City of Wildwood
Council Planning/Economic Development/Parks Committee
Agenda
Tuesday, May 17, 2016
6:30 PM to 8:30 PM
City Hall Community Room ~ 16860 Main Street

Eight (8) Items Ready for Action at Tonight's Meeting – Action Items in Bold

I. Welcome And Roll Call By Chair Baugus

II. Approval Of Minutes From The Meeting Of April 19, 2016

Documents: II. DRAFT OF APRIL 19, 2016 PEP MINUTES.PDF

III. Election Of Committee Chair For 2016/2017 PEP Year

IV. Public Comment

V. Planning Issues

a. Ready For Action – One (1) Item

1. Acceptance Of The Essen Log Cabin By The City Of Wildwood From Private Donors (Wards – All)

Documents: V.A.1. ACCEPTANCE OF THE ESSEN LOG CABIN.PDF

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

1. Timber Harvest Permits (Wards - All)

2. Explosives Code Modification (Wards - All)

3. Pollution Reduction Plan (Wards – All)

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

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

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

VI. Economic Development Issues

a. Ready For Action – One (1) Item

1. Update On 5-Year Strategic Goals And Objectives – Goal #4

Documents: VI.A.1. UPDATE ON 5-YEAR STRATEGIC GOALS AND OBJECTIVES - GOAL NUMBER 4.PDF

b. Not Ready For Action – No Items

VII. Parks Issues

a. Ready For Action – Six (6) Items

1. Utility Issue Within Community Park – Phase Two Project Area (Ward One)

   Documents: VII.A.1. UTILITY ISSUE WITHIN COMMUNITY PARK - PHASE TWO PROJECT AREA.PDF

2. Tree Art In Community Park – Phase One Area (Ward One)

   Documents: VII.A.2. TREE ART IN COMMUNITY PARK - PHASE ONE AREA.PDF

3. Addition Of Permanent Restroom Facilities At Old Pond School Park (Ward One)

   Documents: VII.A.3. ADDITION OF PERMANENT RESTROOM AT OLD POND SCHOOL.PDF

4. Funding Of Improvements In Belleview Farm Park (Wards – All)

   Documents: VII.A.4. FUNDING OF IMPROVEMENTS IN BELLEVIEW FARM PARK.PDF

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

   Documents: VII.A.5. ON-GOING AND LONG TERM MAINTENANCE COSTS FOR PARKS AND TRAILS.PDF

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

   Documents: VII.A.6. ACTION PLAN FOR MAY 17, 2016.PDF

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

1. Pond Athletic Association Accounting – 2015 Season (Ward – One)
2. Kohn Park Project Opportunity (Ward – One)
3. Use Of Public Property For Bee Hives (Wards - One And Eight)
4. Woodcliff Heights Neighborhood Park (Ward - Two)
5. Park And Stormwater Sales Tax (Wards – All)
6. Fund Raising, Donations, And Volunteer Participation Activities In Community Park (Wards – All)

VIII. Other/Additional Public Comment

IX. Closing Remarks And Adjournment

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

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

City of Wildwood
Council Planning/Economic Development/Parks Committee
"Planning Tomorrow Today"
Minutes from the
April 19, 2016 Meeting

The Council Planning/Economic Development/Parks Committee meeting was called to order by Chair Baugus, at 6:30 p.m., on April 19, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (7)	ABSENT – (1)
Council Member DeHart	Council Member Levitt
Council Member Manton	
Council Member Porter	
Council Member Cox	
Council Member McCutchen	
Council Member Goodson	
Chair Baugus	

Other City Officials present:

Tim Woerther, Mayor
Ryan Thomas, City Administrator
David Bertolino, Council Member
Joe Vujnich, Director of Planning and Parks
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Meeting of March 15, 2016:

A motion was made by Council Member Manton, seconded by Council Member Goodson, to approve the minutes of the March 15, 2016 meeting. A voice vote was taken to approve the motion, with affirmative result. Council Member McCutchen abstained from the vote. The motion was declared approved by Chair Baugus.

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

None

IV. Planning Issues:

No items ready for action.

V. Economic Development Issues:

1. Presentation of Final Draft of Houseal Lavigne Report on Economic Development (Wards – All)

Council Member David Bertolino provided an overview of the final draft of the Economic Development Plan submitted to the Committee. He noted for specific attention the five (5) actionable items on pages 51 through 60 of the completed draft. City Administrator Ryan Thomas summarized his memorandum to the Committee in reference to the adoption of the Economic Development Plan and was available to answer questions in the event clarification was needed. Chair Baugus then opened the topic for general discussion.

Discussion among Committee Members included the following: the belief the six (6) Y*ear One Priority Items* need someone to guide the effort; the opinion Houseal Lavigne did a very good job of putting the five (5) action items together; the question of creating an economic development position and how the success of such a position would be measured; the question of the percentage of sales tax the City would receive from sales in the City; the question of whether a City economic development position would focus on a national informational format or more of a local/regional level; the opinion the responsibilities of an economic development position should be determined when the five (5) action items are approved; the suggestion the Committee should approve the final draft of the Houseal Lavigne Report, then worry about an economic development position; and to ask Houseal Lavigne if they felt a consultant or new hire would work the best for the City, based on the Economic Development Model.

A motion was made by Council Member Goodson, seconded by Council Member Cox, to forward the proposed final draft of the Economic Development Plan to the City Council for its review and consideration. A voice vote was taken to approve the motion with all Council Members present in support with the exception of Council Member McCutchen who was opposed. The motion was declared approved by Chair Baugus.

VI. Parks Issues:

1. Community Park Considerations (Ward – One)

i. Addition of Swings: Director of Planning and Parks Vujnich advised the Committee, based on questions discussed on the number of swings in Community Park in 2015, that two (2) additional swings would be added to the playground this summer. He noted the Department contacted All-Inclusive Recreation, the provider

and installer of the current playground equipment, requesting an analysis of the area to determine if additional swings could be added. All-Inclusive Recreation advised the measurement requirements in the area revealed two (2) additional swings could be incorporated as an attachment to the existing swing-set structure. One of the swings would be the traditional belt version and a second swing would be a *generational type* which would allow an adult to swing with a small child at the same time. Director of Planning and Parks Vujnich advised the Committee the Department supports proceeding forward with the purchase of these two (2) swings and the cost of the equipment and installation would total $4,012.84.

A motion was made by Council Member McCutchen, seconded by Council Member Goodson, to allow the Department to authorize the contractor (All-Inclusive Recreation) to proceed with the installation of two (2) additional swings in Community Park. A voice vote was taken to approve the motion with unanimous, affirmative result, and the motion was declared approved by Chair Baugus.

ii. Erosion Control Project in Bonhomme Creek (Ward – One)

Director of Planning and Parks Vujnich summarized a serious erosion problem in the new Community Park that, in the opinion of many, poses a potentially serious threat to the new and popular park pavilion. The Department, supported by the general contractor and engineer from the Phase I Project, believe the western banks of the Bonhomme Creek should be stabilized to preserve the remaining area between the centerline of the creek and the pavilion. Director of Planning and Parks Vujnich explained the suggested approach to remedy the situation and provided a cost estimate for the proposed repair. He noted the Department identifies the work as a priority repair and would like to proceed as quickly as practical to ensure the bank is preserved.

Discussion among Committee Members included the following: an explanation of the planned access roads into the creek to accomplish the repairs; whether any trees that might be removed to gain access to the creek would be replaced; an explanation of the term *rip rap*; the fact the project engineer of the Phase I Project (Tom Cissel of Oates Associates) believes the estimate for the repair is very reasonable; the general belief future park construction will have a much larger buffer from the creek; the fact the actual flow of the creek is only *slightly* being altered; and the question why this *problem* wasn't recognized before construction.

A motion was made by Council Member DeHart, seconded by Council Member Porter, to forward the proposed contract with Gershenson Construction for the emergency creek repair to City Council for its consideration. A voice vote was taken to approve this motion with a unanimous, affirmative result, and the motion was declared approved by Chair Baugus.

2. **Memorandum of Agreement with the Missouri Department of Natural Resources for the Bluff View Connector Trail (Ward – Six)**
   Not ready for consideration

3. Belleview Farms Design and Engineering Considerations.

i. Concept Design Plan Contract: Director of Planning and Parks Vujnich updated the Committee on the Belleview Farms Park Project and the on-going lease agreement with St. Louis County. He summarized suggested timelines for various site development improvements, which included:

The installation of an improved asphalt access road from the front entrance into the site. This access road must be open for public use by **December 31, 2016**;
The development of a trail within the site to be constructed between **June 30, 2016 and January 1, 2017;** and
The construction of a parking area, with picnic tables, trash cans, and a bike rack.

Director of Planning and Parks Vujnich noted for the Committee, while the aforementioned improvements and timelines are extremely important, of equal importance will be the ultimate design of the new improvements and how they will integrate into the Belleview Farms unique property feature. As a result, Director of Planning and Parks Vujnich advised a design company, DG2 Design, was contacted and toured the property with staff members to get a first-hand look at the property to evaluate its possibilities. The end result is a proposal from DG2 Design which provides for the full design work to be completed at a cost of sixteen thousand two hundred sixty dollars ($16,260.00). He noted for the Committee the Department supports proceeding forward with a contract to engage DG2 Design to create a master plan document for the Belleview Farm Park Project.

Discussion among Committee Members included the following: whether the Department sought other bids for the Belleview Farms Park Project.

A motion was made by Council Member Manton, seconded by Council Member McCutchen, to forward the proposed contract with DG2 Design for the site analysis and complete master plan of the Belleview Farms Property Park Project, to City Council for its review and consideration. A voice vote was taken to approve this motion with unanimous, affirmative result, and the motion was declared approved by Chair Baugus.

ii. Trail Development and Allowable Users: Director of Planning and Parks Vujnich advised the Committee the Department has been working with a trail expert from the St. Louis County Department of Parks and Recreation, John Stanger, in reference to the development of a trail on the Belleview Farms Park property. He noted one of the agreements with St. Louis County was the construction of a trail on the property between the dates of June 30, 2016 and January 1, 2017. The trail would be a natural surface single track type path around the entire property and will be connected in some fashion to the Al Foster Memorial Trail in the Sherman Beach Area.

Director of Planning and Parks Vujnich informed the Committee a decision needs to be made concerning the types of users permitted on this trail. The original intention was to make the trail available to off-road bicyclists, runners, walkers, hikers, and bird watchers. He noted however, opening the trail for equestrian use has been discussed. Director of Planning and Parks Vujnich advised the Belleview Farms Park property is actually isolated from areas allowing equestrian use. For example, there is no connection to the Bluff View Trail and Rock Hollow area where a 12-mile trail allowing horses is being developed (horses are not allowed on the Al Foster Memorial Trail). Also, the trail on the Belleview Farms Park property will be very short and not really conducive to horseback riding, in addition to the lack of available parking for horse trailers on the property, due to space restrictions. In view of this information, Director of Planning and Parks Vujnich informed the Committee the Department supports the prohibition of equestrian use on the Belleview Farms Park property at this time.

Discussion among Committee Members included the following: lengthy discussion on the issue of equestrian use versus off-road cyclists and hikers on trails; discussion on trail maintenance issues concerning off-road cyclists and equestrian use; questions on the trail design and projected use of the buildings on the Belleview Farms Park property; and the fact a stable located near the Belleview Farms Park property is not in the City of Wildwood.

A motion was made by Council Member Porter, seconded by Council Member Manton, to allow only off-road bicyclists, runners, walkers, hikers, and bird watching activities, on the soon to be created Belleview Farms Park property trail. A voice vote was taken to approve the motion, with unanimous, affirmative result, and the motion was declared approved by Chair Baugus.

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

Assistant Director of Planning and Parks Kathy Arnett provided an update to the on-going maintenance costs for the City's Parks and Trails system during the months of March and April.

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

Superintendent of Parks and Recreation Gary Crews provided an update/summary of the Parks and Recreation Action Plan and activities taking place since the March 2016 meeting.

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

A motion was made by Council Member Cox, seconded by Council Member Manton, to enter into Closed Executive Session with regard to the lease, sale, or purchase of real

estate (RSMO 610.021 (2). A roll call vote was taken on the motion, with the following results:

Ayes: Council Members DeHart, Manton, Porter, McCutchen, Cox, Goodson, and Chair Baugus.
Nays: None
Absent: Council Member Levitt.

The motion was declared approved by Chair Baugus.

Time 8:17.

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

Ayes: Council Members DeHart, Manton, Porter, Cox, McCutchen, Goodson, and Chair Baugus.
Nays: None
Absent: Council Member Levitt

The motion was declared approved by Chair Baugus.

Time: 8:38 p.m.

VII. Other/Additional Public Comment:

None

VIII. Closing Remarks and Adjournment

Director of Planning and Parks Vujnich and Chair Baugus summarized the evening's meeting and a motion was made by Council Member Cox, seconded by Council Member Manton, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair Baugus at 8:39 p.m.

WILDWOOD

May 17, 2016

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: **Acceptance of the Essen Log Cabin by the City of Wildwood from Private Donors**

Cc: The Honorable James R. Bowlin, 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 Department of Planning has been having on-going conversations with the owners of the Essen Log Cabin over the last two (2) months regarding the next steps that are necessary for its transfer and donation to the City. These conversations were more urgent before April 15, 2016, when its current owners could have achieved some tax benefits for the donation in 2015, but it was not possible to complete such. However, the owners have been very patient in this regard and the Department would like to complete this transfer and donation as quickly as possible, in respect of the owners' generosity in this regard.

This matter of the acceptance of the Essen Log Cabin was first presented to the Historic Preservation Commission at its meeting on February 26, 2015 and the members were certainly excited about the donation and endorsed it at that time, but did not formally act upon the matter, given it had yet to determine the cost for its disassembly, relocation, and reassembly. The Commission wanted to understand this cost, before moving forward in this regard. With the unfortunate theft of the cabin, the Commission no longer has the need to address its disassembly, but rather now its relocation and re-assembly. However, once the logs were received by the police and returned to Wildwood, the Historic Preservation Commission has been working on making the cabin a part of this community again.

To this end, and acknowledging the owners of the cabin are still interested in it being owned and maintained by the City, the Department would like the Committee to endorse the acceptance of the Essen Log Cabin from the Karst Family, which would then allow the Department to forward the matter to the City Council. This endorsement will not lead to additional expenditure of funds, since the theft of it, the City has had its possession, first per the Police Department's request and, thereafter, given the owners' intent to donate it to the City. It is important to note that its reconstruction and placement in Wildwood will have a cost associated with it, but that matter is currently under review by the Historic Preservation Commission of the City, which is reviewing estimates and considering locations. Once the Historic Preservation Commission completes its review of these matters, a recommendation would be forwarded to this Committee.

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

WILDWOOD

March 17, 2015

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: Donation of Essen Log Cabin to the City of Wildwood

Cc: The Honorable Timothy Woerther, Mayor
Administration/Public Works Committee Members
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Bill Kennedy, Chair – Historic Preservation Commission

At the last Historic Preservation Commission meeting, two (2) sisters, who own approximately two hundred fifty (250) acres on State Route 109, south of Old Eatherton Road, attended the meeting. Their attendance at this meeting was the result of an invitation to them to discuss with the Commission members a potential donation of a historic log cabin on their property to the City of Wildwood that appears to have been constructed sometime in the 1870's. This cabin, which was constructed by the Essen Family, when they owned the subject property, is currently located on a forty (40) acre tract of land and vacant. A detailed history is to be developed on this cabin by the Historic Preservation Commission in the future, which will provide more information about its construction and the family members involved in it as well.

The meeting was an outgrowth of discussions held by one (1) of the current Commission members with the sisters many years ago about such a donation. These discussions occurred before the member was appointed to the Historic Preservation Commission and the donation never materialized and the cabin remained on the property. The member, now serving on the Commission, contacted the two (2) sisters to gauge their interest in the donation that had been discussed many years ago, but now to the City of Wildwood. The sisters were interested in this donation of the cabin to the City and agreed to attend the meeting.

The Department visited the cabin on March 10, 2015 to meet with a potential contractor that has experience with disassembling these types of historic structures of this significant of an age and relocating them, in this case, to a City property for it to be reassembled (community park site). While visiting the property, a number of pictures were taken of the cabin to assist in determining its condition and significance. These pictures have been attached to this memorandum for the

Committee members' review. The contractor noted the cabin does have a high historic value, but does exhibit interior floors that are deteriorated and cannot be used any longer, a stone foundation that is in poor condition, and certain timbers that form the walls of it that are badly damaged by weather over the years. However, the contractor believed the cabin could be moved and assembled at another location.

To accommodate the relocation of the cabin, the Department requested a price quote for this activity, which the contractor agreed to provide to it. This requested quote would include the following services:

a. Cataloging of components of the cabin, including tagging each of them for future reassembly.
b. Disassembling the cabin and related components, while disposing of unwanted or damaged items.
c. Packaging the components for transport to a City-designated site for storage.
d. Preparing the storage site for the placement and protection of the components from weather and other damage, while waiting to be reassembled.
e. Restoring the site, where the cabin had been located with ground cover and ensuring it presents no public safety hazards, i.e. holes, depressions, etc.

This price quote will be the basis for future discussions in this regard.

The City would be responsible for certain activities in association with the acceptance of this donation of the cabin and its removal from the site. These activities would include the following:

a. Preparing the cabin site for its disassembly, which would include rocking the driveway approach from State Route 109 and a portion of it into the subject site.
b. Supplying dumpsters for the waste material.
c. Removing a small addition onto the cabin from its east elevation and disposing of it.
d. Cleaning out the cabin's interior and disposing of this material.
e. Preparing the site at the City property for the storage of the cabin's components.

No cost has been developed for these items, but the Department will be working with its park maintenance contractor, Gaehle Contracting, to determine this amount.

The Department would note the Historic Preservation Commission has not made a formal recommendation in this regard, but was very supportive and receptive to the sisters' offer of the cabin. Before the Historic Preservation Commission were to act in this regard, the Department is seeking the input of the Committee, since any funding of such and the use of a City park property would be under its purview. Additionally, the Department is seeking any input on other information the Committee would need to make a recommendation in this regard. Without the benefit of cost information, the Department is aware the Committee does not have all the information to support or not support this donation, but, again, it is important the members know of this opportunity and

have all the information it needs to render a recommendation on accepting the offered cabin donation, when appropriate.

If any of the Committee 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 at (636) 458-0440. A presentation is planned on this matter at tonight's meeting. Thank you for your input in this matter and direction on the same.

WILDWOOD

March 5, 2015

Stephan and Patricia Schoenbeck
255 Blackmer Place
Webster Groves, Missouri 63119

Re: Donation of the Essen Log Cabin to the City of Wildwood

Dear Mr. and Ms. Schoenbeck:

The Department of Planning and Parks would like to again thank all of you for attending the Historic Preservation Commission's meeting on February 26, 2015 to discuss the donation of the Essen Log Cabin to the City of Wildwood. As also noted that night, the Commission members and City staff are very appreciative of this generous offer and understands the importance of this structure relative to the history of West St. Louis County, and now Wildwood. Although this would be the first such gift of a log cabin to the City, Wildwood did receive a donation of a one-room school house in 2005 and successfully restored it to a condition that allowed it to be placed on the National Register of Historic Places (United States Department of Interior – National Park Service). Therefore, the Department wants to assure you that, if the donation of the log cabin is completed, the City can restore it to its former glory, given its past experiences in this type of activity.

As part of the discussion the night of the aforementioned meeting, a request was made to provide the family members with a timeline for the acceptance process by the City of this gift. The Department agreed to provide this timeline and would only note that it reflects, as best as possible, what it believes are the steps necessary to complete this process in a timely manner, being respectful of your time. The timeline is as follows:

a) Present the donation request to the Planning/Economic Development/Parks Committee of the City Council for its preliminary comments and direction – March 17, 2015.
b) Forward to the City Council the recommendation report of the Planning/Economic Development/Parks Committee for its review and action – March 23, 2015.
c) Receive and file the City Council's action in this regard by the Historic Preservation Commission for its records – March 26, 2015.
d) Engage cabin consultant to provide estimated costs for disassembly of the log cabin, transportation to selected location, and reassembly at that site – April 1 through May 1, 2015.

e) Develop cost estimates for all components of the acceptance of the donation for presentation to the Historic Preservation Commission, Planning/Economic Development/Parks Committee, and City Council for acceptance and/or direction – May 1 through June 30, 2015.
f) Begin site selection process for the log cabin, e.g. community park property, Glencoe City Park, vacant area of City Hall, etc. – April 1 through July 1, 2015.
g) Introduce the needed legislation, i.e. agreements between the respective parties, for the acceptance of the donation – July 1, 2015 through July 31, 2015.
h) Relocate the cabin to City-owned property and reassemble it there – August 1 through September 1, 2015.
i) Design/write, in conjunction with the donor family, the Historic Preservation Commission, and City staff, a commemorative placard to be installed at the relocated cabin. Order, fabricate, and install – August 1, 2015 through September 30, 2015.
j) Review all components of the agreement to ensure requirements of the City have been met to the former owners of the log cabin – September 2015.
k) Hold a ribbon cutting ceremony marking the donation by the family and publicizing this historic preservation effort regarding this major element – October 2015.

The Department believes this estimate to be fair in its assessment of this process, but would note certain timelines may occur faster or slower than anticipated. However, the City will make every effort to address any delays promptly. Hopefully, this timeline is acceptable with your plans.

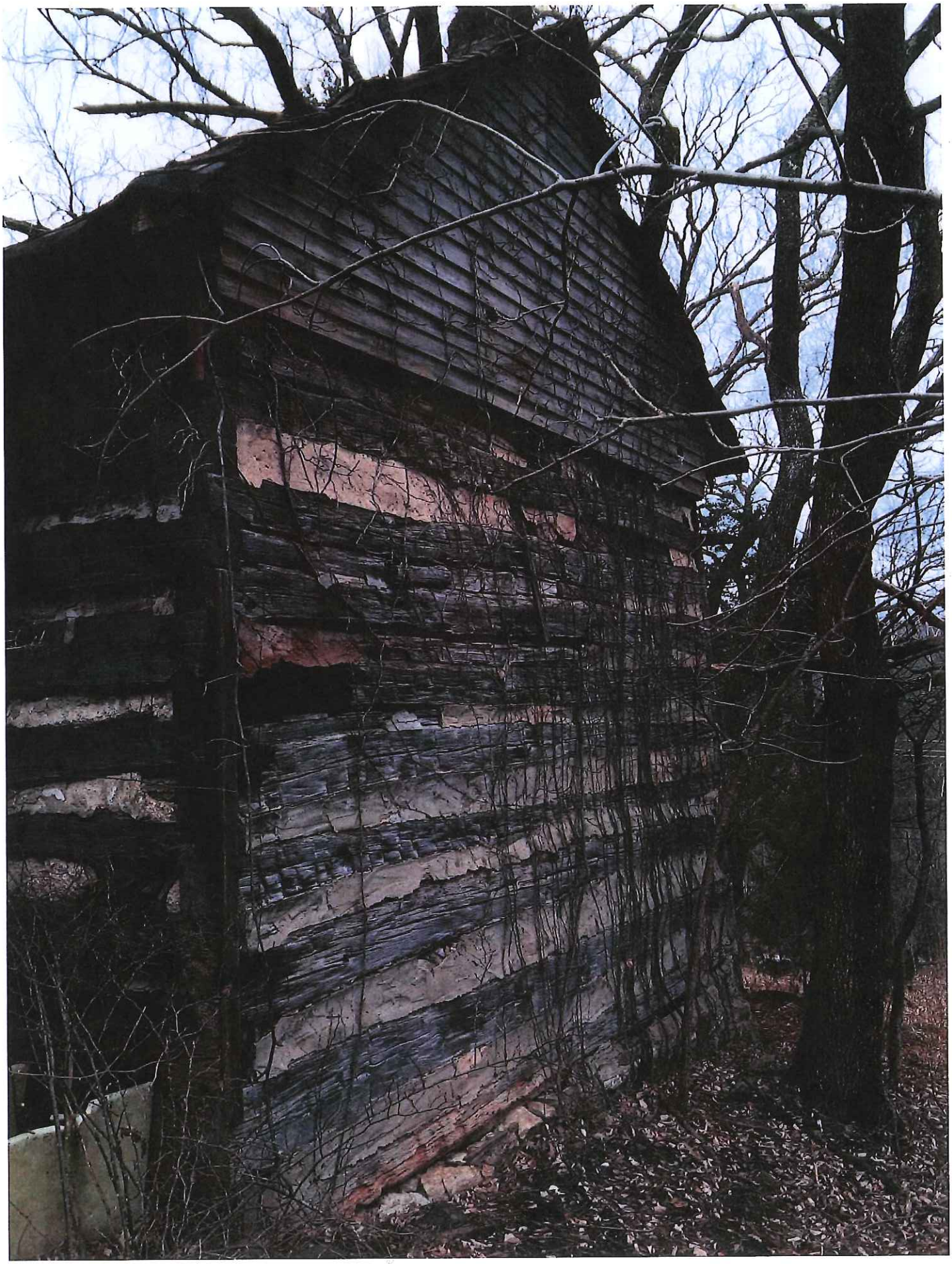
If you should have any questions or comments in this regard, please do not hesitate to contact the Department of Planning and Parks at (636) 458-0440. Thank you again for your consideration of this donation and wonderful opportunity you have provided to the City of Wildwood and it residents.

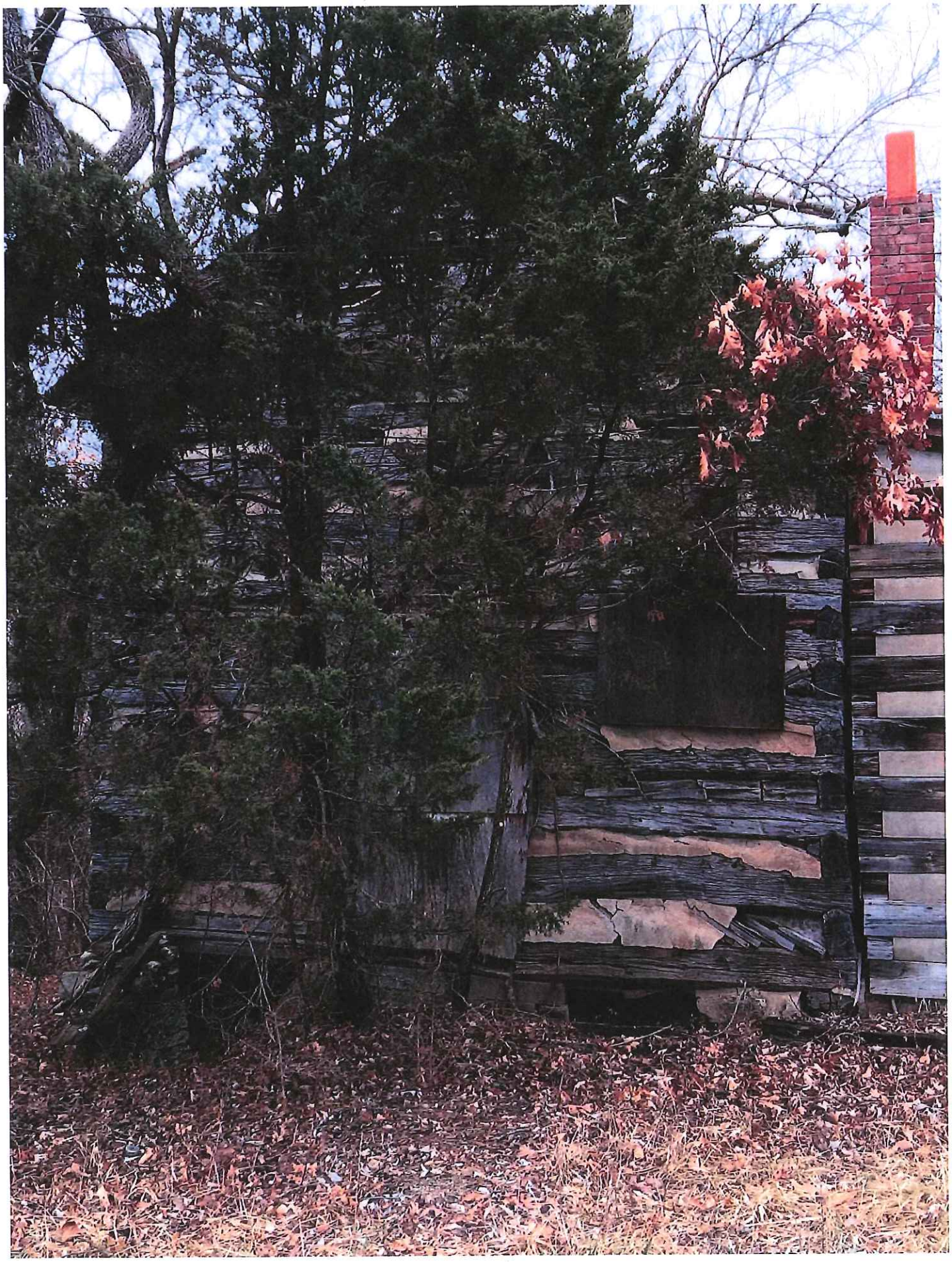
Respectfully submitted:
CITY OF WILDWOOD

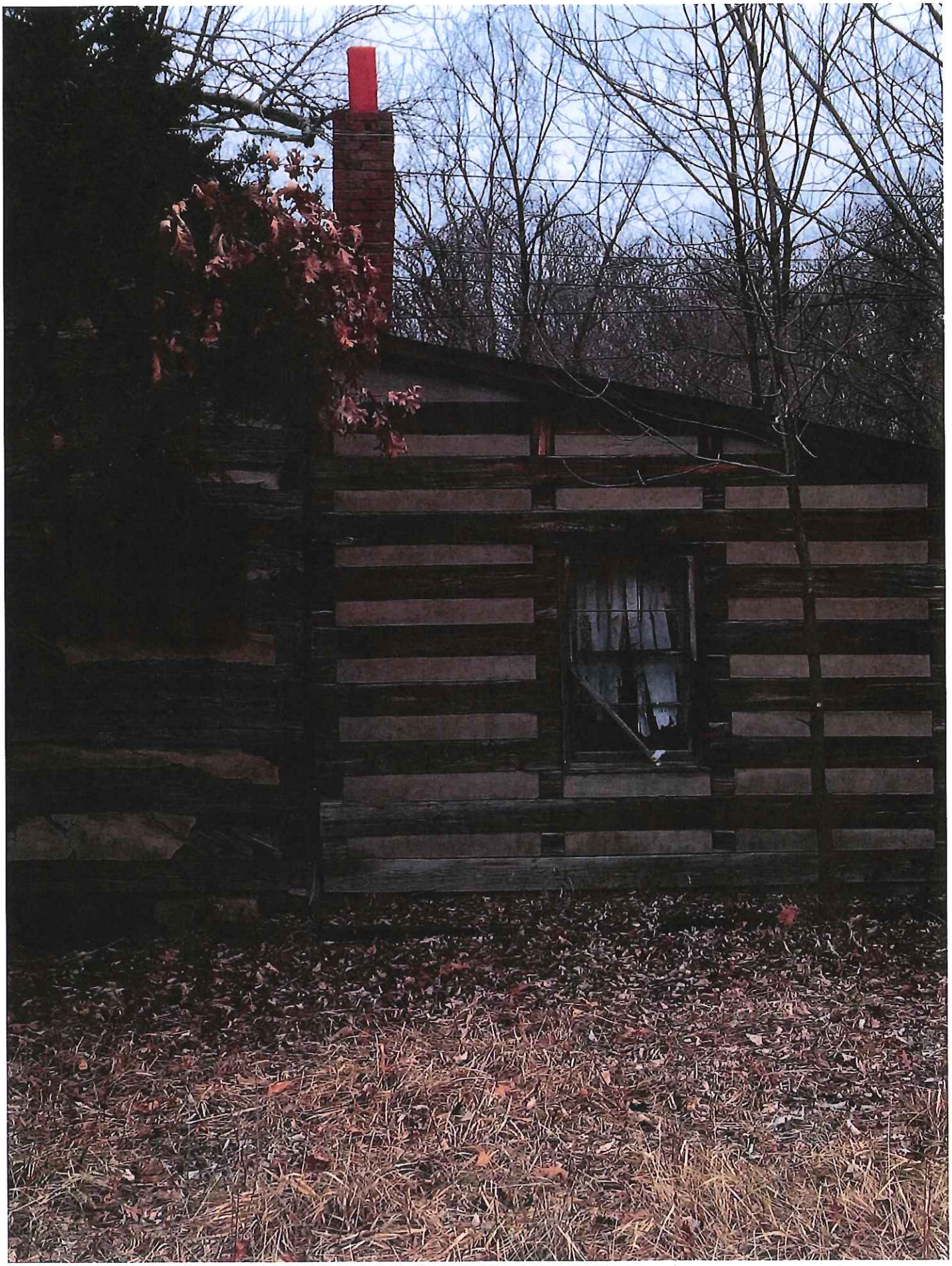
Joe Vujnich

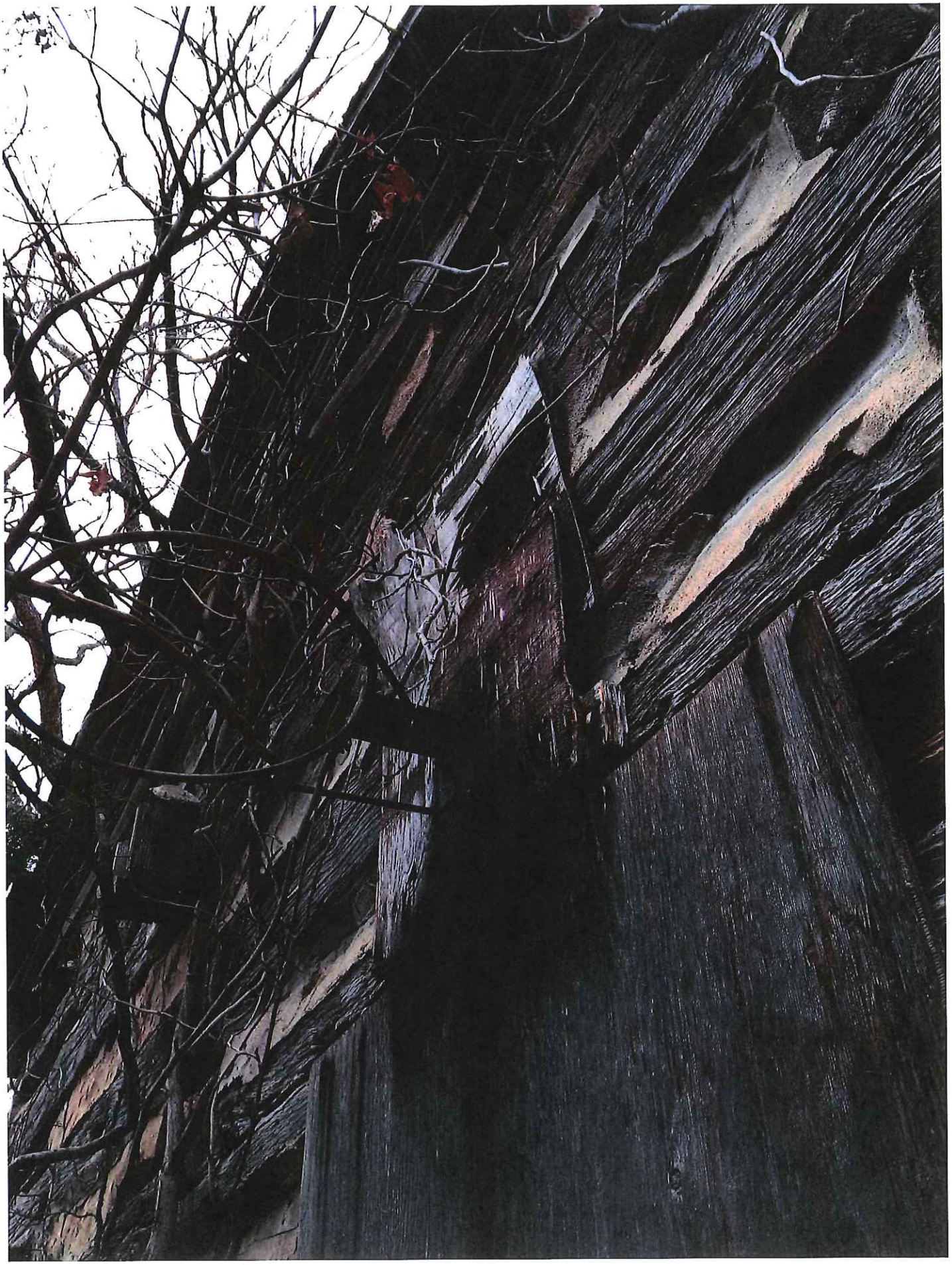
Joe Vujnich, Director
Department of Planning and Parks

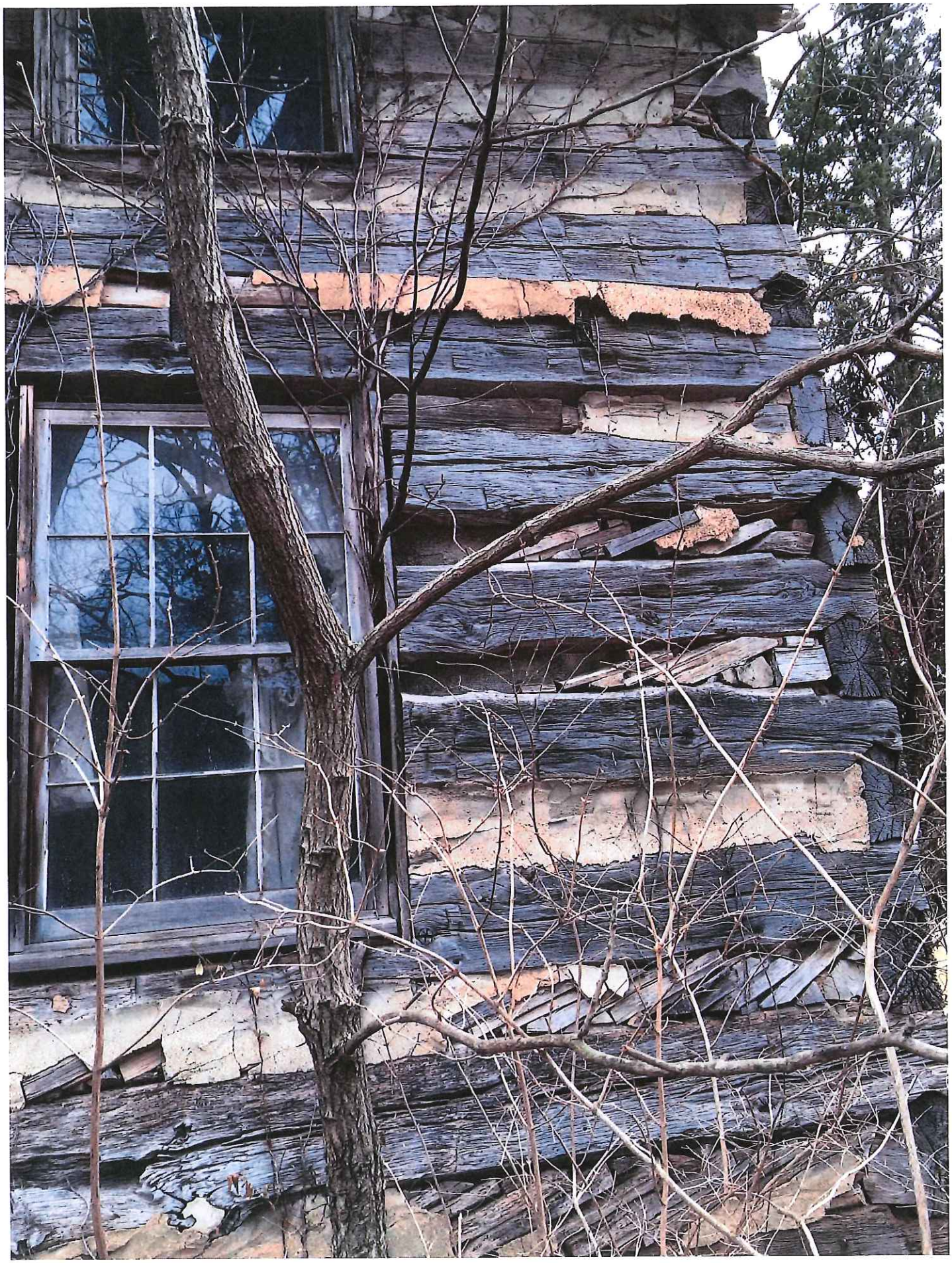
Cc: The Honorable Timothy Woerther, Mayor
Historic Preservation Commission Members
Bill Kennedy, Chair, Historic Preservation Commission
Ryan S. Thomas, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Ruth Martin Karst, Property Owner

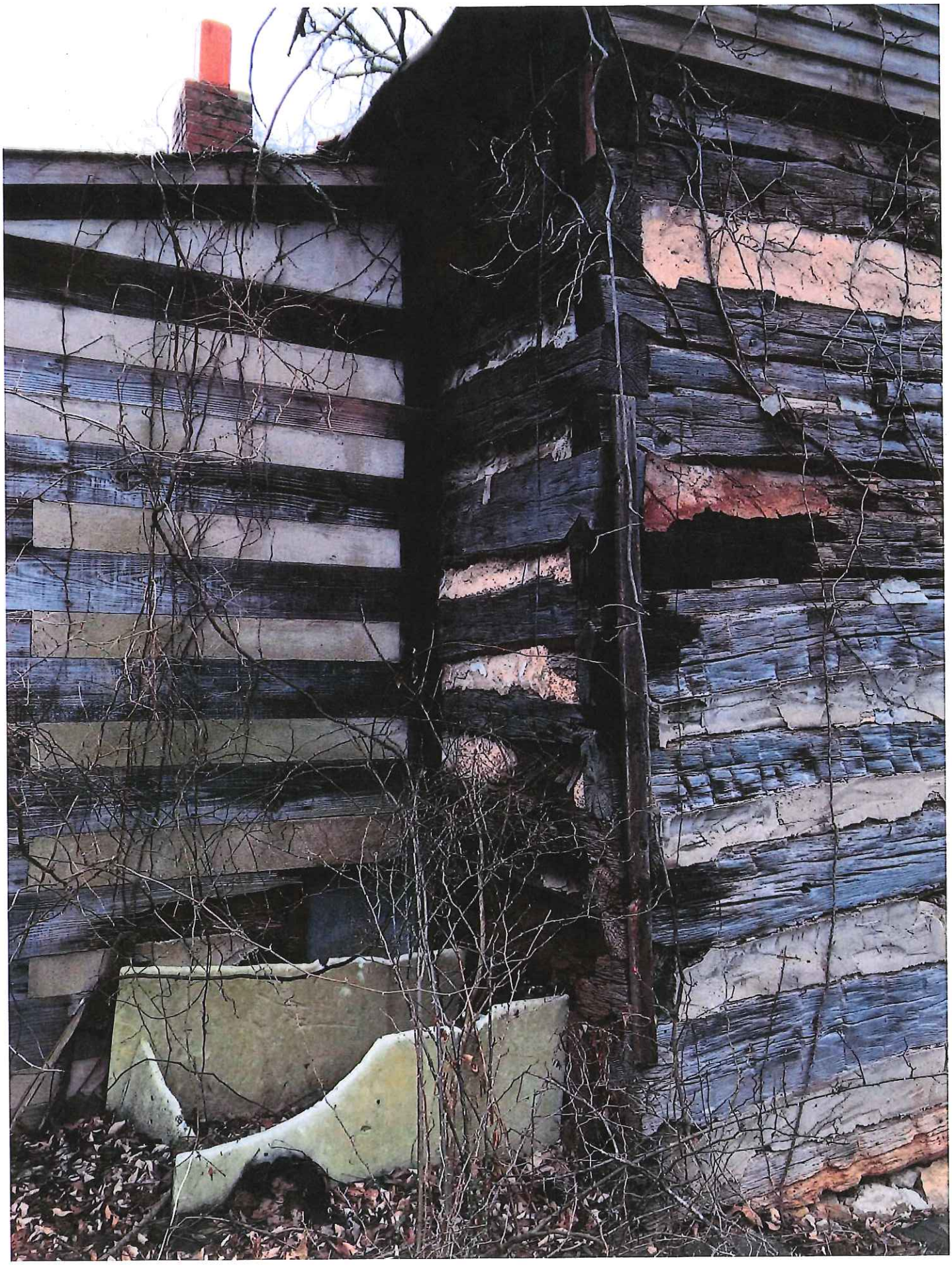


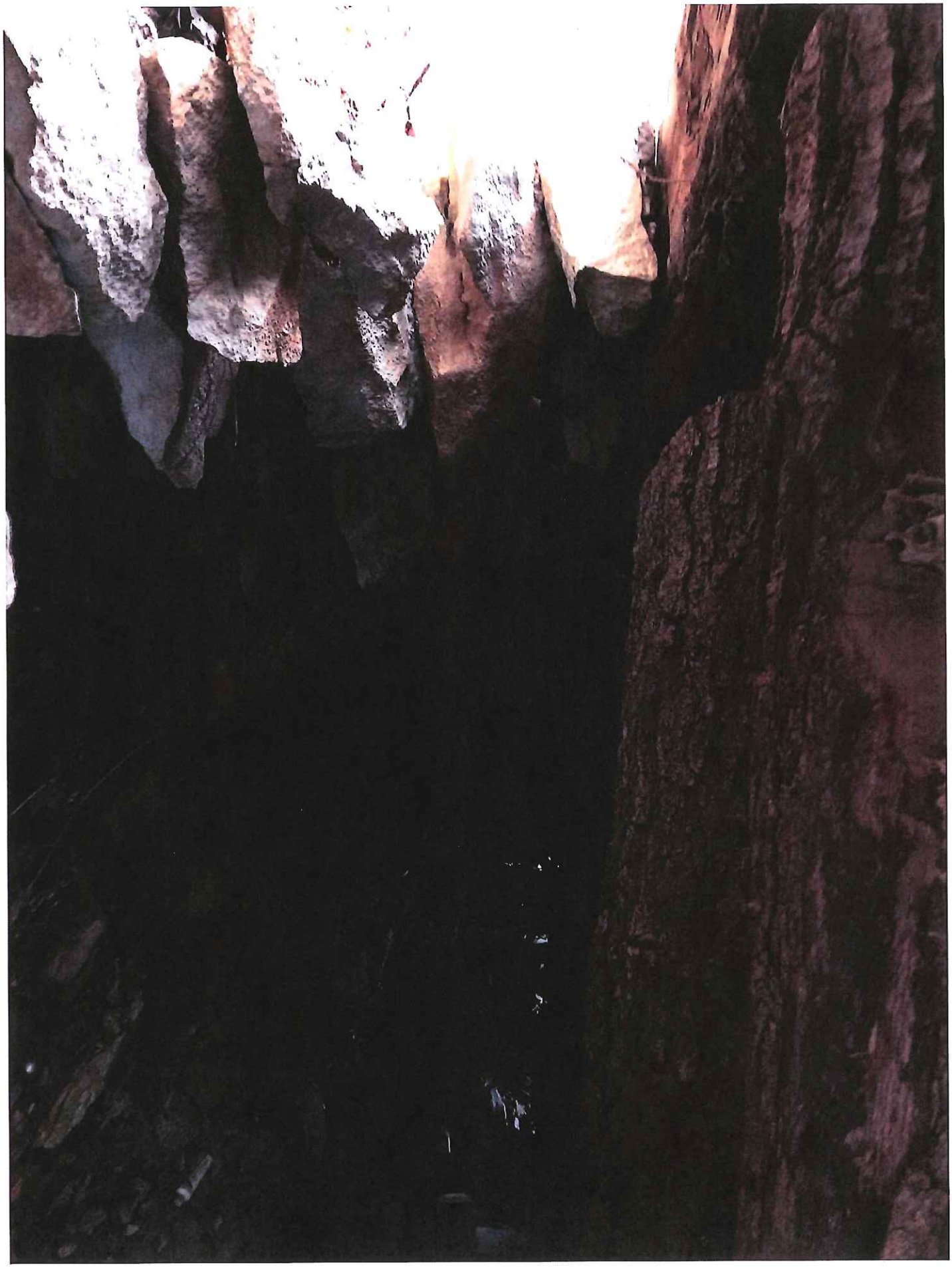


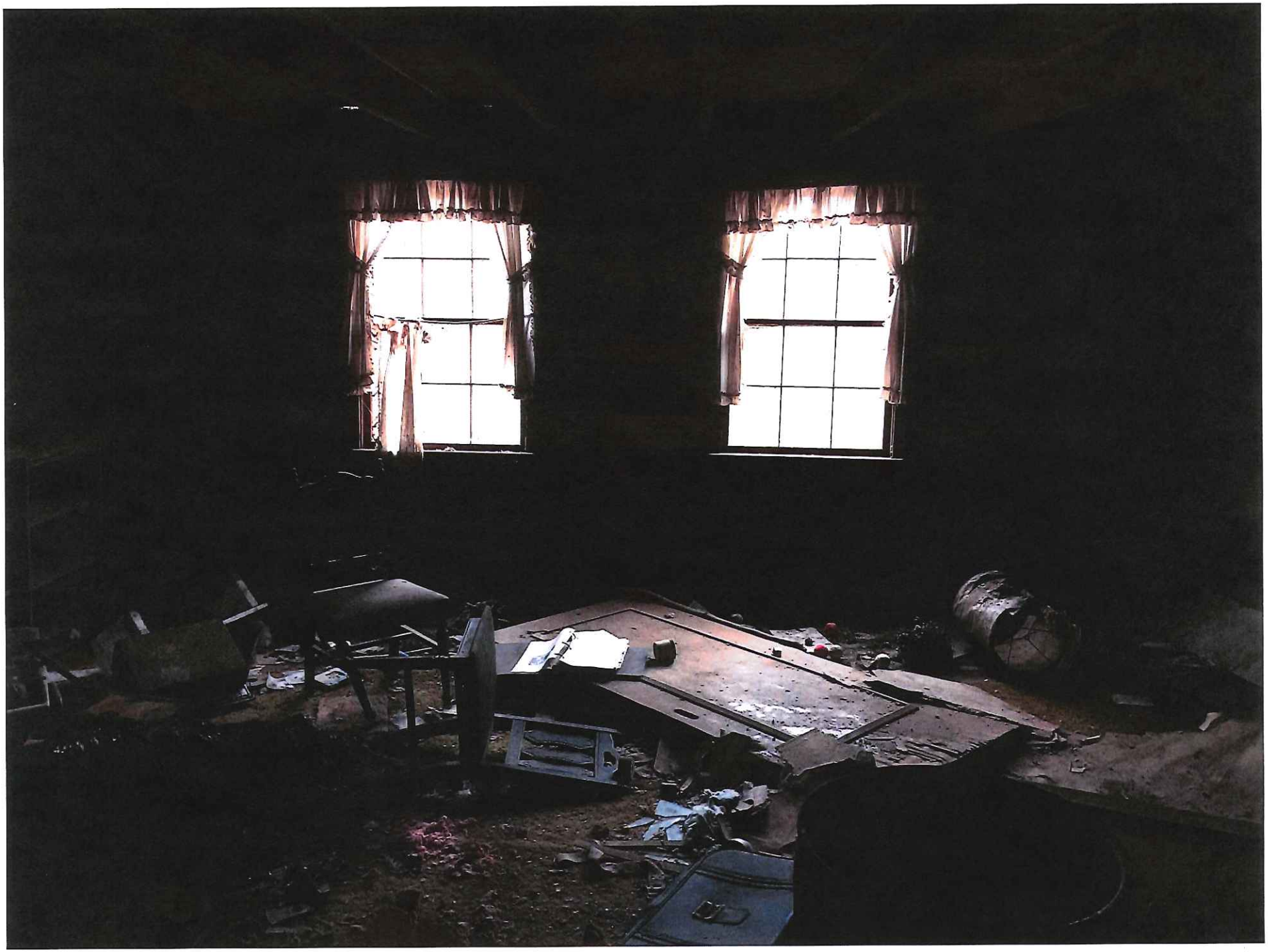


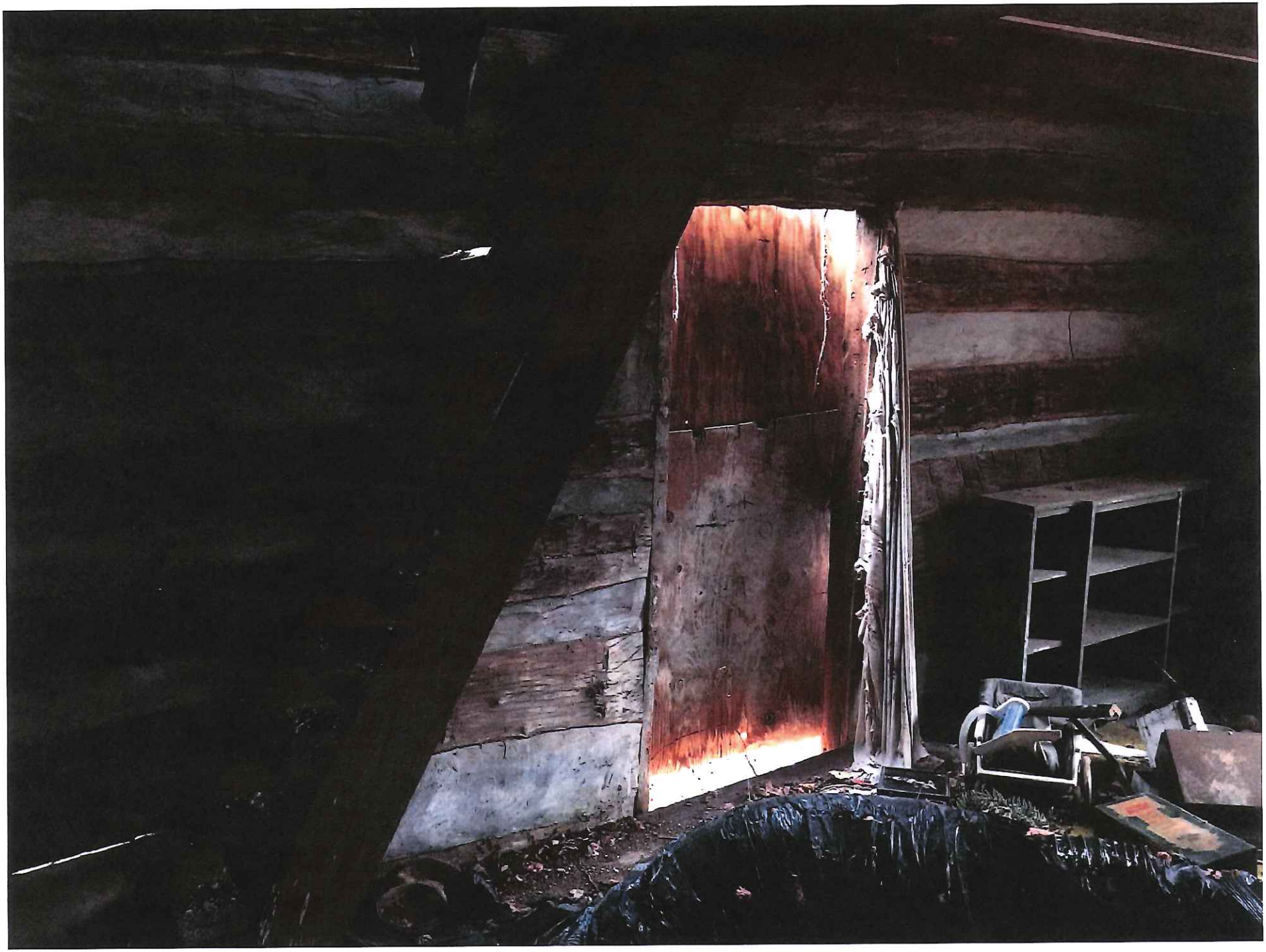


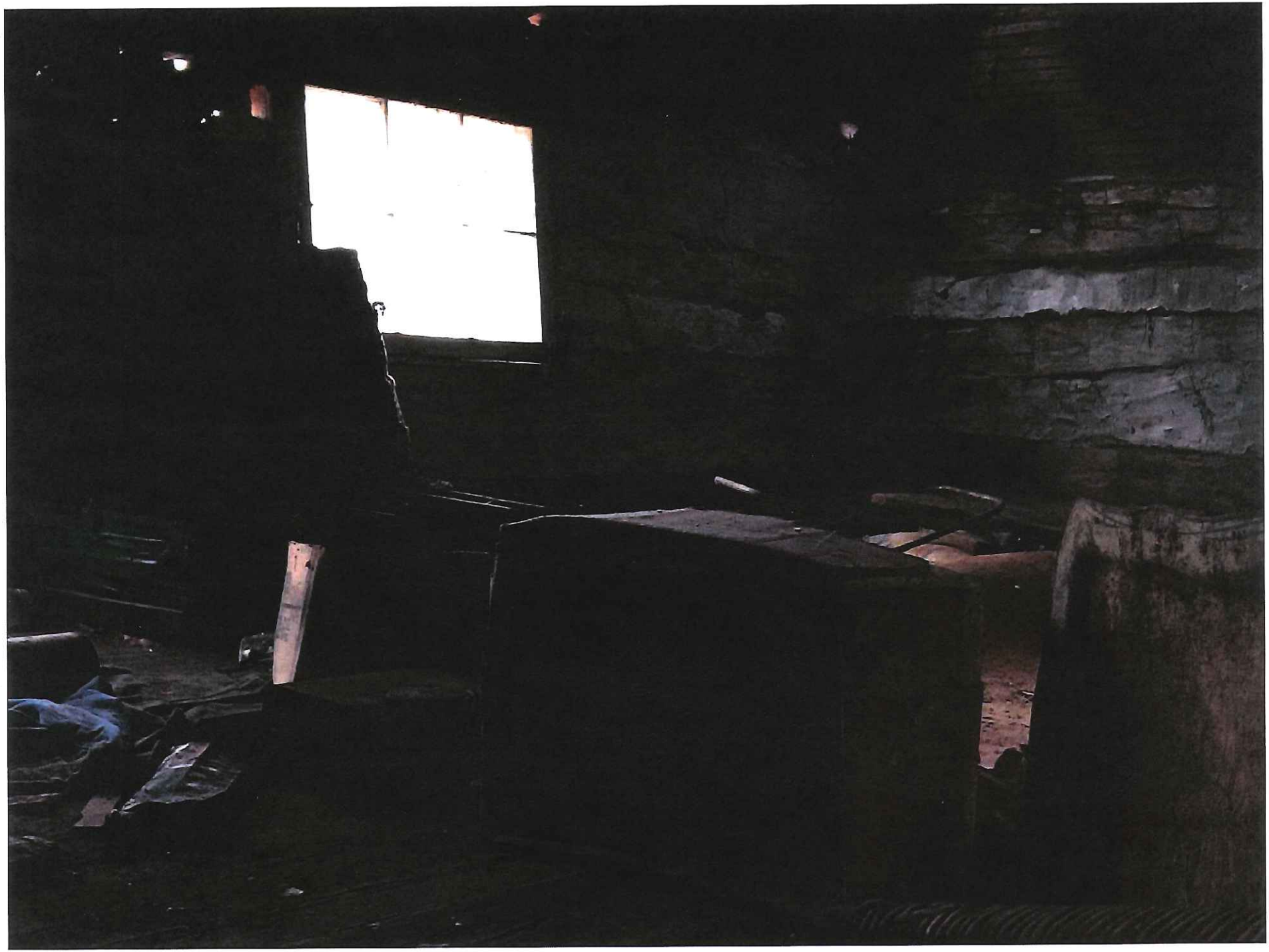


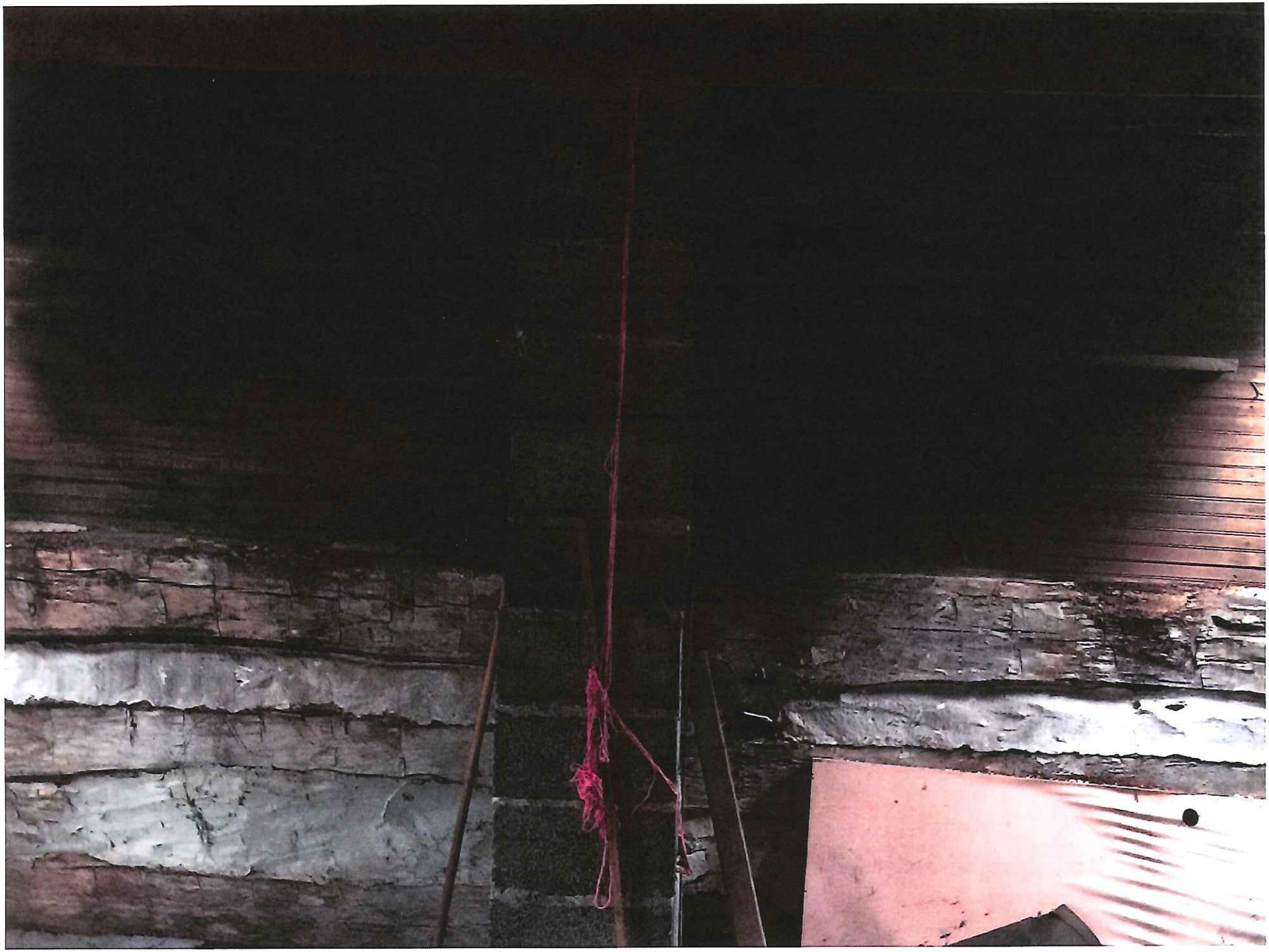












St. Louis County Parcel Map

March 13, 2015

Parcel Selected

1:10,000

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

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WILDWOOD

May 17, 2016

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: **Strategic Goal #4 – Develop Marketing Strategies for the City as a Regional Destination**

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney

The City Council, during its Strategic Planning Process in March 2015, identified five (5) goals, each with subsequent objectives they wished to focus on over the next five (5) year period (2015-2019). Progress has been made on each of these goals, with periodic status updates provided to different City boards and committees over the past year. Several months ago, the Council Planning/Economic Development/Parks Committee chose to focus on Goal #4 and requested it be the focus of upcoming discussions with the Committee.

Over the past year, much has been done to begin this process, a number of additional initiatives are currently underway, and ideas for additional strategies are in the works. First, it should be noted the City has enhanced its use of the website, e-newsletter, and social media to promote the City with positive news stories and special events, and has also utilized the same to solicit input from citizens. Through its economic development efforts, the City is attempting to attract new venues, such as the St. Louis County Library District and St. Louis Science Center, and has discussed ways to enhance existing destinations, such as potential summer activities at Hidden Valley Ski. The City has also sought ways to expand its partnerships with other local non-profits, including the St. Louis Community College and Wildwood Family YMCA.

The City is also just beginning its networking with the Outdoor Industry Association, given its strong emphasis on outdoor recreation. It will also continue to strengthen existing relationships with important local partners in this regard, including Great Rivers Greenway and the St. Louis County Municipal Park Grant Commission. Promotion of the City is going to be given significant attention during 2016, with the development of printed marketing materials for distribution at the appropriate venues.

Most recently, the City is in the process of selecting a marketing and public relations consultant to assist in promotion and marketing efforts by Wildwood. The full scope of work has not yet been finalized, but will include working towards this strategic planning goal. On May 9, 2016, the City Council also adopted an Economic Development Guide, which it will implement in close coordination with the new marketing and public relations consultant.

City staff has been discussing several other options to achieve *Objective #3 – Establish Partnerships and Sponsorships with Organizations Holding Unique Community Assets*. One such partnership, which has been

discussed, would enhance and/or establish relationships between the City, its businesses and organizations. This partnership would be fostered by communications between the entities via optional e-mail distribution lists. With the renewal of annual business licenses, information would be provided to each business explaining the City's desire to contact them for partnership opportunities, sponsorships, service requests, and general communications. City staff would then generate a variety of distribution lists, each based upon that businesses' characteristics, i.e. – restaurant, retail, outdoor oriented, etc. These distribution lists would be used to provide or gather information, plan event participation, receive feedback, seek assistance, and a variety of other uses. The same information would be sought from organizations within the City that do not require business licenses, such as Missouri Department of Natural Resources, Missouri Department of Conservation, and St. Louis County Department of Parks and Recreation. The Department believes by targeting and focusing its resources on groupings of businesses more tailored products and outcomes will be achieved.

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

5-YEAR STRATEGIC GOALS AND OBJECTIVES (2015-2019)

The Strategic Goals and Objectives are intended to serve as the priority focus of City organization time, attention and resources for the next five (5) year period (2015 – 2019). They address future challenges, opportunities and desires, typically require multiple years' effort to accomplish, and require priority allocation of organization resources.

Goal #1: Promote and Facilitate Development of the Town Center

Objective #1: Encourage Development of the Town Center
Objective #2: Provide For Passive Green Space and Functional Public Space
Objective #3: Identify Public Funding Sources for Development
Objective #4: Develop Maintenance Plan for Public Infrastructure
Objective #5: Engage the Services of an Economic Development Consultant

Goal #2: Develop a Long-term Financial Plan

Objective #1: Identify Potential Loss of Revenue from Proposed Sales Tax Legislation
Objective #2: Identify Other Potential Increases and Decreases in Revenue
Objective #3: Identify Long-term Operational Expenses
Objective #4: Develop a Contingency Plan for Operating Expenses
Objective #5: Continue Fiscally Responsible Financial Management Practices

Goal #3: Implement the Parks and Recreation Action Plan

Objective #1: Complete the Development of the Community Park
Objective #2: Plan for Development of Future Parks and Trails
Objective #3: Determine Means for Funding Future Parks and Trails

Goal #4 Develop Marketing Strategies for the City as a Regional Destination

Objective #1: Conduct Research to Determine What Attracts People to Wildwood
Objective #2: Identify Strategies for Promoting and Marketing Wildwood
Objective #3: Establish Partnerships and Sponsorships with Organizations Holding Unique Community Assets

Goal #5: Enhance Citizen Communications and Input

Objective #1: Expand Communication Channels
Objective #2: Increase Citizen Involvement
Objective #3: Enhance Positive Community Image
Objective #4: Maintain Continuity in Communications

Specific Action Steps for each Objective are shown on the pages that follow. For more information, please contact Ryan S. Thomas, City Administrator at ryan@cityofwildwood.com.

5-YEAR STRATEGIC GOALS AND OBJECTIVES (2015-2019)

Goal #1: Promote and Facilitate Development of the Town Center

Objective #1: Encourage Development of the Town Center

Action Steps:

- Survey citizens to determine desired businesses
- Attract desired businesses
  - "Minor anchors"
  - Institutional (ie. library, children's museum)
  - Recreation-based businesses
  - Other business types as identified through the citizen survey
- Support additional residential development, including senior housing
- Expand Town Center infrastructure
  - Manchester Road Streetscape Improvements
  - Complete Main Street extension
  - Identify and complete other key transportation links
- Prepare promotional materials for attracting potential developers to the Town Center
- Host a charrette with developers, lenders and other key stakeholders necessary for the successful development of the Town Center

Objective #2: Provide For Passive Green Space and Functional Public Space

Action Steps:

- Identify a location and acquire properties for functional public space
- Provide for pockets of green space and functional public space within both business and residential areas

Objective #3: Identify Public Funding Sources for Development

Action Steps:

- Identify when public financing (CID, TDD, NID) is appropriate and desired
- Identify when public funding of certain infrastructure costs is appropriate and desired
- Pursue opportunities for grant funding
- Investigate other innovative financing methods

Objective #4: Develop Maintenance Plan for Public Infrastructure

Action Steps:

- Analyze long-term maintenance costs for public infrastructure at full build-out of the Town Center
- Determine sources of funding for identified maintenance cost increases

Objective #5: Engage the Services of an Economic Development Consultant

Action Steps:

- Consider the recommendations of an Economic Development Consultant, and implement the recommendations if deemed appropriate
- Transition the City's economic development responsibilities from the consultant to the City Administrator, Director of Planning and/or their designees

Final Adoption: May 26, 2015

5-YEAR STRATEGIC GOALS AND OBJECTIVES (2015-2019)

Goal #2: Develop a Long-term Financial Plan

Objective #1: Identify Potential Loss of Revenue from Proposed Sales Tax Legislation

Action Steps:

- Review past and present proposed legislation to identify different sales tax revenue scenarios
- Consider potential financial impact of local business development

Objective #2: Identify Other Potential Increases and Decreases in Revenue

Action Steps:

- Utility tax growth/decline
- Growth/decline in other existing taxes, licenses and fees
- Consideration of Local Option Tax ballot measure
- Consideration of Parks Sales Tax ballot measure
- Continue aggressive pursuit of grant funding

Objective #3: Identify Long-term Operational Expenses

Action Steps:

- Future Town Center infrastructure maintenance
- Future parks and trails maintenance
- City Hall and other future public facility maintenance

Objective #4: Develop a Contingency Plan for Operating Expenses

Action Steps:

- Explore expense reduction initiatives
- Identify statutory uses of capital funds for operating expenses
- Develop detailed 5-Year Operating Budget, including a year by year cash flow analysis

Objective #5: Continue Fiscally Responsible Financial Management Practices

Action Steps:

- Monitor budget closely and make adjustments as economic circumstances warrant.
- Continue to follow the City Charter principle of outsourcing public services versus expansion of the City Organization
- Utilize Five-Year Capital Improvement Plan as a guide for future infrastructure and facility expenditures
- Maintain prudent fiscal reserves in all funds, and review fund reserve policies

5-YEAR STRATEGIC GOALS AND OBJECTIVES (2015-2019)

Goal #3: Implement the Parks and Recreation Action Plan

Objective #1: Complete the Development of the Community Park

Action Steps:

- Complete construction of Phase 1
- Complete design and construction of future phases

Objective #2: Plan for Development of Future Parks and Trails

Action Steps:

- Complete development of Al Foster Trailhead
- Complete development of Monarch Levee Trailhead / Kohn Park
- Complete development of Woodcliff Heights Park
- Identify a potential location for a Town Center Village Green, and if acquired, pursue its development
- Identify locations for pocket parks in high-density, residential areas and pursue their development
- Identify locations for critical trail extensions/connections and pursue their development

Objective #3: Determine Means for Funding Future Parks and Trails

Action Steps:

- Pursue grant funding and private donors
- Pursue community partnerships for recreation opportunities and services
- Consider Parks Sales Tax ballot measure
- Develop long-term maintenance plan for parks and trails.

5-YEAR STRATEGIC GOALS AND OBJECTIVES (2015-2019)

Goal #4 Develop Marketing Strategies for the City as a Regional Destination

Objective #1: Conduct Research to Determine What Attracts People to Wildwood

Action Steps:

- Identify the places currently serving as destinations within Wildwood
  - Recreational
  - Other
- Identify the types of retail/restaurant destinations desired
- Identify the types of community service destinations desired
- Identify the best opportunities for job creation within Wildwood
- Identify the types of housing and other amenities that attract people to choose Wildwood as their home
- Measure the success of current special events
- Identify future special event opportunities

Objective #2: Identify Strategies for Promoting and Marketing Wildwood

Action Steps:

- Optimize the utilization of the City website, e-newsletter, and social media
- Investigate smartphone applications
- Establish affiliate website opportunities and policies
  - Wildwood businesses
  - Professional organizations
  - Non-profits and other government agencies
- Identify cross-marketing opportunities at planned special events (with businesses, associations and other events)
- Gain regional/national recognition through City rankings, awards, designations, featured events, and unique amenities
- Create and distribute marketing materials (locally and regionally)
- Participate at trade shows and advertise in trade magazines

Objective #3: Establish Partnerships and Sponsorships with Organizations Holding Unique Community Assets

Action Steps:

- Identify additional opportunities with existing partnerships/sponsorships
- Identify opportunities for new partnerships/sponsorships

5-YEAR STRATEGIC GOALS AND OBJECTIVES (2015-2019)

Goal #5: Enhance Citizen Communications and Input

Objective #1: Expand Communication Channels

Action Steps:

- Optimize the utilization of the City website, e-newsletter, and social media
- Investigate smartphone applications
- Consider other alternative means of public communications
- Complete Rural Internet Access Project

Objective #2: Increase Citizen Involvement

Action Steps:

- Conduct Ward Meetings
- Conduct citizen surveys
  - Utilize online surveys (ie. SurveyMonkey)
  - Solicit feedback at City events
- Compile citizen contact information (ie. e-mail addresses, phone numbers)
- Participate in HOA Meetings and coordinate communications through trustees

Objective #3: Enhance Positive Community Image

Action Steps:

- Prepare and disseminate press releases and proactively communicate with the media on a regular basis
- Utilize City website and social media to convey information other than standard meeting and event notifications
  - Report successful events, accomplishments and recognitions to citizens
  - Recognize contributions made by community volunteers
  - Recognize accomplishments of community citizens, businesses or organizations, and other "feel good" stories
- Consider engaging an outside public relations / marketing firm

Objective #4: Maintain Continuity in Communications

Action Steps:

- Provide training to City Employees responsible for communications
- Maintain channels of communications during turnover of elected and appointed officials
- Develop standard communications policies

WILDWOOD

May 17, 2016

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: **Utility and Other Issues within Community Park - Phase Two Project Area**

Cc: The Honorable James R. Bowlin, 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 Department of Planning and Parks has been attempting to address some new issues that have arisen at Community Park relative to the Phase Two Project component. These issues, somewhat typical of any construction project of this nature, have slowed progress upon it and will now delay its completion from the anticipated date of July 2016. Each of these issues that will be addressed in this memorandum are under active consideration by the Department and solutions have been developed for them. It is these solutions the Department is presenting tonight to the Committee for its consideration and direction. The issues that are under further investigation at this time include the following :

1. The discovery of several sets of utility improvements on the Pond-Grover Loop Road right-of-way, which is owned by the City of Wildwood.
2. The contract's language for the water main relocation by Missouri American Water Company.
3. The redesign of the trail along the proposed roadway.

Each of these issues will be described below for the Committee's review and the proposed solution to them offered by the Department as well.

ISSUE #1 - The discovery of several sets of utility improvements on the Pond-Grover Loop Road right-of-way, which is owned by the City of Wildwood.

Problem - The construction of the roadway had always required the relocation of a Missouri American Water Company main and such was programmed into the design, engineering, and funding of the project. The water line relocation was presented to this Committee and City Council and the allocation of funding for it was approved. When the water line was being located for relocation purposes, it was discovered that several other utilities had improvements within the planned path of the roadway. These utilities included Ameren Missouri, AT&T, and Charter Communications. These locations were verified and the utilities contacted, since each of these three (3) companies do not appear to have any easements or rights to be where their improvements are located.

To substantiate this claim of the City, the Department has reviewed the ALTA Survey completed for the purchase of the community park, which indicates all existing easements, the Title Report that was prepared at that same time, and the recorded Record Plat for the Lafayette Trails Subdivision. None of these recorded or warranted documents indicate easement locations or rights to these three (3) utility companies at this specific location. The Department, to ensure its accuracy, had the City Attorney's firm review this information and its real estate attorney agreed with the Department's assessment in this regard. Therefore, the three (3) utility providers are on public property, without needed easements, but claiming the need for compensation for any relocation.

The Department would note that, since these utility lines and improvements were discovered, the work on Phase Two of the project has stopped. The utilities are claiming rights and the City is questioning such. It is important to note that, if these utility improvements are not located in an easement, they must be relocated at the expense of the companies, not the City. Therefore, this determination could mean tens of thousands of dollars of cost. Given the costs, this issue must be resolved with the three (3) utility companies, before work can proceed. The general contractor for the City's project has been notified of this issue and the progress to date to address this matter.

Solution - The City Attorney and Department of Planning and Parks have prepared the attached letter and exhibits, which will be provided to the three (3) utility companies that have improvements on the City's property, advising them of the situation and requesting their immediate relocation.

ISSUE #2 - The language of the contract for the water main relocation by Missouri American Water Company.

Problem - The Missouri American Water Company, given the size of the main in its easement on the Community Park property, requires its crews to undertake all of the work necessary for the relocation of it. Accordingly, since no other company can complete this work, other contractors cannot bid on the price/work, the water company sets the cost, and its contract states additional charges may be added, if adverse construction conditions are met.

The Department would note the City Attorney made revisions to this contract to place a cap on the amount of the project costs to no more than ten (10) percent of the agreed upon estimate. A few additional other items were changed as well on the water company's standard contract. The water company agreed to all of the changes, except the cap on the cost, but it noted in its response that it cannot make a profit on this work and therefore has no incentive other than to complete it as cost-effectively as possible.

Solution - Accept the water company's contract, with the City's changes, excepting the cap on the overall amount.

ISSUE #3 - The redesign of the trail along the proposed roadway.

Problem - The original design of the Phase Two Project for Community Park included a section of the roadway with a shared trail. After further discussions with the Project Engineer and walking the route again, the Department believes the design of this shared section of roadway/trail should be revised and the two (2) components separated. The general contractor does not believe this change will lead to a major increase in the cost of the project, but the additional design and engineering costs will be five thousand dollars ($5,000.00), which can be accommodated within the project's current budget. The general contractor noted the reduced extent of roadway construction, which was wider than necessary to accommodate the shared use by pedestrians/bicyclists, will somewhat offset the additional section of separate trail (a portion of the trail had already been offset from the roadway, as part of the original design).

The change is for safety, given that shared use is not the safest approach for all users. The grade of the roadway also causes concerns about speeds, with pedestrians and bicyclists being on the shared roadway. Therefore, the Department believes the two (2) components needed to be separated for safety purposes.

Solution - Authorize the change to the existing contract to include the additional charge ($5,000.00).

As noted, these issues will be resolved, but adds time to the project's completion. Fortunately, the necessary tree clearing was accomplished before the April 1st deadline, so as, once these issues are addressed, the project can proceed unabated.

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

May 11, 2016

Name of Representative
Utility Company Name
Address
St. Louis, Missouri Zip Code

Re: Extension of Pond-Grover Loop Road into City of Wildwood's Community Park

Dear Name:

The City of Wildwood has begun a roadway project in its new community park and discovered very recently that your company has utility facilities in its right-of-way area, where the extension is planned. Understanding the ramifications of such in terms of relocations and their costs, the Department has included the original plat for the Lafayette Trail Subdivision, where the initial eleven feet of right-of-way was granted for roadway purposes, as well as the ALTA survey the City completed when it purchased the 66 acre site to the west, along with the title report for your review. If, after your review, you concur the utilities are not in a dedicated easement, but rather the City's right-of-way, the Department would like to begin the relocation process as quickly as possible, so the project can proceed.

Again, if after reviewing these materials you want to contest this assessment, the Department will be glad to arrange a meeting with the Wildwood City Attorney and staff to work through this matter. More importantly, to the City, is finding an agreeable place for the utilities on City property and having the relocation work completed in a timely manner. Your cooperation in meeting, and completing the requested work, would be very much appreciated in this regard. The relocation of these utilities from City owned property can be coordinated with the City's engineering firm for this roadway project, which is Oates Associates - Tom Cissell and Tyler Hoffmann.

If you should need additional information, have questions or comments, or would like to meet on this matter, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this information and associated exhibits and your response in this regard.

DRAFT

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
The Honorable City Council of the City of Wildwood, Missouri
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Terri L. Gaston, Senior Planner

DRAFT

From: **Tom Cissell** Tom.Cissell@oatesassociates.com
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting
Date: April 20, 2016 at 3:13 PM
To: Joe Vujnich JVujnich@cityofwildwood.com

Thanks Joe,

Assuming there are easements, American Water has a $140,000 relocate that was already planned for. ATT estimates $5,000-$10,000 to relocate. Ameren gas has a +/-$5,000 relocate, and Ameren electric has a $5,100 relocate. Does the City want to proceed with these relocates? We've also discussed redesigning the road in the past, but the problem with that is that the road entrance would get steeper into the park to get over the utilities. Thinking out-loud, it would probably be good for the main entrance into the park to be as flat as possible.

Please call me to discuss or reply to this email and we'll proceed with the utility companies accordingly.

Tom

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Tuesday, April 19, 2016 5:38 PM
To: Tom Cissell
Subject: Re: Wildwood Community Park - Phase 2 Utility Conflict Meeting
Importance: High

I have the ALTA Survey and it references the title exclusions.

I will forward to you tomorrow.

Joe

> On Apr 19, 2016, at 4:59 PM, Tom Cissell <Tom.Cissell@oatesassociates.com> wrote:
>
> Joe,
>
> I received this from Bob Bailey on Saturday. He claims Ameren electric is in an easement. To move this project forward, do you have any additional information to share? The Pond Grover Loop Road plans we were given during design did not show any easements or utilities other than the American Water pipe, so we have nothing to substantiate his claim.
>
> If they are in an easement, we could try to raise the road (as suggested in a previous email) or relocate/ bore the utility at a $5,100 cost as Bob suggests below. Any direction from the City at this point?
>
> Thanks,
> Tom
>
> ---
>
> **From:** Bailey, Bob L [mailto:RBailey@ameren.com]
> **Sent:** Saturday, April 16, 2016 7:15 AM
> **To:** Tyler Huffman

To: Tyler Huffman
Cc: Michael Gershenson (mgershenson@gershenson.com); Tom Cissell
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

Tyler:

We are on an existing easement so there will be charges from Ameren for our relocation work. We have 2 options. The first one as we discussed on site involves you having 1-3" conduit installed from our switchgear to the pole by following the road where you are not changing the grade. Our cost would be around $5100 and we would require a new easement or confirmation that we are covered at this new location. Obtaining the easement may delay the project. The second option would be for you to install a new 3" conduit for us following the current route from the switchgear to our pole. This would need to be installed 3' below final grade so I believe that would involve going about 11' deep at this time. We would not require new easements which is a plus but you would be boring in the new conduit close to our existing energized line so safety would be a concern. Our overhead line continues on to the west but it doesn't tie back into any other overhead so we don't have a good way to de-energize the primary cable that is currently in conflict with your work. Our cost would not be much different than $5100 since our work at both ends would be the same; the only savings would be a bit less primary cable being installed.

If you have any questions or concerns please let me know.

Thanks

Bob

From: Tyler Huffman [mailto:Tyler.Huffman@oatesassociates.com]
Sent: Tuesday, April 05, 2016 4:29 PM
To: Bailey, Bob
L; Brian.Langenbacher@thelacledegroup.com; Steve.Gerrein@chartercom.com; db3624@att.com
Cc: Michael Gershenson; Tom Cissell
Subject: Wildwood Community Park - Phase 2 Utility Conflict Meeting

EXTERNAL SENDER. Do not click on links or open attachments that are not expected and do not give out User IDs or passwords.

All,

I wanted to follow-up with an email regarding today's meeting. I would like a map of the respective utility in conflict and if you are in an easement, a cost estimate of the best solution to complete the relocation work. Any information to help on the matter such as approximate depths would be appreciated.

Thanks to all the representatives for attending on short notice,

TYLER C. HUFFMAN
OATES ASSOCIATES
tel 618.345.2200, *ext* 119

Email | Office Locations | LinkedIn

COLLINSVILLE | ST. LOUIS | BELLEVILLE | ST. CHARLES

From: **Tom Cissell** Tom.Cissell@oatesassociates.com
Subject: FW: Wildwood Community Park - Phase 2 Utility Conflict Meeting
Date: April 25, 2016 at 1:51 PM
To: Joe Vujnich JVujnich@cityofwildwood.com

FYI from Bob.
Tom

From: Bailey, Bob L [mailto:RBailey@ameren.com]
Sent: Monday, April 25, 2016 1:51 PM
To: Tom Cissell
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

Tom:

Our real estate rep has not researched it yet but will soon. We did relocate our lines about 2 years ago and that is when we would have obtained new easements so it would be post 2009. We asked for new easements at the tie of the job so I'll let you know what our rep finds.

Thanks

Bob

From: Tom Cissell [mailto:Tom.Cissell@oatesassociates.com]
Sent: Monday, April 25, 2016 1:06 PM
To: Bailey, Bob L
Cc: Michael Gershenson (mgershenson@gershenson.com); Joe Vujnich; Tyler Huffman
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting
Importance: High

EXTERNAL SENDER. Do not click on links or open attachments that are not expected and do not give out User IDs or passwords.

Bob,

The City has reviewed the 2009 Alta Survey for the Community Park, and it finds no reference to an easement for gas or electric. So unless the easement was granted post 2009, it does not exist from the City's perspective. Have you had any luck finding the easement on your end?

Tom

From: Bailey, Bob L [mailto:RBailey@ameren.com]
Sent: Wednesday, April 20, 2016 1:16 PM
To: Tom Cissell
Cc: Michael Gershenson (mgershenson@gershenson.com)
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

Tom:

Tom:

I have sent a request to our real estate department asking for a copy of our easement. We just relocated that line less than 2 years ago so it should be readily available. I will contact you as soon as I have an answer.

Thanks

Bob

From: Tom Cissell [mailto:Tom.Cissell@oatesassociates.com]
Sent: Tuesday, April 19, 2016 5:02 PM
To: Bailey, Bob L; Tyler Huffman
Cc: Michael Gershenson (mgershenson@gershenson.com)
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

EXTERNAL SENDER. Do not click on links or open attachments that are not expected and do not give out User IDs or passwords.

Bob,

Do you have any documentation that show Ameren being on an easement? The City appreciates proof of the easement before deciding how to proceed.

Thanks,
Tom

From: Bailey, Bob L [mailto:RBailey@ameren.com]
Sent: Saturday, April 16, 2016 7:15 AM
To: Tyler Huffman
Cc: Michael Gershenson (mgershenson@gershenson.com); Tom Cissell
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

Tyler:

We are on an existing easement so there will be charges from Ameren for our relocation work. We have 2 options. The first one as we discussed on site involves you having 1-3" conduit installed from our switchgear to the pole by following the road where you are not changing the grade. Our cost would be around $5100 and we would require a new easement or confirmation that we are covered at this new location. Obtaining the easement may delay the project. The second option would be for you to install a new 3" conduit for us following the current route from the switchgear to our pole. This would need to be installed 3' below final grade so I believe that would involve going about 11' deep at this time. We would not require new easements which is a plus but you would be boring in the new conduit close to our existing energized line so safety would be a concern. Our overhead line continues on to the west but it doesn't tie back into any other overhead so we don't have a good way to de-energize the primary cable that is currently in conflict with your work. Our cost would not be much different than $5100 since our work at both ends would be the same; the only savings would be a bit less primary cable

since our work at both ends would be the same, the only savings would be a bit less primary cable being installed.

If you have any questions or concerns please let me know.

Thanks

Bob

From: Tyler Huffman [mailto:Tyler.Huffman@oatesassociates.com]
Sent: Tuesday, April 05, 2016 4:29 PM
To: Bailey, Bob L; Brian.Langenbacher@thelacledegroup.com; Steve.Gerrein@chartercom.com; db3624@att.com
Cc: Michael Gershenson; Tom Cissell
Subject: Wildwood Community Park - Phase 2 Utility Conflict Meeting

EXTERNAL SENDER. Do not click on links or open attachments that are not expected and do not give out User IDs or passwords.

All,

I wanted to follow-up with an email regarding today's meeting. I would like a map of the respective utility in conflict and if you are in an easement, a cost estimate of the best solution to complete the relocation work. Any information to help on the matter such as approximate depths would be appreciated.

Thanks to all the representatives for attending on short notice,

TYLER C. HUFFMAN
OATES ASSOCIATES
tel 618.345.2200, *ext* 119

Email | Office Locations | LinkedIn

COLLINSVILLE | ST. LOUIS | BELLEVILLE | ST. CHARLES

Joe Vujnich

CITY OF WILDWOOD
MAR 18 2009
For park file
DEPT. OF PLANNING

From: Phillips, Catherine R. [cphillips@lewisrice.com]
Sent: Wednesday, March 18, 2009 12:08 PM
To: Joe Vujnich
Cc: Golterman, Robert J.
Subject: Title Commitment for Schneider Property
Attachments: Commitment Form 4308 2006.PDF; B-II EXCEPTION DOCS.pdf

Dear Joe:

Attached you will find the title insurance commitment prepared by Old Republic Title Company, together with the exception documents set forth in the title commitment. It is my understanding you are having a survey prepared for the property. You stated you will forward these documents to the surveyor. The surveyor will need the title commitment for the survey, especially for identifying the location of various easements.

Prior to receiving the survey with placement of the exception documents thereon, we cannot fully know if any of the enclosed exception documents are problematic for the City's purchase of the property. However, based on a review of the documents only, I call to your attention the following:

Legal Description: The legal description provided by the Sellers includes an old description (such as, measurements to a "stone"). We will want the surveyor to prepare a new legal description based on the surveyor's field work. The surveyor should also precisely identify the acreage, given the purchase price is based on acreage. There is also a discrepancy between the legal description in the Sale Contract and on the commitment, which we will discuss with the Title Company.

Graveyard: The legal description seems to except a graveyard from the property to be conveyed. The title company did not provide the deed that is referenced regarding the graveyard, so we are requesting a copy of such deed. However, one of the water easements that is enclosed is granted by Edith and Mildred Schneider (predecessor owners) to the Water Company over the graveyard. Obviously, we need to ascertain the graveyard is not part of the property being conveyed by the Sale Contract.

Mortgages: There do not appear to be any mortgages, deeds of trust, or other liens against the property. Taxes for 2008 are paid.

Easements: Most of the exception documents are utility easements, including electrical easements and water line easements. No structures may be constructed over the water lines, so the City will need to know the location of such easements.

There are 2 easement agreements which appear to cover the same property that need to be discussed. These easements are for an approximately 2.08 acre parcel and were granted by the Seller to Windsor Crest Homeowners Association and to McBride & Son Homes, Inc. The easement area is for the exclusive use of the grantees to build and maintain a retention basin and storm sewer area, identified in one of the agreements as a "lake." Such area appears to have been granted for drainage and retention of stormwater from the adjacent Windsor subdivision. Assuming such retention pond exists, the Homeowners Association and McBride (or its assigns) would be entitled to the full use of the 2+ acres for stormwater. As we briefly discussed, you are aware of this detention area and hope to enlarge it. We will prepare a document the Homeowners Association can sign to relinquish exclusive easement rights to

such area, to be effective if the closing occurs.

Abutters' Rights. In the Deed recorded in Book 6641 page 1064, abutter's rights of direct access to Highway 100 are relinquished, except there is reserved to the grantor (the Schneiders) and their heirs and assigns a right of direct access to Highway 100 over an entrance not to exceed 36' in width, with the centerline identified in such document. You will want the surveyor to indicate on the survey the location of such access area.

Please call with any comments or questions.

Regards,

Cathy Phillips

Catherine R. Phillips
Lewis, Rice & Fingersh, LC
500 N. Broadway, Suite 2000
St. Louis, MO 63102
Phone: (314) 444-7680
Fax: (314) 612-7680
cphillips@lewisrice.com
http://www.lewisrice.com

*This message, including attachments, is from the law firm of Lewis, Rice & Fingersh, L.C. This message contains information that may be confidential and protected by the attorney-client or attorney work product privileges. If you are not the intended recipient, promptly delete this message and notify the sender of the delivery error by return e-mail or call us at 314-444-7600. You may not forward, print, copy, distribute, or use the information in this message if you are not the intended recipient. ********** IRS Circular 230 Disclosure: To comply with U.S. Treasury Department regulations, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and may not be used, for the purpose of (i) avoiding penalties that the IRS might attempt to impose on a taxpayer, or (ii) promoting, marketing or recommending to another party any transaction, arrangement, or other matter. There is no limitation by this Firm on the disclosure of the tax treatment or tax structure of any transaction, arrangement, or matter discussed herein by the intended recipient of this communication.*

Closer: **Phone: 314-983-0300** **Fax: 314-983-0356**
Examiner: Steve Leasck **Phone: (314) 983-0300** **Fax: (314) 983-0356**

OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC.
620 North McKnight Road
St. Louis, MO 63132-4911
Phone: (314) 983-0300

File No.: **0902694** **Revised Date: March 17, 2009 3:24 pm**
County: St Louis

SCHEDULE A

1. Effective Date: March 2, 2009 at 8:00 A.M.

2. Policies to be Issued:

   (a) ALTA OWNER'S POLICY (06/17/06) Amount:
   Proposed Insured:

   (b) ALTA LOAN POLICY (06/17/06) Amount:
   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

   Mildred E. Schneider Revocable Living Trust dated January 17, 2001

5. The land referred to in this Commitment is situated in the County of St. Louis, State of Missouri, and described as follows:

   Parcel 1: A tract of land in the Southwest corner of the Southeast 1/4 of Section 35, Township 45 North, Range 3 East, containing 4 acres, more or less, and described as: Beginning at the Southwest corner of said Southeast 1/4; thence East along South line of said Section 35, 9.25 chains to a stone; thence North to a branch which runs west; thence down said branch to West line of said Southeast 1/4 and thence South to the point of beginning.

   Parcel 2: All that portion of the West 1/2 of the Northeast 1/2 of Section 2, Township 44 North, Range 3 East, lying North of Highway 100 as established by Cause # 338339 of the St. Louis County Circuit Court and deeded to the State of Missouri by Deed recorded in Book 6641 page 1064 of the St. Louis County Records, excepting therefrom a graveyard 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, reserved in deed recorded in Book 12 page
   116 of the St. Louis County Records.

SCHEDULE A CONTINUED

Address: 2153 Highway 109 Street

Locator Number: 23V 410 423

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

1. **All documents which are to be recorded in connection with this file in the Office of the Recorder of Deeds must comply with Sections 59.005, 59.310 and 59.313 RSMo. Any document which does not comply with the provisions of these Sections will be subject to an additional $25.00 recording fee to be charged by the Recorder of Deeds.**

2. **The Company must be informed, prior to closing, of any alterations, repairs or new construction in progress, recently completed or contemplated, at which time additional requirements may become necessary.**

3. **A valid state issued driver license is required for all transactions closed through Old Republic Title Company of St. Louis, Inc. If non-driver state ID is provided, then a second form of identification will be required. Contact your closer for additional acceptable forms of identification.**

4. **Pursuant to Section 381.058 RSMo., Purchaser/Lender and Seller have the right to be issued a closing protection letter at the cost of $25.00. A closing protection letter protects a buyer, lender or seller against losses because of the following acts of the title insurer's named issuing title agency or agent:**

   a. **Acts of theft of settlement funds or fraud with regard to settlement funds; and**

   b. **Failure to comply with written closing instructions by the proposed insured when agreed to by the title agency or title agent relating to title insurance coverage.**

5. We have not been advised as to the nature of the transaction, to be insured. Once this information is provided we will make such requirements and exception as we deem necessary under the circumstances.

NOTE: The Title Insurance Policy will be issued omitting from the Standard Exceptions No. 2 (a) (b) and (d) under Schedule B provided that this Company's Closing Affidavit, properly executed by the herein name (owner or owners) is furnished this Company and the facts as disclosed in said affidavit warrant such omission.

SCHEDULE B - SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS

2. (a) Rights or claim of parties in possession not shown by the public records.

   (b) Easements, or claims of easements, not shown by the public records.

   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.

   (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

3. General Taxes for the year 2009 and thereafter.

4. Any Special Taxes entered against said property subsequent to the date hereof.

5. Easement(s) to Union Electric Company recorded in Book 3144 page 43, Book 3319 page 399 and in Book 8438 Page 235.

6. Easement(s) to St. Louis County Water Company recorded in Book 8938 Page 2411, Book 8938 page 2414, Book 8938 page 2417, Book 9884 page 1694 and Book 12118 page 110.

7. Relinquishment of rights of direct access to Route 100 as set forth in instrument recorded in Book 6641 page 1064.

8. Easement(s) granted to the State of Missouri recorded in Book 6641 Page 1064.

9. An easement for the purposes here stated and incidental purposes, as disclosed by an instrument recorded in Book 15078, Page 513 For: sewers.

10. An easement for the purposes here stated and incidental purposes, as disclosed by an instrument recorded in Book 15078, Page 518 For: storm water drainage and retention.

11. Rights of parties thereto for ingress and egress, if any, over the subject property for the purpose of visitation.

SCHEDULE B - SECTION II CONTINUED

12. Any assessments for maintenance of sewer system.

    sml
    Assessment: $2,690.00 - 2008
    County Agricultural Rate: $7.2683 - 2008
    City of Wildwood: No Levy
    Real Estate Taxes for the year 2008 paid in the amount of $195.53.

IN WITNESS WHEREOF, We have hereto set our hands and seals at St. Louis Co. Mo. this 2nd day of June 1953.

Ralph B Rother
Ralph B. Rother

WITNESS: John L. Brown

Laura Alberta Rother
Laura Alberta Rother

Individual Signatures

JLB:rg
Est. #67185

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

BE IT REMEMBERED, that on this 18 day of June, 1953, before me personally appeared John L. Brown, to me known to be the person whose name is subscribed to the foregoing instrument as a witness thereto, who being by me first duly sworn upon his oath stated that he saw Ralph B. Rother & Laura Alberta Rother, his wife, the parties named in said instrument, subscribe their names thereto upon the day of the date thereof and heard the said parties acknowledge that they executed the same as their free act and deed, and that the persons whose names subscribed to such instrument as parties thereto, are the persons who executed the same, and that said John L. Brown subscribed the name to such instrument as a witness thereof at the time of the execution of said instrument and with the knowledge and consent of the parties executing the same.

Witness

My Commission expires Dec 7 1953

Adrian DeYong
Notary Public.

STATE OF MISSOURI
PUBLIC
ST. LOUIS COUNTY

Filed for Record Jul 7 1953 at 8:16 A.M Gerald J. Donworth Recorder

Form 190A-Rev. 9-49
U. of Mo.

EASEMENT

10565

KNOW ALL MEN BY THESE PRESENTS, that ALICE SCHNEIDER
EDITH SCHNEIDER
MILDRED SCHNEIDER
owner s of a tract of land hereinafter described, for and in consideration of the sum of One and no/100 - - - - - - - - - - - - Dollars ($ 1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant unto UNION ELECTRIC COMPANY OF MISSOURI, a Missouri corporation, its successors, assigns, licensees and tenants, the perpetual right and easement to construct, reconstruct, use, operate, maintain and patrol an electric or telephone line or lines, or both, consisting of poles, guys, anchors, wires, fixtures, and appurtenances thereto, including transformers, on, over, across, or under the following described land, to-wit:

A twenty (20) foot wide strip of land being a part of Section 35, Township 45 North, Range 3 East in St. Louis County, Missouri; acquired by deed, recorded in Book 2877, page 444 of the St. Louis County, Missouri Records. The center line of said twenty (20) foot wide strip of land being described as beginning at a point in the east line of property now or formerly owned by Alvin Haussels, acquired by deed and recorded as Parcel No. 1 in Book 2614, page 289 of the St. Louis County, Missouri Records, ten (10) feet north of the south line of the aforesaid Section 35; thence east and parallel to the south line of Section 35 to a point in the east line of the above described property, said point being ten (10) feet north of the south line of Section 35.

with the right of ingress and egress to and over the above described premises and the premises of Grantor s, their successors, heirs or assigns adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor s, their successors, heirs or assigns adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

IN WITNESS WHEREOF, We have hereto set our hands and seals at St. Louis County Mo. this 18 day of June 1953

WITNESS: Richard Donnelly

Alice Schneider
Alice Schneider
Edith Schneider
Edith Schneider
Mildred Schneider
Mildred Schneider

Individual Signatures

RD:jb
Est. #59520

BOOK 3144 PAGE 44

STATE OF MISSOURI,
County of St Louis } ss.

BE IT REMEMBERED, that on this 18 day of June, 1953 before me personally appeared Richard F. Donnelly, to me known to be the person whose name is subscribed to the foregoing instrument as a witness thereto, who being by me first duly sworn upon his oath stated that he saw Alice Schneider, Edith Schneider, and Mildred Schneider, the parties named in said instrument, subscribe their name s thereto upon the day of the date thereof and heard the said parties acknowledge that they executed the same as their free act and deed, and that the person s whose name s subscribed to such instrument as parties thereto are the person s who executed the same, and that said Richard F. Donnelly subscribed his name to such instrument as a witness thereof at the time of the execution of said instrument and with the knowledge and consent of the parties executing the same.

My Commission expires Dec 7 1953

Adrian De Yong
Notary Public.

Witness

NOTARY PUBLIC STATE OF ST. LOUIS COUNTY MO

Filed for Record Jul 7 1953 at 8:17 A.M. Gerald J. Donworth Recorder

Form 190A-Rev. 9-49
U. of Mo.

EASEMENT

10568

KNOW ALL MEN BY THESE PRESENTS, that OSCAR SCHNEIDER and MARIAN SCHNEIDER, his wife; ALICE SCHNEIDER EDITH SCHNEIDER MILDRED SCHNEIDER owner s of a tract of land hereinafter described, for and in consideration of the sum of One and no/100 - - - - - - - - - - Dollars ($ 1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant unto UNION ELECTRIC COMPANY OF MISSOURI, a Missouri corporation, its successors, assigns, licensees and tenants, the perpetual right and easement to construct, reconstruct, use, operate, maintain and patrol an electric or telephone line or lines, or both, consisting of poles, guys, anchors, wires, fixtures, and appurtenances thereto, including transformers, on, over, across, or under the following described land, to-wit:

A fifteen (15) foot wide strip of land being a part of Section 2, Township 44 North, Range 3 East in St. Louis County, Missouri; acquired by deed recorded in Book 1998, page 401 of the St. Louis County, Missouri Records. The center line of said fifteen (15) foot wide strip of land being described as beginning at a point in the east line of the above described property. Said east line also being the west line of property now or formerly owned by Charles J. Eschensier; acquired by deed recorded in Book 1501, page 151 of the St. Louis County, Missouri Records, seven and one-half (7½) feet south of the north line of the aforesaid Section 2; thence west and parallel to the north line of the aforesaid Section 2, a distance of six hundred seventy (670) feet more or less to a point being seven and one-half (7½) feet south of the north line of the aforesaid Section 2.

with the right of ingress and egress to and over the above described premises and the premises of Grantor s, their successors, heirs or assigns adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor s, their successors, heirs or assigns adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

IT IS FURTHER AGREED AND UNDERSTOOD THAT NO GUYWIRES AND ANCHORS WILL BE INSTALLED ON THE ABOVE DESCRIBED EASEMENT IN A SOUTH DIRECTION

IN WITNESS WHEREOF, WE have hereto set OUR hand s and seal s at ST LOUIS COUNTY MO this 18 day of JUNE 1953.

WITNESS:
Richard F. Donnelly

Oscar Schneider
Oscar Schneider
Alice Schneider
Alice Schneider

Edith Schneider
Edith Schneider
Mildred Schneider
Mildred Schneider

Individual Signatures

RD:rg
Est. #59520

Marian Schneider
Marian Schneider

with the right of ingress and egress to and over the above described premises and the premises of Grantor, HER successors, heirs or assigns adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor, HER successors, heirs or assigns adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

IN WITNESS WHEREOF, I have hereto set my hand and seal at Brentwood this 8th day of September 1954

Mrs Elsie M. Sagle
Elsie M. Sagle, (Widow of Carter T. Sagle)

WITNESS: Geraldine M. Fink
Sixth
Mo. 1958

Individual Signatures

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

On the 8th day of September, 1954, before me personally appeared Elsie M. Sagle to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and the said Elsie M Sagle further declared herself to be single and unmarried, and a widow

My Commission expires Feb 10, 1956

Geraldine M. Fink
Notary Public.

Filed for Record Sep 29 1954 at 8:30 A. M. Gerald J. Donworth Recorder

Form 190A-Rev. 9-49
U. of Mo.

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that OSCAR SCHNEIDER and MARIAN SCHNEIDER, his wife, ALICE SCHNEIDER, EDITH SCHNEIDER, MILDRED SCHNEIDER owner s of a tract of land hereinafter described, for and in consideration of the sum of One and no/100 - - - - - - - - - - - Dollars ($ 1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant unto UNION ELECTRIC COMPANY OF MISSOURI, a Missouri corporation, its successors, assigns, licensees and tenants, the perpetual right and easement to construct, reconstruct, use, operate, maintain and patrol an electric or telephone line or lines, or both, consisting of poles, guys, anchors, wires, fixtures, and appurtenances thereto, including transformers, on, over, across, or under the following described land, to-wit:

The east fifteen (15) feet of a tract of land being a proposed private road in that part of the southeast one-fourth (¼) of Section 35, Township 45 North, Range 3 East in St. Louis County, Missouri; acquired by deed recorded in Book 1998, page 401 of the St. Louis County, Missouri Records.

with the right of ingress and egress to and over the above described premises and the premises of Grantor s, HEIR successors, heirs or assigns adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor s, HEIR successors, heirs or assigns adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

IN WITNESS WHEREOF, We have hereto set our hand s and seal at County of St Louis this 24th day of August 1954

WITNESS: H. V. Schneiding
Mildred Schneider
Mildred Schneider

Oscar Schneider
Oscar Schneider
Marian Schneider
Marian Schneider
Alice Schneider
Alice Schneider
Edith Schneider
Edith Schneider

Individual Signatures

MS:rd
Est. #83890

has

28225

Operation 40-42

EASEMENT

KNOW ALL MEN BY THESE PRESENTS,

that ALICE SCHNEIDER, EDITH SCHNEIDER and MILDRED SCHNEIDER, their heirs, successors and assigns hereinafter referred to as Grantor, whether one or more and whether an individual, individuals, or a corporation, for and in consideration of the sum of One hundred fifty and No/100ths Dollars ($150.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant unto UNION ELECTRIC COMPANY, a Missouri corporation, its successors, assigns, licensees, agents, lessees, contractors, sub-contractors and tenants (hereinafter referred to as "Grantee"), the perpetual right and easement to construct, reconstruct, use, operate, maintain, add to the number of and patrol an electric or telephone and communication line or lines, or both, consisting of poles, guys, anchors, wires, cables, fixtures, and appurtenances thereto, including transformers, on, over, across, or under the following described land, to-wit:

A ten (10) foot wide strip of land being part of a tract of land in Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri; as described by deed recorded in Book 4795, Page 432 of the St. Louis County, Missouri, Records. The centerline of said ten (10) foot wide strip of land is further described as beginning at a point in the west line of Pond Road, (40' w), two hundred nine (209) feet south of the south right of way line of Route 100, (350' w); thence west ten (10) feet to a point.

Also, a five (5) foot wide strip of land being part of a tract of land in Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri, as described by deed recorded in Book 6435, Page 2006 of the St. Louis County, Missouri, Records. The south line of said five (5) foot wide strip of land is further described as being at a point in the east line of Pond Road, (40' w), twenty-six (26) feet north of the north line of the property conveyed to Thomas E. Scott and wife by deed recorded as Daily No. 53 dated September 24, 1965 of the St. Louis County, Missouri, Records; thence east five (5) feet to a point.

Also, a five (5) foot wide strip of land being part of a tract of land in Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri; as described by Parcel No. 2 of the deed recorded in Book 2607, Page 82 of the St. Louis County, Missouri, Records. The centerline of said five (5) foot wide strip of land is further described as beginning at a point in the westerly line of Pond Road, (40' w), four hundred fifty-eight (458) feet south of the north line of the above described property; thence west and parallel to said north line twenty (20) feet to a point.

with the right of ingress and egress to and over the above described premises and the premises of Grantor adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and the right to license, permit or otherwise agree to the use or occupancy of said line or lines by any other person, association or corporation for electric, telephone and communication purposes; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

Description: St Louis,MO Document-Book.Page 8438.235 Page: 1 of 3
Order: 0902694 Comment:

Grantor, for itself, its heirs, successors and assigns, does hereby warrant and covenant unto Grantee (1) that it is the owner of the above described land and has full right and authority validly to grant this easement, (2) that Grantee may quietly enjoy the premises for the purposes herein stated, and (3) that it will not create or permit any obstruction of any kind or character that will interfere with the successful operation and maintenance of said line or lines for any of the purposes aforesaid.

IN WITNESS WHEREOF, WE have hereto set our hands and seal at St Louis County this 6th day of October, 1988.

Alice Schneider
ALICE SCHNEIDER

Edith Schneider
EDITH SCHNEIDER

Mildred Schneider
MILDRED SCHNEIDER

STATE OF MISSOURI,)
) ss.
County of St Louis)

On this 6th day of October, 1988, before me personally appeared Alice Schneider, Edith Schneider, and Mildred Schneider 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 and the deed of Alice Schneider, Edith Schneider and Mildred Schneider. Further declared that they are to be single and unmarried.

LAWRENCE E. WOOTEN
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES-SEPTEMBER 16, 1992
COMMISSIONED IN THE COUNTY OF ST. LOUIS

Notary Public

LEW/dr

Est. 26014

Description: St Louis,MO Document-Book.Page 8438.235 Page: 2 of 3
Order: 0902694 Comment:

DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

B. J. McMahon, Jr.
Director of Revenue

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION COVER

_____ NOTATION
_____ N.P.
_____ N.P.C.
_____ N. NOT CANCELLED

RECORDING FEES

DOCUMENT $ 300
STATE USER $ 300
POSTAGE & HANDLING $ _____
TOTAL $ 1100

DOCUMENT NO. 7

STATE OF MISSOURI SS
COUNTY OF ST. LOUIS
FILED FOR RECORD
89 JAN -5 AM 9:07
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds,
St. Louis County, Missouri

By _____
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

BOOK 8438 PAGE 237

END OF DOCUMENT

RECORDER OF DEEDS
ST. LOUIS COUNTY, MO
FILED

000007 JAN-5 89

Destination Code

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Alice Schneider, Edith Schneider, and Mildred Schneider, as Joint Tenants, and to the survivor of them and not as Tenants in Common, of the County of St Louis, and State of Missouri, owners of a tract of land being described as a graveyard, 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East in St Louis County, Missouri, as described in deeds recorded in Book 12 Page 116 and Book 4795 Page 432 of the St. Louis County Records.

For and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 N. New Ballas Road, St. Louis, MO 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations do by these presents Quit Claim unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace and forever maintain its water pipes, hydrants, valves and appurtenant facilities in an easement on and across the above-described tract of land being described as a graveyard, 30 feet square, in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East in St Louis County, Missouri, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property belonging to the undersigned, for all proper purposes connected with the installation, use, maintenance and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers.

The undersigned agrees not to obstruct or interfere with the maintenance of such pipe line, and any connections to the pipeline, by erecting or causing or allowing to be erected, any building or structure on said easement.

235

Said easement is accepted by the Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property, it shall restore the same as nearly as practicable to its former condition.

IN WITNESS WHEREOF, this instrument has been executed on this 24th day of FEBRUARY, 1991.

Alice Schneider
Alice Schneider

Edith Schneider
Edith Schneider

Mildred Schneider
Mildred Schneider

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

On this 24th day of FEBRUARY, 1991, before me personally appeared Alice Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BARBLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

BOOK 8938 PAGE 2411

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

On this 22nd day of February, 1991, before me personally appeared Edith Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

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

On this 22nd day of February, 1991, before me personally appeared Mildred Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

BOOK 8938 PAGE 2412

DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

B.J. McMahon, Jr.
Director of Revenue

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

DOCUMENT NO (SHOWN ON THE 1st PAGE OF INSTRUMENT, AND ALSO AT THE FOOT OF THIS PAGE.

STATE OF MISSOURI
COUNTY OF ST. LOUIS
FILED FOR RECORD
1991 MAR -1 AM 10: 51
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

By [signature]
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

BOOK 8938 PAGE 2413

POSTAGE $_____

____ N. P.
____ N. P. C.
____ N. N. C.
____ N. N. I.

END OF DOCUMENT
Do Not Remove This Page

RECORDING FEES

DOCUMENT $ 11.00
STATE USER $ 4.00
FAHF FUND $ 3.00

RECORDER OF DEEDS
ST. LOUIS
000235

P Destination Code

Notation

TOTAL $ 18.00

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Alice Schneider, Edith Schneider, and Mildred Schneider, as Joint Tenants, and to the survivor of them and not as Tenants in Common, of the County of St Louis, and State of Missouri, owners of the following described tracts of land:

All that part of the following described property lying North of State Highway Route 100, bounded on the West by Lynda Jane Lane, containing 29.30 acres, more or less: Southeast 1/4 of the Northeast 1/4 and all that portion of the Northeast 1/4 of the Southeast 1/4 lying North of Manchester Road, all in Section 3, Township 44 North, Range 3 East in St. Louis County, Missouri.

All that part of the following described property lying North of State Highway Route 100, containing 20.80 acres, more or less: A tract of land in the Southwest corner of the Southeast 1/4 of Section 35, Township 45 North, Range 3 East, containing 6 acres, more or less and Also the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East, containing 75.87 Acres, more or less, EXCEPTING THEREFROM a graveyard, 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of said Section 2, reserved in deed recorded in Book 12, Page 116 of the St. Louis County Records.

Having acquired title to the above described tracts of land by deed recorded in Book 4795 Page 432 of the St. Louis County Records: for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 N. New Ballas Road, St. Louis, MO 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations does by these presents grant, sell, convey and confirm unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace and forever maintain its water pipes, hydrants, valves and appurtenances in a twenty feet (20') wide easement on and across the above described tracts of land. Said easement twenty feet (20') wide being the first twenty feet (20') of the above described tracts of land immediately north of and adjacent to the North right-of-way line of Missouri State Route 100 as established by deed recorded in Book 6641 Page 1064 of the St Louis County Records, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

236

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property belonging to the undersigned, for all proper purposes connected with the installation, use, maintenance and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers.

The undersigned agrees not to obstruct or interfere with the maintenance of such pipe line, and any connections to the pipeline, by erecting or causing or allowing to be erected, any building or structure on said easement.

The undersigned warrants and will defend the title to said easement during its existence with the Water Company for its use and benefit against all parties whomsoever.

Said easement is accepted by the Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property, it shall restore the same as nearly as practicable to its former condition.

IN WITNESS WHEREOF, this instrument has been executed on this 22nd day of February, 1991.

Alice Schneider

Edith Schneider

Mildred Schneider

8938 2414

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

On this 22nd day of February, 1991, before me personally appeared Alice Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

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

On this 22nd day of February, 1991, before me personally appeared Edith Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

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

On this 22nd day of February, 1991, before me personally appeared Mildred Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

Description: St Louis,MO Document-Book.Page 8938.2414 Page: 2 of 3
Order: 0902694 Comment:

DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

B.J. McMahon, Jr.
Director of Revenue

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

DOCUMENT NO. (SHOWN ON THE 1st PAGE OF INSTRUMENT, AND ALSO AT THE FOOT OF THIS PAGE.

STATE OF MISSOURI
COUNTY OF ST. LOUIS
FILED FOR RECORD
1991 MAR -1 AM 10: 52
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

By G. Schoenbeck
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

BOOK 8938 PAGE 2416

POSTAGE $

N. P.
N. P. C.
N. N. C.
N. N. I.

END OF DOCUMENT
Do Not Remove This Page

RECORDING FEES

DOCUMENT $ 11.00
STATE USER $ 4.00
FAHF FUND $ 3.00

RECORDER OF DEEDS
ST. LOUIS COUNTY
FILED
000236 MAR -1 91

P Destination Code

Notation

TOTAL $ 18.00

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Marie R. Burkhardt and Raymond Burkhardt, Jr, her husband, of the County of St Louis, and State of Missouri, owners of a tract of land being described as a graveyard, 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East in St Louis County, Missouri, as described in deeds recorded in Book 12 Page 116 and Book 4795 Page 432 of the St. Louis County Records.

For and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 N. New Ballas Road, St. Louis, MO 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations do by these presents Quit Claim unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace and forever maintain its water pipes, hydrants, valves and appurtenant facilities in an easement on and across the above-described tract of land being described as a graveyard, 30 feet square, in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East in St Louis County, Missouri, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property belonging to the undersigned, for all proper purposes connected with the installation, use, maintenance and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers.

The undersigned agrees not to obstruct or interfere with the maintenance of such pipe line, and any connections to the pipeline, by erecting or causing or allowing to be erected, any building or structure on said easement.

237

Said easement is accepted by the Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property, it shall restore the same as nearly as practicable to its former condition.

IN WITNESS WHEREOF, this instrument has been executed on this 25th day of Feb, 1991.

Marie R. Burkhardt
Marie R. Burkhardt

Raymond Burkhardt, Jr.
Raymond Burkhardt, Jr.

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

On this 25th day of Feb, 1991, before me personally appeared Marie R. Burkhardt and Raymond Burkhardt, Jr, her husband, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 5/5/1994

Guy W. Fick
Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES
ST. LOUIS COUNTY

Book 8938 Page 2417

DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

B.J. McMahon, Jr.
Director of Revenue

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

DOCUMENT NO (SHOWN ON THE 1st PAGE OF INSTRUMENT, AND ALSO AT THE FOOT OF THIS PAGE.

STATE OF MISSOURI
COUNTY OF ST. LOUIS
FILED FOR RECORD

1991 MAR -1 AM 10: 52

RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

By J. Schoenbeck
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

BOOK 8938 PAGE 2418

____ N. P.
____ N. P. C.
____ N. N. C.
____ N. N. I.

END OF DOCUMENT
Do Not Remove This Page

POSTAGE $_____

RECORDING FEES

DOCUMENT $ 8.00
STATE USER $ 4.00
FAHF FUND $ 3.00

RECORDER OF DEEDS
ST. LOUIS COUNTY
FILE

000237

P Destination Code

Notation

TOTAL $ 15.00

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Alice Schneider, Edith Schneider, and Hildred Schneider, as Joint Tenants, and to the survivor of them and not as Tenants in Common, of the County of St Louis, and State of Missouri, owners of a tract of land being the west 1/2 of the Northeast 1/4 of Section 2 Township 44 North Range 3 East, lying North of Missouri State Highway Route 100, EXCEPTING THEREFROM a graveyard 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of said Section 2 reserved in deed recorded in Book 12 Page 116 of the St Louis County Records for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 N. New Ballas Road, St. Louis, MO 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations do by these presents grant, sell, convey, and confirm, unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace and forever maintain its water pipes, hydrants, valves and appurtenant facilities in an easement on the strip or strips of ground described as shown hachured on the attached "Easement Plat," marked Exhibit A, which is initialed by the undersigned and made a part hereof, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

243

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property for all proper purposes connected with the installation, use, maintenance and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers.

The undersigned agree not to obstruct or interfere with the normal use or maintenance of such pipe line or lines, and any connections to the pipe line. The undersigned also agrees not to erect or cause to be erected any building or structure on said easement.

The undersigned warrant and will defend the title to said easement during its existence with the St. Louis County Water Company for its use and benefit against all parties whomsoever.

This easement is accepted by the St. Louis County Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property the St. Louis County Water Company shall restore the ground as nearly as practicable to its former condition.

IN WITNESS WHEREOF, this instrument has been executed on this 17th day of September, 1993.

Alice Schneider

Edith Schneider

Hildred Schneider

Social Security Number

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

On this 17th day of September, 1993, before me personally appeared Alice Schneider, Edith Schneider, and Hildred Schneider, as Joint Tenants, to me known to be the persons described in, and who executed the foregoing instrument and that they severally acknowledged that they executed the same as their free act and deed and they further declared themselves to be single and unmarried.

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

My commission expires 2-17-95

Notary Public

GLENN L. COPELAND
NOTARY PUBLIC STATE OF MISSOURI
ST LOUIS COUNTY
MY COMMISSION EXP FEB. 17,1995

BK09884PG1694

Description: St Louis,MO Document-Book.Page 9884.1694 Page: 1 of 3
Order: 0902694 Comment:

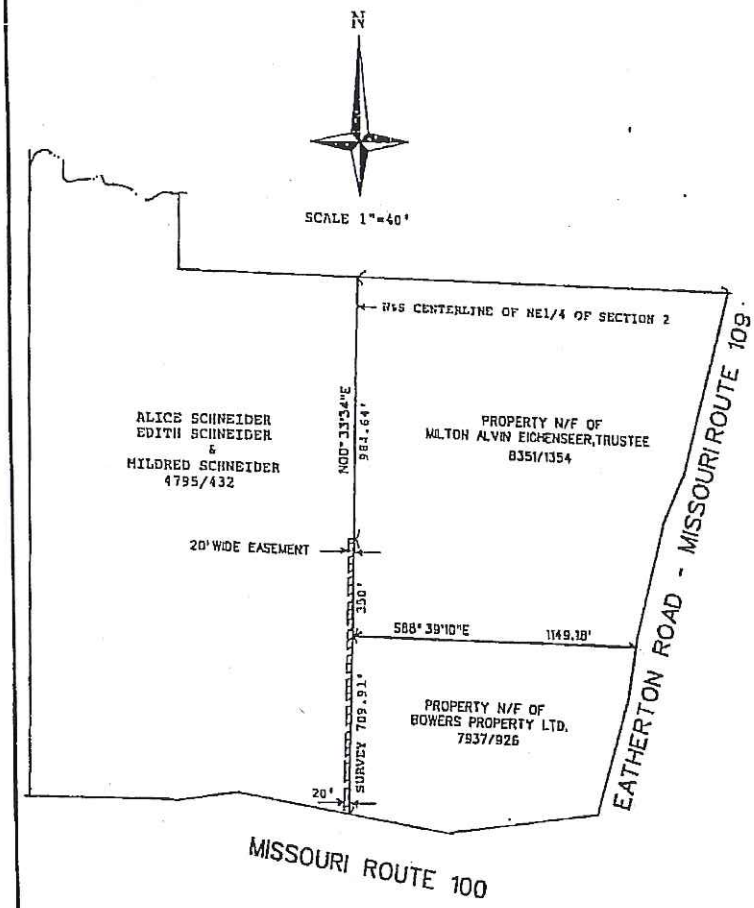


EXHIBIT "A" INITIAL_____

EASEMENT PLAT

A TRACT OF LAND BEING THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, T.44N.,R.3E.

ST. LOUIS COUNTY , MISSOURI

Description: St Louis,MO Document-Book.Page 9884.1694 Page: 2 of 3
Order: 0902694 Comment:

DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

Michael D. McIver
Director of Revenue

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

DOCUMENT NO (SHOWN ON THE 1st PAGE OF INSTRUMENT, AND ALSO AT THE FOOT OF THIS PAGE.

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

By E B White
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

N09884PG1696

END OF DOCUMENT
Do Not Remove This Page

____ N. P.
____ N. P. C.
____ N. N. C.
____ N. N. I.

POSTAGE $____

RECORDING FEES

DOCUMENT $ 11
STATE USER $ 4.00
FAHF FUND $ 3.00

RECORDER OF DEEDS ST. LOUIS COUNTY, MO.

P Destination Code

000243 SEP 20 05

Notation

TOTAL 3 $ 18

Description: St Louis,MO Document-Book.Page 9884.1694 Page: 3 of 3
Order: 0902694 Comment:

3P12118/0110

1999051800256

DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL
CLAYTON, MO 63105

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
ESMT	SCHNEIDER ALICE ETAL	ST LOUIS COUNTY WATER CO	

PROPERTY DESCRIPTION: SUR SEC T45 R3

Lien Number	Notation	Document Number	Locator
		256	

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

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 3 pages, (this page inclusive), was filed for record in my office on the 18 day of May 1999 at 08:55 AM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

Recorder of Deeds
St. Louis County, Missouri

Deputy Recorder

RECORDING FEE $21.00

(Paid at the time of Recording)

____ N.P.
____ N.P.C
____ N.N.C.
____ N.N.I.

Mail to:

Destination code:	P	Do Not Remove This Page

B-12118 P-0110/0112

2

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Alice Schneider, Edith Schneider, and Mildred Schneider, as Joint Tenants, and to the survivor of them and not as Tenants in Common, of the County of St. Louis, and State of Missouri, owners of a tract of land being in the West ½ of the Northeast ¼ of Section 2, Township 44 North, Range 3 East, lying north of Missouri State Highway 100, EXCEPTING THEREFROM a graveyard 30 feet square in the Southwest corner of the North ½ of the West ½ of the Northeast ¼ of said Section 2 reserved in deed recorded in Book 12 Page 116 of the St. Louis County Records, having acquired title to said tract of land by deed recorded in Book 4795 Page 432 of the St. Louis County Records: for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 North New Ballas, St. Louis, Missouri, 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations does by these presents grant, sell, convey, and confirm, unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace, and forever maintain its water pipes, hydrants, valves, and appurtenant facilities in an easement on the strip or strips of ground described as shown hatchured //// on the attached "Easement Plat," marked Exhibit A, which is initialed by the undersigned and made a part hereof, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property, for all proper purposes connected with the installation, use, maintenance, and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers. If the water pipe to which the service line connection of the undersigned is abandoned, the service line and connection will be relocated to another water pipe as directed by St. Louis County Water Company.

The undersigned agrees not to obstruct or interfere with the normal use or maintenance of such pipeline or lines and any proper connections to the pipeline. The undersigned also agrees not to erect or cause to be erected any building or structure on said easement, nor place fill in excess of five (5) feet on pipeline or remove overburden (cover) such that pipeline does not have three (3) feet of remaining cover.

The undersigned warrant and will defend the title to said easement during its existence with the St. Louis County Water Company for its use and benefit against all parties whomsoever.

This easement is accepted by St. Louis County Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property the St. Louis County Water Company shall restore the ground as nearly as practicable to its former condition.

IT WITNESS WHEREOF, this instrument has been executed on this 14th day of May, 1999.

Alice Schneider 486-38-8924
Alice Schneider

Edith Schneider
Edith Schneider

Mildred Schneider 486-38-9120
Mildred Schneider

486-38-9121
Social Security Number

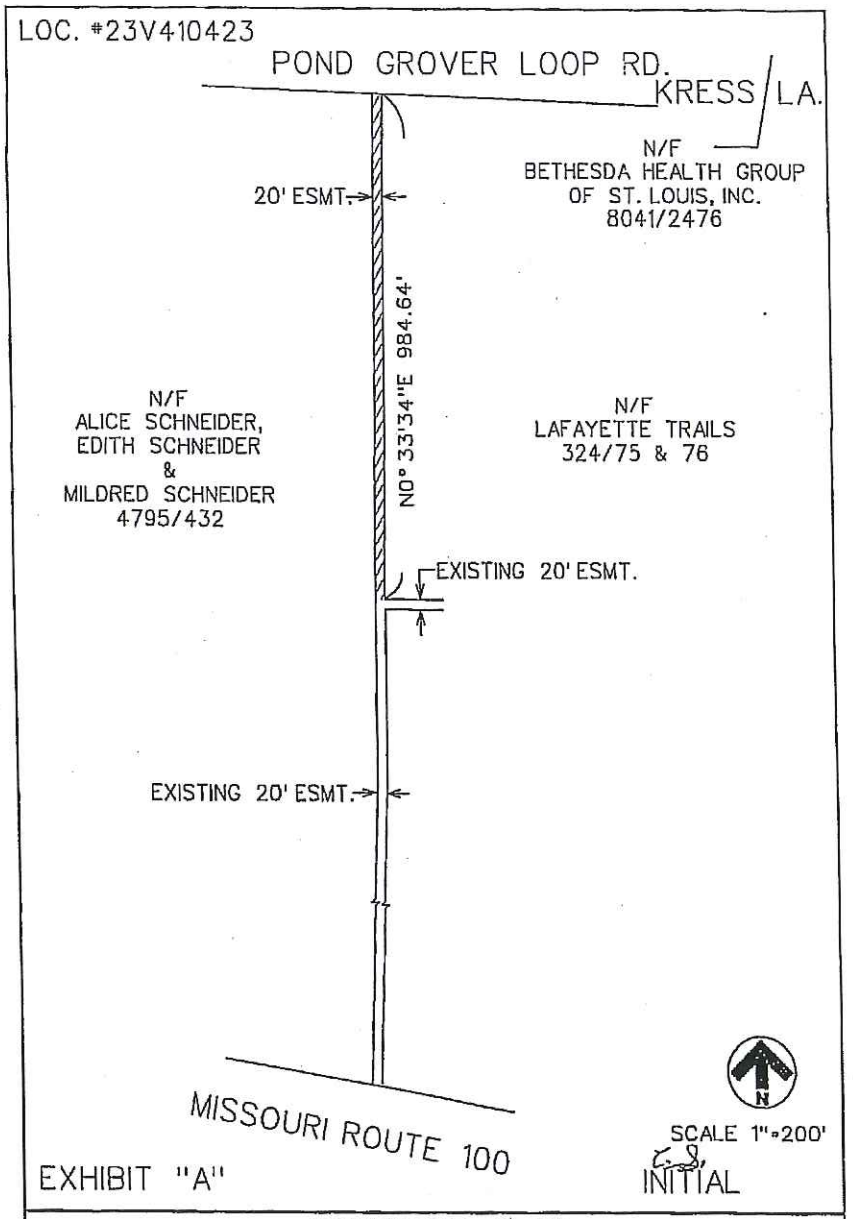
STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 14th day of May, 1999, before me personally appeared Alice Schneider, Edith Schneider, and Mildred Schneider, as Joint Tenants,to me known to be the persons described in, and who executed the foregoing instrument and that they severally acknowledged that they executed the same as their free act and deed and they further declared themselves to be single and unmarried.

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

My commission expires 2-19-2003

Glenn L. Copeland
Notary Public
Glenn L. Copeland



EASEMENT PLAT

ADJUSTED PARCEL A OF THE BOUNDARY ADJUSTMENT OF TWO PARCELS IN SECTION 25 AND 26 TOWNSHIP 45 NORTH, RANGE 3 EAST ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 343 PAGE 25 AND 26 OF THE ST. LOUIS COUNTY RECORDS IN ST. LOUIS COUNTY, MISSOURI

State: Missouri
County: St Louis
Doc Type: Document-Book.Page
Description: 6641.1064
Status: Not Online

This document is not available online.

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1-800-708-8463

BP15078/0513

200307160155 1

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
ESMT	SCHNEIDER DAVID G TR ETAL		WINDSOR CREST HOMEOWNERS ASSOC

PROPERTY DESCRIPTION: SEC 2 T 44 R 3

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certication Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES** of the **GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs.** Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number
1,551

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages, (this page inclusive), was filed for record in my office on the 16 day of July 2003 at 01:42 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

Jo Ann Reber
Deputy Recorder

Janice M. Hammonds
Recorder of Deeds
St. Louis County, Missouri

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

RECORDING FEE $32.00
(Paid at the time of Recording

____ N.P
____ N.P.C
____ N.N.C.
____ N.N.I.

Mail to:

B-15078 P-0513/0517

Destination code: 21 P

(A)

DOCUMENT TYPE	EASEMENT
DATE OF DOCUMENT	July 14, 2003
OWNER	Mildred E. Schneider Revocable Living Trust
PROPERTY ADDRESS	2153 Highway 109 Glencoe, Missouri 63038
COUNTY LOCATOR #	23V410423
CITY OF ST. LOUIS PARCEL #	N/A
CITY/MUNICIPALITY	Wildwood
LEGAL DESCRIPTION	A tract of land being part of the SW 1/4 of the NE 1/4 of Section 2, Township 44 North, Range 3 East, Wildwood, Missouri

BP1507 8/0515

RETENTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That DAVID SCHNEIDER, JERRY MANGOLD MARLENE MANGOLD, Trustees of the Mildred E. Schneider Revocable Living Trust, for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to them in hand paid by the Windsor Crest Homeowners Association, the receipt of which is hereby acknowledged, do hereby give, grant, extend and convey to the Windsor Crest Homeowners Association a retention easement for the exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A" and made a part hereof, to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance or repair of the aforementioned sewer or sewers, including stormwater improvements, and may assign its rights in this easement to the State, County, City or other political subdivisions of the State.

IN WITNESS WHEREOF, the above named grantors have signed these presents this 14th day of JULY, 2003.

David G Schneider
DAVID G SCHNEIDER, CO-TRUSTEE

Marlene B. Mangold
MARLENE B. MANGOLD, co-trustee

Jerry L. Mangold
JERRY L. MANGOLD CO-TRUSTEE

Trustees of the Mildred E. Schneider Revocable Living Trust

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

On this 14th day of JULY, 2003, before me personally appeared DAVID SCHNEIDER, JERRY MANGOLD, MARLENE MANGOLD, to me known to be the people described in and who executed the foregoing instrument as Trustees of the Mildred E. Schneider Revocable Living Trust and acknowledged that they have executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.

My Commission Expires:_____

T. J. Broemmelsick
Notary Public

TERRY J. BROEMMELSICK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Sept. 7, 2003

BP15078/0516

WINDSORCREST
OFFSITE-RETENTION
P#25334

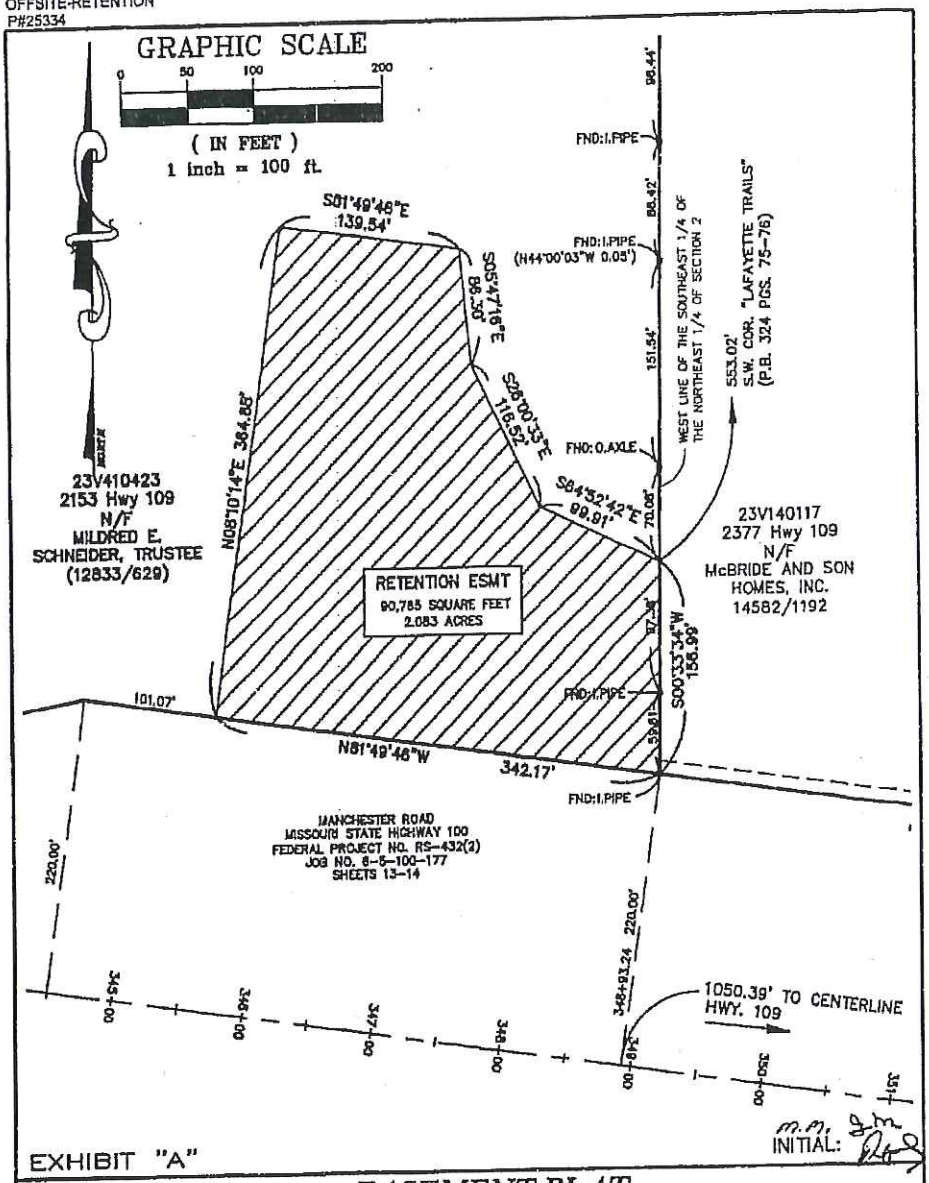

EXHIBIT "A"

INITIAL: M.M.

EASEMENT PLAT

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

G:\N\0005086 Wildwood Hwy 109\SCHNEIDER.dwg 05/14/2003 08:43:52 AM CDT

BP1507 8/0517

THE STERLING CO
ENGINEERS & SURVEYORS
5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.6944

Order Number: 00-05-098
Date: June 16, 2003
Page 1 of 1 By: DLG

PROPERTY DESCRIPTION

Project: MANCHESTER @ 109 (SCHNEIDER TRACT)
Description: OFFSITE RETENTION EASEMENT - REVISED 07-02-03 TJH

A TRACT OF LAND BEING PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AND THE NORTH OF HIGHWAY 100 AS ESTABLISHED BY CAUSE # 338339 OF THE ST. LOUIS COUNTY CIRCUIT COURT AND DEEDED TO THE STATE OF MISSOURI BY DEED RECORDED BOOK 6641 PAGE 1064 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MILDRED E. SCHNEIDER AS RECORDED IN DEED BOOK 12833 PAGE 629 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE NORTH LINE OF SAID HIGHWAY 100, NORTH 81°49'46" WEST A DISTANCE OF 342.17 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, NORTH 08°10'14" WEST A DISTANCE OF 364.88 FEET TO A POINT; THENCE SOUTH 81°49'46" EAST A DISTANCE OF 139.54 FEET TO A POINT; THENCE SOUTH 05°47'16" EAST A DISTANCE OF 86.30 FEET TO A POINT; THENCE SOUTH 26°00'33" EAST A DISTANCE OF 116.52 FEET TO A POINT; THENCE SOUTH 64°52'42" EAST A DISTANCE OF 99.91 FEET TO A POINT ON THE EAST LINE ON THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00°33'34" WEST A DISTANCE OF 156.99 FEET TO THE POINT OF BEGINNG AND CONTAINING 90,765 SQUARE FEET (2.083 ACRES) MORE OR LESS.

Created on 4/12/2001 9:30 AM G:\D\0005098 Wildwood Hwy 109\OFFSITE-DETENTION-LEGAL(REVISED 7-2-03).doc

BP15078/0518

200307160155 2

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
ESMT	SCHNEIDER MILDRED E REVO LIVING TRUST		MCBRIDE AND SON HOMES INC

PROPERTY DESCRIPTION: SEC 2 T 44 R 3 W/O/P

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certication Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT** governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number
1,552

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 13 pages, (this page inclusive), was filed for record in my office on the 16 day of July 2003 at 01:42 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

Joann Reber
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

Janice M. Hammonds
Recorder of Deeds
St. Louis County, Missouri

____ N.P
____ N.P.C
____ N.N.C.
____ N.N.I.

RECORDING FEE $56.00
(Paid at the time of Recording

Mail to:

B-15078 P-0518/0530

Destination code: 21 "P"

BP1507 8/0519

(12)
w-op

TITLE OF DOCUMENT	Storm Water Drainage and Retention Easement Agreement
DATE OF DOCUMENT	July 14, 2003
GRANTORS' NAME	Mildred E. Schneider Revocable Living Trust Dated 1/17/01 2448 Pond Road Wildwood, MO 63040
GRANTEES' NAME	McBride & Son Homes, Inc. #1 McBride & Son Center Drive Chesterfield, MO 63005
LEGAL DESCRIPTION	See Exhibit A of Easement Agreement

STORM WATER DRAINAGE AND RETENTION EASEMENT AGREEMENT

THIS STORM WATER DRAINAGE AND RETENTION EASEMENT AGREEMENT ("Agreement") is made and entered into effective as of the 14th day of July, 2003 by and between MILDRED E. SCHNEIDER REVOCABLE LIVING TRUST DATED 1/17/01 ("Schneider") and MCBRIDE & SON HOMES, INC., a Missouri corporation ("Developer").

RECITALS:

A. Schneider owns that certain real property located in the City of Wildwood, St. Louis County, Missouri (the "Schneider Parcel"), as more fully described on Exhibit A, attached hereto and made a part hereof by this reference. In addition, Schneider owns a parcel of real property containing approximately thirty-five (35) acres, located in the vicinity of the Schneider Parcel and generally identified as St. Louis County Tax Parcel Number 23V120094 ("35 Acre Parcel"). The 35 Acre Parcel is located upstream or upgradient from the Schneider Parcel.

B. Developer owns that certain real property located in the City of Wildwood, St. Louis County, Missouri ("Developer Parcel"), as more fully described on Exhibit B, attached hereto and made a part hereof by this reference, which Developer intends to develop as a single family residential community.

C. The Schneider Parcel and the Developer Parcel are contiguous and adjoining to one another. A site plan (the "Site Plan") showing a portion of both the Schneider Parcel and the Developer Parcel is attached hereto as Exhibit C and made a part hereof by this reference.

D. The Developer Parcel is located upstream or upgradient from the Schneider Parcel and a portion of the storm water which falls upon the Developer Parcel flows onto, over and through the Schneider Parcel as indicated on the Site Plan. Developer wishes to construct a storm water retention and drainage system upon the Schneider Parcel ("Retention Facilities") consisting of a pond or lake ("Lake"), intake facilities ("Intake") and spillways as shown in more detail on the Site Plan.

NOW THEREFORE, in consideration of the payment of One Hundred Thousand and 00/100 Dollars ($100,000.00), to be paid no later than January 15, 2004 to Schneider, the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Article 1. Easement grant

1.1 Easement. Schneider, its successors and assigns, hereby grants to Developer and the Homeowners Association, as defined herein, as a named and intended third party beneficiary, and the St. Louis Metropolitan Sewer District as a named and intended third party beneficiary (collectively, "Grantees") and to the successors and assigns of such Grantees, an exclusive, permanent easement over and upon that portion of the Schneider Parcel as may be reasonably required from time to time to: (i) construct, repair, reconstruct, replace, alter, modify, improve

Description: St Louis,MO Document-Book.Page 15078.518 Page: 3 of 13
Order: 0902694 Comment:

and maintain improvements related to stormwater systems and other utility systems on an area described or depicted on Exhibit C and reasonable working area adjacent thereto ("Easement Area"), including, without limitation, the Lake, the Intake and the Retention Facilities and any other improvements to or within the Easement Area (collectively, "Improvements"); and (ii) to use and enjoy the Easement Area and Improvements for the discharge, drainage, and retention of storm water and related purposes, which easement shall be appurtenant to the Developer Parcel. In the event Developer or the Homeowners Association shall make any alterations or improvements to the Easement Area and Improvements, the approval of Schneider shall not be required.

1.2 Mechanics Liens. Developer and its contractor and subcontractors shall save harmless Schneider from all loss, damage, liability, expense or claim, including attorneys' fees and other costs of defending against the foregoing and resulting from the assertion of any mechanic's liens to the extent arising out of the work performed by Developer on the Easement Area. Nothing herein shall prevent Developer from contesting any claim of mechanic's lien.

1.3 Compliance with Laws. Developer shall perform all construction in compliance with the building and related laws of the City of Wildwood, County of St. Louis, and State of Missouri and with all other applicable laws, ordinances, orders, rules, regulations and requirements of all federal, state, county and municipal governments and the appropriate departments, commissions and boards thereof or any other body now or hereafter performing similar functions including the Metropolitan St. Louis Sewer District.

Article 2. Developer's Additional Obligations

2.1 Homeowner's Association. Developer may incorporate a homeowners association or similar entity ("Homeowners Association") to carry out the operation of common areas, if any, on the Developer Parcel. Upon the establishment of the Homeowner's Association or any time thereafter, Developer may assign or partially assign any or all of its rights and obligations under this Agreement to the Homeowners Association and thereafter Developer shall have no further rights and obligations hereunder.

2.2 Regional Retention Basin. If Developer shall elect to construct a regional retention basin, other than the Lake ("Regional Retention Basin"), for the benefit of the Developer Parcel, the Schneider Parcel and another parcel or parcels of real property which may or may not be owned by Developer, which Regional Retention Basin shall be constructed in a location other than the Easement Area, Developer shall construct such Regional Retention Basin, in accordance with then-applicable engineering standards, with sufficient capacity to also accommodate storm water retention for the 35 Acre Parcel. Developer shall not be obligated to construct any spillways, outflows or other infrastructural improvements to direct the flow of such storm water from the 35 Acre Parcel to the Regional Retention Basin.

Article 3. Schneider Parcel Obligations

Schneider hereby covenants and agrees, for the benefit of the Developer Parcel, that, it shall not relocate, alter, modify or otherwise materially negatively modify performance of any part of the Improvements or Easement Area or use any portion of the Improvements or the

Description: St Louis,MO Document-Book.Page 15078.518 Page: 4 of 13
Order: 0902694 Comment:

Easement Area or otherwise take any action or allow to occur any condition which will prohibit. obstruct or otherwise decrease the speed or volume of intake flow of storm water from the Developer Parcel onto the Schneider Parcel.

Article 4. Miscellaneous

4.1 Covenants to Run With the Land; No Merger. The agreements, covenants and conditions herein contained shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of Schneider and Developer. The easements granted herein on the Schneider Parcel are appurtenant to and for the benefit of the Developer Parcel or any part thereof. If Developer shall become the owner of the Schneider Parcel or any part thereof which may include the Easement Area or Improvements, this Agreement shall not merge with the deed and shall continue on in full force and effect, unless terminated in writing by Developer, its successors or assigns thereafter.

4.2 Right to Assign. Any party may assign its rights in this Agreement. In the event either Schneider or Developer shall transfer or convey all of its interest in its respective parcel to an unrelated third party or parties, including, without limitation, the Homeowners Association, such party shall be entirely freed of any liability under any and all of its obligations and covenants contained herein arising out of any act, occurrence or omission relating to this Agreement occurring after the consummation of such transfer or conveyance and assignment. Notwithstanding anything herein to the contrary, Developer, its successors and assigns may, at any time, in its sole and absolute discretion, terminate or limit the rights of any named and intended third party beneficiary hereof by written notice to such party and Developer may, but shall not be required to, record a memorandum of such termination in the records of the St. Louis County Recorder's Office, which memorandum of termination shall not require the signature of Schneider or such third party beneficiary.

4.3 Authority. Schneider covenants that it is the owner of the Schneider Parcel and that it has full power and authority to execute this Agreement. Developer covenants that it is the owner of Developer Parcel and has full power and authority to execute this Agreement.

4.4 Priority of Agreement. The easement provided for herein shall be superior to any indenture, lease, mortgage or deed of trust covering any portion of the Schneider Parcel. Schneider hereby covenants, represents and warrants to Developer that it has caused all parties with any right or interest in the Schneider Parcel or any part thereof to subordinate their respective interests to and recognize as prior and paramount the easement created herein. Notwithstanding anything in the foregoing to the contrary, Schneider shall obtain a recognition and non-disturbance agreement from any party having a prior existing deed of trust or other security interest in the Schneider Parcel on behalf of Developer and the Homeowners Association in a form acceptable to Developer, in its reasonable discretion.

4.5 Choice of Law. This Agreement shall be construed and governed according to the laws of the State of Missouri.

4.6 Attorneys' Fees and Costs. In the event suit is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover all of its reasonable costs and

Description: St Louis,MO Document-Book.Page 15078.518 Page: 5 of 13
Order: 0902694 Comment:

expenses incurred in connection therewith, including but not limited to its court costs and reasonable attorneys' fees.

4.7 Entire Agreement. This Agreement constitutes the entire agreement of the parties and may not be modified except by express written amendment by the parties hereto, which amendment shall be recorded in the St. Louis County Recorder of Deeds Office.

4.8 Force Majeure. If the performance of either party's obligation under this Agreement is prevented because of governmental action, war, riot, civil dispute, fire, unforeseeably adverse weather conditions, unforeseeable shortages in supplies, materials or labor, strike or other labor unrest, or other act of God, such party's nonperformance during such period shall be excused and the time for its performance shall be extended.

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SIGNATURES BEGIN NEXT PAGE

Description: St Louis,MO Document-Book.Page 15078.518 Page: 6 of 13
Order: 0902694 Comment:

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

MILDRED E. SCHNEIDER REVOCABLE
LIVING TRUST DATED 1/17/01

David G Schneider, Trustee

Jerry L. Mangold, Trustee
JERRY L. MANGOLD

Marlene B. Mangold, Trustee
MARLENE B. MANGOLD

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

On this 14th day of July, 2003, before me personally appeared DAVID SCHNEIDER, [redacted] Trustee of the Mildred E. Schneider Revocable Living Trust dated 1/17/01, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

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.

Notary Public

My term expires:

TERRY J. BROEMMELSICK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Sept. 7, 2003

619447v3

Description: St Louis,MO Document-Book.Page 15078.518 Page: 7 of 13
Order: 0902694 Comment:

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

On this 14th day of July, 2003, before me personally appeared Jerry Mycoski, Trustee of the Mildred E. Schneider Revocable Living Trust dated 1/17/01, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

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.

Terry J. Broemmelsick
Notary Public

My term expires:

TERRY J. BROEMMELSICK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires Sept. 7, 2003

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

On this 14 day of July, 2003, before me personally appeared Marlene Mycoski, Trustee of the Mildred E. Schneider Revocable Living Trust dated 1/17/01, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

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.

Terry J. Broemmelsick
Notary Public

My term expires:

TERRY J. BROEMMELSICK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Sept 7, 2003

Description: St Louis,MO Document-Book.Page 15078.518 Page: 8 of 13
Order: 0902694 Comment:

BP1507 8/0526

MCBRIDE & SON HOMES, INC.
a Missouri corporation

By: Michael D. Arri Treas.
Name: MICHAEL D. ARRI
Title: TREASURER

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

On this 10 day of July, 2003 before me appeared MIKE ARRI, to me personally known, who, being by me duly sworn did say that he is the TREASURER of MCBRIDE & SON HOMES, INC., a Missouri corporation and that said instrument was signed in behalf of said corporation by authority of its board of directors, and that said corporation has no corporate seal and said MIKE ARRI 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.

Terry J. Broemmelsick
Notary Public

My term expires:

TERRY J. BROEMMELSICK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires Sept. 7, 2003

619447v3

Description: St Louis,MO Document-Book.Page 15078.518 Page: 9 of 13
Order: 0902694 Comment:

EXHIBIT "A"

BP1507 8/0527

THE STERLING CO
ENGINEERS & SURVEYORS
5056 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.6944

Order Number: 00-05-098
Date: June 16, 2003
Page 1 of 1 By: DLG

PROPERTY DESCRIPTION

Project: MANCHESTER @ 109 (BOWERS TRACT)
Description: SCHNEIDER PROPERTY (12833/631)

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
A TRACT OF LAND IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 3 EAST, CONTAINING 4 ACRES, MORE OR LESS, AND DESCRIBED AS; BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 35, 9.25 CHAINS TO A STONE; THENCE NORTH TO A BRANCH WHICH RUNS WEST; THENCE DOWN SAID BRANCH TO THE WEST LINE OF THE SOUTHEAST QUARTER AND THENCE SOUTH TO THE POINT OF BEGINNING.

PARCEL 2:
ALL THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, LYING NORTH OF HIGHWAY 100 AS ESTABLISHED BY CAUSE # 338339 OF THE ST. LOUIS COUNTY CIRCUIT COURT AND DEEDED TO THE STATE OF MISSOURI BY DEED RECORDED BOOK 6641 PAGE 1064 OF THE ST. LOUIS COUNTY RECORDS. EXCEPTING THEREFROM A GRAVEYARD 30.00 FEET SQUARE IN THE SOUTHWEST CORNER OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, RESERVED IN DEED RECORDED IN BOOK 12 PAGE 116 OF THE ST. LOUIS COUNTY RECORDS

DLG
JLM
M.G.M.

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EXHIBIT "B"

BP15078/0528

THE STERLING CO

ENGINEERS & SURVEYORS

5056 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

Order Number: 00-05-098
Date: September 17, 2002
Page 1 of 1 By: TJH

PROPERTY DESCRIPTION

Project: Manchester @ 109 (Bowers Tract)
Description: Property Description

A tract of land being part of the Southeast ¼ of the Northeast ¼ of Section 2, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a Stone Found for the Southwest corner of "Lafayette Trails" per the plat thereof, recorded in Plat Book 324 Pages 75-76 of the St. Louis County Records, said point also being on the West Line of the Southeast 1/4 of the Northeast 1/4 of Section 2; thence with the South Line of "Lafayette Trails", South 88°39'10" East 1149.18 feet to the Southeast corner of said "Lafayette Trails", said point also being on the Western line of Missouri State Highway 109 (width varies), said point being 115.00 feet perpendicular distance West of STA 35+73.49 of State Highway 109; thence with the said Western line of Missouri State Highway 109, South 14°12'49" West 3.49 feet to a point, said point being 115.00 feet perpendicular distance West of STA 35+70 of State Highway 109; thence South 07°30'14" West 171.17 feet to a point, said point being 95.00 feet perpendicular distance West of STA 34+00 of State Highway 109; thence South 14°12'49" West 500.00 feet to the Intersection of the said Western line of Missouri State Highway 109 and the Northern line of Missouri State Highway 100 (width varies), said point being 95.00 feet perpendicular distance west of STA 29+00 of State Highway 109 and 388.43 feet perpendicular distance North of STA 358+89.22 of State Highway 100; thence with the Northern line of said Missouri State Highway 100, South 82°13'05" West 812.82 feet to a point, said point being 220.00 feet perpendicular distance North of STA 353+00 of State Highway 100; thence North 81°49'46" West 406.76 feet to the Southeast corner of a tract of land described in a deed to Mildred E. Schneider Revocable Living Trust, per Deed Book 12833 Page 629 of the St. Louis County Records, said point being 220.00 feet perpendicular distance North of STA 349+22.64 of State Highway 100, said line also being the Western line of the Southeast 1/4 of the Northeast 1/4 of Section 2; thence with the said 1/4 --1/4 Section line being also the East line of said Schneider Tract, North 00°33'34" East 710.00 feet to the point of beginning and containing 777,422 square feet (17.8472) acres, more or less.

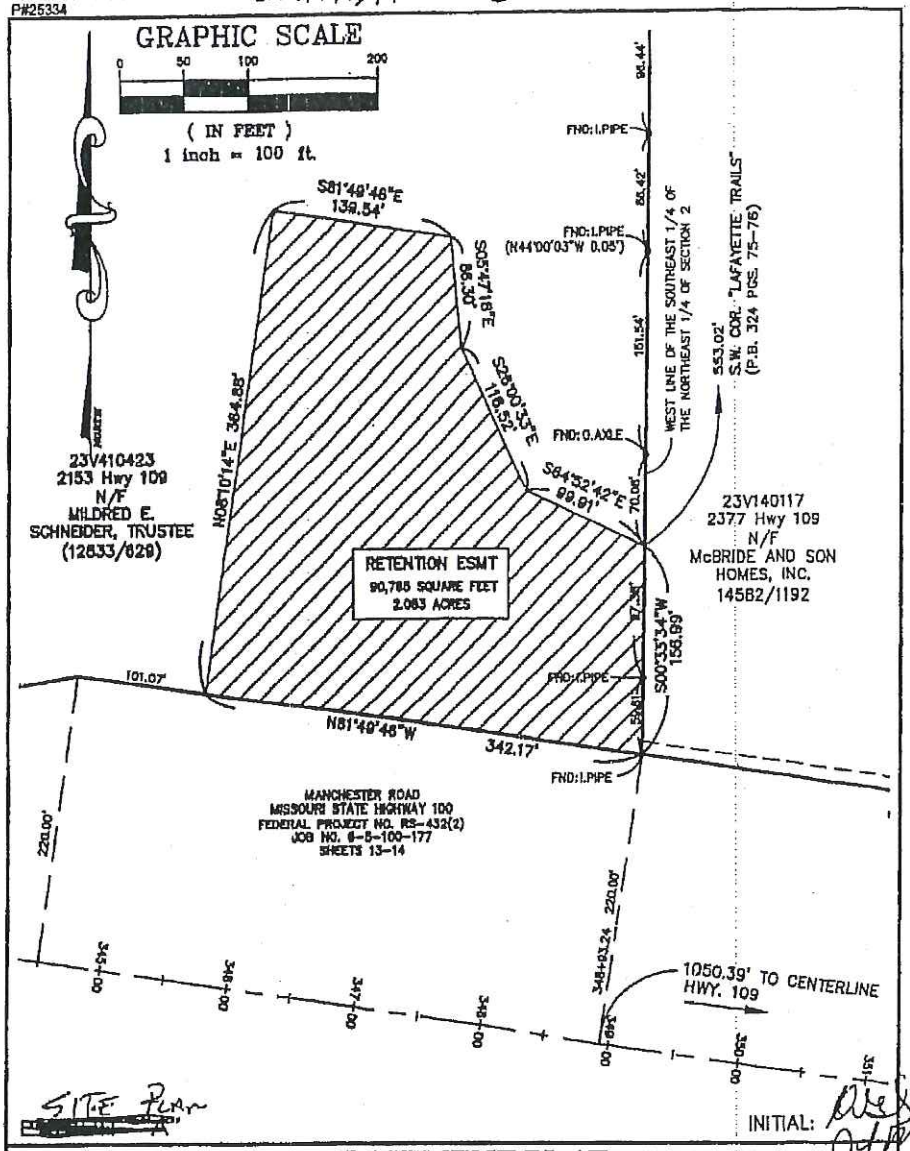
JLM
M.B.M.

Created on 4-12-2001 9:30 AM G:\ID\0005098 Wildwood Hwy 109\FINAL LEGAL.doc

BP15078/0529

WINDSORCREST
OFFSITE-RETENTION
P#25334

EXHIBIT C



EASEMENT PLAT

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

THE STERLING CO
ENGINEERS & SURVEYORS
5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

Order Number: 00-05-098
Date: June 16, 2003
Page 1 of 1 By: DLG

PROPERTY DESCRIPTION

Project: MANCHESTER @ 109 (SCHNEIDER TRACT)
Description: OFFSITE RETENTION EASEMENT - REVISED 07-02-03 TJH

A TRACT OF LAND BEING PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AND THE NORTH OF HIGHWAY 100 AS ESTABLISHED BY CAUSE # 338339 OF THE ST. LOUIS COUNTY CIRCUIT COURT AND DEEDED TO THE STATE OF MISSOURI BY DEED RECORDED BOOK 6641 PAGE 1064 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MILDRED E. SCHNEIDER AS RECORDED IN DEED BOOK 12833 PAGE 629 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE NORTH LINE OF SAID HIGHWAY 100, NORTH 81°49'46" WEST A DISTANCE OF 342.17 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, NORTH 08°10'14" WEST A DISTANCE OF 364.88 FEET TO A POINT; THENCE SOUTH 81°49'46" EAST A DISTANCE OF 139.54 FEET TO A POINT; THENCE SOUTH 05°47'16" EAST A DISTANCE OF 86.30 FEET TO A POINT; THENCE SOUTH 26°00'33" EAST A DISTANCE OF 116.52 FEET TO A POINT; THENCE SOUTH 64°52'42" EAST A DISTANCE OF 99.91 FEET TO A POINT ON THE EAST LINE ON THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00°33'34" WEST A DISTANCE OF 156.99 FEET TO THE POINT OF BEGINNG AND CONTAINING 90,765 SQUARE FEET (2.083 ACRES) MORE OR LESS.

DLS
J.L.M.
M.B.M.

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Route 100 - St. Louis County
Project F-100-1(5)

County Fee 840
State User Fee 100
Total 940

GENERAL WARRANTY DEED

THIS INDENTURE, Made this 13th day of December, 1972,

by and between EDITH SCHNEIDER also known as EDITH B. SCHNEIDER, a single person
ALICE SCHNEIDER also known as ALICE G. SCHNEIDER, a single person
MILDRED SCHNEIDER also known as MILDRED E. SCHNEIDER, a single person

of the County of St. Louis, State of Missouri,

parties of the first part, and the STATE OF MISSOURI, acting by and through the STATE HIGHWAY COMMISSION OF MISSOURI, party of the second part, whose address is Jefferson City, Missouri.

WITNESSETH, That the said parties of the first part,

in consideration of the sum of NINETY SIX THOUSAND AND NO/100THS ---------- Dollars ($96,000.00-----) paid by said party of the second part, the receipt of which is hereby acknowledged, do by these presents grant, bargain, and sell, convey and confirm unto the said party of the second part, its successors and assigns, the following described real estate and interests in real estate in the County of St. Louis, State of Missouri, to-wit:

Three (3) parcels of land described as follows:

Parcel #1: A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 3, and in the Southwest Quarter of the Northwest Quarter of Section 2, all in Township 44 North, Range 3 East, St. Louis County, Missouri, and described as being bounded on the West by Grantor's West property line as recorded in Book 4795 at page 432 of the St. Louis County records, said property line also being the East right-of-way line of a St. Louis County road, on the East by Grantor's East property line as recorded in said Book 4795 at page 432, said property line also being the West right-of-way line of Pond Road; on the North by a line beginning at a point 150 feet perpendicular distance North of Station 296+00 on the hereinafter described centerline of Route 100; thence extending Easterly through Grantor's said west property line to a point 180 feet perpendicular distance North of centerline Station 296+40; thence Easterly to a point 130 feet perpendicular distance North of centerline Station 303+50; thence Easterly to a point 190 feet perpendicular distance North of centerline Station 312+00; thence Easterly and parallel with said centerline to a point opposite centerline Station 321+37.60; thence extending Easterly through Grantor's said East property line to a point 170 feet perpendicular distance North of centerline Station 323+29.30; and on the South by a line beginning at a point in Grantor's said West property line, said point being 150 feet perpendicular distance South of said centerline of Route 100; thence Easterly and parallel with said centerline to a point opposite centerline Station 303+50; thence Easterly to a point 190 feet perpendicular distance South of centerline Station 306+50; thence Easterly and parallel with said centerline to a point opposite centerline Station 310+00; thence Easterly to a point 160 feet perpendicular distance South of centerline Station 312+00; thence Easterly and parallel with said centerline to a point opposite centerline Station 321+70; thence extending Easterly through Grantor's said East property line to a point 165 feet perpendicular distance South of centerline Station 324+00.

STATE OF MISSOURI
COUNTY OF ST. LOUIS) ss
FILED FOR RECORD

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Wm E. Franke
RECORDER OF DEEDS

BOOK 6641 PAGE 1064

Parcel #2: A parcel of land in the South half of the Northeast Quarter of Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri, and described as beginning at a point in Grantor's West property line as recorded in Book 4795 at page 432 and in Book 1998 at page 401 of the St. Louis County records, said point being 140 feet radial distance North of the hereinafter described centerline of Route 100; thence Easterly and parallel with said centerline to a point opposite centerline Station 342+00; thence Easterly to a point 220 feet perpendicular distance North of centerline Station 344+50; thence Easterly and parallel with said centerline to a point in Grantor's East property line as recorded in said Book 4795 at page 432 and in Book 1998 at page 401; thence Southerly along said East property line 195 feet, more or less, to a point in the Southwest corner of a tract of land heretofore conveyed to R. N. Bowers by deed recorded in Book 5711 at page 267 of the St. Louis County records; thence Easterly along the South property line of said Bowers tract to a point in the most Northeast corner of Grantor, said point also being in the existing West right-of-way line of Woods Avenue; thence Southerly along said existing West right-of-way line and along Grantor's East property line to a point in Grantor's most Southeast corner; thence Westerly along Grantor's South property line to its point of intersection with a line described as beginning at a point 215 feet perpendicular distance South of centerline Station 353+00, and thence extending Southeasterly to a point 300 feet perpendicular distance South of centerline Station 357+70; thence Northwesterly from said point of intersection and along said line to a point 215 feet perpendicular distance South of centerline Station 353+00; thence Westerly and parallel with said centerline to a point opposite centerline Station 344+50; thence Northwesterly to a point 125 feet perpendicular distance South of centerline Station 341+50; thence Westerly and parallel with said centerline to a point in Grantor's said West property line; thence Northerly along said West property line to the point of beginning.

Said parcels contain 39.13 acres, more or less.

Parcel #3: A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 3, Township 44 North, Range 3 East, St. Louis County, Missouri, and described as being bounded on the West by Grantor's West property line as recorded in Book 4795 at page 432 of the St. Louis County records, said property line also being the East right-of-way line of a St. Louis County road; on the North and East by a line described as beginning at a point 20 feet perpendicular distance West of Station 0+00 on the hereinafter described centerline of said county road; thence extending Easterly through Grantor's said West property line to a point 20 feet perpendicular distance East of centerline Station 0+00; thence Southerly to a point 30 feet perpendicular distance East of P. C. Station 0+84.12; thence Southerly to a point 180 feet perpendicular distance North of Station 296+40 on the hereinafter described centerline of Route 100, said point being in the North line of the above described Parcel #1 for right-of-way; and on the South by said North line of the above described Parcel #1 for right-of-way, said line beginning at a point 150 feet perpendicular distance North of centerline Station 296+00, and thence extending Easterly through Grantor's said West property line to said point being 180 feet perpendicular distance North of centerline Station 296+40.

Said parcel contains 0.05 acre, more or less.

The centerlines of Route 100, a side road connection to a St. Louis County road, and Pond Road are described as follows:

Commencing at a concrete monument located in the Northwest corner of Section 2, Township 44 North, Range 3 East; thence South 1 degree 32 minutes 43 seconds West 1978.58 feet along the West line of said Section 2 to Station 309+28.95 on the centerline of Route 100; thence North 85 degrees 00 minutes 55 seconds West 2048.95 feet to centerline Station 288+80 equals Station 10+00 on the centerline of a side road connection to a St. Louis County road, being a point of ending. Also beginning at Station 309+28.95 on the centerline of Route 100, thence South 85 degrees 00 minutes 55 seconds East 1321.05 feet to centerline Station 322+50 equals Station 10+00

on the centerline of Pond Road; thence continuing, along said centerline South 85 degrees 00 minutes 55 seconds East 402.35 feet to P. C. Station 326+52.35; thence Easterly along said centerline and on the arc of a curve to the right having a radius of 17188.74 feet a distance of 1191.25 feet to P. T. Station 338+43.60; thence South 81 degrees 02 minutes 40 seconds East 2456.40 feet to centerline Station 363+00 being a point of ending. Also beginning on the centerline of Route 100 which bears North 85 degrees 00 minutes 55 seconds West at Station 288+80 equals Station 10+00 on the centerline of said side road connection; thence North 4 degrees 59 minutes 05 seconds East 125 feet to P. T. Station 8+75 on said centerline of side road connection; thence continuing Northeasterly along the centerline of said side road connection and on the arc of a curve to the right having a radius of 50 feet, a distance of 78.54 feet to P. C. Station 7+96.46; thence South 85 degrees 00 minutes 55 seconds East along said centerline a distance of 630.75 feet to P. T. Station 1+65.71; thence Northeasterly along said centerline and on the arc of a curve to the left having a radius of 50 feet, a distance of 81.59 feet to P. C. Station 0+84.12; thence North 1 degree, 29 minutes 05 seconds East along said centerline 84.12 feet to centerline Station 0+00, being the point of ending. Also beginning on the centerline of Route 100 which bears South 85 degrees 00 minutes 55 seconds East at Station 322+50 equals Station 10+00 on the centerline of Pond Road; thence South 1 degree, 19 minutes 05 seconds West along said centerline of Pond Road 400 feet to centerline Station 14+00, being a point of ending. Also beginning at Station 10+00 on the centerline of Pond Road; thence North 1 degree 19 minutes 05 seconds East along said centerline 800 feet to centerline Station 2+00 being the point of ending.

Also all abutter's rights of direct access between the highway now known as Route 100, the limits of which have been set forth in the above described Parcels 1 and 2 for right-of-way, and Grantor's abutting land in the Southeast Quarter of the Northeast Quarter of Section 3, in the Southwest Quarter of the Northwest Quarter of Section 2, and in the South half of the Northeast Quarter of Section 2, all in Township 44 North, Range 3 East; except that there is reserved and excepted to Grantors, their heirs and assigns, the usual right of direct access to said Route 100 over an entrance (either present or future) the width of which shall not exceed 36 feet and the centerline of which will intersect the North line of the above described Parcel #2 opposite centerline Station 336+50.

An easement in four (4) parcels of Grantor's land lying within the following described easement areas:

Parcel #1: An easement lying on the North side of and adjoining the North line of the above described Parcel #1 for right-of-way, having a uniform width of 30 feet and extending Easterly from opposite centerline Station 314+50 to opposite centerline Station 317+60.

Parcel #2: An easement described as beginning at a point 220 feet perpendicular distance North of centerline Station 344+70; thence Northerly to a point 270 feet perpendicular distance North of centerline Station 344+61.20; thence Easterly and parallel with said centerline to a point opposite centerline Station 345+21.20; thence Southerly to a point 220 feet perpendicular distance North of centerline Station 345+30; thence Westerly and parallel with said centerline to the point of beginning.

Parcel #3: An easement described as beginning at a point 215 feet perpendicular distance South of centerline Station 345+40; thence Southerly to a point 295 feet perpendicular distance South of centerline Station 345+54.08; thence Easterly and parallel with said centerline to a point opposite centerline Station 346+44.08; thence Northerly to a point 215 feet perpendicular distance South of centerline Station 346+30; thence Westerly and parallel with said centerline to the point of beginning.

Parcel #4: An easement lying on the South side of and adjoining the South line of the above described Parcel #2 for right-of-way, having a uniform width of 60 feet and extending Easterly from opposite centerline Station 352+25 to opposite centerline Station 353+00.

(2nd Page Warranty Deed)

Said parcels contain 0.57 acres, more or less, as the location for drainage ditches or drainage structures, and after completion of construction Grantor may fence and shall have the free and uninterrupted possession and use of said tracts, subject only to the right of the State, if it should so elect, to enter thereon from time to time for the purpose of maintaining drainage.

An easement in four (4) parcels of Grantor's land lying within the following described easement areas:

Parcel #1: An easement lying on the North side of and adjoining the North line of the above described Parcel #1 for right-of-way, having a width of 75 feet opposite centerline Station 302+50, and extending Easterly and narrowing to a width of 0.0 feet opposite centerline Station 305+00.

Parcel #2: An easement lying on the South side of and adjoining the South line of the above described Parcel #1 for right-of-way, having a width of 110 feet opposite centerline Station 303+50, and extending Easterly and narrowing to a width of 30 feet opposite centerline Station 305+00.

Parcel #3: Beginning at a point 190 feet perpendicular distance North of centerline Station 321+37.60, said point being in the North line of the above described Parcel #1 for right-of-way; thence Northerly to a point 100 feet perpendicular distance West of Station 6+00 on the above described centerline of Pond Road; thence Northeasterly to a point 20 feet perpendicular distance West of centerline Station 2+76, said point being in Grantor's North property line; thence Easterly along Grantor's North property line to a point in Grantor's East property line; thence Southerly along Grantor's East property line, said property line also being the West right-of-way line of Pond Road, to a point in said North line of the above described Parcel #1 for right-of-way; thence Westerly along said North right-of-way line to the point of beginning.

Parcel #4: Beginning at a point 160 feet perpendicular distance South of centerline Station 321+70; thence Southeasterly to a point 204 feet perpendicular distance South of centerline Station 322+13; thence Southeasterly to a point 20 feet perpendicular distance West of Station 13+00 on the above described centerline of Pond Road; thence Easterly and at right angles to said centerline to a point in Grantor's East property line, said Property line also being the West right-of-way line of said Pond Road; thence Northerly along said East property line to a point in the South line of the above described Parcel #1 for right-of-way; thence Westerly along said South right-of-way line to the point of beginning.

Said parcels contain 1.50 acres, more or less, for the extension of slopes of highway excavation or embankment and to provide room for men and equipment to work and turn on, and after completion of construction all right, title and interest of Grantee in said easement shall cease.

TO HAVE AND TO HOLD the same, with all right, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said party of the second part and unto its heirs, successors and assigns, forever; the said part ~~ies~~ of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim _____; and that they will warrant and Defend the title to said premises unto the said party of the second part, and unto its heirs, successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part ha ve executed the above the day and year first above written.

x Edith B. Schneider
EDITH SCHNEIDER also known as
EDITH B. SCHNEIDER

x Alice Schneider
ALICE SCHNEIDER also known as
ALICE G. SCHNEIDER

x Mildred E. Schneider
MILDRED SCHNEIDER also known as
MILDRED E. SCHNEIDER

STATE OF Missouri)
) SS. ACKNOWLEDGEMENT BY INDIVIDUALS
County of St. Louis)

On this 13th day of Dec., 1972, before me personally appeared

EDITH SCHNEIDER also known as EDITH B. SCHNEIDER

to me known to be the person described in and who executed the foregoing instrument, who, being by me duly sworn, acknowledged that she executed the same as her free act and deed, and for the consideration stated therein and no other. And the said EDITH SCHNEIDER also known as EDITH B. SCHNEIDER

further declared herself to be single and unmarried

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 term expires Dec. 13, 1974

Stacy B. Hollinger
Notary Public
Stacy B. Hollinger

STATE OF Missouri
County of St. Louis } ss. ACKNOWLEDGMENT BY INDIVIDUALS

On this 13th *day of* Dec., 19 72, *before me personally appeared*
ALICE SCHNEIDER also known as ALICE G. SCHNEIDER

to me known to be the person described in and who executed the foregoing instrument, who, being by me duly sworn, acknowledged that she *executed the same as* her *free act and deed and for the consideration stated therein and no other. And the said* ALICE SCHNEIDER also known as ALICE G. SCHNEIDER *further declared* herself *to be single and unmarried.*

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 term expires Dec. 13, 19 74

Stacy B. Hollinger
Stacy B. Hollinger *Notary Public*

Mo. SHC-L&R/W-6

STATE OF Missouri
County of St. Louis } ss.

ACKNOWLEDGMENT BY INDIVIDUALS

On this 13th *day of* Dec., *19*72, *before me personally appeared*
MILDRED SCHNEIDER also known as MILDRED E. SCHNEIDER

to me known to be the person .... described in and who executed the foregoing instrument, who, being by me duly sworn, acknowledged that she *executed the same as* her *free act and deed and for the consideration stated therein and no other. And the said* MILDRED SCHNEIDER also known as MILDRED E. SCHNEIDER *further declared* herself *to be single and unmarried.*

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 term expires Dec. 13, *19*74

Stacy B. Hollinger
Stacy B. Hollinger *Notary Public*

Mo. SHC-L&R/W-6

State of Missouri)
County of St. Louis) ss
FILED FOR RECORD
FEB 6 1973
At ..... O'clock ..... M
WM. E. FAUKE
RECORDER OF DEEDS

93

END OF DOCUMENT

OATES ASSOCIATES
Consulting Engineers

March 28, 2015

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

Re: Phase 2 - Community Park
Pond Grove Loop Road Extension – Multi-Use Path Extension

Dear Mr. Vujnich:

We propose to render professional engineering services for a design change connected with Phase 2 of the Community Park. As discussed in the field, the work involves modifying the construction plans to separate the multi-use path from the park access road for the entire roadway alignment (hereinafter called the "Project"). The plans will be presented to Gershenson Construction to solicit a bid for a potential change order to their existing construction contract.

Our Basic Services will consist of the following design tasks: revising the road and trail alignments, designing pipe culvert extensions, modifying the road and trail cross sections to balance earthwork, revising construction details, updating and issuing new construction documents, and developing a cost estimate for comparison with Gershenson's bid. Oates Associates will manage and perform all the work in this proposal.

You agree to pay us for our Basic Services and any authorized Additional Services at the hourly rates set forth on Exhibit A. Billings for Basic Services are estimated at $5,000. We will not provide any Additional Services that increases the contract amount without prior approval from the City.

This proposal and the attachments represent the entire understanding between you and Oates Associates, Inc. with respect to the Project and may only be modified in writing signed by both of us. If it satisfactorily sets forth your understanding of our agreement, please sign the enclosed copy of this letter in the space provided below and return it to us. This proposal will be open for acceptance until April 15, 2016, unless changed by us in writing.

Sincerely,
OATES ASSOCIATES, INC.

Tom Cissell

Tom Cissell, PE, LEED AP
Project Manager

David M. Oates, PE
Project Principal

Accepted this_____ day of _____, 2016.

By: _____

Title: _____

EXHIBIT A
HOURLY RATE SCHEDULE

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

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

GENERAL CONDITIONS

TERMS
When used below, the term "we" and "our" refers to Oates Associates, Inc. and its consultants, stockholders, agents and employees. The term "you" and "your" refers to the person or entity to whom this proposal is addressed.

PAYMENT PROVISIONS
We will bill you monthly for services and reimbursable expenses. Our invoices are due and payable within 30 days of issuance. If invoices are not paid when due, we will stop work on the project until paid. In addition, a late charge of 1-1/2% per month will be assessed on invoices not paid within 30 days.

We will bill you for any direct costs we incur in the prosecution of this work. Direct costs may include subconsultants we contract to perform a portion of our scope. Reimbursable expenses will also include any out of pocket costs directly related to this project. Basis for billings of reimbursable expenses will be actual cost.

The above financial arrangements are on the basis of prompt payment of our bills and the orderly and continuous progress of the Project. We would expect to start our services promptly after receipt of your acceptance of this proposal. If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of our compensation taking into consideration the impact of such delay including but not limited to changes in price indices and pay scales applicable to the period when services are in fact being rendered.

GENERAL LIABILITY AND LIMITATION THEREOF
We agree to hold you harmless and to indemnify you on account of any liability due to bodily injury or property damage arising directly out of our negligent acts, but such hold harmless and indemnity will be limited to that covered by our comprehensive general liability insurance. At your request, we will provide certificates evidencing such coverage and, if available, will purchase additional limits of liability that you may require as a separate cost item to be borne by you.

LIMITATION OF LIABILITY
You recognize that our fee includes an allowance for funding a variety of risks which are imposed on us by virtue of our involvement in and association with your project. One of these risks stems from the potential for human error. In order for you to obtain a reduction in fee by virtue of a smaller allowance for risk funding, you agree to limit our professional liability to you for any and all claims, losses, expenses, injuries or damages (including consequential damages) arising from our professional acts, errors, or omissions, such that our total aggregate liability to you shall not exceed the total compensation received by us under this agreement, or the sum of $50,000, whichever is greater. If you wish to discuss higher limits and the charges involved, you should speak with our personnel.

THIRD PARTY CLAIMS
Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either you or us. Our services under this Agreement are being performed solely for your benefit, and no other entity shall have any claim against us because of this Agreement or the performance or nonperformance of services hereunder. You agree to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.

OWNERSHIP AND USE
Upon full payment of all sums due or anticipated to be due us under this Agreement and upon performance of all your obligations under this Agreement, the latest original Drawings and Specifications and the latest electronic data prepared by us for the Project shall become your property. This conveyance shall not deprive us of the right to retain electronic data or other reproducible copies of the Drawings and Specifications or the right to reuse information contained in them in the normal course of our professional activities. We shall be deemed the author of such electronic data or documents, shall retain all rights not specifically conveyed, and shall be given appropriate credit in any public display of such Drawings and Specifications. We will, however, retain ownership and possession of original recorded plats.

You will not use or authorize any other person to use the Drawings, Specifications, electronic data and other instruments of service on other projects, for additions to this Project or for completion of this Project by others so long as we are not adjudged to be in default under this Agreement. Reuse without our professional involvement will be at your sole risk and without liability to us. You agree to indemnify and hold us and our subconsultants or agents harmless from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse of Drawings, Specifications, electronic data or other instruments of service.

EXHIBIT A

GENERAL CONDITIONS (continued)

TIMING OF STANDARDS

We endeavor to perform our services in accordance with standards, building codes, and ordinances in effect at the time of service using that level of care and skill ordinarily exercised by members of the profession currently practicing in the same or similar locality and under similar conditions. You understand that these standards and level of care and skill change with time and that substantially delayed use of our documents without our involvement is at your own risk.

TERMINATION, SUSPENSION OR ABANDONMENT

You recognize that if you terminate, suspend or abandon this project we will incur many costs which we would not have incurred had the project continued to completion. Therefore it is agreed that an equitable adjustment to our compensation shall include but not be limited to all reasonable costs incurred by us on account of suspension or abandonment of the Project, for preparation of documents for storage; maintaining space and equipment pending resumption; orderly demobilization of staff; maintaining employees on a less than full-time basis; terminating employment of personnel because of suspension; rehiring former employees or new employees because of resumption; reacquainting employees with the Project upon resumption; and making revisions to comply with Project requirements at the time of resumption.

DISPUTE RESOLUTION

In an effort to resolve any conflicts that arise during the design or construction of the Project or following the completion o the Project, you and we agree that all disputes between us arising out of or relating to this Agreement or the Project shall be submitted to non-binding mediation unless the parties mutually agree otherwise.

UNFORESEEN CONDITIONS

Our services may be provided to assist you in making changes to an existing facility for which you shall furnish documentation and information upon which we may rely for its accuracy and completeness. Unless specifically authorized or confirmed in writing by you, we shall not be required to perform or to have others perform destructive testing or to investigate concealed or unknown conditions.

RELIANCE ON INFORMATION

In the event documentation or information furnished by you is inaccurate or incomplete, all resulting damages, losses and expenses, including the cost of our Additional Services, shall be borne by you. You shall indemnify and hold harmless Oates Associates, Inc. our subconsultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, which arise as a result of documentation or information furnished by you.

CONSTRUCTION MEANS AND METHODS

Performance of our services does not imply liability by us for Contractor means, methods, techniques, sequences or procedures of construction selected by Contractor or safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor furnishing and performing their work. Accordingly we can neither guarantee the performance of the construction contracts by Contractor nor assume responsibility for Contractor failure to furnish and perform work in accordance with Contract Documents.

JOBSITE SAFETY

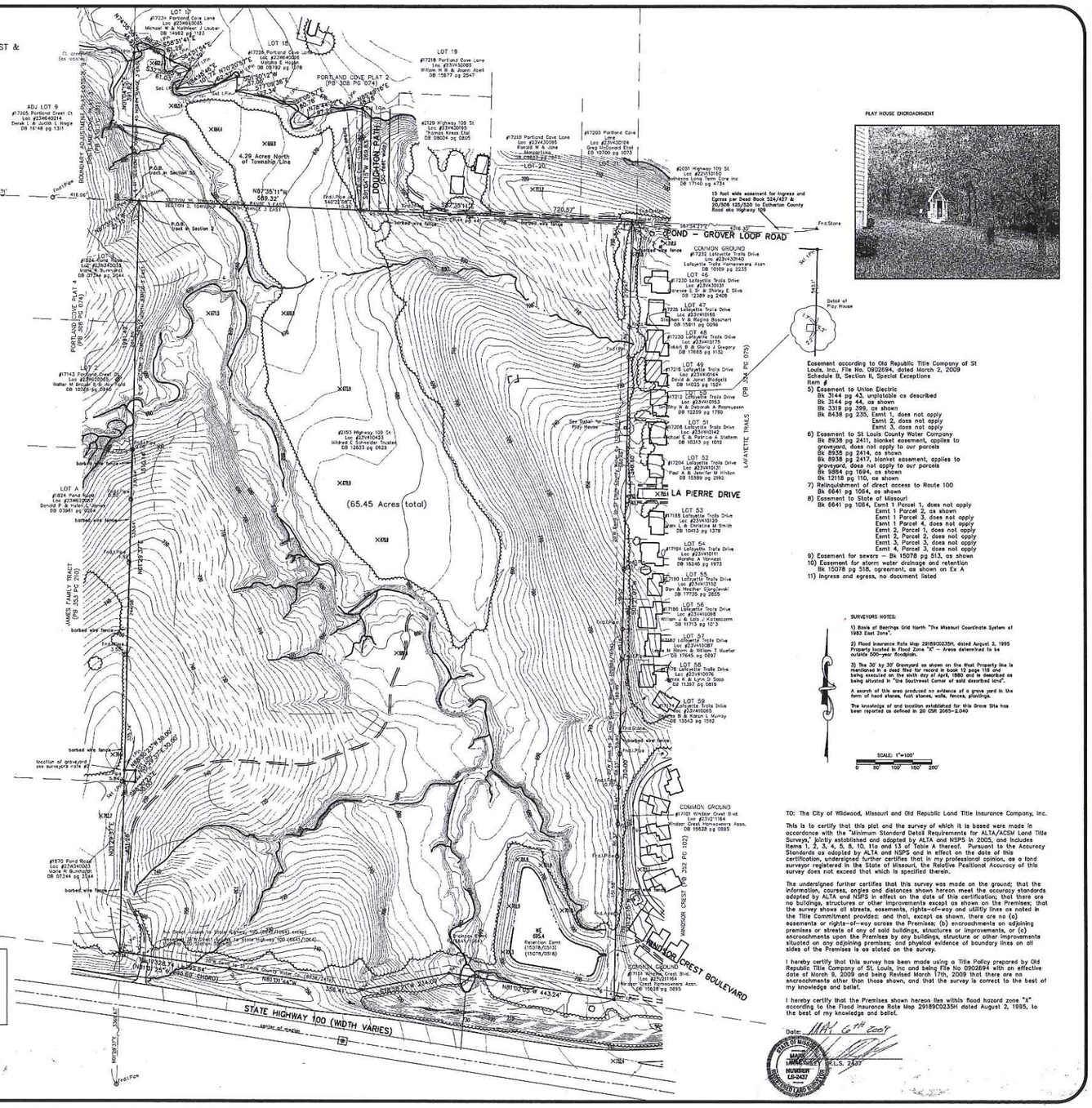
Insofar as jobsite safety is concerned, we are responsible solely for our own and our employees' activities on the jobsite, but this shall not be construed to relieve you or any construction contractors from their responsibilities for maintaining a safe jobsite. Neither our professional activities nor the presence of our employees and subconsultants, shall be construed to imply we have any responsibility for methods of work performance supervision, sequencing of construction, or safety in, on, or about the jobsite. You agree that the general contractor is solely responsible for jobsite safety, and you warrant that this intent shall be made evident in your agreement with the general contractor. You also warrant we shall be made an additional insured under the general contractor's general liability insurance policy.

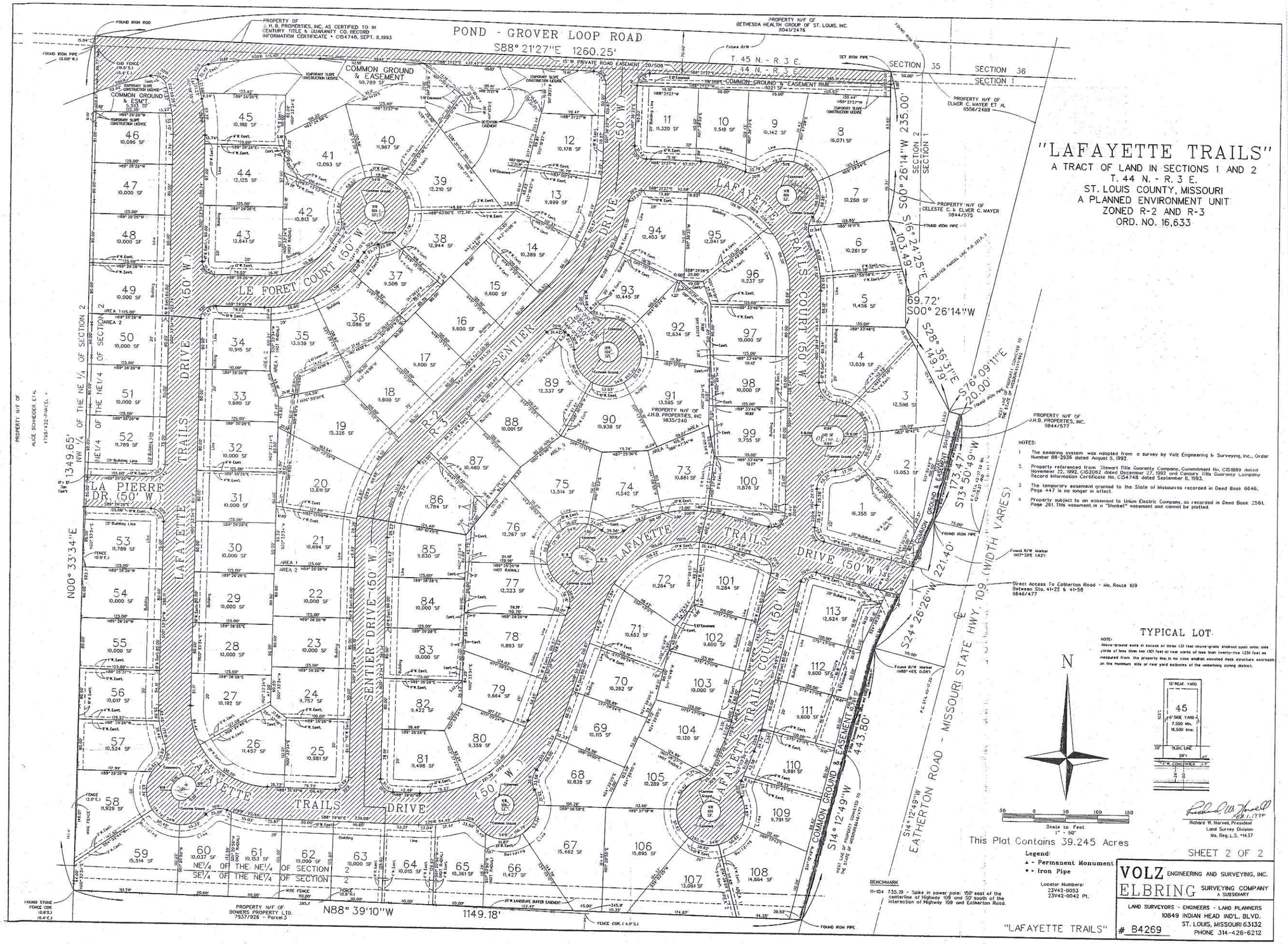
HAZARDOUS MATERIALS

As used in this Agreement, the term "hazardous materials" shall mean any substances, including but not limited to asbestos, toxic or hazardous waste, PCBs, combustible gasses and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statures) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site.

You and we acknowledge that our scope of services does not include any services related to the presence of any hazardous or toxic materials. In the event that we or any other party encounter any hazardous materials, or should it become known to us that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of our services, we may, at our option and without liability for consequential or any other damages, suspend performance of our services under this Agreement until you retain appropriate consultants or contractors to identify and abate or remove the hazardous materials and warrant that the jobsite is in full compliance with laws and regulations regarding such materials.

ALTA/ACSM LAND TITLE SURVEY
FOR THE CITY OF WILDWOOD, MISSOURI
A TRACT IN SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST & SECTION 35, TOWNSHIP 45 NORTH, RANGE 3 EAST
St Louis County, Missouri


PORTLAND COVE PLAT 2 (PB 308 PG 074)
PORTLAND COVE PLAT 4 (PB 309 PG 076)
PORTLAND COVE PLAT 3 (PB 324 PG 075)
JAMES FAMILY TRACT (PB 353 PG 210)
BOUNDARY ADJUSTMENT PLAT 2 (PB 352 PG 102)
DOUGHTON PATH (50' Ident width)
4.29 Acres North of Township Line
(65.45 Acres (total)
POND - GROVER LOOP ROAD
LA PIERRE DRIVE
WINDSOR CREST BOULEVARD
STATE HIGHWAY 100 (WIDTH VARIES)
COMMON GROUND
PLAY HOUSE ENCROACHMENT
Dutch of Play House
Fnd Store
Fnd Pipe
Set Pipe
Fnd Monument
P.O.B. Point of Beginning
N87°45'46"W 1276.73'
N87°35'11"W 589.32'
S87°35'11"E 720.57'
N87°45'46"W 1269.09'
N01°28'57"E 1344.66'
N01°28'57"E 1344.66'
N01°28'57"E 1344.66



"LAFAYETTE TRAILS"

A TRACT OF LAND IN SECTIONS 1 AND 2
T. 44 N. - R. 3 E.
ST. LOUIS COUNTY, MISSOURI
A PLANNED ENVIRONMENT UNIT
ZONED R-2 AND R-3
ORD. NO. 16,633

NOTES:

1. The bearing system was adopted from a survey by Volz Engineering & Surveying, Inc., Order Number 88-2936 dated August 5, 1992.
2. Property referenced from Stewart Title Guaranty Company, Commitment No. C151889 dated November 22, 1992, C162062 dated December 27, 1992 and Century Title Guaranty Company Record Information Certificate No. C154748 dated September 8, 1993.
3. The temporary easement granted to the State of Missouri as recorded in Deed Book 6646, Page 447 is no longer in effect.
4. Property subject to an easement to Union Electric Company, as recorded in Deed Book 2561, Page 261. This easement is a "blanket" easement and cannot be plotted.

NOTE:
Above-ground exits in excess of three (3) feet above-grade shall not open onto side yards of less than ten (10) feet or rear yards of less than twenty-five (25) feet as measured from the property line, in no case shall an elevated deck structure encroach on the minimum side or rear yard setbacks of the underlying zoning district.

F.A.P RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ST. LOUIS	19	1
POND GROVER LOOP ROAD	MISSOURI			

WILDWOOD COMMUNITY PARK - PHASE 2

(POND GROVER LOOP ROAD EXTENSION)

WILDWOOD, MO
ST. LOUIS COUNTY

LEGEND

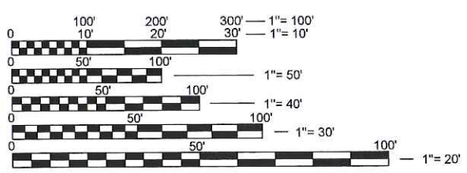
EX	NEW		EX	NEW	
		SIGN (TRAFFIC)			ELECTRIC BOX
		SIGN (ADVERTISEMENT)			MAILBOX
		TELEPHONE / POWER POLE			CLEANOUT
		LIGHT POLE			AREA INLET
		ANCHOR POLE			CATCH BASIN
		GUY WIRE			CURB INLET
		FIRE HYDRANT			MANHOLE
GV	GV	GAS VALVE			TRAFFIC SIGNAL BOX
WV	WV	WATER VALVE			TRAFFIC SIGNAL
EM	EM	ELECTRIC METER			HANDHOLE
GM	GM	GAS METER			CONTROL POINT
		TELEPHONE BOX			BENCHMARK

LINETYPES

EX		NEW
W	WATER LINE	W
G	GAS LINE	G
T	TELEPHONE LINE	T
OE	OVERHEAD ELECTRIC LINE	OE
E	ELECTRIC LINE	E
FO	FIBER OPTIC LINE	FO
	STORM SEWER	
	SANITARY SEWER (GRAVITY)	
FM	SANITARY SEWER (FORCE MAIN)	FM
x	FENCE LINE	x
	TREE LINE	
	LIMITS OF CONST	

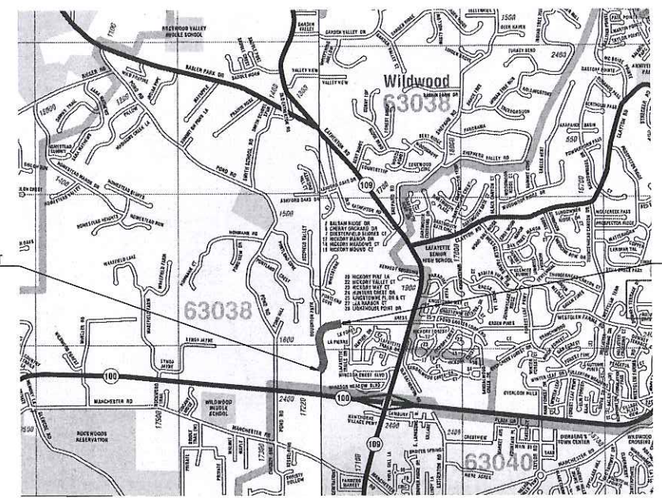
SCALE IN FEET

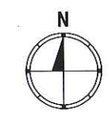
PLAN	1" = 20'
PROFILE HORIZ	1" = 20'
PROFILE VERT	1" = 5'
CROSS SECTION HORIZ	1" = 10'
CROSS SECTION VERT	1" = 5'



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

MISSOURI ONE CALL SYSTEM
1-800-344-7483 (DIG-RITE)
OR 811





LOCATION MAP

SCALE 1" = 2,000'

LENGTH OF PROJECT = 1,880 FEET (0.356 MILES)

INDEX OF SHEETS

SHEET NO.	ITEM
1	COVER SHEET
2	GENERAL NOTES, ABBREVIATIONS & COMMITMENTS
3	TYPICAL SECTIONS
4	REMOVAL AND EROSION CONTROL SHEET
5 - 8	PLAN & PROFILE SHEETS
9 - 12	CONSTRUCTION DETAILS
13 - 19	CROSS SECTIONS

AGENCY RESPONSIBLE FOR LETTING

APPROVED _____ _____
City of Wildwood, Director of Planning and Parks Date

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

CITY OF WILDWOOD
183 PLAZA DRIVE
WILDWOOD, MO 63040
Phone: 636.458.0440
Email: joe@cityofwildwood.com

3/16/2016 - RELEASED FOR CONSTRUCTION

THOMAS LEE CISSELL
MO P.E. NO. 2002016635
EXPIRES 12/31/2016

DATE: _____

OATES ASSOCIATES
Engineering + Architecture

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

BELLEVILLE
20 E. Main Street
Belleville, IL 62220
tel 618.416.4688

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

www.oatesassociates.com

MISSOURI DESIGN FIRM LICENSE NO.: 001166

EXPIRES: 04/30/2017

12045.005

GENERAL NOTES

UTILITIES

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. MISSOURI LAW REQUIRES A MINIMUM 48-HOUR NOTICE TO ALL UTILITY COMPANIES BEFORE DIGGING. FIELD LOCATIONS OF UNDERGROUND FACILITIES MAY BE OBTAINED BY CALLING THE ONE-CALL SYSTEM IN MISSOURI AT 1-800-344-7483 AND PROVIDING 48 HOURS ADVANCE NOTICE. NON-J.U.L.I.E MEMBERS MUST BE NOTIFIED INDIVIDUALLY. AGENCIES KNOWN TO HAVE FACILITIES WITHIN THE PROJECT LIMITS ARE LISTED BELOW.

2. ANY FACILITIES OR APPURTENANCES WHICH ARE THE PROPERTY OF ANY PUBLIC UTILITY LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RELOCATED OR ADJUSTED BY THEIR RESPECTIVE OWNERS. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE OWNERS OF ANY SUCH FACILITY IN THEIR REMOVAL AND REARRANGEMENT OPERATIONS IN ORDER THAT THESE OPERATIONS AND THE CONSTRUCTION OF THIS PROJECT MAY PROGRESS IN A REASONABLE MANNER. ALL ROADSIDE OBJECTS (UTILITY POLES, FIRE HYDRANTS, SIGNS, ETC.) SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 1.5 FEET CLEARANCE, MEASURED FROM THE FACE OF CURB TO THE NEAR EDGE OF THE OBJECT.

3. THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION WHICH MAY REQUIRE ADJUSTMENT, RELOCATION OR REMOVAL. ALL ARE MEMBERS OF MISSOURI ONE CALL, UNLESS NOTED OTHERWISE.

METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST .LOUIS, MO. 63103 314-768-6200	MISSOURI-AMERICAN WATER COMPANY 727 CRAIG ROAD ST. LOUIS, MO. 63141 314-996-2396
LACLEDE GAS COMPANY 6400 GRAHAM ROAD ST. LOUIS, MO. 63134 314-522-2297	CHARTER COMMUNICATIONS #815 CHARTER COMMONS MANCHESTER, MO. 63017 636-220-2174
AT&T 402 NORTH THIRD STREET ST. CHARLES, MO. 63301 606-949-1313	AMEREN UE 12121 DORSETT ROAD MARYLAND HEIGHTS, MO. 63043 P.O. BOX 66149, MC 657 314-344-9504

THIS UTILITY INFORMATION REPRESENTS THE BEST INFORMATION AVAILABLE TO THE LOCAL AGENCY AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR HAS TAKEN THE FOREGOING INTO CONSIDERATION IN PREPARING HIS/HER BID, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY DELAYS OR INCONVENIENCE CAUSED BY SAME.

4. PRIOR TO TREE REMOVAL, THE CONTRACTOR SHALL POTHOLE THE EXISTING WATER MAIN LOCATED AT STATION 31+55 TO CHECK DEPTH. THIS INFORMATION SHALL BE RELAYED TO THE ENGINEER TO DETERMINE IF THE WATER MAIN WILL NEED TO BE RELOCATED. THE CONTRACTOR SHALL COOPERATE WITH THE MISSOURI AMERICAN WATER MAIN RELOCATION OPERATION AND FACTOR INTO THE SEQUENCE OF CONSTRUCTION OPERATIONS. THE COST OF POTHOLING AND COOPERATION SHALL BE INCLUDED IN THE COST OF THE PROJECT.

GENERAL CONSTRUCTION

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION.

6. IN CASE OF CONFLICT BETWEEN THE CONSTRUCTION PLANS AND THE RIGHT OF WAY PLANS, THE RIGHT OF WAY PLANS SHALL TAKE PRECEDENCE IN MATTERS CONCERNING RIGHT OF WAY AND EASEMENTS. THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE IN MATTERS CONCERNING CONSTRUCTION ITEMS.

7. THE CONTRACTOR SHALL STAGE ALL WORK IN SUCH A WAY AS TO MAINTAIN INGRESS AND EGRESS TO ALL ABUTTING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.

8. THE CONTRACTOR SHALL CONFINE ALL OPERATIONS TO THE CONSTRUCTION LIMITS LINE SHOWN ON THE PLANS. ANY AREA DISTURBED BEYOND THESE LIMITS SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

9. THE CONTRACTOR SHALL FERTILIZE, SEED AND MULCH OR SOD AS SHOWN ON PLANS ALL EARTH SURFACES DISTURBED BY CONSTRUCTION. FERTILIZER, SEEDING AND MULCH OR SOD WITHIN THE CONSTRUCTION LIMITS WILL BE PAID FOR AS PROVIDED IN THE CONTRACT. FERTILIZER, SEEDING AND MULCH OUTSIDE THESE LIMITS WILL NOT BE MEASURED FOR PAYMENT.

10. WHERE TREE REMOVAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CUT THE TREE OFF AT THE GROUND LINE AND GRIND THE STUMP AS DIRECTED BY THE ENGINEER. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT LUMP SUM PRICE.

11. ALL EXISTING ROADWAY FEATURES INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB, SIDEWALK, DRIVEWAY PAVEMENT, CULVERTS, HEADWALLS, RIPRAP, FENCING, RETAINING WALLS, WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR UNLESS NOTED OTHERWISE ON THE PLANS. ALL FEATURES WHICH ARE TO BE REMOVED AND FOR WHICH THERE IS NO SPECIFIC CALLOUT, WILL NOT BE MEASURED SEPARATELY FOR PAYMENT AND THE COST OF THIS REMOVAL WORK SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT LUMP SUM PRICE FOR THE VARIOUS REMOVAL ITEMS INCLUDED IN THE CONTRACT.

12. ALL TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED AND ERECTED AT TEMPORARY LOCATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. AS SOON AS CONSTRUCTION OPERATIONS WILL ALLOW, ALL SIGNS SHALL BE PERMANENTLY RELOCATED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST.

13. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED BY THE GENERAL CONTRACTOR AND REPLACED WITH SUITABLE MATERIAL AS APPROVED BY THE ENGINEER. THE COST TO REMOVE AND REPLACE UNSUITABLE MATERIAL WILL BE CONSIDERED AN UNFORSEEN CONDITION AND WILL BE PAID FOR AS AN AGREED PRICE OR ON A TIME AND MATERIAL BASIS.

14. FULL DEPTH SAW CUTTING ON ALL EDGES FOR REMOVAL ITEMS SHALL BE INCLUDED IN THE COST FOR REMOVAL OF IMPROVEMENTS.

15. PROVIDE THE NECESSARY SIGNS AND BARRICADES WHILE WORKING THROUGHOUT THE CONSTRUCTION PERIOD INCLUDING PLACING BARRICADES AT THE PROJECT ENTRANCE TO PREVENT PUBLIC ENTRY. ALL MATERIAL PILES, EQUIPMENT, OPEN EXCAVATIONS OR THEIR OBSTRUCTIONS OR HAZARDS TO MOTORISTS OR PEDESTRIANS SHALL BE ENCLOSED BY FENCES OR PROTECTED BY BARRICADES.

PAVING

16. THE CONTRACTOR SHALL NOTE THE LOCATION OF ALL MANHOLE AND VALVE COVER FRAMES AND LIDS LOCATED WITHIN RESURFACING LIMITS. APPROPRIATE CARE SHALL BE TAKEN TO PROTECT THESE ITEMS DURING MILLING OPERATIONS.

DRAINAGE

17. CULVERT INVERTS SHOWN ON THE PLANS HAVE BEEN CALCULATED TO THE END OF THE FLARED END. THE STORM SEWER SLOPES SHOWN ON THE PLANS ARE THE PERCENT GRADE FROM CENTER TO CENTER OF STRUCTURE. THE LENGTH OF STORM SEWERS SHOWN ON THE PLANS IS THE DISTANCE FROM CENTER TO CENTER OF STRUCTURE.

18. ALL DRAINAGE STRUCTURES CONSTRUCTED, ADJUSTED OR RECONSTRUCTED UNDER THE CONTRACT, SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS OR FOREIGN MATTER AT THE END OF EACH WORKING DAY AND AT THE TIME OF FINAL INSPECTION. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT FOR THE VARIOUS DRAINAGE STRUCTURE ITEMS INCLUDED.

PAVEMENT MARKING

19. THE PAVEMENT MARKING LOCATIONS SHOWN IN THE PLANS ARE APPROXIMATE. PROPOSED CHEVRONS AND SOLID CENTERLINE STRIPING SHALL BE ADJUSTED AS DIRECTED BY THE ENGINEER, IF NECESSARY, TO MATCH FIELD CONDITIONS.

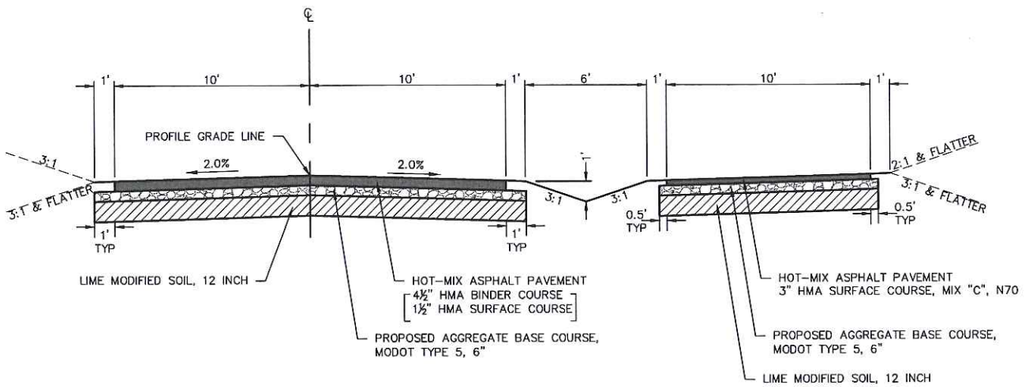
APPROXIMATE SYMBOLS & ABBREVIATIONS

20. THE FOLLOWING SYMBOLS AND ABBREVIATIONS ARE USED THROUGHOUT THE PLANS:

AD	ALGEBRAIC DIFFERENCE IN GRADE
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION
BVCS	BEGINNING OF VERTICAL CURVE STATION
BO	BY OTHERS (USED IN CONJUNCTION WITH TBA & TBR)
CONSTR	CONSTRUCTION
CP	CONTROL POINT
ESMT	EASEMENT
ELEV	ELEVATION
EVCE	END OF VERTICAL CURVE ELEVATION
EVCS	END OF VERTICAL CURVE STATION
FES	FLARED END SECTION
K	LENGTH OF VERTICAL CURVE PER PERCENT GRADE DIFFERENCE
ME	MATCH EXISTING
N/F	NOW OR FORMERLY
PVI	POINT OF VERTICAL INTERSECTION
PVC	POLYVINYL CHLORIDE PIPE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TUP	TEMPORARY USE PERMIT
TBA	TO BE ADJUSTED
TBRL	TO BE RELOCATED
TYP	TYPICAL
W	WIDTH

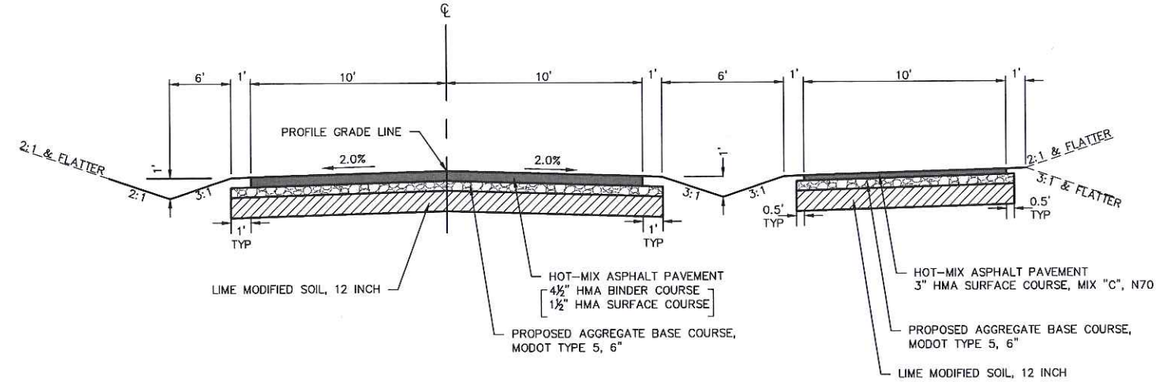
COMMITMENTS

NONE AT THIS TIME



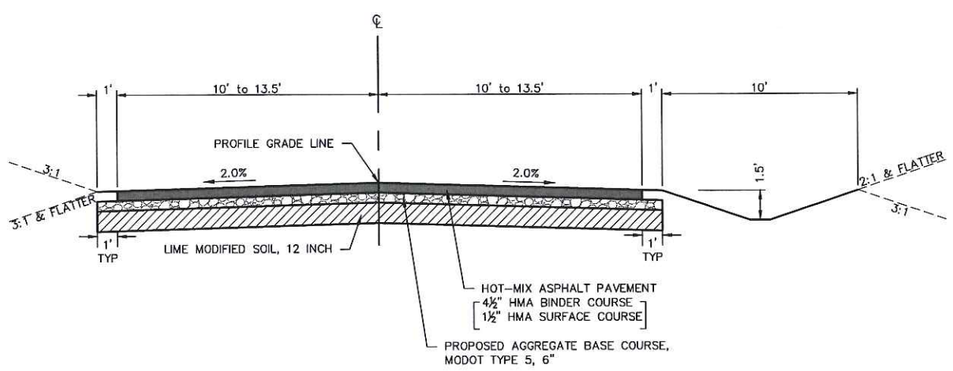
PROPOSED POND GROVER LOOP ROAD

STA. 26+50 TO STA. 30+50
NO SCALE



PROPOSED POND GROVER LOOP ROAD

STA. 30+50 TO STA. 32+63
NO SCALE



PROPOSED POND GROVER LOOP ROAD

STA. 14+77 TO STA. 26+50
NO SCALE

CURVE TABLE

POND GROVER LOOP ROAD							
CURVE #	P.I. STA.	Δ	T	R	L	P.C. STA.	P.T. STA.
PGLR 1	16+17.09	111°42'52"	140.09'	95'	185.23'	14+77.00	16+62.23
PGLR 2	21+58.24	17°44'33"	280.94'	1800'	557.39'	18+77.30	24+34.68
PGLR 3	26+24.60	64°40'15"	189.91'	300'	338.62'	24+34.68	27+73.30
PGLR 4	31+23.29	16°48'27"	141.09'	955'	280.15'	29+83.22	32+63.37

FILE NAME: TYPICALS.DWG

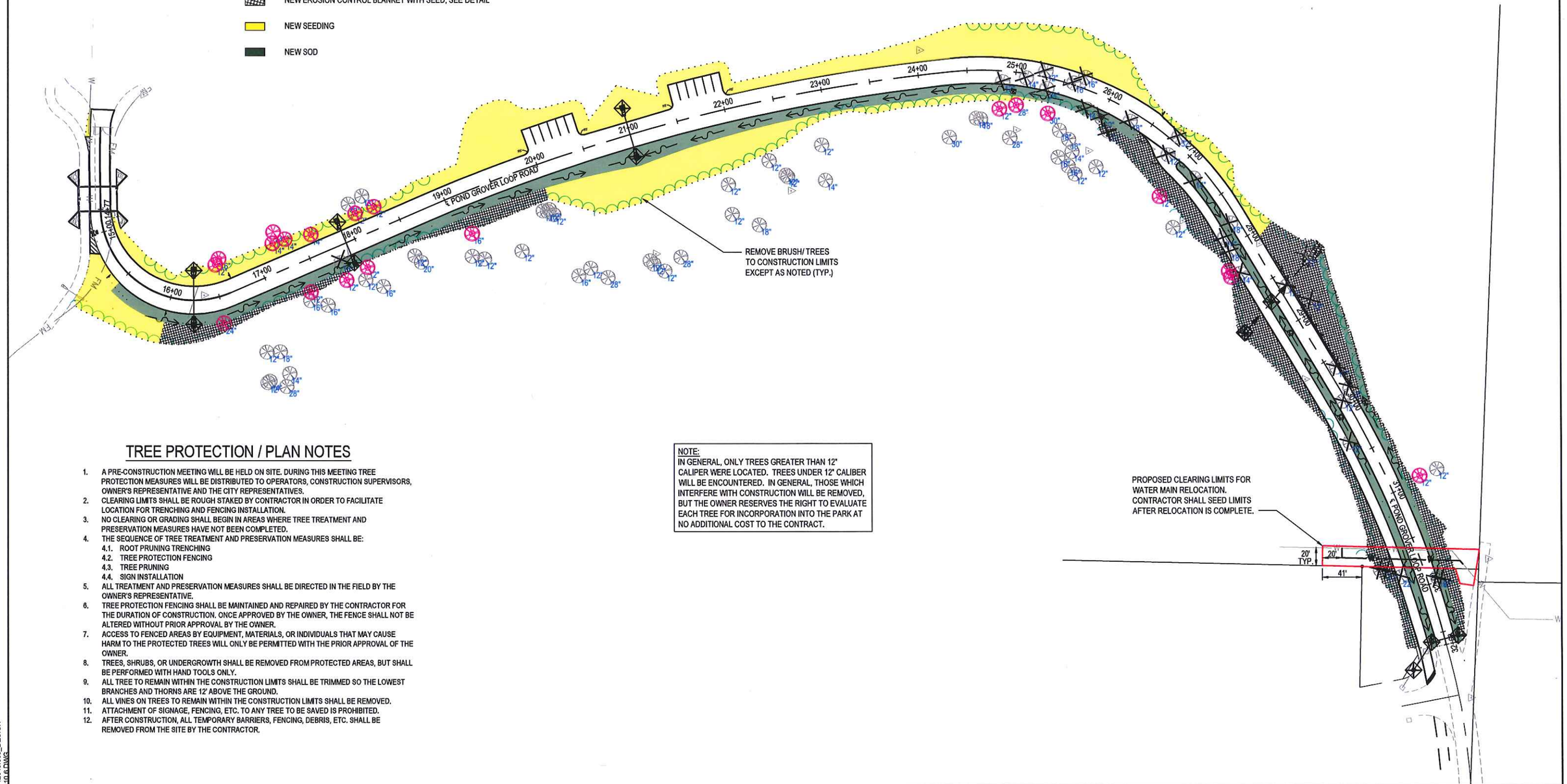
OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com	USER NAME = TYLER HUFFMAN	DESIGNED -	RELEASED FOR CONSTRUCTION	The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY	WILDWOOD COMMUNITY PARK - PHASE 2	F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS / SHEET NO.
		DRAWN -	3/16/2017		TYPICAL SECTIONS			ST. LOUIS	19 / 3
MISSOURI DESIGN FIRM LICENSE NO.: 001166	PLOT SCALE = 1' = 1'	CHECKED -			SCALE: / SHEET NO. 1 OF 1 SHEETS / STA. / TO STA.		MISSOURI		
	PLOT DATE = 2016-03-16	DATE -							

REMOVAL AND EROSION CONTROL LEGEND

- EXISTING TREE, TO BE PROTECTED
- EXISTING TREE, TO BE REMOVED
- PROPOSED TREE / BRUSH LINE
- NEW PERIMETER EROSION BARRIER, SEE DETAIL
- NEW PIPE PROTECTION, SEE DETAIL
- NEW EROSION CONTROL BLANKET WITH SEED, SEE DETAIL
- NEW SEEDING
- NEW SOD

N

SCALE: 1" = 50'



TREE PROTECTION / PLAN NOTES

1. A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE. DURING THIS MEETING TREE PROTECTION MEASURES WILL BE DISTRIBUTED TO OPERATORS, CONSTRUCTION SUPERVISORS, OWNER'S REPRESENTATIVE AND THE CITY REPRESENTATIVES.
2. CLEARING LIMITS SHALL BE ROUGH STAKED BY CONTRACTOR IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
4. THE SEQUENCE OF TREE TREATMENT AND PRESERVATION MEASURES SHALL BE:
   - 4.1. ROOT PRUNING TRENCHING
   - 4.2. TREE PROTECTION FENCING
   - 4.3. TREE PRUNING
   - 4.4. SIGN INSTALLATION
5. ALL TREATMENT AND PRESERVATION MEASURES SHALL BE DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
6. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. ONCE APPROVED BY THE OWNER, THE FENCE SHALL NOT BE ALTERED WITHOUT PRIOR APPROVAL BY THE OWNER.
7. ACCESS TO FENCED AREAS BY EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO THE PROTECTED TREES WILL ONLY BE PERMITTED WITH THE PRIOR APPROVAL OF THE OWNER.
8. TREES, SHRUBS, OR UNDERGROWTH SHALL BE REMOVED FROM PROTECTED AREAS, BUT SHALL BE PERFORMED WITH HAND TOOLS ONLY.
9. ALL TREE TO REMAIN WITHIN THE CONSTRUCTION LIMITS SHALL BE TRIMMED SO THE LOWEST BRANCHES AND THORNS ARE 12' ABOVE THE GROUND.
10. ALL VINES ON TREES TO REMAIN WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED.
11. ATTACHMENT OF SIGNAGE, FENCING, ETC. TO ANY TREE TO BE SAVED IS PROHIBITED.
12. AFTER CONSTRUCTION, ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

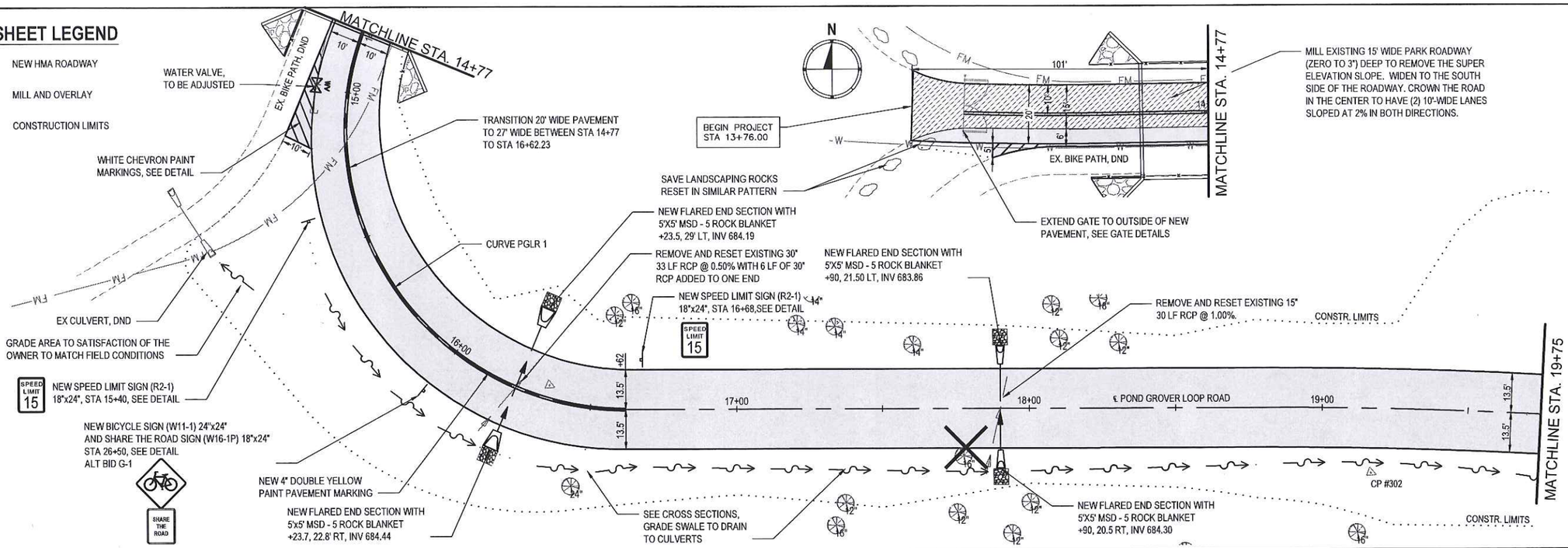
NOTE:
IN GENERAL, ONLY TREES GREATER THAN 12" CALIPER WERE LOCATED. TREES UNDER 12" CALIBER WILL BE ENCOUNTERED. IN GENERAL, THOSE WHICH INTERFERE WITH CONSTRUCTION WILL BE REMOVED, BUT THE OWNER RESERVES THE RIGHT TO EVALUATE EACH TREE FOR INCORPORATION INTO THE PARK AT NO ADDITIONAL COST TO THE CONTRACT.

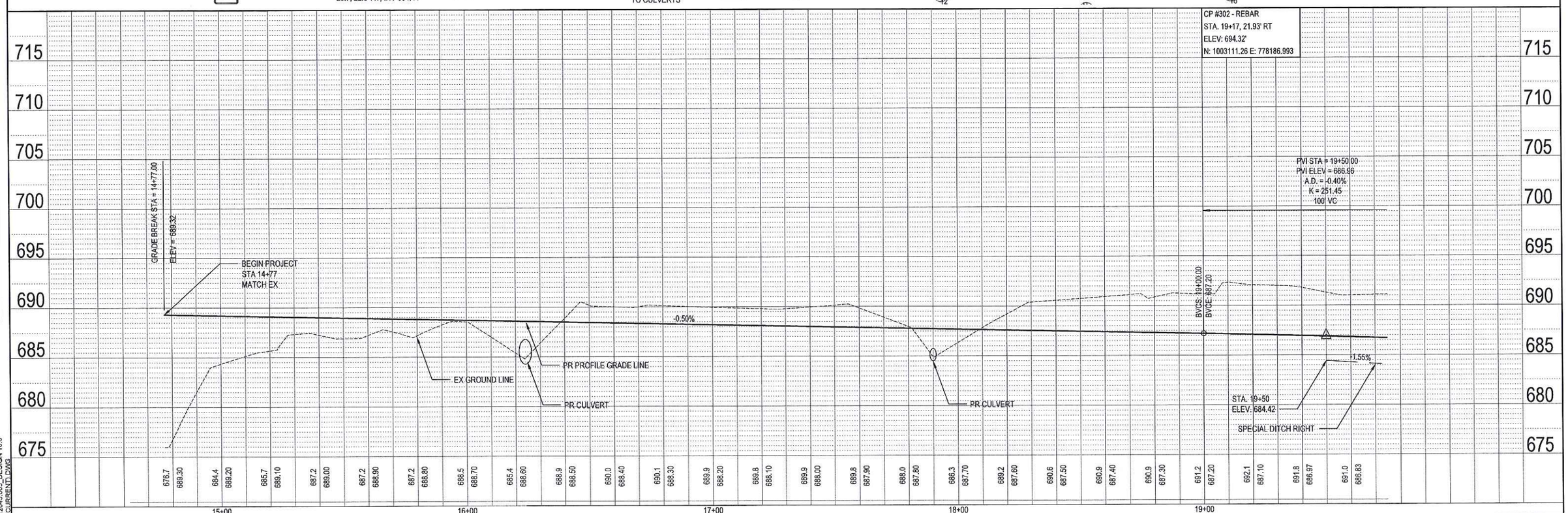
FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com	USER NAME = TYLER HUFFMAN	DESIGNED -	RELEASED FOR CONSTRUCTION	The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY	WILDWOOD COMMUNITY PARK - PHASE 2 REMOVAL AND EROSION CONTROL SHEET	F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS / SHEET NO.
		DRAWN -	3/16/2016					ST. LOUIS	19 / 4
	PLOT SCALE = 1' = 1'	CHECKED -							
MISSOURI DESIGN FIRM LICENSE NO.: 001166	PLOT DATE =	DATE -			SCALE: / SHEET NO. 1 OF 1 SHEETS / STA. ____ TO STA. ____			MISSOURI	

PLAN SHEET LEGEND

- NEW HMA ROADWAY
- MILL AND OVERLAY
- CONSTRUCTION LIMITS





PLAN	BY	DATE
SURVEYED		
PLOTTED		
ALIGNMENT CHECKED		
R/T OF WAY CHECKED		
CADD FILE NAME		
NOTE BOOK		
NO.		

PROFILE	BY	DATE
SURVEYED		
PLOTTED		
GRADES CHECKED		
B.M. NOTED		
STRUCTURE NOTAT'NS CHKD		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO.: 001166

USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION	
	DRAWN - ___	3/16/2016	
PLOT SCALE = 1' = 1'	CHECKED - ___		
PLOT DATE = 2016-03-16	DATE -		

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

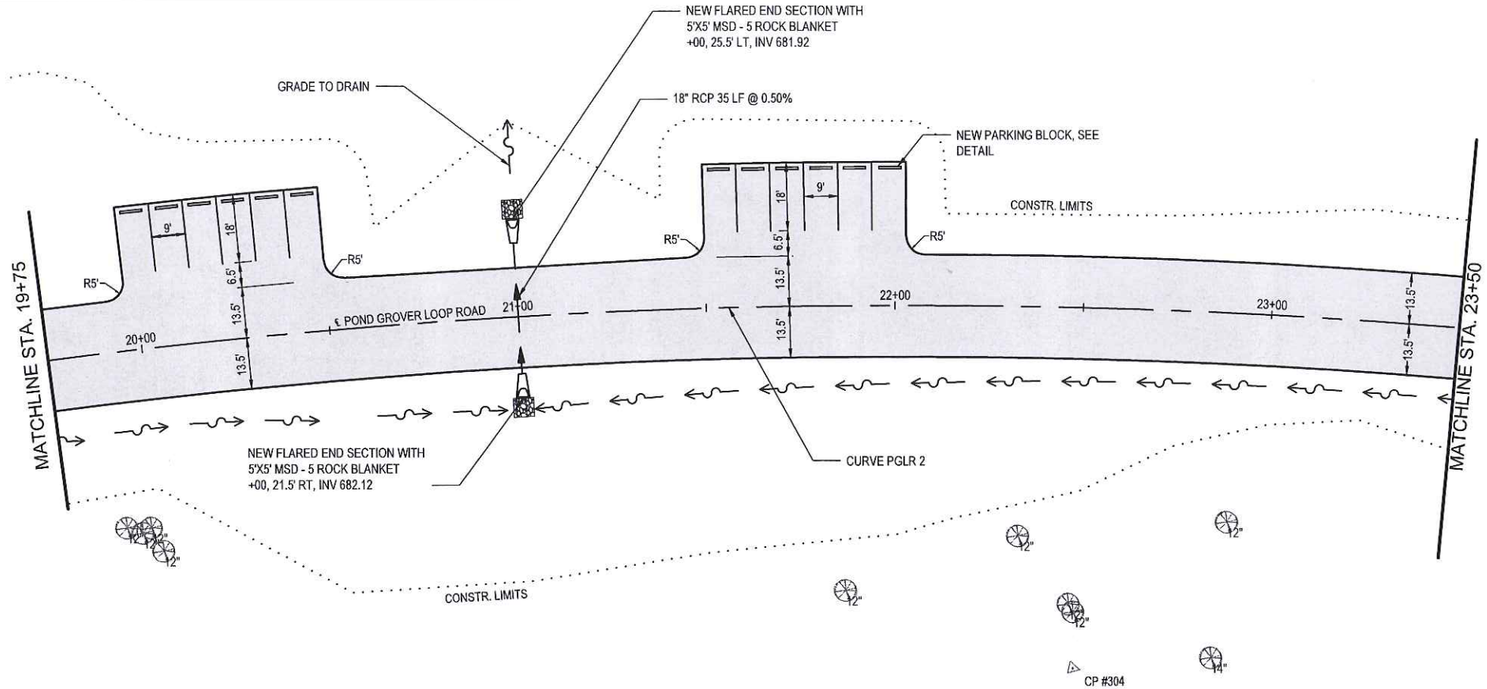
PLAN & PROFILE SHEETS

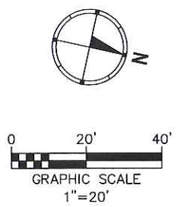
SCALE: | SHEET NO. 1 OF 4 SHEETS | STA. 14+77 TO STA. 19+75

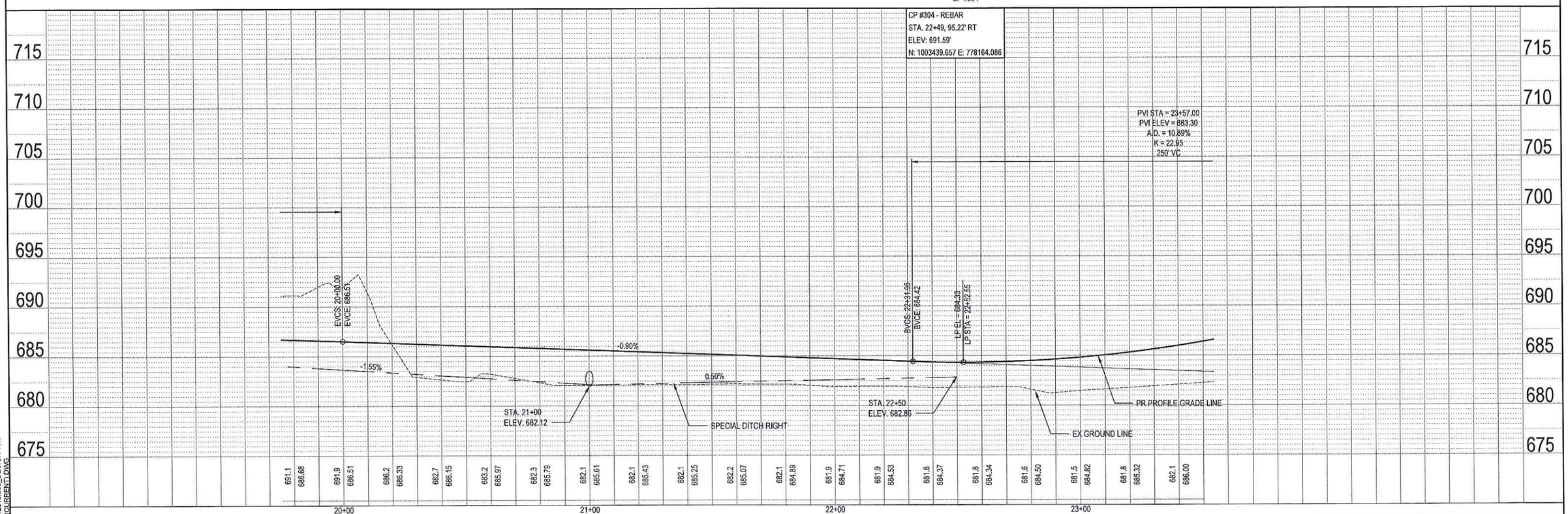
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	_-_-_-_	ST. LOUIS	19	5
		MISSOURI		

PLAN SHEET LEGEND

- NEW HMA ROADWAY
- CONSTRUCTION LIMITS







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PROFILE: SURVEYED / PLOTTED / GRADES CHECKED / B.M. NOTED / STRUCTURE NOTATNS CHKD / NOTE BOOK NO. / BY / DATE

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com MISSOURI DESIGN FIRM LICENSE NO.: 001166	USER NAME = TYLER HUFFMAN	DESIGNED -	RELEASED FOR CONSTRUCTION	The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY
		DRAWN -	3/16/2016	
	PLOT SCALE = 1' = 1'	CHECKED -		
	PLOT DATE = 2016-03-16	DATE -		

WILDWOOD COMMUNITY PARK - PHASE 2

PLAN & PROFILE SHEETS

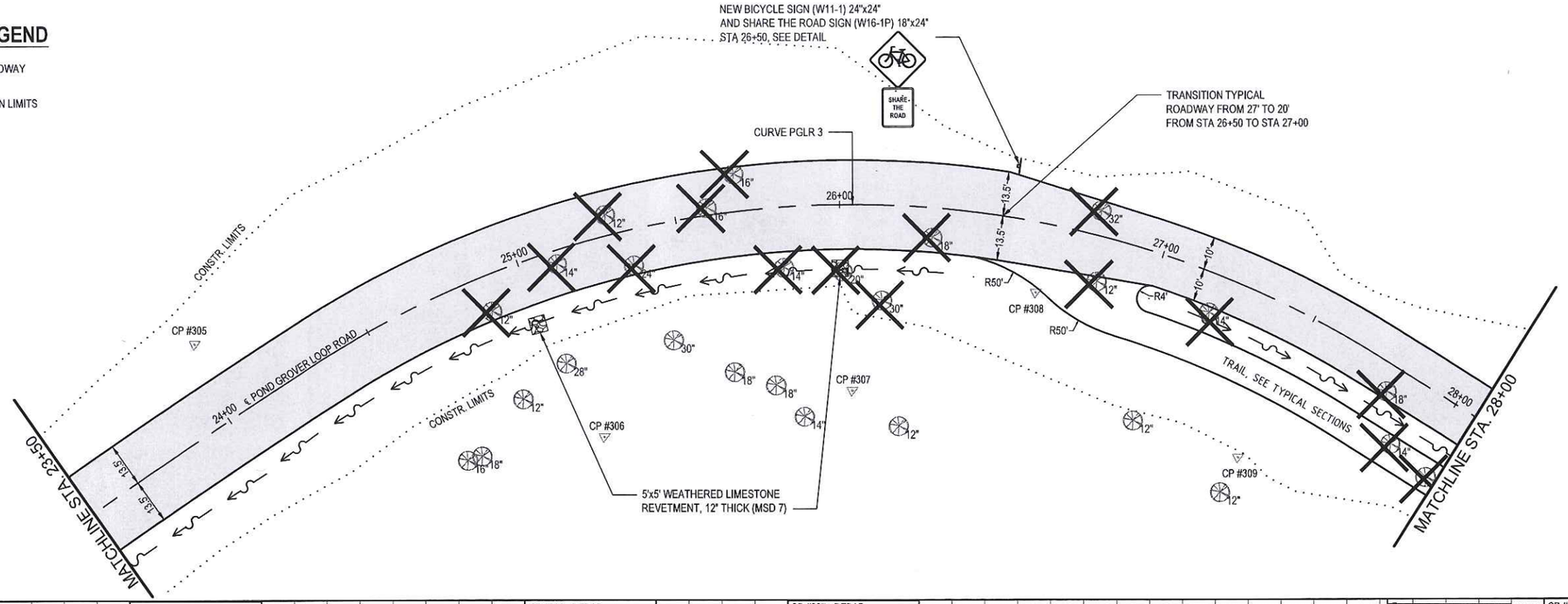
SCALE: | SHEET NO. 2 OF 4 SHEETS | STA. 19+75 TO STA. 23+50

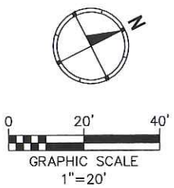
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ST. LOUIS	19	6
	MISSOURI			

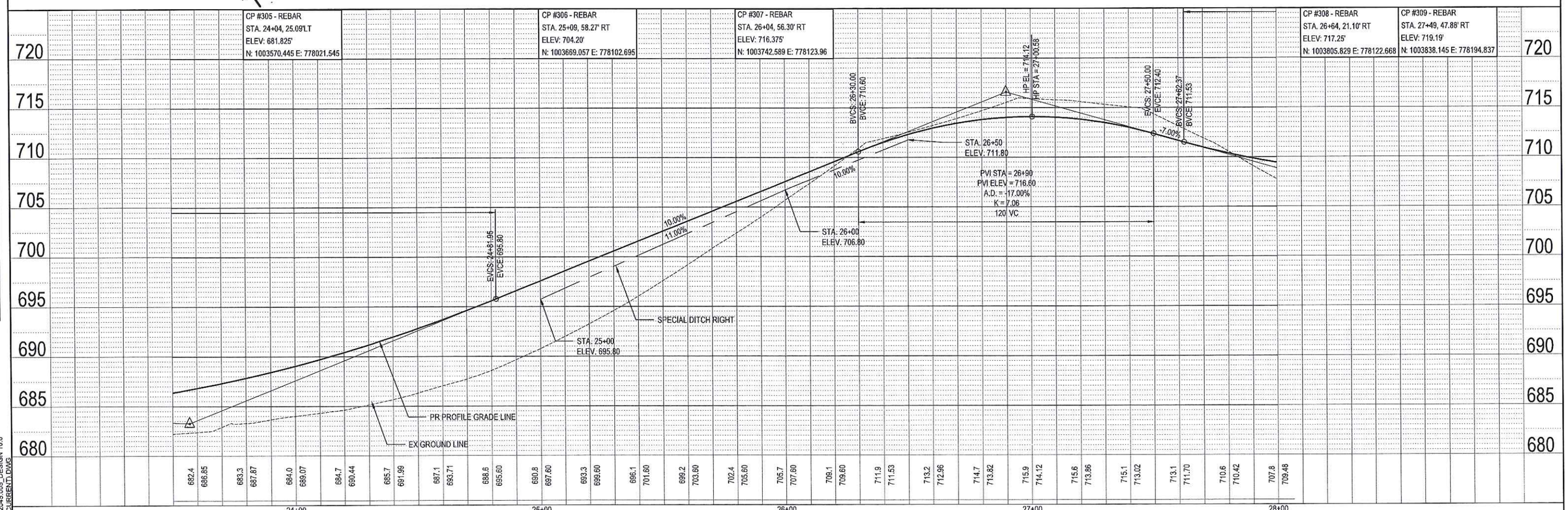
PLAN SHEET LEGEND

NEW HMA ROADWAY

CONSTRUCTION LIMITS







PLAN	BY	DATE
SURVEYED		
PLOTTED		
ALIGNMENT CHECKED		
RT. OF WAY CHECKED		
CADD FILE NAME		
NOTE BOOK		
NO.		

PROFILE	BY	DATE
SURVEYED		
PLOTTED		
GRADES CHECKED		
B.M. NOTED		
SIGNATURE NOTATNS CHKD		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO.: 001166

USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION	
	DRAWN - ___	3/16/2016	
PLOT SCALE = 1' = 1'	CHECKED - ___		
PLOT DATE = 2016-03-16	DATE -		

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

PLAN & PROFILE SHEETS

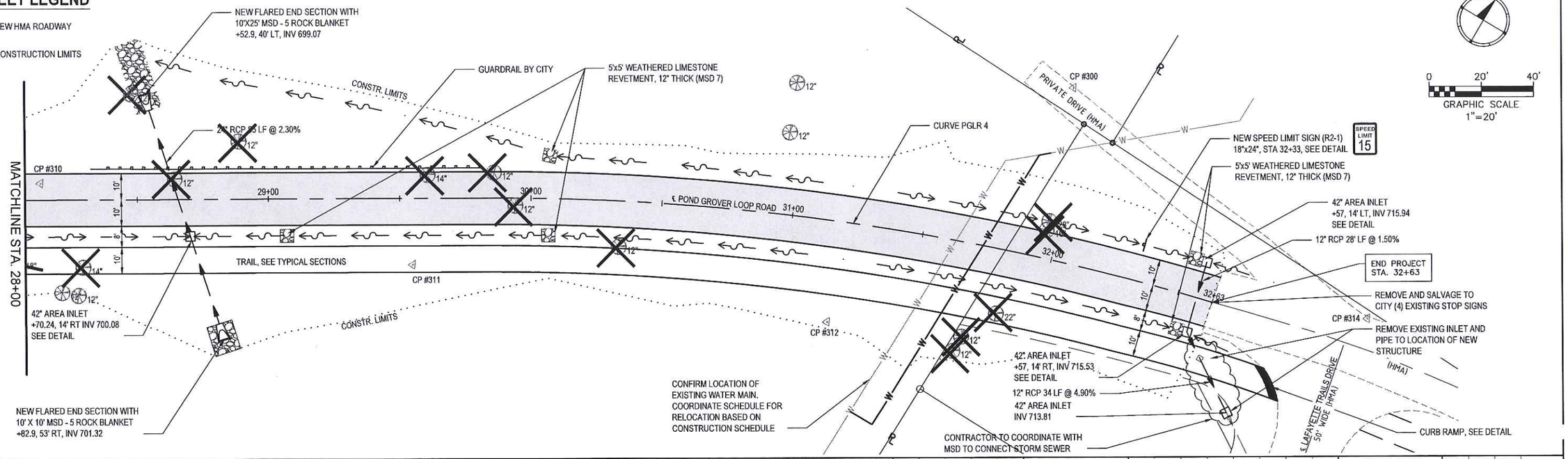
SCALE: | SHEET NO. 3 OF 4 SHEETS | STA. 23+50 TO STA. 28+00

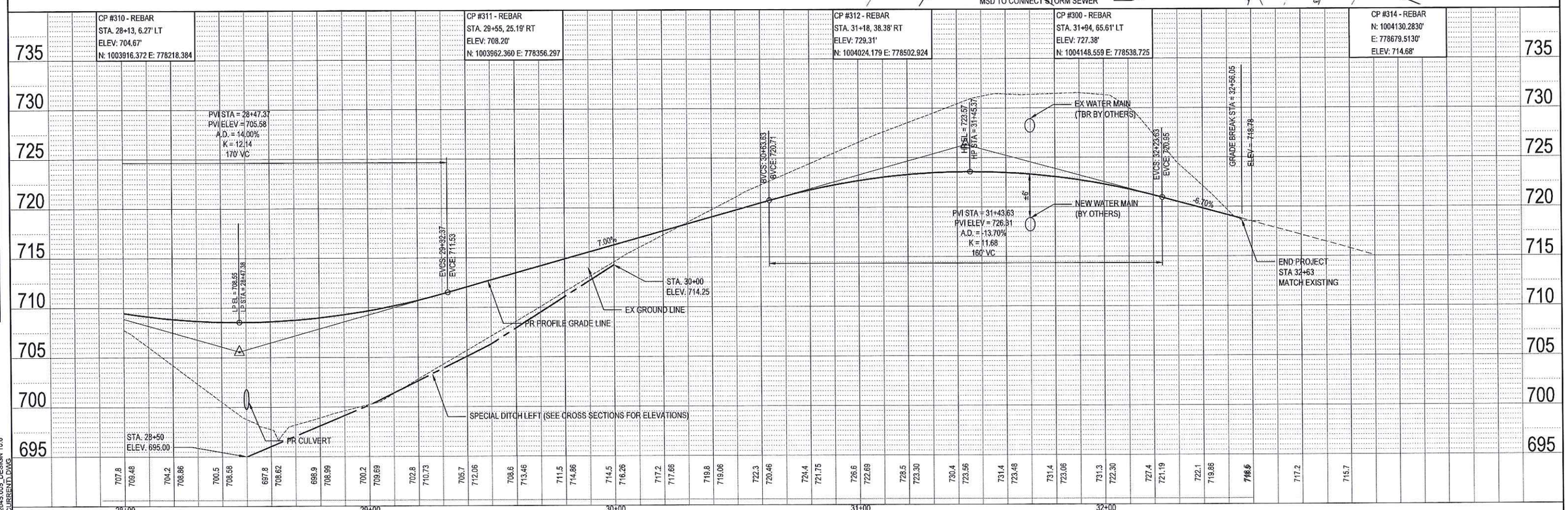
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	___-___-___	ST. LOUIS	19	7
		MISSOURI		

PLAN SHEET LEGEND

NEW HMA ROADWAY

CONSTRUCTION LIMITS





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PROFILE — SURVEYED / PLOTTED / GRADES CHECKED / S.M. NOTED / STRUCTURE NOTATNS CHKD — NOTE BOOK — NO. — BY — DATE

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

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		DRAWN -	3/16/2016	
	PLOT SCALE = 1' = 1'	CHECKED -		
	PLOT DATE = 2016-03-16	DATE -		

WILDWOOD COMMUNITY PARK - PHASE 2

PLAN & PROFILE SHEETS

SCALE: | SHEET NO. 4 OF 4 SHEETS | STA. 28+00 TO STA. 32+63

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
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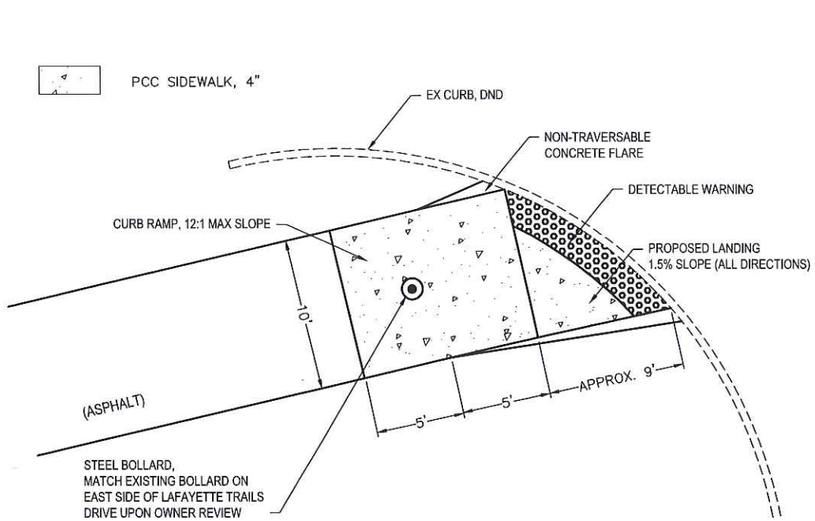
		MISSOURI		



CURB RAMP DETAIL
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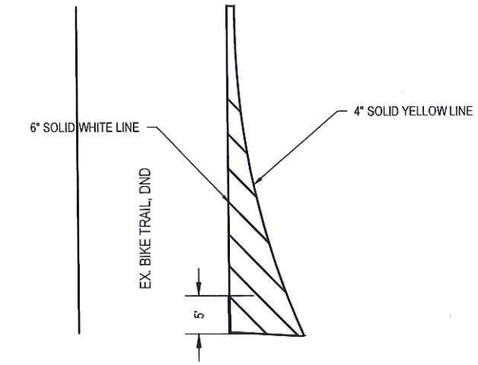
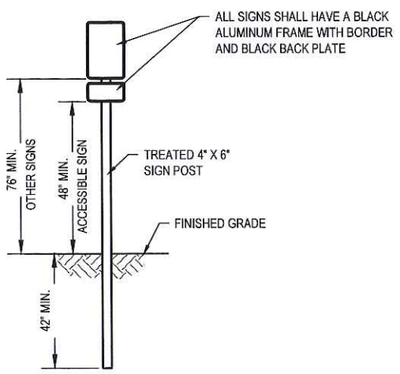


WHITE HATCHING MARKINGS DETAIL
(NOT TO SCALE)



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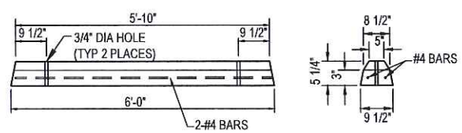
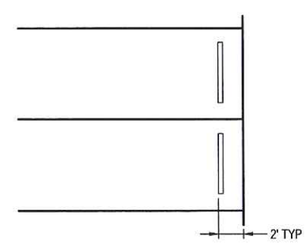


NOTE:
1. PARKING BLOCKS SHALL BE MADE OF PC CONCRETE.
2. PARKING BLOCKS TO BE ANCHORED WITH 5/8" x 24" IRON PINS (2 EACH) DRILLED INTO THE PAVEMENT & FIT SNUG AS TO NOT RACK WHEN SHOVED.



PARKING BLOCK DETAIL
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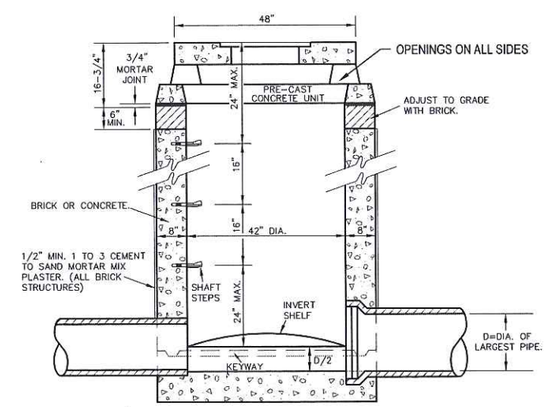

FOR PRIVATE USE ONLY

AREA INLET DETAIL
(NOT TO SCALE)

FILE NAME = 12045.005_DETAILS.DWG

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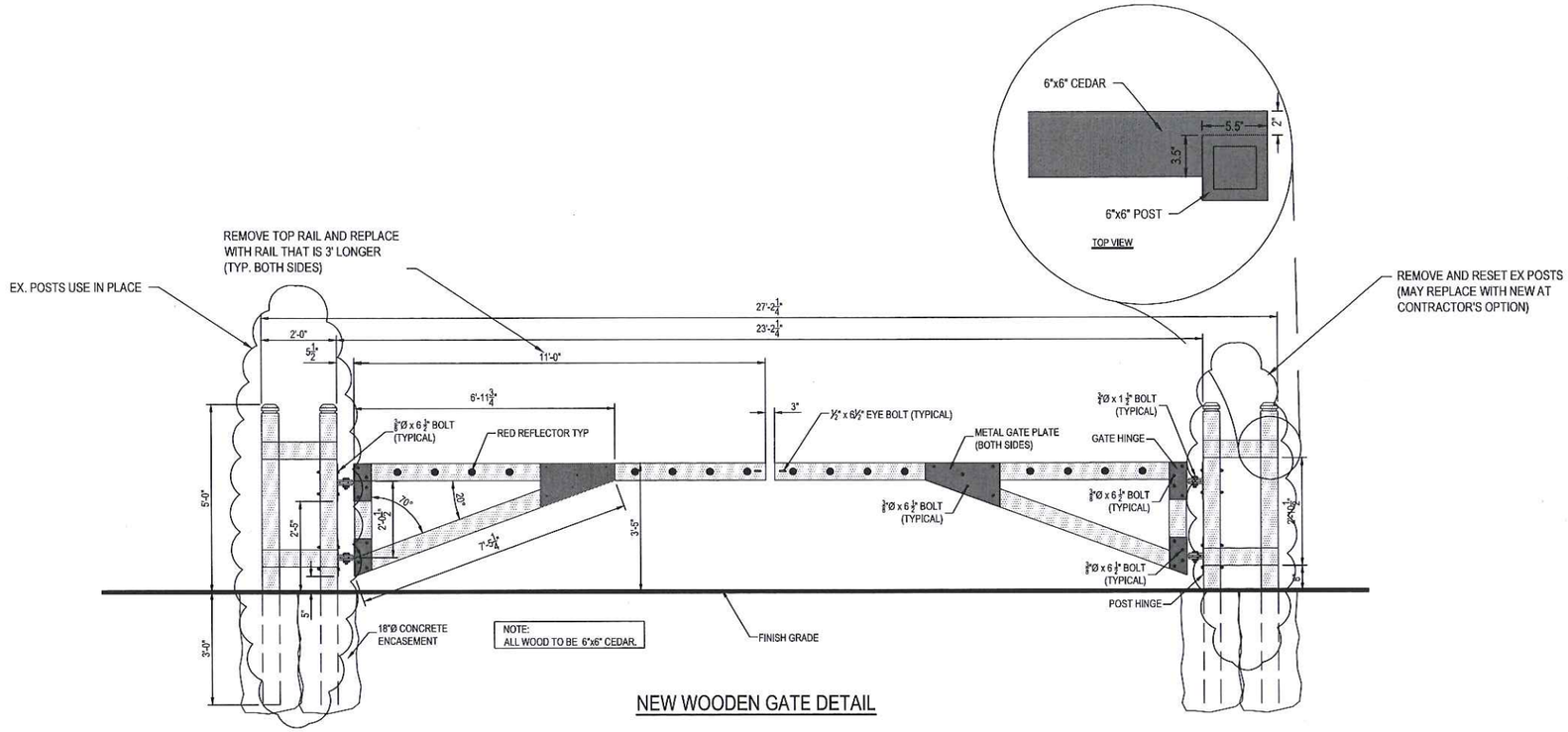
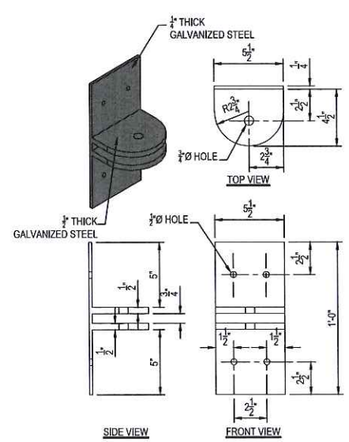
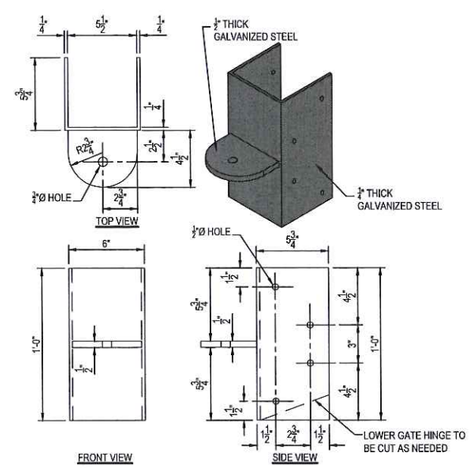
		DRAWN - ___	3/16/2016						
	PLOT SCALE = 1' = 1'	CHECKED - ___							
	PLOT DATE = 2016-03-16	DATE -			SCALE: / SHEET NO. 1 OF 4 SHEETS / STA. ___ TO STA. ___		MISSOURI		



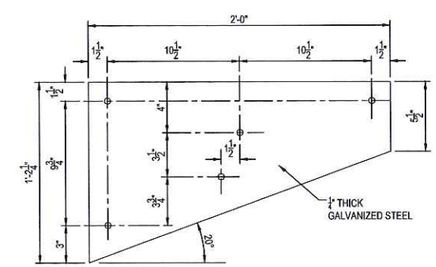
NEW WOODEN GATE DETAIL



POST HINGE DETAIL



GATE HINGE DETAIL



METAL GATE PLATE DETAIL

FILE NAME = 12045.005_DETAILS.DWG

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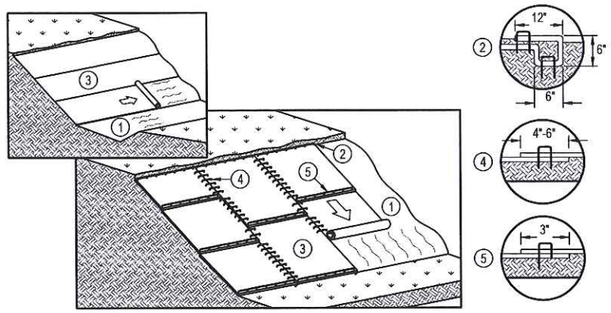
		DRAWN - ___	3/16/2016	
	PLOT SCALE = 1' = 1'	CHECKED - ___		
	PLOT DATE = 2016-03-16	DATE -		

WILDWOOD COMMUNITY PARK - PHASE 2
CONSTRUCTION DETAILS

SCALE: | SHEET NO. 2 OF 4 SHEETS | STA. _____ TO STA. _____

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	__-___-__-__	ST. LOUIS	19	10
	MISSOURI			



1. PREPARE FINISHED GRADE BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED ACCORDING TO THE SPECIFICATIONS.

2. ANCHOR THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH AT THE TOP OF THE SLOPE WITH A ROW OF LANDSCAPE STAPLES AT 12" SPACING IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. SEED THE SOIL AND FOLD THE REMAINING 12" LONG BLANKET REMNANT BACK OVER SEED AND TOP SOIL. ANCHOR THE BLANKET OVER COMPACTED TOP SOIL WITH A ROW OF LANDSCAPE STAPLES SPACED AT 12" SPACING ACROSS THE BLANKET AT THE TOP OF THE SLOPE.

3. ROLL THE BLANKETS DOWN (OPTION A) OR HORIZONTALLY (OPTION B) ACROSS THE SLOPE. UNROLL BLANKETS WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. SECURELY FASTEN BLANKETS TO SOIL BY PLACING LANDSCAPE STAPLES PER MANUFACTURER'S RECOMMENDATION.

4. STAPLE THE EDGES OF PARALLEL BLANKETS WITH A MINIMUM 6" OVERLAP OR PER MANUFACTURER'S RECOMMENDATIONS.

5. SPLICE BLANKETS END OVER END WITH A 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA AT 12" SPACING THE ACROSS ENTIRE BLANKET WIDTH OR PER MANUFACTURER'S SPECIFICATIONS.

6. TERMINAL ENDS SHALL BE ANCHORED WITH A ROW OF LANDSCAPE STAPLES SPACED 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL, COMPACT, AND SEED THE TRENCH WITH TOPSOIL AFTER STAPLING.

NOTES:

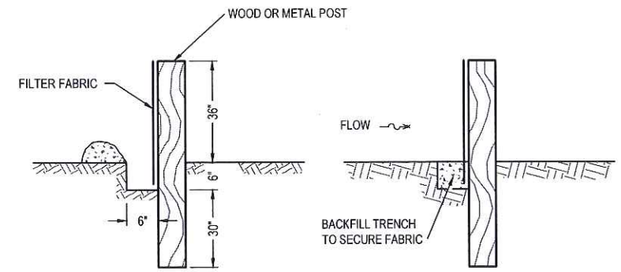
1. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

2. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

3. FOLLOW SPECIFICATIONS FOR PROCUCT SELECTION.

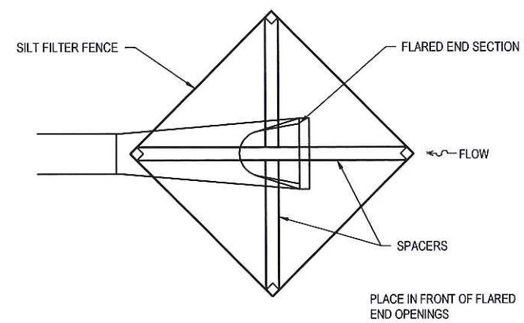
EROSION CONTROL BLANKETS FOR SLOPES

(NOT TO SCALE)



SILT FILTER FENCE AS A PERIMETER EROSION BARRIER

(NOT TO SCALE)



PIPE PROTECTION

(NOT TO SCALE)

FILE NAME = 12045.005_DETAILS.DWG

OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com MISSOURI DESIGN FIRM LICENSE NO.: 001166	USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION	The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY	WILDWOOD COMMUNITY PARK - PHASE 2	F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS / SHEET NO.
		DRAWN - ___	3/16/2016		CONSTRUCTION DETAILS	___	_-___-_-_	ST. LOUIS	19 / 11
	PLOT SCALE = 1' = 1'	CHECKED - ___							
	PLOT DATE = 2016-03-16	DATE -			SCALE: / SHEET NO. 3 OF 4 SHEETS / STA. _____ TO STA. _____		MISSOURI		

PROJECT NAME:

WILDWOOD COMMUNITY PARK - PHASE 2
SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
2153 HIGHWAY 109
WILDWOOD, MISSOURI, 63040

OWNER NAME & ADDRESS:

CITY OF WILDWOOD
183 PLAZA DRIVE
WILDWOOD, MISSOURI 63040

DESCRIPTION:

SOIL DISTURBING ACTIVITIES WILL INCLUDE: DEMOLITION, CLEARING AND GRUBBING, TREE REMOVAL, MASS GRADING, FINE GRADING.

WATERSHED SOIL CLASSIFICATION: HYDROLOGIC SOIL GROUP "C", "D" AND "C/D".

EROSION CONTROL MEASURES SHALL INCLUDE: INSTALLING PERIMETER SILT FENCE, SODDING, EROSION CONTROL BLANKET, PIPE PROTECTION, TEMPORARY AND PERMANENT VEGETATION.

SITE AREA:

THE SITE IS APPROXIMATELY 3 ACRES.

THE SEQUENCE OF MAJOR ACTIVITIES SHALL BE AS FOLLOWS:

1. PERFORM REMOVALS
2. INSTALL PERIMETER SILT FENCE
3. CLEAR AND GRUB.
4. MASS GRADE.
5. STABILIZE DENUDED AREA AND STOCKPILES WITH TEMPORARY SEEDING WITHIN 14 DAYS OF THE LAST GRADING ACTIVITY IN THAT AREA.
6. INSTALL PIPE CULVERTS.
7. INSTALL PIPE PROTECTION ON NEW OUTLETS.
8. COMPLETE FINE GRADING AND INSTALL PERMANENT SODDING AND SEEDING.
9. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND ALL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL MEASURES, AND RE-SOD/ RE-SEED ANY AREAS DISTURBED BY THEIR REMOVAL.

NAME OF RECEIVING WATERS:

NO STORM WATER IS BEING REDIRECTED FROM ITS PREVIOUS RECEIVING WATER.

OFFSITE VEHICLE TRACKING:

PAVED STREETS ADJACENT TO THE SITE SHALL BE CLEANED DAILY OR MORE FREQUENTLY AS NECESSARY. CLEANING SHALL INCLUDE SCRAPING SIGNIFICANT AMOUNTS OF SOIL AND POWER SWEEPING AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.

TIMING OF CONTROL MEASURES:

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES PERIMETER SILT FENCE SHALL BE CONSTRUCTED AT THE COMMENCEMENT OF THE SEQUENCE OF GRADING OPERATIONS AS PRACTICAL. AREAS WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE.

TEMPORARY SEEDING SHALL CONSIST OF RYE OR WHEAT APPLIED AT A RATE OF 120 POUNDS PER ACRE. 270 POUNDS OF NUTRIENTS OF 10-10-10 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, STRAW MULCH SHALL BE APPLIED AT A RATE OF 4000 POUNDS PER ACRE AND ANCHORED BY CRIMPING.

ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT SODDING. PERMANENT SODDING SHALL BE IN ACCORDANCE WITH PART 8, SECTION F OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL INSPECT AND REMOVE ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINES OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. TO ENSURE THAT THE NATURAL FLOW LINE OF WATER IS NOT OBSTRUCTED. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

AT THE CONCLUSION OF EACH DAY, THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE TO AN AREA PROTECTED BY EROSION CONTROLS. SITE DRAINAGE MAY BE ACHIEVED BY SHEET FLOW, STORM SEWERS, DITCHING OR PUMPING.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS:

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) AND TOWN AND COUNTRY MUNICIPAL CODE REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH MSD AND THE REQUIREMENTS OF THE NPDES PERMIT PROGRAM.

MAINTENANCE/INSPECTION PROCEDURES:

THE GENERAL CONTRACTOR SHALL SELECT UP TO THREE INDIVIDUALS WHO SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

PERSONNEL SELECTED FOR INSPECTION RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. DURING PERIODS OF EXTENDED RAINFALL, ALL MEASURES SHALL BE INSPECTED DAILY.

ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND STRAW BALE DIKES WHEN IT HAS REACHED ONE-THIRD THE DESIGN HEIGHT OF THE FENCE OR BALE.

TEMPORARY AND PERMANENT SEEDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.

A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. ALL INSPECTION REPORTS SHALL BE KEPT IN THE CONSTRUCTION OFFICE ON-SITE. IF THE PROVIDED FORM IS INSUFFICIENT, ADDITIONAL FORMS SHALL BE USED AS NECESSARY UNTIL THE PROJECT IS COMPLETED. A REPORT SHALL BE COMPLETED FOR EACH OF THE REQUIRED INSPECTION INTERVALS.

NON-STORM WATER DISCHARGES

IT IS ANTICIPATED THAT SOME NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD.

ANTICIPATED NON-STORM DISCHARGES EXPECTED INCLUDE, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED. ANY BITUMINOUS SUBSTANCES USED ONSITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

INSPECTION AND MAINTENANCE REPORT FORM

DATE / TIME	INSPECTORS NAME	WEATHER CONDITIONS	RAINFALL LAST 24 HRS.	IS SEDIMENT TRACKED ON TO ROAD	DEPTH OF SILT ON SILT FENCES	DEPTH OF SILT AGAINST DITCH CHECKS	CONDITION OF BASIN SIDE SLOPES	DEPTH OF SILT AGAINST ROCK DAM	ACTION REQUIRED	CONTRACTOR		
										CONTRACTOR'S NAME	CONTRACTOR'S SIGNATURE	DATE OF ACTION

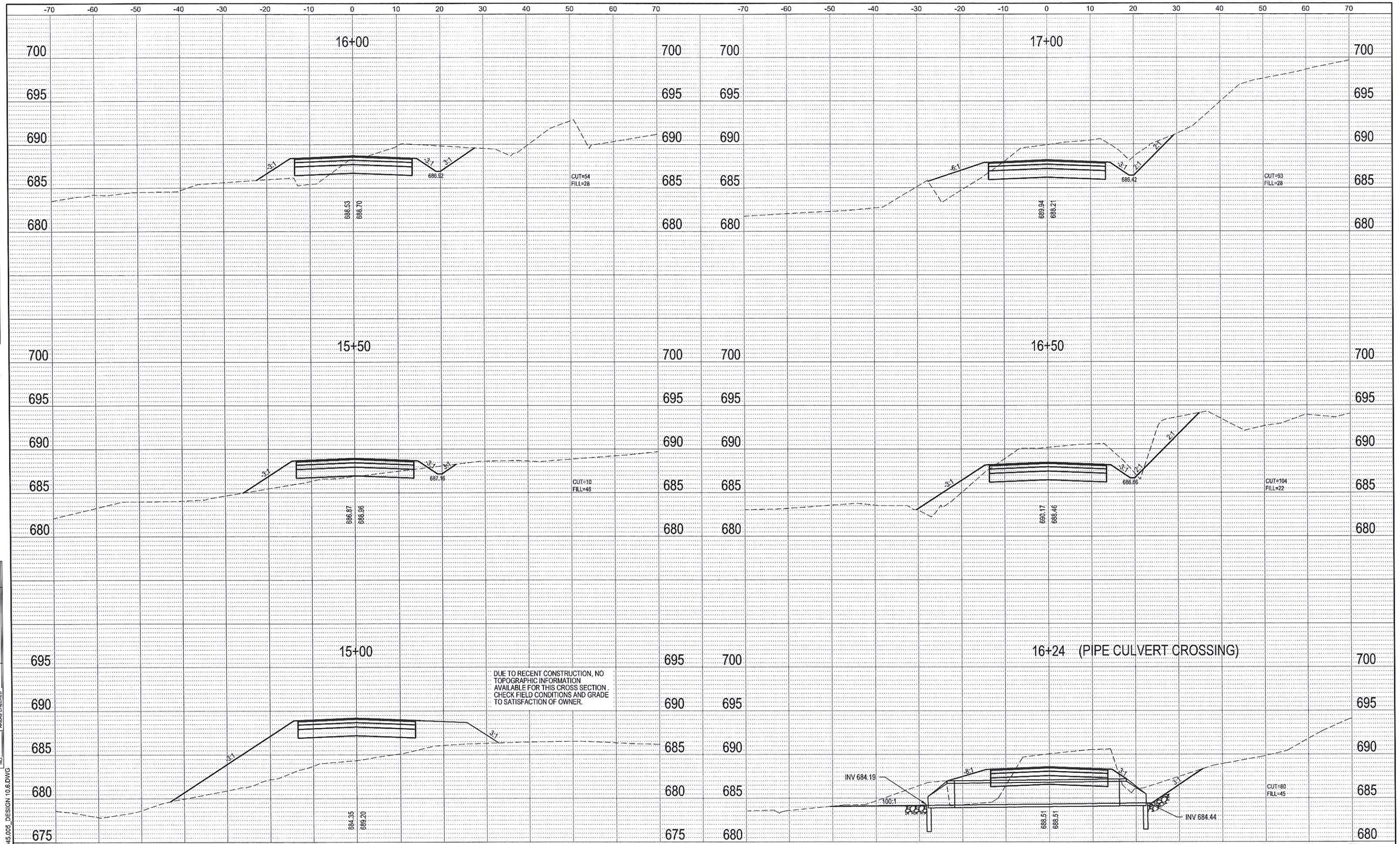
CONTRACTOR CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION. I HAVE READ AND UNDERSTAND ALL OF THE INFORMATION AND REQUIREMENTS STATED IN THE STORM WATER POLLUTION PREVENTION PLAN FOR THE ABOVE MENTIONED PROJECT. I HAVE PROVIDED ALL DOCUMENTATION REQUIRED TO BE IN COMPLIANCE WITH THE ILR10 AND STORM WATER POLLUTION PREVENTION PLAN AND WILL PROVIDE TIMELY UPDATES TO THESE DOCUMENTS AS NECESSARY.

PRINT NAME _____ SIGNATURE _____ STREET ADDRESS _____

TITLE _____ DATE _____ CITY/STATE/ZIP _____

NAME OF FIRM _____ TELEPHONE _____



FINAL SURVEY		BY	DATE
	SURVEYED		
	PLOTTED		
NOTE BOOK	TEMPLATE		
	AREAS		
NO.	AREAS CHECKED		

ORIGINAL SURVEY		BY	DATE
	SURVEYED		
	PLOTTED		
NOTE BOOK	TEMPLATE		
	AREAS		
NO.	AREAS CHECKED		

FILE NAME = 12045.005_DESIGN 10.6.DWG

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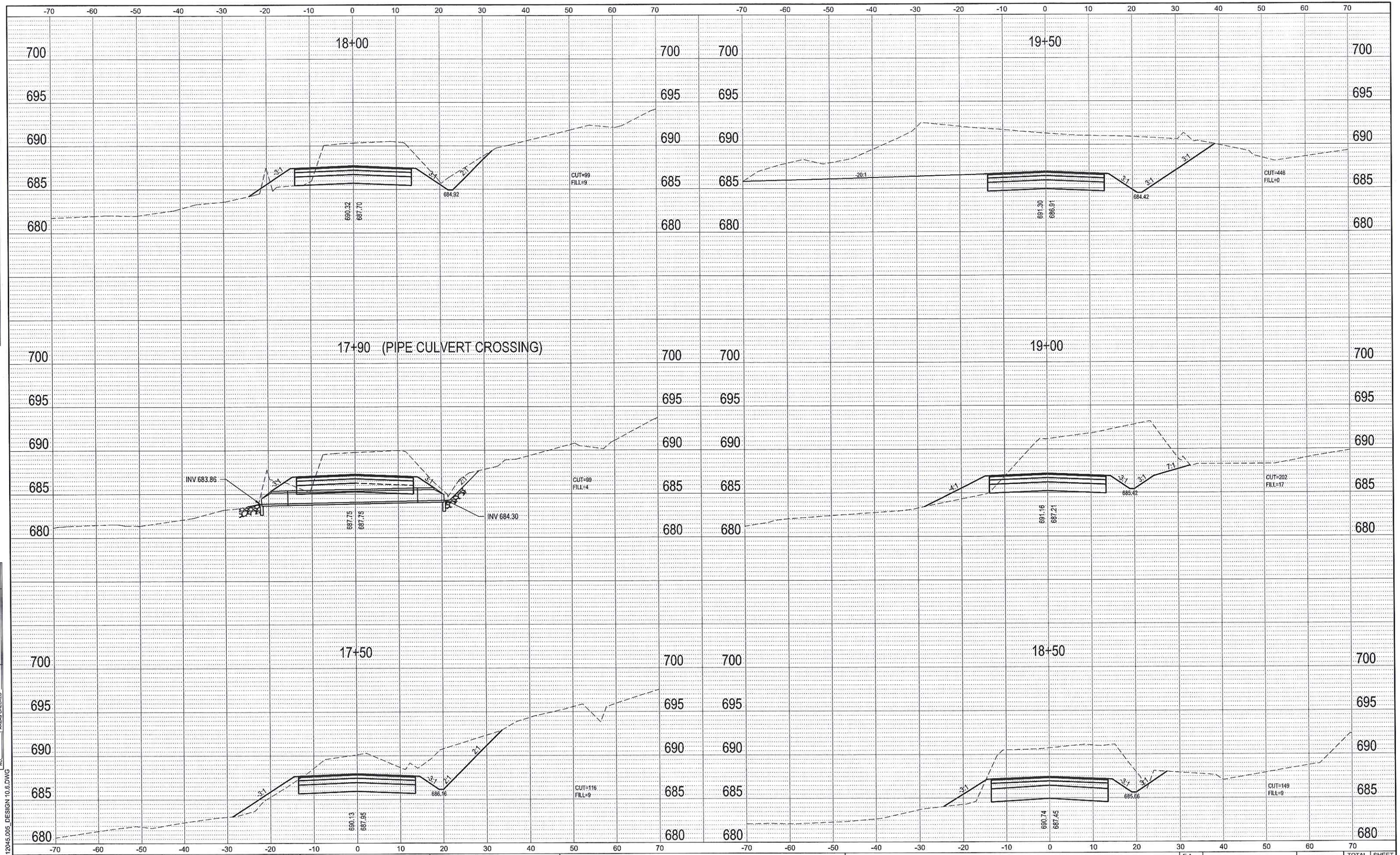
USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = ----	DATE -	

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
CROSS SECTIONS

SCALE: | SHEET NO. 1 OF 7 SHEETS | STA. 14+77 TO STA. 17+00

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	— - — - —	ST. LOUIS	19	13
		MISSOURI		



FINAL SURVEY		BY	DATE
NOTE BOOK	SURVEYED		
	PLOTTED		
	TEMPLATE		
	AREAS		
NO.	AREAS CHECKED		

ORIGINAL SURVEY		BY	DATE
NOTE BOOK	SURVEYED		
	PLOTTED		
	TEMPLATE		
	AREAS		
NO.	AREAS CHECKED		

FILE NAME = 12045.005_DESIGN 10.5.DWG

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USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE -	

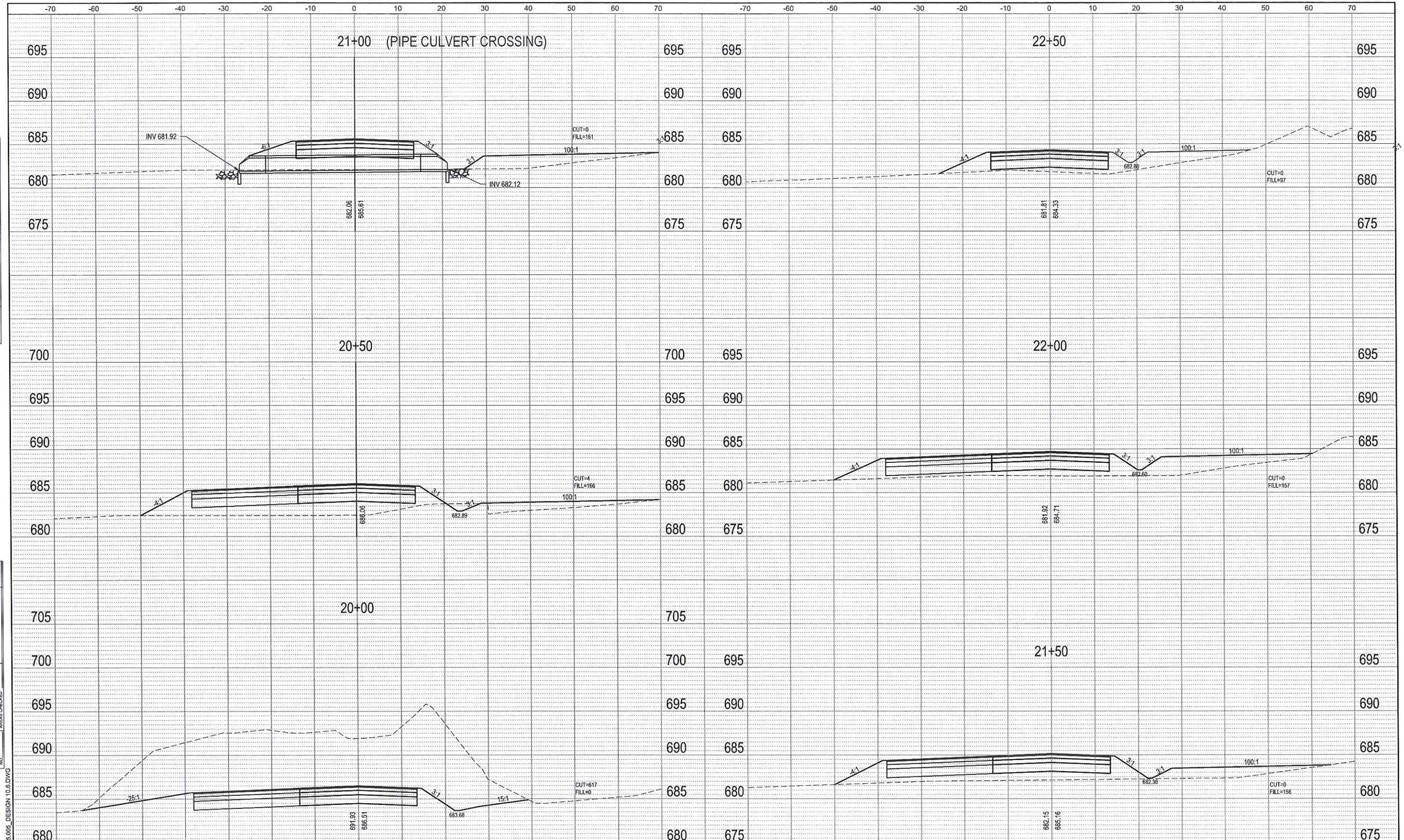
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 2 OF 7 SHEETS | STA. 17+50 TO STA. 19+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	—	ST. LOUIS	19	14
		MISSOURI		



FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

ORIGINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.8.DWG

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USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = ----	DATE -	

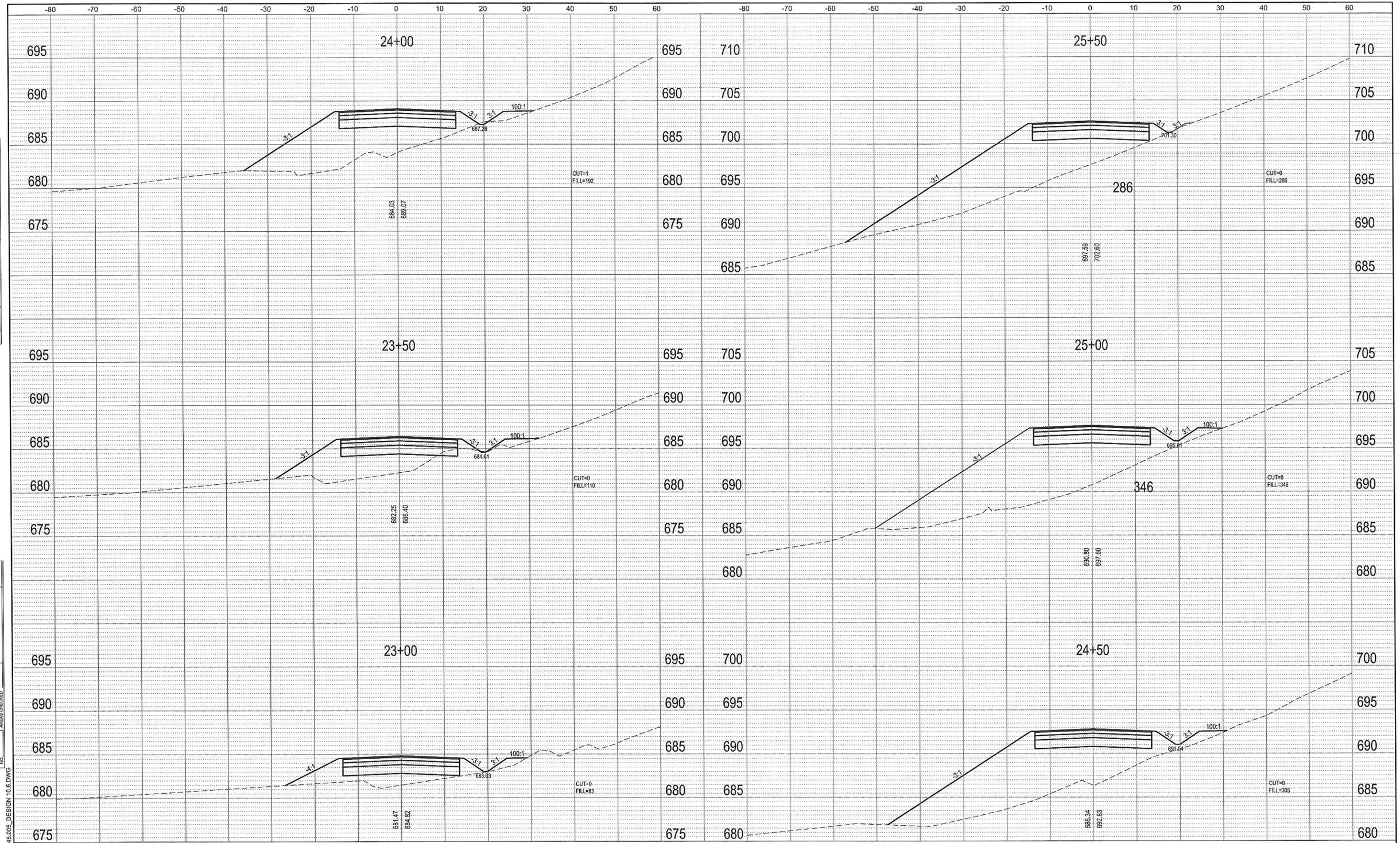
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 3 OF 7 SHEETS | STA. 20+00 TO STA. 22+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
-	- - -	ST. LOUIS	19	15
		MISSOURI		



FINAL SURVEY		BY	DATE
NOTE BOOK	SURVEYED		
	PLOTTED		
	TEMPLATE		
	AREAS		
NO.	AREAS CHECKED		

ORIGINAL SURVEY		BY	DATE
NOTE BOOK	SURVEYED		
	PLOTTED		
	TEMPLATE		
	AREAS		
NO.	AREAS CHECKED		

FILE NAME = 12045.005_DESIGN 10.6.DWG

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USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION	
	DRAWN - TCH	3/16/2016	
PLOT SCALE = 6" = 1'	CHECKED - TLC		
PLOT DATE = ----	DATE -		

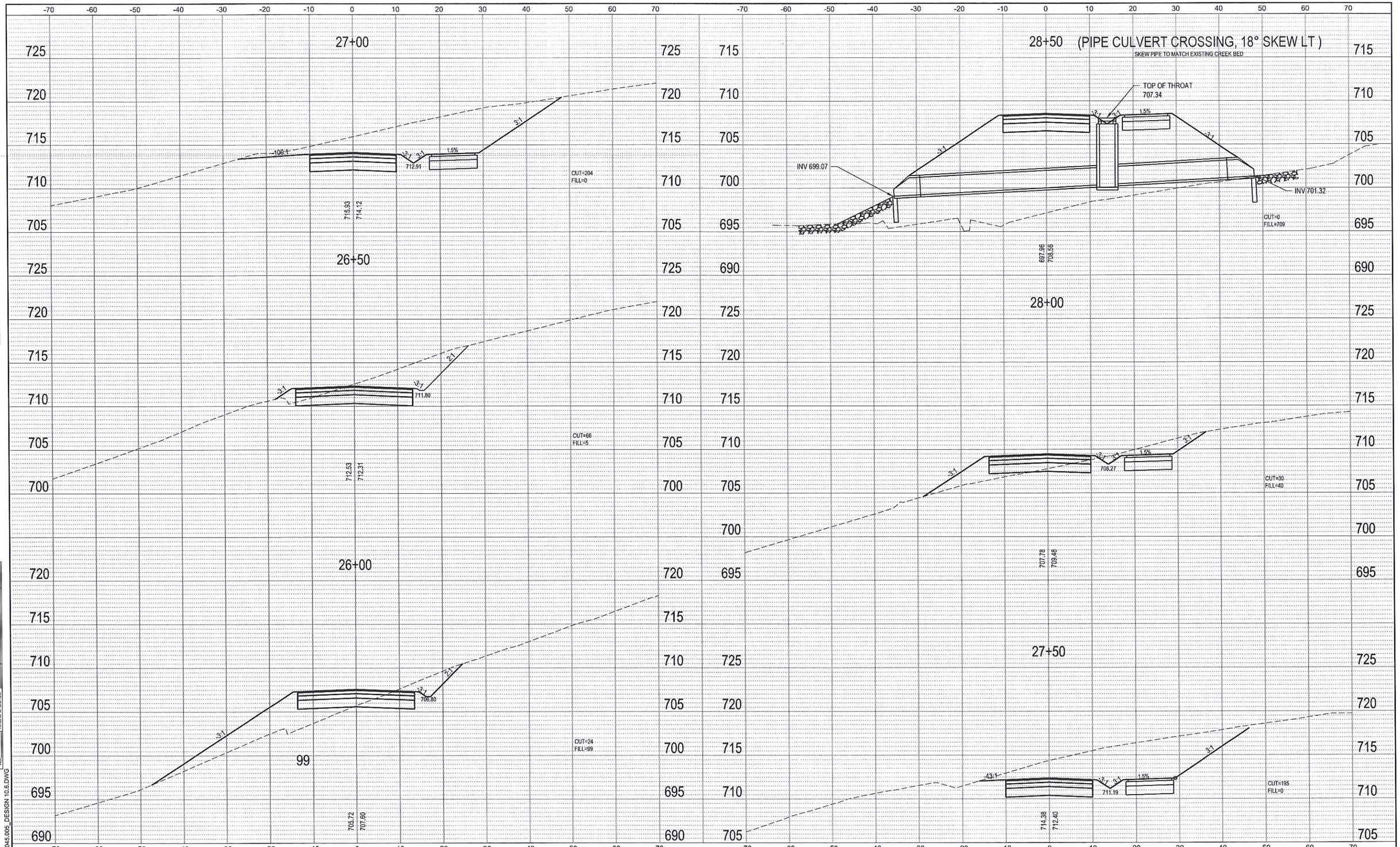
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 4 OF 7 SHEETS | STA. 23+00 TO STA. 24+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ST. LOUIS	19	16
		MISSOURI		



FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

ORIGINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6.DWG

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USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE -	

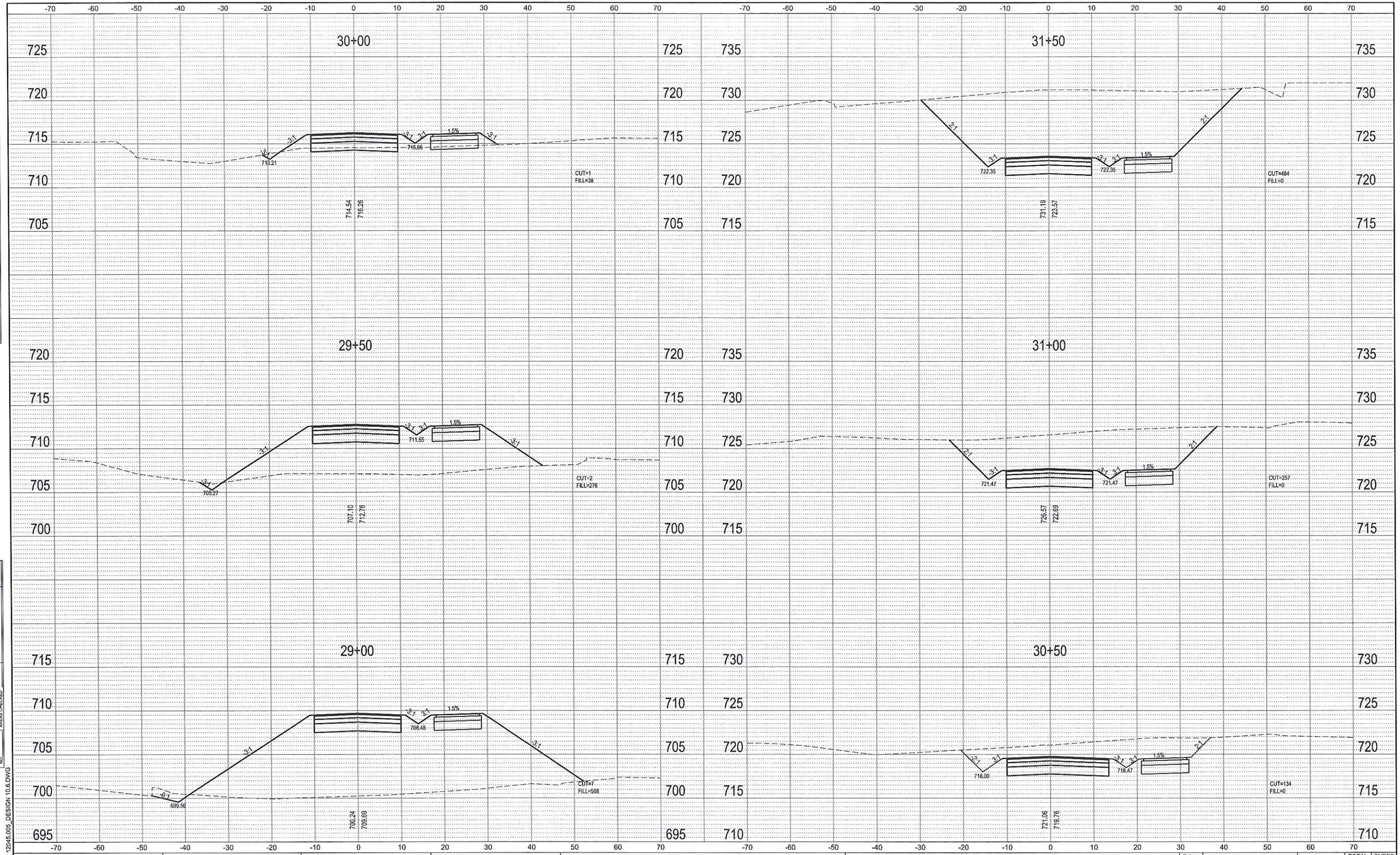
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 5 OF 7 SHEETS | STA. 26+00 TO STA. 28+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	—	ST. LOUIS	19	17
		MISSOURI		



FINAL SURVEY	BY	DATE
SURVEYED		
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TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

ORIGINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6.DWG

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MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE - 2015-12-03	

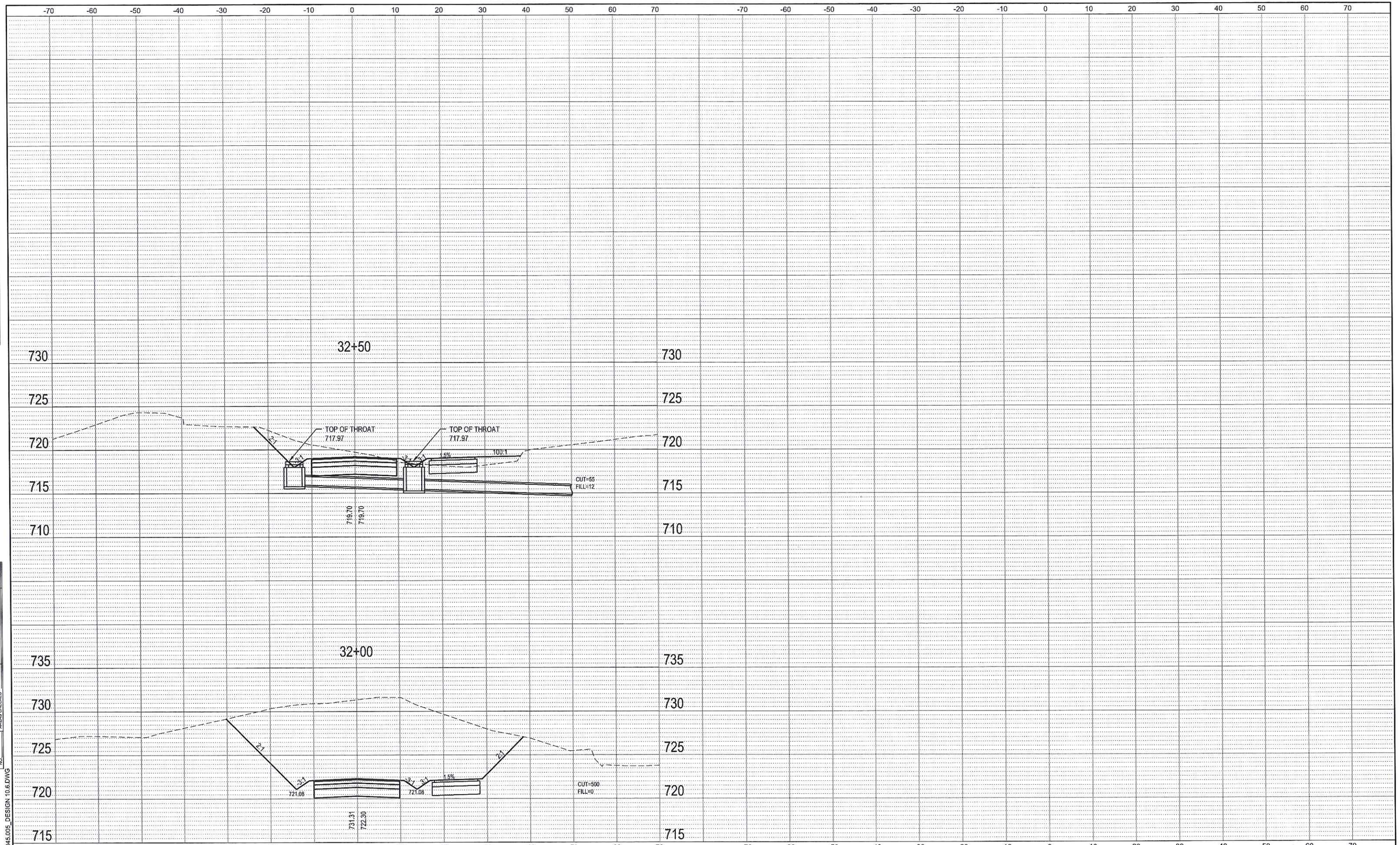
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 6 OF 7 SHEETS | STA. 29+00 TO STA. 31+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	— - — - —	ST. LOUIS	19	18
		MISSOURI		



FINAL SURVEY		BY	DATE
	SURVEYED		
	PLOTTED		
	TEMPLATE		
NOTE BOOK	AREAS		
NO.	AREAS CHECKED		

ORIGINAL SURVEY		BY	DATE
	SURVEYED		
	PLOTTED		
	TEMPLATE		
NOTE BOOK	AREAS		
NO.	AREAS CHECKED		

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
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MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = ----	DATE -	

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 7 OF 7 SHEETS | STA. 32+00 | TO STA. 32+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	___-___-___	ST. LOUIS	19	19
		MISSOURI		

WILDWOOD

May 17, 2016

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: **Tree Art Project in Phase One of the Community Park**

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
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

Over the course of the last part of 2015 and the beginning of 2016, the Committee was presented with an opportunity relating to a tree that had died in the community park, but was retained in part due to its potential use for tree art. A large portion of the tree was removed, but a fifteen (15) foot section of its trunk was retained by the playground area. As this opportunity was explained to the members, many agreed that something unique should be considered here and then discussed how best that might be achieved in this popular location in Community Park. The outcome of these discussions was a decision to engage the community college in this effort and determine if they would assist in forming some sort of competition for its design and creation.

The Department did contact the community college and discussed this opportunity with Mark Weber, the chair of the Art Department at the Wildwood Campus. This conversation led to Mr. Weber sending out a notice of the opportunity and soliciting proposals from interested artists. Patrick Vaughn, the former Vice President of the campus, also participated in these discussions. This notice is attached to the report that has been prepared by the Department for the Committee's consideration.

Ultimately, this process led to one (1) submittal by an artist that has assisted the City before in providing art for the City Hall facility. This artist had provided the cone flowers sculptures that had been located at the front of City Hall for over a year. The artist's name is Martin O. Linson. This proposal describes Mr. Linson's recommended approach to the use of the trunk, how it would be

accomplished, and the cost to the City for this creative work. All of the details provided are included in the attached proposal from the artist.

Summarizing the proposal provides the following highlights in this regard:

1. The design or art form of the tree trunk would include its reshaping to a square and then the creation of individual bird houses upon it. A more detailed description of this design is provided in the artist's attached letter.
2. The cost of the project to the City will be in the range of one thousand to two thousand dollars ($1,000.00 to $2,000.00) for materials, services, and equipment rental.
3. The timeline for the project has not yet been established.

The Department has reviewed this proposal and appreciates the artistic approach to providing an environmentally complementary manner for the use of this tree for bird houses. However, the Department does have some concerns about a potential bird population being in such close proximity to the playground and its active use areas of facilities, such as the mound and slide, the accessible walkway, and two-story slide. Although there may never be an issue with such at this time, the potential for droppings and other considerations would appear to have a greater probability, if the tree becomes a location for birds to nest and use. Obviously, if the tree were elsewhere in the park, this approach may be much more workable.

With this concern, the Department is seeking the opinion of the Committee on this proposal and if it would like to proceed forward with such. The Committee may want to consider other options from this same artist or explore something different in this regard altogether. If a decision cannot be reached or the cost determined to be prohibitive, the trunk can certainly be removed.

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.

From: **Weber, Mark A.** MWeber@stlcc.edu
Subject: Sculpture Opportunity
Date: October 29, 2015 at 10:48 AM
To: Chesla, Joseph C. JChesla@stlcc.edu, Quintero, Michael O. mquintero@stlcc.edu, Linson, Martin (MLinson@lindenwood.edu) MLinson@lindenwood.edu, linsonstudio@gmail.com, Jeff Sippel sippelj@umsl.edu, Zuo, Yingxue YZuo@stlcc.edu, Linder, Timothy J. tlinder1@stlcc.edu, Nesser-Chu, Janice JNesser@stlcc.edu, Morris, Betsy J. BMorris@stlcc.edu, Matt Weber w.matt@sbcglobal.net, Hanlon, David R. DHanlon@stlcc.edu
Cc: Vaughn, Patrick C. pvaughn20@stlcc.edu, Tarte, Gina M. gtarte@stlcc.edu, 'JVujnich@cityofwildwood.com' (JVujnich@cityofwildwood.com) JVujnich@cityofwildwood.com

MW

Hi everyone,
I have been discussing an exciting sculpture project with the City of Wildwood. Recently the city has opened a new park. The park is located on HWY 100 just west of HWY 109. This park will serve children in their playground area as well as other events in their new facility.
They have cut a tree and left a large part of the tree standing, to be developed into a sculpture. I have attached a photo for your review.
At our meeting we discussed a number of questions I had about the project.

Here are the points discussed:

- Because the tree is in a precarious spot, could scolding, a platform or cherry picker be offered to assist the artist? Yes.
- Has any image direction been discussed? No
- The choice of image would be lifted up to the artist. Public art appropriateness is expected.
- Does the image have to address a children's environment? No.
- Because the City of Wildwood embraces sustainability, eco-friendly environments, would they welcome, but not require a direction in that area? Yes.
- Is there a style of carving suggested? No.
- The artists are asked to think of either reductive/carving of the wood and/or adding forms to the existing tree.
- Would funds be available for supplies and production of the project? Yes.
- Would there be an honorarium for the artist? Yes.
- How would an artist begin the process? A proposal would be asked of each artist interested in participating in this project. The proposal would address the image concept (drawings and or schematics would be welcome). The construction, sculpting process as well as the equipment and costs attached to that process. A proposed artist honorarium cost.

I am sure this doesn't cover all of the questions you may have about this project. If you have further questions or comments please let me know and I will follow

up on those comments.
m.

From: **Weber, Mark A.** MWeber@stlcc.edu
Subject: tree sculpture
Date: March 3, 2016 at 9:24 AM
To: Joe Vujnich jvujnich@icloud.com

MW

Good morning Joe,

I have been corresponding with our sculpture Martin Linson. He has expressed some interest in the tree at the Wildwood City Park. Is it still available? Do you happen to know the height of the tree?

m

From: **Weber, Mark A.** MWeber@stlcc.edu
Subject: RE: tree sculpture
Date: March 8, 2016 at 7:49 AM
To: Joe Vujnich jvujnich@icloud.com

MW

Hi Joe,
Martin has a proposal written for the Tree Sculpture. Does he send it to you?
m

From: Weber, Mark A.
Sent: Thursday, March 03, 2016 9:19 AM
To: 'Joe Vujnich' <jvujnich@icloud.com>
Subject: tree sculpture

Good morning Joe,
I have been corresponding with our sculpture Martin Linson. He has expressed some interest in the tree at the Wildwood City Park. Is it still available? Do you happen to know the height of the tree?
m

From: **Martin Linson** linsonstudio@gmail.com
Subject: Tree
Date: March 9, 2016 at 4:24 PM
To: jvujnich@icloud.com

ML

Joe, I am finalizing my proposal and need to get some cleaner drawings. I have several sketchs and sculptures that can relay the proposal. I do have two questions, what is the height of the tree and is there a budget you havenin mind? Marty

From: **Martin Linson** linsonstudio@gmail.com
Subject: Re: Tree
Date: March 10, 2016 at 9:03 AM
To: Joe Vujnich jvujnich@icloud.com

ML

I was guessing 12 feet feom the pictuee. My proposal is limited on materials but heavy in labor time. I want to turn the teee into "Bird Projects" a multi housing unit for birds. I will attach some sketches. They are not the best photos but for personal use I think they get the concept across.

On Mar 10, 2016 8:41 AM, "Joe Vujnich" <jvujnich@icloud.com> wrote:

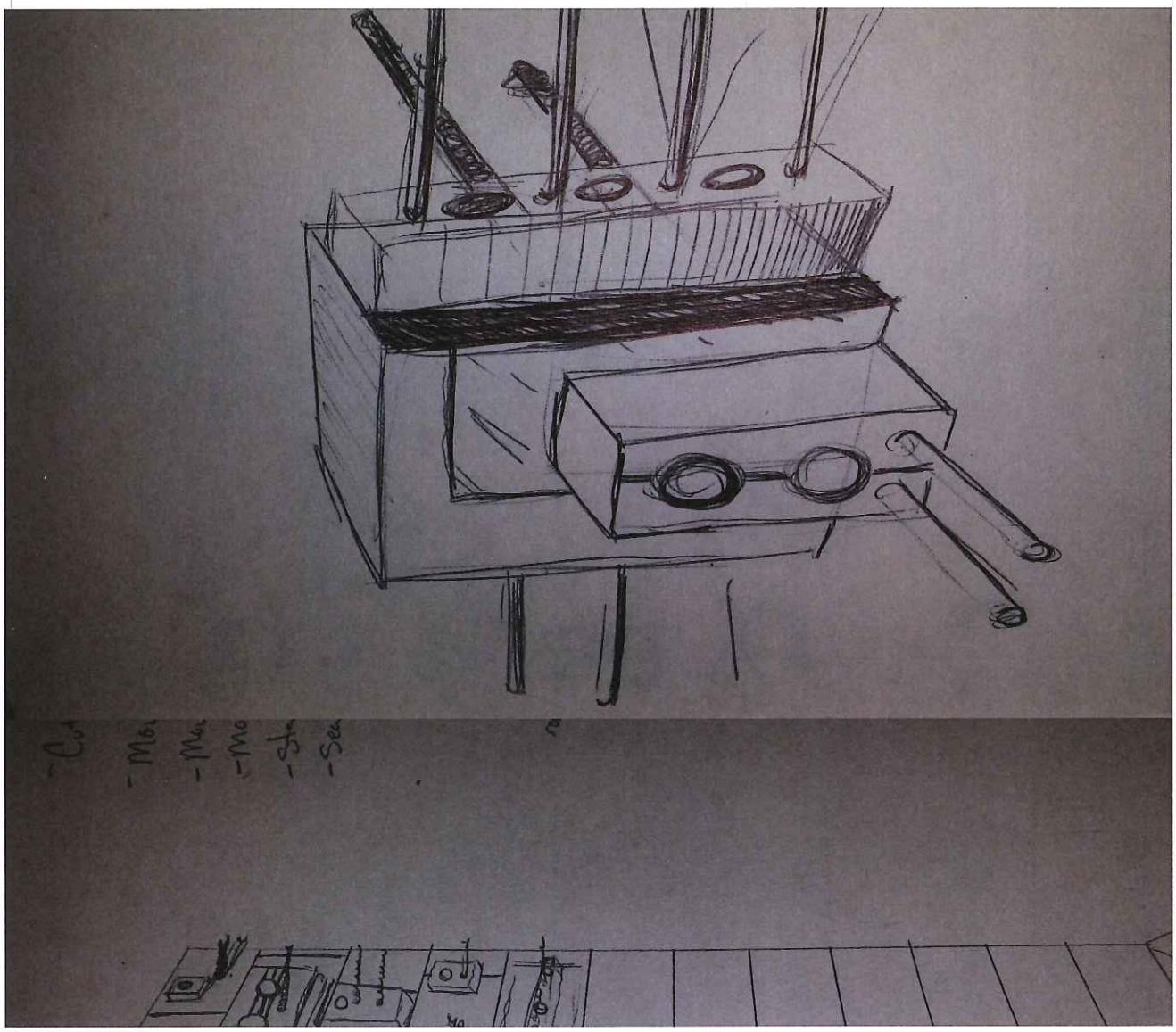
Martin:

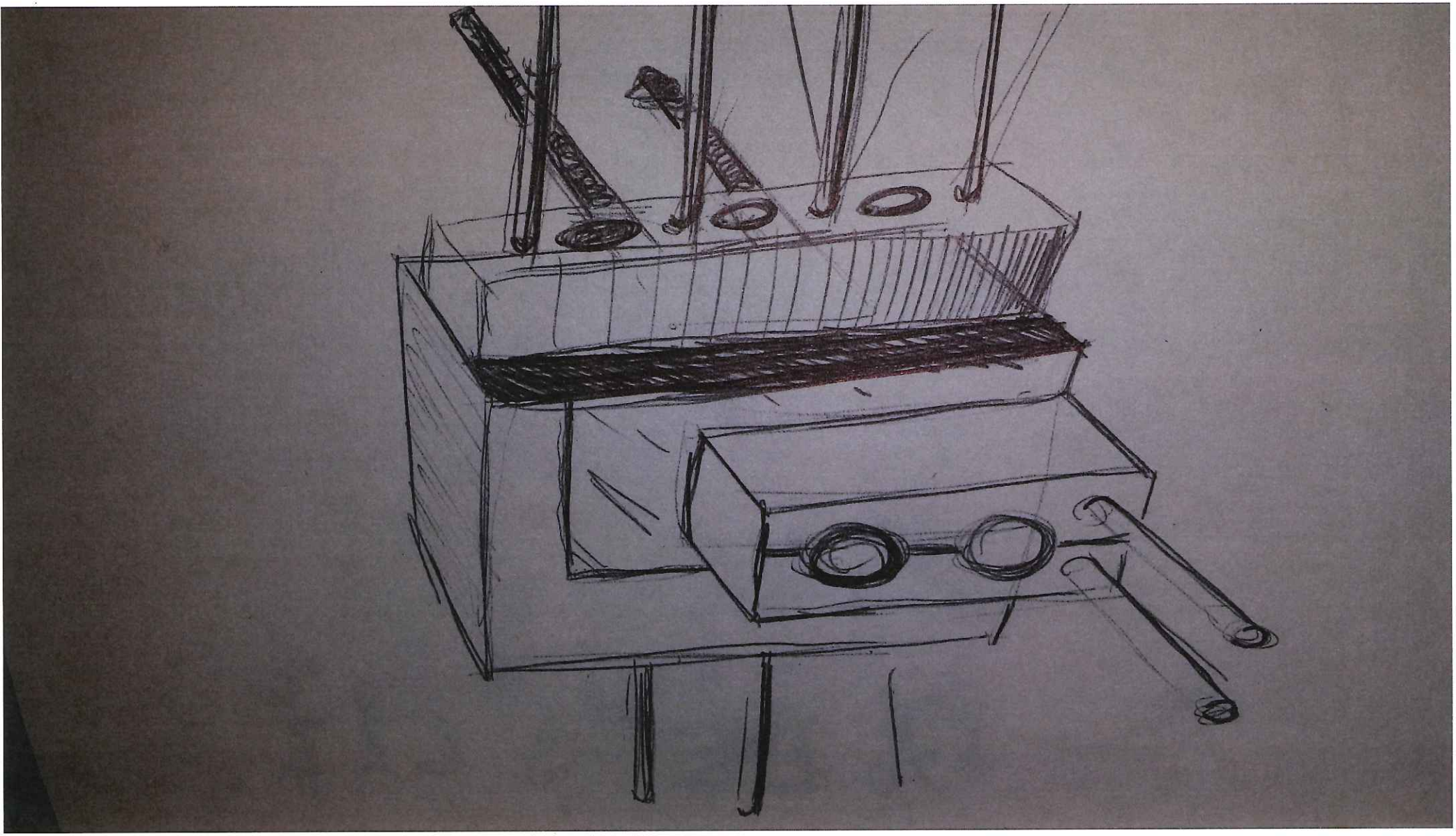
The height is about 12 to 14 feet and the City Council did not provide a budget per se, but I will ask the Committee that oversees the City's parks and see what they say. This Committee is meeting on Tuesday, March 15th.

Thank you for your interest.

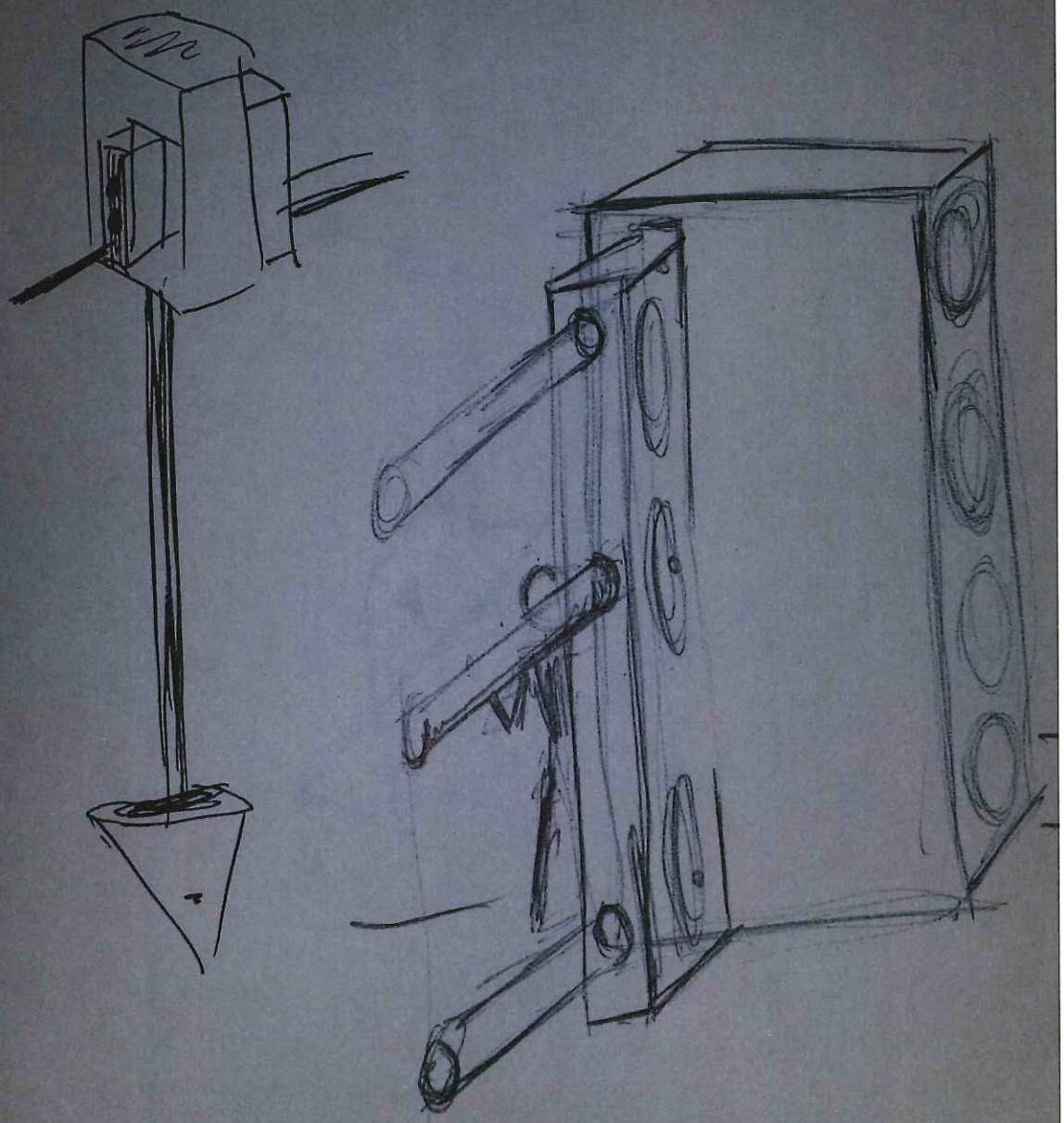
Joe Vujnich

> On Mar 9, 2016, at 4:24 PM, Martin Linson <linsonstudio@gmail.com> wrote:
>
> Joe, I am finalizing my proposal and need to get some cleaner drawings. I have several sketchs and sculptures that can relay the proposal. I do have two questions, what is the height of the tree and is there a budget you havenin mind? Marty





OutDoor Birdhouses



From: **Martin Linson** linsonstudio@gmail.com
Subject: Re: Tree
Date: March 10, 2016 at 11:01 AM
To: Joe Vujnich jvujnich@icloud.com

ML

That is the tough question. I want to work within your perameters and budget.

On Mar 10, 2016 9:42 AM, "Joe Vujnich" <jvujnich@icloud.com> wrote:

> Martin:
>
> I like the concept. How much is a fair price for yu?
>
> Thanks again,
>
> Joe
>
> > On Mar 10, 2016, at 9:03 AM, Martin Linson <linsonstudio@gmail.com> wrote:
> >
> > I was guessing 12 feet feom the pictuee. My proposal is limited on materials but heavy in labor time. I want to turn the teee into "Bird Projects" a multi housing unit for birds. I will attach some sketches. They are not the best photos but for personal use I think they get the concept across.
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> > On Mar 10, 2016 8:41 AM, "Joe Vujnich" <jvujnich@icloud.com> wrote:
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> > >
> > > > On Mar 9, 2016, at 4:24 PM, Martin Linson <linsonstudio@gmail.com> wrote:
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> > > > Joe, I am finalizing my proposal and need to get some cleaner drawings. I have several sketchs and sculptures that can relay the proposal. I do have two questions, what is the height of the tree and is there a budget you havenin mind? Marty
> >
> <20160309_173605.jpg><20160309_173623.jpg><20160303_103732.jpg><20160303_103723.jpg><20160303_103615.jpg>

From: **Linson, Martin** Mlinson@laumeier.org
Subject: Tree Project
Date: March 11, 2016 at 8:18 AM
To: jvujnich@icloud.com

LM

Hello Joe,

Attached is a written proposal for the images I sent yesterday. I you have any question feel free to contact me at linsonstudio@gmail.com or 636-575-2334. I have actual wall hanging maquettes if you would like those to aid in the visual understanding of the concept. I hope the sketches and the photos I sent would be enough but if not let me know.

I had to send this from work email due to a catastrophic failure on my office computer.

Martin O. Linson /
Chief Preparator
314.615.5273 / 636.575.2334 (cell)

LAUMEIER SCULPTURE PARK
12580 Rott Road / Saint Louis, Missouri 63127
314.615.5278 **www.laumeier.org**

Laumeier Sculpture Park is a living laboratory where artists and audiences explore the relationship between contemporary art and the natural environment

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Bird Projects.docx

Martin O. Linson
Linson Studio
815 S. Benton Ave. St. Charles, MO 63301
636-575-3-2334
Linsonstudio.com

Modern threats to regional bird species can be directly related to the urbanization of their natural environments. As the urban sprawl continues to encroach on more and more nesting sites it is our eco-friendly responsibility to develop sustainable alternatives for our feathered friends.

Why Birds Matter:

"Birds make any place a chance for discovery, they make a garden seem wild, they are a little bit of wilderness coming into city parks, and for bird watcher every walk is filled with anticipation" David Sibley

Birds are important because they pollinate plants disperse seeds, scavenge carcasses and recycle nutrients back into the earth.

Why should we build bird houses? More than fifty different species of bird utilize birdhouses. With that kind of diversity our home gardens and urban lifestyles could use all the help to eliminate pesky insect and aids in pollination, Migratory birds use birdhouses as resting places. This expands our usual pallet and develops a more diverse eco-system. Birds huddle in birdhouses to share warmth and protection from predators. Most importantly, with the vanishing of their natural environment, birds need a place to nest and hatch eggs.

For Wildwood Park I propose carving the existing tree into a Conceptual "Bird Housing Projects". Taking the existing form and turning into a block or house like shape. I would then divide the length of the tree into 12"-24" section. This modularity will allow for most construction to be completed in studio and then mount to the block form. This modularity will also reflect on the urbanization and the upward build that has existed since Louis Sullivan put iron support in concert. This will also make a conceptual connection between the urban housing projects and the controlled forcing of living space. Each face to the block form will have its customized facade. The base media of the actual tree then a layer of sheet metal (steel or stainless steel). All materials will be acquired from scrap yards and industrial drop. Layered on the surface of the metal will be a variety of regional and exotic hardwoods that will form the openings to the "Homes". {The decision to make these conceptual or function happens at this stage and may be discussed in the negotiation of cost.} Each individual opening will have a perch made from metal rod and doll rods. Finishing all the materials with stains and industrial clear coat to protect the original substrate from early decomposition.

The intention of this sculpture installation is twofold. One, to develop a suitable environmental habitat for animals to reclaim what has been lost. Two, is to inspire individual to take action in the preservation of surrounding wildlife through productive utilization of environmental tools.

Material and labor

Purchase of materials will be from industrial businesses and scrap yards to recycle what would be lost. The prices reflected are based on new sheet for and may be more or less depending on availability.

Cold rolled steel: $300.00

Stainless steel: $600.00

Stainless steel rod: $400.00

Hardwoods, negotiations are in progress with companies like Fixture Concepts, Dugan Construction and St. Charles Hardwoods.

Blanket cost of $1000.00

Artist Prep time: 60 hours in studio

Artist Installation time: 40 hours with team of 2 artisans.

Artist will need scaffolding constructed around the tree which Wild wood has generously offered in its prospectus.

WILDWOOD

May 17, 2016

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: **Addition of Permanent Restroom Facilities at Old Pond School Park**

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
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

In the Capital Improvements Program Budget for 2016, certain funding was allocated for the Department's use for approved projects of the City Council. These projects were approved by the City Council at the end of 2015, after being presented to the members during the late fall and early winter of that year. One (1) such project is the installation of a permanent restroom facility at Old Pond School. Currently, the pavilion area, and associated playground, is served by temporary facilities located behind a wood screen of fencing. This project has been discussed for the last couple of years, as part of the five year planning process the City employs for its major capital improvements and has reached the point to begin its development.

The discussion of permanent restroom facilities for the City's neighborhood park system actually began many years ago, shortly after Anniversary Park opened, without the benefit of a permanent restroom facility and utilizing temporary facilities as well. Given the popularity of this park, the need for a permanent type of facility was identified shortly after its opening. With the recession, the matter was not given the highest priority by the City and the determination of need was not completed until 2013, with the installation of that facility in February 2014. It was at that time, the City again began the discussion of adding a permanent facility at Old Pond School.

In the aforementioned Capital Improvements Program Budget for 2016, one hundred twenty thousand dollars ($120,000.00) has been allocated for this restroom facility. The Department would

like to begin the development process for this facility and has requested a bid for services relating to its design and engineering from terraspec, the designer of the overall Old Pond School Park. The bid for these professional services is seventeen thousand dollars ($17,000.00), which is approximately ten (10) percent of the budgeted amount for this facility's construction at the park site. It is important to note this amount for these design and engineering services takes into account the historical nature of the site, i.e. the Old Pond School (listed on the U.S. Department of Interior - National Park Service's National Register of Historic Places), and the need to maintain the careful planning and design approach that went into the existing pavilion to complement the historic building. Given these circumstances, the Department is seeking a careful study of how this restroom facility can be designed, engineered, and placed on the property to achieve the same complementary outcome as the pavilion to the historic schoolhouse.

At tonight's meeting, the Department is providing this information to the Committee for discussion purposes and to gauge the members' interest in proceeding forward with the project, as planned, while also presenting the contract for professional services as well. If the Committee is agreeable, the contract can then be forwarded to City Council for its consideration and action. The Department has attached the proposal, along with the approved Site Development Plan from the original 2006 project that restored Old Pond School and developed the accompanying pavilion and playground area located there as well.

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

March 11, 2016

PROFESSIONAL SERVICES PROPOSAL
OLD POND SCHOOL PARK
RESTROOM FACILITIES
CITY OF WILDWOOD

Mr. Joe Vujnich
Director of Planning and Parks
City of Wildwood
16860 Main Street
Wildwood, Missouri 63040

GENERAL DESCRIPTION

This proposal is tendered for professional services pertaining to Park and Recreation Planning, Design and Engineering requirements pursuant to your Request for Proposal. We propose to furnish the following services in completing the scope of work for the aforementioned park project:

- Data Collection
- Design Development
- Construction Documentation
- Bid Administration
- Construction Observation

SCOPE OF SERVICES

Data Collection

1. Initiation meeting with City Staff to review Scope of Work, project approach, available existing information, schedule, and other pertinent topics that may affect project progress and success.

2. Existing information including maps, plans, etc. shall be collected and utilized during the Design Development and Construction Documents Phases

3. ***terraspec***. will perform a partial site inventory, including site photos, to supplement available existing information from previous development work at the site

4. Additional as-built topographic information gathering shall be performed to obtain elevations, structure locations, visible utilities, and other pertinent data as necessary to supplement existing topographic data.

Design Development

1. Analysis of on-site and off-site conditions will be conducted.
2. ***terraspec*** shall prepare Design Development Documents, incorporating City input, budget constraints and site conditions. These plans will indicate development items such as, but not limited to, new restroom building, walls, walks, utilities, landscape, and other appropriate elements.

3. Development of a preliminary cost estimate will assist the decision making process.

4. A review of the Design Development Documents and Preliminary Cost Estimate with appropriate City Staff, Committees and/or Boards will be conducted and modifications to the design (if any) will be performed.

Construction Documentation

1. Based on an approved Design, ***terraspec*** will produce Plans suitable for bidding and construction that may include, but not be limited to, existing conditions/demolition plan, restroom building plans and details, site plan, grading plan, site construction details and specifications. Plans and specifications will be submitted to appropriate agencies for permit review and approval.

2. Construction Documents shall be at an appropriate scale

3. Specifications including Technical Specifications as well as necessary "Boilerplate" provided by the City will be compiled into book form

4. Ten (10) sets of Plans and Specs shall be provided.

Bid Administration

terraspec will notify qualified contractors of upcoming project and provide the City with the necessary "Invitation to Bid" notice to be published in the paper. ***terraspec*** will coordinate distribution of plans and specs and issue clarifications and addenda as required. A representative will attend the Public Bid Opening and make recommendations as to bid award and the Owner/Contractor Agreement.

Construction Observation

1. ***terraspec*** will conduct a pre-construction meeting with the selected contractor and Owner's representative to establish lines of communication during construction and clarify contractual responsibilities.

2. ***terraspec*** will make periodic visits (minimum of four) to the site to become generally familiar with the progress and quality of the work and to determine, in general, if work is proceeding in accordance with plans and specs.

3. During the Construction Phase, ***terraspec*** will authorize all necessary change orders, field orders, contractor's pay requests and shop drawings.

COMPENSATION REQUIREMENTS

terraspec agrees to perform the services outlined in this proposal, including partial topographic survey, on an hourly basis, at a rate of $95.00 /Hr., with a guaranteed maximum of $17,000.00 (seventeen thousand dollars). Following is a breakdown of the estimated cost of each portion of work involved in this project.

• Partial "As-Built" Topographic Survey	$1,000.00
• Building Plans and Specs	$8,500.00
• Site Planning/Engineering, Plans and Specs	$2,500.00
• Project Coordination/Administration	$1,500.00
• Bid Administration	$1,500.00
• Construction Observation	$2,000.00

LIEN WAIVERS

Failure of this contractor to pay those persons supplying material or services to complete this contract can result in the filing of a mechanic's lien on the property, which is the subject of this contract, pursuant to Chapter 429, RSMO. To avoid this result, you may ask this contractor for "lien waivers" from all persons supplying material or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and materials twice.

INVOICING

Invoices are prepared monthly. Time and material items shall be invoiced on an actual time and materials expended basis. Invoice terms are "Net 30 Days." If payment becomes 90 days delinquent, **terraspec** reserves the right to stop work on the project. Any liabilities and/or additional expenses incurred as a result of ***terraspec's*** termination of activity, whether temporary or permanent, shall be assumed by the City

REIMBURSABLES

Reimbursables are expenses paid by ***terraspec*** for the convenience of the City to help expedite the processing of the project. These items include such things as courier service, etc. These items will be billed at direct cost.

NON-REIMBURSABLES

Expenses such as blueprinting, Xerox copies, telephone calls, mileage, etc., are a normal part of **terraspec** services, and are included in fees outlined herein, except as otherwise noted.

LIMITATION

The foregoing proposal is valid for six months. Should the services be extended into subsequent years, the rate may be modified.

terraspec

NOTICE TO PROCEED

If this agreement is acceptable, please sign and return one copy for our files.

Should you require additional information, please advise.

SUBMITTED BY

Kenneth J. Keitel, PLA, ASLA
Owner

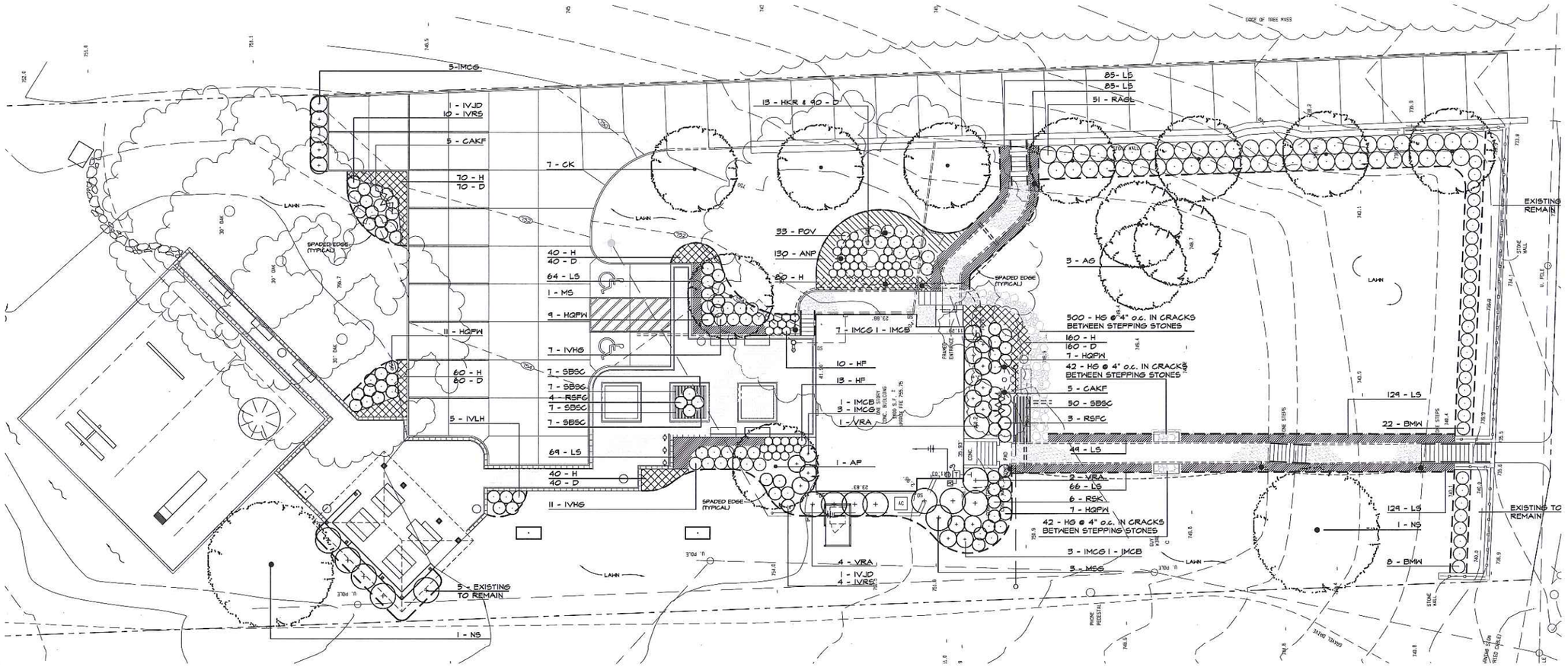
terraspec
5030 Griffin Road
St. Louis, Missouri 63128

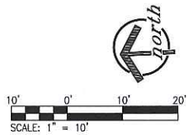
ACCEPTED BY

Name

Date

terraspec





GENERAL NOTES

1. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING AND/OR PROPOSED CONDITIONS IMMEDIATELY TO THE OWNERS' 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 SPECIFICATIONS FOR ADDITIONAL INFORMATION

5. ALL LAWN AREAS SHALL SEEDED OR SODDED AS SPECIFIED.

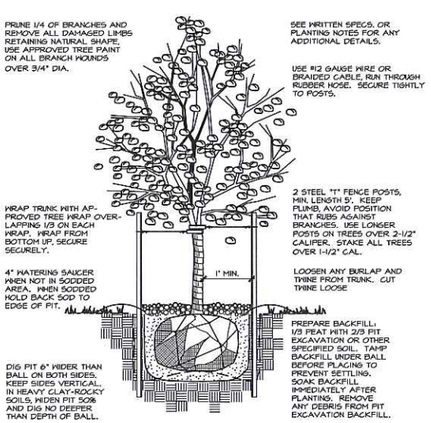
6. ALL SHRUB BEDS SHALL RECEIVE 3"-4" SHREDDED HARDWOOD BARK MULCH OVER WEED MAT, MIRAFI CO., OR APPROVED EQUAL. APPLY GRANULAR PRE-EMMERGENT HERBICIDE EVENLY THROUGHOUT PLANT BED PRIOR TO PLACEMENT OF WEED MAT. APPLY AT MANUF. RECOMMENDED RATE

7. NO WEED MAT SHALL BE INSTALLED IN GROUNDCOVER AND FLOWER AREAS

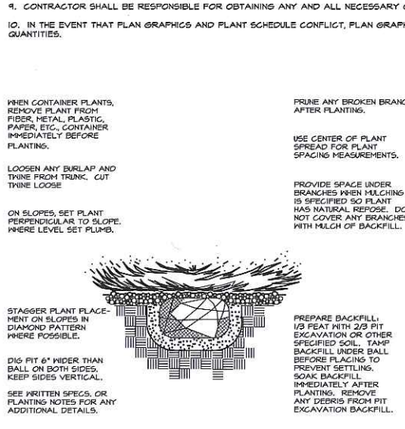
8. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHERS MAY EXIST THAT ARE PRESENTLY UNKNOWN. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION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

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

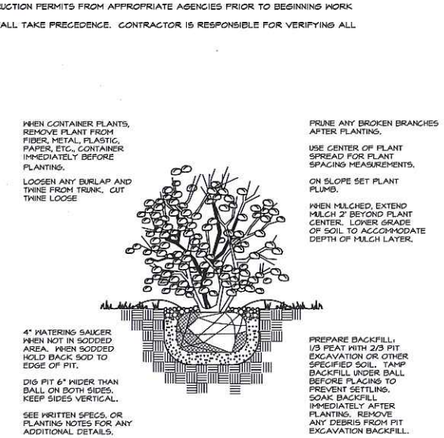
10. IN THE EVENT THAT PLAN GRAPHICS AND PLANT SCHEDULE CONFLICT, PLAN GRAPHICS SHALL TAKE PRECEDENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.



DECIDUOUS TREE PLANTING
NOT TO SCALE



EVERGREEN SHRUB PLANTING
NOT TO SCALE



DECIDUOUS SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD	REMARKS
SHADE TREE					
NS	2	Nyssa sylvatica	BLACK GUM	4" CAL. B&B	5' TRUNK HT. FULL CROWN
ORNAMENTAL TREE					
AG	3	Acer griseum	PAPER BARK MAPLE	2 - 2 1/2" CAL. B&B	SINGLE TRUNK, FULL CROWN
AP	1	Acer palmatum 'Bloodgood'	RED LEAF JAPANESE MAPLE	7'-8' HT. B&B	FULL CROWN
CK	7	Cornus kousa	KOUSA DOGWOOD	2 - 2 1/2" CAL. B&B	SINGLE TRUNK, FULL CROWN
MS	1	Magnolia x soulangiana	SAUCER MAGNOLIA	2 - 2 1/2" CAL. B&B	FULL CROWN
DECIDUOUS SHRUBS					
HQPW	34	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	5 GAL. CONT.	18" TO 24" HT.
IVHS	18	Ilex virginica 'Henrys Garnet'	HENRYS GARNET VIRGINIA SWEETSPIRE	5 GAL. CONT.	18" TO 24" HT.
IVLH	5	Ilex virginica 'Little Henry'	LITTLE HENRY VIRGINIA SPEETSPIRE	5 GAL. CONT.	18" TO 24" HT.
IVJD	2	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	5 GAL. CONT.	18" TO 24" HT.
IVRS	14	Ilex verticillata 'Jim Dandy'	JIM DANDY WINTERBERRY	5 GAL. CONT.	18" TO 24" HT.
RAGL	51	Rhus aromatica 'Gro Low'	GRO LOW SUMAC	5 GAL. CONT.	18" TO 24" SPD.
RSFC	7	Rosa sp. 'Red Flower Carpet'	RED FLOWER CARPET ROSE	5 GAL. CONT.	18" TO 24" SPD.
RSK	6	Rosa sp. 'Knockout'	KNOCKOUT ROSE	5 GAL. CONT.	18" TO 24" HT.
EVERGREEN SHRUBS					
BMH	50	Buxus microphylla 'Winterglen'	WINTERGREEN BOXWOOD	5 GAL. CONT.	18" HT.
IMCB	5	Ilex X meserveae 'China Boy'	CHINA BOY HOLLY	5 GAL. CONT.	24" HT.
IMCG	18	Ilex X meserveae 'China Girl'	CHINA GIRL HOLLY	5 GAL. CONT.	24" HT.
VRA	7	Viburnum rhytidophylloides 'Allegheny'	ALLEGHANY VIBURNUM	B&B	36" TO 48" HT
GROUNDCOVER/FLOWERS/GRASSES					
ANP	150	Athyrium nipponum 'Pictum'	JAPANESE PAINTED FERN	1 GT. CONT.	12" o.c.
CAKF	10	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	5 GAL. CONT.	
D	460	King Alfred daffodil Trumpet	DAFFODILS	TOP SIZE DN II	12" o.c.
H	450	Hemerocallis 'Stella de Oro'	STELLA DE ORO DAYLILY	1 GT. CONT.	12" o.c.
HG	584	Heuchera glabra	RUPTUREWORT	2 1/4" POTS	4" o.c.
HF	23	Hosta 'Francee'	FRANCEE HOSTA	2 QT. CONT.	2' o.c.
HKR	13	Hosta 'Krossa Regal'	KROUSSA REGAL HOSTA	2 QT. CONT.	3' o.c.
LS	616	Liriope spicata	CREEPING LIRIOPE	4" POTS	12" o.c.
MSG	3	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	5 GAL. CONT.	
POV	33	Polygona odoratum 'Variegatum'	VARIEGATED SOLOMON'S SEAL	2 QT. CONT.	12" o.c.
SBSC	78	Stachys byzantina 'Silver Carpet'	SILVER CARPET LAMB'S EARS	1 QT. CONT.	12" o.c.

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

Old Pond School Park

17123 MANCHESTER ROAD WILDWOOD, MISSOURI 63040

OWNER

City of Wildwood
16962 Manchester Rd
Wildwood, Missouri
63040
636-458-0440

SHEET TITLE

LANDSCAPE PLAN

JOB NUMBER

02-004.1

DATE 05/16/06 DRAWN BY KJK

REVISION

SHEET NUMBER

L1

WILDWOOD

May 17, 2016

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: **Funding of Improvements in Belleview Farm Park**

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
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 Department would note that it has been meeting with different parties about their respective interests in participating with the City in the development of Belleview Farms Park. St. Louis County, Missouri, as the Committee may remember, leases this park, to the City under a twenty-five (25) year term. The lease contains stipulations upon the City to complete a limited number of improvements, which needs to be accomplished on the site by the end of 2016/beginning of 2017. These improvements include the access roadway, the park's interior drive, a small parking area, and a useable trail.

The contacts by the Department have included the St. Louis County Department of Parks and Recreation and the Open Space Council. St. Louis County, as part of the lease agreement, will provide some recreation programming services in the park, once open to the public, along with constructing the trail and assisting in furnishing it with several picnic tables and other amenities. The Open Space Council, although not having funding to assist in the park's physical development, can provide invasive species removal on the property and programming of outdoor education activities as well. Along with these two (2) entities, the Gateway Off-Road Cyclists (GORC) has expressed an interest in assisting St. Louis County in building the trail.

Along with these commitments, the Department has already accomplished the following items:

1. Completed a historical assessment of all buildings and structures on the property.
2. Completed the selection of a design consultant for the park's Master Plan.
3. Repaired and prepared the access roadway for future surfacing with asphalt.
4. Authorized the layout of the trail via the use of St. Louis County Department of Parks and Recreation personnel.
5. Providing on-going maintenance of the facility.

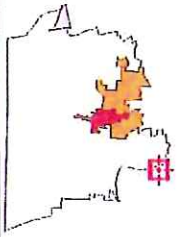
Although progress has been made, no single entity or multiple entities have stepped forward to provide funding or other support for the construction improvements within the park. Although the Master Plan for these improvements is not completed to provide a better basis for an estimate of costs, these improvements will be comparable to other facilities and may reach between fifty and one hundred thousand dollars ($50,000.00 to $100,000.00). The Department will continue to search for resources and partners, but wanted to advise the Committee of its progress in this regard and seek its direction as well.

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

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

Date Created: 8/15/2014

Overview



Legend

- City Limits
- Street Centerlines
- Parcels

Last Data Upload: 8/14/2014 11:23:26 PM

Please obtain an officially signed/sealed survey from a registered/licensed land surveyor prior to commencing new construction &/or property improvements. Parcel data, when viewed with the aerial photography layer, will not overlay precisely as platted and should not be used for any surveying purposes.

Schneider

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The Schneider Corporation
www.schneidercorp.com

WILDWOOD

May 17, 2016

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

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

Cc: The Honorable James R. Bowlin, 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

Annual Allocations/Expenditures ♦♦♦

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

Year	Original Budget Allocation ($)	Amended Budget Allocation ($)	Actual Amount ($)
2006	15,000	64,000	68,454
2007	62,500	58,486	57,880
2008	67,000	67,000	65,176
2009	68,000	120,000	112,608
2010	120,000	110,000	103,275
2011	125,000	135,000	127,995
2012	135,000	164,000	173,980
2013	175,000	160,000	129,788
2014	175,000	161,200	133,033
2015	160,000	160,000	172,679*
2016	**170,000**	TBD	TBD

*As of December 31, 2015 (Final)

Current Allocations/Expenditures ♦♦♦

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

- ✓ Trash removal in park properties and trail locations
- ✓ Grass cutting
- ✓ Dewinterizing of restrooms
- ✓ Final preparations for opening of Community Park restrooms
- ✓ Event work due to the rescheduling of the WBA Balloon Glow event

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

2016 Expenditures	
January	$7,555.14
February	$8,188.90
March	$32,293.32
April (incomplete)	$10,868.92
Year to Date Total	$58,906.28

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

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

FY-2016 Parks and Trails Maintenance Costs

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

FY-2016 Parks and Trails Maintenance Costs

	Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK		
MARCH	9871	3/14/2016	Downed tree removal							$ 1,270.00						$ 1,270.00	
	9877	3/16/2016	Mulch								$ 1,785.00					$ 1,785.00	
	9878	3/15/2016	Mulch					$ 2,100.00								$ 2,100.00	
	9879	3/16/2016	Mulch											$ 2,760.00		$ 2,760.00	Lafayette High to P-G Loop
	9883	3/17/2016	Clean out Trash Containers				$ 60.00								$ 15.00	$ 75.00	Town Center Trash Containers
	9887	3/18/2016	Mulch					$ 390.00								$ 390.00	
	9892	3/18/2016	Install weed prevention				$ 180.00									$ 180.00	
	9893	3/25/2016	Clean out Trash Containers		$ 40.00	$ 40.00	$ 60.00				$ 40.00	$ 40.00		$ 40.00		$ 260.00	
	9896	3/25/2016	Mulch											$ 3,795.00		$ 3,795.00	Hamilton-Carr/tunnel/Wildwood Greenway
	9897	3/25/2016	Grass cutting & trimming		$ 75.00			$ 660.00			$ 420.00			$ 520.00		$ 1,675.00	
	9897	3/25/2016	Clean out Trash Containers				$ 120.00									$ 120.00	
	9907	3/18/2016	Clean pavilion area				$ 396.00									$ 396.00	
	9908	3/18/2016	Put up and take down Tent										$ 546.00			$ 546.00	WBA Balloon Glow
	9919	3/25/2016	Clean inlets and paint				$ 684.92									$ 684.92	
	9926	3/31/2016	Replace 6 signs with new poles											$ 509.88		$ 509.88	Pond-Grover Loop Area
			MARCH TOTALS		$ 3,976.00	$ 80.00	$ 7,845.42	$ 4,535.00	$ 3,951.02	$ 1,270.00	$ 2,330.00	$ 80.00	$ 546.00	$ 7,664.88	$ 15.00	$ 32,293.32	**MARCH TOTAL**
	INVOICE #	DATE	WORK COMPLETED													INVOICE TOTAL	SPECIFIC LOCATION
APRIL	9899	4/1/2016	Clean out Trash Containers				$ 60.00									$ 60.00	
	9899	4/1/2016	Grass cutting & trimming		$ 75.00	$ 320.00	$ 200.00	$ 560.00	$ 75.00	$ 40.00				$ 380.00		$ 1,650.00	
	9927	4/1/2016	Board up buildings & paint												$ 254.50	$ 254.50	Belleview Farm
	9938	4/4/2016	Pick up broken light		$ 234.00											$ 234.00	
	9941	4/5/2016	Check light poles		$ 65.00											$ 65.00	
	9943	4/6/2016	Clean & wash down Trash Containers				$ 708.50									$ 708.50	
	9947	4/7/2016	Install signs and clean debris				$ 312.50									$ 312.50	
	9127748	4/7/2016	Pest control						$ 52.00							$ 52.00	
	9930	4/8/2016	Clean out Trash Containers		$ 40.00	$ 45.00	$ 100.00	$ 40.00								$ 225.00	
	9930	4/8/2016	Grass cutting & trimming			$ 75.00		$ 660.00	$ 75.00		$ 420.00			$ 470.00		$ 1,700.00	
	9951	4/8/2016	Delivery of memorial bench											$ 104.00		$ 104.00	
	9952	4/10/2016	Clean for rental						$ 75.00							$ 75.00	
	9956	4/12/2016	Bench assemply & plaque install											$ 332.67		$ 332.67	
	9959	4/14/2016	Grade entrance				$ 606.85									$ 606.85	
	9960	4/14/2016	Remove trash						$ 75.00							$ 75.00	
	9961	4/15/2016	Set up & take down tent for event										$ 693.00			$ 693.00	WBA Balloon Glow
	9963	4/15/2016	Clean out Trash Containers		$ 40.00		$ 60.00									$ 100.00	
	9963	4/15/2016	Grass cutting & trimming		$ 75.00	$ 200.00	$ 200.00	$ 660.00		$ 45.00						$ 1,180.00	
	9965	4/15/2016	Grass cutting & trimming										$ 80.00			$ 80.00	WBA Balloon Glow (Town Center fields)
	9966	4/15/2016	Grass cutting & trimming				$ 125.00									$ 125.00	
	9969	4/18/2016	Seal bathroom floors				$ 1,370.90									$ 1,370.90	
	32668	4/21/2016	Lock Installation				$ 483.00									$ 483.00	
	1355	4/23/2016	Dewinterize bathroom		$ 382.00											$ 382.00	
			APRIL TOTALS		$ 911.00	$ 640.00	$ 4,226.75	$ 1,920.00	$ 352.00	$ 85.00	$ 420.00	$ -	$ 773.00	$ 1,286.67	$ 254.50	$ 10,868.92	**APRIL TOTAL**
			YEAR TO DATE TOTALS	**$0.00**	**$5,787.00**	**$1,672.50**	**$15,909.07**	**$7,562.00**	**$4,555.02**	**$2,714.00**	**$3,537.00**	**$240.00**	**$5,855.39**	**$10,396.55**	**$677.75**	**$58,906.28**	**YEAR TO DATE TOTAL**

WILDWOOD

City of Wildwood
Council Planning/Economic Development/Parks Committee

Parks and Recreation Update for Mid-April 2016 to Mid-May 2016

May 17, 2016

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

| Re: Parks and Recreation - Action Plan Update |

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

2016 Wildwood Arbor Day Tree Hugger 5K Run:

- The 2nd Annual Wildwood Arbor Day Tree Hugger Run took place on April 29, 2016.
- The start/finish of the event was at LaSalle Springs Middle School and the route utilized the Hamilton Carr and Al Foster Memorial Trails.
- The Friday evening run had 150 registered participants and ended with pizza, salad, refreshments, awards, and music by Babaloo (adult performance).

Art Festival Planning Committee Meeting:

- The Art Festival Planning Committee met on May 4, 2016.
- The main focus of the Committee's discussion continued to be the Plein Air Art Event scheduled for June 11, 2016.
- The Plein Air Art Event will actually be the *kick-off* for the August Celebrate Wildwood Event and will feature paintings and photographs of areas in the Wildwood Town Center.

Founders' Day Planning Committee:

- The Founders' Day Planning Committee met on May 9, 2016.
- All *main activities* of the Celebrate Wildwood Weekend were discussed at length.
- Small *tweaks* to the planned weekend events have been the focus.
- All aspects of the event are coming together and the planning phase continues to be ahead of schedule.

Shredding and Recycling Event:

- The 2016 Wildwood Shredding and Recycling Event was held on May 7, 2016 at the St. Louis Community College – Wildwood Campus.
- The event was held between 8:00 a.m. and 12:00 (noon).
- This event has become very popular and this year yielded 82,000 pounds of electronics and over 9.5 tons of paper.

Community Park Information:

- With the installation of the new RecDesk Software, reserving park pavilions can now be accomplished easily online with one simple step.
- The Community Park pavilion is proving very popular and is reserved just about every weekend day for the next 2.5 months (almost completely for three months).
- With the Community Park basically in full operation mode the Department is identifying small areas for improvement to make the facility function more efficiently.

Next City Events:

- *Concert on the Plaza* (Wildwood Square Actually) – May 20, 2016 (Fabulous Motown Revue)
- *Recycle that Bicycle Event* – May 21, 2016
- Early Childhood Recreation Program – *The Little Gym,* May 25 and 26, 2016.
- Farmers Market Begins – May 21, 2016

If you should have any questions or comments in this regard, please feel free to contact the Department of Planning and Parks at (636) 458-0440. Thank you for your review of this information and continued support of these and other events and activities of the City.