED BOOK 18671 PAGE 1648 OF THE ST. LOUIS COUNTY RECORDS.

THE COMMON GROUND AS SHOWN ON THIS PLAT HAS BEEN CONVEYED, OR RE-CONVEYED, TO THE CAMBURY HOMEOWNERS ASSOCIATION BY INSTRUMENTS RECORDED ON THE 28th DAY OF OCTOBER, 2015, AS DAILY NUMBERS ~~___~~ 164, 165, AND 166 OF THE ST. LOUIS COUNTY RECORDS.

THE COMMON GROUND AREAS ACCORDING TO PLAT BOOK 350 PAGE 113 WHICH ARE SHOWN HEREON AS BEING PART OF NEW RESIDENTIAL LOTS HAS BEEN CONVEYED TO GMB-~~FB, LLC~~ BY INSTRUMENT RECORDED THE 28th DAY OF OCT, 2015, AS DAILY NUMBER 167 OF THE ST. LOUIS COUNTY RECORDS.

THE COMMON GROUND AS SHOWN HEREON HAS BEEN CONVEYED BY ~~QUIT-CLAIM~~ DEED TO THE CAMBURY HOMEOWNERS ASSOCIATION RECORDED THE 28th DAY OF OCT, 2015, AS DAILY NUMBER 185 OF THE ST. LOUIS COUNTY RECORDS.

THIS PLAT SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF "CAMBURY HOMEOWNERS ASSOCIATION" AS SET FORTH IN INSTRUMENT DATED MARCH 12, 2002 AND FILED FOR RECORD MARCH 14, 2002 AS DAILY NUMBER 1056 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 22ND DAY OF OCTOBER, 2015.

GMB-FB, LLC
Daniel J. Barnard
DANIEL J. BARNARD, PRESIDENT

SHARON L. SOMMER Notary Public Commission # 14515632 St. Charles County Notary Seal STATE OF MISSOURI My Commission Expires 05-06-2018

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

ON THIS 22ND DAY OF OCTOBER, 2015, BEFORE ME PERSONALLY APPEARED DANIEL J. BARNARD, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF GMB-FB, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MEMBERS AND AS AUTHORIZED UNDER ITS OPERATING AGREEMENT; AND SAID DANIEL J. BARNARD ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 6, 2018
Sharon L. Sommer
NOTARY PUBLIC

OWNER'S CERTIFICATE (CAMBURY HOMEOWNERS ASSOCIATION):

THE CAMBURY HOMEOWNERS ASSOCIATION BY AND THROUGH THEIR DIRECTORS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "CAMBURY PLAT THREE".

THE CAMBURY HOMEOWNERS ASSOCIATION, AS OWNERS OF COMMON GROUND AREAS B, D, E AND F AS SHOWN HEREON, HEREBY GRANT EASEMENTS TO THE OWNERS OF LOTS HEREIN PLATTED, THEIR SUCCESSORS AND ASSIGNS FOR PRIVATE SANITARY LATERALS. MAINTENANCE OF SAID SANITARY LATERALS IS THE SOLE RESPONSIBILITY OF EACH RESPECTIVE LOT OWNER FOR WHICH THE LATERAL SERVES.

THE 15-FEET WIDE TEMPORARY SLOPE CONSTRUCTION LICENSES (T.S.C.L.) SHOWN HEREON ARE FOR THE PURPOSE OF MAKING CUTS, FILLS, SLOPING EMBANKMENT, CONSTRUCTING DRIVES, PROVIDING WORK ROOM AND IMPLEMENTING ANY AND ALL OTHER RELATED CONSTRUCTION ITEMS FOR FUTURE ROADWAYS CONNECTING TO KILARE LANE SOUTH AND LARKSONG DRIVE SOUTH UNTIL SUCH TIME AS CONSTRUCTION MAY BE COMPLETED AND ACCEPTED BY THE CITY OF WILDWOOD, MISSOURI. UPON GRANTING ACCEPTANCE BY THE CITY OF WILDWOOD OR ITS ASSIGNS, OR BY DECEMBER 31, 2018, WHICHEVER COMES FIRST, THIS LICENSE SHALL TERMINATE.

THE UNDERSIGNED CERTIFIES THAT ALL EASEMENTS OR OTHER RIGHTS WHATSOEVER AFFECTING THE PROPERTY SHOWN AND DESCRIBED HEREON, WHETHER PRESCRIPTIVE, OF RECORD OR OTHERWISE, ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF THE RECORDING OF THIS PLAT. OWNER HEREBY VACATES, RELEASES, RELINQUISHES AND TERMINATES THE UTILITY AND INGRESS/EGRESS EASEMENTS SHOWN TO BE VACATED ON PAGE THREE OF THIS PLAT AND ALL EASEMENTS OR OTHER RIGHTS WHATSOEVER, WHETHER PRESCRIPTIVE, OF RECORD OR OTHERWISE, GRANTED BY PRIOR RECORDED PLATS AND PURPORTING TO AFFECT THE PROPERTY SHOWN AND DESCRIBED HEREON, INCLUDING BUT NOT LIMITED TO THOSE CERTAIN PLATS RECORDED IN PLAT BOOK 350 PAGE 113, PLAT BOOK 350 PAGE 553 AND PLAT BOOK 351 PAGE 206, PROVIDED, HOWEVER, THAT ANY EASEMENT OR FRANCHISE GRANTED TO THE CITY OF WILDWOOD, THE METROPOLITAN ST. LOUIS SEWER DISTRICT, SOUTHWESTERN BELL TELEPHONE COMPANY D/B/A AT&T MISSOURI, MISSOURI-AMERICAN WATER COMPANY, AMEREN UE D/B/A AMEREN MISSOURI, LACLEDE GAS, CHARTER COMMUNICATIONS OR ANY OTHER UTILITY COMPANY OR FRANCHISE HOLDER, IF ANY, OVER ACROSS, UPON, UNDER OR THROUGH SAID PORTIONS OF THE VARIOUS RIGHTS-OF-WAY AND EASEMENTS SHOWN ON SAID PLATS SHALL CONTINUE IN FULL FORCE AND EFFECT UNTIL VACATED, ABANDONED OR RELEASED BY MUTUAL CONSENT OF THE INTERESTED PARTIES.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 22ND DAY OF OCTOBER, 2015.

CAMBURY HOMEOWNERS ASSOCIATION
A.K.A. CAMBURY OWNERS ASSOCIATION
DIRECTORS:

Daniel J. Barnard — DANIEL J. BARNARD
Sharon Sommer — SHARON SOMMER
Paul B. Campbell — PAUL B. CAMPBELL

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

ON THIS 22ND DAY OF OCTOBER, 2015, BEFORE ME PERSONALLY APPEARED DANIEL J. BARNARD TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DIRECTOR OF THE CAMBURY HOMEOWNERS ASSOCIATION, A NON-PROFIT CORPORATION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID DIRECTOR ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 6, 2018
Sharon L. Sommer
NOTARY PUBLIC

SHARON L. SOMMER Notary Public Commission # 14515632 St. Charles County Notary Seal STATE OF MISSOURI My Commission Expires 05-06-2018

ON THIS 22ND DAY OF OCTOBER, 2015, BEFORE ME PERSONALLY APPEARED SHARON SOMMER TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT SHE IS THE DIRECTOR OF THE CAMBURY HOMEOWNERS ASSOCIATION, A NON-PROFIT CORPORATION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID DIRECTOR ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: April 12, 2018
Victoria A. Kluver
NOTARY PUBLIC

VICTORIA A. KLUVER
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for St. Charles County
My Commission Expires: April 12, 2018
Commission Number 10437089

ON THIS 22ND DAY OF OCTOBER, 2015, BEFORE ME PERSONALLY APPEARED PAUL B. CAMPBELL TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DIRECTOR OF THE CAMBURY HOMEOWNERS ASSOCIATION, A NON-PROFIT CORPORATION OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID DIRECTOR ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 6, 2018
Sharon L. Sommer
NOTARY PUBLIC

SHARON L. SOMMER Notary Public Commission # 14515632 St. Charles County Notary Seal STATE OF MISSOURI My Commission Expires 05-06-2018

LIENHOLDER (BRENTWOOD CLAYTON TRADE CENTER):

WHEREAS, BRENTWOOD-CLAYTON TRADE CENTER, LLC, BY A DEED OF TRUST RECORDED IN BOOK 19468 PAGE 135 OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AN NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED. NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT. BRENTWOOD-CLAYTON TRADE CENTER HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "CAMBURY PLAT THREE".

TO HAVE AN TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 22ND DAY OF OCTOBER, 2015.

BRENTWOOD-CLAYTON TRADE CENTER, LLC
(FORMERLY BRENTWOOD-CLAYTON TRADE CENTER, LLP)

Paul B Campbell
SIGNATURE
PAUL B. CAMPBELL - Partner
PRINT NAME AND TITLE

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

ON THIS 22nd DAY OF October 2015, BEFORE ME PERSONALLY APPEARED ______, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS A ______ OF BRENTWOOD-CLAYTON TRADE CENTER, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT; AND SAID ______ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 6, 2018
Sharon L. Sommer
NOTARY PUBLIC

SHARON L. SOMMER Notary Public Commission # 14515632 St. Charles County Notary Seal STATE OF MISSOURI My Commission Expires 05-06-2018

LIENHOLDER (SCHARF ENTERPRISES):

WHEREAS, SCHARF ENTERPRISES, A DEED OF TRUST RECORDED IN BOOK 21135 PAGE 219 OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AN NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED. NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT. SCHARF ENTERPRISES HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "CAMBURY PLAT THREE".

TO HAVE AN TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 22 DAY OF OCTOBER, 2015.

SCHARF ENTERPRISES LTD.
Ron Scharf
RON SCHARF, PRESIDENT

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

ON THIS 22 DAY OF October, 2015, BEFORE ME PERSONALLY APPEARED RON SCHARF, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF SCHARF ENTERPRISES LTD., A CORPORATION OF THE STATE OF ILLINOIS, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID RON SCHARF ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 03-20-17
Dawn Covili
NOTARY PUBLIC

DAWN COVILI
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: March 20, 2017
Commission Number: 13462089

GENERAL NOTES:

1. THE PROFESSIONAL WHOSE ORIGINAL SIGNATURE AND PERSONAL SEAL APPEARS ON THIS DRAWING, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS DRAWING AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO.) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY SAID PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS DRAWING REFERS.
2. THIS TRACT CONTAINS 252,675 SQUARE FEET, OR 5.801 ACRES, MORE OR LESS AND 46 LOTS. TOTAL COMMON GROUND AREA IS 2.570 ACRES, MORE OR LESS.
3. BASIS OF BEARINGS ADOPTED FROM PLAT OF "BOUNDARY ADJUSTMENT PLAT OF CAMBURY AND CAMBURY PLAT TWO" AS RECORDED IN PLAT BOOK 351 PAGE 206 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
4. SOURCE OF RECORD TITLE: SPECIAL WARRANTY DEED TO GMB-FB LLC RECORDED IN DEED BOOK 19621 PAGE 1066 OF THE ST.LOUSI COUNTY, MISSOURI RECORDS (ORIGINAL LOTS 19, 20, 33-60, 73, 74 AND FUTURE LOTS) AND WARRANTY DEED TO CAMBURY HOMEOWNERS ASSOCIATION RECORDED IN DEED BOOK 14108 PAGE 2138 AND RE-RECORDED IN DEED BOOK 18671 PAGE 1645 OF SAID RECORDS (COMMON GROUND AREAS B, D, E AND F).
5. PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS FOR LOT CORNERS WILL BE SET IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
6. ALL BEARINGS AND DISTANCES ARE BOTH RECORD AND SURVEYED UNLESS NOTED OTHERWISE. ( ) DENOTES RECORD INFORMATION.
7. THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS COMMUNITY PANEL NO. 29189C0260K EFFECTIVE FEBRUARY 4, 2015. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
8. THIS PARCEL IS ZONED "R-6A" RESIDENCE DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY MODIFIED BY CITY OF WILDWOOD ORDINANCE NO. 2112.
9. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC TITLE NATIONAL TITLE INSURANCE COMPANY, INC., WITH FILE NO. KEE-14-157831 AND WITH AN EFFECTIVE DATE OF OCTOBER 17, 2014 AND A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., WITH FILE NO. 1502255 AND WITH AN EFFECTIVE DATE OF APRIL 6, 2015.

THE NOTES REGARDING SCHEDULE B, SECTION 2 OF TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, INC., WITH FILE NO. KEE-14-157831 WITH AN EFFECTIVE DATE OF OCTOBER 17, 2014 ARE AS FOLLOWS:

ITEM NOS. 1-5: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

ITEM NO. 6: SUBJECT TO BUILDING LINE(S), EASEMENTS, RESTRICTIONS, RIGHTS AND POWERS OF TRUSTEE ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 350 PAGE 113 AND PLAT BOOK 350 PAGE 553 AND PLAT BOOK 351 PAGE 206 AND INSTRUMENT RECORDED IN BOOK 13689 PAGE 1902. BUILDING LINES AND EASEMENTS NOTED AND SHOWN HEREON.

ITEM NOS. 7 THROUGH 10: INTENTIONALLY DELETED.

ITEM NO. 11: SUBJECT TO TERMS AND PROVISIONS OF ORDINANCE NO. 7664 AS RECORDED IN BOOK 8446 PAGE 872 OF THE ST. LOUIS COUNTY RECORDS.

ITEM NO. 12: INTENTIONALLY DELETED.

ITEM NO. 13: SUBJECT TO TERMS AND PROVISIONS OF DEVELOPMENT PLAT RECORDED IN PLAT BOOK 348 PAGE 40.

ITEM NO. 14: INTENTIONALLY DELETED.

ITEM NO. 15: SUBJECT TO AGREEMENT FOR SANITARY SEWER MAINTENANCE WITH ASSESSMENTS THEREOF RECORDED IN BOOK 12632 PAGE 2485 AND BOOK 12720 PAGE 2543.

THE NOTES REGARDING SCHEDULE B, SECTION 2 OF TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., WITH FILE NO. 1502255 AND WITH AN EFFECTIVE DATE OF APRIL 6, 2015 ARE AS FOLLOWS:

ITEM NOS. 1-4: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

ITEM NO. 5: SUBJECT TO TERMS AND PROVISIONS OF ST. LOUIS COUNTY ORDINANCE NO. 7664, A COPY OF WHICH IS RECORDED IN BOOK 8446 PAGE 872.

ITEM NO. 6: SUBJECT TO BUILDING LINE(S), EASEMENTS, RESTRICTIONS, RIGHTS AND POWERS OF TRUSTEE ACCORDING TO PLAT RECORDED IN PLAT BOOK 350 PAGE 113, PLAT BOOK 350 PAGE 553 AND PLAT BOOK 351 PAGE 206 AND INSTRUMENT RECORDED IN BOOK 13689 PAGE 1902. BUILDING LINES AND EASEMENTS NOTED AND SHOWN HEREON.

ITEM NO. 7: SUBJECT TO TERMS AND PROVISIONS OF DEVELOPMENT PLAN RECORDED IN PLAT BOOK 348 PAGE 40.

ITEM NO. 8: SUBJECT TO AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF THE SUBDIVISION RETENTION BASIN, DRAINAGE FACILITIES AND SEWER LINES RECORDED IN BOOK 12720 PAGE 2543.

ITEM NOS. 9-10: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

SHEET INDEX:

1. COVER TEXT AND SCRIPT
2. RESUBDIVISION PLAT
3. EASEMENTS TO BE VACATED AND EASEMENT DETAILS

LEGEND

- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(5/8" I.ROD W/ ALUMINUM CAP) (8 MONUMENTS)
- ● SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(1/2" I.ROD W/ PLASTIC CAP) (19 MONUMENTS)
- [dotted] UTILITY AND INGRESS/EGRESS EASEMENT (U.&I./E. ESMT.) TO BE VACATED BY THIS PLAT AND BY SEPARATE DOCUMENT
- [hatched] SEWER EASEMENT TO BE VACATED BY SEPARATE DOCUMENT
- [cross-hatched] UTILITY AND INGRESS/EGRESS EASEMENT (U.&I./E. ESMT.) TO BE DEDICATED TO ALL LOT OWNERS OF THIS PLAT

ABBREVIATIONS:

A.K.A.	-	ALSO KNOWN AS
BLDG.	-	BUILDING
D.B.	-	DEED BOOK
ESMT.	-	EASEMENT
FND.	-	FOUND
L.W.	-	LOT WIDTH
N/F	-	NOW OR FORMERLY
ORIG.	-	ORIGINAL
P.B.	-	PLAT BOOK
PG.	-	PAGE
SF	-	SQUARE FEET
U.&I.E.	-	UTILITY AND INGRESS/EGRESS EASEMENT

PROPERTY DESCRIPTION:

LOTS 19, 20, 33 THROUGH 60 INCLUSIVE, 73, 74, COMMON GROUND AREAS B, D, E AND F, AND THOSE AREAS DEPICTED AS "FUTURE LOTS" OF THE BOUNDARY ADJUSTMENT PLAT OF CAMBURY AND CAMBURY PLAT TWO, A SUBDIVISION IN THE COUNTY OF ST. LOUIS, STATE OF MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGES 206, 207 AND 208 OF THE ST. LOUIS COUNTY RECORDS.

BENCHMARKS:

THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS AS DESCRIBED BELOW. THE SITE DATUM WAS ESTABLISHED USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE THREE POINTS (INCLUDING THE TWO SITE BENCHMARKS) ON THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI AND A PID OF LD3650 VIA THE MISSOURI DEPARTMENT OF TRANSPORTATION REAL TIME KINEMATIC NETWORK.

SITE BENCHMARK #1: ELEVATION = 776.88' (NAVD 88)
"CROSS" CUT IN CONCRETE AT THE INTERSECTION OF THE CENTER LINE OF CAMBURY LANE AND THE CENTER LINE OF LARKSONG DRIVE; 33 FEET SOUTHWEST OF A FIRE HYDRANT, 42 FEET NORTHWEST OF A LIGHT STANDARD AND 38 FEET SOUTHEAST OF A CURB INLET. (SHOWN HEREON)

SITE BENCHMARK #2: ELEVATION = 789.06' (NAVD 88)
"CROSS" CUT IN CONCRETE AT THE CENTER LINE OF CAMBURY LANE, 20 FEET WEST OF THE CENTERLINE OF EATHERTON ROAD; 47 FEET SOUTHEAST OF A POWER POLE, 47 FEET NORTHWEST OF A MAIL BOX AND 13 FEET NORTH OF A STOP SIGN WITH STREET SIGN. (SHOWN HEREON)

SURVEYOR'S CERTIFICATE:

ORDER NUMBER: 14-09-317
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD,
ST. LOUIS, MO 63129 (314) 487-0440

THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF McBRIDE CAMBURY, LLC, GMB-FB LLC AND CAMBURY HOMEOWNERS ASSOCIATION, DURING THE MONTH OF APRIL, 2015 MADE A SURVEY AND DURING THE MONTH OF JUNE 2015, MADE A SUBDIVISION PLAT OF "A TRACT OF LAND BEING LOTS 19, 20, 33-60 (INCLUSIVE), 73, 74, COMMON GROUND AREAS "B", "D", "E" AND "F" OF "BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY AND CAMBURY PLAT TWO'" (P.B. 350 PG. 206) AND PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 1 DEPICTED AS 'FUTURE LOTS' ON SAID BOUNDARY ADJUSTMENT PLAT, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI" AND THAT RESULTS OF SAID SURVEY AND SUBDIVISION ARE REPRESENTED ON THIS PLAT. THIS SURVEY MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16, EFFECTIVE AUGUST 28, 2013) AS AN "URBAN PROPERTY".

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 22ND DAY OF OCTOBER, 2015.

THE STERLING COMPANY
MO REG. 307-D

STATE OF MISSOURI — JAMEY A. HENSON — NUMBER PLS-2007017963 — PROFESSIONAL LAND SURVEYOR

JAMEY A. HENSON, PLS
MO REG. L.S. #2007017963

CITY APPROVAL:

THIS ACKNOWLEDGEMENT CERTIFIES THIS SUBDIVISION PLAT OF CAMBURY PLAT THREE HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS 27th DAY OF October, 2015.

CITY OF WILDWOOD DEPARTMENT OF PLANNING
Joe Vujnich
JOE VUJNICH,
DIRECTOR OF PLANNING

I, ~~LYNNE GREENE-BELDNER~~ LAURA RECHTIN DEPUTY, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, DO HEREBY CERTIFY THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NUMBER 2127, UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI ON THE 28th DAY OF September 2015. SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN MY OFFICE AS TESTIMONY WHEREOF, I HEREUNTO NOW SET MY HAND AND AFFIX THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI ON THIS 27th DAY OF October, 2015.

~~LYNNE GREENE-BELDNER~~, CITY CLERK
LAURA RECHTIN DEPUTY

CITY OF WILDWOOD SEAL MISSOURI

SERVICE PROVIDERS:

CITY COUNCIL:	WARD 8
SCHOOL:	ROCKWOOD
FIRE:	METRO WEST
GAS:	LACLEDE GAS
PHONE:	AT&T
ELECTRIC:	AMEREN U.E.
SEWER:	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER:	MISSOURI AMERICAN WATER COMPANY
CABLE:	CHARTER COMMUNICATIONS
WATERSHEDS:	BONHOMME CREEK AND CAULKS CREEK
ZIP CODE:	63040 (GROVER)
POLICE:	ST. LOUIS COUNTY - WILDWOOD PRECINCT #6

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

DRAWN BY:	VLW	MSD P# - P-0023421-01	
CHECKED BY:	JAH	DATE:	10/22/2015
JOB NO.:	14-09-317	CAMBURY PLAT THREE	

CAMBURY PLAT THREE

RESUBDIVISION DETAIL SHEET

494

TYPICAL LOT

NOT TO SCALE

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
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DRAWN BY:	VLW	MSD P# - P-0023421-01
CHECKED BY:	JAH	DATE: 10/22/2015
JOB NO.:	14-09-317	CAMBURY PLAT THREE

LEGEND

▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(5/8" I.ROD W/ ALUMINUM CAP) (8 MONUMENTS)

● SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(1/2" I.ROD W/ PLASTIC CAP) (19 MONUMENTS)

☒ UTILITY AND INGRESS/EGRESS EASEMENT (U.&I./E. ESMT.) TO BE DEDICATED TO ALL LOT OWNERS OF THIS PLAT

CITY OF WILDWOOD SEAL MISSOURI

APPROVED 2 of 3
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 10-27-15

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 3 FOR CERTIFICATION
THE STERLING COMPANY
MO REG. 307-D
JAMEY A. HENSON, PLS
MO REG. L.S. #2007017963
10/22/15

STATE OF MISSOURI
JAMEY A. HENSON
NUMBER PLS-2007017963
PROFESSIONAL LAND SURVEYOR

CAMBURY PLAT THREE

EASEMENT VACATION DETAIL SHEET

495

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

MISSOURI STATE HIGHWAY
100 (VARIABLE WIDTH)

LARKSONG (45'W) DRIVE NORTH (PUBLIC)
LARKSONG (45'W) DRIVE SOUTH (PUBLIC)
KILARE (45'W) LANE NORTH (PUBLIC)
KILARE (45'W) LANE SOUTH (PUBLIC)
EATHERTON (49.5'W) ROAD (PUBLIC)
CAMBURY (54'W) LANE (PUBLIC)

COMMON GROUND AREA "B"
COMMON GROUND AREA "C"
COMMON GROUND AREA "D"
COMMON GROUND AREA "E"
COMMON GROUND AREA "F"

N89°44'16"E 315.73'
S80°39'20"E 264.43'
N87°30'45"W 59.17'
S87°30'45"E 59.17'
N02°29'15"E 97.82'
N02°29'15"E 94.88'
N02°29'15"E 208.01'
N02°29'15"E 26.15'
S27°50'50"E 512.78'
N86°48'00"W 836.95'

EX. 10'W. WATER ESMT. 8141/1122 & 8742/1377
EX. 8'W. UTILITY ESMT. P.B. 350 PG. 113
EX. 10'W. SEWER ESMT. P.B. 350 PG. 113
EX. 35' MULTIPLE USE TRAIL ESMT. P.B. 350 PG. 113
EX. 24'W. MULTIPLE USE TRAIL ESMT. P.B. 350 PG. 113
MULTIPLE-USE TRAIL EASEMENT
EX. U.&I./E. ESMT. P.B. 350 PG. 113
EX. U.&I./E. ESMT. P.B. 351 PG. 206
EX. U.&I./E. ESMT. P.B. 351 PG. 206 (TO REMAIN)
EX. U.&I./E. ESMT. P.B. 351 PG. 206 (TO BE VACATED)
EX. SEWER ESMTS. P.B. 350 PG. 113
EX. UTILITY ESMT. AND INGRESS/EGRESS ESMT. PER P.B. 350 PG. 113
EX. SEWER ESMT. P.B. 350 PG. 113
EX. SEWER ESMTS. P.B. 350 PG. 113
EX. 10' WIDE SEWER ESMT.
5' SEWER EASEMENTS
10' SEWER EASEMENT
DRIVEWAY ESMT.
24'W RETAINING WALL & MAINTENANCE ESMT.
18'W RETAINING WALL & MAINTENANCE ESMT.
15' T.S.C.L. FOR FUTURE ROADWAY EXTENSION
10' ENTRANCE MONUMENT EASEMENT
7' ENTRANCE MONUMENT EASEMENT
MULTIPLE-USE TRAIL EASEMENT

N/F KELLER 18673/410
N/F JOLLY 18058/2012
N/F COSTELLO 17735/3174
N/F NAIR 17723/4423
N/F SCHNEIDER 17143/3101
N/F HOPPER, TRS. 16840/841
N/F CITY OF WILDWOOD
N/F DALE & JUDITH FRIEDHOFF D.B 20523 PG. 1033 LOC.# 23V211011 2400 EATHERTON RD.
N/F CHRISTINE LAMPE & KEVIN ROGERS D.B 20768 PG. 570 LOC.# 23V210085 2406 EATHERTON RD.
N/F BYRNE DEVELOPMENT CO. ONE, LLC D.B 17486 PG. 4227 LOC.# 23V210063 2418 EATHERTON RD.
N/F MILDRED SCHNEIDER, TRS. D.B 12833 PG. 6020 LOC.# 24V120094 2461 EATHERTON RD.

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DRAWN BY:	VLW	MSD P# - P-0023421-01
CHECKED BY:	JAH	DATE: 10/22/2015
JOB NO.:	14-09-317	CAMBURY PLAT THREE

LEGEND

UTILITY AND INGRESS/EGRESS EASEMENT (U.&I./E. ESMT.) TO BE VACATED BY THIS PLAT AND SEPARATE DOCUMENT

SEWER EASEMENT TO BE VACATED BY SEPARATE DOCUMENT

APPROVED 3 of 3
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnovic
DATE: 10-27-15

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 3 FOR CERTIFICATION
THE STERLING COMPANY
MO REG. 397-D

JAMEY A. HENSON, PLS
MO REG. L.S. #2007017963
10/22/15

STATE OF MISSOURI
JAMEY A. HENSON
NUMBER PLS-2007017963
PROFESSIONAL LAND SURVEYOR

WILDWOOD

Memo

To: Mayor Timothy Woerther
Wildwood City Council Members

From: Mike Hartwig, Assistant City Engineer
Joe Vujnich, Director of Planning & Parks

Date: April 22, 2016

Re: Construction Project Updates

Following is an update on all active City construction projects. The Departments of Public Works and Planning/Parks will be available for any questions at the April 25, 2016 City Council Meeting.

Manchester Road Resurfacing & Bike Lanes: This project will resurface Manchester Road from the Route 109 intersection to the western intersection with Route 100. The project will include some shoulder widening to provide two 11' driving lanes and two adjacent 5' shoulder/bike lanes. The contractor is scheduled to begin clearing and placing fill material in the widening areas in May, and will be placing asphalt base and surface mix during the months of June and July, when school is not in session and bus traffic is greatly reduced in the area. There will be no road closures or nighttime work on the project. The City's Contractor, N.B. West Contracting Company, will contact residents and businesses adjacent to Manchester Road prior to impacting their driveways and will arrange for continuous access to their property.

Sinkhole on Melrose Road: The contractor completed the repair work in the area and Melrose Road was re-opened on Friday, February 19. That section of Melrose Road will remain a gravel surface to allow any settlement that may occur to be monitored. Asphalt will be placed after the area is observed to be stable with no settlement.

Community Park Access Road Extension: The contractor has begun work to extend the Community Park Access Road to connect to the Pond-Grover Loop Road Extension west of Route 109. The contractor will continue grading of the new extension roadway over the next few months. The extension roadway is scheduled to be completed later this year.

2016 Street Slab Replacements: The contractor has almost completed slab replacement work in the Westridge Oaks Subdivision and has begun work in the Lake Chesterfield Subdivision and Westglen Farms Subdivision. They plan to complete work in Westridge Oaks next week and will continue working in the Lake Chesterfield and Westglen Farms Subdivisions over the next few weeks.

Caulks Creek Trunk Sewer Project by MSD: The contractor for MSD has completed clearing of the sewer line sections along Strecker Road from south of Church Road to McBride Pointe and from south of Woodcliff Heights Drive to Clayton Road and will begin installing the sewer mains in the next few weeks. Clearing and work for the section along Strecker Road between McBride Pointe and south of Woodcliff Heights Drive will not begin until this fall. The contractor and MSD have been notifying affected property owners in the area.

Forby Road and Alt Road Project in Eureka: Utility relocation work began for this City of Eureka project in late January and will continue through May. Road construction work is expected to start after utility work is complete. Sections of Alt Road and Forby Road will be closed at times to complete the work, with the first closure of a section of Alt Road expected later this summer. Signed detour routes will be in place during closures and the City of Wildwood will be notified in advance of the closures as the scheduled dates are made available. Forby Road west of the Alt Road intersection will remain open and accessible at all times to at least one lane of traffic. This project is expected to be completed by the end of 2016.

Manchester Road Great Streets Project: The contractor will continue completion of the final planting work as weather allows.

MH and JV

WILDWOOD

April 25, 2016

Pursuant to Chapter 140, Section 140.050 of the Code of Ordinances of the City of Wildwood drafts and checks numbered 31794 through 31914 from the City of Wildwood Operating Account totaling $907,700.50 as listed on the attached pages have been approved by motion of the Council of the City of Wildwood.

_____
Mayor, City of Wildwood

ATTEST:

_____
City Clerk

VENDOR SET: 01 City of Wildwood

BANK: * ALL BANKS

DATE RANGE: 3/29/2016 THRU 4/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	4/07/2016			031805		
C-CHECK	VOID CHECK	V	4/07/2016			031806		
C-CHECK	VOID CHECK	V	4/07/2016			031807		
C-CHECK	VOID CHECK	V	4/07/2016			031808		
C-CHECK	VOID CHECK	V	4/25/2016			031897		
C-CHECK	VOID CHECK	V	4/25/2016			031898		
C-CHECK	VOID CHECK	V	4/25/2016			031899		
C-CHECK	VOID CHECK	V	4/25/2016			031900		
C-CHECK	VOID CHECK	V	4/25/2016			031901		

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	9	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: * TOTALS:	9	0.00	0.00	0.00
BANK: * TOTALS:	9	0.00	0.00	0.00

VENDOR SET: 01 City of Wildwood
BANK: 1010 Commerce Bank-Operating
DATE RANGE: 3/29/2016 THRU 4/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0001	ICMA							
I-457201603300544	457 DEF COMP	D	4/01/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,296.16				2,296.16
0001	ICMA							
I-457201604130545	457 DEF COMP	D	4/15/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,296.16				2,296.16
0946	EFTPS							
I-T1 201603300544	FEDERAL WITHHOLDING	D	4/01/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		7,258.31				
I-T3 201603300544	FICA CONTRIBUTIONS	D	4/01/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		4,237.89				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		991.54				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		488.24				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		478.00				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		281.79				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,167.15				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		831.17				
I-T4 201603300544	MEDICARE CONTRIBUTIONS	D	4/01/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		991.11				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		231.89				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		114.18				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		111.80				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		65.90				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		272.96				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		194.38				17,716.31
0946	EFTPS							
I-T1 201604130545	FEDERAL WITHHOLDING	D	4/15/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		6,956.07				
I-T3 201604130545	FICA CONTRIBUTIONS	D	4/15/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		3,770.71				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		941.47				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		282.81				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		295.96				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		245.81				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,175.20				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		829.46				
I-T4 201604130545	MEDICARE CONTRIBUTIONS	D	4/15/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		881.84				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		220.18				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		66.14				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		69.22				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		57.49				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		274.83				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		193.98				16,261.17

VENDOR SET: 01 City of Wildwood
BANK: 1010 Commerce Bank-Operating
DATE RANGE: 3/29/2016 THRU 4/25/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1548	TABLE THREE							
I-3/31/16	Business Appreciation	R	3/30/2016			031794		
10 5-40-264-00	Meetings & Special Events	Business Appreciatio		2,475.00				2,475.00
2395	ACCORD BUILDING SERVICES, LLC							
I-11241	Janitorial Services	R	4/07/2016			031795		
10 5-10-220-00	Maintenance-Building	Janitorial Services		1,205.00				
10 5-40-220-00	Maintenance - Building	Janitorial Services		172.00				
10 5-60-350-02	Contractual Cleaning	Janitorial Services		448.00				1,825.00
1435	ARAMARK REFRESHMENT SERVICES							
I-5774134	Coffee	R	4/07/2016			031796		
10 5-10-266-00	Supplies-General	Coffee		308.22				308.22
2106	ARAMARK UNIFORM SERVICES, INC.							
I-452-0935943	Mat Cleaning	R	4/07/2016			031797		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		198.61				198.61
1609	AT&T MOBILITY							
I-03282016	Electronic Signs	R	4/07/2016			031798		
10 5-40-282-00	Utilities-Telephone	Electronic Signs		131.52				131.52
0410	BALLWIN SINCLAIR AUTO							
I-028407	Dodge Van Repairs	R	4/07/2016			031799		
10 5-40-224-00	Maintenance-Vehicles	Dodge Van Repairs		118.95				118.95
0874	BLUE CHIP EXTERMINATING, INC.							
I-9127748	Pest Control	R	4/07/2016			031800		
10 5-40-350-01	Park Maintenance	Pest Control		52.00				52.00
2409	CLASSIC METAL CRAFT							
I-4/5/16	Flat Tp Wrought Iron Gate	R	4/07/2016			031801		
17 5-40-480-38	Cap Equip/Facilities - Pur/RepDep	Wrought Iron Gat		1,050.00				1,050.00
2232	COCA-COLA REFRESHMENTS							
I-3878111105	Event Refreshments	R	4/07/2016			031802		
10 5-40-269-00	Supplies - Recreation	Event Refreshments		412.80				412.80
1688	COLLECTOR OF REVENUE, GREGORY							
I-T5 201601060529	CITY OF ST LOUIS EARNINGS TAX	R	4/07/2016			031803		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		71.38				
I-T5 201601200530	CITY OF ST LOUIS EARNINGS TAX	R	4/07/2016			031803		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		79.19				
I-T5 201602030538	CITY OF ST LOUIS EARNINGS TAX	R	4/07/2016			031803		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		77.09				
I-T5 201602170541	CITY OF ST LOUIS EARNINGS TAX	R	4/07/2016			031803		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		71.06				
I-T5 201603020542	CITY OF ST LOUIS EARNINGS TAX	R	4/07/2016			031803		

VENDOR SET: 01 City of Wildwood
BANK: 1010 Commerce Bank-Operating
DATE RANGE: 3/29/2016 THRU 4/25/2016

VENDOR	I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1688		COLLECTOR OF REVENUE, CONT							
	I-T5 201603020542	CITY OF ST LOUIS EARNINGS TAX	R	4/07/2016			031803		
	10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				
	I-T5 201603160543	CITY OF ST LOUIS EARNINGS TAX	R	4/07/2016			031803		
	10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.88				444.19
0423		COMMERCE BANK							
	C-12032	Sales Tax Refund Dell	R	4/07/2016			031804		
	10 5-70-293-00	Computer System Under $5K	Sales Tax Refund Del		43.52CR				
	C-146899	Refund	R	4/07/2016			031804		
	10 5-40-264-00	Meetings & Special Events	Refund		10.00CR				
	C-421127	Dell Sales Tax Refund	R	4/07/2016			031804		
	10 5-70-293-00	Computer System Under $5K	Dell Sales Tax Refun		5.32CR				
	C-645736	Refund	R	4/07/2016			031804		
	10 5-50-293-00	Computer System Under $5K	Refund		14.99CR				
	I-127444	Snacks for Cabin Fever Hike	R	4/07/2016			031804		
	10 5-40-269-00	Supplies - Recreation	Snacks for Cabin Fev		82.91				
	I-130897	Egg Hunt Gift Cards	R	4/07/2016			031804		
	10 5-40-230-00	Miscellaneous	Egg Hunt Gift Cards		100.00				
	I-145376	PA Rental	R	4/07/2016			031804		
	10 5-40-264-00	Meetings & Special Events	PA Rental		85.00				
	I-16201	Facebook Marketing	R	4/07/2016			031804		
	10 5-10-201-00	Community Relations	Facebook Marketing		41.64				
	I-17095	JVR Enterprises Deposit 3-19	R	4/07/2016			031804		
	10 5-40-350-00	Contractual Services	JVR Enterprises Depo		100.00				
	I-17103	JVR Enterprises Deposit 8/12	R	4/07/2016			031804		
	10 5-40-350-00	Contractual Services	JVR Enterprises Depo		100.00				
	I-171394	LinkedIn Marketing	R	4/07/2016			031804		
	10 5-10-201-00	Community Relations	LinkedIn Marketing		59.99				
	I-18	Babysitting Pizza	R	4/07/2016			031804		
	10 5-40-269-00	Supplies - Recreation	Babysitting Pizza		631.26				
	I-184733	Project Mgmt Software Monthly	R	4/07/2016			031804		
	10 5-50-350-00	Contractual Services	Project Mgmt Softwar		50.00				
	I-187243	ECRP Snacks	R	4/07/2016			031804		
	10 5-40-269-00	Supplies - Recreation	ECRP Snacks		11.96				
	I-283204	Plastic Eggs	R	4/07/2016			031804		
	10 5-40-269-00	Supplies - Recreation	Plastic Eggs		1.98				
	I-355873	Deposit Climing Wall 8/12	R	4/07/2016			031804		
	10 5-40-350-00	Contractual Services	Deposit Climing Wall		350.00				
	I-355881	Deposit Climing Wall 8/27	R	4/07/2016			031804		
	10 5-40-715-00	Founders Day	Deposit Climing Wall		830.00				
	I-37033	Progress 64 Update	R	4/07/2016			031804		
	10 5-20-270-00	Training	Progress 64 Update		60.00				
	I-400507	Employee Lunch Meeting	R	4/07/2016			031804		
	10 5-10-264-00	Meetings & Special Events	Employee Lunch Meeti		430.38				
	I-40181	HDMI Cord	R	4/07/2016			031804		
	10 5-10-293-00	Computer System Under $5K	HDMI Cord		19.99				
	I-419881	HPC Meeting	R	4/07/2016			031804		

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VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0423	COMMERCE BANK CONT							
I-419881	HPC Meeting	R	4/07/2016			031804		
10 5-50-740-00	Planning Commission	HPC Meeting		40.00				
I-425807	Mail Budget	R	4/07/2016			031804		
10 5-10-242-00	Printing Expense	Mail Budget		13.50				
I-448950	Balloon Glow Suppies	R	4/07/2016			031804		
10 5-40-269-00	Supplies - Recreation	Balloon Glow Suppies		57.95				
I-514280	Ink Cartridge	R	4/07/2016			031804		
10 5-10-268-00	Supplies-Office	Ink Cartridge		9.99				
I-517865	Budget Supplies	R	4/07/2016			031804		
10 5-10-268-00	Supplies-Office	Budget Supplies		37.62				
I-523517	Items for Balloon Glow/Egg Hnt	R	4/07/2016			031804		
10 5-40-269-00	Supplies - Recreation	Items for Balloon Gl		138.40				
I-5313	Banners for Egg Hunt	R	4/07/2016			031804		
10 5-40-269-00	Supplies - Recreation	Banners for Egg Hunt		247.23				
I-536477	Snacks for Cabin Fever Hike	R	4/07/2016			031804		
10 5-40-269-00	Supplies - Recreation	Snacks for Cabin Fev		55.46				
I-538077	Chip Reader	R	4/07/2016			031804		
10 5-10-270-00	Training	Chip Reader		51.07				
I-540256	Progress 64 West Update	R	4/07/2016			031804		
10 5-20-270-00	Training	Progress 64 West Upd		60.00				
I-543474	Online Forms	R	4/07/2016			031804		
10 5-40-204-00	Dues/Memberships	Online Forms		112.73				
I-576534	Items for Egg Hunt	R	4/07/2016			031804		
10 5-40-269-00	Supplies - Recreation	Items for Egg Hunt		38.04				
I-6116	Cable & Surge Protector	R	4/07/2016			031804		
10 5-50-293-00	Computer System Under $5K	Cable & Surge Protec		54.97				
I-636905	HPC Meeting Food	R	4/07/2016			031804		
10 5-50-740-00	Planning Commission	HPC Meeting Food		63.48				
I-664	Econ Dev Meeting Snacks	R	4/07/2016			031804		
10 5-50-270-00	Training	Econ Dev Meeting Sna		62.00				
I-665087	Cabin Fever Hike Coffee	R	4/07/2016			031804		
10 5-40-269-00	Supplies - Recreation	Cabin Fever Hike Cof		97.75				
I-68	Replace Trailer Axle	R	4/07/2016			031804		
10 5-40-224-00	Maintenance-Vehicles	Replace Trailer Axle		231.55				
I-683147	Items for Egg Hunt	R	4/07/2016			031804		
10 5-40-269-00	Supplies - Recreation	Items for Egg Hunt		29.85				
I-700217	Cabin Fever Hike Food	R	4/07/2016			031804		
10 5-40-269-00	Supplies - Recreation	Cabin Fever Hike Foo		209.86				
I-722771	Progress 64 West Update	R	4/07/2016			031804		
10 5-20-270-00	Training	Progress 64 West Upd		60.00				
I-755475	Adobe Monthly Fee	R	4/07/2016			031804		
10 5-50-293-00	Computer System Under $5K	Adobe Monthly Fee		99.98				
I-790562	Progress 64 West Update	R	4/07/2016			031804		
10 5-20-270-00	Training	Progress 64 West Upd		60.00				
I-807414	Plaques	R	4/07/2016			031804		
10 5-20-230-00	Miscellaneous	Plaques		153.25				
I-840388	ECRP Snacks	R	4/07/2016			031804		

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0423	COMMERCE BANK CONT							
I-840388	ECRP Snacks	R	4/07/2016			031804		
10 5-40-269-00	Supplies - Recreation	ECRP Snacks		137.77				
I-873624	Egg Hunt Gift Cards	R	4/07/2016			031804		
10 5-40-230-00	Miscellaneous	Egg Hunt Gift Cards		45.00				
I-901586	400 Dog Tags	R	4/07/2016			031804		
10 5-40-266-00	Supplies-General	400 Dog Tags		677.62				5,726.35
0743	DATAMAX OFFICE SYSTEMS							
I-1124770	Canon IR2230 Base Rate	R	4/07/2016			031809		
10 5-10-262-00	Service Contracts/Rental	Canon IR2230 Base Ra		104.00				104.00
2403	DAY 3 PRODUCTIONS							
I-4/5/16	Entertainment at Concert	R	4/07/2016			031810		
10 5-40-715-00	Founders Day	Dep Celeb WW Enterta		750.00				
10 5-40-351-00	Concert Series	Dep Concert Entertai		375.00				1,125.00
2410	DOCUMENT SERVICES FUND							
I-4/5/16	Sunshine Request	R	4/07/2016			031811		
10 5-50-230-00	Miscellaneous	Sunshine Request		37.44				37.44
1914	DODGE MOVING & STORAGE, INC.							
I-M2003K	March Storage	R	4/07/2016			031812		
10 5-10-211-00	Records Storage	March Storage		88.48				88.48
0965	FICK SUPPLY SERVICE, INC.							
I-58690	Wood Chips	R	4/07/2016			031813		
10 5-40-266-00	Supplies-General	Wood Chips		200.00				
I-58718	Wood Chips	R	4/07/2016			031813		
10 5-40-266-00	Supplies-General	Wood Chips		200.00				
I-58729	Wood Chips	R	4/07/2016			031813		
10 5-40-266-00	Supplies-General	Wood Chips		200.00				600.00
1672	FIDLAR TECHNOLOGIES INC.							
I-0446811-IN	Larado Usage March	R	4/07/2016			031814		
10 5-50-350-00	Contractual Services	Larado Usage March		100.00				100.00
2179	FISH WINDOW CLEANING							
I-1002-79684	Clean Windows @ City Hall	R	4/07/2016			031815		
10 5-10-220-00	Maintenance-Building	Clean Windows @ City		438.00				438.00
1243	HIDDEN VALLEY GOLF & SKI, INC.							
I-2016	Family Snow Sports Day	R	4/07/2016			031816		
10 5-40-269-00	Supplies - Recreation	Family Snow Sports D		2,520.00				2,520.00

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0776	HOME DEPOT CREDIT SERVICE							
I-106603	Supplies	R	4/07/2016			031817		
10 5-70-266-00	Supplies-General	Supplies		44.85				
I-3066395	Dog Park Lock	R	4/07/2016			031817		
10 5-40-266-00	Supplies-General	Dog Park Lock		23.01				
I-4071719	Marking Flags	R	4/07/2016			031817		
10 5-40-739-00	Community Garden	Marking Flags		23.94				
I-591453	Items for Spring Egg Hunt	R	4/07/2016			031817		
10 5-40-269-00	Supplies - Recreation	Items for Spring Egg		118.30				210.10
1373	INCREDIBLE ENGRAVINGS							
I-345	Name Plate-Porter	R	4/07/2016			031818		
10 5-20-242-00	Printing Expense	Name Plate-Porter		40.25				40.25
2052	INTEGRATED FACILITY SERVICES							
I-60008459	Service Agreement	R	4/07/2016			031819		
10 5-10-220-00	Maintenance-Building	2nd Qtr Service Agre		1,620.00				1,620.00
1787	JOLLY JUMPS OF ST. LOUIS							
I-2016	Bounce Houses-Egg Hunt	R	4/07/2016			031820		
10 5-40-208-00	Equipment Leasing	Bounce Houses-Egg Hu		2,169.50				2,169.50
0084	JUNEAU ASSOCIATES, INC.							
I-37874-A	Fox Creek Bride Replaceme	R	4/07/2016			031821		
18 5-70-470-60	Fox Creek Brdg #336 Rpl Design	Fox Creek Bride Repl		217.32				217.32
2382	KEYSTONE STAFFING RESOURCES							
I-215995	Temp Receptionist	R	4/07/2016			031822		
10 5-10-350-00	Contractual Services	Temp Receptionist		323.40				
I-216069	Temp Receptionist	R	4/07/2016			031822		
10 5-10-350-00	Contractual Services	Temp Receptionist		277.20				600.60
1571	KLANCE STAGING INC							
I-13582	Stage for Balloon Glow	R	4/07/2016			031823		
10 5-40-208-00	Equipment Leasing	Stage for Balloon Gl		637.50				637.50
0077	KWIK EXPRESS INC.							
I-3/31/16	Courier Service	R	4/07/2016			031824		
10 5-50-230-00	Miscellaneous	Courier Service		70.00				
10 5-10-230-00	Miscellaneous	Courier Service		82.18				152.18
1793	LIBERTY OFFICE PRODUCTS							
I-473801	Office Supplies	R	4/07/2016			031825		
10 5-10-268-00	Supplies-Office	Office Supplies		138.53				
I-474741	Office Supplies	R	4/07/2016			031825		
10 5-10-268-00	Supplies-Office	Office Supplies		119.37				
10 5-10-266-00	Supplies-General	Office Supplies		8.76				
10 5-50-268-00	Supplies-Office	Office Supplies		53.00				319.66

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1092	MERIDIAN WASTE SERVICES							
I-904882-3/19/16	Egg Hunt Trash Pickup	R	4/07/2016			031826		
10 5-40-350-00	Contractual Services	Egg Hunt Trash Picku		300.00				300.00
0898	MISSOURI LAWYERS MEDIA							
I-742659269	Public Hearing Notice	R	4/07/2016			031827		
10 5-50-244-00	Public Notices	Public Hearing Notic		83.52				
I-742669383	Public Hearing Notice	R	4/07/2016			031827		
10 5-20-244-00	Public Notices	Public Hearing Notic		139.20				222.72
0875	MO DEPT OF REVENUE							
I-March 2016	Crime Victims Comp Fund	R	4/07/2016			031828		
10 2212	Due to State of Missouri	Crime Victims Comp F		3,554.58				3,554.58
2411	MURPHY COMPANY							
I-72837	Maintenance Contract	R	4/07/2016			031829		
10 5-10-220-00	Maintenance-Building	Maintenance Contract		1,496.75				1,496.75
1536	MUTUAL OF OMAHA							
I-000508161849	Life & Disability Insurance	R	4/07/2016			031830		
10 5-10-142-00	Insurance (Life & Disability)	Life & Disability In		229.88				
10 5-20-142-00	Insurance (Life & Disability)	Life & Disability In		92.62				
10 5-30-142-00	Insurance (Life & Disability)	Life & Disability In		90.20				
10 5-40-142-00	Insurance (Life & Disability)	Life & Disability In		90.90				
10 5-50-142-00	Insurance (Life & Disability)	Life & Disability In		363.18				
10 5-70-142-00	Insurance (Life & Disability)	Life & Disability In		220.93				
10 2050	Employee W/holding Payable	Life & Disability In		507.61				1,595.32
2244	THE PAINTING SPOT							
I-323161	Early Childhood-Pottery	R	4/07/2016			031831		
10 5-40-269-00	Supplies - Recreation	Early Childhood-Pott		1,498.11				1,498.11
0578	PILLSBURY MARKETING							
I-55194	Jackets for Businesses	R	4/07/2016			031832		
10 5-50-264-00	Meetings & Special Events	Jackets for Business		1,673.00				1,673.00
1498	PM BBQ							
I-Wildwood.031916	Hot Dogs for Balloon Glow	R	4/07/2016			031833		
10 5-40-269-00	Supplies - Recreation	Hot Dogs for Balloon		330.00				
10 5-40-350-00	Contractual Services	Hot Dogs for Balloon		500.00				830.00
1290	POOL PROS							
I-2014-114	Release SUP 14-114	R	4/07/2016			031834		
20 2230	P & Z Escrow	Release SUP 14-114		500.00				500.00

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1452	PREMIER RENTALS							
I-73037	Business Appreciation	R	4/07/2016			031835		
10 5-40-264-00	Meetings & Special Events	Business Appreciatio		524.70				524.70
0717	PATTI REUST							
I-3/28/16	Travel Reimb-Court Meeting	R	4/07/2016			031836		
10 5-30-274-00	Travel	Travel Reimb-Court M		13.50				13.50
0468	ST LOUIS COUNTY TREASURER							
I-83775	Water Testing	R	4/07/2016			031837		
10 5-50-350-00	Contractual Services	Water Testing		30.00				30.00
0987	ST. LOUIS COUNTY TREASURER							
I-March 2016-1	STL County Justice Services	R	4/07/2016			031838		
10 2215	Due to STL County DWI JS	STL County Justice S		35.00				
I-March 2016-2	STL county Police	R	4/07/2016			031838		
10 2216	Due to STL County - County PD	STL county Police		40.00				75.00
0785	ST. LOUIS POST-DISPATCH							
I-40020422-4/11/16	Subscription	R	4/07/2016			031839		
10 5-10-246-00	Publications	Subscription		59.50				59.50
1771	THROTTLENET INC.							
I-52612	Network Mgmt/Cloud/Backup	R	4/07/2016			031840		
10 5-10-350-00	Contractual Services	Network Mgmt/Cloud/B		5,254.00				5,254.00
0684	TREASURER- ST LOUIS COUNTY							
I-March 2016	Domestic Violence Shelter Fund	R	4/07/2016			031841		
10 2214	Due to St. Louis County	Domestic Violence Sh		997.09				997.09
0876	TREASURER- STATE OF MO							
I-March 2016	Peace Officer Training Fund	R	4/07/2016			031842		
10 2212	Due to State of Missouri	Peace Officer Traini		498.54				498.54
0704	UNITED HEALTHCARE INSURANCE CO							
I-0040202371	April 2016 Dental Insurance	R	4/07/2016			031843		
10 5-10-140-00	Employee Benefits (125)	April 2016 Dental In		5,956.40				
10 5-20-140-00	Employee Benefits (125)	April 2016 Dental In		855.59				
10 5-30-140-00	Employee Benefits (125)	April 2016 Dental In		2,178.93				
10 5-40-140-00	Employee Benefits (125)	April 2016 Dental In		2,362.17				
10 5-50-140-00	Employee Benefits (125)	April 2016 Dental In		7,244.61				
10 5-70-140-00	Employee Benefits (125)	April 2016 Dental In		6,300.84				
10 2050	Employee W/holding Payable	April 2016 Dental In		71.99				24,970.53

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0875	MO DEPT OF REVENUE							
I-T2 201603020542	STATE WITHHOLDING	R	4/07/2016			031844		
10 2130	State Withholding	STATE WITHHOLDING		2,315.00				
I-T2 201603160543	STATE WITHHOLDING	R	4/07/2016			031844		
10 2130	State Withholding	STATE WITHHOLDING		2,248.00				4,563.00
0196	ALL-STAR DISTRIBUTING, INC.							
I-153381	Dist Serv Plaque	R	4/14/2016			031845		
10 5-20-242-00	Printing Expense	Dist Serv Plaque		121.15				121.15
2106	ARAMARK UNIFORM SERVICES, INC.							
I-310960900	Mat Cleaning	R	4/14/2016			031846		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		198.61				
I-310986113	Mat Cleaning	R	4/14/2016			031846		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		198.61				397.22
1525	BABALOO MUSIC AND FUN							
I-2639	4/29/16 Performance	R	4/14/2016			031847		
10 5-40-350-00	Contractual Services	4/29/16 Performance		400.00				400.00
0874	BLUE CHIP EXTERMINATING, INC.							
I-9128615	Exterminating	R	4/14/2016			031848		
10 5-10-220-00	Maintenance-Building	Exterminating		86.00				86.00
0865	CHARTER COMMUNICATIONS							
I-4/21/16	Cable & Internet	R	4/14/2016			031849		
10 5-60-285-00	Utilities - Cable TV	Cable		66.98				
10 5-10-250-00	Internet Connection	Cable		180.47				247.45
2232	COCA-COLA REFRESHMENTS							
I-3818136108	Refreshments	R	4/14/2016			031850		
10 5-40-269-00	Supplies - Recreation	Refreshments		127.20				127.20
1635	ENVIRONMENTAL STEWARDSHIP CONC							
I-5	Strecker Forest	R	4/14/2016			031851		
10 5-50-757-00	Strecker Forest Envirn. Assmnt	Strecker Forest		3,095.28				3,095.28
2396	GENE DEL							
I-156902	Mobility & Access Books	R	4/14/2016			031852		
10 5-50-242-00	Printing Expense	Mobility & Access Bo		1,272.00				1,272.00
1793	LIBERTY OFFICE PRODUCTS							
I-475085	Office Supplies	R	4/14/2016			031853		
10 5-10-268-00	Supplies-Office	Office Supplies		162.55				162.55

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0898	MISSOURI LAWYERS MEDIA							
I-742681795	Public Hearing Notice	R	4/14/2016			031854		
10 5-50-244-00	Public Notices	Public Hearing Notic		105.56				
I-742689096	Public Hearing Notice	R	4/14/2016			031854		
10 5-50-244-00	Public Notices	Public Hearing Notic		182.12				287.68
2160	RICOH USA, INC.							
I-5041455557	Add'l Images	R	4/14/2016			031855		
10 5-10-262-00	Service Contracts/Rental	Add'l Images		2,301.59				2,301.59
1595	RJ THOMAS MFG CO. INC. - PILOT							
I-00182838	Memorial Bench	R	4/14/2016			031856		
10 5-40-266-00	Supplies-General	Memorial Bench		811.00				811.00
2412	MAGGIE ROBINSON, LMT							
I-4/13/16	Crop Event Services	R	4/14/2016			031857		
10 5-40-350-00	Contractual Services	Crop Event Services		180.00				180.00
0939	RUBIN BROWN LLP							
I-656188	2015 Financial Audit	R	4/14/2016			031858		
10 5-10-320-00	Audit Costs	2015 Financial Audit		4,600.00				4,600.00
2413	GERALD SEXAUER							
I-4/12/16	Back Street Cruisers	R	4/14/2016			031859		
10 5-40-350-00	Contractual Services	Back Street Cruisers		400.00				400.00
0869	STAPLES BUSINESS ADVANTAGE							
I-8038744877	Office Supplies	R	4/14/2016			031860		
10 5-10-268-00	Supplies-Office	Office Supplies		17.37				
10 5-10-266-00	Supplies-General	Office Supplies		139.45				156.82
1548	TABLE THREE							
I-COWW41616	Lunch - Crop Event	R	4/14/2016			031861		
10 5-40-269-00	Supplies - Recreation	Lunch - Crop Event		325.00				325.00
1771	THROTTLENET INC.							
I-52770	Network Mgmt/Cloud/Backup	R	4/14/2016			031862		
10 5-10-350-00	Contractual Services	Network Mgmt/Cloud/B		5,276.00				5,276.00
0539	WINDSTREAM							
I-15252346	Phone Service	R	4/14/2016			031863		
10 5-10-282-00	Utilities-Telephone	Phone Service		188.34				
10 5-20-282-00	Utilities-Telephone	Phone Service		57.66				
10 5-30-282-00	Utilities-Telephone	Phone Service		57.66				
10 5-40-282-00	Utilities-Telephone	Phone Service		76.88				
10 5-50-282-00	Utilities-Telephone	Phone Service		249.85				
10 5-70-282-00	Utilities-Telephone	Phone Service		153.75				784.14

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2414	ZIPP EXPRESS							
I-4929-35650	Courier Service	R	4/14/2016			031864		
10 5-10-230-00	Miscellaneous	Courier Service		26.20				
10 5-50-230-00	Miscellaneous	Courier Service		35.00				61.20
1614	CRAIG BIDNER							
I-GP 15-005	Release GP 15-005	R	4/15/2016			031865		
20 2230	P & Z Escrow	Release GP 15-005		1,000.00				1,000.00
0453	MIKE HARTWIG							
I-04-15-16	Cash To Record Documents	R	4/15/2016			031866		
10 5-70-230-00	Miscellaneous	Cash To Record Docum		75.00				75.00
1124	OLD REPUBLIC TITLE COMPANY							
I-4/18/2016	Closing Costs	R	4/18/2016			031867		
18 5-70-470-63	Fox Crk Brdg #336 Repl Const	Closing Costs		300.00				300.00
2415	SALINE CO. HISTORIC PRESERVATI							
I-04/15/2016	C.A.M.P. Registration	R	4/19/2016			031868		
10 5-50-270-00	Training	C.A.M.P. Registrati		40.00				40.00
2314	CELEBRATING LIFE CAKES, LLC							
I-4/18/16	Release Sign Escrow	R	4/21/2016			031869		
20 2235	Sign Replacement Escrow	Release Sign Escrow		500.00				500.00
0961	DELTA DENTAL OF MISSOURI							
I-May 2016	May Dental Insurance	R	4/21/2016			031870		
10 5-10-140-00	Employee Benefits (125)	May Dental Insurance		556.75				
10 5-20-140-00	Employee Benefits (125)	May Dental Insurance		125.24				
10 5-30-140-00	Employee Benefits (125)	May Dental Insurance		187.86				
10 5-40-140-00	Employee Benefits (125)	May Dental Insurance		187.86				
10 5-50-140-00	Employee Benefits (125)	May Dental Insurance		765.68				
10 5-70-140-00	Employee Benefits (125)	May Dental Insurance		633.60				2,456.99
2418	EXTERIOR CREATIONS							
I-GP 16-002	Release GP 16-002	R	4/21/2016			031871		
20 2230	P & Z Escrow	Release GP 16-002		1,000.00				1,000.00
0019	EXXONMOBIL BUSINESS							
I-56583604	Vehicle Fuel	R	4/21/2016			031872		
10 5-50-224-00	Maintenance-Vehicles	Vehicle Fuel		248.24				
10 5-70-224-00	Maintenance-Vehicles	Vehicle Fuel		217.92				466.16

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2405	KENRICK'S							
I-198042	Event Food	R	4/21/2016			031873		
10 5-40-269-00	Supplies - Recreation	Event Food		284.48				284.48
0898	MISSOURI LAWYERS MEDIA							
I-742653143	Bid Notice	R	4/21/2016			031874		
18 5-70-490-01	Asphalt Pavement Resurfacing	Bid Notice		65.80				65.80
2417	MSU							
I-May 2016	Court Conference Reust Rechtin	R	4/21/2016			031875		
10 5-30-270-00	Training	Court Conference Reu		400.00				400.00
2400	SHRED-IT							
I-9410193330	Shredding Service	R	4/21/2016			031876		
10 5-30-230-00	Miscellaneous	Shredding Service		69.23				69.23
0853	ST LOUIS COUNTY TREASURER							
I-84209	Prisoner Housing	R	4/21/2016			031877		
10 5-30-243-00	Prisoner Expense	Prisoner Housing		240.00				240.00
0869	STAPLES BUSINESS ADVANTAGE							
I-8038837144	Office Supplies	R	4/21/2016			031878		
10 5-10-268-00	Supplies-Office	Office Supplies		35.16				
10 5-10-266-00	Supplies-General	Office Supplies		44.73				
10 5-50-268-00	Supplies-Office	Office Supplies		38.70				
10 5-50-266-00	Supplies-General	Office Supplies		13.79				
10 5-70-266-00	Supplies-General	Office Supplies		13.80				146.18
1300	WILDWOOD BUSINESS ASSOCIATION							
I-04/18/2016	Contrib Balloon Glow	R	4/21/2016			031879		
10 5-40-230-00	Miscellaneous	Contrib Balloon Glow		89.00				89.00
0334	AFLAC							
I-772711	Voluntary Insurance	R	4/25/2016			031880		
10 2050	Employee W/holding Payable	Voluntary Insurance		450.04				450.04
0309	AMERICAN HERITAGE							
I-30265	Flags	R	4/25/2016			031881		
17 5-40-480-38	Cap Equip/Facilities - Pur/RepFlags			1,844.00				1,844.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311011168	Mat Cleaning	R	4/25/2016			031882		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		157.91				157.91

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1564		AUTHORIZED ELECTRIC CO.							
	I-9884	Repair Street Lights	R	4/25/2016			031883		
	10 5-70-276-00	Traffic Signals/Street Lights	Repair Street Lights		400.00				
	I-9889	Replace Photo Cell	R	4/25/2016			031883		
	10 5-70-276-00	Traffic Signals/Street Lights	Replace Photo Cell		89.38				489.38
0410		BALLWIN SINCLAIR AUTO							
	I-028433	Oil Change Chevy 2500	R	4/25/2016			031884		
	10 5-70-224-00	Maintenance-Vehicles	Oil Change Chevy 250		196.34				196.34
1135		BEELMAN LOGISTICS LLC							
	I-482905	Salt Delivery 2016	R	4/25/2016			031885		
	10 5-70-350-33	Snow-Salt	Salt Delivery 2016		152.39				
	I-483853	Salt Delivery 2016	R	4/25/2016			031885		
	10 5-70-350-33	Snow-Salt	Salt Delivery 2016		498.30				
	I-48561	Salt Delivery 2016	R	4/25/2016			031885		
	10 5-70-350-33	Snow-Salt	Salt Delivery 2016		1,538.55				2,189.24
1902		BFA CONSULTANTS, INC.							
	I-2405	Inspections	R	4/25/2016			031886		
	18 5-70-480-21	Other Engineering Services	Inspections		81.25				81.25
2286		BUESCHER FRANKENBERG ASSOCIATE							
	I-5500-678-10	Wild Horse Creek Rd. Brid	R	4/25/2016			031887		
	18 5-70-470-64	Wild Hrse Crk Brdg #392 Design	Wild Horse Creek Rd.		2,285.20				2,285.20
0702		C & R LOCK & KEY SERVICE, INC.							
	I-32668	Installation	R	4/25/2016			031888		
	10 5-40-350-01	Park Maintenance	Installation		483.00				483.00
0150		CDG ENGINEERS, INC.							
	I-16861	Strecker Brdg over Caulks	R	4/25/2016			031889		
	18 5-70-470-67	Strecker Rd Bridge Design	Strecker Brdg over		1,518.36				1,518.36
0198		CITY OF CHESTERFIELD							
	I-T13956-127	Salt	R	4/25/2016			031890		
	10 5-70-350-33	Snow-Salt	Salt		753.22				753.22
1591		CLEN INDUSTRIES, INC							
	I-20600	Signs	R	4/25/2016			031891		
	10 5-70-350-55	Traffic Control-Signs	Signs		1,199.80				
	I-20603	Signs	R	4/25/2016			031891		
	10 5-70-350-55	Traffic Control-Signs	Signs		1,294.60				
	I-20615	Signs	R	4/25/2016			031891		
	10 5-70-350-55	Traffic Control-Signs	Signs		186.59				
	I-20620	Signs	R	4/25/2016			031891		
	10 5-70-350-55	Traffic Control-Signs	Signs		201.85				2,882.84

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0759		COCHRAN							
	I-12857	Manch Rd Bike Lanes	R	4/25/2016			031892		
	18 5-70-460-15	Manchester Rd Bike Lane Design	Manch Rd Bike Lanes		170.00				
	I-12858	Street Repair	R	4/25/2016			031892		
	18 5-70-490-02	Concrete Pavement Replacement	Street Repair		4,403.14				
	I-12860	Melrose Sink Hole	R	4/25/2016			031892		
	18 5-70-480-21	Other Engineering Services	Melrose Sink Hole		861.60				5,434.74
1596		ENGRAPHIX ARCHITECTURAL SIGNAG							
	I-38734A	Historical Markers	R	4/25/2016			031893		
	17 5-40-480-38	Cap Equip/Facilities - Pur/Rep	Historical Markers		33,210.00				33,210.00
0989		FRED WEBER INC.							
	I-541520	Asphalt	R	4/25/2016			031894		
	10 5-70-350-11	St Maint-Asphalt Patching	Asphalt		260.00				260.00
0532		FRY & ASSOCIATES, INC.							
	I-28579	Purchase of Park Items	R	4/25/2016			031895		
	17 5-40-480-38	Cap Equip/Facilities - Pur/Rep	Purchase of Park Ite		1,598.00				1,598.00
0654		GAEHLE CONTRACTING INC.							
	I-9893	Parks & Trails Maint	R	4/25/2016			031896		
	10 5-40-350-01	Park Maintenance	Clean Trash		260.00				
	I-9896	Parks & Trails Maint	R	4/25/2016			031896		
	10 5-40-350-01	Park Maintenance	Mulch		3,795.00				
	I-9897	Parks & Trails Maint	R	4/25/2016			031896		
	10 5-40-350-01	Park Maintenance	Grass Cutting & Trim		1,795.00				
	I-9898	Roadside Mowing	R	4/25/2016			031896		
	10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		100.00				
	I-9899	Parks & Trails Maint	R	4/25/2016			031896		
	10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		1,710.00				
	I-9901	Roadside Mowing	R	4/25/2016			031896		
	10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		945.00				
	I-9906	Sidewalk Replacement	R	4/25/2016			031896		
	18 5-70-490-06	Sidewalk Replacement	Bus Stop		2,170.34				
	I-9907	Parks & Trails Maint	R	4/25/2016			031896		
	10 5-40-350-01	Park Maintenance	Clean Com Park		396.00				
	I-9908	Parks & Trails Maint	R	4/25/2016			031896		
	10 5-40-350-01	Park Maintenance	Put Up/Down Event Te		546.00				
	I-9909	Asphalt Patching	R	4/25/2016			031896		
	10 5-70-350-11	St Maint-Asphalt Patching	Patch Curbs		447.52				
	I-9910	Sidewalk Replacement	R	4/25/2016			031896		
	18 5-70-490-06	Sidewalk Replacement	Bus Stop		276.40				
	I-9912	Shoulder Maintenance	R	4/25/2016			031896		
	18 5-70-490-01	Asphalt Pavement Resurfacing	Install Rock Melrose		436.00				
	I-9913	Asphalt Patching	R	4/25/2016			031896		
	10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,649.32				
	I-9914	Asphalt Patching	R	4/25/2016			031896		

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0654	GAEHLE CONTRACTING INCCONT							
I-9914	Asphalt Patching	R	4/25/2016			031896		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,651.40				
I-9915	Shoulder Maintenance	R	4/25/2016			031896		
18 5-70-490-01	Asphalt Pavement Resurfacing	Install Rock Strecke		2,761.95				
I-9916	Shoulder Maintenance	R	4/25/2016			031896		
18 5-70-490-01	Asphalt Pavement Resurfacing	Fill Ruts Manchester		330.00				
I-9917	Install Signs	R	4/25/2016			031896		
10 5-50-740-00	Planning Commission	Install Signs		387.52				
I-9918	Cleanup Centaur @ RR Trac	R	4/25/2016			031896		
10 5-50-263-00	Abatements	Cleanup Centaur @ RR		901.75				
I-9919	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Scrape & Paint Com P		684.92				
I-9920	Check Poles/Regrade/Seed/Straw	R	4/25/2016			031896		
17 5-70-480-34	Rural Internet Access	Check Poles/Regrade/		434.50				
I-9921	Asphalt Patching	R	4/25/2016			031896		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,618.67				
I-9922	Asphalt Patching	R	4/25/2016			031896		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,833.32				
I-9923	Traffic Control Signs	R	4/25/2016			031896		
10 5-70-350-55	Traffic Control-Signs	Install Signs		314.00				
I-9924	Install Signs	R	4/25/2016			031896		
10 5-50-740-00	Planning Commission	Install Signs		419.11				
I-9925	Traffic Control Signs	R	4/25/2016			031896		
10 5-70-350-55	Traffic Control-Signs	Install Signs		1,076.00				
I-9926	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Replace 6 Signs		509.88				
I-9927	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Board Up Bellview Ho		254.50				
I-9928	Traffic Control Signs	R	4/25/2016			031896		
10 5-70-350-55	Traffic Control-Signs	Wash/Straighten Sign		1,328.00				
I-9929	Traffic Control Signs	R	4/25/2016			031896		
10 5-70-350-55	Traffic Control-Signs	Install Sign		77.25				
I-9930	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		1,925.00				
I-9933	Roadside Mowing	R	4/25/2016			031896		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		1,040.00				
I-9936	Sidewalk Replacement	R	4/25/2016			031896		
18 5-70-490-06	Sidewalk Replacement	Replace Sidewalks As		5,562.52				
I-9937	Shoulder Maintenance	R	4/25/2016			031896		
18 5-70-490-01	Asphalt Pavement Resurfacing	Install Rock Melrose		304.50				
I-9938	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Pick Up Light @ AP		234.00				
I-9939	Shoulder Maintenance	R	4/25/2016			031896		
18 5-70-490-01	Asphalt Pavement Resurfacing	Install Rock Pond Rd		244.00				
I-9940	Traffic Control Signs	R	4/25/2016			031896		
10 5-70-350-55	Traffic Control-Signs	Install Signs		926.00				
I-9941	Parks & Trails Maint	R	4/25/2016			031896		

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0654	GAEHLE CONTRACTING INCCONT							
I-9941	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Check Out Light Pole		65.00				
I-9942	Traffic Control Signs	R	4/25/2016			031896		
10 5-70-350-55	Traffic Control-Signs	Install Signs		78.50				
I-9943	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Clean Trash Com Park		708.50				
I-9944	Asphalt Patching	R	4/25/2016			031896		
10 5-70-350-11	St Maint-Asphalt Patching	Repair Curbs		847.04				
I-9945	Misc ROW	R	4/25/2016			031896		
10 5-70-350-09	Miscellaneous ROW	Install Dirt Seed St		264.00				
I-9946	Traffic Control Signs	R	4/25/2016			031896		
10 5-70-350-55	Traffic Control-Signs	Install Signs		157.00				
I-9947	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Install Signs Windso		312.50				
I-9949	Ditching	R	4/25/2016			031896		
10 5-70-350-44	Storm Water-Ditching	Ditching		2,467.50				
I-9950	Tree Removal	R	4/25/2016			031896		
10 5-70-350-06	ROW Tree Removal	Clear Trees		254.00				
I-9951	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Wait for Bench Deliv		104.00				
I-9952	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Clean Old Pond		75.00				
I-9953	Ditching	R	4/25/2016			031896		
10 5-70-350-44	Storm Water-Ditching	Ditching		1,182.00				
I-9954	Asphalt Patching	R	4/25/2016			031896		
10 5-70-350-11	St Maint-Asphalt Patching	Epoxy Patch		544.04				
I-9955	Traffic Control Signs	R	4/25/2016			031896		
10 5-70-350-55	Traffic Control-Signs	Reset Sign		78.50				
I-9956	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Plaque Assemble Benc		332.67				
I-9957	Sidewalk Replacement	R	4/25/2016			031896		
18 5-70-490-06	Sidewalk Replacement	Grind Sidewalks		1,497.49				
I-9958	Install Signs	R	4/25/2016			031896		
10 5-50-740-00	Planning Commission	Meet Delivery Truck		78.50				
I-9959	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Grade Com Park Entra		606.85				
I-9960	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Remove Trash Old Pon		75.00				
I-9961	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Tent Put Up Take Dow		693.00				
I-9963	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		1,280.00				
I-9965	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Grass Cut/Trim		80.00				
I-9966	Parks & Trails Maint	R	4/25/2016			031896		
10 5-40-350-01	Park Maintenance	Grass Cut/Trim		125.00				
I-9967	Roadside Mowing	R	4/25/2016			031896		

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0654		GAEHLE CONTRACTING INCCONT							
	I-9967	Roadside Mowing	R	4/25/2016			031896		
	10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		150.00				
	I-9968	Asphalt Patching	R	4/25/2016			031896		
	10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,646.51				
	I-9969	Parks & Trails Maint	R	4/25/2016			031896		
	10 5-40-350-01	Park Maintenance	Seal Bathroom Floors		1,370.90				59,418.87
0726		GERSHENSON CONSTR CO. INC							
	I-Com Prk Ph2 - 1	Community Park Phase II	R	4/25/2016			031902		
	17 5-40-480-41	Community Park PH2 Const.	Community Park Phase		11,500.00				11,500.00
0071		J.M. MARSCHUETZ CONSTRUCT INC.							
	I-0007616-IN	2016 Wildwood Slab	R	4/25/2016			031903		
	18 5-70-490-02	Concrete Pavement Replacement	2016 Wildwood Slab		349,206.75				349,206.75
0040		KELPE CONTRACTING, INC.							
	I-8060	Snow & Ice Removal	R	4/25/2016			031904		
	10 5-70-350-31	Snow and Salt Removal	Snow & Ice Removal		201.45				201.45
1352		METRO RETAINING WALLS							
	I-SUP 16-018	Release SUP 16-018	R	4/25/2016			031905		
	20 2230	P & Z Escrow	Release SUP 16-018		500.00				500.00
1315		MORRISON LAW FIRM							
	I-2010590	Strecker Forest	R	4/25/2016			031906		
	10 5-10-315-00	Litigation Contingencies	Strecker Forest		1,680.00				1,680.00
1617		OATES ASSOCIATES ENGINEERING &							
	I-27828	Pond Grover Loop Design	R	4/25/2016			031907		
	17 5-40-480-42	Community Park PH2A Dsgn/Eng	Pond Grover Loop Des		7,246.00				
	I-27833	Community Park Tree Clear	R	4/25/2016			031907		
	17 5-40-480-42	Community Park PH2A Dsgn/Eng	Community Park Tree		3,000.00				10,246.00
0998		OMNI TREE SERVICE, INC.							
	I-8073	Snow & Ice Removal	R	4/25/2016			031908		
	10 5-70-350-31	Snow and Salt Removal	Snow & Ice Removal		2,070.00				
	I-8074	Tree Removal	R	4/25/2016			031908		
	10 5-70-350-06	ROW Tree Removal	Tree Work		922.50				
	I-8075	Tree Removal	R	4/25/2016			031908		
	10 5-70-350-06	ROW Tree Removal	Tree Work		1,025.00				4,017.50
2407		PROGRESSIVE WASTE SOLUTIONS, I							
	I-2111903868	Emergency Op 221 Jefferson	R	4/25/2016			031909		
	10 5-50-263-00	Abatements	Emergency Op 221 Jef		450.00				450.00

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1683	RANDY J SCHERR - R.J. SCHERR &							
I-3/14/2016	2016 Legislative Consult	R	4/25/2016			031910		
10 5-10-340-00	Consultant Costs	2016 Legislative Con		16,000.00				16,000.00
0197	RANDY BURKETT LIGHTING							
I-16050D01	Code/Ordinance Review	R	4/25/2016			031911		
10 5-50-340-00	Consultant Costs	Code/Ordinance Revie		570.00				
I-16050E01	Code/Ord Review	R	4/25/2016			031911		
10 5-50-340-00	Consultant Costs	Code/Ord Review		190.00				
I-1605oF01	Code/Ord Review	R	4/25/2016			031911		
10 5-50-340-00	Consultant Costs	Code/Ord Review		285.00				1,045.00
0058	ST LOUIS COUNTY TREASURER-							
I-84142	Police Service Contract	R	4/25/2016			031912		
10 5-60-350-00	Contractual Services	Police Service Contr		258,667.48				258,667.48
2240	ST. LOUIS COMPOSTING							
I-623	Mulch	R	4/25/2016			031913		
10 5-40-736-00	Farmers Market	Mulch		720.00				720.00
1700	TSI TECHNOLOGY SOLUTIONS							
I-718837	Locates	R	4/25/2016			031914		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				
I-718984	Locates	R	4/25/2016			031914		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				
I-718985	Locates	R	4/25/2016			031914		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		410.00				
I-719014	Locates	R	4/25/2016			031914		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		190.00				1,040.00

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	112		869,130.70	0.00	869,130.70
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	4		38,569.80	0.00	38,569.80
EFT:	0		0.00	0.00	0.00
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00			
		VOID CREDITS 0.00	0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 01 City of Wildwood
BANK: 1010 Commerce Bank-Operating
DATE RANGE: 3/29/2016 THRU 4/25/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 2050	Employee W/holding Payable	1,029.64
10 2120	Federal/FICA Withholding	24,095.93
10 2130	State Withholding	4,563.00
10 2132	City of St. Louis Tax	444.19
10 2140	Plan 457 Withholding	4,592.32
10 2212	Due to State of Missouri	4,053.12
10 2214	Due to St. Louis County	997.09
10 2215	Due to STL County DWI JS	35.00
10 2216	Due to STL County - County PD	40.00
10 5-10-120-00	FICA & Medicare	2,385.08
10 5-10-140-00	Employee Benefits (125)	6,513.15
10 5-10-142-00	Insurance (Life & Disability)	229.88
10 5-10-201-00	Community Relations	101.63
10 5-10-211-00	Records Storage	88.48
10 5-10-220-00	Maintenance-Building	5,599.49
10 5-10-230-00	Miscellaneous	108.38
10 5-10-242-00	Printing Expense	13.50
10 5-10-246-00	Publications	59.50
10 5-10-250-00	Internet Connection	180.47
10 5-10-262-00	Service Contracts/Rental	2,405.59
10 5-10-264-00	Meetings & Special Events	430.38
10 5-10-266-00	Supplies-General	501.16
10 5-10-268-00	Supplies-Office	520.59
10 5-10-270-00	Training	51.07
10 5-10-282-00	Utilities-Telephone	188.34
10 5-10-293-00	Computer System Under $5K	19.99
10 5-10-315-00	Litigation Contingencies	1,680.00
10 5-10-320-00	Audit Costs	4,600.00
10 5-10-340-00	Consultant Costs	16,000.00
10 5-10-350-00	Contractual Services	11,130.60
10 5-20-120-00	FICA & Medicare	951.37
10 5-20-140-00	Employee Benefits (125)	980.83
10 5-20-142-00	Insurance (Life & Disability)	92.62
10 5-20-230-00	Miscellaneous	153.25
10 5-20-242-00	Printing Expense	161.40
10 5-20-244-00	Public Notices	139.20
10 5-20-270-00	Training	240.00
10 5-20-282-00	Utilities-Telephone	57.66
10 5-30-120-00	FICA & Medicare	954.98
10 5-30-140-00	Employee Benefits (125)	2,366.79
10 5-30-142-00	Insurance (Life & Disability)	90.20
10 5-30-230-00	Miscellaneous	69.23
10 5-30-243-00	Prisoner Expense	240.00
10 5-30-270-00	Training	400.00
10 5-30-274-00	Travel	13.50
10 5-30-282-00	Utilities-Telephone	57.66

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 3/29/2016 THRU 4/25/2016

** G/L ACCOUNT TOTALS **

G/L	ACCOUNT	NAME	AMOUNT
10	5-40-120-00	FICA & Medicare	650.99
10	5-40-140-00	Employee Benefits (125)	2,550.03
10	5-40-142-00	Insurance (Life & Disability)	90.90
10	5-40-204-00	Dues/Memberships	112.73
10	5-40-208-00	Equipment Leasing	2,807.00
10	5-40-220-00	Maintenance - Building	172.00
10	5-40-224-00	Maintenance-Vehicles	350.50
10	5-40-230-00	Miscellaneous	234.00
10	5-40-264-00	Meetings & Special Events	3,074.70
10	5-40-266-00	Supplies-General	2,111.63
10	5-40-269-00	Supplies - Recreation	7,356.31
10	5-40-282-00	Utilities-Telephone	208.40
10	5-40-350-00	Contractual Services	2,330.00
10	5-40-350-01	Park Maintenance	18,473.72
10	5-40-351-00	Concert Series	375.00
10	5-40-715-00	Founders Day	1,580.00
10	5-40-736-00	Farmers Market	720.00
10	5-40-739-00	Community Garden	23.94
10	5-50-120-00	FICA & Medicare	2,890.14
10	5-50-140-00	Employee Benefits (125)	8,010.29
10	5-50-142-00	Insurance (Life & Disability)	363.18
10	5-50-224-00	Maintenance-Vehicles	248.24
10	5-50-230-00	Miscellaneous	142.44
10	5-50-242-00	Printing Expense	1,272.00
10	5-50-244-00	Public Notices	371.20
10	5-50-263-00	Abatements	1,351.75
10	5-50-264-00	Meetings & Special Events	1,673.00
10	5-50-266-00	Supplies-General	13.79
10	5-50-268-00	Supplies-Office	91.70
10	5-50-270-00	Training	102.00
10	5-50-282-00	Utilities-Telephone	249.85
10	5-50-293-00	Computer System Under $5K	139.96
10	5-50-340-00	Consultant Costs	1,045.00
10	5-50-350-00	Contractual Services	180.00
10	5-50-740-00	Planning Commission	988.61
10	5-50-757-00	Strecker Forest Envirn. Assmnt	3,095.28
10	5-60-285-00	Utilities - Cable TV	66.98
10	5-60-350-00	Contractual Services	258,667.48
10	5-60-350-02	Contractual Cleaning	448.00
10	5-70-120-00	FICA & Medicare	2,048.99
10	5-70-140-00	Employee Benefits (125)	6,934.44
10	5-70-142-00	Insurance (Life & Disability)	220.93
10	5-70-224-00	Maintenance-Vehicles	414.26
10	5-70-230-00	Miscellaneous	75.00
10	5-70-266-00	Supplies-General	58.65
10	5-70-276-00	Traffic Signals/Street Lights	1,529.38

VENDOR SET: 01 City of Wildwood
BANK: 1010 Commerce Bank-Operating
DATE RANGE: 3/29/2016 THRU 4/25/2016

** G/L ACCOUNT TOTALS **

	G/L ACCOUNT	NAME	AMOUNT
10	5-70-282-00	Utilities-Telephone	153.75
10	5-70-293-00	Computer System Under $5K	48.84CR
10	5-70-350-02	ROW Roadside Mowing	2,235.00
10	5-70-350-06	ROW Tree Removal	2,201.50
10	5-70-350-09	Miscellaneous ROW	264.00
10	5-70-350-11	St Maint-Asphalt Patching	15,497.82
10	5-70-350-31	Snow and Salt Removal	2,271.45
10	5-70-350-33	Snow-Salt	2,942.46
10	5-70-350-44	Storm Water-Ditching	3,649.50
10	5-70-350-55	Traffic Control-Signs	6,918.09
		*** FUND TOTAL ***	471,625.38
17	5-40-480-38	Cap Equip/Facilities - Pur/Rep	37,702.00
17	5-40-480-41	Community Park PH2 Const.	11,500.00
17	5-40-480-42	Community Park PH2A Dsgn/Eng	10,246.00
17	5-70-480-34	Rural Internet Access	434.50
		*** FUND TOTAL ***	59,882.50
18	5-70-460-15	Manchester Rd Bike Lane Design	170.00
18	5-70-470-60	Fox Creek Brdg #336 Rpl Design	217.32
18	5-70-470-63	Fox Crk Brdg #336 Repl Const	300.00
18	5-70-470-64	Wild Hrse Crk Brdg #392 Design	2,285.20
18	5-70-470-67	Strecker Rd Bridge Design	1,518.36
18	5-70-480-21	Other Engineering Services	942.85
18	5-70-490-01	Asphalt Pavement Resurfacing	4,142.25
18	5-70-490-02	Concrete Pavement Replacement	353,609.89
18	5-70-490-06	Sidewalk Replacement	9,506.75
		*** FUND TOTAL ***	372,692.62
20	2230	P & Z Escrow	3,000.00
20	2235	Sign Replacement Escrow	500.00
		*** FUND TOTAL ***	3,500.00

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: 1010 TOTALS:	116	907,700.50	0.00	907,700.50
BANK: 1010 TOTALS:	116	907,700.50	0.00	907,700.50
REPORT TOTALS:	125	907,700.50	0.00	907,700.50

SELECTION CRITERIA

VENDOR SET: 01-City of Wildwood
VENDOR: ALL
BANK CODES: All
FUNDS: Exclude: 16

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 3/29/2016 THRU 4/25/2016
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: YES
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

WILDWOOD

April 25, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Melomaniac's Music for Change - **Event Partnership Agreement**

Council Members:

A resident, whose son is graduating from Lafayette High School in May, contacted the Department of Planning and Parks last week about an event he would like to hold in Town Center. Instead of having a traditional graduation party for his son, the new graduate has asked to have an event that would provide its proceeds to a charitable cause. This charity is The Sheldon :: Music for Lifelong Achievement (see attached description). The means to draw friends, family, and others to this event is an all-day band concert, featuring local bands over its nine (9) hours of planned music, food, and refreshments (water). The organizers are expecting a range of 400 to 700 attendees over this period of time.

Specifically, the event details are as follows:

Categories	Details
Name	**Melomaniac's Music For Change**
Event Date	June 5, 2016 - Sunday
Event Time, including set-up and cleanup	11:00 a.m. to 8:00 p.m.
Location	Wildwood Town Center Public Plaza

The organizer of the event was asked to complete the required Event Partnership Agreement, which is attached. In this agreement, the organizer notes that it will need little or no assistance from the City in terms of any of the event's organizational aspects or service facilities. It is the intent of this father and son to provide all food, beverages, and other items to attendees, including restroom facilities, volunteer support, and staging. The City's role is limited to providing assistance in disseminating information to surrounding business owners, authorizing temporary signage, and coordinating the St. Louis County Police Department – Wildwood Precinct. Additionally, the resident has provided the required insurance certificate for this event, which is attached to the Event Partnership Agreement.

The Department would note these types of requests for the use of City facilities are typically submitted to the Planning/Economic Development/Parks Committee first, but given the timing of the requested event (beginning of June), being a part of the resident's graduation from high school, and the members of the Committee not meeting until May 17, 2016, with City Council action upon such request not until May 23, 2016, the Department believed a different process was warranted. The factors warranting this change to the typical process related to the need to engage bands, food trucks, and other vendors to participate in the band concert, which would be near impossible on such short notice under the current two (2) step

review process of the City. None of these preparations could be finalized, until the Committee made its recommendation and City Council provided its formal action as well. Therefore, the Department believed it was appropriate, in this limited instance, to submit the request directly to City Council for consideration, given its circumstances.

As part of the Department's review of this request, it would note that, since the event is planned for a Sunday in June, it would not conflict with the Farmers Market or any other City event. Given the completion of the Event Partnership Agreement, the lack of conflict in the intended use dates with any other City events or the facilities themselves, the benefits derived from it to a charitable organization, the Department is recommending the Event Partnership Agreement be supported by the City Council and that it authorize staff to advise the applicant of this favorable action.

If any of the City Council members should have questions or comments in this regard or need additional information on this matter, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on this matter at tonight's Work Session. Thank you for your input on this matter and direction on the same.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation
True and Stuart Morse, Morse Group – Organizers and Applicants

WILDWOOD

EVENT PARTNERSHIP[i] AGREEMENT

City of Wildwood, Missouri

"Planning Tomorrow Today"

This Event Partnership Agreement (Agreement) dated as of this 19 **day of** APRIL, 2016, **by and between the** THE MORSE GROUP, INC **(Entity) and the City of Wildwood, Missouri, a municipal corporation of the State of Missouri (City) is hereby entered into between said parties for certain services, actions, or other definable products, as set forth below.**

WHEREAS, the City has developed a number of community events and other public functions that are intended to benefit the general welfare of its residents; and

WHEREAS, as the events and activities have grown in popularity, other organizations, clubs, and fraternal orders have sought partnerships with the City to add or improve them from the perspective of their current offerings, interests, and/or locations; and

WHEREAS, with the desire of City Council to encourage greater consistency in determining how these partnerships use public resources, when requested by outside entities, it has created policies for implementation in making said decisions in this regard; and

WHEREAS, before authorization can be granted by the City Council for an event partnership, the Entity must agree to comply with these policies and sign said Agreement, indicating their concurrence; and

WHEREAS, the implementation of this Agreement and related policies are intended to promote the public's health, safety, and welfare by providing safe and quality events on City-owned or leased properties in the Town Center Area.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements herein contained, the parties agree as follows:

1. **Term of Agreement; Renewal and Termination Rights.**

The term of this Agreement shall commence on JUNE 5, 2016, and end on JUNE 5, 2016 ("Term"). This Agreement may be renewed annually at the discretion of the City. There is no expectation of or obligation to renew the Term of this Agreement and it may be terminated at any time by the City, with or without cause.

Event Name -	MELOMANIAC'S MUSIC FOR CHANGE
Event Date -	JUNE 5, 2016
Event Time -	11:00 AM TO 8 P.M.
Event Location -	WILDWOOD TOWN CENTER

2. **Event Date and Hours of Operations.**

The City reserves the exclusive right to approve, change, reduce, or extend the schedule and hours of operation at the Event at its sole discretion, and exclude certain hours and/or days, as the City deems necessary to provide for the public's safety.

3. **Duties and Obligations.**

The following are duties and obligations that shall be the sole responsibility of the Entity for the approved Event and shall minimally include:

a. Provide to the City an appropriate insurance policy of the Entity to insure and indemnify the City from liability associated with any aspect of the Event, within the reasonable limits allowed (required regardless of level of City participation and/or funding), that is acceptable in form to the City Attorney of the City of Wildwood; and
b. Include the City of Wildwood on all promotional publications, press releases, and other materials indicating its support of this Event, if providing financial support, staffing, or any other public resources towards it; and
c. Provide, at no charge, a venue at the Event, if the City should choose to have a tent or booth for distribution/sale of materials (required regardless of the level of City participation and/or funding); and
d. Agree to the City's right to review and participate in the decisions relating to proposals for the use of its public grounds and sponsorships to ensure each is consistent with the goals and standards of Wildwood; and
e. Coordinate the dissemination of information with the identified liaisons of the City regarding the Event to surrounding businesses; and
f. Submit an agreed upon payment to the City regarding services provided by it to the Entity in support of the Event (amount to be determined by City, based upon reasonable estimate/assessment of costs), including, but not limited to, electricity charges (at a flat rate on a per day basis to be determined, with said amount to be based upon length of event and number of venues), staff time, police services, portable toilets/wash stations, and others, as determined based upon the nature, size, scope, and length of the Event – see Section 6. of this Agreement for further details; and
g. Provide a bond, letter of credit, or cash deposit to the City, in an agreed upon amount, as determined to be acceptable by the Entity and City, for any and all repairs, replacements, restoration, or other activities necessary to be undertaken by the City to grounds, equipment, buildings, structures and/or other improvements, after the conclusion of the Event, where damage has been determined to have occurred due to the Event, and action deemed necessary. Entity shall have the right to review all items identified and appeal any decisions to the City Council of the City of Wildwood; and

4. **Duties and Obligations of City.**

The City may contribute the following items to Entity hosting or partnering in the Event with the City and shall minimally include:

a. Provide space within the Town Center Plaza, surrounding areas, or other locations to accommodate the Event; and
b. Accommodate the use of on-street parking, as well as the public parking garage located south of the Plaza site, if held in Town Center; and
c. Authorize the use of City electricity to provide power for Event activities (see Section 6 Compensation); and
d. Provide marketing and advertising of the Event, if appropriate and needed, utilizing current decision-making parameters regarding its content, associated timeframes, and availability/space in the chosen format(s), including, but not limited to, the Gazette, the City's e-mail newsletters, and the City's website; and
e. Allow for use of tables and tents (including sandbags) for Event, if needed by Entity; and
f. Provide police services, when requested or needed by the Entity (see Section 6 Compensation); and
g. Furnish portable toilets and wash stations for the Event (see Section 6 Compensation).

5. **Additional Rights Reserved by City.**

In addition to those other rights reserved herein, City also reserves the following rights relating to the Event and the use of public property by the Entity:

a. Require a Special Events Permit for use of the facility from the Department of Public Works, with costs to be determined at the time of its submittal, which would list all of the requirements for the user of the public areas, along with the expectations of the City relative to these items listed above. This permit, before approval, would also be provided to the St. Louis County Police Department – Wildwood Precinct - for review and comment; and
b. Restrict or control the availability or provision of alcohol at the Event, by City Council action, which could include an outright prohibition of its sale or distribution, the designation of an alcohol zone in the area, and/or the implementation of certain and defined accommodations utilizing generally accepted standards to address public consumption of intoxicating beverages in public venues. Determinations relating to authorizations for the sale or distribution of alcohol at an Event by the City Council shall be based upon, but not limited to, the following: type of Event, past history of the Event, police recommendation(s), time of day and length of Event, and any other determinants set forth by the City Council at that time being necessary to ensure a thorough review of associated application; and

6. **Compensation**.

Compensation for Event support to the City by the Entity may be required, at the sole discretion of the City Council, upon its review and action on this Agreement. Type, nature, and extent of compensation to the City shall be determined based upon the type of Event, its size, offerings, extent (single or multiple days), and other factors necessitating a commitment from the City, including the Police Department, City personnel, or other resources, that place a significant cost or impact onto this community. The amount of compensation, if required by the City, shall not reasonably exceed the amount necessary to compensate for its direct costs associated with its participation in or partnering with the Entity in the Event.

7. **Nature of Relationship**.

The parties intend that an independent contractor relationship is created by this Agreement. Owners, agents, representatives, principals, or any employee of the Entity are not to be considered employees or agents of City for any purposes, except as to carry out the duties contemplated hereby, nor shall he/she/they represent themselves as such.

8. **Indemnification**.

Entity shall and does hereby indemnify, defend and hold harmless the City, and City's officers, City Council members, agents, and employees from and against any and all actions, proceedings, investigations, claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries and deficiencies, including interest, penalties, and reasonable attorneys' fees and costs (collectively, "Claims"), that the City may incur or suffer as a result of or relating to any willful or grossly negligent breach or failure of Entity to perform any of the representations, covenants, and agreements contained in this Agreement, and for such Claims relating to the injury or death of any person or damage to any property arising from the operation of the Event and for claims arising out of the willful or grossly negligent breach or failure of Entity to perform any of the representations, covenants, and agreements contained in this Agreement.

9. **Entire Agreement**.

This Agreement constitutes the entire agreement between the parties, superseding any and all agreements, either oral or written, between the parties hereto. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any parties, which are not embodied herein, and that no other agreement, statement or promise not contained in this Agreement shall be valid or binding (notwithstanding checklist, of roles and responsibilities are thereby attached). Any modification of this Agreement will be effective only if it is in writing signed by both parties.

10. **Partial Invalidity and Exceptions.**

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in anyway. Additionally, duties and obligations identified in this Agreement do not apply to pavilion rental requirements located within public park properties, as previously adopted by the City of Wildwood.

11. **Choice of Law.**

The rights and obligations of the parties shall be governed by, and this Agreement shall be construed, and enforced, in accordance with the internal laws of the State of Missouri.

12. **City Council Approval.**

This Agreement shall not be valid or binding on the City, until approved by the City Council.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

"CITY"

CITY OF WILDWOOD

By: _____

Name: _____

Title: _____

Date: _____

"ENTITY"

By: Stuart H. Morse, The Morse Group

Name: Stuart H. Morse, The Morse Group

Title: President

Date: 4/19/16

[1] **Partnership** – Any use of City resources, including, but not limited to, property, equipment, staffing, funding, and/or police services, by an outside entity, such as a private company, not-for-profit organization, school, or fraternal order, for the purposes of hosting, conducting, participating, or sponsoring a recreational event or community activity within the municipal limits of Wildwood.

WILDWOOD

CHECKLIST - Event Partnership Responsibilities

(Responsibilities are based upon nature of the event and identified commitments of parties)

City of Wildwood, Missouri

To be completed by Representative of Partnering Entity, Group, or Organization, with subsequent City review and concurrence. Please check those responsibilities you, as the Partner would undertake and identify others you are requesting the City to complete.

Representative's Name: TRUE MORSE, STUART MORSE OF THE MORSE GROUP

Contact Information: 636-458-0886 (Work) 314-322-6804 * (Cell)

stuart@morsegrp.com (E-Mail)

100 Chesterfield Business Pkwy, Suite 200 (Address)
63005

Responsibility	City	Event Partner
Agreement		
Standard Form City Agreement		✓
Agreement Tailored to Specific Event		✓
Insurance		✓
Specify Financial Responsibilities		✓
Council Authorization	✓	
Budget Authorization		✓
Event Operations/Activities		
Planning		✓
Conducting		✓
Coordinating		✓
Scheduling		✓
Organization/Business/Charity Participants		✓
Participant Fees		✓ (FREE TO PUBLIC)
Event Support Staffing		
Partner Resources		✓
City Personnel		
Contract Personnel		
Volunteers		✓
Advertisement/Promotion		
Publications		✓

Responsibility	City	Event Partner
Media Contacts		✓
Organization Contacts		✓
City Resources		✓
Event Information/Handouts	? (CITY CONCERTS)	✓
Local Business/Property Owner Relations		
Advance Communications/Information/Notice	?	✓
Participation Invitations		✓
Coordination		✓
Trouble-Shooting	?	✓
Event Sponsorships		
Solicitation		✓
Conditions		✓
Limitations		✓
Emergency Services/Security		
County Police Coordination/Assistance		✓ (MAKE AWARE)
General Security		✓ (VOLUNTEERS TO HAVE POLICE INF
Traffic Control		
Parking Control		✓
Pedestrian Safety		? NA
Event Grounds Off-Hour Security		? NA
Emergency Medical		✓ (VOL. TO HAVE EMERGENCY #'S
First Aid		✓ (ON SITE CERTIFIED IN 1ST AI
Entertainment		
Performers		✓
Staging		✓
Sound System		✓
Accommodations/Refreshments		✓
Event Refreshments		
Food		✓ STL. COUNTY APPROVED FOOD TRUCKS
Beverages		✓ " + TENT WATER SALE
Snacks		✓ "
Meals		✓ "
Signage		
Event Identification		✓
Directional		✓
Regulatory	? ✓	? NON-ALCOHOLIC EVENT
Event Transportation		
Shuttle Busing – Off-site Parking		NA
Event Participant Transportation		NA

Responsibility	City	Event Partner
Event Grounds Maintenance		
Refuse Collection		✓ POST EVENT TRASH ~~REMOVAL~~ → CLEAN UP
Grounds Repair	?	?
Support Vehicles		
Restroom/Wash Stations Facilities		
Temporary Facilities		✓ - SERVICE EXISTING / ADDITIONAL UNITS PER SERVICE PROV RECOMMEND
Servicing		✓
Site Preparation – Pre-Event		✓
Site Restoration – Post-Event		✓ (CLEAN UP)
Event Parking		SELF SERVICE
Public Attendees		
Participants		
Off-Site Parking (private property)		
Support Staff		
Officials		
Public/Private Parking Lot Control		
Power Supply		✓ ONLY AT STAGE : STL COUNTY PARKS
Use of Existing Services		NA
Temporary Generators	✓ LOCATION APPROVAL	+ GROUND ROD
Service Set-up; Take-down		✓
Permits		
City Permits		✓
Health Department		✓
State/Local Sales Tax		
Miscellaneous Support		
Support Vehicles		✓
Materials and Supplies		✓
Ancillary Food Refreshments		✓

The undersigned party has reviewed and completed the Checklist, which must receive final approval from the City Council of the City of Wildwood, Missouri.

Organization Representative Signature and Date: _____ 4/19/2016

For Office Use Only:

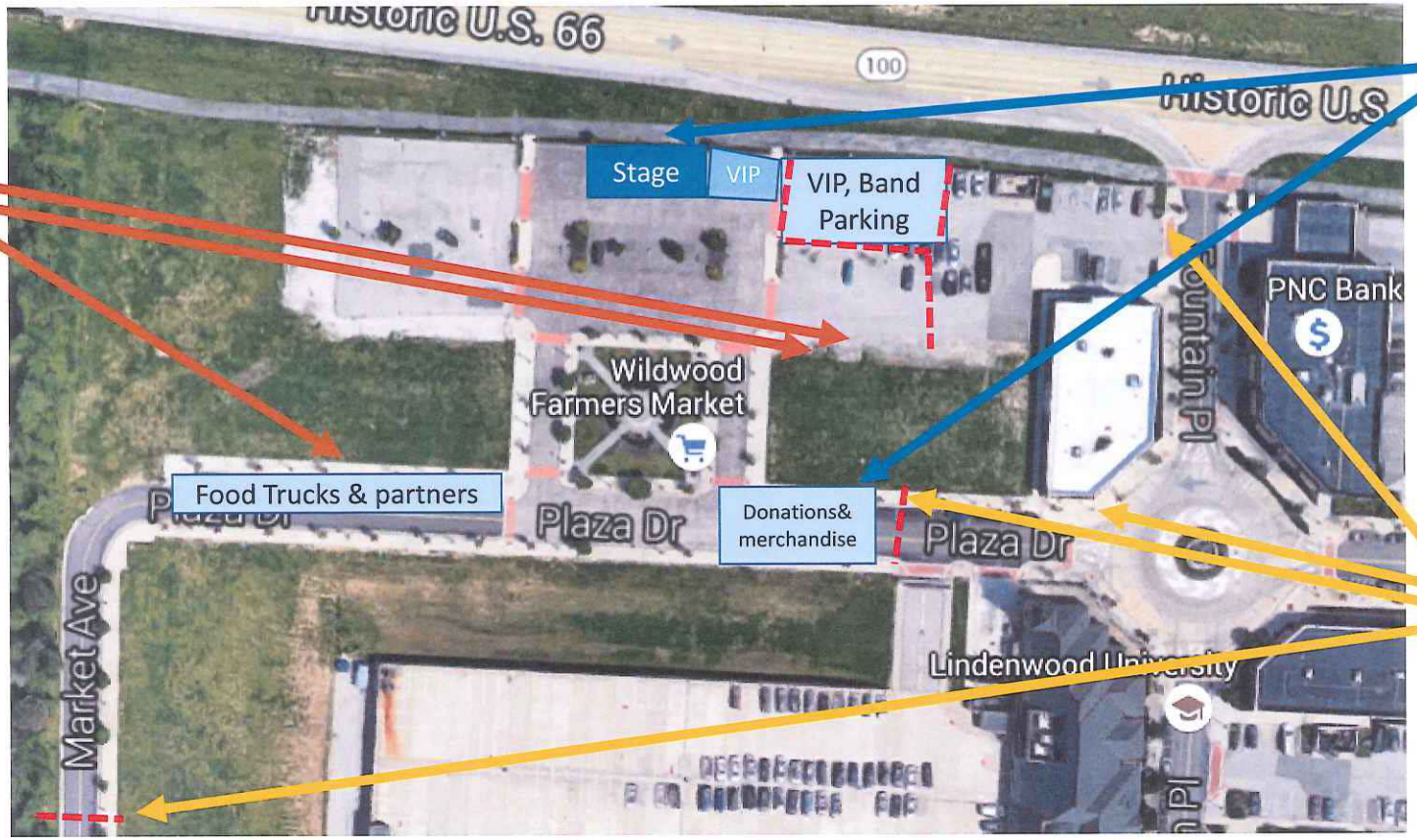
City Official Signature and Date: _____

Melomaniac's: Music For Change

A community music festival fundraiser for the Sheldon Concert Hall's regional program...

MUSIC for lifelong ACHIEVEMENT

Wildwood Town Center location site plan:



Facilities
- Restrooms
- Handwashing

Banners:
- Melomaniac's Music For Change
- Sheldon Concert Hall
- Sponsors

Signage

Being Processed

WILDWOOD

Special Event Permit Application

Section I

Applicant's Name: THE MORSE GROUP : STUART MORSE			Date: 4-19-16
Applicant's Address: 100 CHESTERFIELD BUSINESS PKWY	Zip: 63005		Phone: 636-458-0886
Sponsoring Organization: THE MORSE GROUP			Phone: 636-458-0886
E-Mail Address: stuart@morsegrp.com			Phone: (cell) 314-322-6804
Type of Activity: FUNDRAISER & MUSIC EVENT			
Location of Property (if different from above): WILDWOOD TOWN CENTER			
Property Owner (if different from above): CITY OF WILDWOOD			Phone:
Owner's Address:			
Requested Date(s) of Operation: 6/5/16 Thru 6/5/16			
Record Times of Operation Below:			

Sunday	11 AM	To	8 PM	Thursday		To	
Monday		To		Friday		To	
Tuesday		To		Saturday		To	
Wednesday		To					
Estimated Attendance: 400-700				Estimated Receipts: NA			

Section II

Carnival Devices: (rides, mechanical devices, etc.) (STAGE)			Yes % 5%	No % 95%
Company Providing Devices: ST. LOUIS COUNTY PARKS DEPARTMENT				
Type Beverages: NON-ALCOHOLIC & WATER)			How Dispensed: FOOD TRUCKS & TENT SALES	
Type Food: FOOD TRUCKS			How Dispensed: FOOD TRUCKS	
Type Power: (check all that apply) BOTH WITH STAGE	Electric % GENERATOR		Diesel % GENERATOR	Gasoline %
Activity:	Bonfire %	Block Party %	Parade %	Other % (see above) ✓ 100%
Activity Area:	Barricaded % ✓ PLAZA DRIVE AT MARKET & MAIN	Fenced %	Roped %	Posted % ✓ 100%
Sanitary Facilities:	None %	Public %	Private %	Portable % ✓ 100%
Spectator Area:	Permanent % Temporary %	Fenced %	Roped %	Seating % ✓ 100%
Structures: (platforms, bandstands)		Portable % ✓ 100%	Permanent %	To be constructed %

Section III

Fire Protection: NA	First Aid: VOLUNTEER	Security: VOLUNTEER
Type of Signs: TEMPORARY · DIRECTIONAL · SPONSORS	Location: PLAZA DRIVE AT MARKET & MAIN BANNERS ALONG FENCE ON HWY 100	
Insurance Coverage Company: HARTFORD INSURANCE		
Property Damage: $ 1,000,000 00	Liability: $ 1,000,000 00	

Applicant's Signature _____

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/21/2016

PRODUCER
Lombardi Insurance Agency, Inc.
10726 Manchester Road, Suite #214
Kirkwood, MO 63122
314-966-2218

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
The Morse Group

401 Laurey Lane
Chesterfield, MO 63005

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Sentinel Insurance Company	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	X	GENERAL LIABILITY [x] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS MADE [x] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [x] POLICY [ ] PRO-JECT [ ] LOC	84SBAIH1719	12/30/15	12/30/16	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurence) MED EXP (Anyone person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	X	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [x] HIRED AUTOS [x] NON-OWNED AUTOS	84SBAIH1719	12/30/15	12/30/16	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
		GARAGE LIABILITY [ ] ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG	$ $ $
A	X	EXCESS/UMBRELLA LIABILITY [x] OCCUR [ ] CLAIMS MADE [ ] DEDUCTIBLE [ ] RETENTION $	84SBAIH1719	12/30/15	12/30/16	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				[ ] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A		OTHER Professional Liability Policy	84SBAIH1719	12/30/15	12/30/16	$2,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

City of Wildwood
Parks & Recreation
16860 Main St.
Wildwood, MO 63040

Attn: Gary Crews

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ~~XXXXXX~~ MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE Jeffrey L. Alsup

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The Sheldon :: Music for Lifelong Achievement

Our Mission: To provide musical instruments for disadvantaged young people throughout the St. Louis region.

School budgets are being cut and many young musicians in middle school and high school do not have an instrument to play in band and/or orchestra. Music For Lifelong Achievement, a program that is based at the Sheldon Concert Hall, accepts the donation of used or new instruments, makes any necessary repairs and gets them in the hands of young St. Louis musicians.

Do you have an instrument or know someone with a musical instrument sitting in a basement, attic or closet? Please make a tax-deductible gift of that instrument to Music for Lifelong Achievement!

To donate an instrument, contact:

Music for Lifelong Achievement
The Sheldon Concert Hall
3648 Washington Blvd.
St. Louis, MO 63108
314.533.9900, ext. 33
supportmfla.org

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