WILDWOOD

CITY COUNCIL

COUNCIL CHAMBERS

MONDAY, AUGUST 22, 2016

7:30 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES – August 8, 2016 Work Session & Regular Agenda Minutes

Documents:

8-8-16 DRAFT CITY COUNCIL MINUTES .PDF

V. MAYOR APPOINTMENTS AND ANNOUNCEMENTS

A. Proclamation Honoring Wildwood Municipal Court Bailiff John Schlegel

VI. PUBLIC PARTICIPATION

VII. PUBLIC HEARING(S)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2197 (Postponed At The July 11, 2016 City Council Meeting – To Remain Postponed)

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A COOPERATION AGREEMENT FOR INTERNET ACCESS SITES WITH ST. LOUIS COUNTY, MISSOURI, FOR THE USE OF EMERGENCY COMMUNICATIONS TOWERS FOR THE PURPOSES

OF PROVIDING HIGH-SPEED INTERNET ACCESS SERVICES TO THE RESIDENTS OF THE CITY. *Recommended by the Rural Internet Access Committee* (Second Reading) (Wards – All)

2. BILL #2202

AN ORDINANCE AMENDING SECTION 110.250 OF THE MUNICIPAL CODE BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 110.250 OF THE MUNICIPAL CODE; AND PROVIDING FOR THE ESTABLISHMENT OF A STANDING COMMITTEE FOR ECONOMIC DEVELOPMENT. *Recommended by the Department of Administration* (Second Reading) (Wards – All)

Documents:

BILL 2202.PDF

3. BILL #2203

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED DISTRICT ORDINANCE #1697 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED M-3 PLANNED INDUSTRIAL DISTRICT FOR A CERTAIN 12.74 ACRE TRACT OF LAND FOR USE AS A COMPOSTING FACILITY, WITH AN EXPANDED RANGE OF WASTE STREAMS - P.Z. 9-16 Fick Supply Services, Inc. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward - One)

Documents:

BILL 2203.PDF

4. BILL #2204

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SPECIAL PROCEDURES PERMIT ORDINANCE #2116 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) FOR AN APPROXIMATELY TWENTY-EIGHT (28) ACRE TRACT OF LAND BEING AUTHORIZED FOR ONE HUNDRED FOUR (104), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACES - P.Z. 25, 26, and 26a–14 Main Street Crossing, Payne Family Homes L.L.C. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward – Eight)

Documents:

BILL 2204.PDF

5. BILL #2206

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD, MISSOURI WITH *KCI CONSTRUCTION COMPANY* FOR THE CONSTRUCTION OF THE 2nd STATE ROUTE 100 PEDESTRIAN BRIDGE AND ASSOCIATED PLAZA AREAS, AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee* (Second Reading) (Wards - Five and Eight)

Documents:

BILL 2206.PDF

B. NEW BUSINESS

1. BILL #2207

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE IN ZONING FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-3 RESIDENCE DISTRICT FOR A ONE AND FOUR-TENTHS (1.4) ACRE TRACT OF LAND THAT IS LOCATED ON THE SOUTHEAST CORNER OF MANCHESTER ROAD AND CENTER AVENUE - P. Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc. *Recommended by the Planning and Zoning Commission* (First Reading) (Ward - Eight)

Documents:

BILL 2207.PDF

2. BILL #2208

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTION 410.380 OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, MISSOURI, BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 410.380; AND PROVIDING REGULATIONS FOR THE USE OF SIDE YARD SETBACK AREAS FOR ANY TYPE OF IMPROVEMENT OR LAND DISTURBANCE – P.Z. 10-16 CITY OF WILDWOOD PLANNING AND ZONING COMMISSION, C/O DEPARTMENT OF PLANNING. *Recommended by the Planning and Zoning Commission* (First Reading) (Wards – All)

Documents:

BILL 2208.PDF

3. BILL #2209

AN ORDINANCE REVISING THE BUDGET FOR THE CITY OF WILDWOOD, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2016 AND ENDING ON DECEMBER 31, 2016. *Recommended by the Department of Administration* (First Reading) (Wards – All)

Documents:

BILL 2209.PDF

4. BILL #2210

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT APPROVES AN ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) LOTS OF RECORD, WHICH ARE DESCRIBED AS ALL OF LOT 3 OF THE 'JAEGER FARMS SUBDIVISION,' BEING RECORDED IN PLAT BOOK 303, PAGE 72, OF ST. LOUIS COUNTY, MISSOURI RECORDS, AND PART OF A BOUNDARY ADJUSTED TRACT OF LAND BEING RECORDED IN PLAT BOOK 304, PAGE 66, OF ST. LOUIS COUNTY, MISSOURI RECORDS, AND MORE SPECIFICALLY SITUATED ON THE NORTHWEST CORNER OF JAEGER FARMS DRIVE AND OSSENFORT ROAD, THEREBY TRANSFERRING AN AREA OF 8,494.2 SQUARE FEET BETWEEN THE RESPECTIVE PROPERTIES, THEREBY ENSURING ALL IMPROVEMENTS ASSOCIATED WITH THE SMALLER SIZED PROPERTY ARE NOW LOCATED WITHIN ITS ADJUSTED BOUNDARIES – "THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE." *Recommended by the Department of Planning and Parks* (First

Reading) (Ward - One)

Documents:

BILL 2210.PDF

IX. RESOLUTIONS

A. RESOLUTION #2016-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AND AGREEMENT WITH MTW ENTERPRISES, LLC, d/b/a SERVPRO OF SOUTH CHESTERFIELD/WILDWOOD, FOR MOLD REMEDIATION SERVICES AT THE WILDWOOD MUNICIPAL BUILDING. *Recommended by the Department of Administration* (Ward – Eight)

Documents:

RES 2016-25.PDF

B. RESOLUTION #2016-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH CB ENGINEERING, INC., d/b/a COCHRAN, FOR THE DESIGN OF THE YMCA LOOP TRAIL IMPROVEMENTS. *Recommended by the Planning/Economic Development/Parks Committee* (Ward – One)

Documents:

RES 2016-26.PDF

C. RESOLUTION #2016-27

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PURCHASE ORDER TO THE BENEFIT OF *KLANCE UNLIMITED* FOR THE USE OF ELECTRICAL EQUIPMENT, THE INSTALLATION OF LINES, AND THE MAINTENANCE OF THE GRID, ALL BEING IN ASSOCIATION WITH THE 2016 CELEBRATE WILDWOOD WEEKEND EVENT. *Recommend by the Department of Planning and* Parks (Wards – All)

Documents:

RES 2016-27.PDF

X. OTHER

A. Receive & File

A recommendation report regarding the submittal of plans and related information for **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C.,** which includes the Site Development Plan, Landscape Plan, Public Space Plan, and other components; east side of State Route 109, south of State Route 100; R-4 7,500 square foot Residence District (Town Center "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); that would allow for the property's use to proceed and provide Preliminary Plat approval of this planned one hundred four (104) lot residential subdivision, including single family detached dwellings, common ground, and public space.

(Ward - Eight)

Documents:

RECEIVE AND FILE - PZ 25 26 26-A-14 MAIN STREET CROSSING.PDF

B. Receive & File

A response to a communication from Robert W. Covert III and Mary Kay Corsair, which is dated April 15, 2016, regarding **P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates**; C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance, to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe (July 25, 2016). (Ward – Eight)

Documents:

RECEIVE AND FILE - PZ 14-07 COVERT CORSAIR HOMES.PDF

C. Receive & File

P.Z. 24-15 Rockwood School District—Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011 - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. This campus is located on the east side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road). Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot. (Ward - Five)

Documents:

RECEIVE AND FILE - PZ 24-15 ROCKWOOD SCHOOL DISTRICT.PDF

D. Approval Of Expenditures (Wards – All)

Documents:

8-22-16 EXPENDITURES.PDF

XI. ADJOURNMENT

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

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

identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994]

The City of Wildwood Is Working to Comply with the Americans with Disabilities Act Mandates. Individuals Who Require an Accommodation to Attend a Meeting Should Contact City Hall, 636/48-0440 at Least 48 Hours in Advance

City Council Policy Established August 9, 2004:

A ten (10) minute break is to be taken at 9:00 p.m., during the regularly scheduled City Council meeting.

CITY OF WILDWOOD

AUGUST 8, 2016 RECORD OF PROCEEDINGS

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

The meeting was called to order at 7:30 P.M.

A roll call was taken, with the following results:

Present at Roll Call:	Mayor Jim Bowlin Council Member Larry McGowen Council Member Glen DeHart Council Member Ed Marshall Council Member Raymond Manton Council Member Jim Baugus Council Member Sue Cullinane Council Member Katie Dodwell Council Member Marc Cox Council Member Debra Smith McCutchen Council Member Dave Bertolino Council Member Jerry Porter Council Member Greg Alexander Council Member Greg Stine Council Member Jeff Levitt Council Member Larry Goodson Council Member Joe Garritano
Absent:	None

A quorum was present

Also present:	Mr. Ryan Thomas, City Administrator Mr. John Young, City Attorney Mr. Joe Vujnich, Director of Planning and Parks Mr. Rick Brown, Director of Public Works Ms. Liz Weiss, City Clerk

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PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the July 25, 2016, City Council meeting were submitted for approval. A motion was made by Council Member McGowen, seconded by Council Member Dodwell, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

MAYOR APPOINTMENTS/ANNOUNCEMENTS

Mayor Bowlin requested it be noted, that the item from the July 25, 2016 Work Session Meeting regarding the EPA (Environmental Protection Agency) and subsequent unanimous affirmative vote of the City Council regarding the following motion, should not be considered as establishing a precedent: *(A motion was made by Council Member Cullinane, seconded by Council Member Manton, that the aforementioned individuals (the Mayor, City Attorney, City Administrator, and Council Members from Wards 2 and 4, if they choose), attend the upcoming meeting to be rescheduled with the EPA (Environmental Protection Agency).* There was no objection from the City Council to the Mayor's request that this item be noted.

Board of Adjustment Member Reappointment – Bob Morris (Ward - Seven) – Five Year Term

Mayor Bowlin asked the City Council to approve his recommendation to re-appoint Mr. Bob Morris to the Board of Adjustment. A motion was made by Council Member Stine, seconded by Council Member Levitt, to approve the Mayor's recommendation to re-appoint Mr. Bob Morris to the Board of Adjustment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Board of Adjustment Alternate Member Reappointment – Richard Pfarr (Ward - Four) – Two Year Term

Mayor Bowlin asked the City Council to approve his recommendation to re-appoint Mr. Richard Pfarr to the Board of Adjustment as an Alternate. A motion was made by Council Member Dodwell, seconded by Council Member Cox, to approve the Mayor's recommendation to re-appoint Mr. Richard Pfarr to the Board of Adjustment, as an Alternate. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Rural Internet Access Committee – David Sewell (Ward - Six)

Mayor Bowlin asked the City Council to approve his recommendation to appoint Mr. David Sewell to the Rural Internet Access Committee (RIAC). A motion was made by Council Member Alexander, seconded by Council Member Porter, to approve the Mayor's recommendation to appoint Mr. David Sewell to the Rural Internet Access Committee (RIAC). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Rural Internet Access Committee – Debra Trunko (Ward – One)

Mayor Bowlin asked the City Council to approve his recommendation to appoint Ms. Debra Trunko to the Rural Internet Access Committee (RIAC). A motion was made by Council Member McGowen, seconded by Council Member DeHart, to approve the Mayor's recommendation to appoint Ms. Debra Trunko to the Rural Internet Access Committee (RIAC). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

PUBLIC PARTICIPATION

Steve Casper, 2502 Forest Leaf Parkway, stated his support for the completion of the Pond-Grover Loop Road extension.

Wendy Bellville, 16491 Fullerton Meadows Drive, stated her support for the completion of the Pond-Grover Loop Road extension.

Debbie Sinden, 2426 Forest Leaf Parkway, stated her support for the completion of the Pond-Grover Loop Road extension.

Mike Wuller, 16487 Fullerton Meadows Drive, stated his support for the completion of the Pond-Grover Loop Road extension.

Rod Holman, 2457 Forest Leaf Parkway, stated his support for the completion of the Pond-Grover Loop Road extension.

Eric Ripp, 2416 Hollister Crossing Court, stated his support for the completion of the Pond-Grover Loop Road extension.

Kevin Gregory, 16923 Hickory Forest Lane, stated his opposition to the completion of the Pond-Grover Loop Road extension.

Michael Lee, 1652 Timber Hollow Drive, provided information regarding drive times relating to the Pond-Grover Loop Road extension and stated his opposition to the completion of the Pond-Grover Loop Road extension.

Steve Foreman, 2506 Forest Leaf Parkway, stated his support for the completion of the Pond-Grover Loop Road extension.

Doreen Beckma, (no address provided), stated her support for the completion of the Pond-Grover Loop Road extension.

Denny Welker, 16903 Westridge Oaks Drive, stated his support for the completion of the Pond-Grover Loop Road extension.

Lisa Johnson, 16612 Green Pines Drive, stated her support for the completion of the Pond-Grover Loop Road extension.

Christine Walker, 16616 Green Pines Drive, stated her support for the completion of the Pond-Grover Loop Road extension.

Judith (Ginger) Jackson, 16920 Hickory Crest Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

Joyce Lentes, 16531 Westglen Farms Drive, stated her support for the completion of the Pond-Grover Loop Road extension.

Christy Pitney, 16919 Hickory Crest Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

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Gary Schroeder, 16642 Evergreen Forest Drive, stated his opposition to the completion of the Pond-Grover Loop Road extension.

Victoria Goutkov, 15988 Sandalwood Circle Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

Betsy Vanderheyden, 16560 Birch Forest Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

Dale Larsen, 16805 Kingstowne Estates Drive, stated his opposition to the completion of the Pond-Grover Loop Road extension.

Jim Hubert, 15972 Sandalwood Creek Drive, stated his opposition to the completion of the Pond-Grover Loop Road extension.

Scott Reed, 16748 Highland Summit, stated his opposition to the completion of the Pond-Grover Loop Road extension.

Valentin Militchin, 15931 Sandalwood Creek Drive, stated his opposition to the completion of the Pond-Grover Loop Road extension.

Jane Simpson, Sandalwood Creek Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

Shirley Roberts, 16016 Sandalwood Creek Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

Linda Thompson, 16571 Birch Forest Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

Susan Treibar, 15912 Sandalwood Creek Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

Jane Finnegan, 2517 Rain Forest Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

Mark Acree, 16630 Evergreen Forest Drive, stated his opposition to the completion of the Pond-Grover Loop Road extension.

John Gragnani, 1510 Scofield Valley Drive, provided a video regarding the history of the incorporation of the City of Wildwood.

Mayor Bowlin called for a ten (10) minute recess and stated the City Council Meeting would reconvene at 9:10 p.m.

Mayor Bowlin noted that one (1) of the speaker cards was missed by the City Clerk during public participation and if there was no objection, he would give the speaker the opportunity to address the City Council. There was no objection from the City Council.

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Melanie Stilson, 15948 Sandalwood Creek Drive, stated her opposition to the completion of the Pond-Grover Loop Road extension.

Comments from citizens who did not wish to speak at the meeting:

Keith Carlson, 16704 Hickory Crest Drive, noted his opposition to the completion of the Pond-Grover Loop Road extension.

Susan Ryan, 2420 Evergreen Forest Court, noted her opposition to the completion of the Pond-Grover Loop Road extension.

Stephanie Thomas, 16578 Birch Forest Drive, noted her opposition to the completion of the Pond-Grover Loop Road extension.

Joyce Furmanck, 2405 Evergreen Forest Court, noted her opposition to the completion of the Pond-Grover Loop Road extension.

Sue L. Dean (Poertner), 19127 Falzone Road, noted her opposition to the completion of the Pond-Grover Loop Road extension.

PUBLIC HEARING(S)

(Postponed at the January 11, 2016 City Council Meeting – to remain postponed)
A response to a communication from Jenny Mitchell, Director of Property Management for the Desco Group, which is dated October 20, 2015, regarding St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.; Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward - Seven)

(Postponed at the June 27, 2016 City Council Meeting – to remain postponed)
A response to a communication from Mike Falkner, Sterling Engineers and Surveyors, dated March 25, 2016, regarding P.Z. 12 and 13-15 The Villages at Bright Leaf; R-3 10,000 square foot Residence District (Town Center "Neighborhood General District" and "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance # 2145) that governs this site to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sites. (Ward – Five)

P.Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122 – A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a 1.4 acre tract of land consisting of four (4) lots of record, all being located on the east side of Center Avenue, south of Manchester Road (Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue). Proposed Use: A total of four (4) single family dwellings on individual lots. (Ward - Eight)

Mayor Bowlin opened the public hearing. City Clerk Weiss read the public hearing into the record.

Director of Planning and Parks Vujnich reviewed the history of the request and stated that the Planning and Zoning Commission supported this request for a change in zoning for the subject properties.

Keith Gegg, property owner, 2473 Hickory Manor Drive, thanked the City Council for their consideration and noted he was available to answer any questions they may have.

A motion was made by Council Member Goodson, seconded by Council Member Garritano, to authorize the preparation of necessary legislation regarding P.Z. 1-16 Old Town Parc, as recommended by the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

There being nothing further, Mayor Bowlin closed the public hearing.

P.Z. 10-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A request to review and consider amendments to the City of Wildwood's Zoning Ordinance – Chapter 415 of the City of Wildwood Municipal Code – for all of its "R" Residence Districts zoning designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, thereby adding new language to prohibit the installation of impervious surfaces and other improvements in the side yard setbacks, which are not considered structures under the Zoning Ordinance's definition of the same. (Wards – All)

Mayor Bowlin opened the public hearing. City Clerk Weiss read the public hearing into the record.

Director of Planning and Parks Vujnich reviewed the history of the request and stated that the Planning and Zoning Commission supported amending the City's Zoning ordinance to include new language to prohibit the installation of impervious surfaces and other improvements in the side yard setbacks.

A motion was made by Council Member Manton, seconded by Council Member Stine, to authorize the preparation of necessary legislation regarding P.Z. 10-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, as recommended by the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

(Postponed at the July 11, 2016 City Council meeting – to remain postponed)

BILL #2197 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A COOPERATION AGREEMENT FOR INTERNET ACCESS SITES WITH ST. LOUIS COUNTY, MISSOURI, FOR THE USE OF EMERGENCY COMMUNICATIONS TOWERS FOR THE PURPOSES OF PROVIDING HIGH-SPEED INTERNET ACCESS SERVICES TO THE RESIDENTS OF THE CITY. *Recommended by the Rural Internet Access Committee* (Second Reading) (Wards – All)**

BILL #2201 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTIONS 210.310, 210.340, AND 415.590 OF THE CITY OF WILDWOOD, MISSOURI, MUNICIPAL CODE BY DELETING THEM IN THEIR ENTIRETY AND ENACTING, IN LIEU THEREOF, NEW SECTIONS 210.310, 210.340, AND 415.590; AMENDING SECTION 415.200.C OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION 17; AMENDING SECTION 415.210.E OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION 2; AMENDING SECTION 600.070 OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION J AMENDING TITLE VI OF THE MUNICIPAL CODE BY ENACTING A NEW CHAPTER 645; PROHIBITING**

SEXUAL MISCONDUCT; PROVIDING REGULATIONS PERTAINING TO THE LOCATION OF SEXUALLY ORIENTED BUSINESSES IN THE ZONING DISTRICTS OF THE CITY; LICENSING AND REGULATING SEXUALLY ORIENTED BUSINESSES; AND OTHER MATTERS PERTAINING THERETO. ***Recommended by the Planning and Zoning Commission*** **(Second Reading) (Wards – All)**

A motion was made by Council Member Alexander, seconded by Council Member Dodwell, for the second reading of Bill #2201. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2201 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2201 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2201 approved, passed and it became **ORDINANCE #2201.**

NEW BUSINESS

BILL #2202 AN ORDINANCE AMENDING SECTION 110.250 OF THE MUNICIPAL CODE BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 110.250 OF THE MUNICIPAL CODE; AND PROVIDING FOR THE ESTABLISHMENT OF A STANDING COMMITTEE FOR ECONOMIC DEVELOPMENT. ***Recommended by the Department of Administration*** **(First Reading) (Wards – All)**

A motion was made by Council Member Levitt, seconded by Council Member Manton, for the first reading of Bill #2202. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2202 was read for the first time by title only.

BILL #2203 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED DISTRICT ORDINANCE #1697 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED M-3 PLANNED INDUSTRIAL DISTRICT FOR A CERTAIN 12.74 ACRE TRACT OF LAND FOR USE AS A COMPOSTING FACILITY, WITH AN EXPANDED RANGE OF WASTE STREAMS - P.Z. 9-16 Fick Supply Services, Inc. ***Recommended by the Planning and Zoning Commission*** **(First Reading) (Ward One)**

A motion was made by Council Member DeHart, seconded by Council Member McGowen, for the first reading of Bill #2203 A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2203 was read for the first time by title only.

BILL #2204 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SPECIAL PROCEDURES PERMIT ORDINANCE #2116 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) FOR AN APPROXIMATELY TWENTY-EIGHT (28) ACRE TRACT OF LAND BEING AUTHORIZED FOR ONE HUNDRED FOUR (104), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACES - P.Z. 25, 26, and 26a–14 Main Street Crossing, Payne Family Homes L.L.C. ***Recommended by the Planning and Zoning Commission*** **(First Reading) (Ward - Eight)**

A motion was made by Council Member Goodson, seconded by Council Member Garritano, for the first reading of Bill #2204. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2204 was read for the first time by title only.

BILL #2205 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH L. F. KRUPP CONSTRUCTION, INC., FOR CONSTRUCTION OF THE FOX CREEK ROAD BRIDGE REPLACEMENT PROJECT, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee* (First Reading) (Ward - Six)

A motion was made by Council Member Porter, seconded by Council Member Alexander, for the first reading of Bill #2205. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2205 was read for the first time by title only.

A motion was made by Council Member Marshall, seconded by Council Member McGowen, for the second reading of Bill #2205. A roll call vote was taken for the second reading of Bill #2205, with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – None
Abstain – None
Bill #2205 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2205, with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano.
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2205 approved, passed and it became **ORDINANCE #2205**.

BILL #2206 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD, MISSOURI WITH *KCI CONSTRUCTION COMPANY* FOR THE CONSTRUCTION OF THE 2nd STATE ROUTE 100 PEDESTRIAN BRIDGE AND ASSOCIATED PLAZA AREAS, AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards - Five and Eight)

A motion was made by Council Member McCutchen, seconded by Council Member Bertolino, for the first reading of Bill #2206. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2206 was read for the first time by title only.

<u>RESOLUTION(S)</u>

RESOLUTION #2016-20 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CB ENGINEERING, INC., d/b/a COCHRAN, FOR THE DESIGN OF BICYCLE AND PEDESTRIAN SAFETY IMPROVEMENTS ON STATE ROUTE 109, STATE ROUTE 100 AND TAYLOR ROAD WITHIN THE CITY OF WILDWOOD. *Recommended by the Administration/Public Works Committee* (Wards – One, Three, Five, Seven, and Eight)

A motion was made by Council Member Cullinane, for the reading of Resolution #2016-20, which motion was seconded by Council Member Baugus. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Resolution #2016-20 was read into the record. A voice vote was taken for the approval of Resolution #2016-20 with a unanimous affirmative result and the motion was declared passed.

A motion was made by Council Member Porter, seconded by Council Member McGowen, to act upon the Resolution #2016-21, Resolution #2016-22, Resolution #2016-23, and Resolution #2016-24 with one (1) vote. A voice vote was taken regarding the motion to act upon the aforementioned Resolutions with one (1) vote, with a unanimous affirmative result and the motion was declared passed.

RESOLUTION #2016-21 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A PURCHASE ORDER ON BEHALF OF THIS COMMUNITY WITH GAEHLE CONTRACTING SERVICES, FOR THE 2016 WILDWOOD BBQ BASH EVENT (Wards - All).

RESOLUTION #2016-22 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO AUTHORIZE A PURCHASE ORDER TO THE BENEFIT OF FIRST STUDENT (WASHINGTON) FOR SHUTTLE SERVICES IN ASSOCIATION WITH THE 2016 WILDWOOD BBQ BASH EVENT. (Wards – All)

RESOLUTION #2016-23 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A PURCHASE ORDER ON BEHALF OF THIS COMMUNITY WITH PORTABLE WATER CLOSET, LLC, FOR THE 2016 WILDWOOD BBQ BASH EVENT (Wards - All).

RESOLUTION #2016-24 A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE AN AGREEMENT WITH ST. LOUIS HOME FIRES BBQ BASH LLC. FOR THE ORGANIZATION AND MANAGEMENT OF THE 2016 WILDWOOD BBQ BASH EVENT IN THE WILDWOOD TOWN CENTER PLAZA AREA. (Wards - All)

A motion was made by Council Member Dodwell, for the reading of Resolution #2016-21, Resolution #2016-22, Resolution #2016-23, and Resolution #2016-24, which motion was seconded by Council Member Manton. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Resolution # 2016-21, Resolution #2016-22, Resolution #2016-23, and Resolution #2016-24 were read into the record. A voice vote was taken for the approval of Resolution # 2016-21, Resolution #2016-22, Resolution #2016-23, and Resolution #2016-24 with a unanimous affirmative result and the motion was declared passed.

OTHER

Receive & File – Pond-Grover Loop Road Committee Recommendation Packet (Ward – Five)

Director of Planning and Parks Vujnich reviewed that since March 2016, the Pond Grover Loop Road Committee focused on data collection, information gathering, studies, discussions, and presentations with regards to if the roadway is needed and, if so, how it should be constructed and, if not, what should happen next. He also noted the Chair of this committee, Council Member Baugus provided a summary of the committee's findings and that Mayor Bowlin prepared a document regarding procedural information. He concluded by noting the summary and recommendation of the Pond-Grover Loop Road Committee was for the support of the Town Center Plan and the construction of a safe and functional roadway from Green Pines Drive to the Villages of Bright Leaf's northern boundary, per the recommended design, with accommodations to address residents' concerns.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to accept the recommendation report of the Pond-Grover Loop Road Committee and to authorize the preparation of necessary legislation regarding the roadway.

Discussion was held among City Council Members regarding the following items: the belief the construction of the Pond-Grover Loop Road is not necessary and will adversely affect residents; conversely, the belief the construction of the Pond-Grover Loop Road is necessary and will benefit residents and the Town Center Area's commerce; driving patterns in the area; thanking the residents of Wildwood for their participation and comments regarding this important matter; and concern with the safety of residents by first responders, if the roadway is not completed.

A roll call vote was taken, with the following results:
Ayes – Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, Goodson, and Garritano
Nays – McGowen, DeHart, McCutchen, Bertolino, Porter, Alexander, Stine, and Levitt
Absent – None
Abstain – None

Due to the vote being a tie, Mayor Bowlin noted the following rationales before stating his vote: the City's Master Plan allows for flexibility with regards to the Pond-Grover Loop Road extension; the division of the City Council and the opposition of the Ward 5 Council Members causes pause and careful consideration; and the cost to the taxpayers, when the City is faced with the loss of revenue due to the Missouri State Legislators vote regarding sales tax pool revenues. He added now is not the time for the Pond-Grover Road extension to be completed. As the vote was a tie, the Mayor cast his vote per Section 4.6 of the Charter and voted Nay.

Whereupon Mayor Bowlin declared the motion failed.

ADJOURNMENT

A motion was made by Council Member Baugus, seconded by Council Member Cox, to adjourn the meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business to come before the City Council; the meeting was adjourned at 10:30 p.m.

Approved this _____ day of _____, 2016.

_____
James R. Bowlin, Mayor

ATTEST:

_____
Liz Weiss, City Clerk

DRAFT

COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

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

MONDAY, AUGUST 8, 2016
6:00 P.M.

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

MAYOR'S COMMENTS/ANNOUNCEMENTS APPOINTMENTS - NONE

FOR INFORMATION

Celebrate Wildwood Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Discussion was held among Council Members regarding the following item: how the planning of the event was progressing and for an overview of it.

Director of Planning and Parks Vujnich stated that the event planning was progressing according to plan and he went on to provide an overview of it. He noted the following items will be part of the 2016 Celebrate Wildwood Event: fifty-three (53) Artists; a parade; the 399th United States Army Band; and a three (3) story water slide for kids. He also noted that if any of the City Council Members would like to participate in the parade to please let him know.

Rural Internet Access Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Discussion was held among City Council Members regarding the following item: the issue with the St. Louis County agreement causing a delay.

City Attorney John Young stated the engineering plans are still under development and that an update will be provided at the City Council's next Work Session meeting.

Construction Project Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

FOR ACTION

Administration/Public Works Committee

Fox Creek Bridge Replacement Construction Contract (Ward – Six)

Director of Public Works Brown noted that on Tuesday, July 26, the Department of Public Works opened bids for the replacement of the Fox Creek Road Bridge over the Hollow Tributary. This project, which is located about 0.22 miles south of Route 100, is included in the City's 2016 Capital Improvement Program and was budgeted to cost $610,000. He also noted, this is a federally funded project - the City will pay 20% of the cost of the project, with the remaining 80% covered by the federal funds (not to exceed $560,000). Director of Public Works Brown stated that the Department recommends authorizing a contract with Krupp Construction for the Fox Creek Road Bridge Project, in the amount of $618,754.50, with a $56,245.50 contingency for additional work as identified by the Department. He concluded that this item was discussed and recommended by the Administration/Public Works Committee at their meeting on August 2nd and Bill #2205, which authorizes the Mayor to execute an agreement with Krupp Construction for construction of the Fox Creek Road Bridge Project, has been prepared for the consideration of the City Council. He noted that the Department will be asking for two (2) readings at tonight's meeting.

State Route 100 Pedestrian Bridge Contract (Ward - Five and Eight)

Director of Planning and Parks Vujnich noted the City of Wildwood has created a network of trails and other pedestrian facilities to foster an outdoor lifestyle for its residents and provide safe crossings over Wildwood's major roadways. He noted this 2nd pedestrian bridge has been discussed for several years and a partial grant has been awarded to the City of Wildwood for its construction. He added funds have been set aside in the City's 2016 Capital Improvements Program.

Director of Public Works Brown stated that on Wednesday, July 27, the Department opened bids for the construction of the State Route 100 Pedestrian Bridge at Eatherton Road. The bridge will be constructed over Route 100 about 0.25 miles east of Route 109. He added this project, which is federally funded, is included on the 2016 City's Capital

Improvement Program. He concluded, this item was discussed and recommended by the Administration/Public Works Committee at their meeting on August 2nd and Bill #2206, which authorizes the Mayor to execute an agreement with KCI Construction Company, Inc. for construction of the State Route 100 Pedestrian Bridge has been prepared for the consideration of the City Council at tonight's meeting.

Design Contract for Pedestrian Safety Improvements (Wards – One, Three, Five, Seven, and Eight)

Director of Public Works Brown stated on Monday, July 25, the City Council approved a Resolution supporting the submittal of funding applications to MoDOT under the Missouri Moves Cost Share Program. As a result, applications for two improvement projects were submitted on Friday, July 29. The two projects are the Route 109 and Route 100 Pedestrian Safety Improvement Project and the Old State Road Sidewalk Improvement Project. Thus, he noted the Department of Public Works recommends authorizing a contract with Cochran Engineering for design of the Pedestrian Safety Improvement Project on Routes 109 and 100. He concluded that this item was discussed and recommended by the Administration/Public Works Committee at their meeting on August 2nd and Resolution #2016-20, which authorizes the Mayor to execute an agreement for design of the Route 109 and Route 100 Pedestrian Safety Project, has been prepared for the consideration of the City Council at tonight's meeting.

Pond-Grover Loop Road Committee Recommendation and Procedure (Ward - Five)

Director of Planning and Parks Vujnich provided an overview of the items that were prepared for the City Council's consideration regarding the recommendation of the Pond-Grover Loop Road Committee. He noted that the Chair of this committee, Council Member Baugus, provided a summary, Mayor Bowlin provided a procedural document, and that a Recommendation Report from the Pond-Grover Loop Road Committee has also been provided by the Departments of Planning and Public Works for consideration. He concluded by stating he was available for any questions the Council Members may have.

Council Member Baugus clarified the analysis performed by Lochmueller Group indicates the installation of the Pond-Grover Loop Road Extension would divert anywhere from eight (8) percent to twenty-seven (27) percent of trips on surrounding residential roadways, such as Green Pines Drive, Fullerton Meadows Drive, and Forest Leaf Parkway. A previous version of the Recommendation Report had noted ten (10) to forty (40) percent of trips would be diverted and this mistake had been corrected. Council Member Baugus also thanked the Committee Members for their time and consideration of this matter. He went on to summarize the document he prepared, as Chair of the Pond-Grover Loop Road Committee.

Planning/Economic Development/Parks Committee

Acquisition of 216 Grand Avenue Property (Ward – Six)

Director of Planning and Parks Vujnich stated over the last six (6) months, the Planning/Economic Development/Parks Committee has been reviewing the purchase of properties in certain locations. One (1) such location has been a site that is near the new trailhead facility for the Al Foster Memorial Trailhead, which is under construction. The Committee has endorsed the purchase of the property for $1,500.00 and to authorize the Department to complete its due diligence. Director of Planning and Parks Vujnich concluded the Committee is seeking authorization from the City Council to prepare the needed legislation for the acquisition for the next City Council meeting on August 22, 2016.

A motion was made by Council Member Baugus, seconded by Council Member Cox, to authorize the preparation of legislation for the August 22, 2016 City Council Meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A motion was made by Council Member Levitt, seconded by Council Member Marshall, to adjourn the Work Session. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business; the meeting was adjourned at 6:37 p.m.

DRAFT

BILL #. 2202 **ORDINANCE # 2202**

AN ORDINANCE AMENDING SECTION 110.250 OF THE MUNICIPAL CODE BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 110.250 OF THE MUNICIPAL CODE; AND PROVIDING FOR THE ESTABLISHMENT OF A STANDING COMMITTEE FOR ECONOMIC DEVELOPMENT.

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

Section One. That Section 110.250 of the Municipal Code of the City of Wildwood, Missouri, be and is hereby amended by deleting it in its entirety, and enacting, in lieu thereof, a new Section 110.250, to read as follows:

Section 110.250 Standing Committees.

A. *Establishment*. There are hereby established as standing committees of the City Council the following:

1. Administration and Public Works;
2. Planning and Parks; and
3. Economic Development

B. *Membership—Appointment*. Each of the three (3) Council standing committees shall elect a chairperson from amongst its members; shall consist of no less than eight (8) members of City Council and shall meet no less than once per month. The Mayor and Council Members not on the Administration and Public Works Committee will be considered ex officio, non-voting members of the committee and are welcome to attend and comment. The Mayor and Council Members not on the Planning and Parks Committee will be considered ex officio, non-voting members of the committee and are welcome to attend and comment. The Mayor and Council Members not on the Economic Development Committee will be considered ex officio, non-voting members of the committee and are welcome to attend and comment.

C. *Functions*. The functions of the various committees shall include, but shall not be limited to:

1. Making recommendations to the Council or to the City Administrator, or both, concerning any of the matters within its purview, when requested and also at other times when it appears that the best interest of the City and its residents will be served thereby;
2. Formulating, with the assistance of the staff, long-range plans and evaluation and revision if necessary of such plans as adopted; and
3. Reviewing and recommending legislation concerning any of the matters within its purview.

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

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

_____	_____
Presiding Officer	The Honorable James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
_____	_____
Liz Weiss, City Clerk	Liz Weiss, City Clerk

BILL # 2203 **ORDINANCE # 2203**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED DISTRICT ORDINANCE #1697 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED M-3 PLANNED INDUSTRIAL DISTRICT FOR A CERTAIN 12.74 ACRE TRACT OF LAND FOR USE AS A COMPOSTING FACILITY, WITH AN EXPANDED RANGE OF WASTE STREAMS - *P.Z. 9-16 Fick Supply Services, Inc.* (Ward One)

WHEREAS, pursuant to Ordinance #1697, a certain 12.74 acre tract of land generally located on the west side of North Eatherton Road, north of Centaur Road, and more particularly described in Section One of Ordinance #1697 Property was zoned M-3 Planned Industrial District in February 2010 to allow for the expanded use of such property for the purposes of mulch processing, storage and the composting of a limited amount of waste materials; and

WHEREAS, this request, along with the addition of an approximately nine (9) acre area to the current site, were considered by the Planning and Zoning Commission at a public hearing on July 18, 2016, and discussion was held on the merits of these changes to Ordinance #1697 and allowing for the expanded use, with the proposed addition of a nine (9) acre area of ground for the purposes of additional storage space; and

WHEREAS, this request, along with the addition of an approximately nine (9) acre area to the current site (the "Additional Property", the Original Property and the Additional Property being collectively referred to as the "Property"), were considered by the Planning and Zoning Commission at a public hearing on July 18, 2016, and discussion was held on the merits of these changes to Ordinance #1697 and allowing for the expanded use of the Property for the purposes of additional storage space; and

WHEREAS, after the conclusion of the public hearing and responding to the Department of Planning's Information Report, the Planning and Zoning Commission recommended approval of the Petition requesting the Amended M-3 Planned Industrial District subject to certain terms and conditions, the specifics of such approval and recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated July 18, 2016, and regarding ***P.Z. 9-16 Fick Supply Services, Inc.***, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on July 25, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at their meeting on July 25, 2016, the City Council directed the Department of Planning to prepare draft legislation for consideration by the City Council consistent with the Planning and Zoning Commission's recommendation.

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

Section One. The City of Wildwood's Zoning Ordinance, Official Zoning District Maps, and Ordinance # 1697 of the City of Wildwood, Missouri, all made a part hereof and incorporated by

reference herein, are hereby amended by designating the Property described below from 'M-3 Planned Industrial District' to 'Amended M-3 Planned Industrial District:'

A TRACT OF LAND IN U. S. SURVEY 132, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN LINE OF A TRACT NOW OR FORMERLY OF THE CONSERVATION COMMISSION OF THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 7075 PAGE 723 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING SOUTH 77 DEGREES 48 MINUTES 00 SECONDS WEST 24.00 FEET FROM THE SOUTHEASTERN CORNER OF SAID CONSERVATION COMMISSION TRACT; THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF A 24 FOOT WIDENING STRIP FOR EATHERTON ROAD, 40 FEET WIDE, SOUTH 12 DEGREES 00 MINUTES 00 SECONDS EAST 440.40 FEET TO A POINT; THENCE SOUTH 77 DEGREES 48 MINUTES 00 SECONDS WEST 1421.00 FEET TO A POINT; THENCE NORTH 23 DEGREES 13 MINUTES 00 SECONDS EAST 406.00 FEET AND NORTH 34 DEGREES 13 MINUTES 00 SECONDS EAST 158.87 FEET TO A POINT IN THE AFOREMENTIONED SOUTHERN LINE OF THE CONSERVATION COMMISSION OF THE STATE OF MISSOURI TRACT; THENCE EASTWARDLY ALONG SAID SOUTHERN LINE NORTH 77 DEGREES 48 MINUTES 00 SECONDS EAST 1072.17 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 555,148.56 SQ. FT. OR 12.74 ACRES, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS OF RECORDS.

Section Two. That Ordinance # 1697 of the City of Wildwood, Missouri, be and is hereby amended by deleting Section Two thereof in its entirety and enacting, in lieu thereof, new Section Two, to read as follows:

> **Section Two.** The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on July 25, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

The uses permitted in this M-3 Planned Industrial District shall be limited to a mulch storage and processing facility, which may include the composting of landscape materials associated with a primary waste stream, **along with Class D "Organic Wastes," but those items being limited to agricultural and horticultural operations, landscape maintenance operations, food waste, forestry and timber industry residues, animal manure, and lumber trimmings from the pallet and construction industry, and Class E "Yard By-Products", as all being defined by the *St. Louis County Waste Management Code, Chapter 607*,**~~but not grass, hay, or yard clippings~~, the wholesaling and limited retailing of these materials, the outdoor storage of materials, including sand, rock, stone, gravel, and other similar items, vehicle parking and equipment storage (of equipment used at the site for the purposes of these permitted uses), and related accessory activities.

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The overall size of this facility shall not exceed ~~ten (10)~~ **twenty-two 22** acres in area **(of which only 12.74 is governed by Ordinance #1697, herein to be amended)**.

b. The area designated on this site for equipment storage shall not exceed ~~five (5)~~ **thirteen (13)** total spaces in number. The equipment authorized to be parked or stored in these spaces shall be a ~~front-loader, a back-hoe, and up to three (3) dump trucks~~ **six (6) front-loaders, four (4) dump trucks, and a backhoe**. No long-term storage (over forty-eight (48) consecutive hours) shall be authorized for any tractor-trailer unit**, except those vehicles owned by this operator of the facility**.

c. The office/sales building shall not exceed one thousand six hundred (1,600) square feet in size, nor one (1) story in height above final grade. A second building shall be authorized on the site and it shall not exceed three thousand two hundred (3,200) square feet in size, nor one (1) story in height above final grade. These buildings shall not be of a modular design and must be permanent structures that replicated the appearance of the area's architectural style and character, but, minimally, that of a residential dwelling. The owner/operator shall provide architectural renderings, in all compass directions, to the Architectural Review Board for review and approval, as part of the Site Development Plan review process. The orientation of the buildings relative to the placement on the property shall also be reviewed by the Planning and Zoning Commission on the Site Development Plan. The proposed architectural design, character, and style of all new buildings and any expansions shall adhere to the City of Wildwood's Review Board Requirements (Chapter 415.220 of the City's Zoning Ordinance).

d. The number of storage bins authorized as part of the Amended M-3 Planned Industrial District shall be limited to ~~eighteen (18)~~ **thirty-one (31)** in total.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the date of approval of the Preliminary Development Plan by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including mulch piles, compost heaps, business signage, retaining walls, and storage bins.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.

f. Roadways and driveways on and adjacent to the property in question including required right-of-way dedication, pavement widening, and cross-access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash enclosures and areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within four hundred (400) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Structure/Building Setbacks

a. All existing and proposed (new) buildings or structures, storage bins, mulch piles, and compost heaps, excluding boundary and/or retaining walls, or fences, shall adhere to the following setbacks:

    1. Fifty (50) feet for any front yard area (North Eatherton Road).
    2. Thirty (30) feet for any side or rear yard area**, excepting a sixty (60) foot distance shall be provided along the entire eastern boundary of the expanded section.**

Parking Setbacks

b. All parking stalls, loading spaces, internal drives or roadways, excluding points of ingress and egress, shall adhere to the requirements of Chapter 415.210 M-3 Planned Industrial District of the City of Wildwood's Zoning Ordinance, which shall be superseded by the following:

    1. Fifty (50) feet for any front yard area (North Eatherton Road).
    2. Thirty (30) feet for any side or rear yard area.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Zoning Ordinance, Chapter 415.310 Off-Street Parking and Loading Requirements – Industrial **and a**

ratio of four (4) spaces per 1,000 square feet of office, retail, or wholesale space authorized on the site. All parking spaces and access drives shall be paved, as approved by the City's Director of Public Works.

Access and Roadway Improvements, Including Sidewalks

d. Access to this development from North Eatherton Road shall be restricted to one (1) commercial entrance located and constructed, as directed by the St. Louis County Department of Highways and Traffic and the City of Wildwood Department of Public Works.

e. Improve North Eatherton Road to one-half of an eighty (80) foot right-of-way and a sixty (60) foot pavement, with additional widening to provide an eight (8) foot wide stabilized shoulder, as directed by the St. Louis County Department of Highways and Traffic and the City of Wildwood Department of Public Works. Based upon current roadway conditions, the developer may dedicate and provide the required right-of-way dedication and establish a cash escrow to fund all required improvements to the roadway, including finish grade, as some future date. Verify handling of stormwater runoff along North Eatherton Road will not require additional easement dedication. Pavement improvements, including all stormwater drainage facilities, shall be as directed by the St. Louis County Department of Highways and Traffic, City of Chesterfield, Missouri, and the City of Wildwood Department of Public Works.

Miscellaneous Roadway Requirements

f. Provide a cross-access easement and temporary slope construction license, or other appropriate legal instrument or agreement, guaranteeing permanent access between this site and the adjoining property to the south, as directed by the Departments of Planning and Public Works.

g. Installation of identification signage and landscaping shall be reviewed by the City of Wildwood Department of Public Works and the St. Louis County Department of Highways and Traffic for sight distance considerations and approved prior to installation.

h. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements. All utilities within the district and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations as approved by the Director of Public Works.

Landscape Requirements - Specific

i. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. The frontage area, where the parking spaces are shown, shall be landscaped and planted in accord with this same code.

j. The southern boundary line area of this property shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual, thereby installing a minimum Bufferyard "E" standard at this location.

k. All new landscaping materials shall meet the following criteria: Deciduous Trees – three (3) inch minimum caliper; Evergreen Trees – Eight (8) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

l. Existing vegetation shall be denoted on the Site Development Plan and indicated as being preserved. Said existing trees and other materials will be marked for retention, prior to any expansion of this development under the provisions set forth in this site-specific ordinance.

Lighting Requirements

m. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels and all lighting aspects of this project shall comply with the provisions of the City of Wildwood's Zoning Ordinance, Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission, on the Site Development Plan, shall approve the location of all light standards and their design and appearance.

Sign Regulations

n. One (1) freestanding monument business sign shall be permitted as part of this M-3 Planned Industrial District along North Eatherton Road. This sign may not exceed a height of six (6) feet, nor an overall size of twenty-five (25) square feet. All other requirements relative to this sign shall be as set forth Chapter 415.420 Sign Regulations for all "C" and "M" Districts of the City of Wildwood Zoning Ordinance.

o. No advertising, temporary, or portable signs shall be authorized in this Amended M-3 Planned Industrial District development.

Miscellaneous Conditions

p. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission on the Site Development Plan shall approve the location and design of the enclosure. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the buildings.

q. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

r. No development, disturbance, or use of the established easement area for the Monarch-Chesterfield Levee shall be permitted as part of this Amended M-3 Planned Industrial District. A minimum fifty (50) foot structure and disturbance setback shall be established along its eastern length. Additionally, no development, disturbance, or use of the property shall be authorized for the area west of the levee structure.

s. No rooftop mechanical equipment shall be allowed within this Amended M-3 Planned Industrial District.

t. Hours and days of operation for this facility shall be 8:00 a.m. to 5:00 p.m., Monday through Saturday.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the West Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed number of new parking spaces by the following rate schedule.

Type of Development	Required Contribution
Manufacturing	~~$460.04~~$592.86/Parking Space
Loading Space	~~$2,823.08~~$3,638.14/Loading Space

(Parking space, as defined and required by Chapter 415.310 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by **January 1, 2017** ~~January 1, 2011~~, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works, the City of Chesterfield, Missouri, and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

   1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood, City of Chesterfield, and Metropolitan St. Louis Sewer District Standards.
   2. All stormwater shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction of portions of the main channel, as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved. This requirement may require extensive of-site sewer ditch work and appropriate easements.

Geotechnical Report – New Buildings or Structures

b. Provide a Geotechnical Report covering any future development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions, which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. This requirement will only be required of a new building or structure is constructed on the subject property.

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notifications to Department of Planning

b. Prior to issuance of grading, foundation, or building permits, all approvals from the Department of Public Works, the Missouri Department of Conservation, the Missouri Department of Natural Resources, the City of Chesterfield, Missouri, the Monarch-Chesterfield Levee District, the Spirit of St. Louis Airport, the St. Louis County Departments of Highways and Traffic and Health, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Traffic Generation Assessment Contribution

c. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Certification of Plans

d. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. This requirement will only be required if a new building is constructed on the subject property.

9. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any occupancy permits, the following requirements shall be met:

Roadway Improvements

a. Road improvements and right-of-way dedications to North Eatherton Road shall be completed, or the appropriate escrow established, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, delays due to utility

relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they related to the development of this tract of land.

b. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

c. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Amended M-3 Planned Industrial District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulations of the City whether by implication or reference.

g. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Amended M-3 Planned Industrial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

h. Prior to issuance of a Special Use Permit (SUP) by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable

Letter of Credit must be established with the Department of Planning to guarantee completion of the required roadway improvements.

11. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinance, but shall be completed prior to issuance of any zoning authorization for a building permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces, shall be **4,937 square feet** or its equivalent. This public space area can be provided in the form of a planted landscape/wildflower strip that will act as privately-held public space (twenty-five (25) feet in total width) to be located along the northern boundary of the site (between the existing western end of the bleeder ditch and the permanent easement to Monarch-Chesterfield Levee District), as indicated on the Preliminary Development Plan submitted in conjunction with this rezoning request, and the trail easement on the levee area itself.

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

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

Presiding Officer	The Honorable James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
Elizabeth Weiss, City Clerk	Elizabeth Weiss, City Clerk

Editor's Note: Changes to Ordinance are indicated by red, underlined, and bolded type, while a single, strike-through line shows deletions.

BILL # 2204 **ORDINANCE # 2204**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SPECIAL PROCEDURES PERMIT ORDINANCE #2116 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) FOR AN APPROXIMATELY TWENTY-EIGHT (28) ACRE TRACT OF LAND BEING AUTHORIZED FOR ONE HUNDRED FOUR (104), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACES - *P.Z. 25, 26, and 26a–14 Main Street Crossing, Payne Family Homes L.L.C.* (Ward - Eight)

WHEREAS, pursuant to Ordinance #2116, certain property more particularly described herein (the "Property") was zoned R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), in September 2015, which allowed for the use of such Property for a Town Center Neighborhood Edge type of residential development consisting of an authorized one hundred four (104) single family detached dwellings on individual lots, with common ground and public spaces; and

WHEREAS, on June 13, 2016, the City Council referred consideration of amendments to the Planned Residential Development Overlay District Ordinance #2116 to the Planning and Zoning Commission in light of certain development finance incentives sought by the developer to assist with the cost of certain roadway improvements that are necessary for this site, given its location in Town Center and the additional trips that it will create on the network of surrounding roadways; and

WHEREAS, this request was considered by the Planning and Zoning Commission on July 5, 2016 and discussion was held on the merits of these changes to the current Planned Residential Development Overlay District (PRD) ordinance, which would lessen certain infrastructure and phasing requirements associated with the project's development to the favor of the petitioner; and

WHEREAS, after consideration of this matter and responding to the Department of Planning's report, the Planning and Zoning Commission recommended approval of the Petition requesting the current Planned Residential Development Overlay District (PRD) ordinance be amended, subject to certain terms and conditions, the specifics of such approval and recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated July 5, 2016, and regarding ***P.Z. 25, 26, and 26a–14 Main Street Crossing, Payne Family Homes L.L.C.***, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on July 25, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at their meeting on July 25, 2016, the City Council directed the Department of Planning to prepare draft legislation for consideration by the City Council consistent with the Planning and Zoning Commission's recommendation.

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

Section One. The City of Wildwood's Zoning Ordinance, Official Zoning District Maps, and Ordinance #2116 of the City of Wildwood, Missouri, all made a part hereof and incorporated by reference herein, are hereby amended by designating the Property described below by amending the current Planned Residential Development Overlay District (PRD) for the described tract of land provided below:

A tract of land situated in Sections 1 and 2, Township 44 North, Range 3 East in St. Louis County, Missouri, more particularly described as follows: Commencing at an old stone in the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, set at a point where the said South line is intersected by the West line of Eatherton Road; thence along the Western line of Eatherton Road South 1 degree 53 minutes West, a distance of 104.36 feet to a point being the Southeast corner of property described in deed to Bert C. Grimm and wife, recorded in Book 1848 page 335, also being the point of beginning; thence North 87 degrees 17 minutes West along a line parallel with the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, 417.42 feet to an old stone at the Southwest corner of property described in said deed to Grimm and wife; thence North 1 degree 53 minutes East of 104.36 feet to an old stone in said South line of the Northwest ¼ of the Southwest ¼ Section 1; thence North 87 degrees 17 minutes West along the South line of Northwest ¼ of the Southwest ¼ of Section, 914.42 feet to an old iron rod at the Southwest corner of said ¼ section; thence North 87 degrees 47 minutes West along the South line of the Northeast ¼ of the Southeast ¼ of Section 2, 578.52 feet to an iron pipe at its intersection with the Eastern line of Missouri Route 109; thence along the Eastern line of said Route 109, north 22 degrees 10 minutes 53 seconds East, 324.27 feet; Thence continuing along said eastern line North 14 degrees 6 minutes 29 seconds East; Thence North 14 degrees 32 minutes 43 seconds East, 346.18 feet to a point on the South line of tract conveyed to Alexander J. Coyle and wife by deed recorded in Book 1567 page 27; thence departing said Eastern line of Missouri Route 109 South 87 degrees 35 minutes East along the South line of the property conveyed to Coyle and wife as aforesaid; 319.52 feet to an iron pipe at the Southeast corner thereof being at a point in the line between said Sections 1 and 2; thence along the line between Sections 1 and 2, South 1 degree 57 minutes West 180 feet to corner of property conveyed to Albert Anderson and wife by deed recorded in Book 2909 page 26, thence along the South line of said property conveyed to Anderson and wife as aforesaid, South 86 degrees 48 minutes East 1,246.2 feet to the West line of Eatherton Road, thence Southeastwardly and Southwardly along the Western line of Eatherton Road along a curve to the right having a radius of 458.00 feet a distance of 251.66 feet; Thence continuing along said West line South 1 degree 53 minutes West, 512.47 feet to the point of beginning and containing 34.80 Acres, more or less.

Section Two. That Ordinance #2116 of the City of Wildwood, Missouri, be and is hereby amended by deleting Section Two thereof in its entirety and enacting, in lieu thereof, new Section Two, to read as follows:

> **Section Two**. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on July 25, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **one hundred four (104)**, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each of the allowable residential properties.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of **4,000 square feet** in size. The minimum width of any lot within this P.R.D. Overlay District shall be **forty (40) feet** in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These lot widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across **at least twenty percent (20%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **seventy-six (76)** of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **six (6)** feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than **twenty (20) feet** in width and must be **carriage types**, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

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

family detached dwelling, for a minimum of twenty-eight (28) of the allowable one hundred four (104) lots. These lots do not need to incorporate the garage-offset distance noted in Condition 2(d.) of this Ordinance.

f. The first story, interior clear height for all single family dwellings shall be not less than **nine (9) feet**.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, **excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board**. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than twenty-eight (28) acres and no greater than 28.5 acres.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.

d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the Regulating Plan changes, the rezoning of the subject site, and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

    (1) **Twenty (20)** feet from any right-of-way line.
    (2) **Five (5) feet** for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.

(3) **Fifteen (15) feet from any rear yard property line** and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of **twenty-five (25) feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.**

Access and Roadway Improvements

c. Dedicate the required amount of right-of-way and/or easements along this property's State Route 109 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes, ***which shall incorporate the ultimate design for the planned installation of a roundabout and related items, while constructing a temporary, right-in/right-out access point*** ~~*a roundabout*~~ ***and related channelization island(s) and other improvements required therein***. Improvements, ***whether temporary or permanent in nature***, to State Route 109 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. ~~All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 109 and directed by the Department of Public Works~~.

d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights ***(spacing of lights on one (1) side of any street/roadway shall be no greater than one hundred fifty (150) feet in distance)***, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Main Street and directed by the Department of Public Works.

e. Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Extend all existing stub streets abutting the subject site into it and these extensions shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing

Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

j. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

k. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

l. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

m. **Construction access shall be from State Route 109 during the development of this site, not via the Cambury Subdivision or Eatherton Road.**

n. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

o. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements. ***The City of Wildwood will assist, where applicable,***

with the discussions on said utility requirements, so as to minimize delays and costs to the developer. Any decision in this regard shall be acted upon by the City Council, if funding is associated with such.

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

Parking Requirements - Residential

q. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

Landscape Requirements - Specific

r. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

s. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

t. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

u. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred four (104) dwelling units.

v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and

care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

x. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

y. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

z. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

aa. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

bb. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

cc. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

dd. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

ee. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

ff. Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, **until such time as all necessary street and roadway improvements, including temporary access to State Route 109, have been completed to an acceptable minimum level to the Missouri Department of Transportation (MoDOT) and the City of Wildwood.** ~~forty (40) percent of the authorized units within its boundaries are owner-occupied~~. Until this threshold is reached, access shall be restricted/blocked to Eatherton Road, as shown on the Site Development Plan and reviewed and acted upon by the Department of Public Works and the Planning and Zoning Commission. Specifications for the manner in which access shall be controlled to Eatherton Road shall be at the discretion of the City of Wildwood, but all costs associated with such are the responsibility of the developer.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling **(detached)**	$1,055.10/Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of

roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

    1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
    2. All stormwater shall be discharged at an adequate natural discharge point.
    3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
    4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
    5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
    6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
    7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or

drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United

States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 109 and Eatherton Road must be completed prior to the issuance of building permits in excess of **fifty (50)** ~~twenty (20)~~ percent of the units. **The State Route 109 required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these allowable residential units, if authorized by the City Council.** Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

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

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly

proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, **based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling**.

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

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

_____	_____
Presiding Officer	The Honorable James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
_____	_____
Elizabeth Weiss, City Clerk	Elizabeth Weiss, City Clerk

Editor's Note: Changes to Ordinance are indicated by blue and bolded type, while a single, strike-through line shows deletions.

BILL #2206 **ORDINANCE #2206**

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD, MISSOURI WITH *KCI CONSTRUCTION COMPANY* FOR THE CONSTRUCTION OF THE 2nd STATE ROUTE 100 PEDESTRIAN BRIDGE AND ASSOCIATED PLAZA AREAS, AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. (Wards – Five and Eight)

WHEREAS, the City of Wildwood has created a network of trails and other pedestrian facilities to foster an outdoor lifestyle for its residents and create opportunities for exploration of Wildwood's abundant open spaces and public properties; and

WHEREAS, over the years, it has been the desire of the City Councils to create safe crossings over Wildwood's major roadways and streets for pedestrians and other users, which has included tunnels and bridges; and

WHEREAS, these improvements have created new opportunities for further development of trails and crossings, one of which is a second pedestrian bridge over State Route 100, just to the east of State Route 109; and

WHEREAS, this second pedestrian bridge at this location has been a point of discussion for almost twenty (20) years and finally became an active consideration, when a partial grant was awarded to the City of Wildwood for its construction; and

WHEREAS, with this grant funding in place and City Council support for the remaining amount of its estimated cost, design, engineering, and the bidding processes followed, all culminating in a bid opening on July 27, 2016, where six (6) bids were received; and

WHEREAS, the lowest responsible bid was submitted by ***KCI Construction Company*** and provided two (2) Add Alternates, with the base bid of $1,364,859.00; and

WHEREAS, this information was presented to the Administration/Public Works Committee of City Council and it has endorsed the selection of ***KCI Construction Company*** for this bridge project at the base bid amount of $1,364,859.00, plus Add Alternate #1 for the lighting of the decking and plaza areas at a cost of $97,011.00, for a total package of $1,461,870.00; and

WHEREAS, adequate funding exists in the Capital Improvements Program Budget for 2016 to accommodate the City's required contribution to this project.

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

Section One. That the form, terms, and provisions of the Contract by and between the City of Wildwood, Missouri, and ***KCI Construction Company*** for construction of the State Route 100 Pedestrian Bridge and associated plaza areas, as shown on construction drawings and specifications, attached hereto, marked as Exhibit A, and incorporated by reference herein, be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Contract in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Contract and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Contract and this Ordinance.

Section Two. The total expenses and liability of the City under the contract shall not exceed the contract sum of $1,461,870.00, except that the Director of Public Works may, by written change order, increase the scope of the work pursuant to the same contract rate and terms in an amount not to exceed a total authorization under this ordinance of **$1,546,870.00 (an additional $85,000.00).**

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

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

_____	_____
Presiding Officer	The Honorable James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
_____	_____
Elizabeth Weiss, City Clerk	Elizabeth Weiss, City Clerk

City of Wildwood

CITY-CONTRACTOR AGREEMENT

This City–Contractor Agreement "Agreement" is made and entered into this ____day of_____ , 20___, by and between the City of Wildwood, Missouri (hereinafter called the "City") and KCI Construction Company , with offices located at 10315 Lake Bluff Drive, St. Louis, MO 63123 (hereinafter called the "Contractor").

WITNESSETH:

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

ARTICLE I.

The Contract Documents

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

ARTICLE II.

Scope of Work

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

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

ARTICLE III.

Time of Completion

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

Calendar Days : **270**

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

ARTICLE IV.

The Contract Sum and Payments

The City shall pay the Contractor for the performance of the Work the total sum of $ 1,461,870.00 (Base Bid + Bid Alt. 1) (the "Contract Sum") based upon Applications for Payment submitted by the Contractor on or before the twentieth (20th) day of the month for Work completed in accordance with the General Conditions in the following manner:

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

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

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

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

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

ARTICLE V.

Performance of the Work

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

(b) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Agreement. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City, as liquidated damages and not as a penalty, the sum of $_**1,100.00**_ for each calendar day the Contractor fails to comply with the Construction Schedule. The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to Contractor from City.

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

ARTICLE VI.

Delays Beyond Contractor's Control

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

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

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

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

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

ARTICLE VII.

Changes in the Work or Cost of Work

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

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

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

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

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

ARTICLE VIII.

Termination by City or Contractor

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

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

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

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

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

ARTICLE IX.

Contractor's Liability Insurance

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

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

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

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

(b) Comprehensive General Liability and Bodily Injury

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

(c) Comprehensive Automobile Liability, Bodily Injury

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

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

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

ARTICLE X.

The Work

The Contractor shall furnish all labor, materials and equipment necessary to perform the scope of Work within the project limits. The Scope of Work includes The proposed work includes: all labor, equipment, and materials necessary for the construction of a pedestrian bridge over Missouri Route 100 from the end of Eatherton Road to the end of Kilare Lane and all incidental work necessary to complete the project, including load rated steel bridge, abutments, center pier, plazas, earthwork, retaining walls, paving, guardrails, striping, lighting and other items identified in the construction documents.

ARTICLE XI.

Miscellaneous Provisions

(a) This Agreement constitutes the sole and complete understanding of the parties hereto with respect to the subject matter hereof, and shall replace all prior written and oral understandings. This Agreement may be amended only by written agreement signed by the parties.

(b) Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the

execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

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

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

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

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

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

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

CITY OF WILDWOOD
(the "City")

By_____
Jim Bowlin , Mayor

Attest:

_____
City Clerk

(the "Contractor")

By:_____

Printed Name: _____

_____
Title

BILL #2207 **ORDINANCE #2207**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE IN ZONING FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-3 RESIDENCE DISTRICT FOR A ONE AND FOUR-TENTHS (1.4) ACRE TRACT OF LAND THAT IS LOCATED ON THE SOUTHEAST CORNER OF MANCHESTER ROAD AND CENTER AVENUE - P. Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc. (Ward Eight)

WHEREAS, Whalen Custom Homes, Inc. (the "Petitioner") is the owner under contract of a certain four (4) lots generally located on the southeast corner of Manchester Road and Center Avenue, and consisting of approximately one and four-tenths (1.4) acres, more particularly described herein (the "Property"); and

WHEREAS, the Property is owned by Keith and Judith Gegg (the "Owners"); and

WHEREAS, the Petitioner submitted a Petition for change of zoning (the "Petition") requesting the rezoning of the Property, which is located within the Town Center Area; and

WHEREAS, the Petitioner specifically requested that the Property be rezoned from the current designation of NU Non-Urban Residence District to the R-3 Residence District, which would allow the requested four (4) lots located on the Property, all being approximately fourteen thousand (14,000) square feet in size; and

WHEREAS, the Planning and Zoning Commission considered the Petition on June 6, 2016 and a discussion was held about a range of considerations and issues, including the compliance of the subdivision's design to the Town Center Plan, roadway improvements to Center Avenue, access to Manchester Road by one (1) of the four (4) lots, and architectural issues relating to the dwellings, particularly garage access; and

WHEREAS, after consideration of this matter and responding to the Department of Planning's report, the Planning and Zoning Commission recommended approval of the Petition requesting the change in zoning from the NU Non-Urban Residence District to the R-3 Residence District, the specifics of such approval and recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated August 1, 2016, and regarding **P. Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc.**, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on August 8, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at the City Council meeting on August 8, 2016 its members directed the Department of Planning to prepare draft legislation for consideration by the City Council consistent with the Planning and Zoning Commission's recommendation.

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

Section One. That after proper notice in accordance with the ordinances of this City and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of a certain 1.4 +/- acre tract of land more particularly described below, first before the Planning and Zoning Commission and then the City Council of the City of Wildwood, Missouri, and approval is

hereby granted to rezone such 1.4 +/- acre tract of land from NU Non-Urban Residence District to the R-3 Residence District, pursuant to the Municipal Code of the City of Wildwood, Missouri, and the City of Wildwood's Zoning Ordinance and Official Zoning District Maps of the City of Wildwood, Missouri, all made a part hereof and incorporated by reference herein, are hereby amended consistent with this Section One for the Property described here:

All of Lots 10, 11, and 12 of "Grover Heights", a subdivision recorded in Plat Book 20, Page 35, St. Louis County records, and all the land of Keith and Judie Gegg, as recorded in Deed Book 18632, Page 2119, St. Louis County records, all being in Section 12, Township 44 North, Range 3 East, St. Louis County, Missouri, and being more particularly described as follows: ***Beginning*** *at an iron rod set at the northwesterly corner of the aforesaid Lot 12, at the intersection of the easterly line of Center Avenue (30 feet wide) and the southerly line of Manchester Road (60 feet wide); thence along said southerly line North 89 degrees 47 minutes 29 seconds East 149.77 feet to an iron rod set at the northeasterly corner of the aforesaid Lot 10; thence along the easterly line of said Lot 10 and along the easterly line of the aforesaid land of Gegg South 00 degrees 33 minutes 53 seconds West 399.57 feet to the northerly line of the land of Mark J. Behrend and Helene T. Behrend, as recorded in Deed Book 16935, Page 1916, St. Louis County records; thence along said northerly line South 89 degrees 45 minutes 31 seconds West 149.77 feet to the aforesaid easterly line of Center Avenue; thence along said easterly line North 00 degrees 33 minutes 53 seconds East 399.65 feet to the* ***point of beginning*** *of this description and containing 59,843 square feet (1.374 acres), more or less. SUBJECT TO all easements, conditions and restrictions of record, if any.*

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations, as may be amended from time to time, and the conditions of this ordinance, except as may be modified herein.

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

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

_____
Presiding Officer

ATTEST:

_____
Elizabeth Weiss, City Clerk

_____
The Honorable James R. Bowlin, Mayor

ATTEST:

_____
Elizabeth Weiss, City Clerk

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTION 410.380 OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, MISSOURI, BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 410.380; AND PROVIDING REGULATIONS FOR THE USE OF SIDE YARD SETBACK AREAS FOR ANY TYPE OF IMPROVEMENT OR LAND DISTURBANCE – P.Z. 10-16 CITY OF WILDWOOD PLANNING AND ZONING COMMISSION, C/O DEPARTMENT OF PLANNING. (Wards – All)

WHEREAS, the Zoning Ordinance of the City of Wildwood, Missouri, (the "Zoning Ordinance") is part of a collection of City regulations governing land use and providing guidance regarding these types of decisions of the City; and

WHEREAS, the Zoning Ordinance's Miscellaneous Regulations contain provisions to allow certain types of improvements, equipment, and activities in the side yard setback areas of lots to benefit the principle use of the properties, single-family dwellings; and

WHEREAS, these improvements, equipment, and activities require land disturbance and have led to issues between neighbors and impacts on the quality of life in certain instances, which have caused the City to address them through certain permitting and enforcement actions; and

WHEREAS, more clarity was needed to address the issues that were arising in this regard and ensure consistency in interpretation by the City and clarity for the residents, developers, and others regarding what is authorized in certain areas of the typical residential lot in Wildwood; and

WHEREAS, after publishing notice, the City Council and the Planning and Zoning Commission each held Public Hearings on the proposed revisions to Sections 415.380 Miscellaneous Regulations of the Municipal Code; and

WHEREAS, the Planning and Zoning Commission of the City of Wildwood, Missouri, considered and recommended revisions to Sections 415.380 Miscellaneous Regulations of the Municipal Code; and

WHEREAS, the City Council finds and determines that it is to the benefit of the health, safety and general welfare of the residents of the City to regulate the use of side yard setback areas to preserve areas where stormwater management facilities and utilities are located, and provide the necessary air, space, and light to each property and associated improvement located thereon.

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

Section One. That the Municipal Code of the City of Wildwood Missouri be and is hereby amended by deleting Section 415.380 in its entirety, and enacting, in lieu thereof, a new Section 415.380, to read as follows:

Section 415.380. Miscellaneous Regulations.

A. **Scope Of Provisions.** This Section contains miscellaneous regulations ~~generally~~, **which are** applicable to **all** ~~various~~ Sections of this Chapter, **unless otherwise noted by reference therein**.

B. **Single-Family Dwellings.** Every single-family dwelling hereafter erected or structurally altered shall be located on a separate lot or tract. In no case shall there be more than one (1) single-family dwelling on one (1) lot or tract except for accessory buildings or uses, as defined herein, and except for any structure authorized as part of a special procedure requiring submission to the Planning Commission of any type of site development plan for review and approval.

C. **Primary Use To Be Established.** No accessory land use or development shall be established until a primary structure or use is established on the same lot. No accessory land use or development shall be allowed to continue after termination of the primary use or development on a lot.

D. **Multiple Uses On The Same Tract.** In the event two (2) or more permitted, conditional or accessory uses are conducted on the same tract of land, each having a different minimum lot area requirement, the minimum lot area regulations for the combined uses shall be the largest of the required minimum areas for each of the particular uses.

E. **Easements Dwelling Units.** Land area to be utilized for large lot roadway easements need not be deducted from gross site area in calculating the maximum number of dwelling units permitted on a parcel or tract of land.

F. **Street Right-Of-Way.** Land dedicated to public street right-of-way shall not be included in computing minimum lot area for the purposes of this Chapter. However, if, through dedication of street right-of-way, the area of any lot or parcel already established via the provisions of the subdivision ordinance is decreased below the minimum area required in the applicable zoning district, development rights shall not be denied.

G. **Future Street Lines.** Where a line has been established for future widening or opening of a street upon which a lot abuts, the required yard space shall be measured from the established future street line. Required yard space shall be measured from private roadway easement boundaries or from road maintenance or other road-related easements where such easements abut public road rights-of-way.

H. **Corner Lot - Rear And Side Yard Setback Requirements.** Each corner lot shall have a rear yard and a side yard with minimum setback requirements of the applicable zoning district. The side and rear yards shall be identified by the owner of the corner lot when plans are submitted for the first building on the property.

I. **Illumination Structures In Certain Districts.**

1. All illumination structures, except for approved street lights, shall be so arranged as not to cast light directly from any source of illumination on any public right-of-way or on adjacent properties in the "NU" Non-Urban Residence, "PS" Park and Scenic or any "R" Residence District. At the discretion of the Planning and Zoning Commission, as part of their review of site development plans, it may require a lighting study to determine the necessary treatments to eliminate off-site spillage per the above stated requirements.
2. Architectural review in all zoning districts.
    a. All buildings and structures, except single-family dwellings and related accessory uses permitted by right, in any established zoning district designation within the City of

Wildwood shall submit architectural elevations and a model of simplified form to the Architectural Review Board for review and action.

b. Other items necessary to this review may also be required of the applicant by the Architectural Review Board. Except as may be modified by the Town Center Architectural Guidelines, all developments subject to this Section shall comply with the standards set forth below and such more specific guidelines as may be adopted by the Architectural Review Board and the Department of Planning consistent with this Section. Such supplemental guidelines shall be effective after review and recommendation of the Department of Planning and ratification by the City Council. No building permit shall be authorized by the City of Wildwood for any development subject to this Section, which does not have an approved architectural elevation(s). Appeal of decisions made by the Architectural Review Board shall be to the City Council pursuant to the procedure in Section 415.530 "Appeal and Protest Procedure for Change of Zoning and Special Procedures". Said standards are as follows.

c. General design standards.
    (1) Material selection and construction quality should maintain the highest standard possible.
    (2) Architectural style and development appearance should complement or be consistent with the surrounding natural and built environment.

d. Site design standards.
    (1) Design and building placement must take into account sensitivity to the site and the surrounding area and incorporate the environmental features as defined by the Natural Resource Protection Standards.
    (2) Design of parking areas must reflect site characteristics and reduce excessive land disturbance by minimizing paved surfaces, utilizing alternative materials and terracing or other similar construction techniques.
    (3) Design of buildings or clusters of buildings should avoid "monotonous tendencies".
    (4) Design, orientation and presentation of all buildings visible to the public from an adjoining public right-of-way shall particularly address this elevation(s).
    (5) Views enjoyed by surrounding properties shall be maximally preserved, where possible, through accommodations in the mass, bulk and height of structures.
    (6) Orientation of buildings shall consider, at least, natural lighting qualities and benefits.
    (7) Landscaping materials must be utilized as part of any improvement and should complement the exterior color and treatments of the buildings located on the lot.

e. Building design standards.
    (1) Proportions of building elements shall be consistent and achieve harmony in design.
    (2) Mass, bulk and height should be consistent with and complement the surrounding development pattern, individual site characteristics and overall lot area.
    (3) Relationships should be compatible between each building or site improvement and the overall design concept and surrounding properties.
    (4) Accessibility within the project should be pedestrian oriented, visually appealing and functional.

(5) Building materials should be of the type normally used in this area.
(6) Colors should complement the area's natural setting. A master list may be a suitable option to consider in this regard.
(7) Variations to these guidelines may be granted by the Architectural Review Board where the variation satisfies the intent and objectives of these guidelines.

J. **Issuance Of Grading, Building, Etc., Permits In Certain Districts.** No permits shall be issued for grading, building or use of a site governed by a planned district or special procedure permit which are not in accord with site development plans or other final plans approved by the Planning Commission or Department of Planning.

K. **Grading Plans To Be Submitted - When.** No subdivision, rezoning or conditional use permit shall be granted until a grading plan complying with all grading requirements has been submitted and reviewed by the Department of Public Works and Department of Planning.

L. **Yards To Be Open To Sky - Exceptions.** Every part of a required yard shall be open to the sky, unobstructed except as follows:

1. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed twelve (12) inches;
2. Ordinary projecting of chimneys and flues, not to exceed seventy-two (72) inches in width, projecting not to exceed twenty-four (24) inches;
3. Roof overhangs projecting not to exceed eighteen (18) inches, except that roof overhangs on the south side of a building may project forty-eight (48) inches into a side or rear yard, but no closer than forty-eight (48) inches to a property line;
4. Canopy overhangs for service stations projecting a maximum of eighteen (18) inches into required front yards;
5. Slab type porches or paved terraces having a maximum height of not more than twelve (12) inches above ground elevation at any point may project into any yard except that the projection into the front yard shall not exceed ten (10) feet;
6. In all "R" Residence Districts air-conditioning units extending into side or rear yards a maximum of thirty (30) inches, with air-conditioning units including mounting pedestals not to exceed forty-eight (48) inches in height above ground elevation within said side or rear yards;
7. ~~Driveways,~~ **Accessible** ramps and sidewalks ~~and parking lots~~, **as otherwise permitted by this Chapter; but, in no instance, flatwork for the intended purpose of vehicle parking or staging. Single family dwellings constructed with side or rear entry garages shall be exempted from this prohibition, but the location of driveways and parking areas shall be as authorized on either the development's authorized Site Development Plan, Improvement Plans, or Plot Plan for building permit authorization.**

M. **Temporary Structures.** Temporary structures, as set forth below, which are to be used in connection with the development and sale of a tract of land may be erected or located on said tract prior to and may remain thereon during the construction or development period.

1. Temporary buildings and trailers may be used as construction offices, field offices or for storage of materials to be in connection with the development of said tract, provided that said temporary

structures are removed from said tract within this thirty (30) days after completion of the project development. Temporary buildings or trailers must also be removed from said tract within thirty (30) days after voluntary suspension of work on the project or development, after revocation of building permits or on order of the Director of Public Works upon a finding that said temporary structure is deemed hazardous to the public health and welfare. A bond in the amount of one thousand dollars ($1,000.00) for their removal shall be posted with the City of Wildwood. Additional regulations are as follows:

a. No temporary building or trailer can be located within view of any public roadway, other than those streets, which are or have been constructed as part of the overall development currently underway. If the placement of any temporary building or trailer cannot meet this requirement for the preservation of the viewscape along a public roadway, the following alternative may be employed: a solid board fence, six (6) feet in height, shall be erected around the perimeter of the site where the trailers are proposed. This fence must be painted white, black or left natural in color, unless a comparable material is submitted and approved by the Department of Planning for use on the site.
b. Any temporary building or trailer located along a internal street within a residential development currently under construction shall be screened by a fence, six (6) feet in height, which is erected around the perimeter of the site. This fence may be constructed of wood, chain-link or a comparable material, which must be approved by the Department of Planning for use on the site. Landscaping materials must be placed around the perimeter of the fenced area and provide a continuous, non-seasonal screen of plantings and meet the requirements of the City's Tree Manual in this regard. This planting pattern shall be approved at the time of the zoning authorization for the placement of the building or trailer on the site.

2. Temporary real estate offices or sales offices may be established in a display dwelling unit or temporary building. Said offices must be closed and operation discontinued and all temporary structures and facilities must be removed from the tract:
   a. Within thirty (30) days after lots or dwelling units have sold, rented or leased; or
   b. After the passage of thirty (30) days from the date of the last transaction after ninety percent (90%) of the development has been sold, rented or leased. A bond in the amount of one thousand dollars ($1,000.00) guaranteeing the removal of any such temporary structure or facility shall be posted with the City of Wildwood prior to commencement of use.
3. No temporary buildings or trailers shall at any time be located closer than twenty-five (25) feet to a property line of any adjacent property, notwithstanding the required setbacks of the zoning district in which such temporary building or trailer is located, unless otherwise not authorized by paragraphs (1)(a) and (b) of this Subsection.
4. Any other provision of the law notwithstanding, a building permit or occupancy permit shall not be required for buildings or trailers permitted in paragraph (1) of this Subsection. However, an electrical permit shall be required for the establishment of service to any temporary building or trailer used for the aforementioned purposes.
5. The storage of construction materials shall comply with the location permitting and screening requirements identified in paragraphs (1)(a) and (b) of this Subsection, including authorization from the respective fire district to maintain or store hazardous or flammable materials on the site according to the applicable Fire Code. Additionally, no storage of construction materials or debris, regardless of its nature, shall be allowed on a property adjoining, abutting or otherwise adjacent to an occupied single-family dwelling or where construction on the same is underway, unless a

minimum of fifty (50) feet is maintained between the material storage area and the property line of the lot where the single-family dwelling is located or under construction.

N. **Copy Of Approved Ordinance To Be Given To Operator, Owner, Etc. - Acknowledgement.** In each instance in which approval of use or development of property is made subject to conditions by the City Planning Commission in the approval of a conditional use permit, special procedure, mixed use development or planned industrial or commercial development, a copy of the approved ordinance, resolution, order or permit shall be furnished by the property owner or owners or petitioner to the operator, owner and manager, including successor operators, owners and managers. Each successor shall forward to the Director of Planning and Parks an acknowledgement that he or she has read and understood each of the conditions relating to the use and development of the property affected by the ordinance, resolution, order or permit and agrees to comply therewith.

O. **Plats To Be Consistent With Plan.** Subsequent to approval and recording or filing of a final development plan, site development plan, site development concept plan, section plan or similar plan for the development and use of property under the special procedures of this Chapter or under the regulations of a planned district ("C-8" or "M-3"), no development of property subject to such a plan shall be performed and no permit shall be issued for development unless such development is consistent with the plan and unless the property has been platted in accordance with the City of Wildwood subdivision ordinance. No plat for property subject to such a plan shall be approved unless the plat is consistent with the plan.

P. **Litter.**

1. In this Subsection, the word "litter" means and includes garbage, trash, refuse, junk, brush, inoperative machinery or other waste material; the phrase "otherwise lawful" means in compliance with applicable zoning district regulations and with all rules, regulations, ordinances, conditions, permits and licenses applicable to the property or activity, whether arising from this Chapter or any other ordinance.
2. Except as provided in this Subsection:
   a. No persons shall throw or deposit litter on any vacant or occupied property whether owned by such person or not.
   b. The owner or person in control of any private property shall, at all times, maintain the premises free of litter.
3. It shall be lawful:
   a. To accumulate or store non-putrescible litter in a sightproof structure or container.
   b. To accumulate or store litter produced as an incident of the otherwise lawful use of the same premises where stored, where such storage is pending removal or disposal and does not exceed seven (7) days, provided the litter is placed or stored in a container or otherwise screened from the view of persons upon adjacent property or rights-of-way.
   d. To operate an otherwise lawful vehicle or machinery repair facility, construction material stockpile or sewage treatment facility.
   e. To store material to be used in an otherwise lawful agricultural or nursery operation on the premises devoted to such use.
   f. To keep not more than one (1) unlicensed vehicle outdoors for hobby or instructional purpose, provided that any such vehicle kept for more than seventy-two (72) hours shall be kept behind the residence or other principal structure on the property.

Q. **Amusement Devices And Activities—Christmas Tree Sales Lots—Sales Yards.**

1. The Director of Public Works is authorized to issue a permit for the installation of amusement devices on a temporary basis within any zoning district, provided that said permit shall not be valid for more than ten (10) consecutive calendar days and, further provided, that no permit shall be valid without a license to operate. The Director may, in regard to any given site, designate the hours and days of the week of operation and the specific location of the amusement devices on the property. No more than two (2) such permits shall be issued in any calendar year with regard to any particular property. For the purpose of this paragraph, "amusement device" includes those devices enumerated in Chapter 803 of the SLCRO and any similar device.
2. The Director of Public Works is authorized to issue a permit for the operation or conducting of an amusement activity on a temporary basis within any zoning district. The Director of Public Works may request a report be submitted by the Chief of Police with respect to any traffic or public safety aspect of the proposal if appropriate. For the purpose of this paragraph, "amusement activity" includes a circus, carnival, fair, turkey shoot, art display, trade or animal show, concert, dance, rally, parade, athletic competition and any similar activity not involving the erection of any permanent structure or facility. The permit shall be issued for a specific period of time not exceeding ten (10) days. The permit shall contain such conditions as are necessary for protection of public health, safety and traffic and the Director of Public Works may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. This permit is in addition to any building permit, air pollution device construction or operating permit, highway special use permit or other permit or license required by law for any proposed activity or facility. No more than two (2) temporary amusement activity permits shall be issued in any calendar year with regard to any particular property; provided however, that this limitation with respect to the number of temporary amusement activity permits shall not apply to public property, nor to property not held for private or corporate profit and used exclusively for religious worship, for schools and colleges, for purposes purely charitable or for agricultural and horticultural societies. These provisions applicable to the period of time and the number of temporary permits for turkey shoots that can be held shall not apply to turkey shoots conducted on all Saturdays and Sundays falling within the months of October, November and December of each year.
3. The Director of Public Works is authorized to issue a permit to any not- for-profit organization for the installation of a Christmas tree sales lot on a temporary basis within any zoning district, provided that said permit shall be valid for no more than thirty-five (35) days prior to Christmas day and five (5) days after Christmas day. The permit shall contain such conditions as are necessary for protection of public health, safety and traffic and the Director of Public Works may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. The permit may include the installation of one (1) temporary or portable sign not to exceed thirty (30) square feet in outline area. The location of the sign shall be as approved by the Director of Public Works.
4. The Director of Public Works is authorized to issue a permit to any church, school or other not-for-profit organization for the establishment or conducting, on a temporary basis within any zoning district, a sales yard for the sale of items for charitable purposes. The Director of Public Works may request a report be submitted by the Chief of Police with respect to any traffic or public safety aspect of the proposal, if appropriate. For the purpose of this paragraph, "sale of items" includes such items as plants, pumpkins, barbecue, fish fry and bake sale. The permit shall be issued for a specific period of time not exceeding fourteen (14) consecutive calendar days. The permit shall contain such conditions as are necessary for protection of public health, safety and traffic; and the

Director of Public Works may require such assurance or guarantee of compliance with conditions as is reasonable and appropriate under the circumstances. No more than four (4) such permits may be issued for any parcel of land in any calendar year.

R. **Regulations For Satellite Dishes.**

1. The purpose of the following regulations for "satellite dishes" or "dish antennas" of greater than one (1) meter in diameter in residentially zoned districts or greater than two (2) meters in diameter in exclusively commercially or industrially zoned areas is to improve the aesthetic appearance of these structures within all zoning districts. The regulations shall not impose unreasonable limitations on or prevent reception of satellite delivery signals by receive-only antennas or impose costs on the users of such antennas that are prohibitive in light of the purchase and installation cost of the equipment. Except as noted herein, satellite dishes of less than one (1) meter in residentially zoned districts or less than two (2) meters in exclusively commercially or industrially zoned areas in diameter are exempted from the regulations contained herein.
2. In all zoning districts, one (1) satellite dish shall be a permitted use on any lot or parcel of land. Any additional satellite dishes proposed for a lot requires a conditional use permit.
3. In no case shall a satellite dish be permitted to be attached to a portable device. Any satellite dish must be stationary. The location of a satellite dish shall be as approved by the Department of Planning on the site plan or plot plan of the property. All satellite dishes require a building permit.
4. No message or identification, other than the manufacturer's identification, shall be allowed to be portrayed on a dish antenna. The message or identification shall not exceed twenty-five hundredths (.25) square feet in area. Satellite dishes shall be limited to mesh construction; however, a satellite dish eight and one-half (8½) feet or less in diameter may be either of mesh or solid construction. All dishes shall be finished in a single neutral, non-reflective color and surface, which shall blend with the natural surroundings.
5. Ground-mounted satellite dishes.
   a. Any ground-mounted satellite dish shall be located in the rear yard, provided that on a corner lot, the dish cannot be located any closer to the side street than the principal building located on the lot. On any lot other than a corner lot, the dish shall be placed in an area bounded by the side yard setback lines, the rear wall line of the primary structure and the rear yard setback line. The side and rear setback lines shall be in accordance with the setback requirements of the underlying zoning district.
   b. Ground-mounted satellite dishes in the commercial, industrial or multi- family districts shall be located in a designated service area outside of any required landscape area or front and side yard setback area. The antenna shall not be placed in the area between the front setback line and the structure.
6. Screening of satellite dishes.
   a. Screening of satellite dishes shall serve to reduce the visual impact on adjoining properties without impeding the "line of sight" of dish reception. The location and type of screening shall be as approved by the Department of Planning on the site or plot plan.
   b. Screening shall be accomplished through the use of fencing, landscaping, in the form of evergreen and deciduous trees and shrubbery, structures or topography. For ground-mounted satellite dishes in the single-family residential districts, trees and shrubs shall be at least one-half (½) the height of the dish at the time of planting. (The center of the dish shall be determined as the point where the dish is attached to its base when viewed from off of the site.) The landscaping material shall be maintained and replaced if it dies.

c. Screening of roof-mounted antenna in commercial, industrial or multi- family districts is required up to three (3) feet or to the center of the dish, whichever is greater. The design and material composition of the screening shall be compatible with the existing building design and colors and be approved by the Department of Planning.

d. For buildings listed on the National or State Register of Historic Places or the Wildwood Register or within a historic area or district designated on the City's Master Plan, no antenna or dish shall not be visible from fronting or flanking streets or otherwise visible from public view at any point. This is to maintain the aesthetic characteristics of the historic structures and neighborhoods No antenna or dish greater in size than necessary for its purpose shall be permitted in these historic areas, including dishes of less than one (1) meter in residentially zoned areas or less than two (2) meters in exclusively commercially or industrially zoned areas if a smaller size is feasible.

7. For the "R" residential zoning districts other than the multi-family districts, the height of ground-mounted satellite dishes shall not exceed twelve (12) feet above the average grade. The dishes shall not exceed a diameter of ten (10) feet. For lots of three (3) acres or more in the "NU" Non-Urban Residence District, satellite dishes shall not exceed a diameter of twelve (12) feet with no restriction on height; otherwise, dishes on lots less than three (3) acres in the "NU" District shall not exceed twelve (12) feet in height or ten (10) feet in diameter. Roof-mounted satellite dishes in the multi-family residential districts, commercial districts and industrial districts shall not exceed eight (8) feet in diameter or a total structure height of ten (10) feet.

S. **Recreational Vehicles, Boats And Trailers.** In all residence districts, boats, trailers and recreational vehicles shall be parked behind the established front building line or completely screened from view from any roadway, right-of-way or adjoining property; provided however, this provision shall not apply to vehicles parked outdoors for a period of less than twenty-four (24) consecutive hours occurring no more than four (4) times per month on the same property and, further provided, that parking for two (2) hours or less in any twenty-four (24) hour period shall not constitute a prohibited parking under this Subsection.

T. **Kiosks.** Kiosks, consisting of uninhabitable structures and associated islands of less than one thousand (1,000) square feet in total surface area, shall be a permitted accessory use to a business or activity located on the same site with no more than two (2) service aisles in associate with it, provided such structure is authorized by a site-specific ordinance, subject to modifications as may be authorized by the same. The height of any kiosk shall not exceed eleven and a half (11.5) feet above finish grade of the surrounding parking lot or drive aisle area. Interior height of the kiosk, that distance from final finish grade of the drive aisle or parking lot to the interior ceiling of the canopy structure, shall not exceed ten (10) feet in height. However, the canopy band in association with the kiosk cannot be greater than eighteen (18) inches in height. Motion detectors shall be employed with kiosk lighting, except signage. Said sensors shall limit the illumination of these lights to five (5) minutes. The installation of an accessory kiosk shall be additionally subject to approval required as part of a site development plan submittal including limitations reflected by a traffic analysis of the circulation pattern for the kiosk or other reasonable considerations relative to the site. All kiosk structures shall be subject to review by the City's Architectural Review Board and all other or limiting requirements of a site-specific ordinance.

U. **Commercial Vehicles.** Open storage of all commercial vehicles is hereby prohibited in all residences districts. A commercial vehicle left in a stationary position for twenty-four (24) hours not completely

screened from any roadway, right-of-way or adjacent property will be deemed open storage in violation of this Subsection.

Section Two. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section Three. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof

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

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

_____	_____
Presiding Officer	The Honorable James R. Bowlin, Mayor

ATTEST:

_____	_____
Elizabeth Weiss, City Clerk	Elizabeth Weiss, City Clerk

Editor's Note: Changes to the current language of these regulations are reflected by bolded and red type, while deletions are shown as a single strike-through line.

BILL # 2209 **ORDINANCE # 2209**

AN ORDINANCE REVISING THE BUDGET FOR THE CITY OF WILDWOOD, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2016 AND ENDING ON DECEMBER 31, 2016

WHEREAS, on December 14, 2015, pursuant to Ordinance No. 2136, the City Council of the City of Wildwood adopted a budget for Fiscal Year 2016; and

WHEREAS, preparation of the Mid-Year Financial Report for the 2016 Fiscal Year identified certain existing and projected expenditure variances from the amounts originally budgeted in the 2016 Annual Municipal Budget; and

WHEREAS, specific increases and decreases in certain line item expenditures are projected at this time to be necessary or desirable in order to address certain budgetary needs and conclude the fiscal year within authorized revenue and expenditure limits; and

WHEREAS, the total proposed expenditures from any fund identified in the revised budget do not exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year.

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

Section One. That the Municipal Budget for the fiscal year period beginning January 1, 2016 and ending December 31, 2016 is hereby revised as described in "Exhibit A", attached hereto and incorporated by reference herein.

Section Two. The Budget adopted pursuant to Ordinance No. 2136 is hereby amended to conform with the provisions of this Ordinance to the extent of any inconsistency herewith.

Section Three. Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent

permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

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

_____	_____
Presiding Officer	James R. Bowlin, Mayor
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

WILDWOOD

MEMORANDUM

To: Mayor James R. Bowlin and City Council Members

From: Ryan S. Thomas, City Administrator

Date: August 19, 2016

Re: Fiscal Year 2016 Mid-Year Financial Report
2016 Budget Amendment, Bill #2209

The Mid-Year Financial Report is intended to provide City Council and City Management with a comprehensive assessment of the City's overall financial condition at the mid-point of the fiscal year, June 30, 2016. The Municipal Budget is an organization financial and program plan based upon certain assumptions, projections and objectives established in December 2015 with its adoption. The Mid-Year Financial Report is an assessment of how accurate those original plans and assumptions were, serves as a basis for updated year-end projections, and identifies formal budget adjustments which may be necessary in order to conclude the fiscal year within the approved budget amounts. Said budget adjustments are proposed for authorization through Bill #2209, which has been placed on the August 22, 2016 City Council Agenda.

The Mid-Year Financial Report is intended to accomplish three (3) objectives.

a. Quantify revenue and expenditure patterns based upon the first six (6) months of the fiscal year, in order to determine whether original budget assumptions are still accurate and valid.
b. Identify new or changed circumstances, conditions, problems, needs and opportunities which could not have been foreseen during the budget preparation process and avoid end of year fiscal surprises.
c. Provide an opportunity for a comprehensive review and determination of whether budget adjustments may be warranted or necessary in order to conclude the fiscal year within authorized expenditure appropriation limits.

This latter point is of particular importance as the City's budget serves as its financial appropriation (the legal authorization to expend monies for general purposes).

Summary Overview

The City began the fiscal year in very sound financial condition as was recently reported by the City Auditors, RubinBrown, during presentation of the 2015 Comprehensive Annual Financial Report (CAFR). It should be emphasized that conservative assumptions have been applied in determining the Projected Year-End revenues and expenditures for department Operating Expenses, and

Recommended Amendments. It is anticipated that additional savings will likely occur in many accounts by year-end and that final revenues will likely exceed the budgeted amounts overall; however, it is the intent here to suggest conservative projections for the fiscal year.

It is important to note as you review the accompanying financial statements that they include data for Projected or Estimated year-end results, and separate columns for the Proposed Amended Budget amounts. These two columns do not necessarily coincide with each other, as one is intended to represent Management's best conservative estimate of year-end results, while the other Amended Budget column represents the revised budget authorizations (appropriations) recommended for approval at this time.

Revenue Receipts

At the mid-point in the fiscal year, General Fund Revenues, which support operating expenses for providing daily services, are performing slightly better than budget projections overall. The critical Sales Tax revenue is ahead of the budget pro forma at this point in the fiscal year, and estimated to end the year approximately $178,000 higher than programmed. The second largest category of General Fund revenue, Utility Taxes, is slightly better than budget expectations, approximately $15,000 higher than programmed. Fines and Forfeitures income has declined in connection with municipal court reform measures enacted the past two legislative sessions, now estimated to end the year approximately $64,500 lower than programmed. Overall, General Fund Revenues are on track to end the year approximately $148,650 higher than the budget pro forma; however, it is not recommended that formal budget adjustments be made for these revenue sources, as they are mostly out of the City's control. Consequently, no Budget Amendments are proposed for General Fund Revenues.

Regular Capital Project Fund revenue sources, including the Capital Improvement Sales Tax, Road and Bridge Tax and Motor Fuel Tax, are performing better than the budget pro forma thus far, due to the ½ cent Capital Improvement Sales Tax revenue estimated to end the year approximately $157,000 higher than programmed, and the Motor Fuel/Gas Tax revenue estimated to end the year approximately $115,625 higher than programmed; however, it is not recommended that formal budget adjustments be made for these revenue sources, as they are mostly out of the City's control. Consequently, no Budget Amendments are proposed for Capital Project Fund Revenues.

Revenue trends will continue to be closely monitored for the remainder of the fiscal year.

Operating Expenditures

Year-end Operating Expenditures by all City Departments are estimated at this point in the fiscal year to total $8,919,331 overall, which is $101,102 above the original approved budget, which is due to certain expenditures not anticipated at the beginning of the fiscal year. To account for the additional expenditures, a number of individual accounts within certain City Department budgets are proposed for budget amendments, resulting in a net increase of $101,102 to the overall Operating Expenditure Budget. With this increase, the General Fund Operating Budget remains balanced, with revenues

over expenditures in excess of $300,000 (and if the aforementioned revenue trends continue, in excess of $450,000).

Administration Department:
A number of budget amendments are proposed, which will result in a $51,974 increase in the total Administration Budget. Of primary note, personnel costs have been increased to fund the future Economic Development Manager position, attorney fees have been increased due to the increased workload of legal matters being handled currently, consultant costs have been increased for the new marketing consultant efforts, and computer system costs have been increased to complete the recently authorized accounting software upgrade. Other budget line items have been decreased to partially offset these additional expenditures.

Clerk/Council:
Budget amendments are necessary due to increasing the compensation of the Mayor and Council Members, and a higher number of televisions collected during the electronics recycling event. These increases have been partially offset by lower election expenses, with a $17,928 net increase to the total Clerk/Council Budget

Municipal Court:
No mid-year amendments are required.

Parks Department:
The primary budget amendment is needed for increased parks maintenance expenses, which is partially offset by lower costs associated with employee benefits and the concert series, with a $51,000 net increase to the total Parks Budget.

Planning Department:
The primary budget amendment is needed for increased consultant costs in association with Town Center development reviews. However, a number of other budget reductions will more than offset this additional expense, with a $19,800 net decrease to the total Planning Budget.

Police Services:
No mid-year amendments are required.

Public Works Department:
A number of budget amendments are proposed for various contractual expenditures for street and right-of-way maintenance, which will result in no net change in the Total Public Works Operating Budget.

Further explanations for General Fund Operating recommended budget modifications may be found in the pages that follow each fund statement.

Capital Improvement Expenditures
Capital Improvement expenditures for 2016 are divided primarily between three (3) separate funds for accounting purposes; the Capital Improvement Sales Tax Fund; the Road & Bridge Fund; and the City Hall Project Fund.

The Capital Improvement Sales Tax Fund expenditures for Park & Trail Development are anticipated to be reduced overall from the total funds originally budgeted, due to a number of increases and decreases for individual projects. The primary increases are associated with the pedestrian bridge over Route 100, phase II of the community park and trail resurfacing. The net budget impact of these recommendations would be a $90,000 decrease in this capital projects category.

The Road & Bridge Fund expenditures are anticipated to be within current budget allocations; however, a few offsetting amendments are recommended. Of note, the remaining design funding for the Pond-Grover Loop Road extension has been eliminated.

Finally, the budgeted expenses associated with the City Hall Project Fund are recommended to remain as originally adopted.

Here again, further explanations for Capital Improvement Fund recommended budget modifications may be found in the pages that follow each fund statement.

Financial Statements
Several summary and detailed financial statements accompany this memorandum illustrating revenues and expenditures to date compared to the original approved 2016 budget, and provide updated year-end projections.

Conclusion
The formal Budget Amendments described in the accompanying financial statements total a net increase of $101,102 for the various General Fund Operating Department expenditures and a net decrease of $90,000 for the combined Capital Project Fund expenditures.

This report will be presented at the August 22, 2016 City Council Meeting, and Bill #2209, amending the 2016 Municipal Budget as recommended, has been prepared and is scheduled for First Reading under at this same meeting. In the meantime, should you have any questions or observations prior to the City Council Meeting presentation, please feel free to contact myself or Finance Officer Dawn Kaiser.

Cc: Dawn Kaiser, Finance Officer
Liz Weiss, City Clerk
Joe Vujnich, Director of Planning and Parks
Rick Brown, Director of Public Works
Patti Reust, Court Administrator
Captain Tim Tanner, Wildwood Police Precinct Commander

CITY OF WILDWOOD **Exhibit A**
2016 MID-YEAR BUDGET **Budget Amendment**

Department/Account Title	Account Number	Original Budget Amount	Amended Budget Amount	Difference
GENERAL FUND EXPENDITURES				
Administration (10)				
Regular Salaries	10-5-10-101-00	$ 359,900	$ 373,900	$ 14,000
Part-Time/Temporaries	10-5-10-106-00	$ 63,755	$ 38,755	$ (25,000)
Employee Health Benefits	10-5-10-140-00	$ 86,636	$ 90,636	$ 4,000
Community Relations	10-5-10-201-00	$ 15,000	$ 5,000	$ (10,000)
Attorney Fees	10-5-10-310-00	$ 100,000	$ 150,000	$ 50,000
Litigation Contingencies	10-5-10-315-00	$ 75,000	$ 35,000	$ (40,000)
Consultant Costs	10-5-10-340-00	$ 30,000	$ 50,000	$ 20,000
Computer System	10-5-10-440-00	$ 1,920	$ 40,894	$ 38,974
Total Administration Department				**$ 51,974**
Clerk/Council (20)				
Elected/Appointed Official Salaries	10-5-20-102-00	$ 43,400	$ 62,500	$ 19,100
FICA	10-5-20-120-00	$ 11,646	$ 13,646	$ 2,000
Election Expense	10-5-20-206-00	$ 20,774	$ 8,500	$ (12,274)
Document Shredding/Recycling Event	10-5-20-713-00	$ 9,250	$ 18,352	$ 9,102
Total Clerk/Council Department				**$ 17,928**
Parks (40)				
Employee Benefits	10-5-40-140-00	$ 52,265	$ 40,265	$ (12,000)
Equipment Leasing	10-5-40-208-00	$ 30,000	$ 33,000	$ 3,000
Maintenance-Building	10-5-40-220-00	$ 6,000	$ 5,000	$ (1,000)
Supplies-Recreation	10-5-40-269-00	$ 55,000	$ 60,000	$ 5,000
Machinery/Equipment Under $5K	10-5-40-291-00	$ 2,500	$ 1,500	$ (1,000)
Park Maintenance	10-5-40-350-01	$ 170,000	$ 230,000	$ 60,000
Concert Series	10-5-40-351-00	$ 45,000	$ 35,000	$ (10,000)
Art Festival	10-5-40-720-00	$ 35,000	$ 40,000	$ 5,000
Community Garden	10-5-40-739-00	$ 13,000	$ 15,000	$ 2,000
Total Parks Department				**$ 51,000**
Planning (50)				
Part-Time Salaries	10-5-50-106-00	$ 19,800	$ 11,800	$ (8,000)
Employee Health Benefits	10-5-50-140-00	$ 132,381	$ 122,381	$ (10,000)
Pension Expense	10-5-50-144-00	$ 40,027	$ 35,027	$ (5,000)
Workers Comp	10-5-50-180-00	$ 21,198	$ 17,198	$ (4,000)
Dues/Memberships	10-5-50-204-00	$ 5,000	$ 3,500	$ (1,500)
Equipment Leasing	10-5-50-208-00	$ 15,200	$ 12,000	$ (3,200)
Postage	10-5-50-240-00	$ 20,000	$ 15,000	$ (5,000)
Printing Expense	10-5-50-242-00	$ 8,000	$ 10,000	$ 2,000
Abatements	10-5-50-263-00	$ 35,000	$ 45,000	$ 10,000
Supplies-General	10-5-50-266-00	$ 7,500	$ 5,000	$ (2,500)
Machinery & Equipment Under $5K	10-5-50-291-00	$ 4,500	$ 3,000	$ (1,500)
Computer Equipment Under $5K	10-5-50-293-00	$ 11,600	$ 10,000	$ (1,600)
Consultant Costs	10-5-50-340-00	$ 22,500	$ 50,000	$ 27,500
Contractual Services	10-5-50-350-00	$ 55,000	$ 45,000	$ (10,000)
Master Plan Update	10-5-50-745-00	$ 10,000	$ 8,000	$ (2,000)
Town Center Planning Charrette	10-5-50-756-00	$ 15,000	$ 10,000	$ (5,000)
Total Planning Department				**$ (19,800)**

CITY OF WILDWOOD **Exhibit A**
2016 MID-YEAR BUDGET **Budget Amendment**

Department/Account Title	Account Number	Original Budget Amount	Amended Budget Amount	Difference
Public Works (70)				
Part-time Salaries	10-5-70-106-00	$ 49,800	$ 41,800	$ (8,000)
Workers Comp	10-5-70-180-00	$ 21,671	$ 17,671	$ (4,000)
Guardrails	10-5-70-350-30	$ 10,000	$ 40,000	$ 30,000
Salt	10-5-70-350-33	$ 250,000	$ 162,000	$ (88,000)
Culvert Cleaning	10-5-70-350-42	$ 10,000	$ 20,000	$ 10,000
Ditching	10-5-70-350-44	$ 15,000	$ 25,000	$ 10,000
Traffic Control Signs	10-5-70-350-55	$ 35,000	$ 60,000	$ 25,000
Bridge Maintenance	10-5-70-350-64	$ 15,000	$ 25,000	$ 10,000
Emergency ROW Repairs	10-5-70-350-65	$ 25,000	$ 40,000	$ 15,000
Total Public Works Department				**$ -**
Total General Fund Expenditure Increase (Decrease)				**$ 101,102**
CAPITAL IMPROVEMENT SALES TAX FUND EXPENDITURES				
Parks & Trails Development				
Property Acquisitions	17-5-40-480-07	$ 900,000	$ 500,000	$ (400,000)
Al Foster Trailhead Improvements	17-5-40-480-11	$ 450,000	$ 525,000	$ 75,000
Wildwood Gwy Ph VI Constructions	17-5-40-480-32	$ 350,000	$ -	$ (350,000)
Pedestrian Bridge Over Rt 100 at Eatherton	17-5-40-480-33	$ 1,200,000	$ 1,550,000	$ 350,000
Kohn Park Repairs	17-5-40-480-34	$ 50,000	$ 100,000	$ 50,000
Capital Equipment/Facilities Purchase/Replacement	17-5-40-480-38	$ 50,000	$ 75,000	$ 25,000
Community Park PH II Construction	17-5-40-480-41	$ 700,000	$ 800,000	$ 100,000
Trail Resurfacing	17-5-40-480-48	$ 100,000	$ 250,000	$ 150,000
Restroom Facilities - Old Pond School	17-5-40-480-49	$ 120,000	$ -	$ (120,000)
Bellview Farms	17-5-70-480-46	$ 25,000	$ 55,000	$ 30,000
Total Parks & Trails Development				**$ (90,000)**
Total Capital Improvement Sales Tax Fund Expenditure Increase (Decrease)				**$ (90,000)**
ROAD & BRIDGE FUND EXPENDITURES				
Roadway Improvements				
Other Roadway Improvements	18-5-70-460-07	$ 25,000	$ 50,000	$ 25,000
Manchester Road Bike Lanes Const	18-5-70-460-15	$ 1,200,000	$ 1,250,000	$ 50,000
Pond-Grover Loop Extention	18-5-70-460-20	$ 125,000	$ 25,000	$ (100,000)
Total Roadway Improvements				**$ (25,000)**
Bridge Reconstruction				
Woods Road Bridge #348 Replacement	18-5-70-470-62	$ 700,000	$ 635,000	$ (65,000)
Fox Creek Bridge #336 Replacement	18-5-70-470-63	$ 610,000	$ 675,000	$ 65,000
Total Bridge Reconstruction				**$ -**
Other Capital Investment				
Other Engineering Services	18-5-70-480-21	$ 75,000	$ 100,000	$ 25,000
Total Other Capital Investment				**$ 25,000**
Total Road & Bridge Fund Expenditure Increase (Decrease)				**$ -**

City of Wildwood
Fiscal Year 2016 Budget Mid-Year Report
Consolidated Summary of Revenues and Expenditures
All Funds

	Original Budget 2016	Mid-Year Actual	Estimated Year-End	Proposed Amend Budget
Beginning Fund Balance	**Estimated**	**Audited**	**Audited**	**Estimated**
	26,746,325	**28,666,623**	**28,666,623**	**28,666,623**
Revenues				
Sales Taxes	7,245,000	3,561,315	7,580,000	7,245,000
Utility Taxes	3,135,000	1,367,818	3,120,000	3,135,000
Motor Fuel/Gas Tax	1,259,375	686,955	1,375,000	1,259,375
Road & Bridge Tax	987,350	293,767	987,350	987,350
Other Taxes	337,000	168,028	342,000	337,000
Licenses and Permits	92,200	68,735	99,200	92,200
Charges for Services	32,000	10,945	32,000	32,000
Intergovernmental Income	-	-	-	-
Fines and Forfeitures	543,000	259,964	478,500	543,000
Interest Income	35,300	47,557	79,150	35,300
Other Income	55,000	31,415	63,150	55,000
Capital Project Grants	2,974,000	103,522	2,974,000	2,974,000
TGA Revenues	35,000	77,041	90,000	35,000
Special Assessements	124,755	1,027	124,755	124,755
Interest Payments	73,905	-	73,905	73,905
Other Financing Sources	5,000	-	5,000	5,000
Transfer In (Special Escrows)	-	-	-	-
Total Revenue	**16,933,885**	**6,678,089**	**17,424,010**	**16,933,885**
Expenditures				
Administration	1,281,251	596,975	1,333,225	1,333,225
Clerk and Council	262,408	138,111	280,336	280,336
Municipal Court	263,523	113,373	263,523	263,523
Parks and Recreation	801,994	351,491	852,994	852,994
Planning	1,092,241	454,431	1,072,441	1,072,441
Police Services	3,145,310	1,556,002	3,145,310	3,145,310
Public Works	1,971,502	820,200	1,971,502	1,971,502
Subtotal	**8,818,229**	**4,030,582**	**8,919,331**	**8,919,331**
TGA Expenditures	-	-	-	-
Capital Improvements	12,312,925	1,377,373	12,222,925	12,222,925
Total Expenditures	**21,131,154**	**5,407,955**	**21,142,256**	**21,142,256**
Current Year Encumbrances	-	-	-	-
Prior Year Encumbrances	(2,919,000)	(2,832,287)	(3,486,848)	(3,486,848)
Ending Fund Balance	**19,630,057**	**27,104,470**	**21,461,529**	**20,971,404**
Dedicated Reserves				
Operating Contingency*	**2,204,557**	**1,007,646**	**2,229,833**	**2,229,833**
Bond Payment Reserve	**164,113**	**164,113**	**164,113**	**164,113**
Certificates of Participation Reserve	**-**	**-**	**-**	**-**
Unreserved Fund Balance	**17,261,387**	**25,932,712**	**19,067,583**	**18,577,458**

*25% of Operating Expenses

City of Wildwood
Fiscal 2016 Mid-Year Report
General Fund

	Original/Current Budget 2016	Mid-Year Actual	Estimated Year-End	Proposed Amended Budget 2016
Beginning Fund Balance	Estimated	Audited	Audited	Audited
	12,082,928	12,912,366	12,912,366	12,912,366
Revenues				
Sales Taxes	5,012,000	2,364,678	5,190,000	5,012,000
Utility Taxes	3,135,000	1,367,818	3,120,000	3,135,000
Other Taxes	337,000	168,028	342,000	337,000
Licenses and Permits	92,200	68,735	99,200	92,200
Charges for Service	32,000	10,945	32,000	32,000
Intergovernmental Income	-	-	-	-
Fines and Forfeitures	543,000	259,964	478,500	543,000
Interest Income	20,000	31,661	50,000	20,000
Other Income	55,000	31,415	63,150	55,000
Other Financing Sources	5,000	301	5,000	5,000
Total Revenues	9,231,200	4,303,545	9,379,850	9,231,200
Operating Expenditures				
Administration	1,281,251	596,975	1,333,225	1,333,225
Clerk and Council	262,408	138,111	280,336	280,336
Municipal Court	263,523	113,373	263,523	263,523
Parks and Recreation	801,994	351,491	852,994	852,994
Planning	1,092,241	454,431	1,072,441	1,072,441
Police Services	3,145,310	1,556,002	3,145,310	3,145,310
Public Works	1,971,502	820,200	1,971,502	1,971,502
Total Operating	8,818,229	4,030,583	8,919,331	8,919,331
Revenue Over (Under) Expenditures				
	412,971	272,962	460,519	311,869
Transfers In/(Out)				
	171,339	-	175,080	174,580
Encumbrance				
Current Year Encumbrance	-	-	-	-
Prior Year Encumbrance	-	(12,280)	(42,597)	(42,597)
Ending Fund Balance				
	12,667,238	13,173,048	13,505,368	13,356,218
Dedicated Reserves				
Operating Contingency*	2,204,557	1,007,646	2,229,833	2,229,833
Unreserved Fund Balance				
	10,462,681	12,165,402	11,275,535	11,126,385

City of Wildwood
Mid Year 2016 **Revenue Summary**

General Fund (10)	Budget 2016	6 mos. Actual	Projected year-end	Difference from Budget	Recomm. Amend.
(01) Tax Income					
901 State Sales Tax	4,900,000	2,302,041	5,075,000	175,000	-
902 Local option Tax	112,000	62,638	115,000	3,000	-
Subtotal Sales Tax	5,012,000	2,364,678	5,190,000	178,000	-
910 Utility Tax - Electric	1,450,000	555,222	1,430,000	(20,000)	-
912 Utility Tax - Gas	525,000	287,462	540,000	15,000	-
914 Utility Tax - Telephone	910,000	425,445	900,000	(10,000)	-
914-01 Utility (Phone) Tax Settlement	-	-	-	-	-
916 Utility Tax - Water	250,000	99,690	250,000	-	-
Subtotal Utility Tax	3,135,000	1,367,818	3,120,000	(15,000)	-
918 Cable Franchise	245,000	127,650	250,000	5,000	-
905 Cigarette Tax	92,000	40,378	92,000	-	-
Subtotal Other Taxes	337,000	168,028	342,000	5,000	-
Total Taxes	8,484,000	3,900,524	8,652,000	168,000	-
(02) Licenses & Permits					
930 Merchant Licenses	50,000	34,506	50,000	-	-
931 Liquor Licenses	15,000	12,708	15,000	-	-
932 Vending Machine Licenses	1,200	663	1,200	-	-
935 Permit Fees	8,000	4,080	8,000	-	-
936 P&Z Permits/Fees	15,000	14,115	20,000	5,000	-
937 Internet Pole License Fee	3,000	2,664	5,000	2,000	-
Total	92,200	68,735	99,200	7,000	-
(03) Charges for Services					
954 False Alarm Fees	2,000	875	2,000	-	-
956 Subdivision Inpsections	30,000	10,070	30,000	-	-
Total	32,000	10,945	32,000	-	-
(04) Intergovernmental Income					
944 Disaster Relief Fund	-	-	-	-	-
945 St. Louis County Grants	-	-	-	-	-
946 COPS Plus Grant	-	-	-	-	-
947 Local Records Grant	-	-	-	-	-
949 Federal/St Grant Reimb.	-	-	-	-	-
Total	-	-	-	-	-
(05) Fine & Forfeiture Income					
961 Court Fines	440,000	213,431	390,000	(50,000)	-
962 Court Costs	60,000	28,337	48,000	(12,000)	-
963 Officer Training	11,000	4,728	8,500	(2,500)	-
964 Crime Victims Fund	2,000	875	2,000	-	-
965 Bond Forfeitures	8,000	4,089	8,000	-	-
966 POST Commission Fund	-	-	-	-	-
967 Alt. Cmty. Service	10,000	3,782	10,000	-	-
968 Inmate Security Surcharge	12,000	4,723	12,000	-	-
Total	543,000	259,964	478,500	(64,500)	-
(06) Interest Income					
970 Interest Income	20,000	31,661	50,000	30,000	-
Total	20,000	31,661	50,000	30,000	-
(07) Other Income					
980 Other Income	8,000	124	8,000	-	-
982 NID Administration Fee	6,500	-	6,500	-	-
984 Community Garden Revenue	3,000	3,890	3,890	890	-
985 Parks & Recreation Revenue	10,000	10,849	12,000	2,000	-
986 Founders Day	16,000	10,730	16,000	-	-
987 CID Administration Fee	11,500	-	11,500	-	
988 Dog Park Fees	-	6,260	6,260	6,260	-
999 Credit Card Processing Fees	-	(438)	(1,000)	(1,000)	-
Total	55,000	31,415	63,150	8,150	-
(08) Other Financing Sources					
990 Operating Transfer	5,000	301	5,000	-	-
992 Sale of Fixed Assets	-	-	-	-	-
Total	5,000	301	5,000	-	-
Total General Fund	**9,231,200**	**4,303,545**	**9,379,850**	**148,650**	**-**

City of Wildwood
Mid-Year 2016 **Expenditure Summary**

General Fund (10)	Original Budget 2016	6 mos. Actual	Projected year-end	Proposed Amend Budget
(10) Administration				
Personnel	588,212	281,675	581,212	581,212
Operating	338,979	131,755	328,979	328,979
Contractual	352,140	183,545	382,140	382,140
Capital	1,920	-	40,894	40,894
Special Projects	-	-	-	-
Total	1,281,251	596,975	1,333,225	1,333,225
(20) City Clerk/Council				
Personnel	192,857	99,758	213,957	213,957
Operating	56,301	18,698	44,027	44,027
Contractual	4,000	1,303	4,000	4,000
Capital	-	-	-	-
Special Projects	9,250	18,352	18,352	18,352
Total	262,408	138,111	280,336	280,336
(30) Municipal Court				
Personnel	226,251	103,605	226,251	226,251
Operating	34,367	9,768	34,367	34,367
Contractual	2,905	-	2,905	2,905
Capital	-	-	-	-
Total	263,523	113,373	263,523	263,523
(40) Parks				
Personnel	196,894	77,636	184,894	184,894
Operating	165,600	89,476	171,600	171,600
Contractual	290,000	153,485	340,000	340,000
Capital	-	-	-	-
Special Projects	149,500	30,894	156,500	156,500
Total	801,994	351,491	852,994	852,994
(50) Planning				
Personnel	755,191	344,525	728,191	728,191
Operating	160,050	46,957	156,750	156,750
Contractual	77,500	44,115	95,000	95,000
Capital	-	-	-	-
Special Projects	99,500	18,834	92,500	92,500
Total	1,092,241	454,431	1,072,441	1,072,441
(60) Police Services				
Operating	3,500	402	3,500	3,500
Contractual	3,141,810	1,555,600	3,141,810	3,141,810
Capital	-	-	-	-
Total	3,145,310	1,556,002	3,145,310	3,145,310

City of Wildwood
Mid-Year 2016 **Expenditure Summary**

General Fund (10)	Original Budget 2016	6 mos. Actual	Projected year-end	Proposed Amend Budget
(70) Public Works				
Personnel	555,218	252,773	543,218	543,218
Operating	82,784	34,599	82,784	82,784
Contractual	1,333,500	532,828	1,345,500	1,345,500
Capital	-	-	-	-
Special Projects	-	-	-	-
Total	1,971,502	820,200	1,971,502	1,971,502
Total Expenditures	8,818,229	4,030,583	8,919,331	8,919,331

City of Wildwood **(10) Administration**
Mid-Year 2016 **Expenditure Detail**

General Fund (10)	Current Budget 2016	6 mos Actual	Projected Year-End	Difference From Budget	Recommend Amend.
Personnel Expenditures					
101 Regular Salaries	359,900	175,811	373,900	14,000	14,000
102 Elected/Appointed Officials	3,400	1,565	3,400	-	-
106 Part-Time/Temporaries	63,755	25,990	38,755	(25,000)	(25,000)
110 Overtime	7,553	3,077	7,553	-	-
120 FICA	33,248	15,400	33,248	-	-
140 Employee Health Benefits	86,636	44,856	90,636	4,000	4,000
142 Insurance (Life & Disability)	3,164	1,379	3,164	-	-
144 Pension Expense	29,606	13,236	29,606	-	-
180 Worker's Compensation	950	361	950	-	-
190 Other Payroll Expenses	-	-	-	-	-
	588,212	281,675	581,212	(7,000)	(7,000)
Operating Expenditures					
201 Community Relations	15,000	452	5,000	(10,000)	(10,000)
204 Dues/Memberships	9,385	4,017	9,385	-	-
208 Equipment Leasing	14,432	6,093	14,432	-	-
210 Facilities	-	199	-	-	-
211 Records Storage	2,200	772	2,200	-	-
212 Insurance	52,500	19,913	52,500	-	-
220 Maintenance - Building	64,640	26,719	64,640	-	-
221 Maintenance - Grounds	15,000	4,011	15,000	-	-
222 Maintenance - Equipment	1,300	-	1,300	-	-
230 Miscellaneous	4,000	937	4,000	-	-
231 Bank Fees	3,500	1,864	3,500	-	-
240 Postage	6,800	2,975	6,800	-	-
242 Printing Expense	4,000	313	4,000	-	-
244 Public Notices	4,100	455	4,100	-	-
246 Publications	550	399	550	-	-
250 Internet Connection	3,000	1,105	3,000	-	-
262 Service Contracts	34,402	27,093	34,402	-	-
264 Special Events	3,000	1,269	3,000	-	-
266 Supplies - General	11,500	5,322	11,500	-	-
268 Supplies - Office	16,500	6,675	16,500	-	-
270 Training	4,085	238	4,085	-	-
274 Travel	3,950	752	3,950	-	-
280 Utilities - Electric	37,000	10,404	37,000	-	-
281 Utilities - Gas	15,000	4,682	15,000	-	-
282 Utilities - Telephone	3,500	1,444	3,500	-	-
284 Utilities - Water	1,800	563	1,800	-	-
291 Machinery/Equipment Under $5K	1,000	-	1,000	-	-

292 Furniture/Fixtures Under $5K	1,500	-	1,500	-	-
293 Computer Equipment Under $5K	5,335	3,089	5,335	-	-
	338,979	131,755	328,979	(10,000)	(10,000)
Contractual Expenditures					
310 Attorney Fees	100,000	67,613	150,000	50,000	50,000
315 Litigation Contingencies	75,000	16,819	35,000	(40,000)	(40,000)
320 Audit Costs	30,800	25,600	30,800	-	-
340 Consultant Costs	30,000	20,434	50,000	20,000	20,000
345 City Newsletter	43,000	14,505	43,000	-	-
350 Contractual Services	73,340	38,573	73,340	-	-
	352,140	183,545	382,140	30,000	30,000
Capital Expenditures					
440 Computer System	1,920	-	40,894	38,974	38,974
	1,920	-	40,894	38,974	38,974
Total Administration	**1,281,251**	**596,975**	**1,333,225**	**51,974**	**51,974**

City of Wildwood (10) Administration
Mid-Year 2016

NOTES TO EXPENDITURES

Object #:	1	Account #:	10-5-10-101-00	Title:	Regular Salaries
Projected two month's salary for Economic Development Manager.					
Budget Increase/(Decrease) Requested: $14,000					

Object #:	2	Account #:	10-5-10-106-00	Title:	Salaries Part-Time
Resignation of Special Projects Coordinator. Vacancy will not be filled.					
Budget Increase/(Decrease) Requested: ($25,000)					

Object #:	3	Account #:	10-5-10-140-00	Title:	Employee Health Benefits
Benefits estimated for two month for new Economic Development Manager.					
Budget Increase/(Decrease) Requested: $4,000					

Object #:	4	Account #:	10-5-10-201-00	Title:	Community Relations
Decreased to help offset higher Attorney Fees.					
Budget Increase/(Decrease) Requested: $(10,000)					

Object #:	5	Account #	10-5-10-310-00	Title:	Attorney Fees
Increased due to greater number of general legal matters, and costs associated with transitioning to a new City Attorney.					
Budget Increase/(Decrease) Requested: $50,000					

Object #:	6	Account #	10-5-10-315-00	Title:	Litigation Contingencies
Decreased to help offset higher Attorney Fees.					
Budget Increase/(Decrease) Requested: ($40,000)					

Object #:	7	Account #	10-5-10-340-00	Title:	Consultant Costs
Increased for marketing consultant expenses.					
Budget Increase/(Decrease) Requested: $20,000					

Object #:	8	Account #	10-5-10-440-00	Title:	Computer System
Incode Upgrade less amount encumbered in 2015.					
Budget Increase/(Decrease) Requested: $38,974					

City of Wildwood
Mid-Year 2016

(20) Clerk / Council
Expenditure Detail

General Fund (10)	Current Budget 2016	6 mos. Actual	Projected Year-End	Difference from Budget	Recommend Amend.
Personnel Expenditures					
101 Regular Salaries	105,835	56,399	105,835	-	-
102 Elected/Appointed Officials	43,400	21,833	62,500	19,100	19,100
110 Overtime	3,000	1,921	3,000	-	-
120 FICA	11,646	6,041	13,646	2,000	2,000
140 Employee Health Benefits	18,474	8,492	18,474	-	-
142 Insurance (Life & Disability)	1,241	558	1,241	-	-
144 Pension Expense	8,761	4,333	8,761	-	-
180 Worker's Compensation	500	181	500	-	-
	192,857	99,758	213,957	21,100	21,100
Operating Expenditures					
204 Dues/Memberships	12,477	4,497	12,477	-	-
206 Election Expense	20,774	8,455	8,500	(12,274)	(12,274)
230 Miscellaneous	3,500	1,194	3,500	-	-
240 Postage	3,000	942	3,000	-	-
242 Printing Expense	2,000	648	2,000	-	-
244 Public Notices	2,500	1,100	2,500	-	-
246 Publications	500	-	500	-	-
264 Special Events	1,000	96	1,000	-	-
266 Supplies - General	1,200	-	1,200	-	-
268 Supplies - Office	1,000	6	1,000	-	-
270 Training	1,000	875	1,000	-	-
274 Travel	1,000	-	1,000	-	-
282 Utilities - Telephone	1,600	886	1,600	-	-
291 Machinery/Equipment Under $5K	-	-	-	-	-
292 Furniture/Fixtures Under $5K	4,000	-	4,000	-	-
293 Computer Equipment Under $5K	750	-	750	-	-
	56,301	18,698	44,027	(12,274)	(12,274)
Contractual Expenditures					
330 Codification Costs	4,000	1,303	4,000	-	-
	4,000	1,303	4,000	-	-
Capital Expenditures					
		-		-	-
	-	-	-	-	-
Special Projects					
710 Electronic Recycling Event	-	-	-	-	-
712 Shredding Event	-	-	-	-	-
713 Document Shredding/Electronic Recycle E	9,250	18,352	18,352	9,102	9,102
	9,250	18,352	18,352	9,102	9,102
Total City Clerk/Council	**262,408**	**138,111**	**280,336**	**17,928**	**17,928**

City of Wildwood (20) City Clerk
Mid-Year 2016

NOTES TO EXPENDITURES

Object #:	1	Account #	10-5-20-102-00	Title:	Elected/Appointed Officials Salaries
Council Member compensation increase per Ordinance 2150 changed from $100 per meeting to $200 per meeting and Mayor compensation increase per Ordinance 2149 from changed from $5,000 per year to $10,000 per year.					
Budget Increase/(Decrease) Requested: $19,100					

Object #:	2	Account #	10-5-20-120-00	Title:	FICA
Increase based on compensation increase.					
Budget Increase/(Decrease) Requested: $2,000					

Object #:	3	Account #	10-5-20-206-00	Title:	Election Expense
Election expense is anticipated to be less than budgeted.					
Budget Increase/(Decrease) Requested: ($12,274)					

Object #:	2	Account #:	10-5-20-713-00	Title:	Document Shred/Recycling Event
Increased amount of electronic recycling items.					
Budget Increase/(Decrease) Requested: $9,102					

City of Wildwood **(30) Court**
Mid-Year 2016 **Expenditure Detail**

General Fund (10)	Current Budget 2016	6 mos. Actual	Projected Year-End	Difference from Budget	Recommend Amend
Personnel Expenditures					
101 Regular Salaries	117,208	57,527	117,208	-	-
102 Elected/Appointed Officials	45,100	19,225	45,100	-	-
110 Overtime	7,400	1,579	7,400	-	-
120 FICA	12,983	5,922	12,983	-	-
140 Employee Health Benefits	32,508	14,617	32,508	-	-
142 Insurance (Life & Disability)	1,208	548	1,208	-	-
144 Pension Expense	8,640	3,879	8,640	-	-
180 Worker's Compensation	1,204	308	1,204	-	-
	226,251	103,605	226,251	-	-
Operating Expenditures					
204 Dues/Memberships	585	180	585	-	-
230 Miscellaneous	650	215	650	-	-
240 Postage	1,900	942	1,900	-	-
242 Printing Expense	4,755	848	4,755	-	-
243 Prisoner Expense	3,500	1,170	3,500	-	-
246 Publications	125	-	125	-	-
250 REJIS	4,000	1,627	4,000	-	-
262 Service Contracts	6,332	-	6,332	-	-
266 Supplies - General	500	-	500	-	-
268 Supplies - Office	800	23	800	-	-
270 Training	980	400	980	-	-
274 Travel	2,090	1,161	2,090	-	-
282 Utilities - Telephone	1,900	673	1,900	-	-
291 Machinery/Equipment Under $5K	-	-	-	-	-
292 Furniture/Fixtures Under $5K	1,000	-	1,000	-	-
293 Computer Equipment Under $5K	3,750	2,229	3,750	-	-
294 Mental Health Court	1,000	300	1,000	-	-
296 Alter. Community Service	500	-	500	-	-
	34,367	9,768	34,367	-	-
Contractual Expenses					
350 Contractual Services	2,905	-	2,905	-	-
	2,905	-	2,905	-	-
Capital Expenditures					
440 Computer System	-	-	-	-	-
	-	-	-	-	-
Total Municipal Court	**263,523**	**113,373**	**263,523**	**-**	**-**

City of Wildwood
Mid-Year 2016

(40) Parks & Recreation
Expenditure Detail

General Fund (10)	Current Budget 2016	6 mos. Actual	Projected Year-End	Difference from Budget	Recommend Amend.
Personnel Expenditures					
101 Regular Salaries	108,519	50,013	108,519	-	-
106 Part-time	3,000	585	3,000	-	-
110 Overtime	12,000	4,288	12,000	-	-
120 FICA	9,450	4,179	9,450	-	-
140 Employee Health Benefits	52,265	16,393	40,265	(12,000)	(12,000)
142 Insurance	1,458	532	1,458	-	-
144 Pension Expense	9,702	2,600	9,702	-	-
180 Worker's Compensation	500	(955)	500	-	-
	196,894	77,636	184,894	(12,000)	(12,000)
Operating Expenditures					
204 Dues/Memberships	2,000	538	2,000	-	-
208 Equipment Leasing	30,000	17,296	33,000	3,000	3,000
220 Maintenance - Building	6,000	838	5,000	(1,000)	(1,000)
224 Maintenance-Vehicles	2,000	1,561	2,000	-	-
230 Miscellaneous	1,500	690	1,500	-	-
240 Postage	1,000	765	1,000	-	-
242 Printing Expense	2,500	1,392	2,500	-	-
262 Service Contracts	11,000	1,720	11,000	-	-
264 Special Events	26,000	17,929	26,000	-	-
266 Supplies-General	8,500	4,173	8,500	-	-
268 Supplies-Office	1,000	22	1,000	-	-
269 Supplies-Recreation	55,000	39,259	60,000	5,000	5,000
270 Training	1,100	-	1,100	-	-
280 Utilities - Electric	6,000	1,937	6,000	-	-
282 Utilities - Telephone	4,000	1,810	4,000	-	-
284 Utilities - Water	2,000	(570)	2,000	-	-
291 Machinery/Equipment Under $5K	2,500	-	1,500	(1,000)	(1,000)
292 Furniture/Fixtures Under $5K	1,500	-	1,500	-	-
293 Computer Equipment Under $5K	2,000	116	2,000	-	-
	165,600	89,476	171,600	6,000	6,000
Contractual Expenditures					
340 Consultant Costs	35,000	7,585	35,000	-	-
350 Contractual Services	40,000	23,268	40,000	-	-
350-01 Park Maintenance	170,000	104,751	230,000	60,000	60,000
351 Concert Series (formerly 725)	45,000	17,881	35,000	(10,000)	(10,000)
352 Movie Nights	-	-		-	-
	290,000	153,485	340,000	50,000	50,000
Capital Expenditures					
425 Machinery & Equipment	-	-	-	-	-
	-	-	-	-	-
Special Projects					
715 Founders Day	45,000	6,234	45,000	-	-
720 Art Festival	35,000	1,336	40,000	5,000	5,000
736 Farmers Market	20,000	10,413	20,000	-	-
737 BBQ Bash	26,500	-	26,500	-	-
738 Municipal Events	-			-	-
739 Community Garden	13,000	12,911	15,000	2,000	2,000
740 Pond Athletic Assoc. Donation	10,000	-	10,000	-	-
	149,500	30,894	156,500	7,000	7,000
Total Parks	**801,994**	**351,491**	**852,994**	**51,000**	**51,000**

NOTES TO EXPENDITURES

Object #:	1	Account #:	10-5-10-140-00	Title:	**Employee Health Benefits**
Benefits for new personnel were conservatively budgeted. Premiums for actual hires are less than budgeted.					
Budget Increase/(Decrease) Requested: ($12,000)					

Object #:	2	Account #	10-5-40-208-00	Title:	**Equipment Leasing**
Funding increase related to portable restroom facilities and wash stations for special events, along with a total of four (4) of them being permanently placed at Al Foster Memorial Trailhead and Old Pond School Park. Anniversary Park also has two (2) of these facilities during the winter months. Additionally, until the pavilion opened at Community Park, it had two (2) facilities associated with it at all times. This account also includes the maintenance of these facilities.					
Budget Increase/(Decrease) Requested: $3,000					

Object #:	3	Account #	10-5-40-220-00	Title:	**Maintenance Building**
The amount initially budgeted for 2016 will not be needed, based upon mid-year projections.					
Budget Increase/(Decrease) Requested: ($1,000)					

Object #:	4	Account #	10-5-40-269-00	Title:	**Supplies Recreation**
Events have increased in participation leading to a rise in expenditures related to this account. For example, 2016 represented the first year the Frozen Feet Half-Marathon reached its maximum registration of over 325 participants.					
Budget Increase/(Decrease) Requested: $5,000					

Object #:	5	Account #	10-5-40-291-00	Title:	**Machinery & Equipment Under $5K**
The Department does not anticipate allocating the total amount set aside in this account for 2016.					
Budget Increase/(Decrease) Requested: ($1,000)					

Object #:	6	Account #	10-5-40-350-01	Title:	**Park Maintenance**
Floods (December and early January), rain, wind, storms, and snow removal, generally at the start of the year, and this summer, have added costs to this account.					
Budget Increase/(Decrease) Requested: $60,000					

Object #:	7	Account #	10-5-40-350-01	Title:	**Concert Series**
The City is hosting one (1) less concert in 2016 than last year.					
Budget Increase/(Decrease) Requested: ($10,000)					

Object #:	8	Account #	10-5-40-720-00	Title:	**Art Festival**
The Art Festival is one (1) of nine (9) major events held this weekend and, collectively, this number of activities is dictating more equipment, advertising, and professional services.					
Budget Increase/(Decrease) Requested: $5,000					

Object #:	9	Account #	10-5-40-739-00	Title:	**Community Garden**
Given the desire of City Council to fulfill as many requests from residents to participate at the garden, the Department added approximately twenty (20) garden plots in 2016, along with re-introducing the Garden Buddies Program (education program for small children) this year as well.					
Budget Increase/(Decrease) Requested: $2,000					

City of Wildwood **(50) Planning**
Mid-Year 2016 **Expenditure Detail**

General Fund (10)	Current Budget 2016	6 mos. Actual	Projected Year-End	Difference From Budget	Recommend Amend.
Personnel Expenditures					
101 Regular Salaries	487,225	242,263	487,225	-	-
106 Part-Time	19,800	3,920	11,800	(8,000)	(8,000)
110 Overtime	10,000	2,977	10,000	-	-
120 FICA	39,553	18,564	39,553	-	-
140 Employee Health Benefits	132,381	52,162	122,381	(10,000)	(10,000)
142 Insurance (Life & Disability)	5,007	2,230	5,007	-	-
144 Pension Expense	40,027	15,266	35,027	(5,000)	(5,000)
180 Worker's Compensation	21,198	7,143	17,198	(4,000)	(4,000)
	755,191	344,525	728,191	(27,000)	(27,000)
Operating Expenditures					
202 Computer Supplies	2,500	-	2,500	-	-
204 Dues/Memberships	5,000	1,440	3,500	(1,500)	(1,500)
208 Equipment Leasing	15,200	5,799	12,000	(3,200)	(3,200)
224 Maintenance - Vehicles	7,000	1,312	7,000	-	-
230 Miscellaneous	3,500	683	3,500	-	-
240 Postage	20,000	4,431	15,000	(5,000)	(5,000)
242 Printing Expense	8,000	1,499	10,000	2,000	2,000
244 Public Notices	8,000	1,581	8,000	-	-
246 Publications	250	-	250	-	-
250 REJIS	1,000	113	1,000	-	-
262 Service Contracts	4,000	-	4,000	-	-
263 Abatements	35,000	17,381	45,000	10,000	10,000
264 Special Events	2,500	1,673	2,500	-	-
266 Supplies - General	7,500	844	5,000	(2,500)	(2,500)
268 Supplies - Office	3,000	1,379	3,000	-	-
270 Training	3,000	166	3,000	-	-
274 Travel	2,000	461	2,000	-	-
282 Utilities - Telephone	13,000	3,687	13,000	-	-
291 Machinery/Equipment Under $5K	4,500	300	3,000	(1,500)	(1,500)
292 Furniture/Fixtures Under $5K	3,500	-	3,500	-	-
293 Computer Equipment Under $5K	11,600	4,210	10,000	(1,600)	(1,600)
	160,050	46,957	156,750	(3,300)	(3,300)
Contractual Expenditures					
340 Consultant Costs	22,500	27,862	50,000	27,500	27,500
350 Contractual Services	55,000	16,253	45,000	(10,000)	(10,000)
	77,500	44,115	95,000	17,500	17,500
Capital Expenditures					
	-	-	-	-	-
	-	-	-	-	-
Special Projects					
740 Commissions	8,500	2,495	8,500	-	-

City of Wildwood **(50) Planning**
Mid-Year 2016 **Expenditure Detail**

General Fund (10)	Current Budget 2016	6 mos. Actual	Projected Year-End	Difference From Budget	Recommend Amend.
745 Master Plan Update	10,000	7,235	8,000	(2,000)	(2,000)
750 Annual Calendar	22,000	-	22,000	-	-
755 Website Upgrade	-	-		-	-
756 Town Center Planning Charrette	15,000	-	10,000	(5,000)	(5,000)
757 Strecker Forest Environmentall Assessment	30,000	9,104	30,000	-	-
758 Internet Demo Project	-	-		-	-
759 Green Infrastructure Strategy Plan	-	-		-	-
761 Hazardous Tree Inventory	14,000	-	14,000	-	-
762 Historical Properties Survey	-	-		-	-
	99,500	18,834	92,500	(7,000)	(7,000)
Total Planning	**1,092,241**	**454,431**	**1,072,441**	**(19,800)**	**(19,800)**

City of Wildwood (50) Planning
Mid-Year 2016

NOTES TO EXPENDITURES

Object #:	1	Account #:	10-5-50-106-00	Title:	Part-time Salaries
Did not hire an Intern.					
Budget Increase/(Decrease) Requested: ($8,000)					

Object #:	2	Account #	10-5-50-140-00	Title:	Employee Health Benefits
Benefits for new personnel were conservatively budgeted. Premiums for actual hires are less than budgeted.					
Budget Increase/(Decrease) Requested: ($10,000)					

Object #:	3	Account #	10-5-50-144-00	Title:	Pension
Delayed pension obligations, as a result of staff change.					
Budget Increase/(Decrease) Requested: ($5,000)					

Object #:	4	Account #	10-5-50-180-00	Title:	Workers Comp
Worker's compensation premiums were conservatively estimated. Actual premiums should result in lower expense.					
Budget Increase/(Decrease) Requested: ($4,000)					

Object #:	5	Account #	10-5-50-204-00	Title:	Dues/Memberships
Increases in costs associated with participation in the American Planning Association (APA) and Congress of New Urbanism (CNU) were not as great in 2016, as anticipated, or experienced in past years.					
Budget Increase/(Decrease) Requested: ($1,500)					

Object #:	6	Account #	10-5-50-208-00	Title:	Equipment Leasing
Demand for temporary equipment was less than anticipated.					
Budget Increase/(Decrease) Requested: ($3,200)					

Object #:	7	Account #	10-5-50-240-00	Title:	Postage
Mailings, despite the Master Plan process, have not been as substantial as planned or needed.					
Budget Increase/(Decrease) Requested: ($5,000)					

Object #:	8	Account #	10-5-50-242-00	Title:	Printing
With the completion of the Master Plan Update, the printing of the new version will be completed this year.					
Budget Increase/(Decrease) Requested: $2,000					

Object #:	9	Account #	10-5-50-263-00	Title:	Abatements
The Department is anticipating the City will be removing a nuisance dwelling on Wild Horse Creek Road. Additionally, this account was used by the Department for flood damages and cleanup at the start of 2016.					
Budget Increase/(Decrease) Requested: $10,000					

Object #:	10	Account #	10-5-50-266-00	Title:	Supplies General
Demand for these supplies was less than anticipated.					
Budget Increase/(Decrease) Requested: ($2,500)					

Object #:	11	Account #	10-5-50-291-00	Title:	Machinery & Equipment Under $5K
Demand for machinery and equipment was less than anticipated.					
Budget Increase/(Decrease) Requested: ($1,500)					

Object #:	12	Account #	10-5-50-293-00	Title:	Computer Equipment Under $5K
Demand for computer equipment was less than anticipated.					
Budget Increase/(Decrease) Requested: ($1,600)					

Object #:	13	Account #	10-5-50-340-00	Title:	Consultant Costs
The Department of Planning, given the amount of development interest in Town Center, particularly for residential units, has used consultants more for the City's mandatory zoning and subdivision processes than in past years.					
Budget Increase/(Decrease) Requested: $27,500					

Object #:	14	Account #	10-5-50-350-00	Title:	Contractual Services
The Department, other than the Master Plan Update process, did not have other major projects this year, which demanded the use of consultants in this regard.					
Budget Increase/(Decrease) Requested: ($10,000)					

Object #:	15	Account #	10-5-50-745-00	Title:	Master Plan Update
The use of consultants for this project was less than anticipated.					
Budget Increase/(Decrease) Requested: ($2,000)					

Object #:	16	Account #	10-5-50-756-00	Title:	Town Center Planning Charrette
The Architectural Review Board members agreed to complete some of this project themselves, which saved the City an expenditure of funds in this regard.					
Budget Increase/(Decrease) Requested: ($5,000)					

City of Wildwood **(60) Police**
Mid-Year 2016 **Expenditure Detail**

General Fund (10)	Current Budget 2016	6 mos. Actual	Projected Year-End	Difference from Budget	Recommend Amend.
Operating Expenditures					
210 Facilities	-	-	-		
222 Maintenance - Equipment	500	-	500	-	-
230 Miscellaneous	2,250	-	2,250	-	-
280 Utilities - Electric	-	-	-	-	-
282 Utilities - Telephone	-	-	-	-	-
285 Utilities - Cable TV	750	402	750	-	-
	3,500	402	3,500	-	-
Contractual Expenditures					
350 Contractual Services	3,104,010	1,552,005	3,104,010	-	-
350-01 City Event Overtime	30,000	1,153	30,000	-	-
350-02 Cleaning	7,800	2,442	7,800	-	-
	3,141,810	1,555,600	3,141,810	-	-
Capital Expenditures					
425 Machinery & Equipment	-	-	-	-	-
	-	-	-	-	-
Total Police Services	**3,145,310**	**1,556,002**	**3,145,310**	**-**	**-**

City of Wildwood **(70) Public Works**
Mid-Year 2016 **Expenditure Detail**

General Fund (10)	Current Budget 2016	6 mos Actual	Projected Year-End	Difference From Budget	Recommend Amend.
Personnel Expenditures					
101 Regular Salaries	323,479	161,569	323,479	-	-
106 Part-Time	49,800	9,503	41,800	(8,000)	(8,000)
110 Overtime	7,800	2,448	7,800	-	-
120 FICA	29,153	13,107	29,153	-	-
140 Employee Health Benefits	93,706	46,055	93,706	-	-
142 Insurance (Life & Disability)	2,941	1,326	2,941	-	-
144 Pension Expense	26,668	12,106	26,668	-	-
180 Worker's Compensation	21,671	6,659	17,671	(4,000)	(4,000)
190 Other Payroll Expense	-	-	-	-	-
	555,218	252,773	543,218	(12,000)	(12,000)
Operating Expenditures					
202 Computer Supplies	1,000	-	1,000	-	-
204 Dues/Memberships	1,600	205	1,600	-	-
208 Equipment Leasing	11,884	5,442	11,884	-	-
224 Maintenance - Vehicles	8,000	1,431	8,000	-	-
230 Miscellaneous	500	35	500	-	-
240 Postage	4,000	3,081	4,000	-	-
242 Printing Expense	500	93	500	-	-
244 Public Notices	500	-	500	-	-
246 Publications	500	67	500	-	-
266 Supplies - General	1,000	731	1,000	-	-
268 Supplies - Office	1,000	13	1,000	-	-
270 Training	3,000	112	3,000	-	-
272 Tools	500	251	500	-	-
274 Travel	3,500	-	3,500	-	-
276 Traffic Signals & Street Lights	35,000	19,646	35,000	-	-
282 Utilities - Telephone	6,000	2,165	6,000	-	-
291 Machinery/Equipment Under $5K	1,000	-	1,000	-	-
292 Furniture/Fixtures Under $5K	1,000	-	1,000	-	-
293 Computer Equipment Under $5K	2,300	1,326	2,300	-	-
	82,784	34,599	82,784	-	-
Contractual Expenditures					
350-01 Animal Removal	5,000	1,400	5,000	-	-
350-02 Roadside Mowing	70,000	15,627	70,000	-	-
350-05 Landscaping	40,000	9,070	40,000	-	-
350-06 Tree Removal	45,000	29,722	45,000	-	-
350-08 Tree Trimming	65,000	7,097	65,000	-	-
350-09 Misc R-O-W	15,000	6,163	15,000	-	-
	240,000	69,079	240,000	-	-

City of Wildwood **(70) Public Works**
Mid-Year 2016 **Expenditure Detail**

General Fund (10)	Current Budget 2016	6 mos Actual	Projected Year-End	Difference From Budget	Recommend Amend.
Contractual Expenditures (continued)					
Street Maintenance					
350-11 Asphalt Patching	120,000	53,659	120,000	-	-
350-21 Crack & Joint Sealing	75,000	15,060	75,000	-	-
350-22 Street Sweeping	15,000	-	15,000	-	-
350-27 Pavement Marking	60,000	3,168	60,000	-	-
350-30 Guardrails	10,000	20,643	40,000	30,000	30,000
	280,000	92,530	310,000	30,000	30,000
Snow Removal					
350-31 Snow and Ice Removal	440,000	233,583	440,000	-	-
350-33 Salt	250,000	52,451	162,000	(88,000)	(88,000)
	690,000	286,034	602,000	(88,000)	(88,000)
Storm Water					
350-42 Culvert Cleaning	10,000	3,228	20,000	10,000	10,000
350-44 Ditching	15,000	8,714	25,000	10,000	10,000
350-45 Shoulder Maintenance	-	-		-	-
	25,000	11,942	45,000	20,000	20,000
Traffic Control					
350-51 Barricade Rental	1,000	-	1,000	-	-
350-55 Traffic Control Signs	35,000	31,231	60,000	25,000	25,000
	36,000	31,231	61,000	25,000	25,000
350-64 Bridge Maintenance	15,000	10,548	25,000	10,000	10,000
350-65 Emergency ROW Repairs	25,000	28,866	40,000	15,000	15,000
350-68 Mosquito Control	7,500	-	7,500	-	-
350-70 Inspection Services	15,000	2,600	15,000	-	-
	62,500	42,014	87,500	25,000	25,000
	1,333,500	532,828	1,345,500	12,000	12,000
Capital Expenditures					
	-	-	-	-	-
	-	-	-	-	-
Special Projects					
761 Special Projects	-	-	-	-	-
	-	-	-	-	-
Total Public Works	**1,971,502**	**820,200**	**1,971,502**	**-**	**-**

City of Wildwood (70) Public Works
Mid-Year 2016

NOTES TO EXPENDITURES

Object #:	1	Account #:	10-5-70-106-00	Title:	Part-Time Salaries
Did not hire Intern.					
Budget Increase/(Decrease) Requested: ($8,000)					

Object #:	2	Account #:	10-5-70-180-00	Title:	Workers Comp
Actual expenses anticipated to be less than budgeted.					
Budget Increase/(Decrease) Requested: ($4,000)					

Object #:	3	Account #:	10-5-70-350-30	Title:	Guardrails
Actual expenses anticipated to exceed budgeted estimate due to vehicular accident and safety concerns from inspections and identified areas lacking guardrail.					
Budget Increase/(Decrease) Requested: $30,000					

Object #:	4	Account #	10-5-70-350-33	Title:	Salt
Budget line item decrease resulting from reducing salt order in spring 2016 due to mild winter.					
Budget Increase/(Decrease) Requested: ($100,000)					

Object #:	5	Account #	10-5-70-350-42	Title:	Culvert Cleaning
Actual expenses anticipated to exceed budgeted estimate due to additional culverts needing maintenance.					
Budget Increase/(Decrease) Requested: $10,000					

Object #:	6	Account #	10-5-70-350-44	Title:	Ditching
Actual expenses anticipated to exceed budgeted estimate due to additional ditching needed on our rural roadways.					
Budget Increase/(Decrease) Requested: $10,000					

Object #:	7	Account #	10-5-70-350-55	Title:	Traffic Control Signs
Actual expenses anticipated to exceed budgeted estimate due to many signs identified not being reflective and needing to be replaced.					
Budget Increase/(Decrease) Requested: $25,000					

Object #:	8	Account #	10-5-70-350-64	Title:	Bridge Maintenance
Actual expenses anticipated to exceed budgeted estimate due to recommended bridge maintenance needs.					
Budget Increase/(Decrease) Requested: $10,000					

Object #:	9	Account #	10-5-70-350-65	Title:	Emergency ROW Repairs
Actual expenses anticipated to exceed budgeted estimate due to previous emergency repairs (i.e. flood damage) and the possibility of additional emergency work.					
Budget Increase/(Decrease) Requested: $15,000					

City of Wildwood
Fiscal 2016 Budget
Mid-Year
Capital Improvement Sales Tax Fund
Combined Statement of Revenues, Expenditures, and Changes in Fund Balance

	Current Budget 2016	Mid-Year Actual	Estimated Year-End	Proposed Amended Budget 2016
Beginning Fund Balances	Estimated	Actual	Actual	Actual
	7,261,714	**7,893,294**	**7,893,294**	**7,893,294**
Revenues				
1/2 cent Capital Improvement Sales Tax	2,233,000	1,196,637	2,390,000	2,233,000
Interest	5,000	10,012	18,000	5,000
Subtotal	2,238,000	1,206,649	2,408,000	2,238,000
Federal/State Grants	950,000	-	950,000	950,000
Other Income	-	-	-	-
Total Revenue	3,188,000	1,206,649	3,358,000	3,188,000
Other Financing Sources				
Interfund Transfers In (Out) City Hall Project Fund	-	-	-	-
Other Sources	-	-	-	-
Total Other Financing Sources	-	-	-	-
Total Revenue and Other Financing Sources				
	3,188,000	1,206,649	3,358,000	3,188,000
Expenditures				
Park Development	5,885,000	108,939	5,795,000	5,795,000
Other Capital Investment	125,000	5,073	125,000	125,000
Total Expenditures	6,010,000	114,013	5,920,000	5,920,000
Total Revenues and Other Financing Sources Over (Under) Expenditures				
	(2,822,000)	**1,092,636**	**(2,562,000)**	**(2,732,000)**
Prior Year Encumbrance	-	(4,928)	(106,441)	(106,441)
Current Year Encumbrance	-	-	-	-
Total Encumbrance Adjustment	-	(4,928)	(106,441)	(106,441)
Ending Fund Balances				
	4,439,714	**8,981,002**	**5,224,853**	**5,054,853**

City of Wildwood
Fiscal Year 2016 Budget

2016 Capital Improvement Sales Tax Fund Projects
Mid-Year Actual and Projected Year-End

		Source Funds	FY 2016 Budget	FY 2016 6 Month YTD Actual	Prior Year Adj	FY 2016 6 Month Actual Less PY Adj	FY 2016 Estimated Year-End	Difference From Budget	Recomm. Amend.
Planned Project Expenditures									
Parks & Trails Development									
40-480-07	Property Acquisitions	Local	900,000	1,114	-	1,114	500,000	(400,000)	(400,000)
40-480-11	Al Foster Trailhead Improvements - Construction	Local	450,000	22,076	-	22,076	525,000	75,000	75,000
40-480-21	Homestead Trail Design/Engineering and Improvements	Local	50,000	-	-	-	50,000	-	-
40-480-32	Wildwood Greenway - Phase VI - Construction	Local/Grant	350,000	-	-	-	-	(350,000)	(350,000)
40-480-33	Pedestrian Bridge Over Route 100, at Eatherton Road - Co	Local/Grant	1,200,000	2,738	2,738	-	1,550,000	350,000	350,000
40-480-34	Kohn Park Repairs	Local	50,000	-	-	-	100,000	50,000	50,000
40-480-35	Old Pond School Repairs	Local	10,000	-	-	-	10,000	-	-
40-480-38	Capital Equipment/Facilities Purchase/Replacement	Local	50,000	58,842	-	58,842	75,000	25,000	25,000
40-480-39	Monarch Levee Trailhead	Local/Grant	200,000	-	-	-	200,000	-	-
40-480-41	Community Park - Phase II - Construction	Local/Grant	700,000	17,447	2,190	15,257	800,000	100,000	100,000
40-480-42	Community Park - Phase III - Design and Engineering	Local	150,000	10,246	-	10,246	150,000	-	-
40-480-44	Boardwalk Trail Between Mobil-On-The-Run and Pedestria	Local	330,000	-	-	-	330,000	-	-
40-480-45	Future Trail Development - Design	Local	150,000	-	-	-	150,000	-	-
40-480-47	Future Trail Development - Construction	Local	1,000,000	-	-	-	1,000,000	-	-
40-480-48	Trail Resurfacing	Local	100,000	-	-	-	250,000	150,000	150,000
40-480-49	Restroom Facilities - Old Pond School	Local	120,000	-	-	-	-	(120,000)	(120,000)
40-480-50	Athletic Field Planning and Development	Local	50,000	-	-	-	50,000	-	-
40-480-46	Belleview Farms	Local/Grant	25,000	1,405	-	1,405	55,000	30,000	30,000
	Sub Total - Parks and Trails Development		5,885,000	113,868	4,928	108,939	5,795,000	(90,000)	(90,000)
Other Capital Investment									
40-490-05	Great Streets Project(s)	Local	50,000	-		-	50,000	-	
70-480-20	Vehicle Replacement / Purchase	Local	25,000	-		-	25,000	-	
70-480-34	Rural Internet Access Project	Local	50,000	5,073		5,073	50,000	-	
	Sub Total - Other Capital Investment		125,000	5,073	-	5,073	125,000	-	-
Total Expenditures			6,010,000	118,941	4,928	114,013	5,920,000	(90,000)	(90,000)

City of Wildwood **(17) Capital Improvement Sales Tax Fund**
Mid-Year 2016

Object #:	1	Account #:	17-5-40-480-07	Title:	Property Acquisitions
The PEP Committee has been considering a number of potential acquisitions over 2016, but only a couple of options remain at this juncture, none of which will require the budgeted amount in this account.					
Budget Increase/(Decrease) Requested: ($400,000)					

Object #:	2	Account #	17-5-40-480-11	Title:	Al Foster Trailhead Improvements
The Department is anticipating additional costs, given the need to maintain the current parking area functional, while work is underway, along with change orders for unknown conditions.					
Budget Increase/(Decrease) Requested: $75,000					

Object #:	3	Account #	17-5-40-480-32	Title:	Wildwood Greenway Ph VI Const
The project will not be bid this year, so it can be reviewed as part of next year's budget discussions starting this fall.					
Budget Increase/(Decrease) Requested: ($350,000)					

Object #:	4	Account #	17-5-40-480-33	Title:	Ped Bridge over Route 100
The amount of this increase reflects City Council's action in approving a contract for its installation at tonight's meeting (August 22, 2016).					
Budget Increase/(Decrease) Requested: $350,000					

Object #:	5	Account #	17-5-40-480-34	Title:	Kohn Park Repairs
With the work completed on South Eatherton Road, the Department would like to address the water drainage problem at the park and the installation of the new sign.					
Budget Increase/(Decrease) Requested: $50,000					

Object #:	6	Account #	17-5-40-480-38	Title:	Cap Equip/Facilities Purchase/Repl
The Department has added additional swings at Community Park, as directed by City Council, along with new trash receptacles at other locations in Wildwood, including Town Center.					
Budget Increase/(Decrease) Requested: $25,000					

Object #:	7	Account #	17-5-40-480-41	Title:	Community Park PH2 Construction
The Department is anticipating additional utility location costs associated with this project and change orders from unknown conditions.					
Budget Increase/(Decrease) Requested: $100,000					

Object #:	8	Account #	17-5-40-480-48	Title:	Trail Resurfacing
The Department received a bid from the City's contractor in this regard. The bid indicated a major cost item for consideration.					
Budget Increase/(Decrease) Requested: $150,000					

Object #:	9	Account #	17-5-40-480-49	Title:	Restrooms – Old Pond School
The PEP Committee recommended no action on this matter at a meeting in Spring 2016.					
Budget Increase/(Decrease) Requested: ($120,000)					

Object #:	10	Account #	17-5-40-480-46	Title:	Belleview Farms
The Concept Plan is nearing completion and the Department would like to engage a consultant to complete design and engineering work at this facility for a list of required improvements, under the City's lease agreement with St. Louis County, Missouri.					
Budget Increase/(Decrease) Requested: $30,000					

City of Wildwood
Fiscal 2016 Budget
Mid-Year
Road and Bridge Fund
Combined Statement of Revenues, Expenditures, and Changes in Fund Balance

	Original/Current Budget 2016	Mid-Year Actual	Estimated Year-End	Proposed Amended Budget 2016
Beginning Fund Balances	Estimated	Actual	Actual	Actual
	4,098,631	**4,504,246**	**4,504,246**	**4,504,246**
Revenues				
Motor Fuel/Gas Tax	1,259,375	686,955	1,375,000	1,259,375
Road & Bridge Tax	987,350	293,767	987,350	987,350
Interest	10,000	5,092	10,000	10,000
Subtotal	2,256,725	985,814	2,372,350	2,256,725
Federal/State Grants	2,024,000	103,522	2,024,000	2,024,000
Other Income	-	-	-	-
Total Revenue	4,280,725	1,089,337	4,396,350	4,280,725
Other Financing Sources				
Interfund Transfers In (Out) From Capital Imp Sales Tax Fur	-	-	-	-
Interfund Transfers In (Out) From Special Escrows	-	-	-	-
Interfund Transfers In (Out) From Special Revenue Fund	-	-	-	-
Other Sources	-	-	-	-
Total Other Financing Sources	-	-	-	-
Total Revenue and Other Financing Sources				
	4,280,725	1,089,337	4,396,350	4,280,725
Expenditures				
Roadway Improvements	2,180,000	157,645	2,155,000	2,155,000
Bridge Reconstruction	1,330,000	21,096	1,330,000	1,330,000
Capital Maintenance	2,010,000	906,485	2,010,000	2,010,000
Other Capital Investment	552,000	27,879	577,000	577,000
Total Expenditures	6,072,000	1,113,106	6,072,000	6,072,000
Total Revenues and Other Financing Sources Over (Under) Expenditures				
	(1,791,275)	**(23,769)**	**(1,675,650)**	**(1,791,275)**
Prior Year Encumbrance	(389,000)	(235,654)	(758,385)	(758,385)
Current Year Encumbrance	-	-	-	-
Total Encumbrance Adjustment	(389,000)	(235,654)	(758,385)	(758,385)
Ending Fund Balances				
	1,918,356	**4,244,822**	**2,070,211**	**1,954,586**

City of Wildwood
Fiscal Year 2016 Budget

2016 Road Bridge Fund Projects
Mid-Year Actual and Projected Year-End

		Source Funds	FY 2016 Budget	FY 2016 6 Month YTD Actual	Prior Year Adj	FY 2016 6 Month Actual Less Adj	FY 2016 Estimated Year-End	Difference From Budget	Recomm. Amend.
Planned Project Expenditures									
Roadway Improvements									
70-460-07	Other Roadway Improvement Projects	Local	25,000	20,600	-	20,600	50,000	25,000	25,000
70-460-14	Traffic Safety Improvements	Local	65,000	-	-	-	65,000	-	-
70-460-15	Manchester Road Bike Lanes - Construction	Local/Grant	1,200,000	125,045	-	125,045	1,250,000	50,000	50,000
70-460-16	Rt 109 Roundabout Eastbound Rt 100 Ramps-Design	Local	-	49,573	49,573	-	-	-	
70-460-17	Manchester Road Streetscape Phase 3 - Right of Way	Local	90,000	-	-	-	90,000	-	-
70-460-18	Route 109 Roundabouts and Bridge - Design	Local	550,000	-	-	-	550,000	-	
70-460-19	Eatherton Road Reconstruction - Preliminary Design	Local	125,000	-	-	-	125,000	-	-
70-460-20	Pond-Grover Loop Road Extension and Traffic Calming - Preliminary D	Local	125,000	12,000	-	12,000	25,000	(100,000)	(100,000)
	Sub Total - Roadway Improvements		2,180,000	207,218	49,573	157,645	2,155,000	(25,000)	(25,000)
Bridge Reconstruction									
70-470-60	Fox Creek Road Bridge #336 Replacement - Design	Local/Grant	-	6,179	6,179	-	-	-	-
70-470-61	Woods Road Bridge #348 Replacement - Design	Local/Grant	-	7,182	7,182	-	-	-	-
70-470-62	Woods Road Bridge #348 Replacement - Construction	Local/Grant	700,000	-	-	-	635,000	(65,000)	(65,000)
70-470-63	Fox Creek Road Bridge #336 Replacement - Construction	Local/Grant	610,000	21,096	-	21,096	675,000	65,000	65,000
70-470-64	Wild Horse Creek Bridge #392 - Design	Local/Grant	-	10,026	10,026	-	-	-	-
70-470-65	Bouquet Rd Brdg #353 Design	Local/Grant	-	46,984	46,984	-	-	-	-
70-470-66	Eatherton Rd Bridge Design	Local/Grant	-	22,766	22,766	-	-	-	-
70-470-67	Strecker Rd Bridge Design	Local/Grant	-	43,192	43,192	-	-	-	-
70-470-68	Wild Horse Creek Bridge #392 - Right-of-way	Local/Grant	20,000	-	-	-	20,000	-	-
	Sub Total - Bridge Reconstruction		1,330,000	157,425	136,329	21,096	1,330,000	-	-
Capital Maintenance									
70-490-01	Asphalt Pavement Resurfacing	Local	950,000	4,142	-	4,142	950,000	-	-
70-490-02	Concrete Pavement Replacement	Local	910,000	861,857	-	861,857	910,000	-	-
70-490-05	Storm Drainage Structure Replacement	Local	50,000	-	-	-	50,000	-	-
70-490-06	Sidewalk Replacement	Local	100,000	40,486	-	40,486	100,000	-	-
	Sub Total - Capital Maintenance		2,010,000	906,485	-	906,485	2,010,000	-	-
Other Capital Investment									
70-480-21	Other Engineering Services	Local	75,000	31,237	8,658	22,579	100,000	25,000	25,000
70-480-13	Salt Storage Facility - Design	Local	27,000	5,300	-	5,300	27,000	-	-
70-480-11	Salt Storage Facility - Construction	Local	450,000	-	-	-	450,000	-	-
70-480-27	Manchester Rd Streetscape III Design	Local	-	41,095	41,095	-	-	-	-
	Sub Total - Other Capital Investment		552,000	77,631	49,752	27,879	577,000	25,000	25,000
Total Expenditures			6,072,000	1,348,760	235,654	1,113,106	6,072,000	-	-

City of Wildwood **(18) Capital Road & Bridge Fund**
Mid-Year 2016

Object #:	1	Account #:	18-5-70-460-07	Title:	Other Roadway Imp Projects
Increase due to implementation of additional planned projects.					
Budget Increase/(Decrease) Requested: $25,000					

Object #:	2	Account #:	18-5-70-460-15	Title:	Manchester Rd Bike Lane Const.
Increase necessary due to the fact that project bids were higher than the budget amount.					
Budget Increase/(Decrease) Requested: $50,000					

Object #:	3	Account #:	18-5-70-460-20	Title:	Pond Grover Loop Ext Traffic Calm
Decrease due to project being cancelled due to action of the City Council. (Note that implementation of a trail would fall under the Department of Parks.)					
Budget Increase/(Decrease) Requested: ($100,000)					

Object #:	4	Account #:	18-5-70-470-62	Title:	Wood Rd Bridge #348 Replace Const.
Decrease due to the fact that project construction cost estimate is less than the budget amount.					
Budget Increase/(Decrease) Requested: ($65,000)					

Object #:	5	Account #:	18-5-70-470-62	Title:	Fox Creek Bridge #336 Replace Const.
Increase necessary due to the fact that project bids were higher than the budget amount.					
Budget Increase/(Decrease) Requested: $65,000					

Object #:	6	Account #:	18-5-70-480-21	Title:	Other Engineering Services
Increase due to implementation of Town Center Sanitary Sewer study update.					
Budget Increase/(Decrease) Requested: $25,000					

City of Wildwood
Fiscal 2016 Budget
Mid-Year
City Hall Project Fund
Combined Statement of Revenues, Expenditures, and Changes in Fund Balance

	Original/Current Budget 2016	Mid-Year Actual	Estimated Year-End	Proposed Amended Budget 2016
Beginning Fund Balances	Estimated	Actual	Actual	Actual
	2,761,339	**2,814,005**	**2,814,005**	**2,814,005**
Revenues				
Interest	-	304	500	-
Other Income (Cornerstone Contributions	-	-	-	-
Subtotal	-	304	500	-
Total Revenue	-	304	500	-
Other Financing Sources				
Transfer In (Out) General Func	(171,339)	-	(175,080)	(174,580)
Transfer In (Out) CIP Sales Tax Func	-	(304)	-	-
Total Other Financing Sources	(171,339)	(304)	(175,080)	(174,580)
Total Revenue and Other Financing Sources	(171,339)	-	(174,580)	(174,580)
Expenditures				
Insurance	-	-	-	-
Misc. Expense	-	-	-	-
Utilities - Electric	-	-	-	-
Acoustical Treatmen	40,000	-	40,000	40,000
Emergency Generato	-	-	-	-
Landscape Enhancements	10,000	-	10,000	10,000
Architectural Design/LEED	-	-	-	-
LEED Commissioning	-	-	-	-
Construction	-	-	-	-
Permits/Inspection Fees	-	-	-	-
Debt Service (COPs Lease Payments	-	-	-	-
Capitalized Interest Expens	-	-	-	-
Relocation/Set-up	-	-	-	-
Audio/Video Enhancements	10,000	699	10,000	10,000
Transfer Interest to Operating Accoun	-	-	-	-
Total Expenditures	60,000	699	60,000	60,000
Total Revenues and Other Financing Sources Over (Under) Expenditures	**(231,339)**	**(699)**	**(234,580)**	**(234,580)**
Encumbrances				
Prior Year Encumbrance	(2,530,000)	(2,579,425)	(2,579,425)	(2,579,425)
Current Year Encumbrance	-			-
Total Encumbrance Adjustmen	(2,530,000)	(2,579,425)	(2,579,425)	(2,579,425)
Ending Fund Balances				
Restricted Reserve (for Certificates of Participation)	**-**	**-**	**-**	**-**
Fund Balance (Excluding Restricted Reserve)	**-**	**233,881**	**-**	**-**

*Deposited with Trustee to be held as security for duration of Certificates amortization period. Refunded to the City at conclusion of Certificates amortization period.

City of Wildwood
Fiscal 2016 Budget Mid-Year Report
Town Center Sewer Fund

	Budget 2016	Mid-Year Actual	Estimated Year-End	Proposed Amended Budget 2016
	Estimated	Audited	Audited	Audited
Beginning Fund Balance	**384,094**	**377,683**	**377,683**	**377,683**
Revenues				
Interest Income	100	222	300	100
Special Assessments	124,755	1,027	124,755	124,755
Interest Payments	73,905	-	73,905	73,905
Other	-	-	-	-
Total Revenues	198,760	1,249	198,960	198,760
Expenditures				
Administrative & Legal	12,250	-	12,250	12,250
Principal	140,000	140,000	140,000	140,000
Interest Expense	18,675	9,556	18,675	18,675
Total Expenditures	170,925	149,556	170,925	170,925
Revenue Over (Under) Expenditures	27,835	(148,307)	28,035	27,835
Prior Year Encumbrance	-	-	-	-
Current Year Encumbrance	-	-	-	-
Total Encumbrance Adjustment	-	-	-	-
Bond Payment Reserve	164,113	164,113	164,113	164,113
Ending Fund Balance	**247,815**	**65,263**	**241,605**	**241,405**

City of Wildwood
Fiscal 2016 Budget Mid-Year Report
East Traffic Generation Assessment Fund

	Current Budget 2016	Mid-Year Actual	Estimated Year-End	Proposed Amended Budget 2016
Beginning Fund Balance	**Estimate**	**Audited**	**Audited**	**Audited**
	76,566	**82,867**	**82,867**	**82,867**
Revenues				
TGA Revenues	25,000	74,616	80,000	25,000
Interest	100	159	250	100
Total Revenue	25,100	74,775	80,250	25,100
Expenditures				
Capital Oultay Expense Reimbursement	-	-	-	-
Total Expenditures	-	-	-	-
Revenue Over (Under) Expenditures				
	25,100	74,775	80,250	25,100
Other Financing Sources				
Interfund Transfers In (Out)	-	-	-	-
Sub Total	-	-	-	-
Total Revenues and Other Financing Sources Over (Under) Expenditures				
	25,100	74,775	80,250	25,100
Ending Fund Balance				
	101,666	**157,643**	**163,117**	**107,967**

City of Wildwood
Fiscal 2016 Budget Mid-Year Report
West Traffic Generation Assessment Fund

	Original Budget 2016	Mid-Year Actual	Estimated Year-End	Proposed Amended Budget 2016
Beginning Fund Balance	**Estimate**	**Audited**	**Audited**	**Audited**
	81,054	**82,162**	**82,162**	**82,162**
Revenues				
TGA Revenues	10,000	2,425	10,000	10,000
Interest	100	107	100	100
Total Revenue	10,100	2,532	10,100	10,100
Expenditures				
	-	-	-	-
Total Expenditures	-	-	-	-
Revenue Over (Under) Expenditures				
	10,100	2,532	10,100	10,100
Other Financing Sources				
Interfund Transfers In (Out)	-	-	-	-
Sub Total	-	-	-	-
Total Revenues and Other Financing Sources Over (Under) Expenditures				
	10,100	2,532	10,100	10,100
Ending Fund Balance				
	91,154	**84,694**	**92,262**	**92,262**

BILL #2210 **ORDINANCE #2210**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT APPROVES AN ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) LOTS OF RECORD, WHICH ARE DESCRIBED AS ALL OF LOT 3 OF THE 'JAEGER FARMS SUBDIVISION,' BEING RECORDED IN PLAT BOOK 303, PAGE 72, OF ST. LOUIS COUNTY, MISSOURI RECORDS, AND PART OF A BOUNDARY ADJUSTED TRACT OF LAND BEING RECORDED IN PLAT BOOK 304, PAGE 66, OF ST. LOUIS COUNTY, MISSOURI RECORDS, AND MORE SPECIFICALLY SITUATED ON THE NORTHWEST CORNER OF JAEGER FARMS DRIVE AND OSSENFORT ROAD, THEREBY TRANSFERRING AN AREA OF 8,494.2 SQUARE FEET BETWEEN THE RESPECTIVE PROPERTIES, THEREBY ENSURING ALL IMPROVEMENTS ASSOCIATED WITH THE SMALLER SIZED PROPERTY ARE NOW LOCATED WITHIN ITS ADJUSTED BOUNDARIES – "THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE." (Ward One)

WHEREAS, the owner of said properties is seeking the adjustment of these two (2) legal lots of record, which would allow for their modifications, as set forth by the *Subdivision and Development Regulations* adopted by the City of Wildwood; and

WHEREAS, the adjustment of these parcels of ground will transfer approximately 0.195 acres (8,494 square feet) from the tract of land located in U.S. Survey 957 to Lot 3 of Jaeger Farms Subdivision, thereby ensuring all improvements associated with the latter property are located upon it in their entirety; and

WHEREAS, post-adjustment, these subject properties continue to meet the minimum three (3) acre requirement and minimum yard areas [i.e. building setback distances], as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance; and

WHEREAS, the resulting parcels of ground comply with all the provisions of Chapter 420.360 of the *Subdivision and Development Regulations* (Boundary Adjustment - Exceptions) of the City of Wildwood with regard to lot widths, dimensions, and access requirements as well; and

WHEREAS, as part of this adjustment, the owner of the properties is providing a small area of dedication to the City of Wildwood for right-of-way purposes relating to Ossenfort Road; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents and property owners.

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

Section One. The City Council of the City of Wildwood hereby approves and authorizes the adjustment of certain common boundary lines between two (2) existing parcels of ground, which are described as all of Lot 3 of the 'Jaeger Farms Subdivision,' being recorded in Plat Book 303, Page 72, of St. Louis County, Missouri Records, and part of a boundary adjusted tract of land being recorded in Plat Book 304, Page 66, of St. Louis County, Missouri Records, and more specifically situated on the northwest corner of Jaeger Road and Ossenfort Road, for the purposes of transferring 0.195 acres of land area between the two (2) properties. These lots are indicated

graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owners' request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Boundary Adjustment Plat in the Office of the St. Louis County Recorder of Deeds within sixty (60) days of its approval by the City Council, or their action shall be null and void.

Section Three. This ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and the petitioner(s) or representative returns recorded copies of the plat to the Department of Planning.

THIS BILL WAS PASSED AND APPROVED THIS ___DAY OF _____2016 BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

_____	_____
Presiding Officer	The Honorable James R. Bowlin, Mayor

ATTEST:

_____	_____
Elizabeth Weiss, City Clerk	Elizabeth Weiss, City Clerk

Terri Gaston

From: Prophet, Linda W <LProphet@ameren.com>
Sent: Thursday, August 11, 2016 1:42 PM
To: Chris Laneman (claneman@poehlman-prost.com); Terri Gaston
Subject: FW: 19305 Jaeger Farms Dr. Boundary Adjustment Plat
Attachments: PPI (699).pdf; MYSCAN_20160808_0003.PDF

Ameren Operations has no objection to the attached boundary adjustment.

Thanks,

Linda

LINDA PROPHET
Sr Real Estate Representative, Real Estate
T 314/554-3458
C 314/712-8708
E LProphet@ameren.com

AMEREN MISSOURI
1901 Chouteau Avenue
P.O. Box 66149, MC 700
St. Louis, MO 63166-6149

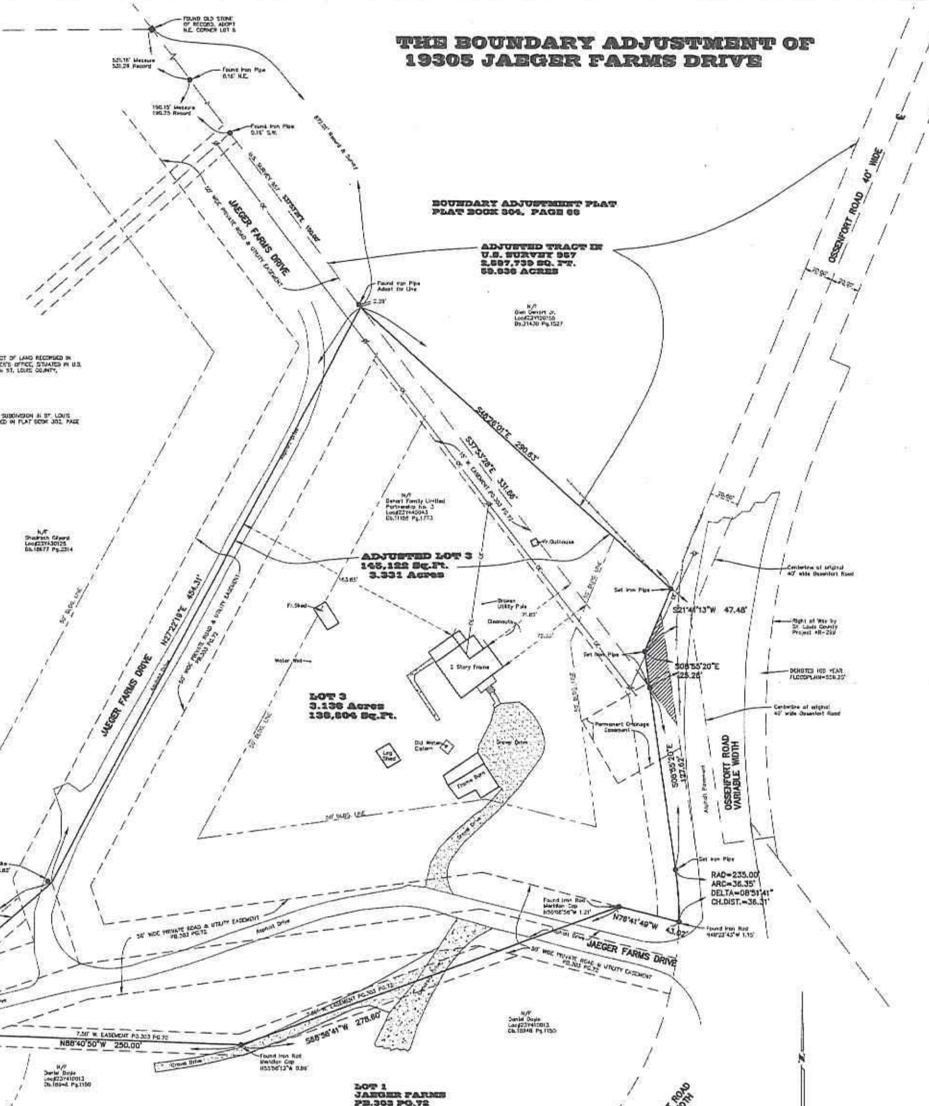
From: Christopher Laneman [mailto:claneman@poehlman-prost.com]
Sent: Monday, August 08, 2016 2:14 PM
To: Prophet, Linda W
Cc: 'terri@cityofwildwood.com'
Subject: 19305 Jaeger Farms Dr. Boundary Adjustment Plat

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

Linda,
We are seeking an approval Letter for the boundary adjustment plat at 19305 Jaeger Farms Dr.
Attached is a letter and pdf of the boundary adjustment plat for your review.

Regards,
Christopher M. Laneman, PLS
Poehlman & Prost Inc.
314-997-5777
Email: claneman@poehlman-prost.com

THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE



ORIGINAL TRACT IN U.S. SURVEY 957

A TRACT OF LAND BEING ALL OF A BOUNDARY ADJUSTED TRACT OF LAND RECORDED IN PLAT BOOK 304, PAGE 66 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SITUATED IN U.S. SURVEY 957 IN TOWNSHIPS 44 & 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI.

ORIGINAL LOT 3 OF JAEGER FARMS

A TRACT OF LAND BEING ALL OF LOT 3 OF JAEGER FARMS, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS.

SERVICE PROVIDERS LIST

AT&T
909 CHESTNUT ST., ROOM 9-X-04
ST. LOUIS, MISSOURI 63103

LACLEDE GAS COMPANY
720 OLIVE STREET
ST. LOUIS, MISSOURI 63101

MISSOURI-AMERICAN WATER COMPANY
727 CRAIG ROAD
ST. LOUIS, MISSOURI 63141

AMEREN UE
P.O. BOX 66149, MC 700
ST. LOUIS, MISSOURI 63166-6149

CHARTER COMMUNICATIONS
815 CHARTER COMMONS
TOWN & COUNTRY, MISSOURI 63017
ATTENTION: LISA WARD

METRO WEST FIRE PROTECTION DISTRICT
17065 MANCHESTER ROAD
WILDWOOD, MISSOURI 63040
ATTENTION: FIRE MARSHALL

SEWER - PRIVATE SEPTIC

DIRECTOR'S SCRIPT

THIS ACKNOWLEDGEMENT CERTIFIES THIS BOUNDARY ADJUSTMENT PLAT HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS ______ DAY OF __________, 2016.

JOE VUJNICH, DIRECTOR OF PLANNING

CITY OF WILDWOOD DEPARTMENT OF PLANNING

I, ELIZABETH WEISS, CITY CLERK OF THE CITY OF WILDWOOD, MISSOURI, DO HEREBY CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY ORDINANCE NUMBER __________ UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI, ON THE ______ DAY OF __________, 2016. SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN MY OFFICE AS TESTIMONY WHEREOF, I HEREUNTO NOW SET MY HAND AND AFFIX THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, ON THIS ______ DAY __________ 2016.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, MISSOURI, THIS ______ DAY OF __________, 2016.

ELIZABETH WEISS, CITY CLERK

PRELIMINARY
FOR REVIEW

PROJECT SITE

SCALE: 1" = 2000'

LOCATION MAP
WUNNENBERG'S STREET GUIDE
WILDWOOD, MISSOURI
PAGE 29, GRID CO-24

OWNERSHIP CERTIFICATE

THE UNDERSIGNED OWNERS OF THE TRACTS OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS " THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE ". THESE LOTS WILL BE SUBJECT TO ALL SUBDIVISION RESTRICTIONS AND CITY OF WILDWOOD PLANNING AND ZONING REGULATIONS.

SUBJECT PROPERTIES ARE ZONED "NU" NON URBAN.
BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.
NO EASEMENTS ARE TO BE CREATED OR VACATED BY THIS PLAT.
THE UNDERSIGNED FURTHER STATES THAT SAID TRACTS ARE NOT ENCUMBERED BY DELINQUENT TAXES AND NO LIENS EXIST AGAINST THE PROPERTIES.

A PORTION OF OSSENFORT ROAD IS TO BE WIDENED, WHICH FOR BETTER IDENTIFICATION IS SHOWN HATCHURED ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF WILDWOOD FOR PUBLIC USE FOREVER.

IN WITNESS HEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR SEAL THIS ______ DAY OF __________ 2016.

GLEN L. DEHART JR.

NOTARY PUBLIC CERTIFICATE

STATE OF MISSOURI } SS
COUNTY OF ST. LOUIS }

ON THIS ______ DAY OF __________ 2016, BEFORE ME APPEARED GLEN L. DEHART JR., TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE AND SIGN SAID INSTRUMENT AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: __________ __________ NOTARY PUBLIC

ADJUSTED TRACT IN U.S. SURVEY 957
JULY 13, 2016

A TRACT OF LAND BEING ALL OF A BOUNDARY ADJUSTED TRACT OF LAND RECORDED IN PLAT BOOK 304, PAGE 66 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, EXCEPTING THE TRACT DESCRIBED BELOW, SITUATED IN U.S. SURVEY 957 IN TOWNSHIPS 44 & 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, CONTAINING 2,597,739 SQUARE FEET OR 59.636 ACRES AND THE EXCEPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD STONE MARKING THE NORTHEAST CORNER OF LOT 6 OF JAEGER FARMS SUBDIVISION RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 37 DEGREES 53 MINUTES 28 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID JAEGER FARMS SUBDIVISION, A DISTANCE OF 672.01 FEET TO THE MOST NORTHERN CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE DEPARTING SAID SUBDIVISION LINE, SOUTH 48 DEGREES 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 290.63 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF OSSENFORT ROAD, 40 FEET WIDE; THENCE SOUTH 21 DEGREES 41 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 47.48 FEET TO IT'S INTERSECTION WITH THE PROLONGATION NORTHWESTERLY OF THE 15 FOOT WIDENING STRIP RECORDED IN JAEGER FARMS SUBDIVISION; THENCE SOUTH 08 DEGREES 55 MINUTES 20 SECONDS EAST ALONG SAID PROLONGATION, A DISTANCE OF 25.26 FEET TO THE ORIGINAL CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION; THENCE DEPARTING SAID RIGHT OF WAY LINE OF OSSENFORT ROAD AS WIDENED, NORTH 37 DEGREES 53 MINUTES 28 SECONDS WEST, ALONG THE NORTHEASTERN LINE OF LOT 3 OF JAEGER FARMS SUBDIVISION, A DISTANCE OF 331.66 FEET TO THE POINT OF BEGINNING, CONTAINING 8,516 SQUARE FEET OR 0.193 ACRES.

ADJUSTED LOT 3
JULY 13, 2016

A TRACT OF LAND BEING ALL OF LOT 3 OF JAEGER FARMS SUBDIVISION RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS AND PART OF A BOUNDARY ADJUSTED TRACT OF LAND RECORDED IN PLAT BOOK 304, PAGE 66 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SITUATED IN PART OF SECTION 6 AND U.S. SURVEY 957 IN TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN OLD STONE MARKING THE NORTHEAST CORNER OF LOT 6 OF SAID JAEGER FARMS SUBDIVISION; THENCE SOUTH 37 DEGREES 53 MINUTES 28 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID JAEGER FARMS SUBDIVISION, A DISTANCE OF 672.01 FEET TO THE MOST NORTHERN CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE DEPARTING SAID SUBDIVISION LINE, SOUTH 48 DEGREES 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 290.63 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF OSSENFORT ROAD, 40 FEET WIDE; THENCE SOUTH 21 DEGREES 41 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 47.48 FEET TO IT'S INTERSECTION WITH THE PROLONGATION NORTHWESTERLY OF THE 15 FOOT WIDENING STRIP RECORDED IN JAEGER FARMS SUBDIVISION; THENCE SOUTH 08 DEGREES 55 MINUTES 20 SECONDS EAST ALONG SAID PROLONGATION, A DISTANCE OF 25.26 FEET TO THE ORIGINAL CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION; THENCE CONTINUING ALONG THE EASTERN LINE OF SAID LOT 3 AND ALONG SAID WIDENED RIGHT OF WAY LINE, SOUTH 08 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 127.62 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 36.35 FEET, THE CHORD OF WHICH BEARS SOUTH 04 DEGREES 29 MINUTES 29 SECONDS EAST, A CHORD DISTANCE OF 36.31 FEET TO COMMON PROPERTY LINE BETWEEN LOTS 1 AND 3 OF SAID JAEGER FARMS SUBDIVISION; THENCE DEPARTING THE WIDENED RIGHT OF WAY LINE OF OSSENFORT ROAD, NORTH 76 DEGREES 41 MINUTES 49 SECONDS WEST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 43.02 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE SOUTH 68 DEGREES 56 MINUTES 41 SECONDS WEST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 278.60 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE NORTH 88 DEGREES 40 MINUTES 50 SECONDS WEST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 250.00 FEET TO THE COMMON PROPERTY CORNER OF LOTS 1, 2, 3 & 4 OF SAID JAEGER FARMS SUBDIVISION; THENCE NORTH 47 DEGREES 55 MINUTES 14 SECONDS EAST, ALONG THE COMMON PROPERTY LINE BETWEEN LOTS 3 & 4 OF SAID JAEGER FARMS SUBDIVISION, A DISTANCE OF 156.92 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE NORTH 27 DEGREES 22 MINUTES 19 SECONDS EAST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 454.31 FEET TO THE POINT OF BEGINNING, CONTAINING 145,122 SQUARE FEET OR 3.331 ACRES.

SURVEY STATEMENT

THIS IS TO CERTIFY TO RICHARD VESTAL, THAT TO THE BEST OF MY BELIEF, KNOWLEDGE AND ABILITY, POEHLMAN & PROST INC., DURING THE MONTHS OF JUNE & JULY, 2016, EXECUTED A BOUNDARY SURVEY BASED ON FIELD INFORMATION OBTAINED FROM FIELD PERSONNEL UNDER MY DIRECTION, ON LOT 3 OF JAEGER FARMS, RECORDED IN P.B. 303, PG. 72 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE AND PART OF A BOUNDARY ADJUSTED TRACT RECORDED IN PLAT BOOK 304, PAGE 66 OF THE ST. LOUIS COUNTY RECORDS, AND BOUNDARY ADJUSTED THE TRACTS AS SHOWN HEREON, SITUATED IN TOWNSHIP 44 NORTH, RANGE 5 EAST, IN THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

I ALSO DECLARE THAT UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY AND PROFESSIONAL JUDGMENT, THAT THE RESULTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY AS SET FORTH BY THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY AND RULES PROMULGATED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS ACCORDING TO 20 CSR 2030, EFFECTIVE APRIL, 2015.

IN WITNESS WHEREOF, WE HAVE SET OUR FIRM NAME AT OUR OFFICE IN ST. LOUIS COUNTY, MISSOURI, ON THIS 8th DAY OF JULY 2016.

POEHLMAN & PROST INC.
PROJECT NUMBER 216-056A
BY: *Christopher M. Landman*
CHRISTOPHER M. LANDMAN P.L.S.# 2289

GENERAL SURVEY NOTES:

1. A CURRENT TITLE POLICY WAS NOT RECEIVED FROM THE CLIENT, THEREFORE THERE MAY BE EASEMENTS OF RECORD THAT ARE NOT SHOWN ON THE SURVEY DRAWING.

2. THE BEARING SYSTEM IS ADOPTED FOR JAEGER FARMS SUBDIVISION, RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS.

3. THE 100 YEAR FLOODPLAIN ELEVATION OF 558.20 WAS ESTABLISHED BY FIRM MAP NUMBER 29189C0250K, REVISED FEBRUARY 4, 2015.

4. SOURCE OF RECORD: GENERAL WARRANTY DEED CONVEYED TO DEHART FAMILY PARTNERSHIP NO. 3 RECORDED IN DEED BOOK 11158 PAGE 1773 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE.

ST. LOUIS COUNTY BENCHMARK NO. 11132 N.A.V.D.88 DATUM

STL #11132 "+" FOUND CROSS CUT IN THE TOP CENTER OF A CONCRETE HEADWALL SITUATED ROUGHLY 15 FEET NORTHEAST OF THE CENTERLINE OF HARDT ROAD AND 120 FEET EAST OF THE CENTERLINE OF OSSENFORT ROAD. ELEV. = 560.25

POEHLMAN & PROST, INC.
Land Surveying and Civil Engineering
P.O. Box 8340
9280 Dielman Industrial Drive
St. Louis, Missouri 63132
(314) 997-5777 Phone
(314) 997-0407 Fax
E-Mail: bjpoehlman@poehlman-prost.com

CERTIFICATE OF AUTHORITY
CIVIL ENGINEERING # E-922-D
LAND SURVEYING # LS-199-D

RICHARD VESTAL
C/O LAWRENCE WITTLES
314-282-8730
richard.vestal@vestalcorporation.com

UTILITY LOCATION NOTE

ENGINEERING/SURVEYING RELEASE ©

ENGINEERING/SURVEYING AUTHENTICATION

BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

19305 JAEGER FARMS DRIVE BOUNDARY ADJUSTMENT PLAT

PART OF THE N.W. QUARTER OF THE N.E. QUARTER OF SECTION 6
AND PART OF U.S. SURVEY 957 IN TOWNSHIP 44 NORTH, RANGE 5 EAST
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

NO.	DESCRIPTION	DATE
1	City Comments	8-8-16

STATE OF MISSOURI — CHRISTOPHER M. LANDMAN — NUMBER LS-2289 — PROFESSIONAL LAND SURVEYOR

Christopher M. Landman
CHRISTOPHER M. LANDMAN, PLS
PLS# LS-2289

DATE: JULY 7, 2016
PROJECT NUMBER: 216-056A
BOUNDARY ADJUSTMENT PLAT
1 OF 1

Metropolitan
St. Louis Sewer
District

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

August 8, 2016

Mr. Jim Showmaker
St. Louis County Department of Public Works
41 South Central Avenue
Clayton, MO 63105

RE: 19305 Jaeger Farms Dr.
Wildwood, MO 63038
Loc. # 23Y440043

Dear Mr. Showmaker:

This is to state that this property is outside the corporate limits of the Metropolitan St. Louis Sewer District and we have no jurisdiction there.

If you have any questions, you can reach me at (314)768-6338 or (317)768-2705.

Sincerely,

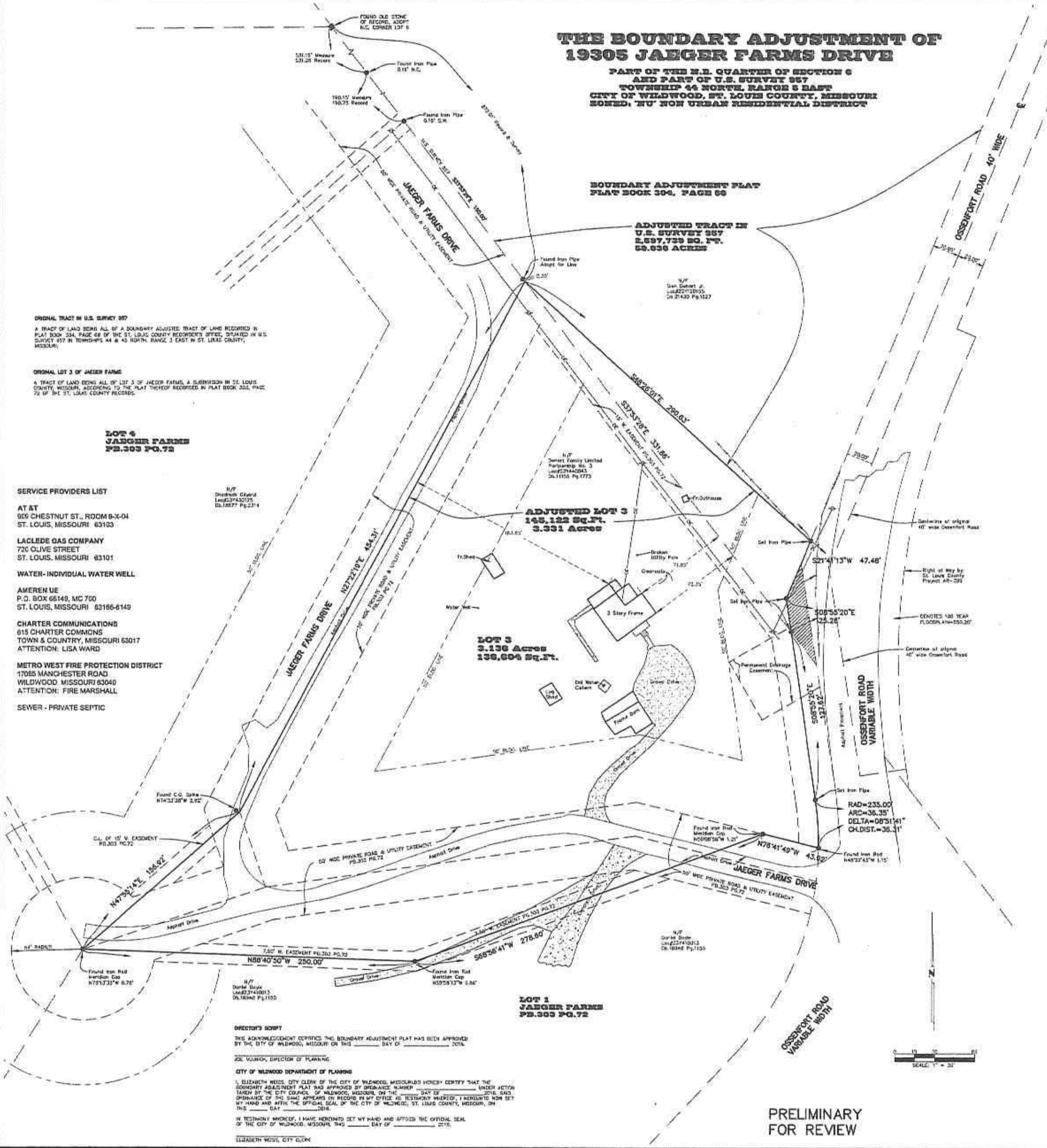
Joshua M. Warren, P.E.
Civil Engineer
Plan Review/Permit

JMW/bh

File:

THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE

**PART OF THE N.E. QUARTER OF SECTION 6
AND PART OF U.S. SURVEY 957
TOWNSHIP 44 NORTH, RANGE 5 EAST
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI
ZONED: "NU" NON URBAN RESIDENTIAL DISTRICT**



ORIGINAL TRACT IN U.S. SURVEY 957

A TRACT OF LAND BEING ALL OF A BOUNDARY ADJUSTED TRACT OF LAND RECORDED IN PLAT BOOK 304, PAGE 68 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SITUATED IN U.S. SURVEY 957 IN TOWNSHIPS 44 & 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI.

ORIGINAL LOT 3 OF JAEGER FARMS

A TRACT OF LAND BEING ALL OF LOT 3 OF JAEGER FARMS, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS.

SERVICE PROVIDERS LIST

AT &T
909 CHESTNUT ST., ROOM 9-X-04
ST. LOUIS, MISSOURI 63103

LACLEDE GAS COMPANY
720 OLIVE STREET
ST. LOUIS, MISSOURI 63101

WATER- INDIVIDUAL WATER WELL

AMEREN UE
P.O. BOX 66149, MC 700
ST. LOUIS, MISSOURI 63166-6149

CHARTER COMMUNICATIONS
615 CHARTER COMMONS
TOWN & COUNTRY, MISSOURI 63017
ATTENTION: LISA WARD

METRO WEST FIRE PROTECTION DISTRICT
17065 MANCHESTER ROAD
WILDWOOD MISSOURI 63040
ATTENTION: FIRE MARSHALL

SEWER - PRIVATE SEPTIC

DIRECTOR'S SCRIPT

THIS ACKNOWLEDGEMENT CERTIFIES THIS BOUNDARY ADJUSTMENT PLAT HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS ______ DAY OF ____________ 2016.

____
JOE VUJNICH, DIRECTOR OF PLANNING

CITY OF WILDWOOD DEPARTMENT OF PLANNING

I, ELIZABETH WEISS, CITY CLERK OF THE CITY OF WILDWOOD, MISSOURI,DO HEREBY CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY ORDINANCE NUMBER ____________ UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI, ON THE ______ DAY OF ____________ 2016. SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN MY OFFICE AS TESTIMONY WHEREOF, I HEREUNTO NOW SET MY HAND AND AFFIX THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, ON THIS ______ DAY ____________ 2016.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, MISSOURI, THIS ______ DAY OF ____________, 2016.

____
ELIZABETH WEISS, CITY CLERK

PRELIMINARY
FOR REVIEW

SCALE: 1" = 2000'

LOCATION MAP
WUNNENBERG'S STREET GUIDE
WILDWOOD, MISSOURI
PAGE 25 , GRID OO-24

OWNERSHIP CERTIFICATE

THE UNDERSIGNED OWNERS OF THE TRACTS OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS " THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE ". THESE LOTS WILL BE SUBJECT TO ALL SUBDIVISION RESTRICTIONS AND CITY OF WILDWOOD PLANNING AND ZONING REGULATIONS.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.
NO EASEMENTS ARE TO BE CREATED OR VACATED BY THIS PLAT.
THE UNDERSIGNED FURTHER STATES THAT SAID TRACTS ARE NOT ENCUMBERED BY DELINQUENT TAXES AND NO LIENS EXIST AGAINST THE PROPERTIES.

A PORTION OF OSSENFORT ROAD IS TO BE WIDENED, WHICH FOR BETTER IDENTIFICATION IS SHOWN HATCHURED ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF WILDWOOD FOR PUBLIC USE FOREVER.

IN WITNESS HEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR SEAL THIS ______ DAY OF ____________ 2016.

____
GLEN L. DEHART JR.

NOTARY PUBLIC CERTIFICATE

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

ON THIS ______ DAY OF ____________ 2016, BEFORE ME APPEARED GLEN L. DEHART JR., TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE AND SIGN SAID INSTRUMENT AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
IN THE COUNTY AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: ____________ ____________
NOTARY PUBLIC

ADJUSTED TRACT IN U.S. SURVEY 957
JULY 13, 2016

A TRACT OF LAND BEING ALL OF A BOUNDARY ADJUSTED TRACT OF LAND RECORDED IN PLAT BOOK 304, PAGE 68 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, EXCEPTING THE TRACT DESCRIBED BELOW, SITUATED IN U.S. SURVEY 957 IN TOWNSHIPS 44 & 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, CONTAINING 2,597,738 SQUARE FEET OR 59.636 ACRES AND THE EXCEPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD STONE MARKING THE NORTHEAST CORNER OF LOT 6 OF JAEGER FARMS SUBDIVISION RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 37 DEGREES 53 MINUTES 28 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID JAEGER FARMS SUBDIVISION, A DISTANCE OF 873.01 FEET TO THE MOST NORTHERN CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE DEPARTING SAID SUBDIVISION LINE, SOUTH 48 DEGREES 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 290.63 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF OSSENFORT ROAD, 40 FEET WIDE; THENCE SOUTH 21 DEGREES 41 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 47.48 FEET TO IT'S INTERSECTION WITH THE PROLONGATION NORTHWESTERLY OF THE 15 FOOT WIDENING STRIP RECORDED IN JAEGER FARMS SUBDIVISION; THENCE SOUTH 08 DEGREES 55 MINUTES 20 SECONDS EAST ALONG SAID PROLONGATION, A DISTANCE OF 25.28 FEET TO THE ORIGINAL CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION; THENCE DEPARTING SAID RIGHT OF WAY LINE OF OSSENFORT ROAD AS WIDENED, NORTH 37 DEGREES 53 MINUTES 28 SECONDS WEST, ALONG THE NORTHEASTERN LINE OF LOT 3 OF JAEGER FARMS SUBDIVISION, A DISTANCE OF 331.88 FEET TO THE POINT OF BEGINNING, CONTAINING 8,518 SQUARE FEET OR 0.195 ACRES.

ADJUSTED LOT 3
JULY 13, 2016

A TRACT OF LAND BEING ALL OF LOT 3 OF JAEGER FARMS SUBDIVISION RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS AND PART OF A BOUNDARY ADJUSTED TRACT OF LAND RECORDED IN PLAT BOOK 304, PAGE 68 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SITUATED IN PART OF SECTION 6 AND U.S. SURVEY 957 IN TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN OLD STONE MARKING THE NORTHEAST CORNER OF LOT 6 OF SAID JAEGER FARMS SUBDIVISION; THENCE SOUTH 37 DEGREES 53 MINUTES 28 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID JAEGER FARMS SUBDIVISION, A DISTANCE OF 873.01 FEET TO THE MOST NORTHERN CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE DEPARTING SAID SUBDIVISION LINE, SOUTH 48 DEGREES 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 290.63 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF OSSENFORT ROAD, 40 FEET WIDE; THENCE SOUTH 21 DEGREES 41 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 47.48 FEET TO IT'S INTERSECTION WITH THE PROLONGATION NORTHWESTERLY OF THE 15 FOOT WIDENING STRIP RECORDED IN JAEGER FARMS SUBDIVISION; THENCE SOUTH 08 DEGREES 55 MINUTES 20 SECONDS EAST ALONG SAID PROLONGATION, A DISTANCE OF 25.28 FEET TO THE ORIGINAL CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION; THENCE CONTINUING ALONG THE EASTERN LINE OF SAID LOT 3 AND ALONG SAID WIDENED RIGHT OF WAY LINE, SOUTH 08 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 127.62 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 36.35 FEET, THE CHORD OF WHICH BEARS SOUTH 04 DEGREES 29 MINUTES 29 SECONDS EAST, A CHORD DISTANCE OF 36.31 FEET TO COMMON PROPERTY LINE BETWEEN LOTS 1 AND 3 OF SAID JAEGER FARMS SUBDIVISION; THENCE DEPARTING THE WIDENED RIGHT OF WAY LINE OF OSSENFORT ROAD, NORTH 78 DEGREES 41 MINUTES 49 SECONDS WEST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 43.02 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE SOUTH 66 DEGREES 56 MINUTES 41 SECONDS WEST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 278.60 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE NORTH 88 DEGREES 40 MINUTES 50 SECONDS WEST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 250.00 FEET TO THE COMMON PROPERTY CORNER OF LOTS 1, 2, 3 & 4 OF SAID JAEGER FARMS SUBDIVISION; THENCE NORTH 47 DEGREES 55 MINUTES 14 SECONDS EAST, ALONG THE COMMON PROPERTY LINE BETWEEN LOTS 3 & 4 OF SAID JAEGER FARMS SUBDIVISION, A DISTANCE OF 156.92 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE NORTH 27 DEGREES 22 MINUTES 19 SECONDS EAST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 454.31 FEET TO THE POINT OF BEGINNING, CONTAINING 145,122 SQUARE FEET OR 3.331 ACRES.

SURVEY STATEMENT

THIS IS TO CERTIFY TO RICHARD VESTAL, THAT TO THE BEST OF MY BELIEF, KNOWLEDGE AND ABILITY, POEHLMAN & PROST INC., DURING THE MONTHS OF JUNE & JULY, 2016, EXECUTED A BOUNDARY SURVEY BASED ON FIELD INFORMATION OBTAINED FROM FIELD PERSONNEL UNDER MY DIRECTION, ON LOT 3 OF JAEGER FARMS, RECORDED IN P.B. 303, PG. 72 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE AND PART OF A BOUNDARY ADJUSTED TRACT RECORDED IN PLAT BOOK 304, PAGE 68 OF THE ST. LOUIS COUNTY RECORDS, AND BOUNDARY ADJUSTED THE TRACTS AS SHOWN HEREON, SITUATED IN TOWNSHIP 44 NORTH, RANGE 5 EAST, IN THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

I ALSO DECLARE THAT UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY AND PROFESSIONAL JUDGMENT, THAT THE RESULTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY AS SET FORTH BY THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY AND RULES PROMULGATED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS ACCORDING TO 20 CSR 2030, EFFECTIVE APRIL, 2015.

IN WITNESS WHEREOF, WE HAVE SET OUR FIRM NAME AT OUR OFFICE IN ST. LOUIS COUNTY, MISSOURI, ON THIS 8th DAY OF JULY 2016.

POEHLMAN & PROST INC.
PROJECT NUMBER 216-058A

BY: Christopher M. Landman
CHRISTOPHER M. LANDMAN P.L.S.# 2369

GENERAL SURVEY NOTES:

1. A CURRENT TITLE POLICY WAS NOT RECEIVED FROM THE CLIENT, THEREFORE THERE MAY BE EASEMENTS OF RECORD THAT ARE NOT SHOWN ON THE SURVEY DRAWING.

2. THE BEARING SYSTEM IS ADOPTED FOR JAEGER FARMS SUBDIVISION, RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS.

3. THE 100 YEAR FLOODPLAIN ELEVATION OF 550.20 WAS ESTABLISHED BY FIRM MAP NUMBER 29189C0205K, REVISED FEBRUARY 4, 2015.

4. SOURCE OF RECORD: GENERAL WARRANTY DEED CONVEYED TO DEHART FAMILY PARTNERSHIP NO. 3 RECORDED IN DEED BOOK 11156 PAGE 1773 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE.

ST. LOUIS COUNTY BENCHMARK NO. 11132 N.A.V.D.88 DATUM

STL #11132 "+" FOUND CROSS CUT IN THE TOP CENTER OF A CONCRETE HEADWALL SITUATED ROUGHLY 10 FEET NORTHEAST OF THE CENTERLINE OF HARDY ROAD AND 120 FEET EAST OF THE CENTERLINE OF OSSENFORT ROAD. ELEV. = 560.38

UTILITY LOCATION NOTE

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

POEHLMAN & PROST, INC.
Land Surveying and Civil Engineering
P.O. Box 8340
9280 Dielman Industrial Drive
St. Louis, Missouri 63132
(314) 997-5777 Phone
(314) 997-0407 Fax
E-Mail: bjpoehlman@poehlman-prost.com

CERTIFICATE OF AUTHORITY
CIVIL ENGINEERING # E-822-D
LAND SURVEYING # LS-190-D

RICHARD VESTAL
C/O LAWRENCE WITTLES
314-282-8730
richard.vestal@vestalcorporation.com

ENGINEERING/SURVEYING RELEASE

19305 JAEGER FARMS DRIVE BOUNDARY ADJUSTMENT PLAT

PART OF THE N.W. QUARTER OF THE N.E. QUARTER OF SECTION 6
AND PART OF U.S. SURVEY 957 IN TOWNSHIP 44 NORTH, RANGE 5 EAST
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

NO	DESCRIPTION	DATE
1	CITY COMMENTS	8-8-2016

BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

STATE OF MISSOURI — CHRISTOPHER M. LANDMAN — NUMBER LS-2369 — PROFESSIONAL LAND SURVEYOR

CHRISTOPHER M. LANDMAN, PLS
PLS# LS-2369

DATE: JULY 7, 2016
PROJECT NUMBER: 216-058A
BOUNDARY ADJUSTMENT PLAT
1 OF 1

Laclede Gas Company
700 Market St.
St. Louis, MO 63101

LacledeGas.com

August 9, 2016

Christopher M. Laneman
Poehlman & Prost, Inc.

Re: 19305 Jaeger Farms Boundary Adjustment Plat

We have reviewed the above plat and have determined we have no issues. Therefore we approve of this boundary adjustment.

If you have any questions, please contact me at (314) 349-2963 or robby.shackles@spireenergy.com

Sincerely,

Robby Shackles
Construction Services

RDS/

Laclede Gas Company
Brian Langenbacher
Construction Engineer III
(314) 768-7767
Brian.Langenbacher@TheLacledeGroup.com

August 16, 2016

Re: Boundary Adjustment Plat – 19305 Jaeger Farms

Christopher M. Laneman, P.L.S.
Poehlman & Prost Inc.

Dear Mr. Laneman:

We have reviewed the proposed boundary adjustment plat for 19305 Jaeger Farms and have determined that we have no facilities that will be affected by this boundary adjustment and we will not at this time require any easement reservations – therefore Laclede Gas Company has no objections with this project moving forward.

Should you have any questions, please call me at 314-768-7767.

Sincerely,

Brian Langenbacher, P.E.
Construction Engineer III
Laclede Gas Company

Terri Gaston

From: Rod Cook <rodco@metrowest-fire.org>
Sent: Tuesday, August 09, 2016 3:18 PM
To: Christopher Laneman
Cc: Terri Gaston
Subject: RE: 19305 Jaeger Farm Drive Boundary Adjustment Plat

Christopher,

On review of the site survey and boundary adjustment (19305 Jaeger Farm Drive), Metro West has no request or comment.

Regards,

J. Rodney Cook
Battalion Chief, Fire Marshal
Division of Community Risk Reduction
Metro West Fire Protection District
636.458.2100
636.821.5806 Direct
RodCo@MetroWest-Fire.org
www.MetroWest-Fire.org

"Your Life, Our Mission...."

From: Christopher Laneman [mailto:claneman@poehlman-prost.com]
Sent: Monday, August 8, 2016 1:34 PM
To: Rod Cook <rodco@metrowest-fire.org>
Cc: 'terri@cityofwildwood.com' <terri@cityofwildwood.com>
Subject: 19305 Jaeger Farm Drive Boundary Adjustment Plat

Mr. Cook,
We are seeking an approval letter for the boundary adjustment plat at
19305 Jaeger Farms Drive. We have attached a letter and pdf of the plat for your review.

Regards,
Christopher M. Laneman, PLS
Poehlman & Prost Inc.
314-997-5777
Email: claneman@poehlman-prost.com

Saint Louis
COUNTY
REVENUE

Steve Stenger
County Executive

Gregory F. Quinn
Director of Revenue

DATE: August 8th, 2016

To Whom It May Concern:

This office certifies that after checking our *index of recorded plats*, we found *no duplication of name/s* for the proposed plats of:

The Boundary Adjustment of 19305 Jaeger Farms Drive

CITY OF WILDWOOD
AUG 10 2016
DEPT OF PLANNING & PARKS

On this 8th day of August 2016

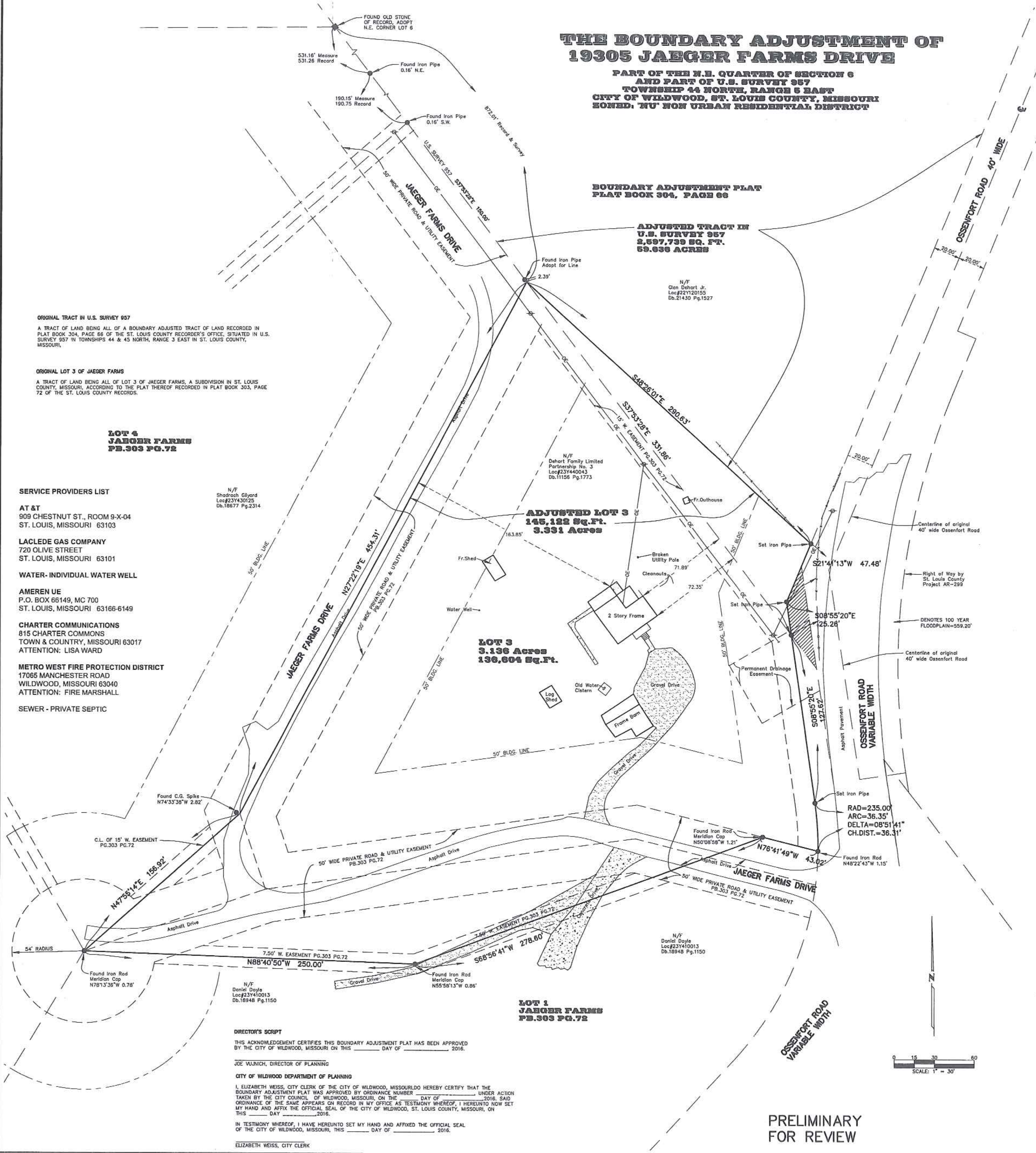
Gerald E. Smith
Recorder of Deeds
St. Louis County, MO.

By: [signature]
Recording Unit Supervisor

Christopher M. Laneman, PLS
Poehlman & Prost Inc.
314-997-5777
Email: claneman@poehlman-prost.com
(314) 997-0407 fax

THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE

PART OF THE N.E. QUARTER OF SECTION 6
AND PART OF U.S. SURVEY 957
TOWNSHIP 44 NORTH, RANGE 5 EAST
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI
ZONED: 'NU' NON URBAN RESIDENTIAL DISTRICT



ORIGINAL TRACT IN U.S. SURVEY 957

A TRACT OF LAND BEING ALL OF A BOUNDARY ADJUSTED TRACT OF LAND RECORDED IN PLAT BOOK 304, PAGE 66 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SITUATED IN U.S. SURVEY 957 IN TOWNSHIPS 44 & 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI,

ORIGINAL LOT 3 OF JAEGER FARMS

A TRACT OF LAND BEING ALL OF LOT 3 OF JAEGER FARMS, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS.

SERVICE PROVIDERS LIST

AT &T
909 CHESTNUT ST., ROOM 9-X-04
ST. LOUIS, MISSOURI 63103

LACLEDE GAS COMPANY
720 OLIVE STREET
ST. LOUIS, MISSOURI 63101

WATER- INDIVIDUAL WATER WELL

AMEREN UE
P.O. BOX 66149, MC 700
ST. LOUIS, MISSOURI 63166-6149

CHARTER COMMUNICATIONS
815 CHARTER COMMONS
TOWN & COUNTRY, MISSOURI 63017
ATTENTION: LISA WARD

METRO WEST FIRE PROTECTION DISTRICT
17065 MANCHESTER ROAD
WILDWOOD, MISSOURI 63040
ATTENTION: FIRE MARSHALL

SEWER - PRIVATE SEPTIC

DIRECTOR'S SCRIPT

THIS ACKNOWLEDGEMENT CERTIFIES THIS BOUNDARY ADJUSTMENT PLAT HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS ________ DAY OF ____________ 2016.

____
JOE VUJNICH, DIRECTOR OF PLANNING

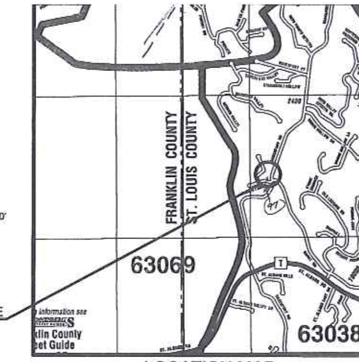
CITY OF WILDWOOD DEPARTMENT OF PLANNING

I, ELIZABETH WEISS, CITY CLERK OF THE CITY OF WILDWOOD, MISSOURI,DO HEREBY CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY ORDINANCE NUMBER ____________ UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI, ON THE ______ DAY OF __________,2016. SAID ORDINANCE OF THE SAME APPEARS ON RECORD IN MY OFFICE AS TESTIMONY WHEREOF, I HEREUNTO NOW SET MY HAND AND AFFIX THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, ON THIS ______ DAY __________,2016.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, MISSOURI, THIS _______ DAY OF ___________ 2016.

____
ELIZABETH WEISS, CITY CLERK

PRELIMINARY
FOR REVIEW



LOCATION MAP
WUNNENBERG'S STREET GUIDE
WILDWOOD, MISSOURI
PAGE 29 , GRID OO-24

OWNERSHIP CERTIFICATE

THE UNDERSIGNED OWNERS OF THE TRACTS OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREINAFTER BE KNOWN AS " THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE ". THESE LOTS WILL BE SUBJECT TO ALL SUBDIVISION RESTRICTIONS AND CITY OF WILDWOOD PLANNING AND ZONING REGULATIONS.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.
NO EASEMENTS ARE TO BE CREATED OR VACATED BY THIS PLAT.
THE UNDERSIGNED FURTHER STATES THAT SAID TRACTS ARE NOT ENCUMBERED BY DELINQUENT TAXES AND NO LIENS EXIST AGAINST THE PROPERTIES.

A PORTION OF OSSENFORT ROAD IS TO BE WIDENED, WHICH FOR BETTER IDENTIFICATION IS SHOWN HATCHURED ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF WILDWOOD FOR PUBLIC USE FOREVER.

IN WITNESS HEREON, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR SEAL THIS ________DAY OF ____________ 2016.

____
GLEN L. DEHART JR.

NOTARY PUBLIC CERTIFICATE

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

ON THIS ______ DAY OF ____________,2016, BEFORE ME APPEARED GLEN L. DEHART JR., TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE AND
SIGN SAID INSTRUMENT AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL
IN THE COUNTY AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: ____________ ________________
NOTARY PUBLIC

ADJUSTED TRACT IN U.S. SURVEY 957
JULY 13, 2016

A TRACT OF LAND BEING ALL OF A BOUNDARY ADJUSTED TRACT OF LAND RECORDED IN PLAT BOOK 304, PAGE 66 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, EXCEPTING THE TRACT DESCRIBED BELOW, SITUATED IN U.S. SURVEY 957 IN TOWNSHIPS 44 & 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, CONTAINING 2,597,739 SQUARE FEET OR 59.636 ACRES AND THE EXCEPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD STONE MARKING THE NORTHEAST CORNER OF LOT 6 OF JAEGER FARMS SUBDIVISION RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 37 DEGREES 53 MINUTES 28 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID JAEGER FARMS SUBDIVISION, A DISTANCE OF 872.01 FEET TO THE MOST NORTHERN CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE DEPARTING SAID SUBDIVISION LINE, SOUTH 48 DEGREES 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 290.63 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF OSSENFORT ROAD, 40 FEET WIDE; THENCE SOUTH 21 DEGREES 41 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 47.48 FEET TO IT'S INTERSECTION WITH THE PROLONGATION NORTHWESTERLY OF THE 15 FOOT WIDENING STRIP RECORDED IN JAEGER FARMS SUBDIVISION; THENCE SOUTH 08 DEGREES 55 MINUTES 20 SECONDS EAST ALONG SAID PROLONGATION, A DISTANCE OF 25.26 FEET TO THE ORIGINAL CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION; THENCE DEPARTING SAID RIGHT OF WAY LINE OF OSSENFORT ROAD AS WIDENED, NORTH 37 DEGREES 53 MINUTES 28 SECONDS WEST, ALONG THE NORTHEASTERN LINE OF LOT 3 OF JAEGER FARMS SUBDIVISION, A DISTANCE OF 331.86 FEET TO THE POINT OF BEGINNING, CONTAINING 8,518 SQUARE FEET OR 0.195 ACRES.

ADJUSTED LOT 3
JULY 13, 2016

A TRACT OF LAND BEING ALL OF LOT 3 OF JAEGER FARMS SUBDIVISION RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS AND PART OF A BOUNDARY ADJUSTED TRACT OF LAND RECORDED IN PLAT BOOK 304, PAGE 66 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SITUATED IN PART OF SECTION 6 AND U.S. SURVEY 957 IN TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN OLD STONE MARKING THE NORTHEAST CORNER OF LOT 6 OF SAID JAEGER FARMS SUBDIVISION; THENCE SOUTH 37 DEGREES 53 MINUTES 28 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID JAEGER FARMS SUBDIVISION, A DISTANCE OF 872.01 FEET TO THE MOST NORTHERN CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE DEPARTING SAID SUBDIVISION LINE, SOUTH 48 DEGREES 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 290.63 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF OSSENFORT ROAD, 40 FEET WIDE; THENCE SOUTH 21 DEGREES 41 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 47.48 FEET TO IT'S INTERSECTION WITH THE PROLONGATION NORTHWESTERLY OF THE 15 FOOT WIDENING STRIP RECORDED IN JAEGER FARMS SUBDIVISION; THENCE SOUTH 08 DEGREES 55 MINUTES 20 SECONDS EAST ALONG SAID PROLONGATION, A DISTANCE OF 25.26 FEET TO THE ORIGINAL CORNER OF LOT 3 OF SAID JAEGER FARMS SUBDIVISION; THENCE CONTINUING ALONG THE EASTERN LINE OF SAID LOT 3 AND ALONG SAID WIDENED RIGHT OF WAY LINE, SOUTH 08 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 127.62 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 36.35 FEET, THE CHORD OF WHICH BEARS SOUTH 04 DEGREES 29 MINUTES 29 SECONDS EAST, A CHORD DISTANCE OF 36.31 FEET TO COMMON PROPERTY LINE BETWEEN LOTS 1 AND 3 OF SAID JAEGER FARMS SUBDIVISION; THENCE DEPARTING THE WIDENED RIGHT OF WAY LINE OF OSSENFORT ROAD, NORTH 76 DEGREES 41 MINUTES 49 SECONDS WEST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 43.02 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE SOUTH 68 DEGREES 56 MINUTES 41 SECONDS WEST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 278.60 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE NORTH 88 DEGREES 40 MINUTES 50 SECONDS WEST, ALONG SAID COMMON PROPERTY LINE, A DISTNACE OF 250.00 FEET TO THE COMMON PROPERTY CORNER OF LOTS 1, 2, 3 & 4 OF SAID JAEGER FARMS SUBDIVISION; THENCE NORTH 47 DEGREES 55 MINUTES 14 SECONDS EAST, ALONG THE COMMON PROPERTY LINE BETWEEN LOTS 3 & 4 OF SAID JAEGER FARMS SUBDIVISION, A DISTANCE OF 156.92 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE NORTH 27 DEGREES 22 MINUTES 19 SECONDS EAST, ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 454.31 FEET TO THE POINT OF BEGINNING, CONTAINING 145,122 SQUARE FEET OR 3.331 ACRES.

SURVEY STATEMENT

THIS IS TO CERTIFY TO RICHARD VESTAL, THAT TO THE BEST OF MY BELIEF, KNOWLEDGE AND ABILITY, POEHLMAN & PROST INC., DURING THE MONTHS OF JUNE & JULY, 2016, EXECUTED A BOUNDARY SURVEY BASED ON FIELD INFORMATION OBTAINED FROM FIELD PERSONEL UNDER MY DIRECTION, ON LOT 3 OF JAEGER FARMS, RECORDED IN P.B. 303, PG. 72 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE AND PART OF A BOUNDARY ADJUSTED TRACT RECORDED IN PLAT BOOK 304, PAGE 66 OF THE ST. LOUIS COUNTY RECORDS, AND BOUNDARY ADJUSTED THE TRACTS AS SHOWN HEREON, SITUATED IN TOWNSHIP 44 NORTH, RANGE 5 EAST, IN THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

I ALSO DECLARE THAT UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY AND PROFESSIONAL JUDGMENT, THAT THE RESULTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY AS SET FORTH BY THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY AND RULES PROMULGATED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS ACCORDING TO 20 CSR 2030, EFFECTIVE APRIL, 2015.

IN WITNESS WHEREOF, WE HAVE SET OUR FIRM NAME AT OUR OFFICE IN ST. LOUIS COUNTY, MISSOURI, ON THIS 8th DAY OF JULY 2016.

POEHLMAN & PROST INC.
PROJECT NUMBER 216-056A

BY: *Christopher M. Laneman*
CHRISTOPHER M. LANEMAN P.L.S.# 2369

GENERAL SURVEY NOTES:

1. A CURRENT TITLE POLICY WAS NOT RECIEVED FROM THE CLIENT, THEREFORE THERE MAY BE EASEMENTS OF RECORD THAT ARE NOT SHOWN ON THE SURVEY DRAWING.

2. THE BEARING SYSTEM IS ADOPTED FOR JAEGER FARMS SUBDIVISION, RECORDED IN PLAT BOOK 303, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS.

3. THE 100 YEAR FLOODPLAIN ELEVATION OF 559.20 WAS ESTABLISHED BY FIRM MAP NUMBER 29189C0255K, REVISED FEBRUARY 4, 2015.

4. SOURCE OF RECORD: GENERAL WARRANTY DEED CONVEYED TO DEHART FAMILY PARTNERSHIP NO. 3 RECORDED IN DEED BOOK 11156 PAGE 1773 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE.

ST. LOUIS COUNTY BENCHMARK NO. 11132 N.A.V.D.88 DATUM

STL #11132 "+" FOUND CROSS CUT IN THE TOP CENTER OF A CONCRETE HEADWALL SITUATED ROUGHLY 15 FEET NORTHEAST OF THE CENTERLINE OF HARDT ROAD AND 120 FEET EAST OF THE CENTERLINE OF OSSENFORT ROAD. ELEV. = 560.28

UTILITY LOCATION NOTE

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ENGINEERING/SURVEYING RELEASE ©

THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF POEHLMAN & PROST, INC. ANY MODIFICATIONS TO THIS DRAWING SHALL RELEASE SAID POEHLMAN & PROST, INC., THE ENGINEER AND/OR SURVEYOR WHOSE SEAL APPEARS HEREON FROM ANY LIABILITY RESULTING FROM SAID UNAUTHORIZED MODIFICATIONS. REPRODUCTION OF DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED.

ENGINEERING/SURVEYING AUTHENTICATION

THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HERE UNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.

BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

POEHLMAN & PROST, INC.
Land Surveying and Civil Engineering
P.O. Box 8340
9280 Dielman Industrial Drive
St. Louis, Missouri 63132
(314) 997-5777 Phone
(314) 997 0407 Fax
E-Mail: bipoehlman@poehlman-prost.com

CERTICICATE OF AUTHORITY
CIVIL ENGINEERING # E-922-D
LAND SURVEYING # LS-199-D

RICHARD VESTAL
C/O LAWRENCE WITTLES
314-282-8730
richard.vestal@vestalcorporation.com

19305 JAEGER FARMS DRIVE
BOUNDARY ADJUSTMENT PLAT

PART OF THE N.W. QUARTER OF THE N.E. QUARTER OF SECTION 6
AND PART OF U.S. SURVEY 957 IN TOWNSHIP 44 NORTH, RANGE 5 EAST
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

NO	DESCRIPTION	DATE
1	CITY COMMENTS	8-8-2016

STATE OF MISSOURI — 8-8-16 — CHRISTOPHER MICHAEL LANEMAN NUMBER LS-2369 — PROFESSIONAL LAND SURVEYOR

Christopher M. Laneman
CHRISTOPHER M. LANEMAN, PLS
PLS# LS-2369

DATE: JULY 7, 2016
PROJECT NUMBER: 216-056A
BOUNDARY ADJUSTMENT PLAT
1 OF 1

RESOLUTION #2016-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AND AGREEMENT WITH MTW ENTERPRISES, LLC, d/b/a SERVPRO OF SOUTH CHESTERFIELD/WILDWOOD, FOR MOLD REMEDIATION SERVICES AT THE WILDWOOD MUNICIPAL BUILDING.

WHEREAS, moisture in certain areas of the Wildwood Municipal Building have caused mold to appear, requiring disinfection and interior restoration services; and

WHEREAS, said work will be completed on a time and material basis, with an estimated total cost of $6,159.23.

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

Section One

That the form, terms and provisions of the Agreement by and between the City of Wildwood, Missouri, and MTW Enterprises, LLC, d/b/a Servpro of South Chesterfield/Wildwood, for Mold Remediation Services at the Wildwood Municipal Building, attached hereto, marked as Exhibit A, and incorporated by reference herein (the "Agreement"), be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement substantially in the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Resolution.

Section Two

The total aggregate costs, expenses and liability of the City under the Agreement authorized herein with MTW Enterprises, LLC, d/b/a Servpro of South Chesterfield/Wildwood, shall not exceed the sum of $10,000.00.

Section Three

This Resolution shall be effective upon passage and approval.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

PASSED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THIS _____ DAY OF _____, 2016.

_____
JAMES R. BOWLIN, MAYOR

ATTEST:

_____
CITY CLERK

WILDWOOD®

MEMORANDUM

To: Mayor James R. Bowlin and Wildwood City Council

From: Ryan S. Thomas, City Administrator

Date: August 19, 2016

Re: Resolution 2016-26 – Mold Remediation Work

As reported previously, mold and water damage has been identified in a few locations within the Wildwood Municipal Building, requiring remediation and restoration work. The local company, Servpro of South Chesterfield/Wildwood, was contacted to evaluate the areas and has provided an estimate of approximately $6,100 to remove the damaged drywall and disinfect the impacted areas. As the full extent of the work will not be known until sections of drywall are removed, the actual cost may be more or less than the estimate provided, and Resolution 2016-26 has provided for a total authorized expenditure of up to $10,000. Additionally, following this work, a different contractor will be utilized for replacing the drywall and painting the impacted areas. This may occur at a future date, once the exposed areas have been evaluated during subsequent rain events.

Additionally, depending on the identified source of the problem, the contractor(s) involved with the construction of the Wildwood Municipal Building may have some responsibility. Also, a claim has been submitted to the City's insurance carrier for possible coverage of the expenses associated with the remediation and restoration.

I will be available for any questions at the August 22, 2016 City Council Meeting.

RST

City of Wildwood
CONSULTANT / SERVICES AGREEMENT

DEPARTMENT: Administration DATE: August 22, 2016

THIS AGREEMENT, made and effective this _____ day of _____, 20_____, by and between the City of Wildwood, Missouri, a municipal corporation hereinafter referred to as "City", and **MTW ENTERPRISES, LLC, d/b/a SERVPRO OF SOUTH CHESTERFIELD/WILDWOOD**, hereinafter referred to as "Consultant", with a business address of: 167 Lamp & Lantern Village #290, Chesterfield, MO 63017.

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

Except as expressly specified herein, Consultant hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the Consultant services which are particularly described in any attachments incorporated herein and additionally as follows:
Mold remediation work at the Wildwood Municipal Building, as further described in Attachment B.

The above services (hereinafter referred to as the "Work") shall be provided by the Consultant in accordance with all the provisions of this Agreement, including the General Conditions attached hereto as Attachment A, for the project which are incorporated herein by reference, and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, or any other documents submitted by Consultant.

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the Consultant, as full compensation for the complete and satisfactory performance of the Work, and all expenses and costs related thereto:

a sum not to exceed ten thousand and xx/100 dollars ($10,000), paid on a time and material basis as set forth on an Attachment B attached hereto and incorporated herein.

B. Additional Compensation. Any cost not specifically allowed the Consultant pursuant to Paragraph A, Basic Compensation, shall be considered Additional Compensation and must first be authorized by a written Change Order approved by the City and Consultant. If City directs or authorizes additional services not included in this Agreement to be performed, the City and Consultant shall first agree by written Change Order as to how the Consultant is to be paid. Any services provided in addition to the Work shall not entitle Consultant to additional compensation unless approved in advance and by written Change Order executed by the City and the Consultant.

III. TIME AND MANNER OF PAYMENTS

All invoices, complete with necessary support documentation, shall be submitted to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates or schedule of values set forth above. When appropriate due to the nature of the Work of the Agreement, progress payments may be authorized to be made based upon completion of quantifiable/identifiable phases of the Work. If authorized by the City, a schedule of progress payments based on phases of Work completed and in such corresponding amounts as determined to be appropriate shall be set forth in Attachment C attached hereto.

IV. SCHEDULE OF WORK

Time is of the essence. The Work to be performed under the Agreement shall be commenced on or before August 29, 2016, shall be completed on or before September 30, 2016, and shall be performed so as not to delay or hinder City's schedule for the project, if applicable.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

_____	_____
Consultant	City of Wildwood
By _____	By _____
Title _____	Title _____
	ATTEST:
	_____
	DATE: _____

ATTACHMENT A – Consultant/Services Agreement General Conditions
ATTACHMENT B – Consultant Proposal
ATTACHMENT C – Progress Payment Schedule (Optional)
ATTACHMENT D – Consultant Liability Insurance Requirements

Attachment A

City of Wildwood
CONSULTANT/SERVICES AGREEMENT
GENERAL CONDITIONS

1. Independent Consultant. The Consultant shall be and operate as an independent Consultant in the performance of this Agreement. The Consultant shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect.

2. Assignment; Subcontracts. This Agreement shall not be assigned to any other parties by the Consultant without the express written consent of the City. In addition, the Consultant shall not subcontract or assign any of the Work to be performed by it hereunder without the express written consent of the City except as may be set forth in Attachment B.

3. Proposals for the Work. If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Consultant in response thereto, are incorporated herein by reference and made a part of this Agreement. In case of any conflicts between the request for proposals and the proposal of the Consultant, the requirements of the executed Consultant/Services Agreement shall control unless a change thereto is specifically stated in this Agreement.

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4. Changes to Work and/or Compensation. No change in the Scope of Work, Compensation or terms contained in this Agreement shall be made except as authorized in advance in writing by Change Order approved by the City and Consultant. The Consultant shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so by written Change Order approved by the City and Consultant in advance of the Work being performed. Consultant, prior to the commencement of such changed or revised Work or request for compensation in excess of the Basic Compensation, shall promptly submit to the City a written cost or credit proposal for such changed or revised Work or additional compensation. If the City and Consultant shall not be able to agree as to the amount, either in consideration of time or compensation to be allowed or deducted, it shall nevertheless be the duty of Consultant, upon written notice from the City, to immediately proceed with such alteration or change, and Consultant shall be compensated the reasonable value of such Work. The City reserves the right to suspend Work of the Consultant upon written notification from the City if the City and Consultant are not able to agree as to matters of scope and compensation for changes to the Work.

5. Indemnification. To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, in any way arising from consultant's breach of the Agreement or out of services and/or operations negligently performed hereunder by the Consultant, including the City's reliance on or use of the services or products provided by the Consultant under the terms of this Agreement. The Consultant shall not be liable for any loss or damage attributable solely to the negligence of the City. Consultant's sole remedy against the City for any claimed breach shall be limited to specific performance of the Agreement, including payment not to exceed the lawfully due compensation, but in no event shall the City be liable for or subject to any claim for damages, costs or attorneys' fees arising from this Agreement.

6. Insurance. Consultant shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on Attachment D. The policies of insurance shall be in such form and shall be issued by such company or companies as may be reasonably satisfactory to the City. The City and such additional persons and entities as may be

deemed to have an exposure to liability as a result of the performance of the Consultant's Work, as determined by the City, shall be named as additional insured.

In addition to the foregoing, the Consultant shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Attachment D, but in no event less than the City's sovereign immunity limits as established by RSMo. §537.610, as adjusted from time to time. The City and Consultant waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Nothing in this Agreement, or the provision of insurance, shall be deemed a waiver of sovereign immunity by the City.

7. Multi-year contracts; Non-appropriation. Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Non-appropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly . The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

8. Accounting. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

9. Reimbursable Expenses. Expenses of the Consultant that are directly attributable to the performance of the Agreement that are in addition to the Basic Compensation, such as reproduction charges, travel expenses, long distance phone calls, mileage, and sub-contractors, are to be set forth in a schedule of reimbursable fees and rates as part of the Agreement. Consultant personnel labor rate expenses for time while traveling in performance of the Agreement do not qualify as reimbursable expenses.

10. Personnel. The Work shall be performed exclusively by the personnel of the Consultant identified in the Consultant's proposal and no other personnel of the Consultant shall perform any of the Work without the express written approval of the City.

11. Other Consultants. The City reserves the right to employ other consultants in connection with the Work.

12. Project Records and Work Product. The Consultant shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and any deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the work product.

13. Site Operations. Where appropriate, the City will arrange for right of entry to any property at the request of the Consultant for the purpose of performing studies, tests and evaluations in connection with the Work.

14. **Termination**. The City shall have the right to terminate the Agreement at any time for any reason by giving the Consultant written notice to such effect. The City shall pay to the Consultant in full satisfaction and discharge of all amounts owing to the Consultant under the Agreement an amount equal to the cost of all Work performed by the Consultant up to such termination date, less all amounts previously paid to the Consultant on account of the Work performed and accepted. The Consultant shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Consultant for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

15. Compliance with Laws. The Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, worker eligibility, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Agreement.

16. Nondisclosure. The Consultant agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Agreement.

17. Representations. Consultant agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Agreement. The parties agree the Agreement represents the entire agreement between the parties.

18. Amendments. This Agreement may be amended only by written agreement signed by the parties.

19. Governing Law. The interpretation of and performance under this Agreement shall be governed by the laws of the state of Missouri, without regard to choice of law principles.

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

21. Notice. Any notice or written communication required or permitted hereunder shall be sent to the parties via United States mail, certified return receipt requested, or via facsimile, to the respective addresses and numbers on file. Any notice so given shall be deemed effective on the date shown on the receipt thereof.

22. Good Faith. The parties shall act in good faith in the performance of their obligations hereunder.

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

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

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

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

27. Other Special Provisions. The special provisions set forth on Attachments C and D are incorporated herein by reference, and made a part hereof.

Servpro of South Chesterfield/Wildwood # 8965

167 Lamp & Lantern Village #290
Chesterfield, MO 63017
636-537-5400
FEIN # 46-0516100
www.servpro8965@msn.com

Client:	Wildwood City Hall	Home:	(636) 458-0440
Property:	16860 Main St. Wildwood, MO 63040		
Operator:	ANTHONYB		
Estimator:	Anthony Bowman	Business:	(636) 537-5400
Company:	Servpro of S.Chesterfield/Wildwood	E-mail:	anthonybowman27@gmail.com

Type of Estimate:	Other		
Date Entered:	7/29/2016	Date Assigned:	

Price List:	MOSL8X_JUL16
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	2016-07-29-1411-1
File Number:	SelfPay

Services Performed at: 16860 Main St., Wildwood, MO 63040
Claim #

Dear Wildwood City Hall ,
Servpro of South Chesterfield/Wildwood would like to Thank You for trusting us as your restoration service provider.
Located at 16860 Main St., Wildwood, MO 63040
The total of the estimate is 6,159.23. This estimate is for work completed.
Please feel free to contact me with any questions or concerns.

Regards,
Anthony Bowman

(636) 537-5400

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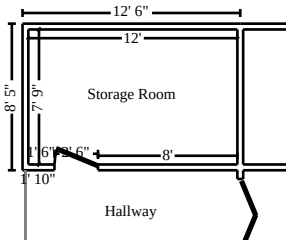
2016-07-29-1411-1

Job

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Add for personal protective equipment - Heavy duty	12.00 EA	0.00	17.53	16.01	45.28	271.65
Totals: Job				16.01	45.28	271.65

Main Level



Storage Room — Height: 8'

299.33	SF Walls	93.00	SF Ceiling
392.33	SF Walls & Ceiling	93.00	SF Floor
10.33	SY Flooring	37.00	LF Floor Perimeter
39.50	LF Ceil. Perimeter		

Door — **2' 6" X 6' 8"** — **Opens into HALLWAY**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
2. Containment Barrier/Airlock/Decon. Chamber	28.00 SF	0.00	0.76	0.15	4.30	25.73
3. Peel & seal zipper	1.00 EA	0.00	11.07	0.58	2.34	13.99
4. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	3.00 DA	0.00	124.75	0.00	74.86	449.11
5. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	0.00	186.37	13.32	39.94	239.63
6. Tear out wet drywall, cleanup, bag - Cat 3	120.00 SF	0.89	0.00	1.37	21.64	129.81
7. Tear out and bag wet insulation - Category 3 water	120.00 SF	0.74	0.00	0.55	17.88	107.23
8. Apply anti-microbial agent	485.33 SF	0.00	0.16	0.74	15.68	94.07
9. HEPA Vacuuming - Detailed - (PER SF)	485.33 SF	0.00	0.67	0.00	65.04	390.21
10. Clean the walls and ceiling - Heavy	392.33 SF	0.00	0.31	0.30	24.38	146.30
11. Seal the surface area w/anti-microbial coating - one coat	120.00 SF	0.00	1.10	6.58	27.72	166.30
Totals: Storage Room				23.59	293.78	1,762.38

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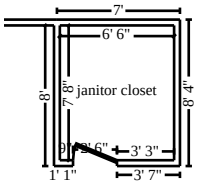
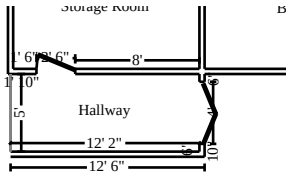


janitor closet — Height: 8'

210.00	SF Walls	49.83	SF Ceiling
259.83	SF Walls & Ceiling	49.83	SF Floor
5.54	SY Flooring	25.83	LF Floor Perimeter
28.33	LF Ceil. Perimeter		

Door — **2' 6" X 6' 8"** — **Opens into Exterior**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
12. Containment Barrier/Airlock/Decon. Chamber	160.00 SF	0.00	0.76	0.85	24.50	146.95
13. Peel & seal zipper	2.00 EA	0.00	11.07	1.17	4.66	27.97
14. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	3.00 DA	0.00	124.75	0.00	74.86	449.11
15. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	0.00	186.37	13.32	39.94	239.63
16. HEPA Vacuuming - Detailed - (PER SF)	309.67 SF	0.00	0.67	0.00	41.50	248.98
17. Tear out wet drywall, cleanup, bag - Cat 3	40.00 SF	0.89	0.00	0.46	7.22	43.28
18. Tear out and bag wet insulation - Category 3 water	40.00 SF	0.74	0.00	0.18	5.96	35.74
19. Apply anti-microbial agent	309.67 SF	0.00	0.16	0.47	10.02	60.04
20. Clean the walls and ceiling - Heavy	259.83 SF	0.00	0.31	0.20	16.16	96.91
21. Seal the surface area w/anti-microbial coating - one coat	40.00 SF	0.00	1.10	2.19	9.24	55.43
Totals: janitor closet				18.84	234.06	1,404.04



Hallway — Height: 8'

192.67	SF Walls	60.83	SF Ceiling
253.50	SF Walls & Ceiling	60.83	SF Floor
6.76	SY Flooring	23.00	LF Floor Perimeter
29.50	LF Ceil. Perimeter		

Missing Wall	**5' X 8'**	**Opens into Exterior**
Door	**4' X 6' 8"**	**Opens into Exterior**
Door	**2' 6" X 6' 8"**	**Opens into STORAGE_ROOM**

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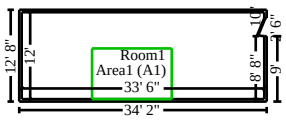
CONTINUED - Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
22. Containment Barrier/Airlock/Decon. Chamber	108.00 SF	0.00	0.76	0.58	16.54	99.20
23. Peel & seal zipper	1.00 EA	0.00	11.07	0.58	2.34	13.99
24. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	3.00 DA	0.00	124.75	0.00	74.86	449.11
25. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	0.00	186.37	13.32	39.94	239.63
26. HEPA Vacuuming - Detailed - (PER SF)	314.33 SF	0.00	0.67	0.00	42.12	252.72
27. Apply anti-microbial agent	314.33 SF	0.00	0.16	0.48	10.16	60.93
28. Clean the walls and ceiling - Heavy	253.50 SF	0.00	0.31	0.19	15.76	94.54
Totals: Hallway				15.15	201.72	1,210.12
Total: Main Level				**57.58**	**729.56**	**4,376.54**

Upper Level

Room1 **Height: 8'**



711.27 SF Walls	401.95 SF Ceiling
1,113.22 SF Walls & Ceiling	401.95 SF Floor
44.66 SY Flooring	88.49 LF Floor Perimeter
90.99 LF Ceil. Perimeter	

Door **2' 6" X 6' 8"** **Opens into Exterior**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
29. Containment Barrier/Airlock/Decon. Chamber	279.00 SF	0.00	0.76	1.49	42.70	256.23
30. Peel & seal zipper	2.00 EA	0.00	11.07	1.17	4.66	27.97
31. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	3.00 DA	0.00	124.75	0.00	74.86	449.11
32. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	0.00	186.37	13.32	39.94	239.63
33. Tear out wet drywall, cleanup, bag - Cat 3	8.00 SF	1.26	0.00	0.09	2.04	12.21
34. Tear out and bag wet insulation - Category 3 water	8.00 SF	1.08	0.00	0.04	1.72	10.40
35. HEPA Vacuuming - Detailed - (PER SF)	279.00 SF	0.00	0.67	0.00	37.38	224.31

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CONTINUED - Room1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
36. Apply anti-microbial agent	279.00 SF	0.00	0.16	0.42	9.00	54.06
37. Clean the surface area - Heavy	279.00 SF	0.00	0.31	0.21	17.34	104.04
38. Hazardous Waste/Mold Cleaning Technician - per hour	2.00 HR	0.00	55.45	0.00	22.18	133.08
Time to clean any desks in the area to insure no spread of mold spores.						
Totals: Room1				16.74	251.82	1,511.04
Total: Upper Level				**16.74**	**251.82**	**1,511.04**
Line Item Totals: 2016-07-29-1411-1				**90.33**	**1,026.66**	**6,159.23**

Grand Total Areas:

1,735.27	SF Walls	709.60	SF Ceiling	2,444.87	SF Walls and Ceiling
709.60	SF Floor	78.84	SY Flooring	214.16	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	230.66	LF Ceil. Perimeter
709.60	Floor Area	781.40	Total Area	1,735.27	Interior Wall Area
1,792.76	Exterior Wall Area	212.16	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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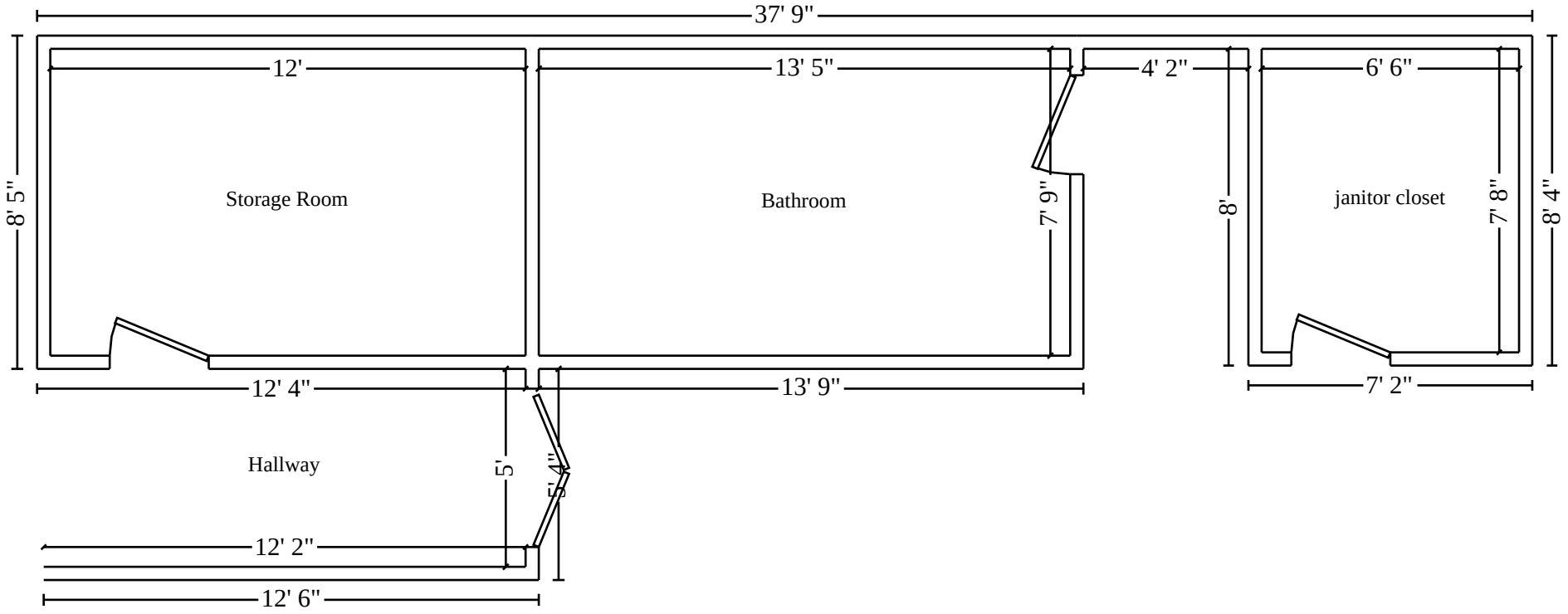
Summary for Dwelling

Line Item Total	5,042.24
Material Sales Tax	90.33
Subtotal	5,132.57
Overhead	513.33
Profit	513.33
Replacement Cost Value	**$6,159.23**
Net Claim	**$6,159.23**

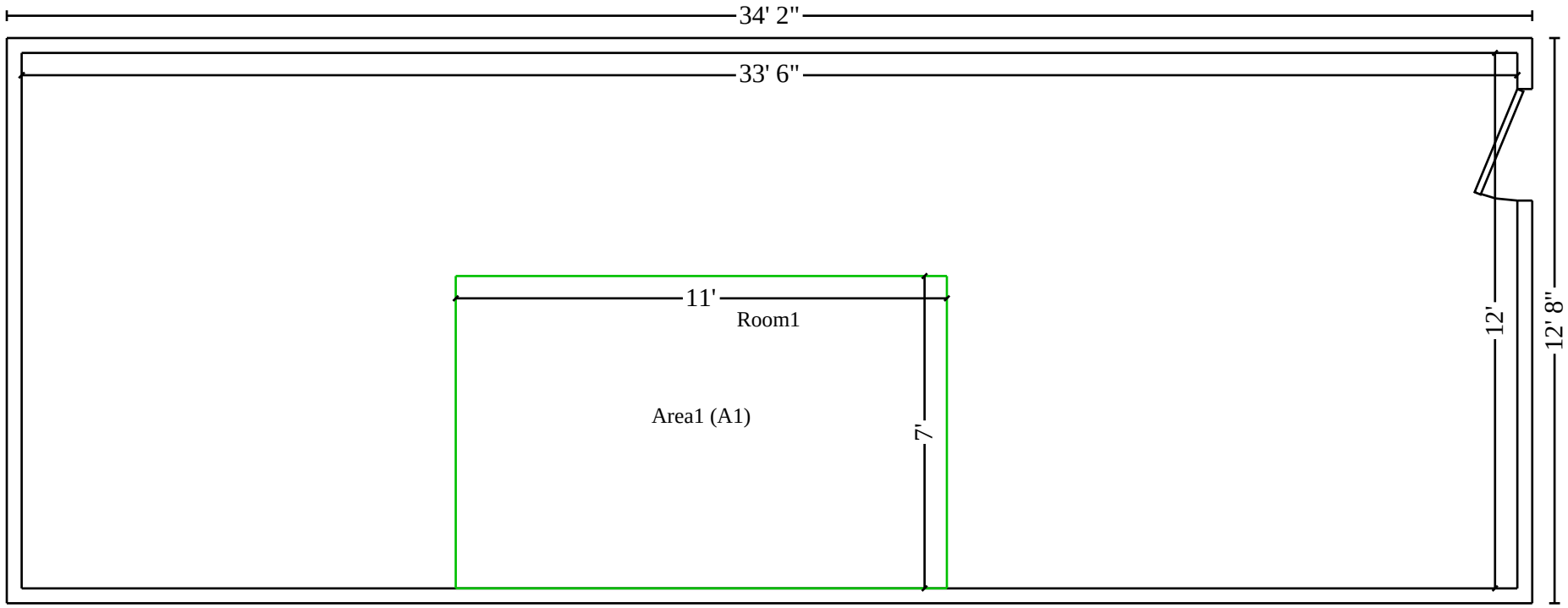
Anthony Bowman


37' 9"
12'
13' 5"
4' 2"
6' 6"
8' 5"
Storage Room
Bathroom
7' 9"
8'
janitor closet
7' 8"
8' 4"
12' 4"
13' 9"
7' 2"
Hallway
5'
5' 4"
12' 2"
12' 6"

N

Main Level

Attachment B



Upper Level

Attachment C

(Optional)

Consultant/Services Agreement

Progress Payment Schedule

Not applicable

Attachment D

Consultant Liability Insurance Requirements

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

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

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

(b) Comprehensive General Liability and Bodily Injury

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

(c) Comprehensive Automobile Liability, Bodily Injury

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

(d) Professional Liability

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

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

* but not less than the sovereign immunity limits established by RSMo. 537.610 et seq.

RESOLUTION #2016-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH CB ENGINEERING, INC., d/b/a COCHRAN, FOR THE DESIGN OF THE YMCA LOOP TRAIL IMPROVEMENTS.

WHEREAS, the Planning/Economic Development/Parks Committee recommended that the City of Wildwood proceed with the design of a multiple use trail along Route 109 and Turkey Track Road to complete a pedestrian loop around the YMCA and adjacent property to the south; and

WHEREAS, said improvements would likely see substantial use, given the active population from the Wildwood Family YMCA, St. Louis Community College and nearby residents.

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

Section One
That the form, terms, and provisions of the Agreement with CB Engineering, Inc.,, d/b/a Cochran, for the design of the YMCA Loop Trail Improvements, attached hereto, marked as Exhibit A, and incorporated by reference herein, be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Resolution.

Section Two
The total aggregate costs, expenses and liability of the City under the Agreement authorized herein with Cochran shall not exceed the sum of $20,378.50.

Section Three
This Resolution shall be effective upon passage and approval.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

PASSED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THIS _____ DAY OF _____, 2016.

_____
JAMES R. BOWLIN, MAYOR

ATTEST:

_____
CITY CLERK

City of Wildwood
CONSULTANT / SERVICES AGREEMENT

DEPARTMENT: PARKS DATE: August 22, 2016

THIS AGREEMENT, made and effective this _____ day of _____, 20_____, by and between the City of Wildwood, Missouri, a municipal corporation hereinafter referred to as "City", and **CB ENGINEERING, INC., d/b/a COCHRAN**, hereinafter referred to as "Consultant", with a business address of: 737 Rudder Road, Fenton, MO 63026.

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

Except as expressly specified herein, Consultant hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the Consultant services which are particularly described in any attachments incorporated herein and additionally as follows:
Design services associated with the YMCA Loop Trail Improvements, as further described in Attachment B.

The above services (hereinafter referred to as the "Work") shall be provided by the Consultant in accordance with all the provisions of this Agreement, including the General Conditions attached hereto as Attachment A, for the project which are incorporated herein by reference, and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, or any other documents submitted by Consultant.

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the Consultant, as full compensation for the complete and satisfactory performance of the Work, and all expenses and costs related thereto:

a sum not to exceed twenty thousand three hundred seventy-eight and 50/100 dollars $20,378.50), as set forth on an Attachment B attached hereto and incorporated herein.

B. Additional Compensation. Any cost not specifically allowed the Consultant pursuant to Paragraph A, Basic Compensation, shall be considered Additional Compensation and must first be authorized by a written Change Order approved by the City and Consultant. If City directs or authorizes additional services not included in this Agreement to be performed, the City and Consultant shall first agree by written Change Order as to how the Consultant is to be paid. Any services provided in addition to the Work shall not entitle Consultant to additional compensation unless approved in advance and by written Change Order executed by the City and the Consultant.

III. TIME AND MANNER OF PAYMENTS

All invoices, complete with necessary support documentation, shall be submitted to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates or schedule of values set forth above. When appropriate due to the nature of the Work of the Agreement, progress payments may be authorized to be made based upon completion of quantifiable/identifiable phases of the Work. If authorized by the City, a schedule of progress payments based on phases of Work completed and in such corresponding amounts as determined to be appropriate shall be set forth in Attachment C attached hereto.

IV. SCHEDULE OF WORK

Time is of the essence. The Work to be performed under the Agreement shall be commenced on or before August 29, 2016, shall be completed on or before December 31, 2016, and shall be performed so as not to delay or hinder City's schedule for the project, if applicable.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

_____	_____
Consultant	City of Wildwood
By _____	By _____
Title _____	Title _____
	ATTEST:
	_____
	DATE: _____

ATTACHMENT A – Consultant/Services Agreement General Conditions
ATTACHMENT B – Consultant Proposal
ATTACHMENT C – Progress Payment Schedule (Optional)
ATTACHMENT D – Consultant Liability Insurance Requirements

Attachment A

City of Wildwood
CONSULTANT/SERVICES AGREEMENT
GENERAL CONDITIONS

1. Independent Consultant. The Consultant shall be and operate as an independent Consultant in the performance of this Agreement. The Consultant shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect.

2. Assignment; Subcontracts. This Agreement shall not be assigned to any other parties by the Consultant without the express written consent of the City. In addition, the Consultant shall not subcontract or assign any of the Work to be performed by it hereunder without the express written consent of the City except as may be set forth in Attachment B.

3. Proposals for the Work. If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Consultant in response thereto, are incorporated herein by reference and made a part of this Agreement. In case of any conflicts between the request for proposals and the proposal of the Consultant, the requirements of the executed Consultant/Services Agreement shall control unless a change thereto is specifically stated in this Agreement.

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4. Changes to Work and/or Compensation. No change in the Scope of Work, Compensation or terms contained in this Agreement shall be made except as authorized in advance in writing by Change Order approved by the City and Consultant. The Consultant shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so by written Change Order approved by the City and Consultant in advance of the Work being performed. Consultant, prior to the commencement of such changed or revised Work or request for compensation in excess of the Basic Compensation, shall promptly submit to the City a written cost or credit proposal for such changed or revised Work or additional compensation. If the City and Consultant shall not be able to agree as to the amount, either in consideration of time or compensation to be allowed or deducted, it shall nevertheless be the duty of Consultant, upon written notice from the City, to immediately proceed with such alteration or change, and Consultant shall be compensated the reasonable value of such Work. The City reserves the right to suspend Work of the Consultant upon written notification from the City if the City and Consultant are not able to agree as to matters of scope and compensation for changes to the Work.

5. Indemnification. To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, in any way arising from consultant's breach of the Agreement or out of services and/or operations negligently performed hereunder by the Consultant, including the City's reliance on or use of the services or products provided by the Consultant under the terms of this Agreement. The Consultant shall not be liable for any loss or damage attributable solely to the negligence of the City. Consultant's sole remedy against the City for any claimed breach shall be limited to specific performance of the Agreement, including payment not to exceed the lawfully due compensation, but in no event shall the City be liable for or subject to any claim for damages, costs or attorneys' fees arising from this Agreement.

6. Insurance. Consultant shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on Attachment D. The policies of insurance shall be in such form and shall be issued by such company or companies as may be reasonably satisfactory to the City. The City and such additional persons and entities as may be

deemed to have an exposure to liability as a result of the performance of the Consultant's Work, as determined by the City, shall be named as additional insured.

In addition to the foregoing, the Consultant shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Attachment D, but in no event less than the City's sovereign immunity limits as established by RSMo. §537.610, as adjusted from time to time. The City and Consultant waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Nothing in this Agreement, or the provision of insurance, shall be deemed a waiver of sovereign immunity by the City.

7. Multi-year contracts; Non-appropriation. Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Non-appropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly . The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

8. Accounting. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

9. Reimbursable Expenses. Expenses of the Consultant that are directly attributable to the performance of the Agreement that are in addition to the Basic Compensation, such as reproduction charges, travel expenses, long distance phone calls, mileage, and sub-contractors, are to be set forth in a schedule of reimbursable fees and rates as part of the Agreement. Consultant personnel labor rate expenses for time while traveling in performance of the Agreement do not qualify as reimbursable expenses.

10. Personnel. The Work shall be performed exclusively by the personnel of the Consultant identified in the Consultant's proposal and no other personnel of the Consultant shall perform any of the Work without the express written approval of the City.

11. Other Consultants. The City reserves the right to employ other consultants in connection with the Work.

12. Project Records and Work Product. The Consultant shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and any deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the work product.

13. Site Operations. Where appropriate, the City will arrange for right of entry to any property at the request of the Consultant for the purpose of performing studies, tests and evaluations in connection with the Work.

14. **Termination**. The City shall have the right to terminate the Agreement at any time for any reason by giving the Consultant written notice to such effect. The City shall pay to the Consultant in full satisfaction and discharge of all amounts owing to the Consultant under the Agreement an amount equal to the cost of all Work performed by the Consultant up to such termination date, less all amounts previously paid to the Consultant on account of the Work performed and accepted. The Consultant shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Consultant for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

15. Compliance with Laws. The Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, worker eligibility, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Agreement.

16. Nondisclosure. The Consultant agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Agreement.

17. Representations. Consultant agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Agreement. The parties agree the Agreement represents the entire agreement between the parties.

18. Amendments. This Agreement may be amended only by written agreement signed by the parties.

19. Governing Law. The interpretation of and performance under this Agreement shall be governed by the laws of the state of Missouri, without regard to choice of law principles.

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

21. Notice. Any notice or written communication required or permitted hereunder shall be sent to the parties via United States mail, certified return receipt requested, or via facsimile, to the respective addresses and numbers on file. Any notice so given shall be deemed effective on the date shown on the receipt thereof.

22. Good Faith. The parties shall act in good faith in the performance of their obligations hereunder.

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

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

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

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

27. Other Special Provisions. The special provisions set forth on Attachments C and D are incorporated herein by reference, and made a part hereof.

COCHRAN

Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

August 4, 2016

Mr. Ryan Thomas, P.E.
City of Wildwood
16860 Main Street
Wildwood, MO 63040

SENT VIA: email

RE: Proposal – Professional Design Services
Wildwood YMCA Asphalt Trail

Dear Mr. Thomas:

Thank you for giving Cochran the opportunity to submit this proposal to provide professional design services for the above-referenced project. In accordance with our discussions, we offer the following professional services:

SCOPE OF WORK:

1. Design a proposed 10 foot wide asphalt trail that will complete a pedestrian loop around the Wildwood YMCA. The trail will be along the east side of the YMCA property and the property to the south, then will be along the southern edge of the property immediately south of the YMCA. The trail will tie into the existing sidewalks on the west and north sides of the property on Generations Drive and New College Avenue.
2. Perform a topographic survey of the area to locate existing features, utilities, develop contours and locate property monumentation to aid in the design of the improvements.
3. Prepare the deeds, descriptions and R/W documents for the City's use in acquiring the necessary easements for the proposed asphalt trail.
4. Prepare construction plans of the improvements for bidding purposes.
5. Prepare a project manual including bidding, front end documents, contracts, general conditions, job special provisions and specifications.
6. Obtain the necessary approvals and clearances from environmental and other governing agencies
7. Assist the City of Wildwood through the bidding phase.
8. Provide material testing services and assist the City of Wildwood during the construction phase of the project.

SERVICES INCLUDED:

1. Topographic Survey
2. Meetings (City and Review Agencies)
3. Construction Plans
4. Standard Details
5. Project Manual and Specifications
6. Construction Material Testing

Initials_____

8 East Main Street
Wentzville, Missouri 63385
Telephone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, Missouri 63026
Telephone: 314-842-4033
Fax: 314-842-5957
www.cochraneng.com

530A E. Independence Drive
Union, Missouri 63084
Telephone: 636-584-0540
Fax: 636-584-0512

City of Wildwood
Proposal – Wildwood YMCA Asphalt Trail
August 4, 2016

SERVICES NOT INCLUDED:

1. Architectural Services
2. Environmental/Geotechnical/Wetlands/Traffic Studies or Reports
3. Recording Fees
4. All Permit Fees
5. Boundary Survey
6. Off-site Conceptual Work and/or Cost Estimation
7. Construction Administration/Inspection
8. Right-of-Way Acquisition
9. Construction Stakeout (Cochran can provide under separate proposal on a time and material basis.)
10. Retaining Wall Design over 4 feet in height
11. Pedestrian Bridge Design

OWNER'S RESPONSIBILITY:

1. The Owner shall give prompt and thorough consideration to all sketches, drawings, bid documents and other documents placed before him. Prompt decisions will be required if project is to proceed on schedule.

2. Advertisement and receipt of construction bids.

3. General day-to-day review of construction.

FEE:

The total amount of fee to be paid for the professional services outlined in this proposal shall be a lump sum fee of **$20,378.50** for the design and bidding phase of the project. The material testing for the construction portion of the project shall be on a time and material basis with a maximum not to exceed amount of **$3,000.00**.

This fee is good for a period of thirty (30) days from the date of this proposal.

PAYMENT:

1. An invoice for progress payments will be submitted monthly during the performance period of this contract for professional services rendered. It is agreed that monthly progress payments for fees earned under this agreement are due and payable within fifteen (15) days of submission of invoices. Any invoices remaining unpaid beyond fifteen (15) days will accrue interest at the rate of one and one-half (1½%) per month on the unpaid balance.

2. It is further understood that if the project is abandoned, or if any work being performed is suspended in whole or in part prior to the completion of any phase, payment will be due in direct proportion to the amount of work accomplished.

3. In addition, payment will be due for all reimbursable expenses incurred prior to receipt of written notice or such abandonment or suspension.

Initials_____

TIME OF PERFORMANCE:

We will make every effort to complete the project within the Owner's time frame and according to schedule. Cochran will not, however, be responsible for delays caused by events beyond our control.

TERMS AND CONDITIONS:

Attached to this proposal is a copy of the Cochran Standard Terms and Conditions. These terms and conditions shall apply to this proposal for professional services, which can also serve as a letter agreement. This document is enclosed for your review and reference.

GENERAL:

The terms and conditions of this contract shall apply to all work performed for the benefit of the project, including work that affects the property, any contiguous property that may be acquired at a later date, and any work performed off the site that benefits the project (permits, licenses, easements, etc.).

Cochran's reputation is based on understanding and meeting all the project objectives of our clients. We look forward to having an opportunity to demonstrate that responsiveness by providing timely and cost effective professional services.

If you would like to authorize Cochran to perform the professional services outlined in this proposal, please indicate your acceptance of the terms of this letter agreement by signing in the space provided below **AND** initializing **ALL** other pages. Return one (1) copy for our contract files.

If you have any questions or changes regarding this proposal, please contact me at 314-842-4033. Thank you.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY BE ENFORCED BY THE PARTIES.

Sincerely,

Tary Todd, P.E.
Director of Road & Bridge Design
Cochran

Acceptance:
City of Wildwood

By: _____

Title: _____

Date: _____

Attachments: Cochran Terms & Conditions

COCHRAN STANDARD TERMS AND CONDITIONS

1. Unless expressly stated in the attached proposal letter ("Proposal"), the Proposal must be accepted in writing within thirty days or the Proposal is void and unenforceable.
2. The acceptance of the Proposal is conditioned upon these Terms and Conditions and the terms of the Proposal, which shall be the only terms and conditions applicable to any agreement between Cochran and Client. Requesting performance of the work by Cochran, sending a notice to proceed with the work, or an acknowledgment of the Proposal by the issuance of a purchase order by Client, notwithstanding any terms additional to or different from those contained herein, shall be deemed to be an acceptance of these Terms and Conditions by Client.
3. The Proposal and these Terms and Conditions constitute the entire agreement ("Contract") between Cochran and the Client for the services identified in the Proposal. All prior proposals, negotiations, representations, recommendations, statements or agreements made or entered into prior to or contemporaneously with this Contract, whether oral or in writing, are superseded by this Contract unless they are expressly incorporated herein by reference. Any terms contained in any communication from Client which are inconsistent with the Contract shall not be binding upon Cochran.
4. Cochran may submit invoices on not less than a monthly basis. Cochran's invoices are due and payable within fifteen (15) days of the submission of each invoice. Interest will accrue at the rate of one and one-half percent (1.5%) per month on all unpaid invoices from the date payment was due. In the event that Client disputes an invoice, Client will pay the undisputed portion of the invoice and provide a written explanation to Cochran of the basis for Client's dispute. If Client fails to pay in full any of Cochran's invoices, Cochran may immediately, without waiving any other rights it may have, suspend work pending resolution of the payment dispute. Client's failure to pay any of Cochran's invoices in full shall be considered a material breach of this Contract.
5. Unless specifically stated to the contrary in the Proposal, reimbursable expenses are in addition to the amounts identified for Cochran's fees for basic and additional services. Reimbursable expenses shall include, but are not limited to: Client-authorized out-of-town travel, transportation, and subsistence expenses; fees paid for securing approval of jurisdictional authorities; postage, courier, or other delivery fees; material costs for models, mock-ups, or other presentation media; photographic film and development expenses.
6. This Contract is binding upon the heirs, successors and assigns of the parties hereto and may not be assigned by either party without the prior written consent of the other party.
7. Nothing in this Contract is intended to create any enforceable third party rights against Client or Cochran.
8. Cochran will perform all of its services consistent with that degree of skill and learning ordinarily used under the same or similar circumstances by the members of Cochran's profession working in the same locale.
9. If, and to the extent that Cochran's scope of work includes construction phase services, any such services shall be provided in accordance with and governed by the applicable terms of AIA Document A201 General Conditions of the Contract for Construction, 2007 Edition ("General Conditions") If there is a conflict between the General Conditions and this Contract, this Contract will control.
10. When making any interpretation or decision as required by the General Conditions, Cochran will not show partiality to any party, and shall not be liable for interpretations or decisions rendered in good faith.
11. Cochran has no responsibility or obligation to supervise or direct the work activities of the Client's employees and representatives, or any construction contractors, sub-contractors or any of their employees, or other persons not employed by Cochran.
12. Cochran will abide by any job-site safety programs identified in writing by the Client but will not be responsible for job-site safety of any persons not directly employed by Cochran.
13. Cochran has no responsibility or obligation with respect to the construction means, methods, sequencing or procedures of any construction contractors, sub-contractors or any of their employees.
14. Cochran is not responsible for the failure of any contractor to perform work properly and in accordance with any applicable documents, plans, specifications, codes or standards.
15. Cochran is not responsible for the identification of unsafe conditions, nor for the identification, handling, or removal of hazardous and/or toxic substances found on or brought to the site. Prior to the start of work, the Client shall disclose and identify in writing to Cochran, to the best of Client's knowledge, all hazardous and/or toxic substances located on the site. Client agrees to defend, indemnify and hold Cochran harmless from and against all claims, demands and liabilities of any kind or nature resulting from any hazardous and/or toxic substances that are found on the site and which were not identified by Client – even if not known by Client.
16. Cochran will have no obligation to commence its work until receipt of a written notice-to-proceed from Client and all other information required to be provided by Client. Cochran shall complete its work within any time limits identified in the Proposal. Cochran shall be entitled to an extension of time for performance of its work due to any delays that are due to any cause beyond Cochran's reasonable control. In no event will Client be entitled to any costs, losses, expenses or damages (including, but not limited to, claims or damages attributable to home office overhead costs, loss of profits, loss of business opportunities and/or additional financing costs) as a result of any delay caused or attributable to Cochran.
17. Cochran and Client waive any and all claims against each other for consequential, indirect, incidental and special damages arising out of or relating to this Contract, the alleged breach thereof, and/or Cochran's work; including, but not limited to, lost profits, loss of business, financing costs, extended home office overhead and similar types of damages.
18. Provided that written notice of a material breach of this Contract has been provided to the defaulting party and the defaulting party has failed to cure or taken reasonable efforts to cure its default within seven (7) calendar days of its receipt of the notice, the non-defaulting party may terminate this Contract by sending notice of termination to the defaulting party.

19. If the Contract is terminated for any reason not attributable to Cochran, Client will pay for the work performed by Cochran up to the date of termination plus all of Cochran's costs related to the termination (e.g., close-out costs, costs of terminating contracts with consultants, etc.).
20. In the event that there are any changes in applicable laws, codes or regulations after the Contract is executed that result in the need for Cochran to perform additional services and/or incur additional costs, Client shall pay Cochran for said services and costs at the rates set forth in the Proposal.
21. All documents and electronic media produced by Cochran under this Contract ("Instruments of Service") shall remain the property of Cochran, and Cochran shall retain all rights to the same, including copyrights, and they may be used by the Client only for the project identified in the Proposal. In the event of the termination of this Contract, the Client shall return the Instruments of Service to Cochran, and the Instruments of Service may not be used by the Client or a third party to complete the project without the written consent of Cochran.
22. Client and Cochran waive all rights against each other, any contractors and other professionals, and any of their respective consultants, contractors, suppliers, subcontractors, agents and employees, for damages caused by perils to the extent covered by insurance, except such rights as they may have to the insurance proceeds.
23. This Contract and the rights of the parties shall be governed by the laws of the State of Missouri.
24. Any claims, disputes, or other matters in question arising out of or relating to this Contract, the alleged breach thereof, and/or Cochran's work, at Cochran's sole election and discretion, shall be decided by binding arbitration in accordance with the Construction Industry Arbitration Rules of the AAA. A demand for arbitration must be made within a reasonable time, and before the expiration of the applicable statute of limitations. Unless it consents in writing, Cochran may not be joined in any other arbitration involving the same project. The arbitration shall be held where the project is located.
25. In the event of any dispute, claim, arbitration or litigation arising out of or relating to this Contract, the alleged breach thereof, and/or Cochran's work, the prevailing party shall be awarded its attorney's fees, expert witness fees, expenses, arbitration fees and expenses, and court costs at the trial and all appellate levels; including costs and fees related to collection efforts. Determination of which party prevailed shall be made by the judge or arbitrator(s). The determination shall be made by reviewing the claims resolved at trial or arbitration (which excludes any claims resolved prior to the taking of evidence), and then determining which party achieved the greater success by quantifying the amounts awarded the party recovering damages or obtaining relief and comparing that result to the relief and/or damages requested by that party at the trial or arbitration. If that party received less than 50% of the relief and/or damages it sought, then the other party prevailed. If that party receives more than 50% of the relief and/or damages it sought, then it prevailed. The judge or arbitrator(s) may consider the percentage of recovery when determining the amount of fees and expenses to be awarded to the prevailing party. If more than one claim is presented, then the judge or arbitrator(s) may elect to evaluate who is the prevailing party on a claim by claim basis, or in the aggregate as they deem appropriate. In making the determination of which party prevailed, the judge or arbitrator(s) shall take into consideration any settlement offers or demands made prior to trial or arbitration.
26. **THE TOTAL LIABILITY OF COCHRAN AND ANY OF COCHRAN'S CONSULTANTS FOR ANY ACTIONS, DAMAGES, CLAIMS, DEMANDS, JUDGMENTS, LOSSES, COSTS, OR EXPENSES (INCLUDING ATTORNEY'S FEES AND COURT OR ARBITRATION COSTS AND FEES) ARISING OUT OF OR RESULTING FROM COCHRAN'S OR ITS CONSULTANTS' NEGLIGENT ACTS, ERRORS, OMISSIONS OR BREACHES OF CONTRACT IS LIMITED TO THE LESSER OF THE CONTRACT PRICE OR THE AMOUNT OF PROFESSIONAL LIABILITY INSURANCE MAINTAINED BY COCHRAN AND AVAILABLE TO PAY SAID CLAIM. THIS LIMITATION OF LIABILITY IS APPLICABLE TO ALL CLAIMS THAT MAY BE ASSERTED AGAINST COCHRAN OR ITS CONSULTANTS ARISING OUT OF OR RELATING TO THE PROJECT OR THIS CONTRACT, WHETHER THE CLAIMS ARISE IN CONTRACT, TORT, STATUTE, OR OTHERWISE.**

Updated 01/2016

Initials _____

Attachment C

(Optional)

Consultant/Services Agreement

Progress Payment Schedule

Consultant: Cochran

Date: August 22, 2016

Project: YMCA Loop Trail Design

Basic Compensation: **$20,378.50**

Monthly progress payments

Total Basic Compensation: **$20,378.50**

Attachment D

Consultant Liability Insurance Requirements

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

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

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

(b) Comprehensive General Liability and Bodily Injury

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

(c) Comprehensive Automobile Liability, Bodily Injury

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

(d) Professional Liability

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

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

* but not less than the sovereign immunity limits established by RSMo. 537.610 et seq.

RESOLUTION #2016-27

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PURCHASE ORDER TO THE BENEFIT OF *KLANCE UNLIMITED* FOR THE USE OF ELECTRICAL EQUIPMENT, THE INSTALLATION OF LINES, AND THE MAINTENANCE OF THE GRID, ALL BEING IN ASSOCIATION WITH THE 2016 CELEBRATE WILDWOOD WEEKEND EVENT. (Wards – All)

WHEREAS, on August 26, 27, and 28, 2016 the *Celebrate Wildwood Weekend* Event will again be held in the City of Wildwood in its Town Center Plaza and surrounding areas; and

WHEREAS, this event includes a number of vendors, food purveyors, artists, musicians, and other activities, all needing access to electricity for lighting, cooking, music and other considerations; and

WHEREAS, this circumstance necessitates the need to have a licensed and professional company provide this needed service for the entirety of this three (3) day event; and

WHEREAS, *Klance* Unlimited provides many of these same services to the City of Wildwood for all of its Summer Concert Series and the Wildwood BBQ Bash and is reliable, professional, and knowledgeable upon the management of this service for large, multiple-day events, such as Celebrate Wildwood Weekend Event; and

WHEREAS, the City has obtained a bid from *Klance Unlimited* for this service and believes it is for an appropriate amount to meet expected demand, which is seventeen thousand four hundred fifty dollars ($17,450.00).

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

Section 1: A Purchase Order is hereby authorized by the City Council of the City of Wildwood, Missouri with ***Klance Unlimited***, 1375 Jefferson Street, Pacific, Missouri 63069 for the use of equipment, the installation of lines, and the maintenance of the grid for the 2016 Celebrate Wildwood Weekend Event, based on the proposal attached as Exhibit A.

Section 2: The total expenses and liability of the City under this Purchase Order shall not exceed the contract sum of seventeen thousand four hundred fifty dollars ($17,450.00) – Friday, Saturday, and Sunday – August 26, 27, and 28, 2016.

Section 3: This Resolution shall be effective upon its passage and approval.

Passed and approved this 22nd day of August 2016.

_____

The Honorable James R. Bowlin, MAYOR

ATTEST:

_____

Elizabeth Weiss, City Clerk

KLANCE UNLIMITED
1375 Jefferson St.
Pacific, MO 63069
636.271.3400 – Office
636.271.8056 – Fax
klanceunlimited.com

August 17, 2016

Gary Crews
City of Wildwood
16860 Main Street
Wildwood, MO 63040
gary@cityofwildwood.com

RE: Event Power Rental

Gary,

Thank you for the opportunity to provide the event power for your event. We appreciate the past business you have done with Klance Unlimited and we commit to the same great level of service in our event power offering as you have come to know in our portable staging equipment.

Based on your requirements you have given us, we would like to purpose the following event power package for your Celebrate Wildwood festival August 22-27-28, 2016.

Equipment	Event Price
Klance Unlimited Event Power Package*	**$12,750.00**
Klance Unlimited AC Package*	**$3,200.00**
Optional Standby Labor for tech on site during event**	**$1,500.00**

* Power package includes generators and electrical distribution to provide (150) 20A 120V circuits across footprint of event plus fuel for the 3 day event and return freight. AC Package includes air conditioners for (2) 30'x30' tents plus necessary generators, cabling, and duct. Equipment freight and fuel is included in the AC package price.

** Technician available on your site while the event is open. Includes our own UTV for on-site mobility.

KLANCE UNLIMITED
1375 Jefferson St.
Pacific, MO 63069
636.271.3400 – Office
636.271.8056 – Fax
klanceunlimited.com

Other details of your project:

Additional labor hours for on-site electrical technician to be billed at $50 per hour.

Terms and Conditions:

Business resulting from this proposal will be subject to Klance Unlimited standard terms and conditions.

Our certificate of insurance will be provided upon request.

City of Wildwood will provide security for our equipment while on your site.

Insurance covering the estimated value of our equipment ($225k) will be acquired with Klance Unlimited being named as additional insured.

Klance Unlimited will give orientation to City of Wildwood staff on safe operation of our equipment.

Klance Unlimited will provide equipment that meets the National Electrical Code for outdoor usage.

In closing, we truly appreciate the opportunity to be a part of your event. For over 25 years we have helped Midwest events with staging, seating, sound and lighting equipment, and other support. If we can be of assistance with any other items, please give me a call.

Best wishes for your event!

Chuck Justus
Klance Unlimited
Event Power and Temperature Control Systems
Office: 636.271.3400 x 7016
Cell: 314.440.8832

WILDWOOD

Recommendation Report

<<< Site Development Plan Package >>>

City of Wildwood Planning and Zoning Commission – Site Plan Subcommittee
August 15, 2016 Executive Session

Petition No.:	***P.Z. 25, 26, and 26a–14***
Petitioner:	***Main Street Crossing, Payne Family Homes L.L.C.***
Zoning District(s):	R-4 7,500 Square Foot Residence District, with a Planned Residential Development Overlay District (PRD)
Location:	East side of State Route 109, west of side of Eatherton Road, all being south of State Route 100
Locator Number and Street Address:	23V120094 and 2461 Eatherton Road
Town Center Designation:	Neighborhood Edge District
Ward:	Eight
Tract Size:	28.01 acres
Site Plan Subcommittee Meeting Date:	March 7, 2016
Approval Date of the Plan Package:	August 15, 2016

Petitioner's Request: Approval of the Site Development Plan (SDP) and related items to allow for the development of this one hundred four (104) lot, single-family residential subdivision, with common ground and public space areas.

Subcommittee Recommendation: **Conditional approval** of a Site Development Plan (SDP) and related items to allow for the development of this one hundred four (104) lot, single-family residential subdivision, with common ground and public space areas; however, this recommendation is based upon receiving required approvals from the applicable service providers referenced herein this report (if these approvals require significant changes to the plan, as determined by the Department of Planning, further review and action by the Planning and Zoning Commission will be required).

Background on Proposal/Project: The Department of Planning and the petitioner - Payne Family Homes - presented this project to the Site Plan Subcommittee of the Planning and Zoning Commission on

March 7, 2016 at its meeting. The Department of Planning began the presentation with a description of the zoning process that had been completed for this project by the Planning and Zoning Commission and City Council in September 2015. The highlights of this process were as follows:

1. The public hearing was held on this matter in December 2014, where the concept of the project was presented to the community for the first time.
2. The Planning and Zoning Commission conducted a series of meetings between December 2014 and September 2015 that led from the project being recommended for denial by the Department of Planning to a recommendation by the Planning and Zoning Commission to allow the development of the twenty-eight (28) acre site with one hundred four (104) homesites.
3. The City Council approved the project in September 2015, with the passage of the site-specific ordinance for it.
4. The petitioner and the City, from October 2015 to March 2016, undertook the review of the Site Development Plan and related matters.
5. The petitioner, during this same timeframe, was also requesting the City Council consider financial incentives for assistance in completing some of the development's required roadway improvements, i.e. Main Street and State Route 109.
6. The petitioner requested the Site Plan Subcommittee meeting be scheduled for consideration of the plan package.

As noted above, the petitioner has been seeking financial incentives from the City to assist with the anticipated expenses associated with the system of roadways and streets to be required due to the project's location in Town Center. These roadway and street improvements include the extension of Main Street and the rebuild of State Route 109 along the property's frontage to accommodate access to this arterial roadway. This request for financing incentives led to the City Council supporting changes to some of the design components of these infrastructure improvements, which are being processed by the City Council at this time, given the Planning and Zoning Commission had recommended their respective approval as well. These changes included revised light standard spacing and changes to the access point at State Route 109.

Thereafter, the Department highlighted the major design components of the project, which included the following:

Site Characteristics >>>

1. The total number of lots was decreased to 104 to address certain site characteristics and improve the project's overall design.

2. The design of all streets will include traffic calming measures, per the direction of the City, and specific safety measures in the vicinity of the Cambury Subdivision Area and the extended stub streets from the same.
3. The provision of roadway improvements to the surrounding network of streets, including three (3) stub street extensions, is consistent with the Town Center Plan's Street Network Plan and creates the interconnectivity between surrounding like developments and this site.
4. The petitioner will design and construct all internal streets to the City's streetscape standards, i.e. asphalt surfaces and concrete vertical curbs and gutters.
5. The design of the stormwater management system for the development, and overall site, will meet all of the latest standards and requirements of the Metropolitan St. Louis Sewer District (MSD).
6. The perimeter of the subject site, where it abuts existing residential units on its southern boundary, will be protected to allow for existing tree retention and new plantings to be added there as well.
7. The provision of public space is integral to the design of the site and includes useable active use areas and trails for the whole community.
8. The design of the site does provide a minimum level of protection to the jurisdictional waterway on the site, while creating a view feature by its non-disturbance to many of the new lots that are planned in its vicinity.
9. The Landscape Plan reflects a range and quantity of plantings to create a green development in the next decade.

Unit Characteristics >>>

10. The petitioner will use architectural shingles on all homes of a 30-year type.
11. The petitioner will use carriage doors for the garages, with the inclusion of windows.
12. The petitioner will use fiber cement board siding on all residential units.
13. The driveway apron to all garages will be reduced in size, between the curb and back edges of sidewalk, to reduce impervious surfaces associated with the site and increase the green space.
14. The petitioner will provide a nine (9) foot interior celling height within all residential units.
15. The petitioner will extend all materials used on the front of the homes' elevations to the respective sides a minimum of twenty-four (24) inches – only on corner lots.
16. The petitioner will provide front porch areas that are a minimum of twenty-four (24) inches above the elevation of the adjoining sidewalks.
17. The petitioner will setback the garage doors from the front of the dwellings a minimum of six (6) feet, not the 7.5 feet applied most recently in the Wildwood Trail Subdivision.

The petitioner provided additional background on this project, after the Department completed its presentation of this information.

Site Plan Subcommittee's Recommendation: The Site Plan Subcommittee of the Planning and Zoning Commission would first note several items are still in process in regards to this project's design and reflects the changes that have been incorporated most recently due to the alterations in infrastructure levels. These outstanding items can be summarized as follows:

1. The final conceptual approval from the Metropolitan St. Louis Sewer District (MSD) regarding the planned design of the system of improvements to manage runoff from storm events has not been finalized. The general location and size of the stormwater features is not expected to change, but the final considerations relating to the specifications for construction have yet to be completed.
2. The Missouri Department of Transportation (MoDOT) has yet to provide its final approval on the temporary right-in/right-out design for Main Street at State Route 109. This temporary arrangement for access replaces the ultimate construction of a roundabout at that location, which is now being planned and funded by the City through Traffic Generation Assessment Fees and anticipated grants. The petitioner is required to provide the Missouri Department of Transportation (MoDOT) a revised traffic study to address impacts on adjoining roadways, given the temporary access design will not allow left-turns into and out of the site.
3. The determination by the Geotechnical Engineer and the Department of Public Works regarding any potential issues relating to sinkholes on the property, as anticipated by the type of soil, climate, and bedrock characteristics, along with testimony from the public hearing process associated with the rezoning of the property.

Acknowledging these items, the Site Plan Subcommittee of the Planning and Zoning Commission has considered the submitted plans, which includes the Site Development Plan (SDP) and related items, and believes them to be in minimum compliance with the site-specific ordinance governing this property and the City's *Zoning Ordinance* and *Subdivision and Development Regulations*. This compliance leads the members of the Site Plan Subcommittee to support approval of this complement of plans, thereby allowing the Department of Planning to sign and release them. Again, this authorization is **conditioned** upon all service provider approvals being submitted and determined acceptable by the Departments of Public Works and Planning. These final reviews by the respective departments of any pertinent service provider comments will address the requirements set forth by City codes and ensure adequate stormwater management is in place, while access into and out of the site

to the surrounding roadway systems meets all safety and function standards, now and at build-out of the project.

Additionally, the Site Plan Subcommittee would also note the proposal for this site reinforces the priority of the City to create communities that reflect reasonable densities of dwellings within the Town Center Area, while providing for a full range of amenities and infrastructure to meet the increased needs and demands created by additional residents in the area. Additionally, this proposal includes the extension of Main Street through the entirety of the site, a critical roadway for the success of the overall Town Center Area, while also protecting the jurisdictional waterway located thereon, providing useable public space and a safe trail-sidewalk network, and offering a mix of units (life-cycle housing), all with quality materials and design. Collectively, these components of the plan and associated units are indicative of the compliance the submittal has to standards, guidelines, and regulations of the City.

To date, this project will represent the largest Town Center Area residential development undertaken in the City to reach this point in the process, with its one hundred four (104) units. The project entails over twenty-eight (28) acres of land area, which under full development will alter the characteristics of the neighborhood from this point forward. Therefore, it is incumbent on the petitioner and the City staff to meet the required high levels of design, construction, and compliance to protect the neighborhood and the investment of current residents. Requirements have been set in place that are reflected on the attached plan sheets to ensure the proper framework is in place to achieve this desired end product.

Summary and Conditions of Action:

This recommendation is conditioned upon all other required codes, regulations, and standards of the City relating to this property and the development of land being met during the construction of the buildings and public space areas. The Site Plan Subcommittee is again recommending approval of the Site Development Plan and related items by the Planning and Zoning Commission at this time, with certain conditions that have been identified and noted above. This recommendation is based upon the completion of all required improvements, in accordance with the plans approved for such by the City of Wildwood.

Planning and Zoning Commission Action:

Conditional Approval, per the Recommendation Report, by a vote of 9 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Bartoni, Kohn, Manton, Bowlin, and Bopp)

Attachments And Enclosures:

Attachment A - Site Development Plan (SDP) and Related Items
Attachment B – Site Specific Ordinance

Attachment C – Background Information

ATTACHMENT A
Site Development Plan (SDP) and Related Items

Main Street Crossing

A Tract Of Land Located In
Sections 1 & 2, Township 44 North, Range 3 East,
City Of Wildwood,
St. Louis County, Missouri

Site Development Plan

R-4 7,500 Square Foot Residence District, With A Planned
Residential Development Overlay District (PRD),
Town Center Neighborhood Edge District, Ordinance #2116

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
WARD EIGHT
METRO WEST FIRE PROTECTION DISTRICT
ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
ROCKWOOD R-6 SCHOOL DISTRICT
METROPOLITAN ST. LOUIS SEWER DISTRICT
AMEREN MISSOURI
AT&T
LACLEDE GAS COMPANY
MISSOURI AMERICAN WATER COMPANY
CHARTER CABLE SERVICES
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY– MSD ORTHOTOPO.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
7. ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD OUTDOOR LIGHTING REQUIREMENTS.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD. SEE INCLUDED LIGHTING AND LANDSCAPE PLANS.
11. BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES OR 24 FEET.
12. THE NEAREST MAJOR INTERSECTION IS MANCHESTER ROAD AND STATE ROUTE 109 APPROXIMATELY 1200 FEET TO THE NORTH.
13. THE FRONT FACADES MUST BE 1.5 FEET ABOVE GRADE AT THE FRONTAGE LINES.
14. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD AND MODOT STANDARDS.
15. NO PLANTS, TREES, SIGNS, ETC., SHALL BE PLACED WITHIN THE SIGHT TRIANGLE AT INTERSECTIONS/MEDIANS AS TO RESTRICT SIGHT DISTANCE.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23V120094

1. SITE ADDRESS: 2461 EATHERTON RD. WILDWOOD, MO 63840

CURRENT OWNER: MILDRED E. SCHNEIDER, TRUSTEE, 15 WILDERNESS LN., DEFIANCE, MO 63341

OWNER UNDER CONTRACT: PAYNE FAMILY HOMES, 10407 BAUR BLVD, SUITE B, ST. LOUIS, MO 63132

EXISTING ZONING: R–4 WITH A PRD, TOWN CENTER NEIGHBORHOOD EDGE DISTRICT

2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL

3.

	RESIDENTIAL	OUTLOTS
GROSS AREA OF SITE:	28.03 ACRES	6.60 ACRES
RIGHT–OF–WAY:	–6.00 ACRES	–0.80 ACRES
NET AREA:	22.03 ACRES	5.80 ACRES

4. DENSITY = $\frac{22.03 \text{ AC. X } 43{,}560 \text{ S.F./AC.}}{7{,}500 \text{ SQ.FT.}}$ =127 LOTS ALLOWABLE
5. NUMBER OF LOTS PROPOSED: 104
6. PARKING REQUIREMENTS:
2 EA. X 104 LOTS = 208 SPACES
PROVIDED = 208 SPACES

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

GEOTECHNICAL ENGINEER'S STATEMENT:

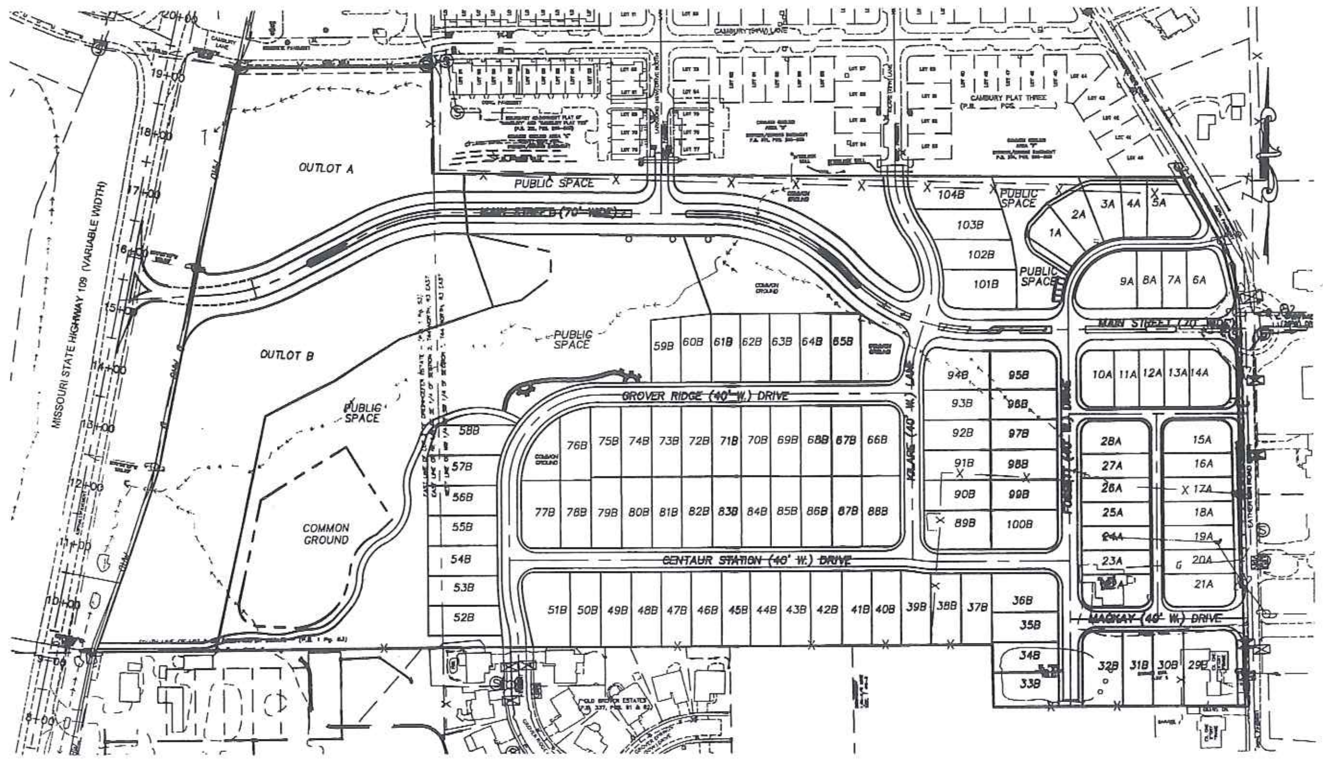
THESE PLANS HAVE BEEN REVIEWED BY SCI ENGINEERING, INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY SCI ENGINEERING, INC DATED OCTOBER 2014.

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL TO THE SITE GRADING PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.

SCI ENGINEERING, INC MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA, THAT OUR RECOMMENDATIONS RELATIVE TO SITE GRADING ARE IMPLEMENTED, AND THAT OTHER GEOTECHNICAL ASPECTS OF SITE DEVELOPMENT ARE PERFORMED IN ACCORDANCE WITH THESE PLANS.

SCI ENGINEERING, INC

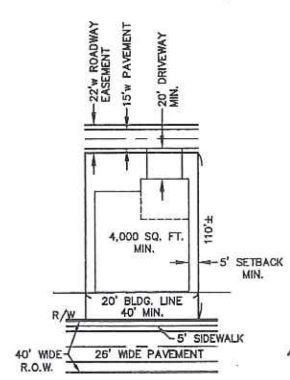
Drawing name: V:\1404126 Schneider Tract\Drawings\Engineering\Site Development Plan\4126sdp.dwg Plotted on: Aug 09, 2016 - 2:06pm Plotted by: bmollor



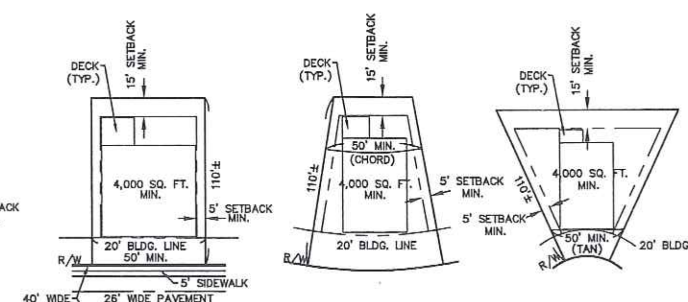
KEY MAP
N.T.S.

SHEET INDEX

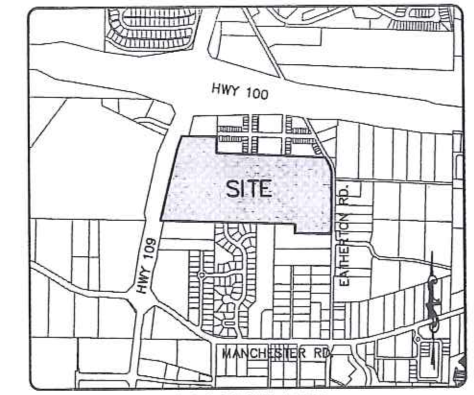
1.1	COVER SHEET
2.1-2.2	SDP - SITE PLAN
3.1-3.2	SDP - GRADING PLAN
4.1-4.2	SDP -PUBLIC SPACE PLAN
5.1	NATURAL RESOURCES MAP
5.2	TREE PROTECTION PLAN
6.1	SITE SECTIONS
7.1-7.2	ORDINANCE #2116
L-1-L-3	LANDSCAPE PLAN
P-1	LIGHTING PLAN



TYPICAL "A" LOT
(EXCEPT PERIMETER LOTS)
NOT TO SCALE

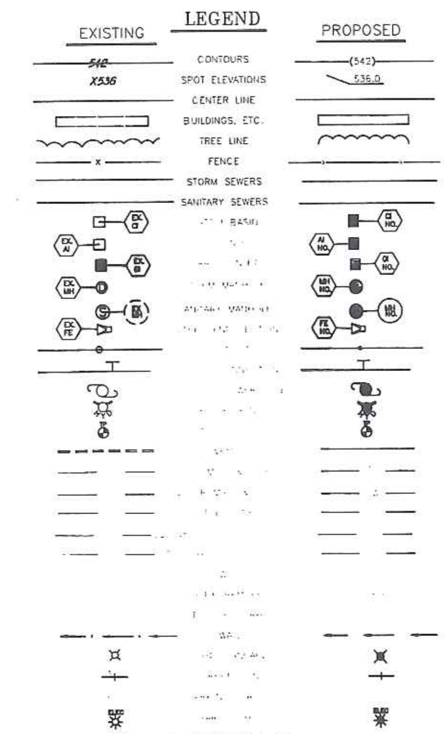


TYPICAL "B" LOT
(EXCEPT PERIMETER LOTS)
NOT TO SCALE



LOCATION MAP
N.T.S.

LEGEND



PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, AND A PART OF LOT 2 OF DREINHOEFER ESTATE IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, RECORDED IN PLAT BOOK 1, PAGE 63 OF THE LOUIS COUNTY RECORDS, ALL IN TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED TO MILDRED E. SCHNEIDER, TRUSTEE, RECORDED IN BOOK 12833, PAGE 620 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF AT TRACT OF LAND CONVEYED TO ANDREW E. LINDBERG BY DEED RECORDED IN BOOK 7597, PAGE 1337 OF SAID RECORDS, SAID POINT ALSO BEING ON THE WEST RIGHT–OF–WAY LINE OF EATHERTON ROAD, 30 FEET WIDE, SAID POINT BEING 15 FEET PERPENDICULAR DISTANCE SOUTHWEST OF THE CENTERLINE OF SAID EATHERTON ROAD; THENCE ALONG THE NORTH LINE OF SAID LINDBERG TRACT, NORTH 87° 25' 51" WEST, 417.42 FEET, THENCE LEAVING SAID NORTH LINE, NORTH 01° 41' 38" EAST, 104.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 1; THENCE ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, SAID LINE ALSO BEING THE NORTH LINE OF OLD GROVER ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 337 PAGE 61 OF SAID RECORDS, NORTH 87° 25' 51" WEST, 914.54 FEET TO THE NORTHWEST CORNER OF LOT 25 OF SAID OLD GROVER ESTATES SUBDIVISION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE WEST LINE OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF ABOVE SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO COLUMBIA SPORTS, LLC BY DEED RECORDED IN BOOK 16541, PAGE 1743 OF SAID RECORDS, NORTH 87° 52' 40" WEST, 578.85 FEET TO THE NORTHWEST CORNER OF SAID COLUMBIA SPORTS, LLC TRACT, SAID CORNER BEING THE INTERSECTION OF THE EAST LINE OF MISSOURI STATE HIGHWAY 109, WIDTH VARIES, AS WIDENED BY DOCUMENT RECORDED IN DEED BOOK 6558 PAGE 2183 OF SAID RECORDS, AND SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, SAID INTERSECTION BEING 75 FEET PERPENDICULAR DISTANCE EAST OF THE CENTERLINE OF SAID HIGHWAY 109; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG SAID EAST LINE OF HIGHWAY 109 THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 21° 48' 57" EAST, 325.13 FEET TO A POINT BEING 120 FEET PERPENDICULAR DISTANCE EAST OF SAID CENTERLINE OF HIGHWAY 109; NORTH 13° 51' 37" EAST, 339.82 FEET TO A POINT OF CURVATURE; AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 22,798.32 FEET, WHOSE CHORD BEARS NORTH 14° 17' 34" EAST, 344.16 FEET, AN ARC DISTANCE OF 344.17 FEET TO A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF CAMBURY LANE, 54 FEET WIDE, SAID POINT BEING 27 FEET PERPENDICULAR DISTANCE SOUTH OF THE CENTERLINE OF SAID CAMBURY LANE; THENCE LEAVING LAST SAID EAST LINE AND ALONG SAID SOUTH RIGHT–OF–WAY LINE OF CAMBURY LANE, SOUTH 87° 35' 00" EAST, 322.50 FEET TO A POINT ON THE WEST LINE OF 'BOUNDARY ADJUSTMENT PLAT OF 'CAMBURY' AND 'CAMBURY PLAT TWO'', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 206 OF SAID RECORDS; THENCE LEAVING LAST SAID SOUTH RIGHT–OF–WAY LINE AND ALONG SAID WEST LINE OF BOUNDARY ADJUSTMENT PLAT, SOUTH 01° 57' 00" WEST, 180.00 FEET TO THE SOUTHWEST CORNER OF SAID BOUNDARY ADJUSTMENT PLAT; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID BOUNDARY ADJUSTMENT PLAT, SOUTH 86° 48' 00" EAST, 1246.20 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF EATHERTON ROAD (30 FEET WIDE), SAID POINT BEING 15 FEET DISTANT PERPENDICULAR WEST OF THE CENTERLINE OF SAID ROAD; THENCE ALONG THE WESTERN RIGHT–OF–WAY LINE OF EARTHERTON ROAD (30 FEET WIDE) AND PARALLEL TO THE CENTERLINE OF SAID ROAD THE FOLLOWING COURSES AND DISTANCES; SOUTH 27° 50' 50" EAST, 171.71 FEET TO AN ANGLE POINT; THENCE SOUTH 01° 41' 38" WEST, 736.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1,508,659 SQUARE FEET OR 34.634 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2015 UNDER ORDER NO. 14–04–126.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER, 2015, AT THE REQUEST OF PAYNE FAMILY HOMES, PREPARED A SITE DEVELOPMENT PLAN OF "MAIN STREET CROSSING". A TRACT OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMEY A HENSON, PLS
MO. REG. PLS #2007017963

CITY OF WILDWOOD
AUG 09 2016
DEPT OF PLANNING & PARKS

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS
4	8-9-2016, REVISED ORDINANCE

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Ph. 314-996-0341
www.paynefamilyhomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

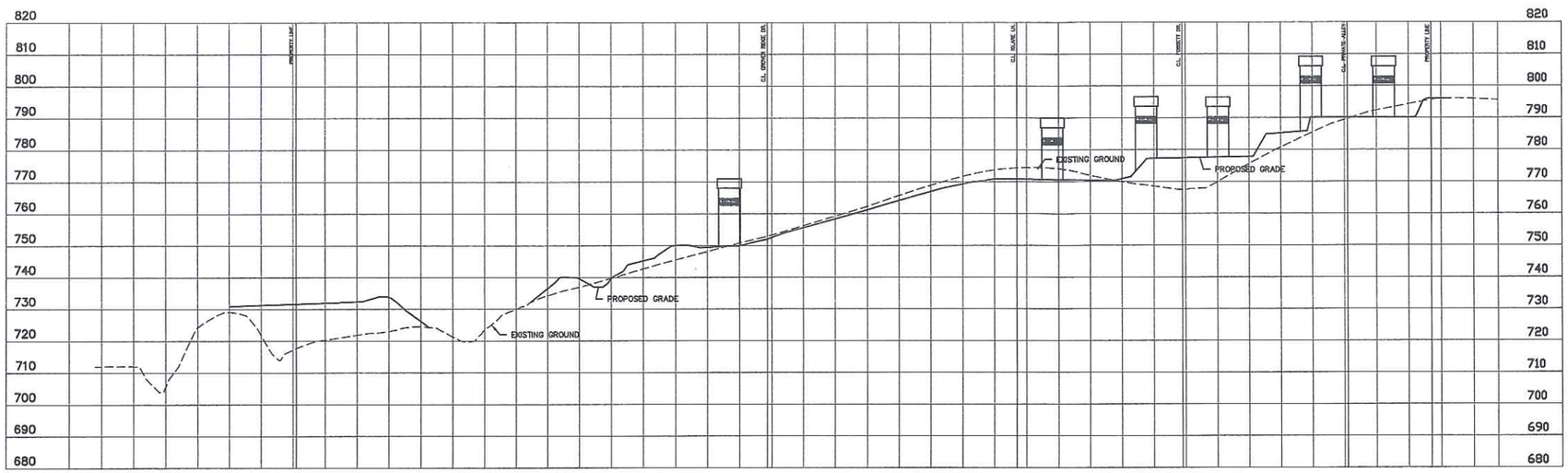
Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
COVER SHEET

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

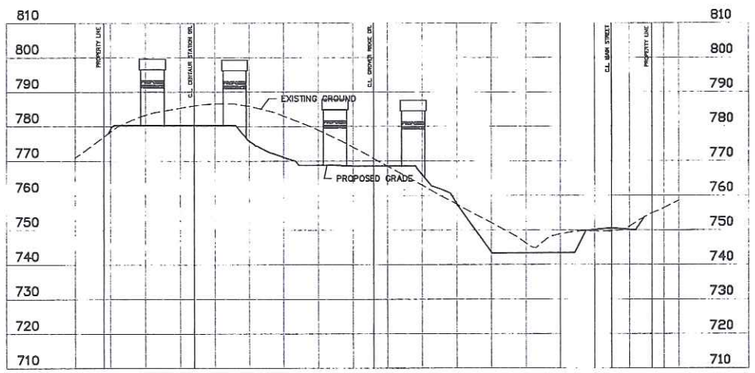
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

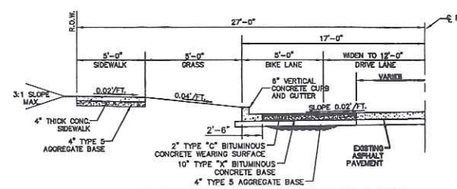
Job Number	14-04-126
Date	8-9-2016
Designed: SL	Sheet 1.1
Drawn: SL	
Checked:	SDP



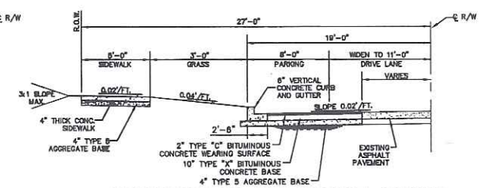
SECTION A-A



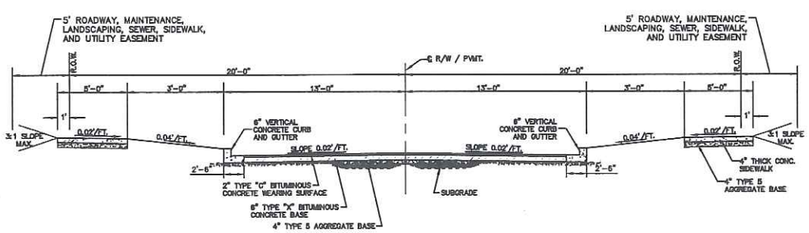
SECTION B-B



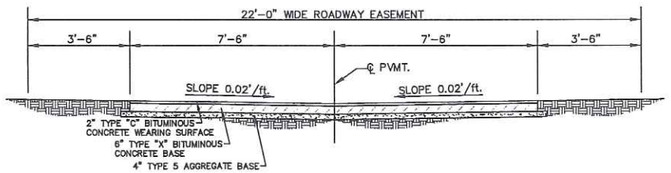
EATHERTON ROAD WITH BIKE LANE
TYPICAL PVMT. WIDENING
N.T.S.



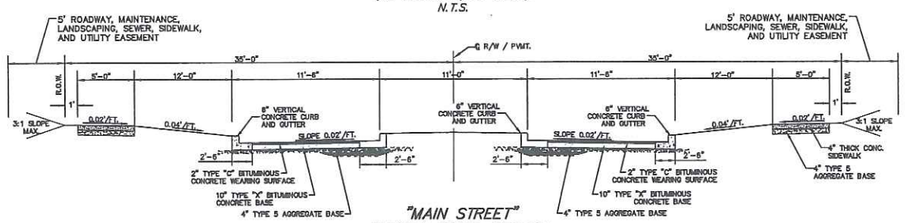
EATHERTON ROAD WITH PARALLEL PARKING
TYPICAL PVMT. WIDENING
N.T.S.



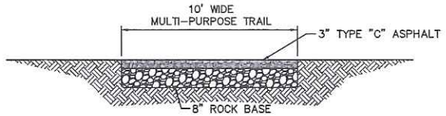
TYPICAL PVMT. SECTION
(26' PAVEMENT/40' R.O.W.)
N.T.S.



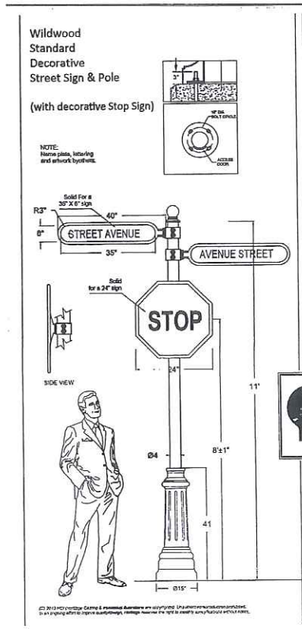
TYPICAL ALLEY PAVEMENT SECTION
(15' PAVEMENT/22' ROADWAY EASEMENT)



"MAIN STREET"
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



MULTI-PURPOSE TRAIL
N.T.S.



Approval Drawing
PoleStd: P430-2-4PA-11

Street Sign: The street sign frame shall be a one-piece aluminum casting with a solid backing and a 1" thick border. The sign frame shall clamp around the pole secured with four 3/8" hex head bolt.

Traffic Sign: The traffic sign frame shall be a one-piece aluminum casting with a solid backing and a 1" thick border. The traffic sign shall be octagonal and clamp around the pole secured with four 3/8" hex head bolt.

Pole: Extruded aluminum, thickness 0.125".

Base Cover: Two-piece cast aluminum attached to shaft by 4 S.S. set screws.

Anchor bolts: 4 galvanized 19mm (3/4") x 610 mm (24") long. A bolt circle template is supplied by HCI

Anchor Circle: 10"

Finish: Electrostatically applied thermoset polyester powder coat finish.

Color: RAL 9011 (Black)

Lighting & Pole Supplier
Brian Brader
Simply Bright Ideas, Inc.
office: (314) 718-1688
Brian@SimplyBrightIdeas.com

Date: DEC.09.2013 Drawing No: 13703-V1
Model: P430-2-4PA-11-RAL9011-STREETSIGN
Project: WILDWOOD STREET
Pre: BBI, MO
Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI

HCI Heritage Lighting & Accessories
1280 Feenstra Drive, Mississauga, Ontario, Canada L4W 1A4
www.hcilighting.com

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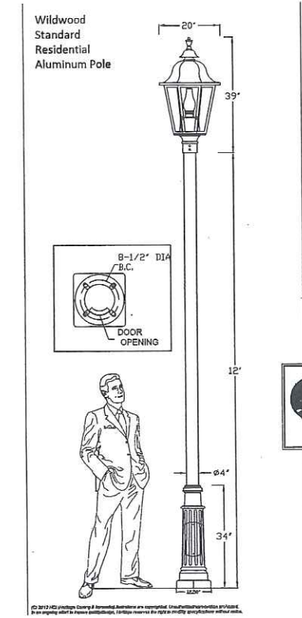

Approval Drawing
Light Std: F144-L-P440-2-MOD-4PA-12

Diffuser Type: Clear

Diffuser Material: Acrylic U.V. stabilized.

Optical System: Segmented reflector type III.

Luminaire Housing: The whole luminaire is made of cast aluminum. Top is fully hinged for easy access to lamp and ballast.

Ballast: MH high power factor mounted on removable plate. A quick disconnect wiring system allows for fast easy ballast maintenance.
Wattage - 100W (MH)
Voltage - 120V
Socket - Medium (4KV)

Option: Decorative Chimny

Pole: Extruded 4" OD aluminum with 0.125" wall thickness.

Base Cover: Two-piece Square cast Aluminum.

Anchor Bolts: 4 galvanized 19mm (3/4") x 609 mm(24") long. A bolt circle template is supplied by HCI.

Bolt Circle: 8-1/2"

Finish: Electrostatically applied, thermoset polyester powder-coat finish.

Colour: RAL 9011 (Black-Texture)

Lighting & Pole Supplier
Brian Brader
Simply Bright Ideas, Inc.
office: (314) 718-1688
Brian@SimplyBrightIdeas.com

Date: SEP.4.2015 Drawing No: 15692-V7
Model: F144-L-CAC-100W-MH-120V-SR-3-CHY
P440-2-MOD-4PA-12-RAL-9011-TXT
Project: Wildwood Residential - MO
Ref: SBI MO
Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI

HCI Heritage Lighting & Accessories
1280 Feenstra Drive, Mississauga, Ontario, Canada L4W 1A4
www.hcilighting.com

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MSD Base Map - 23V

ISSUE	REMARKS/DATE
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Corporate Certificate of Authority #001348

Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
SITE SECTIONS

The Professional Engineer's seal and signature affixed to this document, indicates that it was prepared by me or under my direct supervision. Any alterations to this document or other documents bearing this seal and signature shall not be considered prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	
14-04-126	
Date	
8-9-2016	
Designed: SL	Sheet
Drawn: SL	6.1
Checked:	SDP

Drawing name: V:\14041126 Schneider Tract\Drawings\Engineering\Site Development Plan\14126sdp.dwg Plotted on: Aug 09, 2016 - 2:08pm Plotted by: bmoltor

BILL # 2204 ORDINANCE # 2204

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SPECIAL PROCEDURES PERMIT ORDINANCE #2116 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) FOR AN APPROXIMATELY TWENTY-EIGHT (28) ACRE TRACT OF LAND BEING AUTHORIZED FOR ONE HUNDRED FOUR (104), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACES - *P.Z. 15, 16, and 16a-14 Main Street Crossing, Payne Family Homes L.L.C.* (Ward - Eight)

WHEREAS, pursuant to Ordinance #2116, certain property more particularly described herein (the "Property") was zoned R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), in September 2015, which allowed for the use of such Property for a Town Center Neighborhood Edge type of residential development consisting of an authorized one hundred four (104) single family detached dwellings on individual lots, with common ground and public spaces; and

WHEREAS, on June 13, 2016, the City Council referred consideration of amendments to the Planned Residential Development Overlay District Ordinance #2116 to the Planning and Zoning Commission in light of certain development finance incentives sought by the developer to assist with the cost of certain roadway improvements that are necessary for this site, given its location in Town Center and the additional trips that it will create on the network of surrounding roadways; and

WHEREAS, this request was considered by the Planning and Zoning Commission on July 5, 2016 and discussion was held on the merits of these changes to the current Planned Residential Development Overlay District (PRD) ordinance, which would lessen certain infrastructure and phasing requirements associated with the project's development to the favor of the petitioner; and

WHEREAS, after consideration of this matter and responding to the Department of Planning's report, the Planning and Zoning Commission recommended approval of the Petition requesting the current Planned Residential Development Overlay District (PRD) ordinance be amended, subject to certain terms and conditions, the specifics of such approval and recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated July 5, 2016, and regarding *P.Z. 15, 16, and 16a-14 Main Street Crossing, Payne Family Homes L.L.C.*, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on July 25, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at their meeting on July 25, 2016, the City Council directed the Department of Planning to prepare draft legislation for consideration by the City Council consistent with the Planning and Zoning Commission's recommendation.

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

Section One. The City of Wildwood's Zoning Ordinance, Official Zoning District Maps, and Ordinance #2116 of the City of Wildwood, Missouri, all made a part hereof and incorporated by reference herein, are hereby amended by designating the Property described below by amending the current Planned Residential Development Overlay District (PRD) for the described tract of land provided below:

A tract of land situated in Sections 1 and 2, Township 44 North, Range 3 East in St. Louis County, Missouri, more particularly described as follows: Commencing at an old stone in the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, set at point where the said South line is intersected by the West line of Eatherton Road; thence along the Western line of Eatherton Road South 1 degree 53 minutes West, a distance of 104.36 feet to a point being the Southeast corner of property described in deed to Bert C. Grimm and wife, recorded in Book 6848 page 335, also being the point of beginning: thence North 87 degrees 17 minutes West along a line parallel with the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, 472.42 feet to an old stone at the Southwest corner of property described in said deed to Grimm and wife; thence North 1 degree 53 minutes East of 104.36 feet to an old stone in said South line of the Northwest ¼ of the Southwest; ¼ Section 1; thence North 87 degrees 17 minutes West along the South line of Northwest ¼ of the Southwest ¼ of Section, 914.42 feet to an old iron rod at the Southwest corner of said ¼ section; thence North 87 degrees 47 minutes West along the South line of the Northeast ¼ of the Southeast ¼ of Section 2, 576.50 feet to an iron pipe at its intersection with the Eastern line of Missouri Route 109; thence along the Eastern line of said Route 109, north 22 degrees 10 minutes 53 seconds East, 324.27 feet; Thence continuing along said Eastern line North 18 degrees 6 minutes 29 seconds East; Thence North 14 degrees 30 minutes 43 seconds East, 346.48 feet to a point on the South line of tract conveyed to Alexander J. Coyle and wife by deed recorded in Book 9560 page 27; thence departing said Eastern line of Missouri Route 109 South 67 degrees 35 minutes East along the South line of the property conveyed to Coyle and wife to aforesaid; 319.51 feet to an iron pipe at the Southeast corner thereof being at a point in the line between said Sections 1 and 2; thence along the line between Sections 1 and 2, South 1 degree 57 minutes West 180 feet to corner of property conveyed to Albert Anderson and wife by deed recorded in Book 3309 page 38; thence along the South line of said property conveyed to Anderson and wife as aforesaid, South 88 degrees 08 minutes East 1,246.1 feet to the West line of Eatherton Road, thence Southeastwardly and Southwardly along the Western line of Eatherton Road along a curve to the right having a radius of 458.00 feet a distance of 37.48 feet; Thence continuing along said West line South 1 degree 53 minutes West, 311.47 feet to the point of beginning and containing 28.00 Acres, more or less.

Section Two. That Ordinance #2116 of the City of Wildwood, Missouri, be and is hereby amended by deleting Section Two thereof in its entirety and enacting, in lieu thereof, new Section Two, to read as follows:

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirements the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on July 25, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of one hundred four (104), detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each of the allowable residential properties.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 4,200 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be forty (40) feet in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These lot widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to twenty-six (26) of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of six (6) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than twenty (20) feet in width and must be carriage types, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of twenty-eight (28) of the allowable one hundred four (104) lots. These lots do not need to incorporate the garage-offset dimensions noted in Condition 2(d.) of this Ordinance.

f. The first story, interior clear height for all single family dwellings shall be not less than nine (9) feet.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than twenty-eight (28) acres and no greater than 28.5 acres.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 410.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 410.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the Regulating Plan changes, the rezoning of the subject site, and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

(1) Twenty (20) feet from any right-of-way line.
(2) Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
(3) Fifteen (15) feet from any rear yard property line and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of twenty-five (25) feet. Driveway widths serving these requirements, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

c. Dedicate the required amount of right-of-way and/or easements along this property's State Route 109 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes, *which shall incorporate the ultimate design for the planned installation of a roundabout and related items, while constructing a temporary, right-in/right-out access point a roundabout and related channelization island(s) and other improvements required therein.* Improvements, *whether temporary or permanent in nature,* to State Route 109 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. ~~All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 109 and directed by the Department of Public Works.~~

d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights *(spacing of lights on one (1) side of any street/roadway shall be no greater than one hundred fifty (150) feet in distance),* signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Main Street and directed by the Department of Public Works.

e. Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Extend all existing stub streets abutting the subject site into it and these extensions shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

j. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

k. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

l. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

m. Construction access shall be from State Route 109 during the development of this site, not via the Cambury Subdivision or Eatherton Road.

n. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

o. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements. *The City of Wildwood will assist, where applicable,*

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS
4	8-9-2016, REVISED ORDINANCE

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5965 New Baumgartner Road
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Ph 314-487-8944 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

ORDINANCE #2116

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	14-04-126
Date	8-9-2016
Designed: SL	Sheet 7.1
Drawn: SL	
Checked:	SDP

Drawing name: V:\14041126 Schedule Track\Drawings\Engineering\Site Development Plan\14126sdp.dwg Plotted on: Aug 09, 2016 - 2:03pm Plotted by: bradlor

with the discussions on said utility requirements, so as to minimize delays and costs to the developer. Any decision in this regard shall be acted upon by the City Council, if funding is associated with such.

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

Parking Requirements - Residential

q. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

Landscape Requirements - Specific

r. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

s. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

t. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

u. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred four (104) dwelling units.

v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and

care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

x. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

y. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

z. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

aa. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

bb. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

cc. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

dd. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate frost-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

ee. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

ff. Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, until such time as all necessary street and roadway improvements, including temporary access to State Route 109, have been completed to an acceptable minimum level to the Missouri Department of Transportation (MoDOT) and the City of Wildwood. ~~forty (40)~~ percent of the authorized units within its boundaries are owner-occupied. Until this threshold is reached, access shall be restricted/blocked to Eatherton Road, as shown on the Site Development Plan and reviewed and acted upon by the Department of Public Works and the Planning and Zoning Commission. Specifications for the manner in which access shall be controlled to Eatherton Road shall be at the discretion of the City of Wildwood, but all costs associated with such are the responsibility of the developer.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	Required Contribution
Single Family Dwelling (detached)	$1,055.10/Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of

roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of the site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United

States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 109 and Eatherton Road must be completed prior to the issuance of building permits in excess of fifty (50) ~~twenty-(20)~~ percent of the units. The State Route 109 required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these allowable residential units, if authorized by the City Council. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

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

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly

proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling.

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

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

_____ _____
Presiding Officer — The Honorable James R. Bowlin, Mayor

ATTEST: — ATTEST:

_____ _____
Elizabeth Weiss, City Clerk — Elizabeth Weiss, City Clerk

Editor's Note: Changes in Ordinance are indicated by blue and bolded type, while a single, strike-through line shows deletions.

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	1-15-2016, CITY COMMENT REVISIONS
3	2-23-2016, REVISED
4	8-9-2016, REVISED ORDINANCE

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Main Street Crossing
2461 EATHERTON RD., WILDWOOD, MO
ORDINANCE #2116

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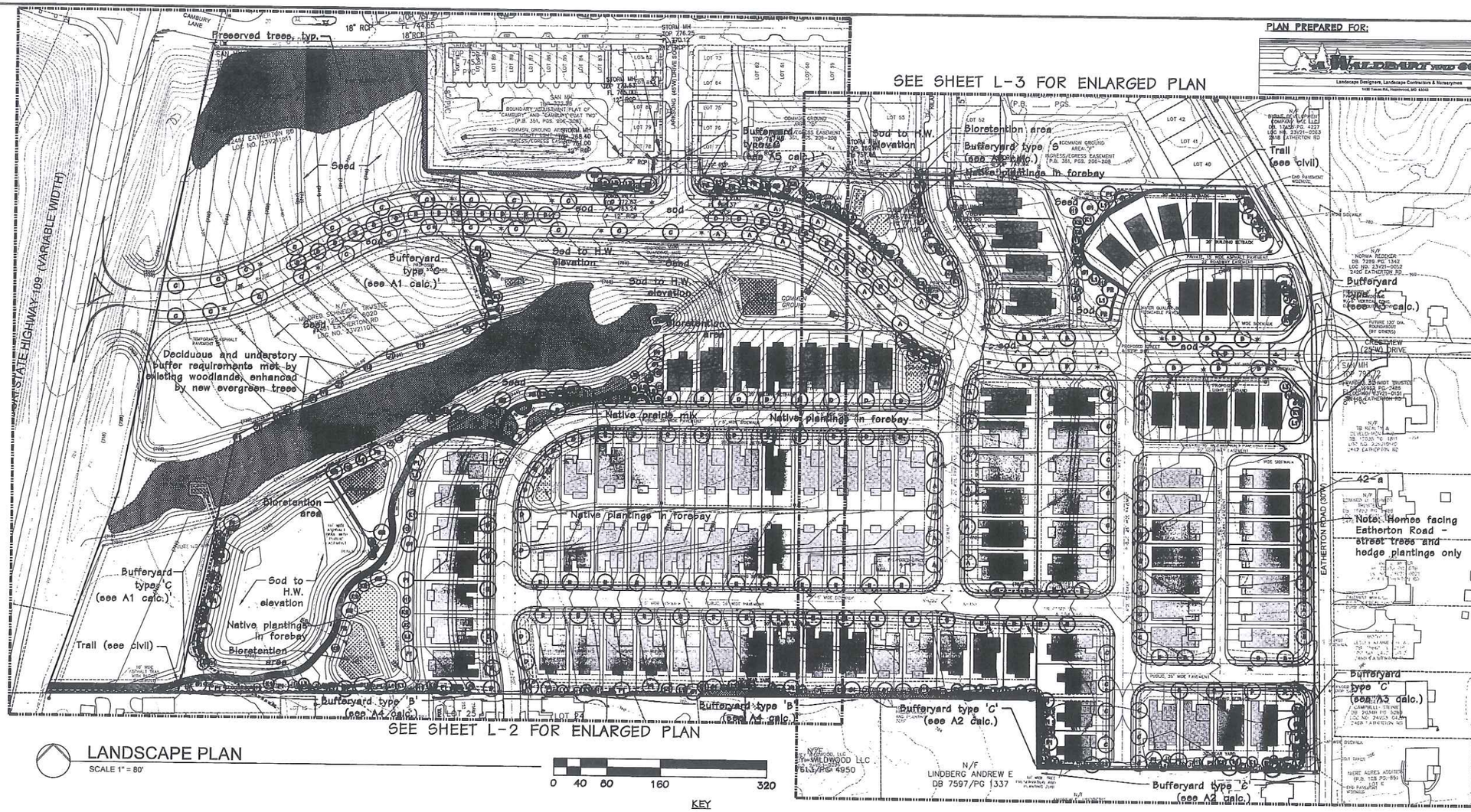
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number 14-04-126	
Date 8-9-2016	
Designed: SL	Sheet 7.2
Drawn: SL	
Checked:	SDP

Drawing name: V:\14041126 Schneider Tract\Drawings\Engineering\Site Development Plan\14126sdp.dwg Plotted on Aug 09, 2016 - 2:08pm Plotted by: bmoller



LANDSCAPE PLAN

SCALE 1" = 80'

PLAN PREPARED FOR:

WILDHART AND SONS, INC. Landscape Designers, Landscape Contractors & Nurserymen

Jerald Saunders 2/8/16 Landscape Architect
MO License # LA-007

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

Date	Description	No.
11/11/15	Base Revision	1
11/19/15	Base Revision	2
02/23/16	City Comments	3
08/08/16	Site Changes	4

Drawn: LWH
Checked: JAS

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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 11/19/14
Job #: 985-013

KEY

- Existing woodland to remain
- Native prairie mix
- MSD bio plantings

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
BUFFERYARD TREES & SHRUBS						
F1	30	Quercus bicolor	Swamp White Oak	2"	Deciduous, Canopy	
F2	8	Quercus bicolor	Swamp White Oak	3"	Deciduous, Canopy	
F3	4	Quercus bicolor	Swamp White Oak	4"	Deciduous, Canopy	
G1	29	Tilia cordata	Littleleaf Linden	2"	Deciduous, Canopy	
G2	8	Tilia cordata	Littleleaf Linden	3"	Deciduous, Canopy	
G3	4	Tilia cordata	Littleleaf Linden	4"	Deciduous, Canopy	
H1	33	Pinus strobus	Eastern White Pine	6' Ht.	Evergreen	
H2	10	Pinus strobus	Eastern White Pine	8' Ht.	Evergreen	
H3	4	Pinus strobus	Eastern White Pine	10' Ht.	Evergreen	
J1	32	Picea abies	Norway Spruce	6' Ht.	Evergreen	
J2	10	Picea abies	Norway Spruce	8' Ht.	Evergreen	
J3	5	Picea abies	Norway Spruce	10' Ht.	Evergreen	
K1	26	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	1.5"	Deciduous, Understory	
K2	8	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2"	Deciduous, Understory	
K3	4	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2.5"	Deciduous, Understory	
L1	31	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1.5"	Deciduous, Understory	
L2	8	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2"	Deciduous, Understory	
L3	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.5"	Deciduous, Understory	
[illegible]	42	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Evergreen	
[illegible]	150	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24"	Deciduous	
[illegible]	150	Viburnum x burkwoodii	Burkwood Viburnum	24"	Deciduous	
[illegible]	120	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	Evergreen	
[illegible]	150	Ilex verticillata 'Jim Dandy/Red Sprite'	Jim Dandy/Red Sprite Winterberry Holly	24"	Deciduous (1:9 ratio M/F)	
		Water quality plantings per MSD requirements		pluge	space 12" o.c.	

LANDSCAPE CALCULATIONS:

A) Bufferyards

1. Type "C" required along west property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
432 LF ÷ 150 LF bufferyard unit measurement = 2.88
2.88 x 3 tree units = 8.64 = 9 canopy trees, 9 evergreen trees, and 9 understory trees
2.88 x 30 shrub units = 86.4 = 86 shrubs

2. Type "C" required along southeastern property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
748 LF ÷ 150 LF bufferyard unit measurement = 4.98
4.98 x 3 tree units = 14.94 = 15 canopy trees, 15 evergreen trees, and 15 understory trees
4.98 x 30 shrub units = 149.4 = 149 shrubs

3. Type "C" required along east property line as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 10 shrubs required per 150 LF)
480 LF ÷ 150 LF bufferyard unit measurement = 3.2
3.2 x 3 tree units = 9.6 = 10 canopy trees, 10 evergreen trees, and 10 understory trees
3.2 x 30 shrub units = 96 shrubs

4. Type "B" required along southern property line as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
1,042 LF ÷ 150 LF bufferyard unit measurement = 6.94
6.94 x 2 tree units = 13.88 = 14 canopy trees, 14 evergreen trees, and 14 understory trees
6.94 x 20 shrub units = 138.8 = 139 shrubs

5. Type "C" required along collector roadway as labeled on the plan
(3 canopy trees, 3 evergreen trees, 3 understory trees, and 30 shrubs required per 150 LF)
1,413 LF ÷ 150 LF bufferyard unit measurement = 9.42
9.42 x 3 tree units = 28.26 = 28 canopy trees, 28 evergreen trees, and 28 understory trees
9.42 x 30 shrub units = 282.6 = 283 shrubs

6. Type "S" required along access roadway as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
190 LF ÷ 150 LF bufferyard unit measurement = 1.26
1.26 x 2 tree units = 2.52 = 3 canopy trees, 3 evergreen trees, and 3 understory trees
1.26 x 20 shrub units = 25.2 = 25 shrubs

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

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

B) Street Trees

1. Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
7,800 LF ÷ 40 = 195 minimum street trees required

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

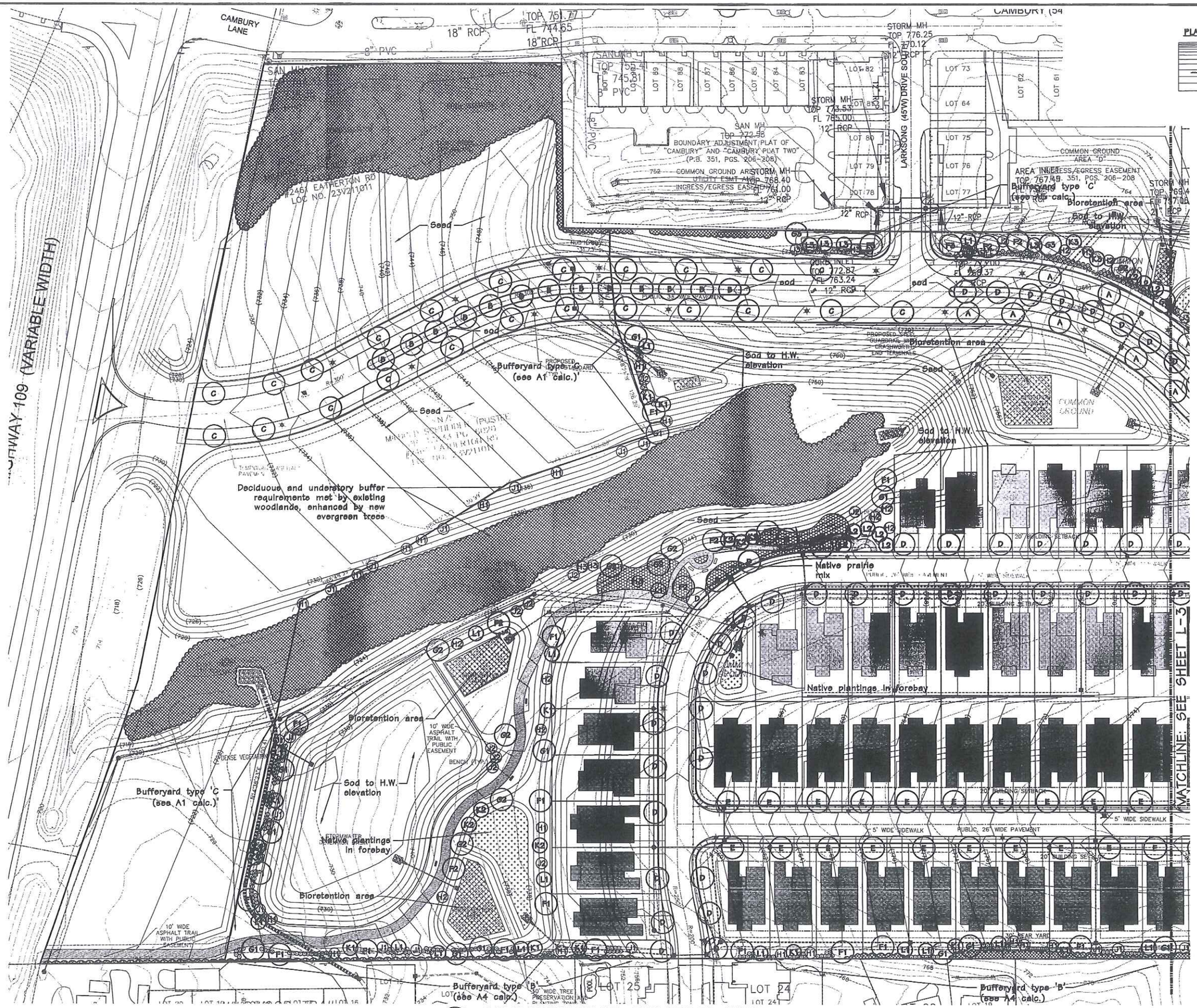
3. Street trees shall not be planted closer than three (3) feet to any curb.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
STREET TREES						
A	34	Quercus rubra	Red Oak	2.5"	Deciduous	17.7%
B	31	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5"	Deciduous	9.4%
C	44	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	Deciduous	22.9
D	50	Acer rubrum 'Frankered'	Red Sunset Maple	2.5"	Deciduous	20.8%
E	33	Quercus bicolor	Swamp White Oak	2.5"	Deciduous	17.2%
	192	TOTAL STREET TREES (additional trees added to buffer plantings to meet street tree requirement)				=100%

Wildwood General Notes:

A. Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
B. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (P.O.Box 66, Savoy, IL 61874-9902)
C. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign and at least 30' from any intersection.
D. Locations of street trees may be subject to change in order to avoid conflict with street lighting.
E. Any planting within a tree preservation area, as designated on the Tree Preservation Plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
F. Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
G. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
H. All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
I. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landscape Architect immediately to relocate affected plant material.
J. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil compostion and pH levels are suitable for plant material specified for that specific location.
K. All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion.
L. The landscape of all undeveloped and developed property will be properly maintained in a slightly and well-kept manner.
M. Replanting and replacement of existing plan materials will be executed on an annual basis as needed by the property owner.



LANDSCAPE PLAN - ENLARGED: WEST

SCALE 1" = 50'

0 50 100 200

KEY

- Existing woodland to remain
- Native prairie mix
- MSD bio plantings

PLAN PREPARED FOR:

WALDEMART AND SONS, INC.
Landscape Designers, Landscape Contractors & Nurserymen
1426 Tenna Rd., Hazelwood, MO 63042

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT

Jerald Saunders Landscape Architect
MO License # LA-007

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

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Drawn: LWH
Checked: JAS

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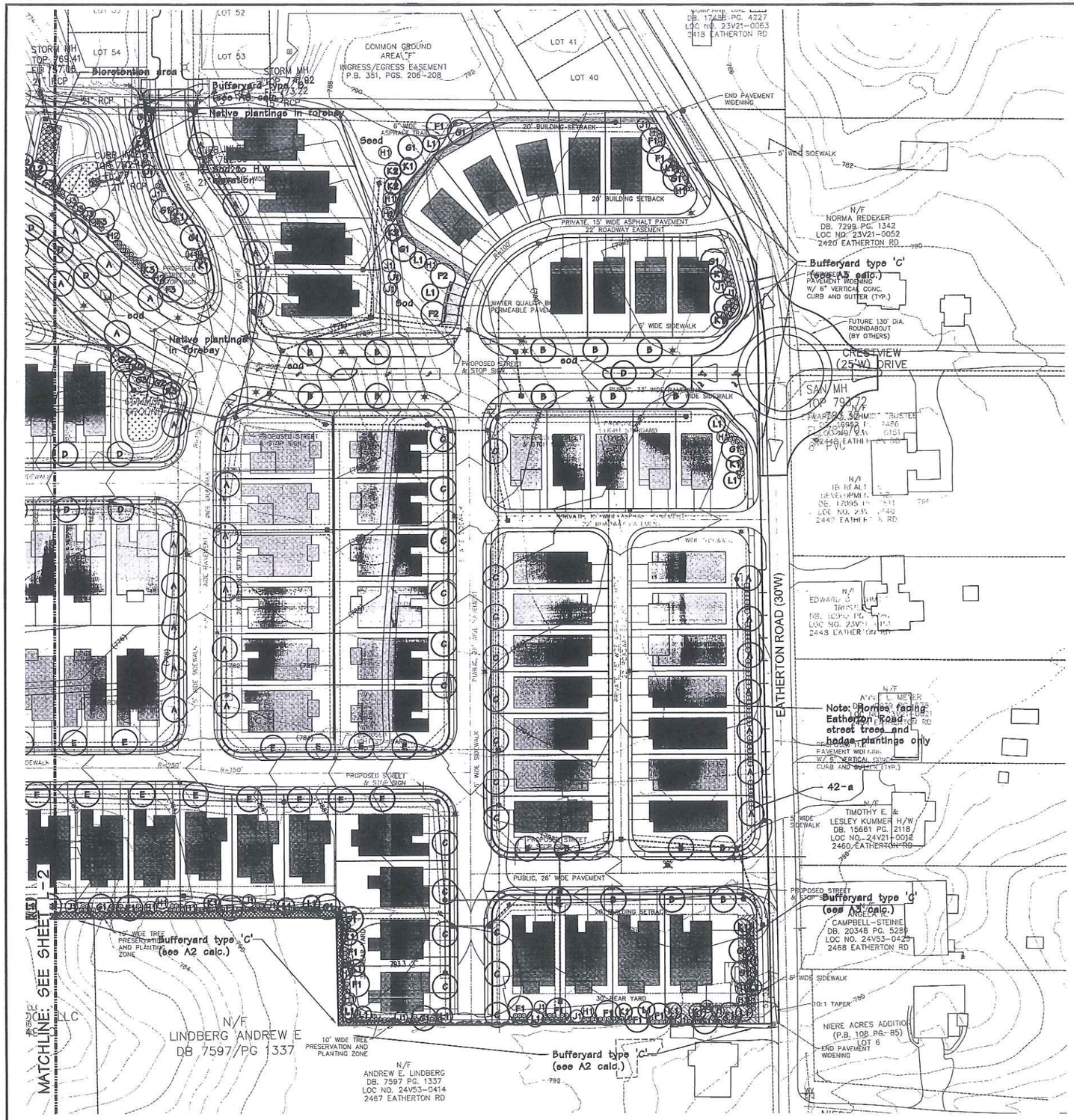
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan Enlarged: West

Sheet No: L-2

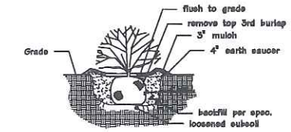
Date: 11/19/14
Job #: 955.013



LANDSCAPE PLAN - ENLARGED: EAST

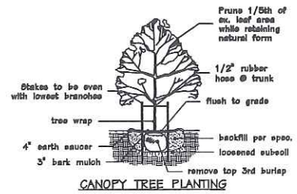
SCALE 1" = 50'

0 50 100 200

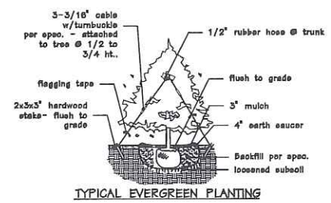


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

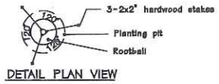
TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL EVERGREEN PLANTING



DETAIL PLAN VIEW

BOTANICAL NAME	COMMON NAME	PERCENTAGE	PLS OZ/ACRE
NATIVE PRAIRIE SEED MIX			
Asclepias tuberosa	Butterfly Milkweed	2.7	2.0
Aster oblongifolius	Aromatic Aster	2.7	2.0
Echinacea purpurea	Purple Coneflower	10.8	8.0
Liatris pycnostachya	Prairie Blazing Star	5.4	4.0
Penstemon digitalis	Foxglove Beardtongue	5.4	4.0
Pycnanthemum tenuifolium	Slender Mountain Mint	2.7	2.0
Schyzachyrium scoparium	Little Bluestem	37.8	28.0
Solidago nemoralis	Gray Goldenrod	5.4	4.0
Sporobolus heterolepsis	Prairie Dropseed	16.3	12.0
Ratidiba pinnata	Grayhead Coneflower	10.8	8.0
	TOTALS	100%	74.0

KEY

Existing woodland to remain

MSD bio plantings

PLAN PREPARED FOR:

WALDBART AND SONS, Landscape Designers, Landscape Contractors & Nurserymen

STATE OF MISSOURI JERALD SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Main Street Crossing

Wildwood, MO

Revisions:

Date	Description	No.
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Drawn: LWH
Checked: JAS

loomisAssociates

landscapeArchitects|planners
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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

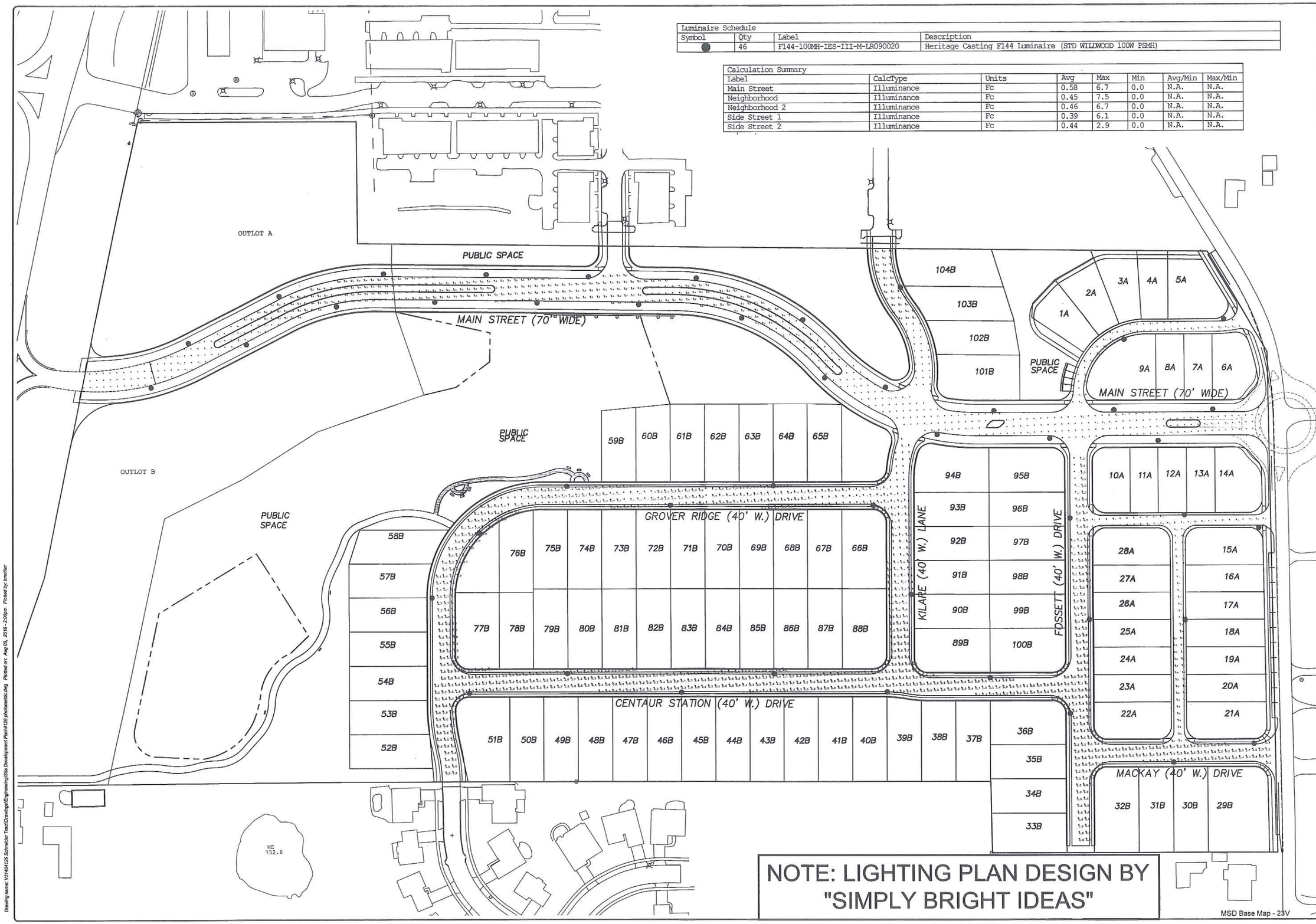
Sheet Title: Landscape Plan Enlarged: East

Sheet No: L-3

Date: 11/19/14
Job #: 985.013

Luminaire Schedule			
Symbol	Qty	Label	Description
●	46	F144-100MH-IES-III-M-LR090020	Heritage Casting F144 Luminaire (STD WILDWOOD 100W PSMH)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Main Street	Illuminance	Fc	0.58	6.7	0.0	N.A.	N.A.
Neighborhood	Illuminance	Fc	0.45	7.5	0.0	N.A.	N.A.
Neighborhood 2	Illuminance	Fc	0.46	6.7	0.0	N.A.	N.A.
Side Street 1	Illuminance	Fc	0.39	6.1	0.0	N.A.	N.A.
Side Street 2	Illuminance	Fc	0.44	2.9	0.0	N.A.	N.A.



NOTE: LIGHTING PLAN DESIGN BY "SIMPLY BRIGHT IDEAS"

MSD Base Map - 23V

ISSUE	REMARKS/DATE
1	10-30-2015, INITIAL SUBMITTAL
2	11-19-2015, CLIENT REVISIONS
3	2-23-2016, CITY COMMENT REVISIONS
4	8-9-2016, REVISED ORDINANCE

PAYNE FAMILY HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MO 63132
Ph. 314-996-0341
www.paynefamilyhomes.com

THE STERLING CO.
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5056 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8544
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Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

LIGHTING PLAN

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Date:_____

License No.
Civil Engineer

Job Number	14-04-126
Date	8/9/2016
Designed: SL	Sheet
Drawn: SL	P-1
Checked:	SDP

Drawing name: V:\14-04-126 Scrimaller Tract\Drawings\Engineering\Site Development Plans\14-126 photometric.dwg Plotted on: Aug 05, 2016 - 2:00pm Plotted by: bmoller

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

ISSUE	REMARKS/DATE
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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	
14-04-126	
Date	
8-9-2016	
Designed: SL	Sheet
Drawn: SL	2.1
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ISSUE REMARKS/DATE
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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	
14-04-126	
Date	
8-9-2016	
Designed: SL	Sheet 2.2
Drawn: SL	
Checked:	SDP

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

MSD Base Map - 23V

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Drawing name: V:\1404126 Schneider Tract\Drawings\Engineering\Site Development Plan\4126sdp.dwg Plotted on: Aug 09, 2016 - 2:06pm Plotted by: bmoller

Date	8-9-2016
Job Number	14-04-126
Drawn:	SL
Designed:	SL
Checked:	
Sheet	3.1
	SDP

Date 8-9-2016
RODNEY ARNOLD
License No. PE-2002016512
Civil Engineer

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016512
PROFESSIONAL ENGINEER

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SDP - GRADING PLAN

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ENGINEERS & SURVEYORS
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St. Louis, Missouri 63129
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Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SDP - GRADING PLAN

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

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8-9-2016	
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Checked:	SDP

Drawing name: V:\14-04-126 Schneider Tract\Drawings\Engineering\Site Development Plan\14126sdp.dwg Plotted on: Aug 09, 2016 - 2:37pm Plotted by: bmoltor

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Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 8-9-2016
RODNEY ARNOLD
License No. PE-2002016612
Civil Engineer

Job Number	
14-04-126	
Date	
8-9-2016	
Designed: SL	Sheet 4.1
Drawn: SL	
Checked:	SDP

Drawing name: V:\14\04126 Schneider Tract\Drawings\Engineering\Site Development Plans\14126sdp.dwg Plotted on: Aug 08, 2016 - 2:37pm Plotted by: bmoller

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

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 34.6 Acres; 104 Lots x 1,742.4 s.f. = 181,210 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)	
Amount of Required Public Space	181,210	Square Feet
Amount of Provided Public Space	216,308	Square Feet
~ Multiple Use Trail	13,269	Square Feet
~ Underground Detention Area		Square Feet
~ Public Land Dedication		Square Feet
~ Privately-Held Common Ground		Square Feet
List of Installed Improvements	Total Number (list below on lines)	
~ Picnic Tables	9	
~ Benches		
~ Trash Receptacles		
~ Bicycle Racks		
~ Other		
Other Public Space Items (if provided) NATIVE PLANTING AMENITY AREA	14,000 S.F.	
Fee In Lieu		

ISSUE	REMARKS	DATE
1	10-30-2015, INITIAL SUBMITTAL	
2	11-19-2015, CLIENT REVISIONS	
3	2-23-2016, CITY COMMENTS	
4	8-9-2016, REVISED ORDINANCE	

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Corporate Certificate of Authority #001348

Main Street Crossing

2461 EATHERTON RD., WILDWOOD, MO

SDP - PUBLIC SPACE PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and facts shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

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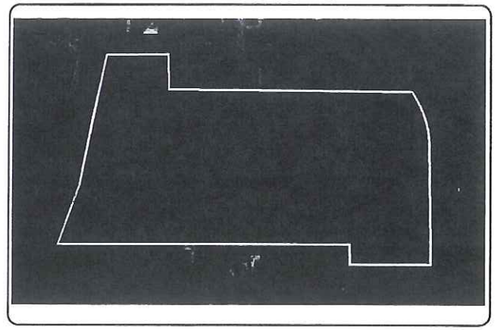
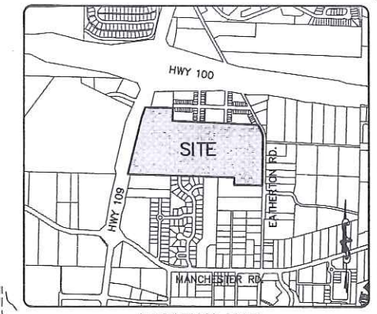
MSD Base Map - 23V

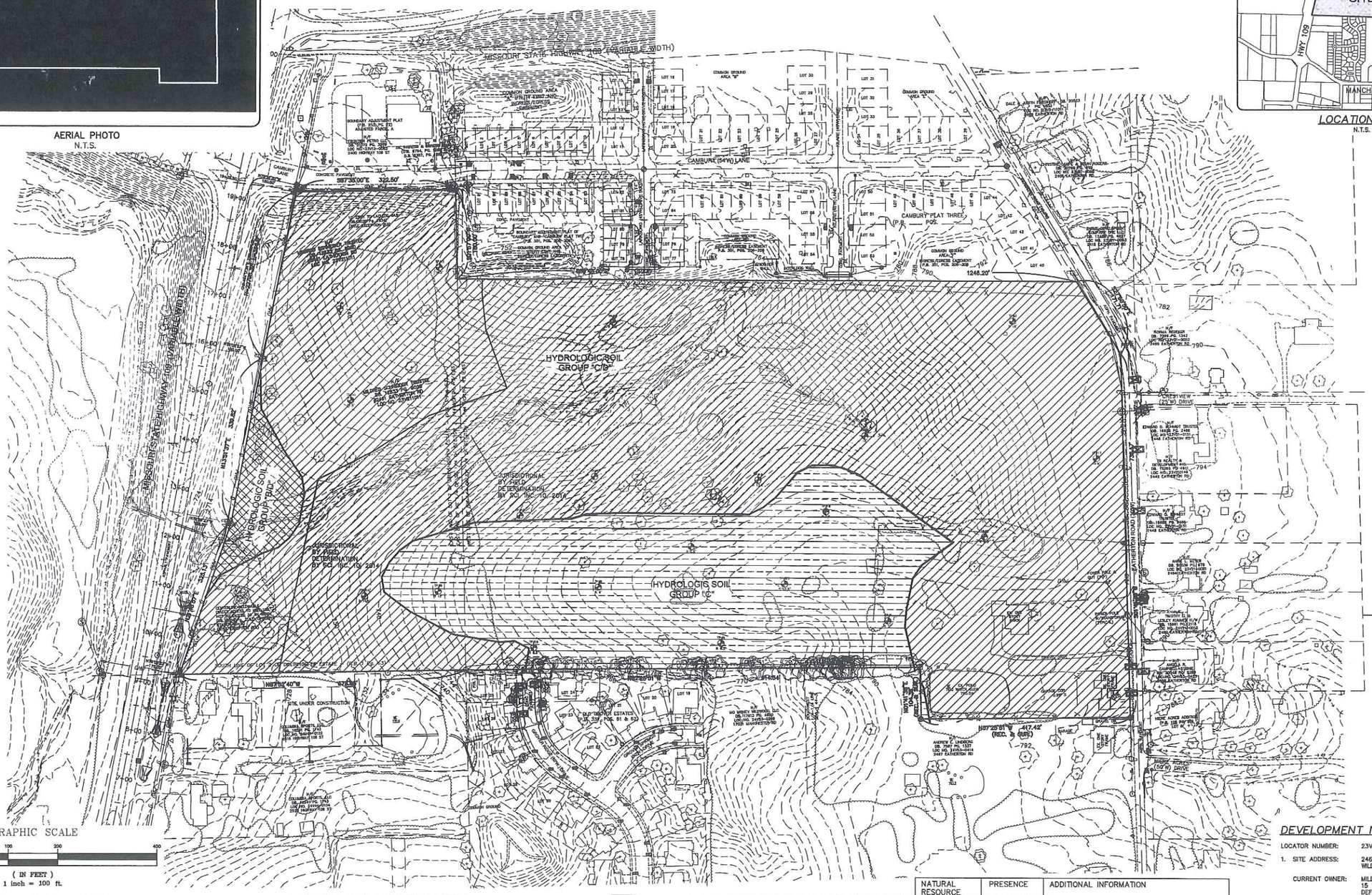
Drawing name: V:\14\04126 Schneider Tract\Drawings\Engineering\Site Development Plans\126dp.dwg Plotted on: Aug 09, 2016 - 2:07pm Plotted by: bmoltor



AERIAL PHOTO
N.T.S.



LOCATION MAP
N.T.S.



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SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2015, REVIEWED A REPORT REGARDING THE SOILS AND NATURAL RESOURCE EVALUATION OF THE SUBJECT PROPERTY. THE REPORT AND INFORMATION CONTAINED ON THIS PLAN RELATING TO SAME IS IN COMPLIANCE WITH SECTION 1005.200, "NATURAL RESOURCE PROTECTION STANDARDS AND PROCEDURES" OF THE CITY OF WILDWOOD, MISSOURI.

SOIL SCIENTIST _____ DATE _____

	Existing Tree Mass
	Hydrologic Group "C" Soils
	Hydrologic Group "B/D" Soils
	Hydrologic Group "C/D" Soils
	Regulated Waters

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION
Wetlands	No	None identified during site walk.
Streams and Floodplains	Yes	Two streams cross the site, both of which were determined to be jurisdictional.
Karst	No	None identified during site walk.
Ponds/Lakes	Yes	One stock/farm pond identified during site walk.

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23V120094

1. SITE ADDRESS: 2461 EATHERTON RD.
WILDWOOD, MO 63040

CURRENT OWNER: MILDRED E. SCHNEIDER, TRUSTEE
15 WILDERNESS LN.
DEFIANCE, MO 63341

2. EXISTING USE: VACANT / UNDEVELOPED

3. GROSS AREA OF SITE: 34.60 ACRES

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

MSD Base Map - 23V

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Main Street Crossing

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NATURAL RESOURCES MAP

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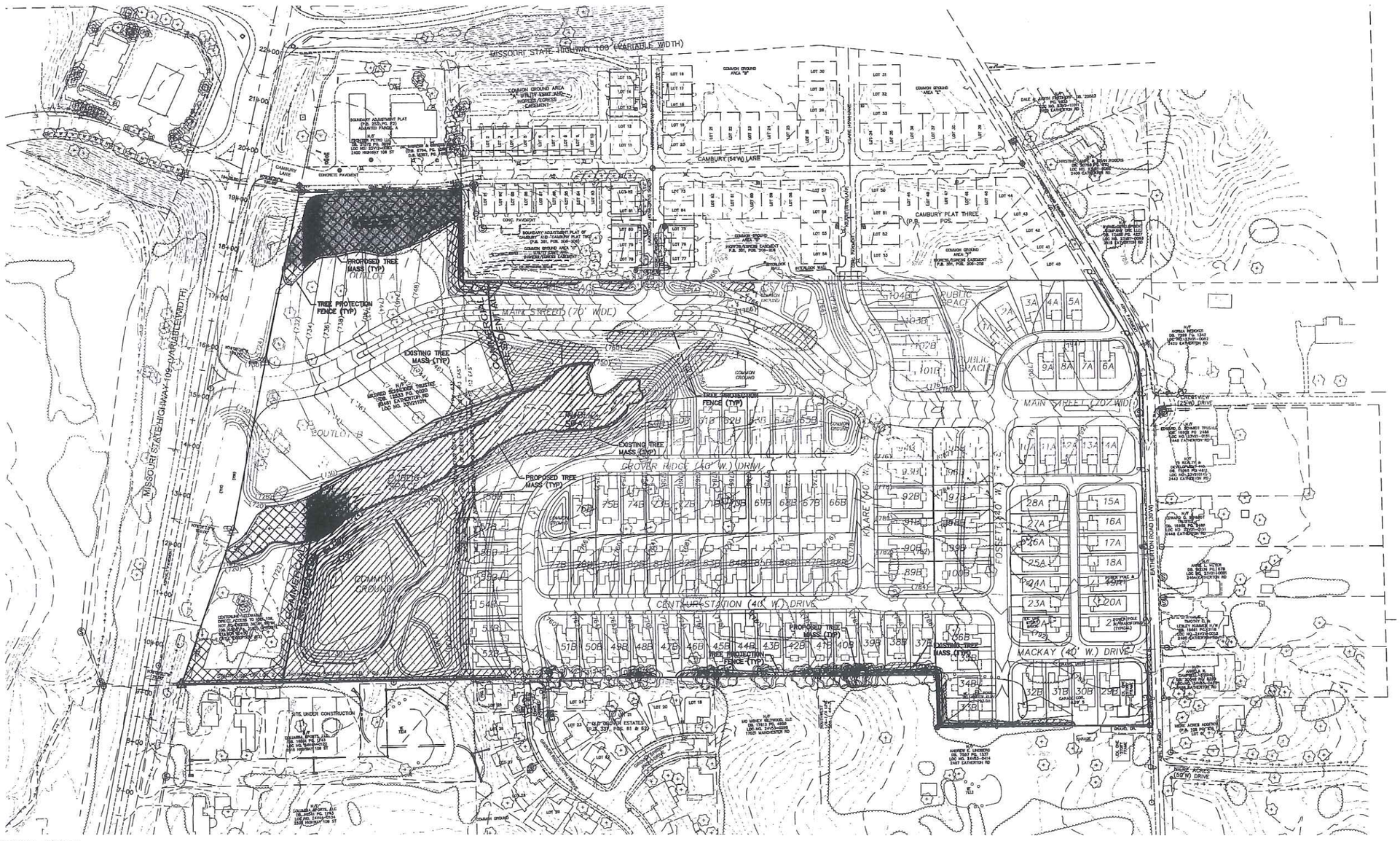

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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LEGEND	
	Existing Tree Mass
	Existing Tree Mass (Residential) (Located outside of right-of-way and building area)
	Existing Tree Mass (Commercial) (Located outside of right-of-way and building area)
	Proposed Tree Mass (Residential)
	Proposed Tree Mass (Commercial)

TREE AREA CALCULATIONS

Residential:
- Existing Tree Mass: 5.59 ac.
- Proposed Tree Mass: 1.36 ac.

Commercial:
- Existing Tree Mass: 1.73 ac.
- Proposed Tree Mass: 1.12 ac.

Site Total:
- Existing Tree Mass: 7.32 ac.
- Proposed Tree Mass: 2.48 ac.
- Percentage Retained (Provided): 34%
- Percentage Retained (Required): 30%

MSD Base Map - 23V

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TREE PRESERVATION PLAN

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ATTACHMENT B
Site -Specific Ordinance

BILL # 2204 ORDINANCE # 2204

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SPECIAL PROCEDURES PERMIT ORDINANCE #2116 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) FOR AN APPROXIMATELY TWENTY-EIGHT (28) ACRE TRACT OF LAND BEING AUTHORIZED FOR ONE HUNDRED FOUR (104), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACES - *P.Z. 25, 26, and 26a–14 Main Street Crossing, Payne Family Homes L.L.C.* (Ward - Eight)

WHEREAS, pursuant to Ordinance #2116, certain property more particularly described herein (the "Property") was zoned R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), in September 2015, which allowed for the use of such Property for a Town Center Neighborhood Edge type of residential development consisting of an authorized one hundred four (104) single family detached dwellings on individual lots, with common ground and public spaces; and

WHEREAS, on June 13, 2016, the City Council referred consideration of amendments to the Planned Residential Development Overlay District Ordinance #2116 to the Planning and Zoning Commission in light of certain development finance incentives sought by the developer to assist with the cost of certain roadway improvements that are necessary for this site, given its location in Town Center and the additional trips that it will create on the network of surrounding roadways; and

WHEREAS, this request was considered by the Planning and Zoning Commission on July 5, 2016 and discussion was held on the merits of these changes to the current Planned Residential Development Overlay District (PRD) ordinance, which would lessen certain infrastructure and phasing requirements associated with the project's development to the favor of the petitioner; and

WHEREAS, after consideration of this matter and responding to the Department of Planning's report, the Planning and Zoning Commission recommended approval of the Petition requesting the current Planned Residential Development Overlay District (PRD) ordinance be amended, subject to certain terms and conditions, the specifics of such approval and recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated July 5, 2016, and regarding ***P.Z. 25, 26, and 26a–14 Main Street Crossing, Payne Family Homes L.L.C.***, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on July 25, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at their meeting on July 25, 2016, the City Council directed the Department of Planning to prepare draft legislation for consideration by the City Council consistent with the Planning and Zoning Commission's recommendation.

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

Section One. The City of Wildwood's Zoning Ordinance, Official Zoning District Maps, and Ordinance #2116 of the City of Wildwood, Missouri, all made a part hereof and incorporated by reference herein, are hereby amended by designating the Property described below by amending the current Planned Residential Development Overlay District (PRD) for the described tract of land provided below:

A tract of land situated in Sections 1 and 2, Township 44 North, Range 3 East in St. Louis County, Missouri, more particularly described as follows: Commencing at an old stone in the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, set at a point where the said South line is intersected by the West line of Eatherton Road; thence along the Western line of Eatherton Road South 1 degree 53 minutes West, a distance of 104.36 feet to a point being the Southeast corner of property described in deed to Bert C. Grimm and wife, recorded in Book 1848 page 335, also being the point of beginning; thence North 87 degrees 17 minutes West along a line parallel with the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, 417.42 feet to an old stone at the Southwest corner of property described in said deed to Grimm and wife; thence North 1 degree 53 minutes East of 104.36 feet to an old stone in said South line of the Northwest ¼ of the Southwest ¼ Section 1; thence North 87 degrees 17 minutes West along the South line of Northwest ¼ of the Southwest ¼ of Section, 914.42 feet to an old iron rod at the Southwest corner of said ¼ section; thence North 87 degrees 47 minutes West along the South line of the Northeast ¼ of the Southeast ¼ of Section 2, 578.52 feet to an iron pipe at its intersection with the Eastern line of Missouri Route 109; thence along the Eastern line of said Route 109, north 22 degrees 10 minutes 53 seconds East, 324.27 feet; Thence continuing along said eastern line North 14 degrees 6 minutes 29 seconds East; Thence North 14 degrees 32 minutes 43 seconds East, 346.18 feet to a point on the South line of tract conveyed to Alexander J. Coyle and wife by deed recorded in Book 1567 page 27; thence departing said Eastern line of Missouri Route 109 South 87 degrees 35 minutes East along the South line of the property conveyed to Coyle and wife as aforesaid; 319.52 feet to an iron pipe at the Southeast corner thereof being at a point in the line between said Sections 1 and 2; thence along the line between Sections 1 and 2, South 1 degree 57 minutes West 180 feet to corner of property conveyed to Albert Anderson and wife by deed recorded in Book 2909 page 26, thence along the South line of said property conveyed to Anderson and wife as aforesaid, South 86 degrees 48 minutes East 1,246.2 feet to the West line of Eatherton Road, thence Southeastwardly and Southwardly along the Western line of Eatherton Road along a curve to the right having a radius of 458.00 feet a distance of 251.66 feet; Thence continuing along said West line South 1 degree 53 minutes West, 512.47 feet to the point of beginning and containing 34.80 Acres, more or less.

Section Two. That Ordinance #2116 of the City of Wildwood, Missouri, be and is hereby amended by deleting Section Two thereof in its entirety and enacting, in lieu thereof, new Section Two, to read as follows:

> **Section Two**. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on July 25, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **one hundred four (104)**, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each of the allowable residential properties.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of **4,000 square feet** in size. The minimum width of any lot within this P.R.D. Overlay District shall be **forty (40) feet** in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These lot widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across **at least twenty percent (20%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **seventy-six (76)** of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **six (6)** feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than **twenty (20) feet** in width and must be **carriage types**, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

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

family detached dwelling, for a minimum of twenty-eight (28) of the allowable one hundred four (104) lots. These lots do not need to incorporate the garage-offset distance noted in Condition 2(d.) of this Ordinance.

f. The first story, interior clear height for all single family dwellings shall be not less than nine (9) feet.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than twenty-eight (28) acres and no greater than 28.5 acres.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.

d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the Regulating Plan changes, the rezoning of the subject site, and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

    (1) Twenty (20) feet from any right-of-way line.
    (2) Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.

(3) **Fifteen (15) feet from any rear yard property line** and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of **twenty-five (25) feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.**

Access and Roadway Improvements

c. Dedicate the required amount of right-of-way and/or easements along this property's State Route 109 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes, ***which shall incorporate the ultimate design for the planned installation of a roundabout and related items, while constructing a temporary, right-in/right-out access point*** ~~***a roundabout***~~ ***and related channelization island(s) and other improvements required therein.*** Improvements, ***whether temporary or permanent in nature,*** to State Route 109 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. ~~All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 109 and directed by the Department of Public Works.~~

d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights ***(spacing of lights on one (1) side of any street/roadway shall be no greater than one hundred fifty (150) feet in distance),*** signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Main Street and directed by the Department of Public Works.

e. Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Extend all existing stub streets abutting the subject site into it and these extensions shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing

Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

j. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

k. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

l. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

m. **Construction access shall be from State Route 109 during the development of this site, not via the Cambury Subdivision or Eatherton Road.**

n. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

o. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements. ***The City of Wildwood will assist, where applicable,***

with the discussions on said utility requirements, so as to minimize delays and costs to the developer. Any decision in this regard shall be acted upon by the City Council, if funding is associated with such.

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

Parking Requirements - Residential

q. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

Landscape Requirements - Specific

r. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

s. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

t. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

u. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred four (104) dwelling units.

v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and

care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

x. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

y. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

z. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

aa. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

bb. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

cc. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

dd. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

ee. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

ff. Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, **until such time as all necessary street and roadway improvements, including temporary access to State Route 109, have been completed to an acceptable minimum level to the Missouri Department of Transportation (MoDOT) and the City of Wildwood.** ~~forty (40) percent of the authorized units within its boundaries are owner-occupied~~. Until this threshold is reached, access shall be restricted/blocked to Eatherton Road, as shown on the Site Development Plan and reviewed and acted upon by the Department of Public Works and the Planning and Zoning Commission. Specifications for the manner in which access shall be controlled to Eatherton Road shall be at the discretion of the City of Wildwood, but all costs associated with such are the responsibility of the developer.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling (**detached**)	$1,055.10/Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of

roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

    1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
    2. All stormwater shall be discharged at an adequate natural discharge point.
    3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
    4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
    5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
    6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
    7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or

drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United

States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 109 and Eatherton Road must be completed prior to the issuance of building permits in excess of **fifty (50)** ~~twenty (20)~~ percent of the units. **The State Route 109 required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these allowable residential units, if authorized by the City Council.** Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

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

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly

proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, **based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling**.

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

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

_____	_____
Presiding Officer	The Honorable James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
_____	_____
Elizabeth Weiss, City Clerk	Elizabeth Weiss, City Clerk

Editor's Note: Changes to Ordinance are indicated by blue and bolded type, while a single, strike-through line shows deletions.

ATTACHMENT C
Background Information

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the City Council
Monday, July 25, 2016, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.

Street Address of Subject Site:
2461 Eatherton Road Wildwood, MO 6040

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES. THANK YOU!

The City Council of the City of Wildwood will conduct a public hearing on **Monday, July 25, 2016, at 7:30 p.m.,** **in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the City Council, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

A recommendation regarding **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., c/o Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** that addresses petitioner's request for modifications to the current Planned Residential Development Overlay District (PRD) Ordinance #2116 for this approximately thirty (30) acre tract of land (Locator Number: 23V120094/Street Address: 2461 Eatherton Road); east side of State Route 109, south of State Route 100; R-4 7,500 square foot Residence District (Town Center "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); to allow for certain allowances/relief to existing requirements relating to required roadway improvements and utility issues, so as the project can proceed to eventual construction. **(Ward Eight)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the City Council, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the City Council's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

Tuesday, December 8, 2015

Mr. Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, Mo 63040

Re: Landscape Plan Review #1
Main Street Crossing
terraspec Job Number 02038-99

Dear Mr. Vujnich:

Per your request we have performed a review of the proposed landscape plan for the above referenced project and submit for consideration the following comments and recommendations.

We have reviewed the landscape plan prepared for Waldbart and Sons, Inc. by Loomis Associates, dated REV 11/19/15 and find that the landscape submittal for this project does not appear to meet the minimum requirements set forth in the City's Ordinances and Tree Manual/Sustainable Plantings Guide.

1. To meet the minimum drawing requirements, the plan should:
   A. Add the following notes from the Landscape Applications Section of the City's Landscape Manual:
      Grading - All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.
      Maintenance - The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.
      Replacement - Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.
   B. Include a Tree Preservation Plan - Site Specific Ordinance, included in the SDP Design Criteria, under Landscape Requirements-Specific, paragraph (r) indicates that a Tree Preservation Plan is required. No Tree Preservation Plan was included with the submittal package received by this office.
   C. Show Common Ground Landscape - Site Specific Ordinance, in paragraph (u) implies that the common ground areas are to be landscaped. It does not appear that any attempt to provide landscaping in the common ground areas or public space areas has been made.

2. To meet the minimum planting requirements for this residential application, the plan should include:
   A. Street Trees
      1. Interior Streets - Street Trees are required at a ratio of one (1) tree for every 40' of frontage per Chapter 420. Subdivision and Development Regulations, Section 420.340. Landscaping, Paragraph B. Street Trees are indicated on the submitted plan, at the appropriate spacing, along most sections of the interior streets, however no street trees are indicated along common ground frontages or the western end frontages of the main boulevard within the future development area. Additional street trees should be located along the aforementioned frontages at the same 40' spacing.
      2. Missouri State Highway 109 - No street trees are indicated along the Rte. 109 frontage. It is assumed that, since the areas along Rte. 109 are labeled as Future Development, street tree and street bufferyard requirements will be addressed at a future date when development plans for these areas are submitted for review.

(Continued on page 2)

B. Street Bufferyards

1. Access roadway frontages require a Type 'S' Bufferyard, per the Tree Manual, at 2 PUs per 150 lf of frontage. No street bufferyard plantings are shown on the submitted plan. It is our recommendation that this requirement be waived for all access roadways that adjoin residential lots that front onto the street due to the limited space within the 40' wide frontyards. However, street bufferyards should be required for all other access roadway frontages including those that adjoin sides of residential structures, common grounds and public spaces.

2. Collector roadway frontages require a Type 'C Bufferyard, at 3 PUs per 150 lf of frontage. No street bufferyard plantings are shown on the submitted plan. It is our recommendation that this requirement be waived for the extreme eastern end of the collector roadway, that runs east-west between Rte. 109 and Eatherton Road, where the fronts of residential structures face the roadway (Lots 6A-14A). Once again, this recommendation is prompted by the limited frontyard space. Street bufferyards should be required along the rest of the collector road frontage, including through the future development areas.

Note: The Standard Plant Unit (PU) requirements for Bufferyards are as follows:
1 PU = 1 Canopy Tree, 1 Understory Tree, 1 Evergreen Tree and 10 Shrubs.
The required plant materials for the aforementioned bufferyards shall be planted in the sizes and percentages as indicated in the Landscape Applications Section of the City's Tree Manual under Bufferyards Paragraph (E), Sub Paragraph (b).

3. Missouri State Highway 109 - Type 'D' is required per the City's Tree Manual. None Shown. As previously stated, it is assumed that this requirement will be fulfilled at a future date when plans are submitted for the development of those areas.

C. Property Line Bufferyards

1. South Property Line - Type 'C' Bufferyard is required, per the Tree Manual, along the eastern 750'+/- of the southern property line of the development, to buffer this R4 zoned development from the NU zoning district to the south, at 3 PU's per 150 lf. This requirement has been met on the submitted landscape plan, however, the Site Specific Ordinance that pertains to this development indicates that a minimum 10' wide landscape buffer strip be installed along the entire southern boundary of the site, no such landscape strip is indicated. Since no specific landscape density is mentioned in the ordinance, it is our recommendation that a Type 'B' Bufferyard be instituted to fulfill this ordinance requirement.

2. North Property Line - Per the Tree Manual, no bufferyard is required between zoning districts of similar character, in this case both the existing development to the north of the subject tract and the subject tract itself are considered High Density Residential (HDR). The submitted plan includes a small area of bufferyard where the new street system ties into Larksong Dr. It is our recommendation that this small section of planting be maintained in order to help buffer the existing residential units from the new collector road.

3. West Property Line - A Type 'C' Bufferyard is indicated at the southern end of the west property line that divides the residential portion of this development from the future development areas. It is assumed that this future development will eventually be commercial in nature, thus the inclusion of this bufferyard on the plans. The proposed bufferyard plantings, at the south end of the western property line, would be much more effective in screening any type of development to the west if they were moved nearer to the top of the berm that contains the proposed detention basin, similar to that of the bufferyard plantings on the west side of the water quality / detention base that abuts the collector road.

3. Additional Comments:

A. Will there be any type of monument signage identifying this development, if so, indicate on plan and show associated landscape development.

B. It appears that the islands within the collector roadway contain only trees and lawn (assumed lawn since there is no labeling to indicate otherwise). It is our recommendation that these islands be heavily landscaped with a variety of trees, shrubs, ornamental grasses, groundcovers and flowers.

C. Show landscaping for Common Grounds and Public Spaces including MSD required plantings for Detention/ Water Quality Basins. Common Ground and Public Space areas should be planted in a manner that will enhance the development as a whole, especially in locations where public amenities are included.

D. Large portions of the existing woodlands that currently cover approximately 20-25% of the site are proposed to be removed. There appears, at least on this submittal, to be no attempt at any reforestation. It is our recommendation that additional landscaping, at a rate of 15 PU's (Bufferyard Planting Units) per acre, be required in all disturbed areas within the designated common grounds and public spaces.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec

Kenneth J. Keitel, PLA, ASLA
Landscape Architect

terraspec

PAYNE family HOMES

VIA ELECTRONIC MAIL
City of Wildwood
Attn.: Joe Vujnich
Director of Planning
16860 Main Street
Wildwood, Missouri 63040

RE: Main Street Crossing SDP Second Submittal

Dear Mr. Vujnich:

Please accept this letter as Petitioner's response to your letter dated 12/23/15 in relation to the proposed development on the above referenced site.

The following numbers correspond to those in your letter, and describe the action taken on behalf of Petitioner to incorporate changes, make revisions in response to the same.

1. The geotechnical report is attached.
2. The following agencies were consulted (and the responses are as follows):
    a. MODOT
        i. Petitioner and City held a meeting with MODOT, and have discussed the project extensively. MODOT has expressed support for the proposed roundabout at Main Street and Hwy 109, and has not expressed any additional comments or concerns.
    b. MSD
        i. MSD was consulted, and has not expressed any specific concerns about the project.
    c. Metro West Fire District: Review letter is attached hereto.
    d. U.S. Army Corps of Engineers: 404 Permit is attached hereto.
3. The lighting plan has been incorporated into the SDP document, and is attached hereto.
4. The two (2) options proposed by the petitioner are as follows:
    a. Columns at the porches
    b. Ornamental address plates to be mounted on front face of porch vertical element
5. The comments on the Title Sheet of the Site Development Plan packet have been addressed, and the revisions incorporated into the revised SDP.
6. The requested revision has been made.

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309
www.PayneFamilyHomes.com

7. The grading adjacent to the jurisdictional waterway has been revised to preserve additional trees (and exhibit is attached hereto for your reference).
8. The requested revision has been made.
9. The requested revision has been made.
10. The requested revision has been made.
11. The requested revision has been made.
12. The requested revision has been made.
13. The requested revision has been made.
14. The project has no frontage on Hwy 109. That property is owned by an entity not owned or controlled by Petitioner.
15. The project has no frontage on Hwy 109. That property is owned by an entity not owned or controlled by Petitioner.
16. The requested revision has been made.
17. While the design of the portion of the development formerly referred to as a "tot lot" has changed, the dimension has been added, per the Department's request.
18. The requested revision has been made.
19. The requested revision has been made.
20. The requested revision has been made.
21. The requested revision has been made.
22. The permeable pavement formerly proposed for the Southeast portion of the site has been removed from the proposed plan. The grading on the site has placed a high point on the private lane in the neo-traditional portion of the Property that makes it infeasible to relocate it there, as requested by the Department, so Petitioner has provided that the runoff be piped underground to the detention basin in the Southwest corner of the Property with a resulting decrease in runoff to the surrounding area—even as compared with pre-construction conditions.
23. The requested revision has been made.
24. The requested revision has been made.
25. The requested revision has been made.
26. This condition has changed, as described in Petitioner's response to #22 above.
27. The SDP provides for sufficient pavement, and a safe intersection prior to the installation of the roundabout.
28. The owner of the property west of Hwy 109 is aware of the proposed improvements to Hwy 109, and has indicated a general willingness to grant a Temporary Slope Construction License (TSCL) when the specific requirements for the project are determined. The TSCL was not added to the plan at this time because its final dimensions, details etc., are not yet available.
29. The area formerly designated as a "Tot Lot" has been redesigned as a "playground for all ages". In lieu of the typical playset, petitioner proposes an interpretive area with added paths, benches, and educational plaques (illustrative exhibits are attached). The slope between this green space and the jurisdictional waterway will be planted with deep rooted, native prairie grasses, and the area itself will be characterized by mounding of earth, installation of boulders, and native plantings to encourage pollinators (a.k.a. "butterfly gardens"). Petitioner believes that this natural area will be a unique, value added amenity to the community, and one that connects with the natural elements on the site.
30. The requested revision has been made.

31. The requested revision has been made.

32. The area of the former "tot lot" has been dimensioned as requested by the Department.

33. The requested revision has been made.

34-37. The former 22 foot wide pavement section has been revised to a 15 foot wide symmetrical design with abutting easements, as detailed in the attached revised SDP.

38. The requested revision has been made.

39. The comments of the City's landscape consultant were incorporated into the revised SDP with the following exceptions:

- 3(a): No entry monument is currently planned
- 3 (b) Additional landscaping on the islands was not added, as it would likely pose sight restrictions, and potential safety hazards
- 3(d) In response to this comment, the buffer yards have been increased, and the grading adjusted to preserve additional trees onsite. The main grouping of trees on the property abuts the jurisdictional waterway. The waterway is in turn abutted by the commercial outlots to the West of the proposed development, and the residential development which is the subject of this SDP. It should be noted that the site as a whole (commercial & residential) will preserve roughly 30% of the existing trees on the site. Since the proposed development already encompasses street plantings, common ground plantings, and plantings on each lot, the total preservation required for the site is met by the proposed plan, and the additional PU's should not be required.

Thank you once again for your assistance, and review of this very important project. Please let me know if you have any questions, or require additional information.

Very truly yours,

Payne Family Homes, L.L.C.

By: Thomas E. Cummings
Vice President of Land Acquisition

Attachments

10407 Baur Blvd. Suite B St. Louis, MO 63132 Phone: 314.996.0300 / Fax: 314.996.0309

www.PayneFamilyHomes.com

From: Dave Phipps [mailto:daveph@metrowest-fire.org]
Sent: Thursday, January 21, 2016 10:20 AM
To: Larry Green
Cc: Joe Vujnich
Subject: RE: Main Street - will serve letter

Larry,

The Bureau of Fire Prevention have reviewed site development plan for Main Street Crossing. The fire flow will be 1500 GPM at 20 PSI, fire hydrant spacing is 600 feet apart. Any street width less than 26 feet will be required to restrict parking on one side and be posted with no parking signage and the no parking must be record on the plat.

David E. Phipps
Fire Marshal
Metro West Fire Protection District
(636) 821-5806

From: Larry Green [mailto:LGreen@sterling-eng-sur.com]
Sent: Tuesday, December 22, 2015 8:05 AM
To: Dave Phipps <daveph@metrowest-fire.org>
Cc: Mike Falkner <mfalkner@sterling-eng-sur.com>; Mike Boerding <MBoerding@sterling-eng-sur.com>; George Gower <GGower@sterling-eng-sur.com>; Rodney Arnold <RArnold@sterling-eng-sur.com>; Ben Molitor <BMolitor@sterling-eng-sur.com>; Scott Loveless <SLoveless@sterling-eng-sur.com>; 'Thomas Cummings (tec@paynefamilyhomes.com)' <tec@paynefamilyhomes.com>; 'wra@paynefamilyhomes.com' <wra@paynefamilyhomes.com>
Subject: Main Street - will serve letter

Dear Chief Phipps,

This email is submitted to you on behalf of Payne Family Homes.

Attached please find a cover letter, Google Earth link, and a Site Development Plan for this project.

The Site Development Plan is for your review and comment.

If you have any questions or comments, please do not hesitate to call.

Thank you,

DEPARTMENT OF THE ARMY
ST. LOUIS DISTRICT CORPS OF ENGINEERS
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833

REPLY TO
ATTENTION OF:

OCT 14 2014

October 7, 2014

Regulatory Branch
File Number: MVS-2014-549

Mr. Jerry Duepner
Payne Family Homes
10407 Baur Blvd., Ste. 3
St. Louis, Missouri 63132

Dear Mr. Duepner:

We have reviewed your permit application dated October 3, 2014, submitted on your behalf by SCI Engineering, Inc., regarding the project known as *Eatherton Road – Schneider Tract.* The proposed project consists of the construction of a 62-lot residential development, commercial storefronts, and associated infrastructure, including new roadways and stormwater detention/water quality basins, located in between Highway 109 (west boundary) and Eatherton Road (east boundary) in Wildwood, Missouri. The site exists as an approximate 35-acre tract and contains two unnamed ephemeral tributaries (tributary A&B), non-jurisdictional drainages and an isolated pond. The plans involve approximately 110 linear feet of tributary A to be encapsulated with a pipe for a road crossing and approximately 165 linear feet of tributary B to be encapsulated with a pipe for the development of an outlot. Erosion control measures will be taken during development to reduce the potential of unintentional sedimentation and sediment run-off. More specifically, the project is located in Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri. The unnamed tributaries flow into Bonhomme Creek, a primary tributary of the Missouri River.

Based upon a review of the U.S. Geological Survey 7.5-minute topographical map, aerial imagery, National Wetland Inventory, and submittal provided by SCI Engineering, Inc., we have determined that the two unnamed tributaries would possess an ordinary high water mark at these locations and would be considered jurisdictional waters of the United States. Therefore, the placement of fill material below the ordinary high water elevation requires a permit from this office.

The Corps of Engineers has determined that this activity will have no affect on endangered species, and is authorized under Section 404 of the Clean Water Act by an existing Department of the Army nationwide permit for *Residential Developments*, as described in the February 21, 2012, Federal Register, Reissuance of Nationwide Permits; Notice (77 FR 10276), Appendix A (B)(29). **This verification is valid** until March 18, 2017, unless the district engineer modifies, suspends, or revokes the nationwide permit authorization in accordance with 33 CFR 330.5(d). If you commence, or are under contract to commence, this activity before the nationwide permit

expires, you will have 12 months after the date the nationwide permit expires or is modified, suspended, or revoked, to complete the activity under the present terms and conditions of this nationwide permit. **The district engineer has further conditioned this permit to include the following special conditions:**

1. The site exists as open fields on the eastern boundary and a mix of early successional riparian corridor with a few large trees scattered throughout the drainage on the western boundary. To avoid any impact to the potential presence of the federally endangered Indiana Bat (*Myotis sodalis*) habitat, tree clearing is NOT allowed between April 1 and October 31.

2. All bank areas disturbed during construction shall be stabilized by rip-rapping, seeding and mulching, or other appropriate erosion control methods.

3. Measures must be taken to maintain normal downstream flows and to minimize flooding.

4. The permittee shall notify the Corps should any change is size, location of methods to accomplish the work occur. Changes could potentially require additional authorizations from the Corps as well as other federal, state, or local agencies.

In accordance with General Condition number 30 of the Nationwide Permit, a compliance certification (Attachment A of this package) must be completed within 30 days of project completion or the permit issuance may be revoked and considered null and void.

The Missouri Department of Natural Resources Water Protection Program (MDNR/WPP) has conditionally issued general Section 401 Water Quality Certification for this nationwide permit, subject to special conditions (see enclosure). These conditions are part of the Corps permit. If you have any questions regarding the water quality certification conditions, you may call Ms. Stacia Bax, MDNR/WPP, at 573-526-4586.

This determination is applicable only to the permit program administered by the Corps of Engineers. It does not eliminate the need to obtain other federal, state or local approvals before beginning work. This permit verification does not convey property rights, nor authorize any injury to property or invasion of other rights.

You are reminded that the permit is based on submitted plans. Variations from these plans shall constitute a violation of Federal law and may result in the revocation of the permit. If this nationwide permit is modified, reissued, or revoked during this period, the provisions described at 33 CFR 330.6(b) will apply.

The jurisdictional determination for this project is considered a preliminary jurisdictional determination (PJD) in accordance with Corps regulations at 33 CFR Part 331. A PJD is an expedited determination that does not require interagency coordination, but is also not appealable. If you consent to the findings of this PJD, please sign and date the enclosed *Preliminary Jurisdictional Determination Form* and return it to this office at the letterhead address. If you do not agree with the PJD, you may request an Approved Jurisdictional Determination, which may be appealed, by contacting our office for further instruction.

If you have any questions, please contact David Meyer at (314) 331-8810. Please refer to file number **MVS-2014-549**. The St. Louis District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, go to our Customer Service Survey found on our web site at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey.

Sincerely,

Robert Gramke
Missouri Section Chief
Regulatory Branch

Enclosures

Mr. Rick Gundlach
SCI Engineering, Inc.
130 Point West Blvd.
St. Charles, Missouri 63301

Copy Furnished: (electronically w/o enclosures)

Ms. Stacia Bax, MDNR-Water Protection Program
Ms. Vicky Johnson, U.S. Environmental Protection Agency
Ms. Judith Deel, MDNR-State Historic Preservation Office
Mr. Bryan Simmons & Ms. Amy Salveter, U.S. Fish & Wildlife Service
Ms. Jennifer Campbell-Allison, Missouri Department of Conservation

ATTACHMENT A

COMPLETED WORK CERTIFICATION

Date of Issuance: October 8, 2014

File Number: MVS-2014-549

Name of Permittee: Payne Family Homes

Name of Project: Eatherton Road – Schneider Tract

River Basin/County/State: Missouri/St. Louis County/Missouri

Project Manager: David Meyer

Upon completion of this activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Attn: Regulatory Branch (OD-F)
1222 Spruce Street
St. Louis, Missouri 63103-2833

(Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification or revocation.)

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

_____ _____

Signature of Permittee Date

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Payne Family Homes		File Number:2014-549	Date:10/7/2014
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
	APPROVED JURISDICTIONAL DETERMINATION		D
X	PRELIMINARY JURISDICTIONAL DETERMINATION		E

RECEIVED OCT 14 2014

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/cecw/pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: David Meyer U.S. Army Corps, Regulatory Branch 1222 Spruce St. St. Louis, Missouri 63103	If you only have questions regarding the appeal process you may also contact: Mr. Thomas McCabe Administrative Appeals Review Officer Mississippi Valley Division P.O. Box 80 (1400 Walnut Street) Vicksburg, MS 39181-0080 601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

This preliminary JD finds that there *"may be"* waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

District Office: St. Louis District | File/ORM #: 2014-549 | PJD Date: 10/7/2014

State: MO | City/County: St. Louis County

Nearest Waterbody: unnamed Trib. (A) to Bonhomme Creek

Location: TRS, LatLong or UTM: Section 2, Township 44 N, Range 3 East

Name/ Address of Person Requesting PJD: Mr. Jerry Duepner, Payne Family Homes, 10407 Baur Blvd., Ste. B, St. Louis, Missouri 63132

Identify (Estimate) Amount of Waters in the Review Area:

Non-Wetland Waters: 110 linear ft | width | acres | Stream Flow: Ephemeral

Wetlands: acre(s) | Cowardin Class:

Name of Any Water Bodies on the Site Identified as Section 10 Waters: Tidal: | Non-Tidal:

☑ Office (Desk) Determination
☐ Field Determination: | Date of Field Trip:

SUPPORTING DATA: Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: SCI Engineering, Inc.
- ☐ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☐ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps
- ☐ Corps navigable waters' study:
- ☐ U.S. Geological Survey Hydrologic Atlas:
  - ☐ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite quad name: MO-Eureka
- ☐ USDA Natural Resources Conservation Service Soil Survey. Citation:
- ☐ National wetlands inventory map(s). Cite name:
- ☐ State/Local wetland inventory map(s):
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is:
- ☑ Photographs: ☑ Aerial (Name & Date): ArcGIS
  - ☑ Other (Name & Date): Google Earth
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Other information (please specify):

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Dey 10/7/14

Signature and Date of Regulatory Project Manager (REQUIRED)

Signature and Date of Person Requesting Preliminary JD (REQUIRED, unless obtaining the signature is impracticable)

EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS:

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

This preliminary JD finds that there *"may be"* waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

District Office: St. Louis District | File/ORM #: 2014-549 | PJD Date: 10/7/2014

State: MO | City/County: St. Louis County

Nearest Waterbody: Unnamed Trib. (B)

Location: TRS, LatLong or UTM: Section 2, Township 44 N, Range 3 East

Name/ Address of Person Requesting PJD: Mr. Jerry Duepner, Payne Family Homes, 10407 Baur Blvd., Ste. B, St. Louis, Missouri 63132

Identify (Estimate) Amount of Waters in the Review Area:

Non-Wetland Waters: 165 linear ft | width | acres | Stream Flow: Ephemeral

Wetlands: acre(s) | Cowardin Class:

Name of Any Water Bodies on the Site Identified as Section 10 Waters: Tidal: | Non-Tidal:

☑ Office (Desk) Determination
☐ Field Determination: | Date of Field Trip:

SUPPORTING DATA: Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: SCI Engineering, Inc.
- ☐ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☐ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps
- ☐ Corps navigable waters' study:
- ☐ U.S. Geological Survey Hydrologic Atlas:
  - ☐ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite quad name: MO-Eureka
- ☐ USDA Natural Resources Conservation Service Soil Survey. Citation:
- ☐ National wetlands inventory map(s). Cite name:
- ☐ State/Local wetland inventory map(s):
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is:
- ☑ Photographs: ☑ Aerial (Name & Date): ArcGIS
  - ☑ Other (Name & Date): Google Earth
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Other information (please specify):

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Signature and Date of Regulatory Project Manager (REQUIRED): 10/7/14

Signature and Date of Person Requesting Preliminary JD (REQUIRED, unless obtaining the signature is impracticable):

EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS:

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

Nationwide Permit Summary

U.S Army Corps
Of Engineers
St. Louis District

OCT 14 2014

No. 29, RESIDENTIAL DEVELOPMENTS
(NWP Final Notice, 77 FR 10276)

Discharges of dredged or fill material into non-tidal waters of the United States for the construction or expansion of a single residence, a multiple unit residential development, or a residential subdivision. This NWP authorizes the construction of building foundations and building pads and attendant features that are necessary for the use of the residence or residential development. Attendant features may include but are not limited to roads, parking lots, garages, yards, utility lines, storm water management facilities, septic fields, and recreation facilities such as playgrounds, playing fields, and golf courses (provided the golf course is an integral part of the residential development).

The discharge must not cause the loss of greater than 1/2-acre of non-tidal waters of the United States, including the loss of no more than 300 linear feet of stream bed, unless for intermittent and ephemeral stream beds the district engineer waives the 300 linear foot limit by making a written determination concluding that the discharge will result in minimal adverse effects. This NWP does not authorize discharges into non-tidal wetlands adjacent to tidal waters.

Subdivisions: For residential subdivisions, the aggregate total loss of waters of United States authorized by this NWP cannot exceed 1/2 acre. This includes any loss of waters of the United States associated with development of individual subdivision lots.

Notification: The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity. (See general condition 31.) (Sections 10 and 404)

NATIONWIDE PERMIT CONDITIONS

Note: To qualify for NWP authorization, the prospective permittee must comply with the following general conditions, as applicable, in addition to any regional or case-specific conditions imposed by the division engineer or district engineer. Prospective permittees should contact the appropriate Corps district office to determine if regional conditions have been imposed on an NWP. Prospective permittees should also contact the appropriate Corps district office to determine the status of Clean Water Act Section 401 water quality certification and/ or Coastal Zone Management Act consistency for an NWP. Every person who may wish to obtain permit authorization under one or more NWPs, or who is currently relying on an existing or prior permit authorization under one or more NWPs, has been and is on notice that all of the provisions of 33 CFR 330.1 through 330.6 apply to every NWP authorization. Note especially 33 CFR 330.5 relating to the modification, suspension, or revocation of any NWP authorization.

1. **Navigation.** (a) No activity may cause more than a minimal adverse effect on navigation.

(b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States.

(c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. **Aquatic Life Movements.** No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species.

3. **Spawning Areas.** Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

4. **Migratory Bird Breeding Areas.** Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

5. **Shellfish Beds.** No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.

6. **Suitable Material.** No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see Section 307 of the Clean Water Act).

7. **Water Supply Intakes.** No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

8. **Adverse Effects From Impoundments.** If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

9. **Management of Water Flows.** To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization and storm water management activities, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

10. **Fills Within 100-Year Floodplains.** The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

11. **Equipment.** Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

12. **Soil Erosion and Sediment Controls.** Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow.

13. **Removal of Temporary Fills.** Temporary fills must be removed in their entirety and the affected areas returned to pre-construction elevations. The affected areas must be revegetated, as appropriate.

14. **Proper Maintenance.** Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety, and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district engineer to an NWP authorization.

15. **Single and Complete Project.** The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

16. **Wild and Scenic Rivers.** No activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status. Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or study river (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service).

17. **Tribal Rights.** No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

18. **Endangered Species.** (a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify the critical habitat of such species. No activity is authorized under any NWP which "may affect" a listed species or critical habitat, unless Section 7 consultation addressing the effects of the proposed activity has been completed.

(b) Federal agencies should follow their own procedures for complying with the requirements of the ESA. Federal permittees must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will review the documentation and determine whether it is sufficient to address ESA compliance for the NWP activity, or whether additional ESA consultation is necessary.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect Federally-listed endangered or threatened species or designated critical habitat, the pre-construction notification must include the name(s) of the endangered or threatened species that might be affected by the proposed work or that utilize the designated critical habitat that might be affected by the proposed work. The district engineer will determine whether the proposed activity "may affect" or will have "no effect" to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps' determination within 45 days of receipt of a complete pre-construction notification. In cases where the non-Federal applicant has identified listed species or critical habitat that might be affected or is in the vicinity of the project, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification the proposed activities will have "no effect" on listed species or critical habitat, or until Section 7 consultation has been completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(d) As a result of formal or informal consultation with the FWS or NMFS the district engineer may add species-specific regional endangered species conditions to the NWPs.

(e) Authorization of an activity by a NWP does not authorize the "take" of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with "incidental take" provisions, etc.) from the U.S. FWS or the NMFS, The Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The word "harm" in the definition of "take" means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

(f) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the U.S. FWS and NMFS or their world web pages at *http://www.fws.gov/* or *http://www.fws.gov/ipac* and *http://www.noaa.gov/fisheries.html* respectively.

19. **Migratory Birds and Bald and Golden Eagles.** The permittee is responsible for obtaining any "take" permits required under the U.S. Fish and Wildlife Service's regulations governing compliance with the Migratory Bird Treaty Act or the Bald and Golden Eagle Protection Act. The permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such "take" permits are required for a particular activity.

20. **Historic Properties.** (a) In cases where the district engineer determines that the activity may affect properties listed, or eligible for listing, in the National Register of Historic Places, the activity is not authorized, until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.

(b) Federal permittees should follow their own procedures for complying with the requirements of Section 106 of the National Historic Preservation Act. Federal permittees must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will review the documentation and determine whether it is sufficient to address section 106 compliance for the NWP activity, or whether additional section 106 consultation is necessary.

(c) Non-federal permittees must submit a pre-construction notification to the district engineer if the authorized activity may have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the pre-construction notification must state which historic properties may be affected by the proposed work or include a vicinity map indicating the location of the historic properties or the potential for the presence of historic

properties. Assistance regarding information on the location of or potential for the presence of historic resources can be sought from the State Historic Preservation Officer or Tribal Historic Preservation Officer, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). When reviewing pre-construction notifications, district engineers will comply with the current procedures for addressing the requirements of Section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts, which may include background research, consultation, oral history interviews, sample field investigation, and field survey. Based on the information submitted and these efforts, the district engineer shall determine whether the proposed activity has the potential to cause an effect on the historic properties. Where the non-Federal applicant has identified historic properties on which the activity may have the potential to cause effects and so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects or that consultation under Section 106 of the NHPA has been completed.

(d) The district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA Section 106 consultation is required. Section 106 consultation is not required when the Corps determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR 800.3(a)). If NHPA section 106 consultation is required and will occur, the district engineer will notify the non-Federal applicant that he or she cannot begin work until Section 106 consultation is completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(e) Prospective permittees should be aware that section 110k of the NHPA (16 U.S.C. 470h–2(k)) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of Section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

21. **Discovery of Previously Unknown Remains and Artifacts.** If you discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by this permit, you must immediately notify the district engineer of what you have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, Tribal and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

22. **Designated Critical Resource Waters.** Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district engineer may designate, after notice and opportunity for public comment, additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

(a) Discharges of dredged or fill material into waters of the United States are not authorized by NWPs 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, and 52 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.

(b) For NWPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, and 38, notification is required in accordance with general condition 31, for any activity proposed in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after it is determined that the impacts to the critical resource waters will be no more than minimal.

23. **Mitigation.** The district engineer will consider the following factors when determining appropriate and practicable mitigation necessary to ensure that adverse effects on the aquatic environment are minimal:

(a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site).

(b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the adverse effects to the aquatic environment are minimal.

(c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10 acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse effects of the proposed activity are minimal, and provides a project-specific waiver of this requirement. For wetland losses of 1/10 acre or less that require pre-construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in minimal adverse effects on the aquatic environment. Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.

(1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in minimal adverse effects on the aquatic environment.

(2) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, wetland restoration should be the first compensatory mitigation option considered.

(3) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the NWP verification request, but a final mitigation plan that addresses the applicable requirements of 33 CFR 332.4(c)(2)–(14) must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)).

(4) If mitigation bank or in-lieu fee program credits are the proposed option, the mitigation plan only needs to address the baseline conditions at the impact site and the number of credits to be provided.

(5) Compensatory mitigation requirements (e.g., resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the NWP authorization, instead of components of a compensatory mitigation plan.

(d) For losses of streams or other open waters that require pre-construction notification, the district engineer may require compensatory mitigation, such as stream rehabilitation, enhancement, or preservation, to ensure that the activity results in minimal adverse effects on the aquatic environment.

(e) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWPs. For example, if an NWP has an acreage limit of 1/2 acre, it cannot be used to authorize any project resulting in the loss of greater than1/2 acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that a project already meeting the established acreage limits also satisfies the minimal impact requirement associated with the NWPs.

(f) Compensatory mitigation plans for projects in or near streams or other open waters will normally include a requirement for the restoration or establishment, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, riparian areas may be the only compensatory mitigation required. Riparian areas should consist of native species. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to establish a riparian area on both sides of a stream, or if the waterbody is a lake or coastal waters, then restoring or establishing a riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.

(g) Permittees may propose the use of mitigation banks, in-lieu fee programs, or separate permittee-responsible mitigation. For activities resulting in the loss of marine or estuarine resources, permittee-responsible compensatory mitigation may be environmentally preferable if there are no mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.

(h) Where certain functions and services of waters of the United States are permanently adversely affected, such as the conversion of a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse effects of the project to the minimal level.

24. **Safety of Impoundment Structures**. To ensure that all impoundment structures are safely designed, the district engineer may require non-Federal applicants to demonstrate that the structures comply with established state dam safety criteria or have been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.

25. **Water Quality**. Where States and authorized Tribes, or EPA where applicable, have not previously certified compliance of an NWP with CWA Section 401, individual 401 Water Quality Certification must be obtained or waived (see 33 CFR 330.4(c)). The district engineer or State or Tribe may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

26. **Coastal Zone Management**. In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). The district engineer or a State may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

27. **Regional and Case-By-Case Conditions**. The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

28. **Use of Multiple Nationwide Permits**. The use of more than one NWP for a single and complete project is prohibited, except when the acreage loss of waters of the United States authorized by the NWPs does not exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3-acre.

29. **Transfer of Nationwide Permit Verifications**. If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached to the letter, and the letter must contain the following statement and signature: "When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below."

_____

(Transferee)

_____

(Date)

30. **Compliance Certification**. Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

(a) A statement that the authorized work was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;

(b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(l)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and

(c) The signature of the permittee certifying the completion of the work and mitigation.

31. **Pre-Construction Notification.** (a) Timing. Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a pre-construction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined to be incomplete, notify the prospective permittee within that 30 day period to request the additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN complete. As as a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

(1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or

(2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that listed species or critical habitat might be affected or in the vicinity of the project, or to notify the Corps pursuant to general condition 20 that the activity may have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is "no effect" on listed species or "no potential to cause effects" on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or Section 106 of the National Historic Preservation (see 33 CFR 330.4(g)) has been completed. Also, work cannot begin under NWPs 21, 49, or 50 until the permittee has received written approval from the Corps. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

(b) Contents of Pre-Construction Notification: The PCN must be in writing and include the following information:

(1) Name, address and telephone numbers of the prospective permittee;

(2) Location of the proposed project;

(3) A description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause, including the anticipated amount of loss of water of the United States expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. The description should be sufficiently detailed to allow the district engineer to determine that the adverse effects of the project will be minimal and to determine the need for compensatory mitigation. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the project and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);

(4)The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many waters of the United States. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;

(5) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse effects are minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

(6) If any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, for non-Federal applicants the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed work or utilize the designated critical habitat that may be affected by the proposed work. Federal applicants must provide documentation demonstrating compliance with the Endangered Species Act; and

(7) For an activity that may affect a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, for non-Federal applicants the PCN must state which historic property may be affected by the proposed work or include a vicinity map indicating the location of the historic property. Federal applicants must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

(c) Form of Pre-Construction Notification: The standard individual permit application form (Form ENG 4345) may be used, but the completed application form must clearly indicate that it is a PCN and must include all of the information required in paragraphs (b)(1) through (7) of this general condition. A letter containing the required information may also be used.

(d) Agency Coordination: (1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the project's adverse environmental effects to a minimal level.

(2) For all NWP activities that require pre-construction notification and result in the loss of greater than 1/2-acre of waters of the United States, for NWP 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52 activities that require pre-construction notification and will result in the loss of greater than 300 linear feet of stream bed, and for all NWP 48 activities that require pre-construction notification, the district engineer will immediately provide (e.g., via email, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (U.S. FWS, state natural resource or water quality agency, EPA, State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Office (THPO), and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to telephone or fax the district engineer notice that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the preconstruction notification. The district engineer will fully consider agency comments received within the specified time frame, concerning the proposed activity's compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure the net adverse environmental effects to the aquatic environment of the proposed activity are minimal. The district engineer will provide no response to the resource agency, except as provided

below. The district engineer will indicate in the administrative record associated with each pre-construction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(3) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by Section 305(b)(4)(B) of the Magnuson-Stevens Fishery Conservation and Management Act.

(4) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of pre-construction notifications to expedite agency coordination.

D. District Engineer's Decision:

1. In reviewing the PCN for the proposed activity, the district engineer will determine whether the activity authorized by the NWP will result in more than minimal individual or cumulative adverse environmental effects or may be contrary to the public interest. For a linear project, this determination will include an evaluation of the individual crossings to determine whether they individually satisfy the terms and conditions of the NWP(s), as well as the cumulative effects caused by all of the crossings authorized by NWP. If an applicant requests a waiver of the 300 linear foot limit on impacts to streams or of an otherwise applicable limit, as provided for in NWPs 13, 21, 29, 36, 39, 40, 42, 43, 44, 50, 51 or 52, the district engineer will only grant the waiver upon a written determination that the NWP activity will result in minimal adverse effects. When making minimal effects determinations the district engineer will consider the direct and indirect effects caused by the NWP activity. The district engineer will also consider site specific factors, such as the environmental setting in the vicinity of the NWP activity, the type of resource that will be affected by the NWP activity, the functions provided by the aquatic resources that will be affected by the NWP activity, the degree or magnitude to which the aquatic resources perform those functions, the extent that aquatic resource functions will be lost as a result of the NWP activity (e.g., partial or complete loss), the duration of the adverse effects (temporary or permanent), the importance of the aquatic resource functions to the region (e.g., watershed or ecoregion), and mitigation required by the district engineer. If an appropriate functional assessment method is available and practicable to use, that assessment method may be used by the district engineer to assist in the minimal adverse effects determination. The district engineer may add case-specific special conditions to the NWP authorization to address site-specific environmental concerns.

2. If the proposed activity requires a PCN and will result in a loss of greater than 1/10 acre of wetlands, the prospective permittee should submit a mitigation proposal with the PCN. Applicants may also propose compensatory mitigation for projects with smaller impacts. The district engineer will consider any proposed compensatory mitigation the applicant has included in the proposal in determining whether the net adverse environmental effects to the aquatic environment of the proposed activity are minimal. The compensatory mitigation proposal may be either conceptual or detailed. If the district engineer determines that the activity complies with the terms and conditions of the NWP and that the adverse effects on the aquatic environment are minimal, after considering mitigation, the district engineer will notify the permittee and include any activity-specific conditions in the NWP verification the district engineer deems necessary. Conditions for compensatory mitigation requirements must comply with the appropriate provisions at 33 CFR 332.3(k). The district engineer must approve the final mitigation plan before the permittee commences work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation. If the prospective permittee elects to submit a compensatory mitigation plan with the PCN, the district engineer will expeditiously review the proposed compensatory mitigation plan. The district engineer must review the proposed compensatory mitigation plan within 45 calendar days of receiving a complete PCN and determine whether the proposed mitigation would ensure no more than minimal adverse effects on the aquatic environment. If the net adverse effects of the project on the aquatic environment (after consideration of the compensatory mitigation proposal) are determined by the district engineer to be minimal, the district engineer will provide a timely written response to the applicant. The response will state that the project can proceed under the terms and conditions of the NWP, including any activity specific conditions added to the NWP authorization by the district engineer.

3. If the district engineer determines that the adverse effects of the proposed work are more than minimal, then the district engineer will notify the applicant either: (a) That the project does not qualify for authorization under the NWP and instruct the applicant on the procedures to seek authorization under an individual permit; (b) that the project is authorized under the NWP subject to the applicant's submission of a mitigation plan that would reduce the adverse effects on the aquatic environment to the minimal level; or (c) that the project is authorized under the NWP with specific modifications or conditions. Where the district engineer determines that mitigation is required to ensure no more than minimal adverse effects occur to the aquatic environment, the activity will be authorized within the 45-day PCN period, with activity-specific conditions that state the mitigation requirements. The authorization will include the necessary conceptual or detailed mitigation or a requirement that the applicant submit a mitigation plan that would reduce the adverse effects on the aquatic environment to the minimal level. When mitigation is required, no work in waters of the United States may occur until the district engineer has approved a specific mitigation plan or has determined that prior approval of a final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation.

E. Further Information

1. District Engineers have authority to determine if an activity complies with the terms and conditions of an NWP.
2. NWPs do not obviate the need to obtain other federal, state, or local permits, approvals, or authorizations required by law.
3. NWPs do not grant any property rights or exclusive privileges.
4. NWPs do not authorize any injury to the property or rights of others.
5. NWPs do not authorize interference with any existing or proposed Federal project.

F. Definitions

Best management practices (BMPs): Policies, practices, procedures, or structures implemented to mitigate the adverse environmental effects on surface water quality resulting from development. BMPs are categorized as structural or non-structural.

Compensatory mitigation: The restoration (re-establishment or rehabilitation), establishment (creation), enhancement, and/or in certain circumstances preservation of aquatic resources for the purposes of offsetting unavoidable adverse impacts which remain after all appropriate and practicable avoidance and minimization has been achieved.

Currently serviceable: Useable as is or with some maintenance, but not so degraded as to essentially require reconstruction.

Direct effects: Effects that are caused by the activity and occur at the same time and place.

Discharge: The term "discharge" means any discharge of dredged or fill material.

Enhancement: The manipulation of the physical, chemical, or biological characteristics of an aquatic resource to heighten, intensify, or improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

Ephemeral stream: An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow.

Establishment (creation): The manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist at an upland site. Establishment results in a gain in aquatic resource area.

High Tide Line: The line of intersection of the land with the water's surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other high tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds such as those accompanying a hurricane or other intense storm.

Historic Property: Any prehistoric or historic district, site (including archaeological site), building, structure, or other object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria (36 CFR part 60).

Independent utility: A test to determine what constitutes a single and complete non-linear project in the Corps regulatory program. A project is considered to have independent utility if it would be constructed absent the construction of other projects in the project area. Portions of a multi-phase project that depend upon other phases of the project do not have independent utility. Phases of a project that would be constructed even if the other phases were not built can be considered as separate single and complete projects with independent utility.

Indirect effects: Effects that are caused by the activity and are later in time or farther removed in distance, but are still reasonably foreseeable.

Intermittent stream: An intermittent stream has flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow.

Loss of waters of the United States: Waters of the United States that are permanently adversely affected by filling, flooding, excavation, or drainage because of the regulated activity. Permanent adverse effects include permanent discharges of dredged or fill material that change an aquatic area to dry land, increase the bottom elevation of a waterbody, or change the use of a waterbody. The acreage of loss of waters of the United States is a threshold measurement of the impact to jurisdictional waters for determining whether a project may qualify for an NWP; it is not a net threshold that is calculated after considering compensatory mitigation that may be used to offset losses of aquatic functions and services. The loss of stream bed includes the linear feet of stream bed that is filled or excavated. Waters of the United States temporarily filled, flooded, excavated, or drained, but restored to pre-construction contours and elevations after construction, are not included in the measurement of loss of waters of the United States. Impacts resulting from activities eligible for exemptions under Section 404(f) of the Clean Water Act are not considered when calculating the loss of waters of the United States.

Non-tidal wetland: A non-tidal wetland is a wetland that is not subject to the ebb and flow of tidal waters. The definition of a wetland can be found at 33 CFR 328.3(b). Non-tidal wetlands contiguous to tidal waters are located landward of the high tide line (i.e., spring high tide line).

Open water: For purposes of the NWPs, an open water is any area that in a year with normal patterns of precipitation has water flowing or standing above ground to the extent that an ordinary high water mark can be determined. Aquatic vegetation within the area of standing or flowing water is either non-emergent, sparse, or absent. Vegetated shallows are considered to be open waters. Examples of "open waters" include rivers, streams, lakes, and ponds.

Ordinary High Water Mark: An ordinary high water mark is a line on the shore established by the fluctuations of water and indicated by physical characteristics, or by other appropriate means that consider the characteristics of the surrounding areas (see 33 CFR 328.3(e)).

Perennial stream: A perennial stream has flowing water year-round during a typical year. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow.

Practicable: Available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes.

Pre-construction notification: A request submitted by the project proponent to the Corps for confirmation that a particular activity is authorized by nationwide permit. The request may be a permit application, letter, or similar document that includes information about the proposed work and its anticipated environmental effects. Pre-construction notification may be required by the terms and conditions of a nationwide permit, or by regional conditions. A pre-construction notification may be voluntarily submitted in cases where pre-construction notification is not required and the project proponent wants confirmation that the activity is authorized by nationwide permit.

Preservation: The removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

Re-establishment: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

Rehabilitation: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/ historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

Restoration: The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

Riffle and pool complex: Riffle and pool complexes are special aquatic sites under the 404(b)(1) Guidelines. Riffle and pool complexes sometimes characterize steep gradient sections of streams. Such stream sections are recognizable by their hydraulic characteristics. The rapid movement of water over a course substrate in riffles results in a rough flow, a turbulent surface, and high dissolved oxygen levels in the water. Pools are deeper areas associated with riffles. A slower stream velocity, a streaming flow, a smooth surface, and a finer substrate characterize pools.

Riparian areas: Riparian areas are lands adjacent to streams, lakes, and estuarine-marine shorelines. Riparian areas are transitional

between terrestrial and aquatic ecosystems, through which surface and subsurface hydrology connects riverine, lacustrine, estuarine, and marine waters with their adjacent wetlands, non-wetland waters, or uplands. Riparian areas provide a variety of ecological functions and services and help improve or maintain local water quality. (See general condition 23.)

Shellfish seeding: The placement of shellfish seed and/or suitable substrate to increase shellfish production. Shellfish seed consists of immature individual shellfish or individual shellfish attached to shells or shell fragments (i.e., spat on shell). Suitable substrate may consist of shellfish shells, shell fragments, or other appropriate materials placed into waters for shellfish habitat.

Single and complete linear project: A linear project is a project constructed for the purpose of getting people, goods, or services from a point of origin to a terminal point, which often involves multiple crossings of one or more waterbodies at separate and distant locations. The term "single and complete project" is defined as that portion of the total linear project proposed or accomplished by one owner/developer or partnership or other association of owners/developers that includes all crossings of a single water of the United States (i.e., a single waterbody) at a specific location. For linear projects crossing a single or multiple waterbodies several times at separate and distant locations, each crossing is considered a single and complete project for purposes of NWP authorization. However, individual channels in a braided stream or river, or individual arms of a large, irregularly shaped wetland or lake, etc., are not separate waterbodies, and crossings of such features cannot be considered separately.

Single and complete non-linear project: For non-linear projects, the term "single and complete project" is defined at 33 CFR 330.2(i) as the total project proposed or accomplished by one owner/developer or partnership or other association of owners/developers. A single and complete non-linear project must have independent utility (see definition of "independent utility"). Single and complete non-linear projects may not be "piecemealed" to avoid the limits in an NWP authorization.

Stormwater management: Stormwater management is the mechanism for controlling stormwater runoff for the purposes of reducing downstream erosion, water quality degradation, and flooding and mitigating the adverse effects of changes in land use on the aquatic environment.

Stormwater management facilities: Stormwater management facilities are those facilities, including but not limited to, stormwater retention and detention ponds and best management practices, which retain water for a period of time to control runoff and/or improve the quality (i.e., by reducing the concentration of nutrients, sediments, hazardous substances and other pollutants) of stormwater runoff.

Stream bed: The substrate of the stream channel between the ordinary high water marks. The substrate may be bedrock or inorganic particles that range in size from clay to boulders. Wetlands contiguous to the stream bed, but outside of the ordinary high water marks, are not considered part of the stream bed.

Stream channelization: The manipulation of a stream's course, condition, capacity, or location that causes more than minimal interruption of normal stream processes. A channelized stream remains a water of the United States.

Structure: An object that is arranged in a definite pattern of organization. Examples of structures include, without limitation, any pier, boat dock, boat ramp, wharf, dolphin, weir, boom, breakwater, bulkhead, revetment, riprap, jetty, artificial island, artificial reef, permanent mooring structure, power transmission line, permanently moored floating vessel, piling, aid to navigation, or any other manmade obstacle or obstruction.

Tidal wetland: A tidal wetland is a wetland (i.e., water of the United States) that is inundated by tidal waters. The definitions of a wetland and tidal waters can be found at 33 CFR 328.3(b) and 33 CFR 328.3(f), respectively. Tidal waters rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface can no longer be practically measured in a predictable rhythm due to masking by other waters, wind, or other effects. Tidal wetlands are located channelward of the high tide line, which is defined at 33 CFR 328.3(d).

Vegetated shallows: Vegetated shallows are special aquatic sites under the 404(b)(1) Guidelines. They are areas that are permanently inundated and under normal circumstances have rooted aquatic vegetation, such as seagrasses in marine and estuarine systems and a variety of vascular rooted plants in freshwater systems.

Waterbody: For purposes of the NWPs, a waterbody is a jurisdictional water of the United States. If a jurisdictional wetland is adjacent— meaning bordering, contiguous, or neighboring—to a waterbody determined to be a water of the United States under 33 CFR 328.3(a)(1)–(6), that waterbody and its adjacent wetlands are considered together as a single aquatic unit (see 33 CFR 328.4(c)(2)). Examples of "waterbodies" include streams, rivers, lakes, ponds, and wetlands.

STATE OF MISSOURI
CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION
2012 GENERAL AND SPECIFIC CONDITIONS
NWP 29 – RESIDENTIAL DEVELOPMENTS

These conditions ensure that activities carried out under Nationwide Permits (NWPs) do not violate the Water Quality Standards of the State of Missouri resulting in permanent damage to habitat, increased turbidity, reduced bank and channel stability, and/or impacts to the biological and chemical integrity of the waters. These conditions are in addition to, not a replacement for, those conditions included by the federal authorities. Proposed projects authorized by the NWPs listed above that cannot be conducted within the conditions listed below must apply for individual Clean Water Act Section 401 Water Quality Certification (certification).

Applications for certification should be sent to the Missouri Department of Natural Resources, Water Protection Program, P.O. Box 176, Jefferson City, MO 65102-0176, or electronically to wpsc401cert@dnr.mo.gov. A complete application consists of the application submitted to the U.S. Army Corps of Engineers (Corps) as well as additional information necessary for a complete review of the project. This may include but is not limited to topographical maps, locational maps, engineering plans, project diagrams and where applicable mitigation plans (10 CSR 20-6.060(5)).

An issued certification becomes part of the 404 Permit and; therefore, expires with the 404 Permit unless explicitly stated in the certification. Not all permit modifications require the certification to be modified and/or reissued. An example would be when a permit expiration date is extended or the permit is reissued and there are no changes to the original project, the certification may remain valid for that project.

The Department encourages, but does not require, the permittee to consider environmentally-friendly design techniques to include stormwater management strategies that maintain or restore the original site hydrology through infiltration, evaporation or reuse of stormwater. Designs might include creating vegetated swales or rain gardens, or using porous pavement. More information can be found at these websites: http://www.epa.gov/owow/NPS/lid/ and www.lid-stormwater.net/lid_techniques.htm.

GENERAL CONDITIONS for ALL NWPs

1. NWPs shall not allow the filling of jurisdictional springs.

2. Acquisition of a NWP(s) and the attendant certification(s) shall not be construed or interpreted to imply the requirements for other permits are replaced or superseded, including Clean Water Act Section 402 National Pollutant Discharge Elimination System (NPDES) Permits for land disturbance or return water from material deposition. Permits or any other requirements shall remain in effect. Applicants with questions are encouraged to contact the Missouri Department of Natural Resources' Regional Office in the project area. A regional office map with contact information can be located at www.dnr.mo.gov/regions/regions.htm.

3. Care shall be taken to keep machinery out of the waterway as much as possible. Fuel, oil and other petroleum products, equipment, construction materials and any solid waste shall not be stored below the ordinary high water mark at any time or in the adjacent floodway beyond normal working hours. All precautions shall be taken to avoid the release of wastes or fuel to streams and other adjacent waters as a result of this operation.

4. Petroleum products spilled into any water or on the banks where the material may enter waters of the state shall be immediately cleaned up and disposed of properly. Any such spills of petroleum shall be reported as soon as possible, but no later than 24 hours after discovery to the Missouri Department of Natural Resources' Environmental Emergency Response number at (573) 634-2436.

5. Only clean, nonpolluting fill shall be used. The following materials are not suitable for bank stabilization and shall not be used due to their potential to cause violations of the general criteria of the Water Quality Standards (10 CSR 20-7.031 (3)(A)-(H)):
   a. Earthen fill, gravel, broken concrete where the material does not meet the specifications stated in the Missouri NWP Regional Conditions (http://www.nwk.usace.army.mil/regulatory/NWP_2012/nwp.htm) and fragmented asphalt, since these materials are usually not substantial enough to withstand erosive flows;
   b. Concrete with exposed rebar;
   c. Tires, vehicles or vehicle bodies, construction or demolition debris are solid waste and are excluded from placement in the waters of the state;
   d. Liquid concrete, including grouted riprap, if not placed as part of an engineered structure; and
   e. Any material containing chemical pollutants (including but not limited to creosote or pentachlorophenol).

6. Clearing of vegetation/trees shall be the minimum necessary to accomplish the activity. A vegetated corridor shall be maintained from the high bank on either side of the jurisdictional channel to protect water quality and to provide for long-term stability of the stream channel, unless physical barriers prevent such a corridor. For purposes of this NWP, lack of ownership or control of any portion of this corridor may be considered a legitimate and discretionary cause to waive this requirement on that portion.

7. This certification is not valid for any Section 404 Permit issued on a water that is:
   a. Listed as impaired by inorganic sediment, aquatic habitat alteration or unknown impairment as listed in the most current Water Quality Report (Section 305(b) Report). For convenience a table of these impaired waters is provided at the following website: www.nwk.usace.army.mil/regulatory/NWP_2012/MO/MOWQC_Con7.pdf;
   b. Located in or occur within two miles upstream of a designated outstanding state or national resource water; or
   c. Located in a designated metropolitan no-discharge stream.

   The most current Water Quality Report can be found at http://www.dnr.mo.gov/env/wpp/waterquality/305b/. A listing of *Outstanding National and State Resource Waters* and *Metropolitan No-Discharge Streams* can be found in 10 CSR 20-7.031, Tables D, E and F or at http://www.sos.mo.gov/adrules/csr/current/10csr/10c20-7.pdf.

   The Department's geospatial data is available upon request, and all published data is available on the Missouri Spatial Data Information Services website at http://msdis.missouri.edu/.

   Additional information to identify the project location may be obtained from the program at (573) 751-1300.

8. Streambed gradient shall not be permanently altered during project construction.

9. NWPs issued by the Corps for which the 300 linear foot threshold for stream impacts is waived by the district engineer shall require individual certification by the state. This is applicable to all NWPs where the permit has a 300 linear foot threshold including NWPs 21, 29, 39, 40, 42, 43, 44, 50, 51 and 52.

10. No project under a NWP shall accelerate bed or bank erosion.

11. Representatives from the Department shall be allowed on the project property to inspect the authorized activity at any time deemed necessary to ensure compliance with permit conditions.

12. You must submit a copy of the signed "Compliance Certification" referenced in NWP General Condition No. 30 as proof of project completion when the original is submitted to the Corps. This document is to be sent to the Missouri Department of Natural Resources, Water Protection Program, P.O. Box 176, Jefferson City, MO 65102-0176 or electronically to wpsc401cert@dnr.mo.gov.

13. After avoidance and minimization for the project, unavoidable stream impacts shall be mitigated appropriately. Mitigation for loss of aquatic resources shall be in conformance with the currently approved "Missouri Stream Mitigation Method" and the "State of Missouri Wetland Assessment Method" as well as other mitigation guidance located on-line at http://www.nwk.usace.army.mil/regulatory/CompMit/compmit.htm.

14. Best Management Practices shall be used during all phases of the project to limit the amount of discharge of water contaminants to waters of the state. The project shall not involve more than normal stormwater or incidental loading of sediment caused by construction disturbances.

15. Pursuant to Chapter 644.038, RSMo, the Department certifies all NWPs for impacts in all waters of the state without the above-stated or any other conditions for the construction of highways and bridges approved by the Missouri Highway and Transportation Commission. The Memorandum of Understanding of 2009 and any subsequent modifications between the two agencies outline the requirements by which the Missouri Department of Transportation will design and construct projects in order to protect the water quality of waters of the state.

SCI ENGINEERING, INC.
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St. Charles, Missouri 63301
636-949-8200 Fax 636-949-8269
www.sciengineering.com

Wetland and Waterbody Delineation and Section 404/401 Permit Application

EATHERON ROAD - SCHNEIDER TRACT
WILDWOOD, MISSOURI
October 2014

Prepared for:

Payne Family Homes

SCI No. 2014-0272.32

SCI ENGINEERING, INC.

CONSULTANTS IN DEVELOPMENT, DESIGN AND CONSTRUCTION
GEOTECHNICAL
ENVIRONMENTAL
NATURAL RESOURCES
CULTURAL RESOURCES
CONSTRUCTION SERVICES

October 3, 2014

Mr. Jerry Duepner
Payne Family Homes
Land Acquisition & Entitlement Manager
10407 Baur Boulevard, Suite B
St. Louis, Missouri 63132

RE: Wetland and Waterbody Delineation and Section 404/401 Permit Application
Eatherton Road –Schneider Tract
Wildwood, Missouri
SCI No. 2014-0372.32

Dear Mr. Duepner:

SCI Engineering, Inc. (SCI) is pleased to submit the attached report, dated October 2014. Our services consisted of a review of resource maps, a reconnaissance survey, impact assessment and applying for the Section 404 and 401 Permits from the regulatory agencies. Additionally, SCI identified one stock pond and three ephemeral drainages which lacked characteristics of a jurisdictional waterbody. Following a meeting with the U.S. Army Corps of Engineers (USACE) project manager Mr. David Meyer on July 31, 2014, it was determined that the stock pond and three drainages are not considered water of the United States and therefore would not be regulated.

- SCI conducted a wetland and waterbody delineation of the site on April 18, 2014.
- The site was found to contain two tributaries which are considered waters of the United States as identified under the definitions described in Section 328.3 of the Code of Federal Regulations.
- Based on our review of the preliminary development plan, it appears the project will impact waters of the United States and will require a Section 404 Permit from the USACE and a Section 401 Water Quality Certification from the Missouri Department of Natural Resources (MDNR).
- We anticipate the permit applications will be processed as a Section 404 Nationwide Permit from the USACE and a Section 401 Water Quality Certification from MDNR, based on our meeting with the USACE this summer.
- We are submitting this report and the attached Section 404/401 Permit Application Form (Engineering Form 4345) to initiate the permitting process with the USACE and MDNR.

The attached report should be read in its entirety. We appreciate the opportunity to provide you with our natural resource services.

You may reach me at (636) 757-1017 or rgundlach@sciengineering.com if you have any questions or concerns.

Respectfully,

SCI ENGINEERING, INC.

Rick J. Gundlach
Senior Staff Scientist

Scott D. Harding, CPSS/SC
Vice President

RJG/SDH/tlw

Enclosure

C: Mr. David Meyer, U.S. Army Corps of Engineers

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Wetland and Waterbody Delineation and Section 404/401 Permit Application

EATHERON ROAD - SCHNEIDER TRACT WILDWOOD, MISSOURI

1.0 INTRODUCTION

SCI Engineering, Inc. (SCI) was retained by Payne Family Homes to conduct a wetland and waterbody delineation at the above-referenced site. The scope of the services included performing site reconnaissance to characterize the soils, vegetation, and hydrology for the delineation of wetlands and waterbodies. Our services were provided in general accordance with our proposal dated September 16, 2014.

The area delineated is approximately 22 acres and the proposed location of approximately 62 residential lots, commercial storefronts, and associated infrastructure including roadways and stormwater detention/water quality basins. The site was found to contain two tributaries and several non-jurisdictional features including drainages and an isolated pond. Creeks and tributaries, as well as most wetlands, are considered waters of the United States as identified under the definitions described in Section 328.3 of the Code of Federal Regulations (33 CFR). Any impact to a water of the United States, including filling, crossing, piping, relocating, or discharging into, will require a Section 404 Permit from the U.S. Army Corps of Engineers (USACE) and a Section 401 Water Quality Certification from the Missouri Department of Natural Resources (MDNR). Proposed impacts to the on-site tributaries will require both Section 404 and Section 401 permits. The permit application (Appendix B) is included with this report to initiate the permitting process.

2.0 SITE LOCATION

The site is located southeast of the intersection of Highways 100 and 109 in Wildwood, Missouri (Township 44 North, Range 3 East, Sections 1 and 2). The *Vicinity and Topographic Map* is enclosed as Figure 1.

3.0 SOIL SURVEY AND TOPOGRAPHIC RESEARCH

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (http://websoilsurvey.nrcs.usda.gov), the site is mapped as Union silt loam, Winfield silt loam, Iva silt loam, Wilbur silt loam, and Menfro silt loam. Based on the map unit descriptions, these soils do not meet hydric soil criteria.

The United States Geological Survey (USGS) topographic map and National Wetlands Inventory (NWI) map were reviewed for information concerning the site. The USGS and NWI maps depict one pond (PUBGh) within the boundaries of the subject site. The subject site appeared, upon review of the USGS, NWI and aerial imagery, to be a mix of forested areas and in the western side, and fields on the eastern portion with a drainage flowing west through the property. An existing residence and small pond are present in the southeast corner. Copies of the USGS topographic and NWI maps are enclosed as Figures 1 and 2, respectively.

4.0 SITE RECONNAISSANCE

On April 18, 2014 SCI performed a field exploration of the subject site to delineate the extent of wetlands and waterbodies and to provide an inventory of wetland areas that exist within the site. The site primarily exists as open fields and forested property bound by Eatherton Drive to the east, residential property to the north and south, and Highway 109 to the west. Additionally, we met with Mr. David Meyer of the USACE and presented our preliminary findings. He indicated that he agreed with our conclusion that the drainageways did not exhibit characteristics that put them in the category of Waters of the U.S. Additionally, the man-made pond was isolated and also not considered a Waters of the U.S.

5.0 CONDITION SUMMARY

A photographic summary of the representative site conditions is included as Appendix A. The conditions summarized below are mapped on the *Wetland Delineation and Preliminary Site Plan* and enclosed as Figure 3.

Tributary A is an ephemeral tributary to Bonhomme Creek. Two non-jurisdictional drainages flow into the tributary in the northeast portion of the site, as well as Tributary B in the southwestern corner of the site. The tributary was observed to possess an OHWM of approximately 1 to 3 feet as evidenced by a wrack line, bent, matted, and missing vegetation, wrested vegetation, and debris. Stream banks were observed to be 6 to 10 feet in height in the wooded areas, and 1 foot in the open field. There was no water present at the time of the site visit, and the substrate consisted of gravel, cobble, rock, silt, and clay. Tributary A possessed a riparian corridor of approximately 10 feet in width extending from either bank in the wooded portion of the site. Dominant vegetation within the riparian corridor was observed to include Red oak (*Quercus rubra*), white oak (*Quercus alba*), box elder (*Acer negundo*), mayapple (*Podophyllum peltatum*), prickly gooseberry (*Ribes cynosbati*), bush honeysuckle (*Lonicera maackii*), and multiflora rose (*Rosa multiflora*).

Tributary B is an ephemeral tributary that drains into Tributary A near a culvert at State Highway 109. The tributary was observed to possess an OHWM of approximately 1 to 2 feet as evidenced by wrested vegetation, bent or missing vegetation, and litter and debris. Stream banks appeared to be 3 feet in height and 3 to 5 feet in width. There was no water present at the time of the site visit, and the substrate consisted of gravel, rock, silt, and clay. Tributary B possessed a riparian corridor of approximately 10 feet extending from either bank, with dominant vegetation including mulberry (*Morus rubra*), prickly gooseberry (*Ribes cynosbati*), bush honeysuckle (*Lonicera maackii*), and multiflora rose (*Rosa multiflora*).

As previously stated, three non-jurisdictional drainages were observed on the site, one in the northwestern corner and two leading to Tributary A in the northeast. These features lack qualities of a typical water of the United States such as a bed, bank, and OHWM, and are therefore not considered jurisdictional by the USACE. Additionally, an isolated stock pond exists in the southeastern corner of the site as part of the existing residence. Isolated and man-made features are not under the jurisdiction of the USACE, and therefore not regulated for impacts.

6.0 DEVELOPMENT PLAN

Based on our review of development plans provided by Sterling Engineering, SCI understands that the proposed project will feature construction of approximately 62 residential lots, commercial storefronts, and associated infrastructure. Approximately 110 lineal feet (LF) of Tributary A will be piped in a culvert for a road crossing. Approximately 165 LF of Tributary B will be piped to allow for the development of an outlot.

Table 6.1 – Impact Summary

Waterbody	LF/Acreage	Impact Amount
Tributary A	1090 LF	110 LF
Tributary B	165 LF	165 LF

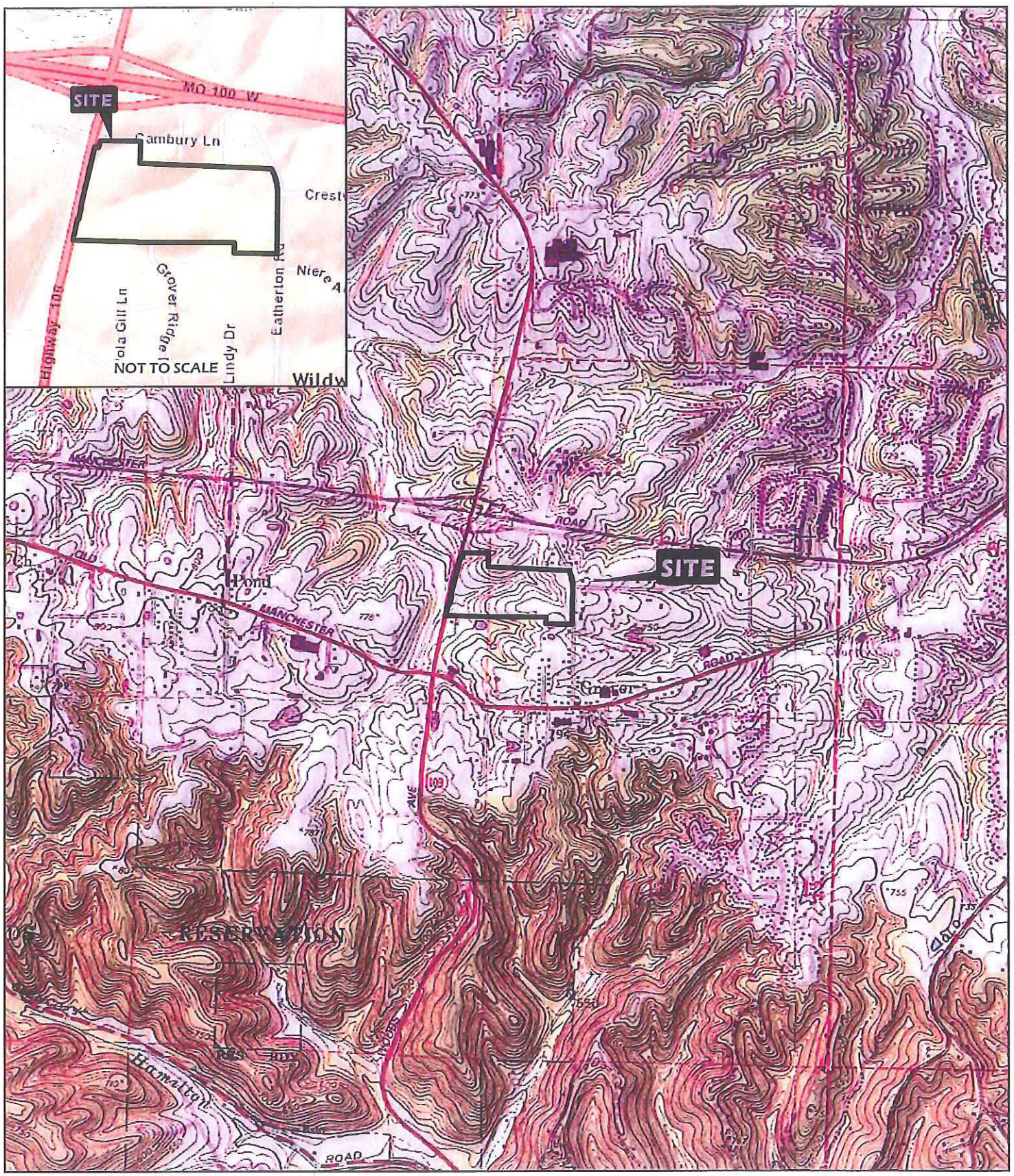
Appropriate erosion control measures will be taken during development to reduce the potential for unintentional sedimentation and sediment runoff into adjacent regulated waters. As the proposed wetland/tributary impacts fall below the threshold, SCI anticipates that the project will be processed as a Nationwide Permit since total tributary channel impacts are less than 300 LF. Engineering Form 4345 is included as Appendix B to apply for the Section 404 and Section 401 Permits from the USACE and MDNR, respectively.

7.0 LIMITATIONS

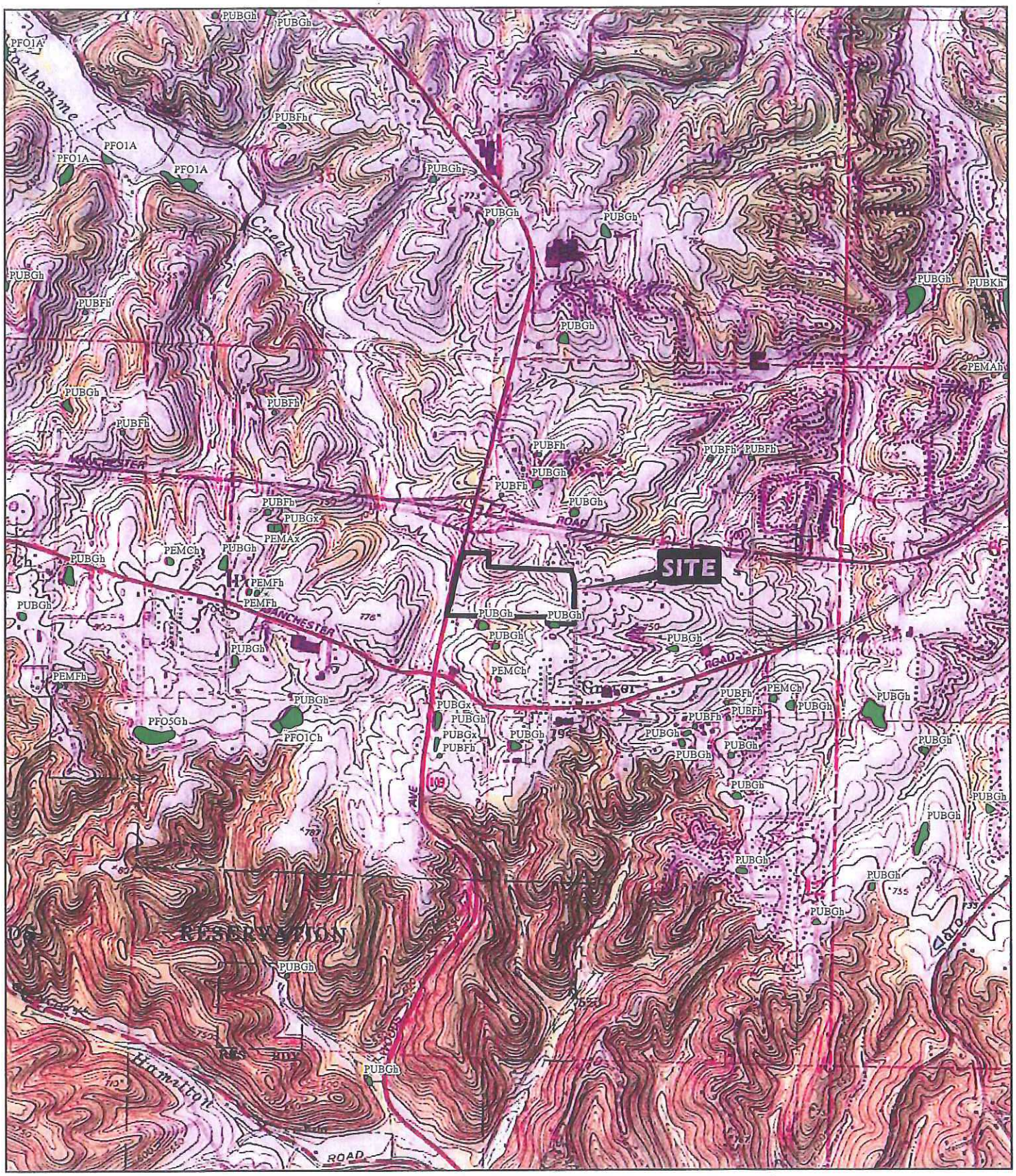
This report has been prepared for the exclusive use of Payne Family Homes, the USACE, and MDNR. SCI is not responsible for independent conclusions or recommendations made by others. Furthermore, written consent must be provided by SCI should anyone other than our client or the aforementioned agencies wish to excerpt, or rely on the contents of this report. The findings of this report are valid as of the present date of the delineation. SCI is not responsible for surveys, calculations, or plans that were prepared by others.

Changes in surface and subsurface conditions of a property can occur with the passage of time, whether due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation, the broadening of knowledge, or other reasons. Accordingly, the findings of this report may be invalidated in whole or in part by changes outside our control.

SCI in no way guarantees the acquisition of a permit from the USACE and/or MDNR. The decision to issue or deny a permit is the sole authority of the USACE and MDNR. The intent of this report is to provide the USACE and MDNR with the information they typically require during their initial review of the permit application.



SCI	PROJECT NAME EATHERTON ROAD - SCHNEIDER TRACT WILDWOOD, MISSOURI	GENERAL NOTES/LEGEND USGS TOPOGRAPHIC MAP EUREKA, MISSOURI QUADRANGLE DATED 1954, PHOTO REVISED 1993 MANCHESTER, MISSOURI QUADRANGLE DATED 1954, PHOTO REVISED 1993 10' CONTOURS		N W E S	
	VICINITY AND TOPOGRAPHIC MAP			SCALE 1" = 2000'
	DRAWN BY RCV / CHECKED BY RJG	DATE 10/2014	JOB NUMBER 2014-0272.32	FIGURE 1



PROJECT NAME EATHERTON ROAD - SCHNEIDER TRACT WILDWOOD, MISSOURI			
NATIONAL WETLAND INVENTORY MAP			
DRAWN BY	RCV	DATE	JOB NUMBER
CHECKED BY	RJG	10/2014	2014-0272.32

GENERAL NOTES/LEGEND

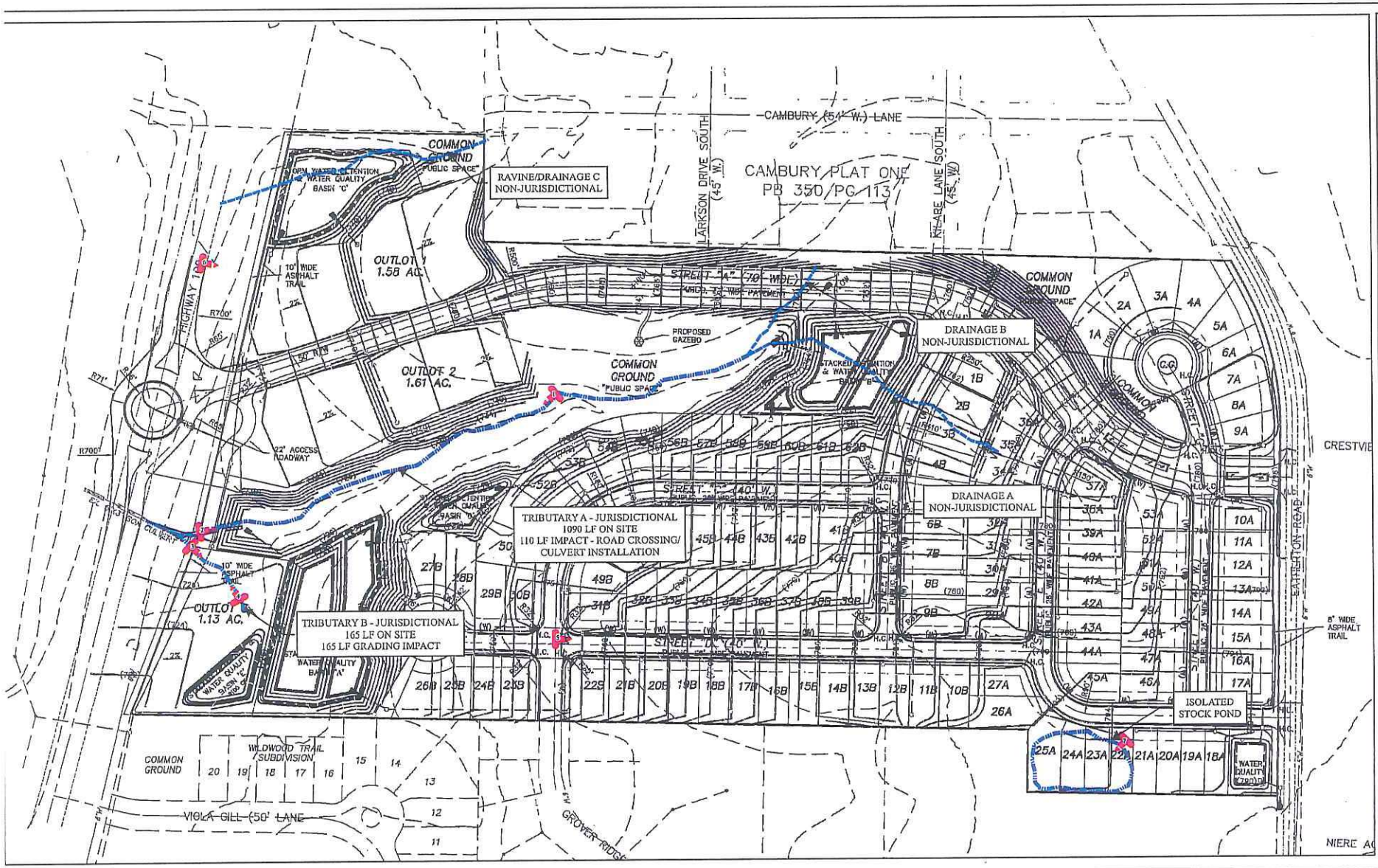
NATIONAL WETLAND INVENTORY DATA OBTAINED FROM www.fws.gov.

USGS TOPOGRAPHIC MAP
EUREKA, MISSOURI QUADRANGLE
DATED 1954, PHOTO REVISED 1993
MANCHESTER, MISSOURI QUADRANGLE
DATED 1954, PHOTO REVISED 1993
10' CONTOURS

N W E S

SCALE 1" = 2000'

FIGURE 2



GENERAL NOTES/LEGEND

INDICATES APPROXIMATE SOIL BORING LOCATION.

INDICATES APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPH

PLAN DATED 10/01/2014 BY THE STERLING COMPANY.
DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.

PROJECT NAME

EATHERTON ROAD - SCHNEIDER TRACT
WILDWOOD, MISSOURI

WETLAND DELINEATION AND
PRELIMINARY SITE PLAN

N
W E
S

SCALE	1" = 150'
JOB NUMBER	2014-0272.32
DATE	10/2014
DRAWN BY	RCV
CHECKED BY	RJG
FIGURE	3

Appendix A

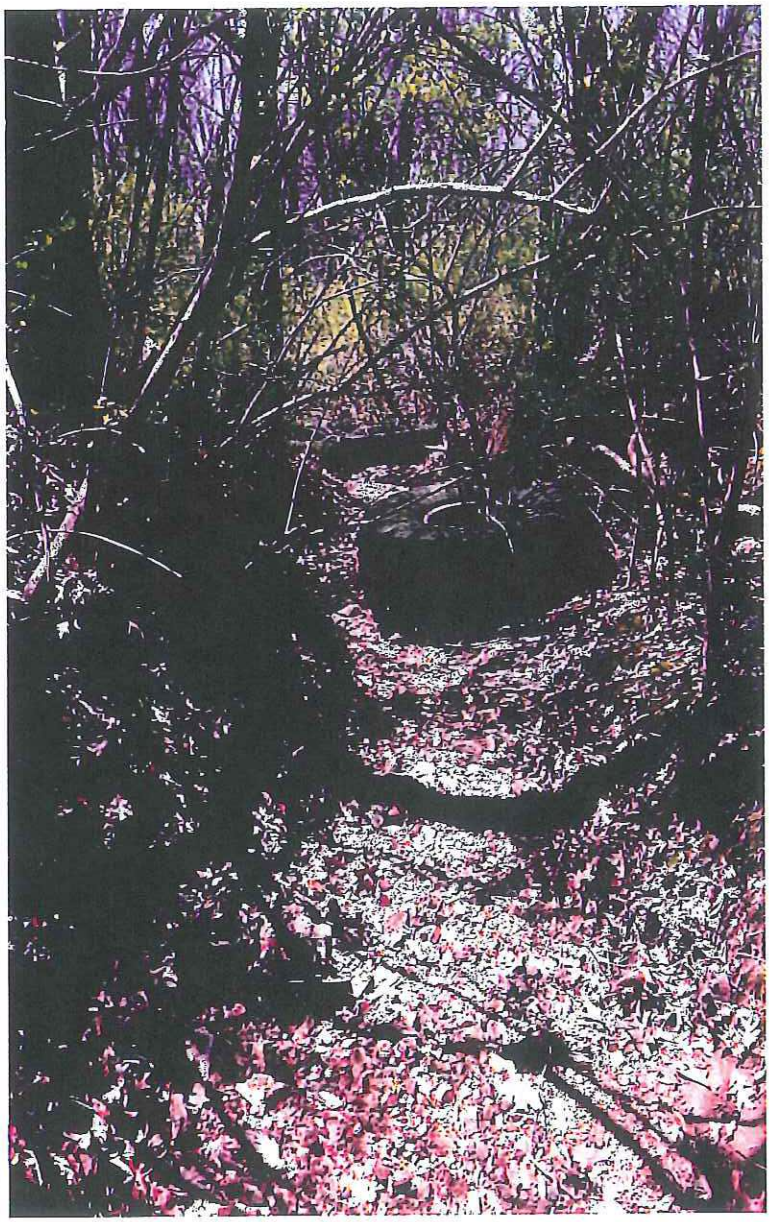


Photo 1. Tributary A looking west, downstream

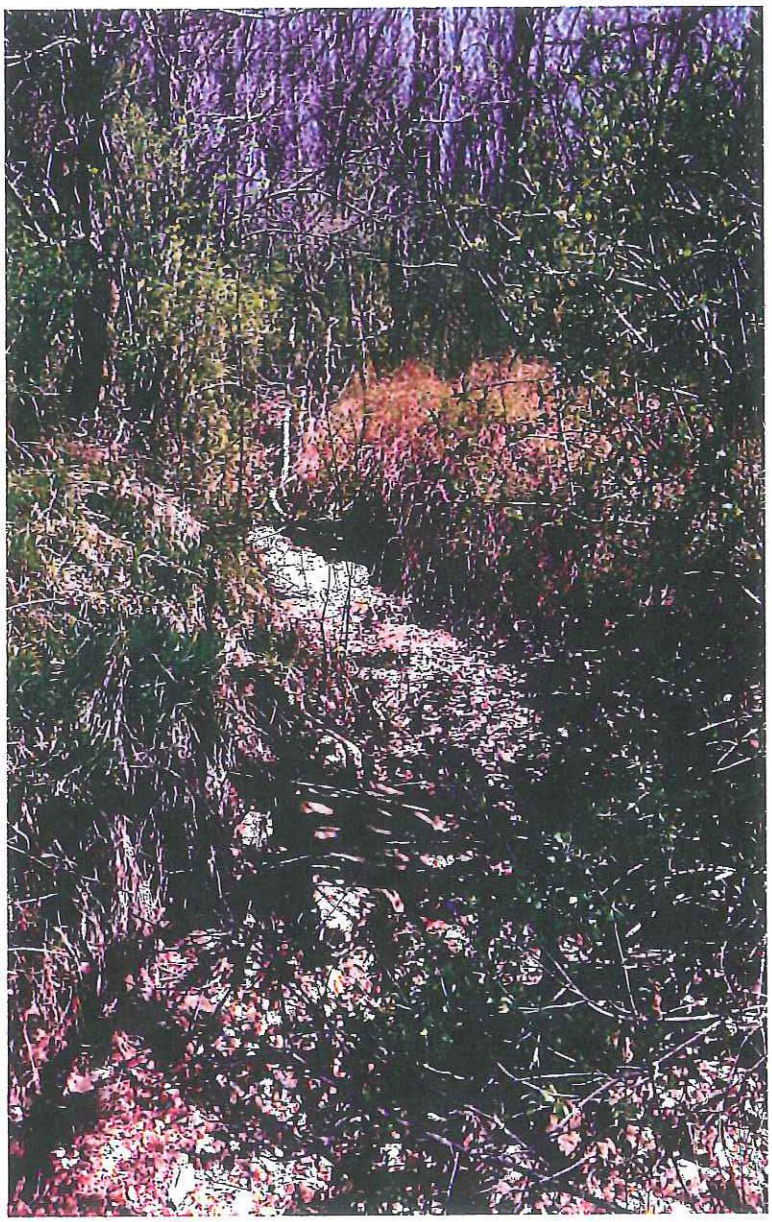


Photo 2. Tributary A looking east, upstream

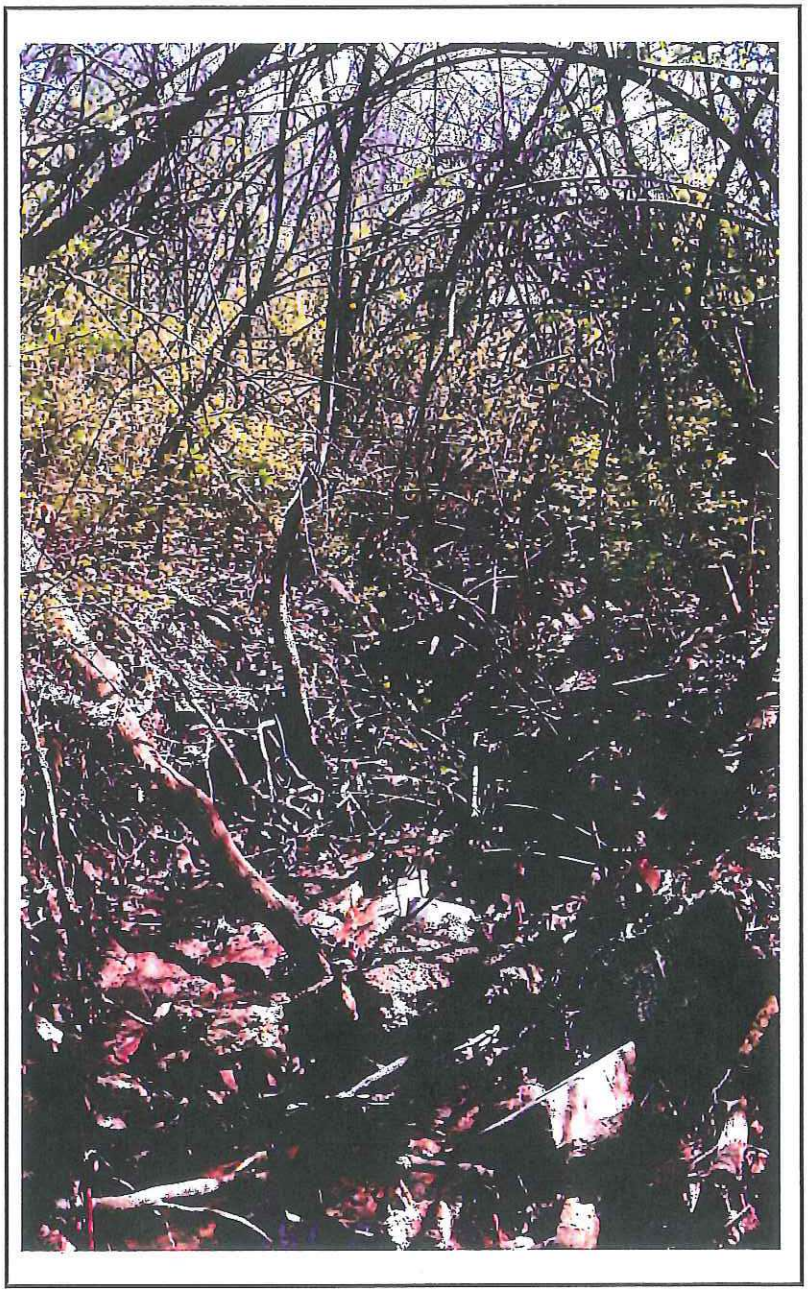


Photo 3. Tributary B looking southeast, upstream

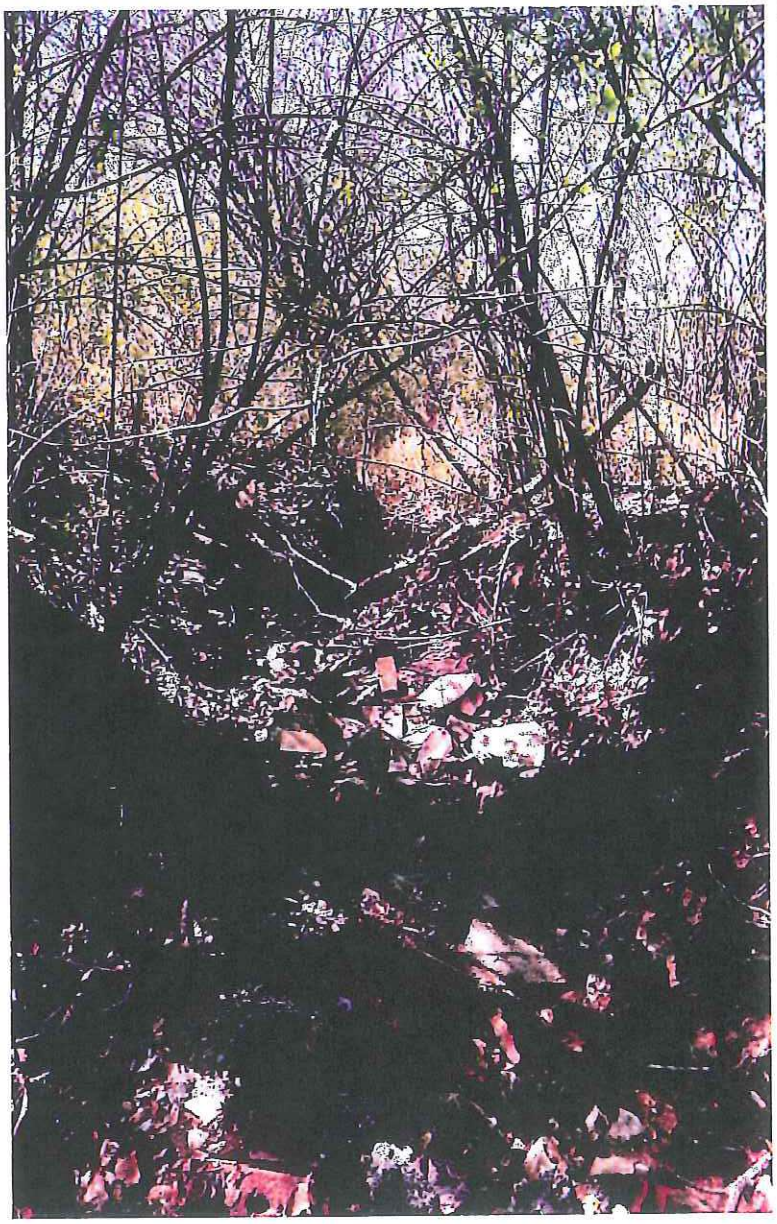


Photo 4. Tributary B looking northwest, downstream

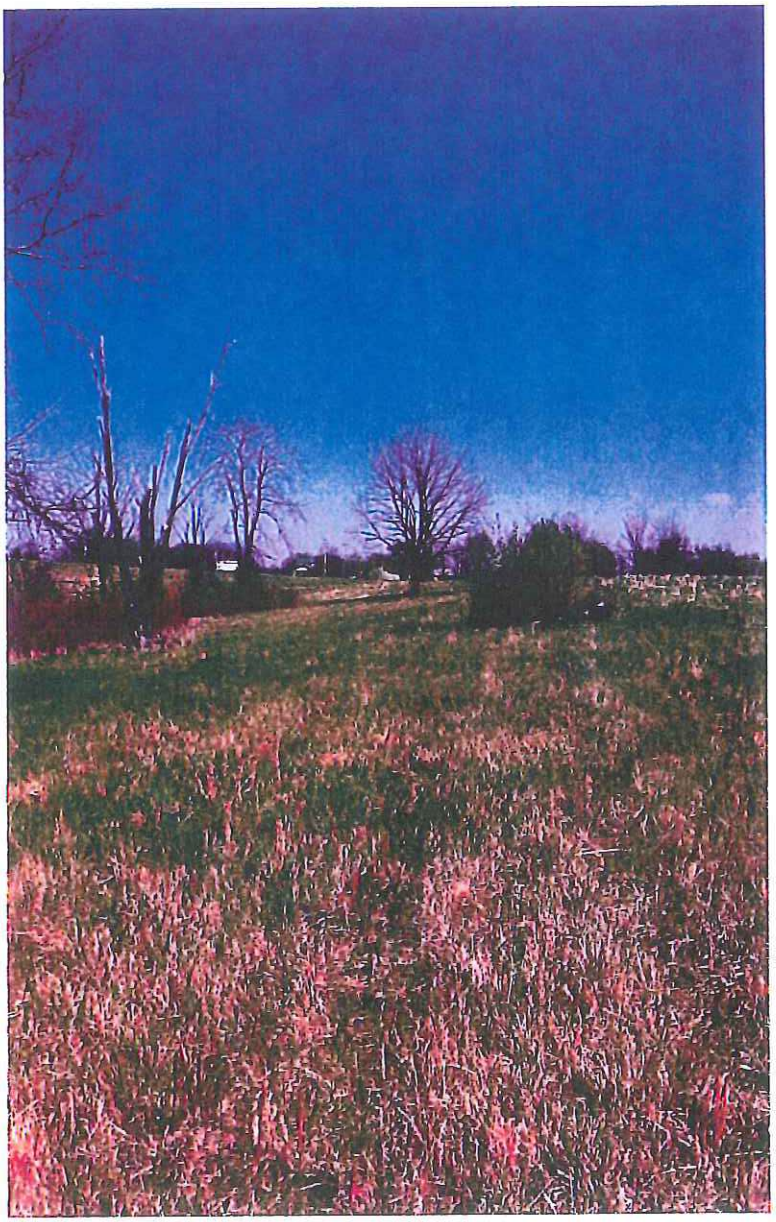


Photo 5. General site conditions, looking east

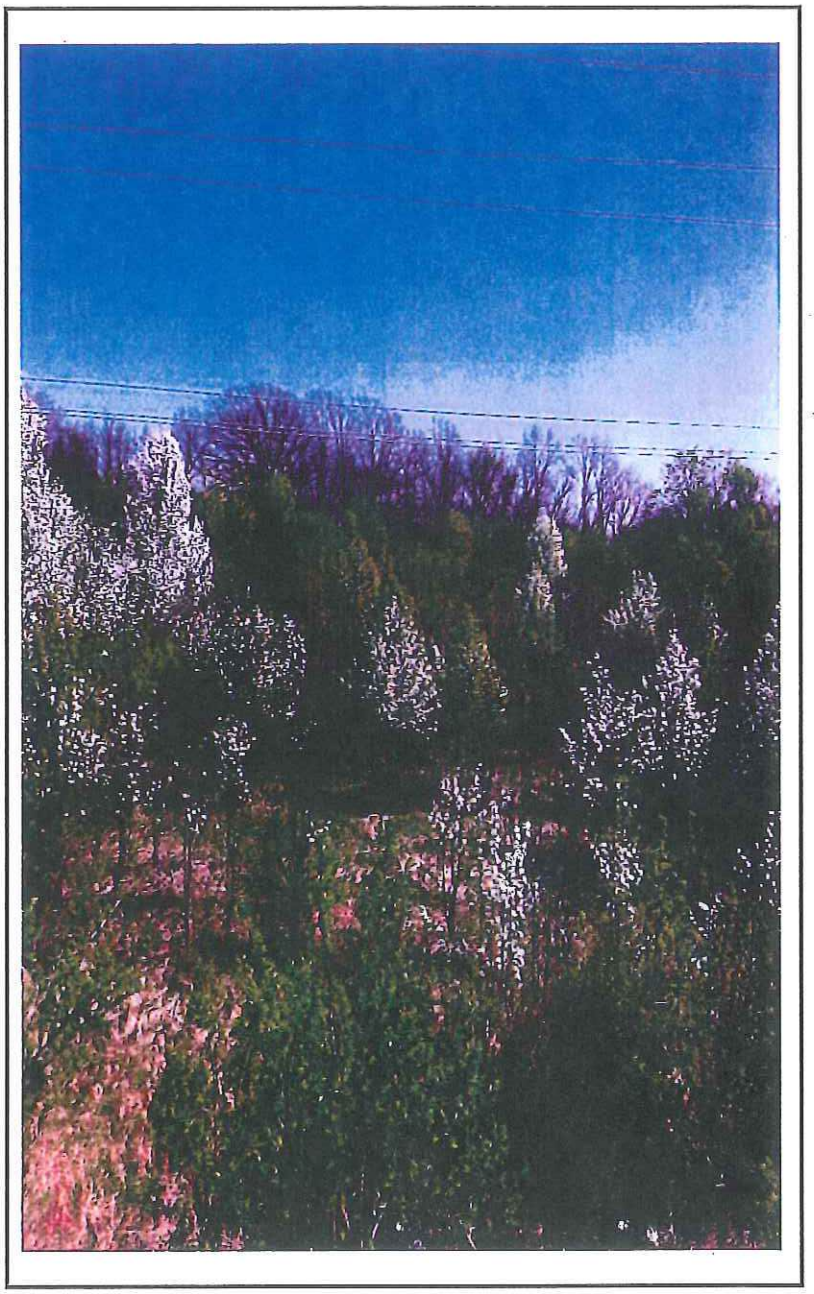


Photo 6. Northwest corner of the site, looking east

Photo 7. Looking southwest toward isolated stock pond

Appendix B

U.S. ARMY CORPS OF ENGINEERS

APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT

33 CFR 325. The proponent agency is CECW-CO-R.

OMB APPROVAL NO. 0710-0003
EXPIRES: 28 FEBRUARY 2013

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)
First - Jerry Middle - Last - Duepner	First - Scott Middle - D. Last - Harding
Company - Payne Family Homes	Company - SCI Engineering, Inc.
E-mail Address - jgdepaynefamilyhomes.com	E-mail Address - sharding@sciengineering.com
6. APPLICANT'S ADDRESS:	9. AGENT'S ADDRESS:
Address- ~~10411~~ 10407 Baur Blvd. Ste B	Address- 130 Point West Blvd
City - St. Louis State - MO Zip - 63132 Country - USA	City - St. Charles State - MO Zip - 63301 Country - USA
7. APPLICANT'S PHONE NOs. w/AREA CODE	10. AGENTS PHONE NOs. w/AREA CODE
a. Residence b. Business c. Fax	a. Residence b. Business c. Fax
314-996-0341 314-996-0341	618-206-3041

STATEMENT OF AUTHORIZATION

11. I hereby authorize, SCI Engineering, Inc. to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

SIGNATURE OF APPLICANT DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)
Eatherton Road - Schneider Tract

13. NAME OF WATERBODY, IF KNOWN (if applicable)	14. PROJECT STREET ADDRESS (if applicable)
Unnamed Tributary to Bonhomme Creek	Address Eatherton Road
15. LOCATION OF PROJECT Latitude: °N Longitude: °W	City - Wildwood State- MO Zip- 63040

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)
State Tax Parcel ID Municipality
Section - 1&2 Township - 44 North Range - 3 East

17. DIRECTIONS TO THE SITE

The project site is located on the intersection of Highways 100 and 109 in Wildwood, Missouri (See Vicinity Map, Figure 1).

18. Nature of Activity (Description of project, include all features)

The proposed project will feature construction of approximately 62 residential lots, commercial storefronts, and associated infrastructure. Approximately 110 LF of Tributary A will be piped in a culvert for a road crossing. Approximately 165 LF of Tributary B will be piped to allow for the development of an outlot.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The purpose of the project is the creation of a residential subdivision with commercial lots along Eatherton Road.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Approximately 110 LF of Tributary A will be piped in a culvert for a road crossing. Approximately 165 LF of Tributary B will be piped to allow for the development of an outlot.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
NA- culvert pipe		

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres

or

Linear Feet 110 LF of Tributary A will be culverted for a road crossing, 165 LF of Tributary B will be piped for an outlot.

23. Description of Avoidance, Minimization, and Compensation (see instructions)

The construction of the subdivision avoids the majority of the main tributary on site (Tributary A). Minimization has also been accomplished by having stormwater detention provided off channel.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address-

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT — DATE 10/2/2014

SIGNATURE OF AGENT — DATE 10/3/2014

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

AMENDED BILL #2116 ORDINANCE #2116

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES A CHANGE IN ZONING FOR A TWENTY-EIGHT (28) ACRE TRACT OF LAND THAT IS LOCATED ON THE EAST SIDE OF STATE ROUTE 109, SOUTH OF STATE ROUTE 100, FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, ALONG WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), THEREBY AUTHORIZING ONE HUNDRED FOUR (104) SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, COMMON GROUND, PUBLIC SPACE, AND THE PLANNED STREET NETWORK TO BE DEVELOPED THERE, ALL SUCH BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION THAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 6, 2015. (Ward Eight)

WHEREAS, the development of single family units in the Town Center has been a priority to the City of Wildwood, since the Town Center Plan Update was adopted by the Planning and Zoning Commission in March 2010; and

WHEREAS, this priority was developed over this update process, as the City became aware of the need to provide greater areas of Town Center for housing, increase potential rooftops for economic development purposes, and address the desired market in the City of Wildwood; and

WHEREAS, the petitioned site has a number of different land use designations under the Regulating Plan of the Town Center Plan, two (2) of which are intended to allow for its development with "Downtown" District activities and "Neighborhood General" District uses, neither of which allow the traditional "home," as set forth in the plan's housing components; and

WHEREAS, much of the interest in residential housing in the Town Center Area has been for single family detached units on individual lots, developed in accordance with the plan, which is the primary land use activity set forth in the "Neighborhood Edge" District designation, which a portion of this site is so established; and

WHEREAS, the petitioner is seeking the entire twenty-eight (28) acres of the subject site be designated for "Neighborhood Edge" District uses, along with its rezoning and the application of the Planned Residential Development Overlay District (PRD), thereby accommodating its use for up to one hundred seventeen (117) single family detached dwellings on individual lots, including common ground, public space, and an extensive roadway and pedestrian network; and

WHEREAS, this matter was scheduled for a public hearing by the Planning and Zoning Commission in December 2014, where testimony was heard about the change in the Regulating Plan of the Town Center Plan, the rezoning of the property, and the application of the special procedures permit, which led to a number of other meetings and discussions about the merit of its design and units associated with this proposal; and

WHEREAS, the Planning and Zoning Commission, concerned about the location of Main Street and the lack of New Urbanism lots and homes, and the lack of stub street extensions, denied the Regulating Plan change and the associated zoning and special procedures permit requests on April 20, 2015 and forwarded that recommendation to the City Council, which received it and returned it back to the members for more study; and

WHEREAS, after several more months of discussion, the Planning and Zoning Commission granted approval of the Regulating Plan change to the Town Center Plan and the associated rezoning and special procedures permit, based upon a reduction of overall units to one hundred four (104), connection of all stub streets, improved design of units, and more functional public space (the vote of the Commission was 6 to 3); and

WHEREAS, the Planning and Zoning Commission's Letter of Recommendation, dated July 6, 2015, was forwarded to the City Council for its review and a public hearing was held on the matter on July 13, 2015, where additional public comments were provided at that time; and

WHEREAS, at the conclusion of this hearing, the City Council authorized the preparation of the necessary legislations for the purpose of authorizing these requests in the Town Center Area of Wildwood; and

WHEREAS, the City Council, in allowing the preparation of the needed legislations noted, in support of the project, the changes that had been incorporated into, since its initial submittal and hearing in December 2014, the addition of New Urbanism lots, as part of the housing mix, the extension of stub streets, the improved stormwater management design, and the inclusion of useable public space, all leading to this action; and

WHEREAS, the City Council of the City of Wildwood, via its Charter, State Statute, and local codes, is empowered to adopt laws, ordinances, and regulations regarding the development and use of land to the benefit and protection of the public's health, safety, and general welfare, of which this action is consistent with such.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended by the action of changing the zoning district designation of the subject tract of land from its current NU Non-Urban Residence District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), Town Center Neighborhood Edge District, which are set forth therein for the following described tract of land:

A tract of land situated in Sections 1 and 2, Township 44 North, Range 3 East in St. Louis County, Missouri, more particularly described as follows: Commencing at an old stone in the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, set at a point where the said South line is intersected by the West line of Eatherton Road; thence along the Western line of Eatherton Road South 1 degree 53 minutes West, a distance of 104.36 feet to a point being the Southeast corner of property described in deed to Bert C. Grimm and wife, recorded in Book 1848 page 335, also being the point of beginning; thence North 87 degrees 17 minutes West along a line parallel with the South line of the Northwest ¼ of the Southwest ¼ of said Section 1, 417.42 feet to an old stone at the Southwest corner of property described in said deed to Grimm and wife; thence North 1 degree 53 minutes East of 104.36 feet to an old stone in said South line of the Northwest ¼ of the Southwest ¼ Section 1; thence North 87 degrees 17 minutes West along the South line of Northwest ¼ of the Southwest ¼ of Section, 914.42 feet to an old iron rod at the Southwest corner of said ¼ section; thence North 87 degrees 47 minutes West along the South line of the Northeast ¼ of the Southeast ¼ of Section 2, 578.52 feet to an iron pipe at its intersection with the Eastern line of Missouri Route 109; thence along the Eastern line of said Route 109, north 22 degrees 10 minutes 53 seconds East, 324.27 feet; Thence continuing along said eastern line North 14 degrees 6 minutes 29 seconds East; Thence North 14 degrees 32 minutes 43 seconds East, 346.18 feet to a point on the South line of tract conveyed to Alexander J. Coyle and wife by deed recorded in Book 1567 page 27; thence departing said Eastern line of Missouri Route 109 South 87 degrees 35 minutes East along the South line of the property conveyed to Coyle and wife as aforesaid; 319.52 feet to an iron pipe at the Southeast corner thereof being at a point in the line between said Sections 1 and 2; thence along the line between Sections 1 and 2, South 1 degree 57 minutes West 180 feet to corner of property conveyed to Albert Anderson and wife by deed recorded in Book 2909 page 26, thence along the South line of said property conveyed to Anderson and wife as aforesaid, South 86 degrees 48 minutes East 1,246.2 feet to the West line of Eatherton Road, thence Southeastwardly and Southwardly along the Western line of Eatherton Road along a curve to the right having a radius of 458.00 feet a distance of 251.66 feet; Thence continuing along said West line South 1 degree 53 minutes West, 512.47 feet to the point of beginning and containing 34.80 Acres, more or less.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning

Commission within the communication dated July 6, 2015 which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **one hundred four (104)**, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of **4,000 square feet** in size. The minimum width of any lot within this P.R.D. Overlay District shall be **forty (40) feet** in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across **at least twenty percent (20%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **seventy-six (76)** of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **six (6)** ~~five (5)~~ feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage. Individual garage doors shall not be greater than **twenty (20) feet** in width and must be **carriage types**, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

e. **The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of twenty-eight (28) of the allowable one hundred four (104) lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.**

f. The first story, interior clear height for all single family dwellings shall be not less than **nine (9) feet**.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, **excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board**. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than twenty-eight (28) acres and no greater than 28.5 acres.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.

k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the Regulating Plan changes, the rezoning of the subject site, and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

    (1) Twenty (20) feet from any right-of-way line.
    (2) Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
    (3) Fifteen (15) feet from any rear yard property line and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of twenty-five (25) feet. **Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.**

Access and Roadway Improvements

c. Dedicate the required amount of right-of-way and/or easements along this property's State Route 109 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes and construct a roundabout and related channelization islands and other improvements required therein. Improvements to State Route 109 shall conform to the requirements of the Missouri

Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 109 and directed by the Department of Public Works.

d. Establish a minimum seventy (70) foot wide public right-of-way for the construction of Main Street within the site, for a total of thirty-four (34) feet of pavement area (inclusive of the concrete vertical curb and gutter and grass median) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Main Street and directed by the Department of Public Works.

e. Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Dedicate the required amount of right-of-way and/or easements along this property's Eatherton Road frontage to the City of Wildwood, Missouri for public roadway purposes and for the construction of required roadway improvements, which include a widening of a minimum of five (5) feet in width, a five (5) foot wide sidewalk, and street trees and lights, including a minimum three (3) foot wide tree lawn area for these improvements. A future roundabout, and related channelization islands and other improvements required therein, shall not be required, but the dedication of right-of-way for such shall be made at the time of the Record Plat. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Extend all existing stub streets abutting the subject site into it and these extensions shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. These stub street extensions shall include Larksong Drive South, Kilare Lane, and Grover Ridge Drive. Safety components determined necessary for any stub street extension shall be indicated on the Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission.

h. Dedicate a minimum forty (40) foot wide strip of land on the subject site for a future street connection to the south, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. The location of this planned stub street shall be generally in the southeast corner of the subject site, approximately 370 feet to the west of existing Eatherton Road. Within this dedication of public right-of-way, construct a roadway that shall adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

j. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

k. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

l. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

m. **Construction access shall be from State Route 109 during the development of this site, not via the Cambury Subdivision or Eatherton Road.**

n. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

o. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

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

Parking Requirements - Residential

q. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

Landscape Requirements - Specific

r. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

s. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

t. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

u. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred four (104) dwelling units.

v. The developer shall provide a minimum ten (10) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire southern boundary of the site, and upon individual rear lot areas, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

w. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

x. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

y. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

z. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

aa. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

bb. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

cc. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

dd. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

ee. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

ff. **Access to Eatherton Road from this Planned Residential Development Overlay District, e.g. any street or alley, including Main Street, shall not be authorized, until such time forty (40) percent of**

the authorized units within its boundaries are owner-occupied. Until this threshold is reached, access shall be restricted/blocked to Eatherton Road, as shown on the Site Development Plan and reviewed and acted upon by the Department of Public Works and the Planning and Zoning Commission. Specifications for the manner in which access shall be controlled to Eatherton Road shall be at the discretion of the City of Wildwood, but all costs associated with such are the responsibility of the developer.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling **(detached)**	$1,055.10/Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for use for the purposes of assisting with completion of required improvements within the right-of-way of State Route 109 and the off-site portion of the Main Street right-of-way. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 109 and Eatherton Road must be completed prior to the issuance of building permits in excess of twenty (20) percent of the units. **These required improvements may be credited against the overall Traffic Generation Assessment Fee (TGA) charge associated with these allowable residential units, if authorized by the City Council.** Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

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

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from

construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, **based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling**.

Editor's Note: Modifications recommended by the Planning and Zoning Commission at its meeting on September 8, 2015 are indicated by **bolded blue type**.

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

This Bill was passed and approved this 14 day of SEPTEMBER, 2015 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

City Clerk

WILDWOOD

August 15, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	A response, with recommendation, to a request from the Wildwood City Council to the Planning and Zoning Commission for its reconsideration of its action relative to a correspondence from Mary Kay Corsair and Robert Covert (owners of the subject property), which was dated April 15, 2016, that sought a modification to the site-specific ordinance to allow for an extension of time for the commencement of construction to begin upon this tract of land, given the specified timeframe ended on July 25, 2016.
Street Address:	16815 Manchester Road
Location:	North side of Manchester Road, west of Taylor Road
Zoning District:	C-8 Planned Commercial District
Town Center Plan Designations:	'Neighborhood General and Workplace' Districts
Ward:	Eight

Council Members:

INTRODUCTION >>> After receiving the Planning and Zoning Commission's report on this aforementioned matter at its July 25, 2016 meeting, the City Council conducted its required hearing upon it that night. At this public hearing, the property owner attended and requested the City Council reconsider the action of the Planning and Zoning Commission, which was to deny the extension of time for commencement of construction to begin at the site, which was set for July 25, 2016. The property owner noted the substantial amount of investment her company had made into the property and to obtain the zoning change and an approved Site Development Plan. The action of the Commission would result in a substantial loss to her company, and community, if not overturned. The City Attorney noted at this time, if this matter was to be addressed, the Planning and Zoning Commission must act on it, given the wording of the governing site-specific ordinance.

The Planning and Zoning Commission is also aware the City Council discussed this request by the property owner and agreed that further review of the matter was needed. The City Council, in agreeing to refer the matter back to the Planning and Zoning Commission for its reconsideration, asked the members to undertake further review, specifically toward preserving this zoning, rather

than making a decision that would lead to a process to void it. This further review occurred at the Planning and Zoning Commission's meeting on August 15, 2016.

OUTCOME AND DIRECTION >>> Given the direction of City Council, the Planning and Zoning Commission did discuss this matter at the aforementioned meeting. The property owner was also in attendance and provided input into this discussion. The Planning and Zoning Commission also questioned the Department of Planning on this matter, specifically seeking an understanding of related timeframes associated with the zoning and plan review processes of this project, which began some nine (9) years ago.

After much discussion on the matter, the Planning and Zoning Commission agreed that its previous action of not allowing the requested extension of time for construction to commence to begin on the site was appropriate and should not be changed at this time. The members of the Commission understand the impact of this decision, but believed ample time has been provided to the owners of the project under the code requirements to allow for the property to develop under its current C-8 Planned Commercial District. In the opinion of the Commission, it believed that granting another extension would only prolong the anticipated outcome of the project, even if a buyer was to proceed with a contract for it, given the ordinance, plan, and design are unlikely to match his/her development concept for this site. Only if a buyer of this site were able to identically match the ordinance requirements, and plan with its concept, would the preferred outcome of this zoning be realized, which was to save time and resources for the ultimate user of it. Additionally, the Planning and Zoning Commission did not want to extend this precedence any longer than it already had in regards to this matter.

SUMMARY >>> The Planning and Zoning Commission, by a vote of 7 to 2, at its August 15, 2016 Executive Session, hereby supports its previous action on this matter and is not extending the timeline for the commencement of construction to begin on this site. Therefore, the timeline is now beyond its allowance and action to revert the property's current zoning district designation is the next step. If any of the Commission Members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this information and direction on the same.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Mary Kay Corsair and Bob Covert, Property Owners and Petitioners

WILDWOOD

July 18, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	A response by the Planning and Zoning Commission to a correspondence from Mary Kay Corsair and Robert Covert (owners of the subject property), which is dated April 15, 2016, seeking a modification to the site-specific ordinance to allow for an extension of time for the commencement of construction to begin upon this tract of land, given the specified timeframe ends on July 25, 2016.
Street Address:	16815 Manchester Road
Location:	North side of Manchester Road, west of Taylor Road
Zoning District:	C-8 Planned Commercial District
Town Center Plan Designations:	'Neighborhood General and Workplace' Districts
Ward:	Eight

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of a correspondence from the owners of an eleven (11) acre site, which is part of the Town Center Area, and dated April 15, 2016. This property is located on the north side of Manchester Road, west of Taylor Road, and zoned C-8 Planned Commercial District, with "Workplace and Neighborhood General" Districts uses permitted there. The intent of this correspondence is to seek an amendment to the site-specific ordinance to allow additional time for commencement of construction to begin on the site. The Planning and Zoning Commission has reviewed the files and materials associated with the original action on the zoning change request from 2007 and developed a recommendation in this regard. Accordingly, acting at its July 18, 2016, Executive Session and, by a vote of 8 to 0, the Planning and Zoning Commission hereby submits the following report, with recommendation, to the City Council for its consideration and action in this regard.

BACKGROUND AND HISTORY - For the purpose of review, P.Z. 14-07 Covert Corsair Homes, Inc. was a request for a change in zoning from the R-4 7,500 square foot Residence District, with a Planned Environment Unit, to the C-8 Planned Commercial District. The subject site is 11.3 acres in size and located on the north side of Manchester Road, west of Taylor Road. This property is located within the "Workplace and Neighborhood General" Districts (1998) of the City's Town Center Area. The rezoning request for the subject site was to accommodate a mixed-use project that would include one hundred sixty-eight (168) residential units (garden-style condominiums), with underground parking. Additionally, two (2), twenty thousand (20,000) square foot commercial buildings were proposed to be located along the property's Manchester Road frontage and intended for professional/general offices, restaurants, or service activities.

During the Planning and Zoning Commission's review of this rezoning request, a number of items were modified relating to the design of this site. Specifically, the locations of the western-most residential buildings were changed in order to increase the separation between them and the existing residential homes adjoining this boundary of the site. Additionally, the design of the internal roadway was altered to accommodate the required streetscape improvements and provide ample room for a bicycle lane through the site. This roadway connection was critical to the design of this site, given it will ultimately provide access between Manchester Road and Main Street (through the property to the north) and meet a requirement established by the Missouri Department of Transportation for an alternative access from State Route 100 to Manchester Road. Finally, the revised design incorporated the necessary public space amenities, as required by the City's Public Space Requirements of the Zoning Ordinance.

The Planning and Zoning Commission recommended approval of the change in zoning, given its compliance with the Town Center Plan and its related standards and guidelines. The Letter of Recommendation from the Planning and Zoning Commission was forwarded to the City Council, with this affirmative recommendation for the change in zoning and application of the C-8 Planned Commercial District. The City Council received this letter and ultimately approved and passed the change in zoning on March 10, 2008. This approval was based upon the compliance of this request to the City's Master Plan and Town Center Plan, the improved design that provided a better transition from this development to existing residential areas, and the installation and development of the infrastructure needed to support this use, including the required public space.

With the approval of the C-8 Planned Commercial District ordinance, the petitioner was required to complete the Site Development Plan review process and receive approval from the Planning and Zoning Commission within one (1) year of the March 10, 2008 date. This date would have been March 10, 2009. A one-time six (6) month extension is authorized by the site-specific ordinance, and the Planning and Zoning Commission approved this extension at its February 17, 2009 Executive Session. Therefore, the new date for the required submittal and action on the Site Development Plan became September 10, 2009, but was not met.

As noted, with the City Council's action, the approval of the required Site Development Plan was to have been completed by September 10, 2009. With the September 2009 date already passed and the residential home and commercial market suffering under the Great Recession, the petitioner sought an eighteen (18) month extension for the approval of the Site Development Plan. Although the plan was not completed, the petitioners, along with their engineer, had continued to work towards this end, but certain design considerations, such as stormwater facilities and roadway extension, delayed its approval by the Planning and Zoning Commission, which led to the petitioner's requested extension.

This request was considered by the Planning and Zoning Commission in April 2010 and its members recommended the extension of time for the approval of the Site Development Plan be granted to this project. The Commission members noted the current climate for residential projects was still very difficult and, by not allowing additional time, the City would be ignoring the problems that exist across the country relative to new developments of this type. Additionally, the petitioners had been working on the plan with City staff and other service providers/utilities to address the integration of this site into the surrounding network of improvements that were being planned on adjacent properties or already in place. With this support, the Commission agreed to an additional eighteen (18) months of time for the submittal of the required plan, which would be October 2011. The City Council concurred and the request for an extension of time for the Site Development Plan was granted shortly thereafter by the City. The Site Development Plan received approval from the Planning and Zoning Commission on January 25, 2011, being well within this extended timeframe.

In April 2013, the owners of this eleven (11) acre site requested an extension of time for the commencement of construction to begin on the site, which was to have occurred thirty (30) months following the approval of the Site Development Plan. Accompanying this extension request was an amendment to the site-specific ordinance to allow the unit type to change from condominiums to apartments. The petitioners noted, at the meeting with the Department of Planning, that interest in the project was limited and they did not want to proceed forward, given the financial burden an unsuccessful development would be to them. However, the petitioners were marketing the property to other potential developers, which was part of their reason for requesting a change to the unit type, thereby hoping such would generate more interest in this location. Along with this aforementioned correspondence, the petitioners provided active permits from both the U.S. Army Corp of Engineers and Missouri Department of Natural Resources for site work and disturbance of waterways, which were still valid at the time. The petitioners contended, with these permits still being valid, an extension to the timeline for commencement of construction was reasonable.

In considering the extension of time, the Planning and Zoning Commission was supportive of allowing an additional eighteen (18) months for construction to commence, which was considered appropriate to address unforeseen circumstances or outside influences that have affected the conditions of the residential housing and commercial markets. The Commission noted the economic climate has been difficult for a developer to begin a project of this nature and understood the petitioners' need for this additional time, given reaching the required threshold for commencement of construction would disturb much of the site and be expensive to complete. Thus, the Commission recommended the date for commencement of construction be extended for an additional eighteen (18) months, which changed the deadline to January 2015.

With regards to the requested unit type amendment from condominium to apartment units, the Commission had reservations and did not support it. The Commission was concerned with this unit type and the effect the lack of owner-occupied condominiums could have on Town Center. The City Council held a public hearing on this matter on June 10, 2013, where it reviewed the recommendation of the Planning and Zoning Commission, and supported the extension to the requested timeframe to commence construction on the site, but did not share the concerns of the Commission regarding the addition of apartment type units, as permitted uses on the site. Thus, after careful consideration and deliberation of all the comments, information, and documentation, including the Planning and Zoning Commission's Letter of Recommendation, the City Council authorized the preparation of the legislation to allow for the site-specific ordinance to be modified to accommodate the extension of time, as well as to include 'apartment type units' as a permitted use on the site. Again, the requirement for the commencement of construction to begin on the site was extended for an additional eighteen (18) months, which changed the timeline to January 25, 2015.

In a correspondence dated September 10, 2014, the petitioners again requested additional time for the commencement of construction. As part of this request, the petitioners noted there was still limited interest in developing this property from multiple-family developers, however, there had been slightly more interest given the additional allowance of apartment units. The petitioners also provided an active permit from the U.S. Army Corps of Engineers for site work and disturbance of waterways, which is valid through 2019. In considering this request, the Planning and Zoning Commission noted the continued challenges of the multiple-family housing market. At its December 15, 2014 meeting, the Planning and Zoning Commission acted favorably to amend the site-specific governing ordinance to allow for an eighteen (18) month extension for the commencement of construction, the new deadline for such being **July 25, 2016**. The City Council, upon receipt of this recommendation, concurred and the deadline was changed again.

CURRENT REQUEST - The Planning and Zoning Commission is in receipt of a correspondence from the owners of this eleven (11) acre site, which is dated April 15, 2016. This property is located on the north side of Manchester

Road, west of Taylor Road, and zoned C-8 Planned Commercial District. The intent of this correspondence is to seek an amendment to the site-specific ordinance to allow for additional time for commencement of construction to begin on the site.

As noted during the previous request, apartments would provide a type of residential unit that is limited in the City and a use that has not been constructed in Town Center since 1996. Additionally, along with the correspondence and discussion, the petitioners have provided an active permit from the U.S. Army Corp of Engineers though 2019 for site work and disturbance of waterways. It is the petitioners' contention, with these permits still being valid and the unit type, an extension to the timeline for commencement of construction is reasonable.

ANALYSIS - In considering this proposed extension of time, the Planning and Zoning Commission is not supportive of allowing an additional eighteen (18) months for construction to begin at the site, given those challenges that existed for many years, during and after the Great Recession, in the multiple-family market have abated. The Commission would also note the economic climate, since the approval of the site-specific governing ordinance (#1953) in 2008, has improved and the City has seen a spike in residential requests of all types. In addition, it is the Commission's opinion that, if it were to approve the extension of time for commencement of construction to begin on the site, will not lead to its imminent development. Therefore, the Planning and Zoning Commission recommends the date for commencement of construction not be extended past its current deadline of July 25, 2016.

SUMMARY AND RECOMMENDATION - Given the above noted rationales for this non-support, the Planning and Zoning Commission is recommending an eighteen (18) month extension of time not be granted to this project, so as to extend the deadline for commencement of construction. Accordingly, the Planning and Zoning Commission is recommending no change to C-8 Planned Commercial District Ordinance #1953 and the current ordinance read as previously approved by the City Council, which is provided below.

1. PERMITTED USES

The uses allowed in this C-8 Planned Commercial District (Town Center Workplace and Neighborhood General District designations) shall be limited to professional offices, general offices, restaurants, including fast-food types, but without drive-through facilities, and retail and service activities, as defined in the Town Center Plan (as amended March 2, 1998), with associated parking, but not financial institutions, vehicle repair/service facilities, and taverns. Additionally, this C-8 Planned Commercial District shall authorize the development of no more than one hundred sixty-eight (168) condominium units, and/or apartment type, with underground parking, housed in garden style types of buildings (as shown on the submitted Preliminary Development Plan).

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The uses permitted in this C-8 Planned Commercial District shall be contained in a total of nine (9) buildings. The two (2) authorized commercial buildings fronting onto Manchester Road shall not exceed a total of twenty thousand (20,000) square feet in gross floor area (Buildings AA1 and AA2). These two (2) buildings (AA1 and AA2) cannot exceed an individual size of ten thousand (10,000) square feet respectfully. The seven (7) residential buildings shall be approved as such:

Residential Building Identification	Gross Floor Area (footprint) – in square foot	Maximum Height (in stories), including parking deck*
Building BB	13,330	Four (4)
Building CC	13,330	Three (3)
Building DD	13,330	Two (2)
Building EE	13,330	Two (2)
Building FF	13,330	Four (4)
Building GG	13,330	Four (4)
Building HH	13,330	Four (4)

* Only two (2) of the identified four (4) buildings shall be allowed four (4) stories, the other two (2) structures cannot exceed a maximum of three (3) stories in overall height.

b. The area of this C-8 Planned Commercial District shall be a minimum of eleven (11) acres in overall size, unless otherwise reduced in area by public roadway dedications, as required herein. No division of this lot, once consolidated, shall be authorized, unless approved by the City Council of the City of Wildwood.

c. The two (2) allowable commercial buildings must be located abutting the Manchester Road right-of-way, so as to provide no less than eighty (80) percent of that frontage occupied by an arcade, porch, or building façade, along with the required commercial plaza. The orientation of these commercial buildings shall be as shown on the Preliminary Development Plan submitted by the petitioner as part of the rezoning request. These buildings shall be constructed with glazing to provide a minimum fifty (50) percent transparency along Manchester Road and exhibit no individual bay distance of greater than thirty (30) feet, without providing some type of recess, projection, or pilaster.

d. In those instances where a building façade is absent, a garden or screen wall shall be installed. This wall(s) must complement the appearance of the buildings located within the same block in terms of its design, architecture, color, material, and character. All garden or screen walls located upon this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan review and approval process.

e. No loading docks are authorized within the boundaries of this C-8 Planned Commercial District.

f. No structure or building shall exceed four (4) stories in overall height, as measured from final finish grade of the adjoining street. No commercial building shall exhibit less than a one and one-half (1½) story profile in terms of its massing along Manchester Road, with a first story, interior clear height not less than twelve (12) feet.

g. The proposed architectural design, character, and style of all buildings and structures, including retaining walls, shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan. Consideration and action relative to the required design shall be by the Architectural Review Board in accordance with the Town Center Development Manual for the "Workplace and Neighborhood General" District designations.

    1. Each residential building may have key components that are identical, but colors, materials and their use on the elevations of the structures, shingle types and colors, and other architectural treatments must be varied to create interest within the project in terms of their appearances.

All of these components and treatments will be reviewed and approved by the City's Architectural Review Board.

h. The integration of public art features shall be required throughout key public spaces and gathering areas to act as focal points within this development. These features are creditable deductions from the required Public Space Dedication required in Condition 5 of this legislation. A minimum of two (2) of these features must be provided within the boundaries of this C-8 Planned Commercial District. The City Council shall consider and act upon the selection and location of these art features, prior to the release of any building permits for any of the permitted uses.

i. All residential units within the boundaries of this C-8 Planned Commercial District of this site must incorporate a deck, porch, or balcony on their front elevations.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months of the date of approval of the preliminary development plan by the City Council and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended for an additional eighteen (18) months, through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden or retaining walls.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question, including required right-of-way dedication, pavement widening, and cross access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within one hundred (100) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Building/Structure Setbacks

a. All buildings or structures, excluding boundary, garden and/or retaining walls, or fences, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, except as follows:

    1. Fifty (50) feet from the western boundary line of this C-8 Planned Commercial District for all residential buildings/structures.

Parking Setbacks

b. All parking stalls, loading spaces, internal drives, excluding points of ingress and egress and public or private roadways, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, unless otherwise approved on the Site Development Plan by the Planning and Zoning Commission or as noted below:

    1. One hundred (100) feet from the Manchester Road right-of-way line, as shown on the submitted Preliminary Development Plan.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts and Chapter 415.290 Parking Regulations of the City of Wildwood's Zoning Ordinance. However, parking spaces for the authorized commercial uses shall be provided at a ratio of three (3) spaces per one thousand (1,000) square feet of gross floor area. Additionally, the following requirements shall also apply:

    1. All parking spaces and access drives shall be paved.
    2. A minimum of one hundred sixty-eight (168) parking spaces shall be provided as part of the residential building's design (underground).

Access and Roadway Improvements, including sidewalks

d. The developer of the project shall be responsible for the construction and installation of all improvements within Manchester Road right-of-way along the subject site's frontage, which shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed and approved by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items) shall consist of approved materials and installed, as required by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road by the developer of this project, and be approved by the Department of Public Works.

    1. The developer shall be responsible for the design and construction of a left-turn lane within Manchester Road right-of-way to serve this site. The design details of this left-turn lane shall be provided in conjunction with the Manchester Road Streetscape Requirements and Street Specifications, first as part of the Site Development Plan review process and then as part of the Improvement Plans submitted to the Departments of Public Works and Planning for final action. All design requirements and construction details shall be as directed and approved by the Department of Public Works.

e. Dedicate all the right-of-way, easements, and licenses within the subject site necessary for the improvement of Manchester Road. In this regard, the developer/owner shall dedicate a minimum of ten (10) feet of land area along the subject property's frontage to the City of Wildwood for public right-of-way purposes. This dedication shall be reviewed by the Department of Public Works and acted upon by Planning and Zoning Commission on the Site Development Plan.

f. Access to this development from Manchester Road shall be limited to one (1) public street intersection designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed and approved by the Department of Public Works.

g. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road, as directed by the Department of Public Works. Said sidewalk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan and be no less than ten (10) feet in width and comply with the Streetscape Requirements of the aforementioned plan.

New Public Street (North/South Roadway)

h. Dedicate land area within the site for a fifty (50) foot right-of-way for a yet un-named public street and construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed by the developer, as required by the City of Wildwood's Town Center Plan, within the right-of-way of this yet un-named street and be approved by the Department of Public Works.

i. Dedicate all other easements and licenses within the subject site, as necessary for the improvement of the proposed yet un-named public street, per the direction of the Department of Public Works, consistent with the approved design for this Town Center infrastructure improvement.

j. The construction extent of this roadway shall be from the northern edge of the new right-of-way area for Manchester Road to the northern property line of the subject property and again be the responsibility of the developer of this site to complete in accordance with approved plans.

Miscellaneous Roadway Requirements

k. Provide cross-access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties to the west and east of the subject tract of land, as directed by the Departments of Planning and Public Works. Improvements associated with the required cross-access shall be deeded and recorded prior to the occupancy (both temporary and final) of the building and be the full responsibility of the developer. Said design and construction specifications shall be as directed by the Department of Public Works and acted upon by the Planning and Zoning Commission on the Site Development Plan.

l. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

m. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable

credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements. All utilities within the C-8 Planned Commercial District and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations, as approved by the Director of Public Works.

n. Sidewalks shall be required on all public and private streets and provide for a continuous and logical layout of this pedestrian network. Minimally, this pedestrian network shall include plazas, patios, and other features and provide ample areas for access to all locations within the boundaries of this C-8 Planned Commercial District. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission and the Architectural Review Board as part of the Site Development Plan review process.

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

Landscape Requirements - Specific

p. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

q. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission and the Architectural Review Board as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

r. All lawn areas shall be appropriately landscaped and sodded and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

s. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

t. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

u. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code proposed Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development

Plan indicating compliance to these requirements. The location of all light standards and their design and appearance shall be approved by the Planning and Zoning Commission on the Site Development Plan.

Sign Regulations

v. All signage shall be in accord with requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. All wall signs shall comply with the Chapter 415.420 Sign Regulations for the C-2 Shopping District, except all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines.
2. No wall sign shall exceed thirty (30) square feet in overall size.
3. No freestanding monument type sign shall be authorized within the boundaries of this C-8 Planned Commercial District.
4. No advertising, temporary, or portable signs shall be authorized in this C-8 Planned Commercial District development. No other signs shall be authorized, except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Ordinance and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

w. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of the enclosure shall be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the main building.

x. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

y. No rooftop mechanical equipment shall be allowed within this C-8 Planned Commercial District.

z. Improvements associated with public infrastructure, such as roadways, sidewalks (internal and within the public right-of-way), and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Planning and indicated on the required Site Development Plan, which will be reviewed and acted upon by the Planning and Zoning Commission.

aa. The owner or developer shall be required to obtain public sewer service from the Metropolitan St. Louis Sewer District for the treatment of wastewater effluent.

bb. The design, color, material, and location of all garden and screen walls or fences shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

cc. The developer shall grant the right to the City of Wildwood to utilize areas, buildings, and structures for the installation of wireless antenna and related equipment through the granting of appropriate easements for service to this site.

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinance, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the individual commercial building authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces at a rate of 290.4 square feet per parking space (commercial) and 828 square feet per unit for residential.

a. In compliance with all requirements of the Public Space Regulations of the City's Zoning Ordinance, the proposed commercial plaza shall be a minimum of seventy-five (75) feet in width, located between the two (2) commercial buildings, placed at the ten (10) foot build-to line with the new Manchester Road right-of-way, and designed and constructed as directed by the Planning and Zoning Commission. The design of this commercial plaza shall be reviewed and acted upon as part of the Site Development Plan process by the Planning and Zoning Commission.

6. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed (and provided) parking spaces by the following rate schedule.

Type of Development	Required Contribution
Condominiums/Apartments	$382.06/Parking Space
General Retail	$1,751.08/Parking Space
Professional Office	$1,751.08/Parking Space
Sit-Down Restaurant	$1,751.08/Parking Space
General Office	$583.66/Parking Space
Shopping Centers	$1,751.08/Parking Space
Loading Space	$2,865.42/Loading Space

(For the purposes of this calculation, a parking space as defined and required by Chapter 415.280 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2009, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

7. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

   1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and Metropolitan St. Louis Sewer District Standards.
   2. All stormwater shall be discharged at an adequate natural discharge point.
   3. Detention or differential runoff of stormwater shall be required in accord with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood. These facilities shall be provided in permanent retention facilities, specifically a lake of a minimum one-half (½) acre in size. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
   4. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
   5. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.
   6. The provision of all approvals from the U.S. Army Corp of Engineers and the Missouri Department of Natural Resources shall be required for the enclosure of the creek. Any mitigation efforts required by these two (2), federal and State agencies shall also be approved by the City of Wildwood.
   7. The approved stormwater management plan for this development may include the use of off-site, regional facilities in terms of the retention/detention of runoff from this site, unless otherwise authorized by the Department of Public Works on the Site Development Plan. The developer(s) shall be responsible for all costs associated with the construction and modifications to existing facilities to accomplish this regional stormwater management requirement, if applicable.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions, which are susceptible to rapid erosion,

landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

Traffic Study

d. The developer shall provide to the Departments of Planning and Public Works a Traffic Study indicating the anticipated trip generation from this use and corresponding improvements to address changes in circulation patterns, turning movements, volumes, and other related circumstances for Manchester Road. The Traffic Study must be completed by a qualified engineer having recent (within the last two (2) years) experience in this area of expertise. Review and approval of the Traffic Study shall be by the City of Wildwood Departments of Planning and Public Works.

Phase I Environmental Assessment

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the properties indicating their current condition relative to past utilization of this tract of land.

8. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notification of Department of Planning

b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources, Metro West Fire

Protection District, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Roadway Improvements

c. Road improvements and right-of-way dedication shall be completed, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

Traffic Generation Assessment Contribution

d. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Certification of Plans

e. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

b. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

c. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this C-8 Planned Commercial District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

g. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are

supplemental to the requirements herein and no modification of any applicable regulations shall result from this C-8 Planned Commercial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

h. Substantial construction shall begin by July 25, 2016 for the parcel of ground governed by this C-8 Planned Commercial District ordinance. Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved plat or phase of construction and commencement of installation of the sanitary and storm sewers.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Travis Newberry, Planner
Mary Kay Corsair and Robert W. Covert III, Property Owners

Attachment A

Background Information

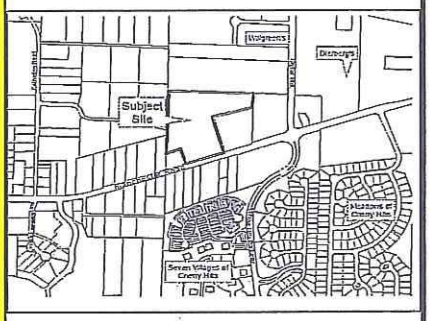
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the City Council
Monday, July 25, 2016, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Address of Subject Site:
16815 Manchester Road
Wildwood, MO 63040

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES. THANK YOU!

The City Council of the City of Wildwood will conduct a public hearing on **Monday, July 25, 2016, at 7:30 p.m., in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a request for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the City Council, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

A response to a communication from Robert W. Covert III and Mary Kay Corsair, which is dated April 15, 2016, regarding **P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates;** C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance, to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe (July 25, 2016). **(Ward Eight)**

*RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:

1) Submitting a comment online by visiting: http://www.cityofwildwood.com/comment.
2) Submitting a written comment prior to the hearing and addressed to the City Council, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the City Council's agenda and report, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, July 18, 2016, at 7:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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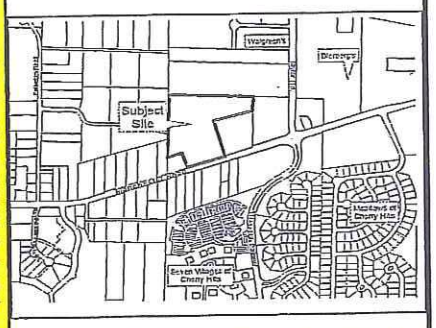

Street Address of Subject Site:
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A response to a communication from Robert W. Covert III and Mary Kay Corsair, which is dated April 15, 2016, regarding **P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates**; C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance that governs this 11.3 acre site that was approved for a total of seven (7), multiple-story buildings, housing one hundred sixty-eight (168) condominium and/or apartment units, along with two (2) commercial buildings fronting onto Manchester Road, with associated parking, to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe (July 25, 2016). **(Ward Eight)**

Please note, as of June 6, 2016, all Planning and Zoning Commission meetings will begin at 7:00 p.m.

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda and report, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

Covert-Corsair
Robert W. Covert III and Mary Kay Corsair
P. O. Box 280
Wildwood, MO 63040

CITY OF WILDWOOD

April 15, 2016

APR 20 2016

DEPT OF PLANNING & PARKS

Mr. Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Dear Mr. Vujnich:

Re: Governing Ordinance No. 1953 and
Site Development Plan
16815 Manchester Road
11.29 Acres
Wildwood, MO 63040

At this time, we are requesting that the governing Ordinance/ Site Development Plan for the above captioned property be extended from July 25, 2016.

We appreciate your consideration to our request.

Sincerely,

Robert W Covert III

Robert W. Covert III
President

Mary Kay Corsair

Mary Kay Corsair
Vice President

RWC/MKC:gkw

Attachment B

Site Development Plan

2011012600528
PLAT: BK: 359, PG: 28-33
FILED FOR RECORD
Jan 26, 2011 10:26 AM
RECORDER OF DEEDS
ST. LOUIS COUNTY.MO.
Witness my hand and official seal on the day and year aforesaid
Janice M. Hammonds
Deputy Recorder CLB2

28

SITE DEVELOPMENT PLAN

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

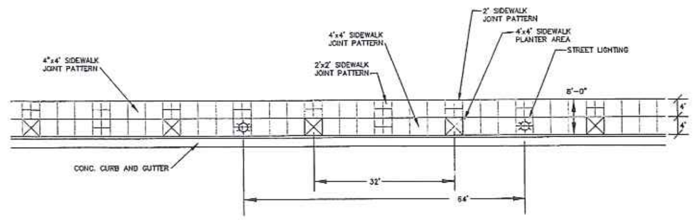
ORDINANCE #1723

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING

ABBREVIATIONS

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



NOTES:
1. CAST IRON TREE GRATE TYPE SHALL BE AS DIRECTED BY THE CITY OF WILDWOOD. TREE GRATE SHALL BE PLACED WITHIN THE SIDEWALK PLANTER AREA.
2. CENTER OF STREET LIGHT FIXTURES SHALL BE LOCATED 2' FROM THE BACK OF CURB. STREET LIGHT FIXTURES SHALL BE TRADITIONAL PERIOD STYLE POST AND LUMINARIES AS DIRECTED BY THE CITY OF WILDWOOD.

SIDEWALK JOINT PATTERN DETAIL (INTERNAL ROAD)

(n.t.s.)

LOCATION MAP

(NOT TO SCALE)

PROPERTY DATA

LOT:	11.29 Acres ±
LOT ZONING:	C-8 PLANNED COMMERCIAL DISTRICT
PROPOSED USE:	RESIDENTIAL AND RETAIL
PARKING SETBACK:	CONFORMING TO CITY OF WILDWOOD "TOWN CENTER NEIGHBORHOOD DESIGN STANDARDS, WORKPLACE AND NEIGHBORHOOD GENERAL DISTRICTS" OR AS APPROVED BY PLANNING AND ZONING COMMISSION, EXCEPT 100' FROM MANCHESTER ROAD RIGHT-OF-WAY.
BUILDING SETBACK:	CONFORMING TO CITY OF WILDWOOD "TOWN CENTER NEIGHBORHOOD DESIGN STANDARDS, WORKPLACE AND NEIGHBORHOOD GENERAL DISTRICTS", EXCEPT 50' FROM WESTERN BOUNDARY.
LOCATOR NUMBER:	24V630286
ADDRESS:	16815 MANCHESTER RD
ZIP CODE:	63040
WARD NUMBER:	8
FIRE DISTRICT:	METRO WEST
SCHOOL DISTRICT:	ROCKWOOD R-6
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED:	CAULKS CREEK WATERSHED
ELECTRIC COMPANY:	AMERENUE
GAS COMPANY:	LACLEDE GAS COMPANY
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY
POLICE:	WILDWOOD POLICE DEPARTMENT
FLOOD MAP PANEL:	29189C0235 H
WUNNENBERG'S:	PAGE 31, GRID 25 II

PROJECT DATA

BUILDING	AREA		PARKING REQ'D
AA RETAIL	20,000 S.F.	(3 P.S./1,000 S.F.)	60 P.S.
PARKING REQUIRED			60 P.S.
PARKING PROVIDED			61 P.S.

CONDOMINIUM DATA

BUILDING	PARKING REQ'D	
BB CONDOMINIUM	(2 SPACES PER UNIT) x (24 UNITS)	48 P.S.
CC CONDOMINIUM	(2 SPACES PER UNIT) x (24 UNITS)	48 P.S.
DD CONDOMINIUM	(2 SPACES PER UNIT) x (16 UNITS)	32 P.S.
EE CONDOMINIUM	(2 SPACES PER UNIT) x (16 UNITS)	32 P.S.
FF CONDOMINIUM	(2 SPACES PER UNIT) x (24 UNITS)	48 P.S.
GG CONDOMINIUM	(2 SPACES PER UNIT) x (32 UNITS)	64 P.S.
HH CONDOMINIUM	(2 SPACES PER UNIT) x (32 UNITS)	64 P.S.
PARKING REQUIRED		336 P.S.
PARKING PROVIDED	[illegible]	168 P.S.
	[illegible]	168 P.S.
		336 P.S.

DENSITY CALCULATIONS

	AREA	PERCENTAGE
BUILDING	113,310 SF	23%
PAVEMENT	169,661 SF	35%
GRASS	209,003 SF	42%
TOTAL	491,974 SF	100%

GENERAL NOTES

1.) BOUNDARY AND TOPOGRAPHIC SURVEY DERIVED FROM "OUTBOUNDARY TOPOGRAPHICAL SURVEY AND LOCATION OF IMPROVEMENTS SURVEY", MAY 1986, BY THE STERLING COMPANY. ALL INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE AND FOR REFERENCE ONLY. TOPOGRAPHY AND EXISTING CONDITIONS SHOULD BE VERIFIED BY A CURRENT FIELD SURVEY.

2.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.

3.) GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND MSD STANDARDS.

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

5.) STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

6.) ALL EXISTING AND NEW OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND.

7.) ALL STREET ENTRANCES, STREET INTERSECTIONS, CUL-DE-SAC AND SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD ADA STANDARDS.

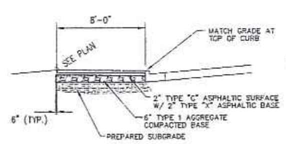
8.) SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0235 H, WITH A REVISED DATE OF AUGUST 2, 1995.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Plan from record information and therefor is subject to an actual boundary survey, and shows the existing and proposed subdivision of the tract.

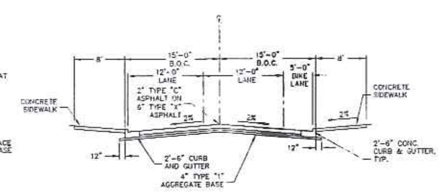
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: [signature] 12/22/10
DANIEL EHLMANN, Missouri L.S. No. 2215



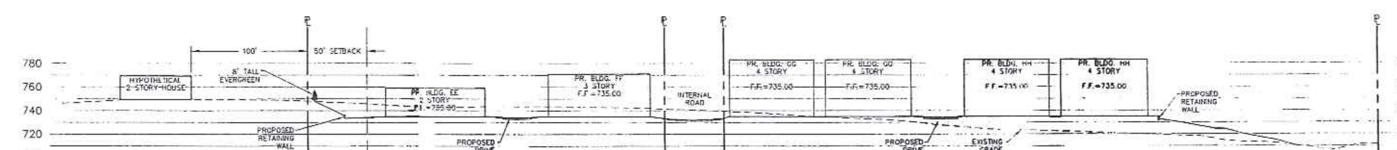
MULTI-USE PATH DETAIL

(n.t.s.)

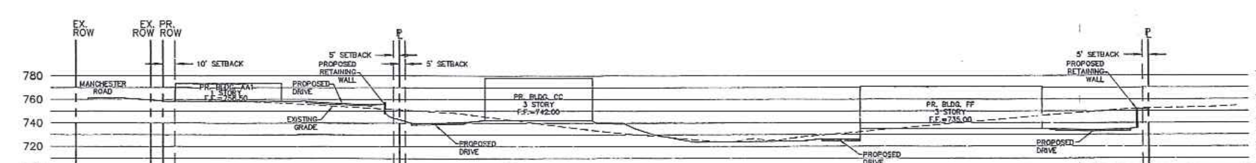


TYPICAL STREET SECTION (INTERNAL ROAD)

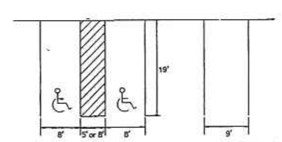
(n.t.s.)



SITE SECTION A – A
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=50'



SITE SECTION B – B
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=50'

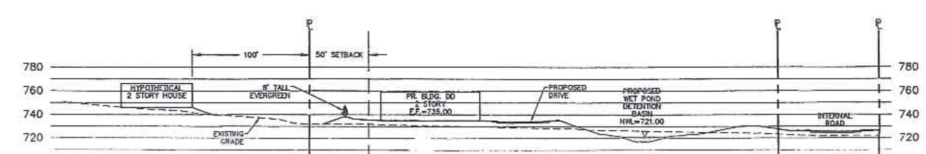


TYPICAL PARKING STALLS DETAIL
(n.t.s.)

PROPERTY DESCRIPTION

A tract of land being located in the Southeast 1/4 of Section 1, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land as conveyed to New Community Church as recorded in Book 11044, Page 566 of the above said records, said point also being the Southwest corner of Lot Six of Francine Acres, a subdivision according to the plat thereof as recorded in Plat Book 101, Page 6 of the St. Louis County Records, said point also being located on the Northerly line of Manchester Road, 60 feet wide; thence along said Northerly line South 71 degrees 49 minutes 22 seconds West 425.16 feet to the East line a tract of land as conveyed to Larry J. and Eleanor A. Barnoski by instrument recorded in Book 6827, Page 812 of above said records said point also being located on the East line of Lot 1 of above said Francine Acres; thence along said East line North 18 degrees 10 minutes 38 seconds West 200.12 feet to the North line of said Barnoski tract; thence along said North line South 71 degrees 49 minutes 22 seconds West 68.21 feet; South 00 degrees 48 minutes 20 seconds West 11.44 feet and South 71 degrees 49 minutes 22 seconds West 100.00 feet to the North-South Center line of above said Section 1; thence along said North-South Center Line North 00 degrees 48 minutes 20 seconds East 735.88 feet to the South line of the Resubdivision of Lot 4 of Dierbergs Wildwood and Lot 5B of the Resubdivision of Lot 5 of Dierbergs Wildwood, a subdivision according to the plat there of as recorded in Plat Book 353, Pages 1018 and 1019 of the above said records; thence along said South line South 87 degrees 18 minutes 30 seconds East 910.60 feet to the West line of a tract of land as conveyed to Dierbergs Wildwood II LLC by instrument recorded in Book 12181, Page 199 of the above said records; thence along said West line South 00 degrees 45 minutes 00 seconds West, 142.90 feet to the Northerly line of above said New Community Church tract; thence along said North line and the West line of said New Community Church tract South 74 degrees 57 minutes 07 seconds West 447.46 feet and South 18 degrees 10 minutes 38 seconds East 450.03 feet to the Point of Beginning and containing 491,968 square feet or 11.294 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 20, 2008.



SITE SECTION C – C
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=50'

APPROVED 1 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

City of Wildwood JAN 31 Dept. of Planning & Parks

- REVISED PER CITY COMMENTS 07/07/10
- REVISED PER CITY COMMENTS 03/25/10
- REVISED PER CITY COMMENTS 01/11/10
- REVISED PER CITY COMMENTS 11/05/09
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- REVISED PER CITY COMMENTS 11/10/10
- REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

PREPARED FOR:
COVERT - CORSAIR HOMES, INC.
P.O. BOX 280
Wildwood, MO 63040
CONTACT: Mr. Robert W. Covert III (Bob) and Ms. Mary Kay Corsair

ELEVATION DATUM

MSD BENCHMARK #443-50 ELEV. = 766.77
"L" CHISELED ON SOUTHEAST CORNER OF CONCRETE STOOP OF LARRY'S TAVERN LOCATED 50' NORTH OF CENTERLINE OF MANCHESTER ROAD & 0.23 MILES EAST OF CENTERLINE OF WOODS AVENUE.

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — PROFESSIONAL ENGINEER
GEORGE M. STOCK E-25116 12/22/10

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	1 of 6

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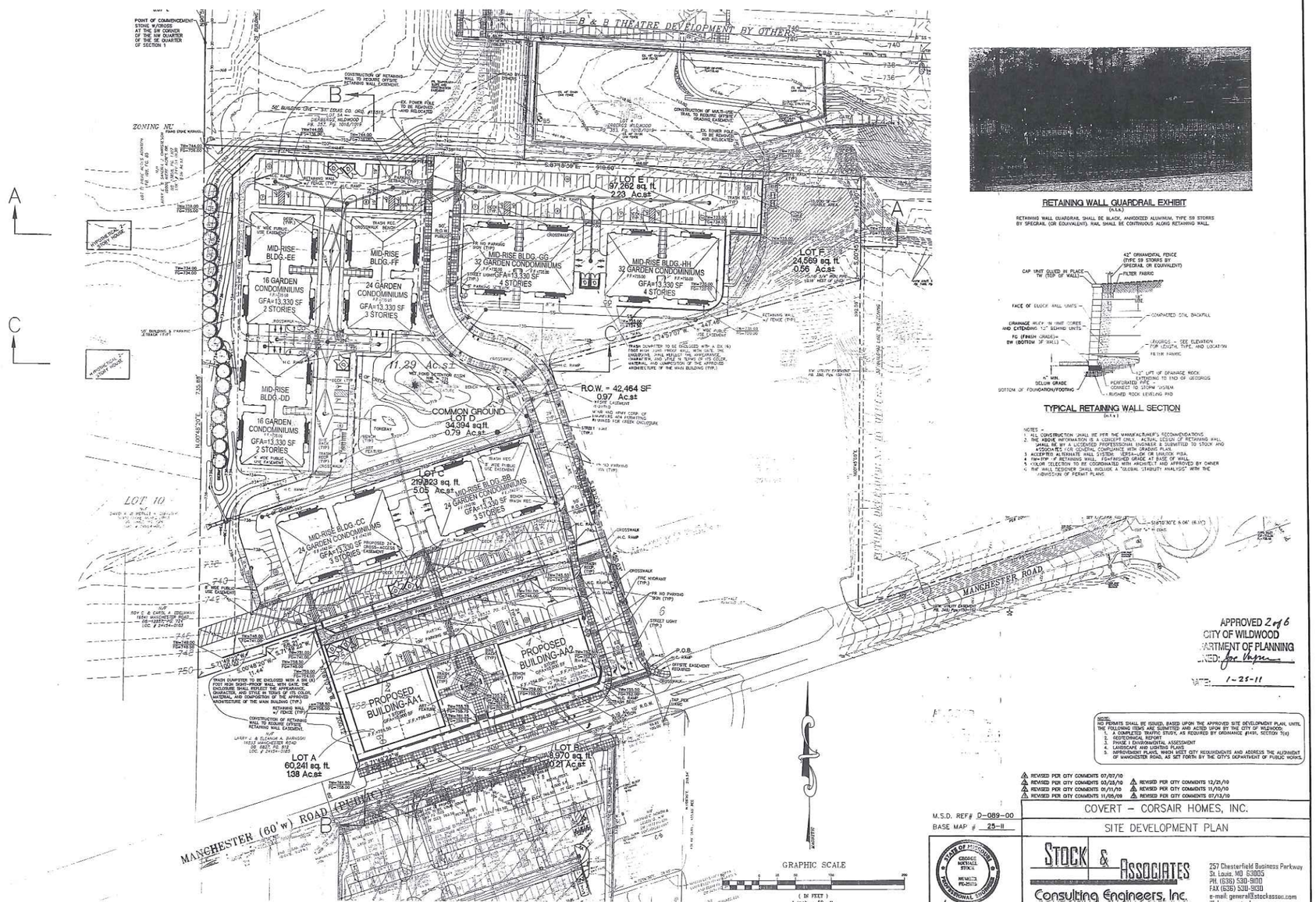
SITE DEVELOPMENT PLAN

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN,
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

ORDINANCE #1723



RETAINING WALL GUARDRAIL EXHIBIT
(n.t.s.)

RETAINING WALL GUARDRAIL SHALL BE BLACK, ANODIZED ALUMINUM, TYPE 59 STORRS BY SPECIRAIL (OR EQUIVALENT). RAIL SHALL BE CONTINUOUS ALONG RETAINING WALL.

TYPICAL RETAINING WALL SECTION
(n.t.s.)

NOTES -
1. ALL CONSTRUCTION SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS
2. THE GEOGRID INFORMATION IS A CONCEPT ONLY. FACTORY DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLANS.
3. ACCEPTED ALTERNATE WALL SYSTEM: CERTA-LOK OR UNILOCK PISA.
4. TOW-TOP OF RETAINING WALL. FG=FINISHED GRADE AT BASE OF WALL.
5. COLOR SELECTION TO BE COORDINATED WITH ARCHITECT AND APPROVED BY OWNER
6. THE WALL DESIGNER SHALL INCLUDE A "GLOBAL STABILITY ANALYSIS" WITH THE SUBMISSION OF PERMIT PLANS.

APPROVED 2 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vogen
DATE: 1-25-11

NOTE:
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REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
GEORGE M. STOCK PE-25116

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

DRAWN BY:	DATE	CHECKED BY	DATE	JOB NUMBER	SHEET
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	2 of 6

PUBLIC SPACE CALCULATIONS

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COMMON GROUND LEGEND

- PUBLIC COMMON GROUND
- PRIVATE COMMON GROUND

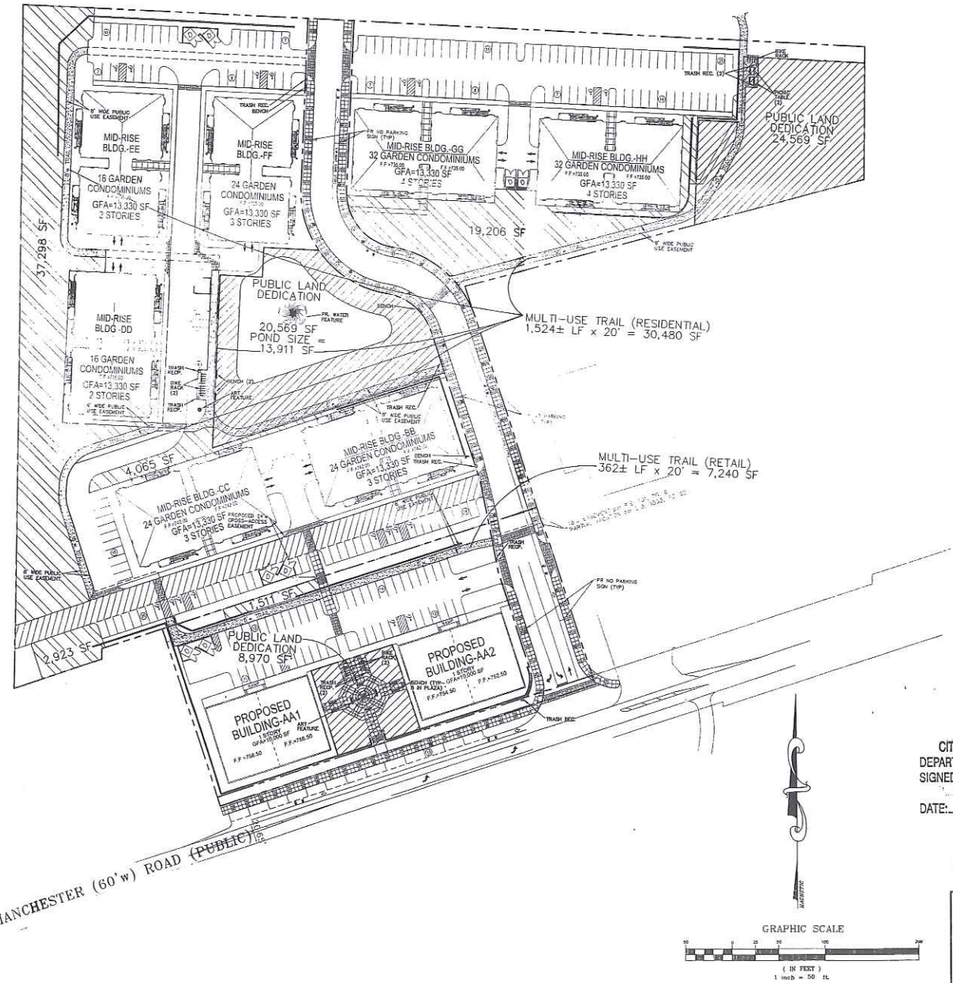
Residential:

Number of Provided Parking Spaces: 336 spaces
Number of Proposed Units: 168
Standard for Public Space: 828 square feet per dwelling unit
Amount of Required Public Space: 139,104 square feet
Amount of Provided Public Space: 139,110 square feet
- Multi-Use Trail: 30,480 square feet
- Underground Detention Area: N/A square feet
- Public Land Dedication: 45,138 square feet
- Private Common Ground: 63,492 square feet
  - List Installed Improvements:
    - Picnic Tables: 2 total number
    - Benches: 5 total number
    - Trash Receptacles: 6 total number
    - Bike Racks: 3 total number
    - Art Feature: 1 total number
    - Other: Water Feature 3
- Other:

Retail:

Number of Provided Parking Spaces: 61 spaces
Number of Proposed Units: N/A
Standard for Public Space: 286.4 square feet per parking space
Amount of Required Public Space: 17,734 square feet
Amount of Provided Public Space: 17,751 square feet
- Multi-Use Trail: 7,240 square feet
- Underground Detention Area: N/A square feet
- Public Land Dedication: 4,970 square feet
- Private Common Ground: 1,511 square feet
  - List Installed Improvements:
    - Picnic Tables: total number
    - Benches: 5 total number
    - Trash Receptacles: 4 total number
    - Bike Racks: 2 total number
    - Art Feature: 1 total number
    - Other:
- Other

Note:
The design of the Commercial Plaza shall be reviewed and acted upon by the Planning and Zoning Commission



APPROVED 3 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vogen
DATE: 1-25-11

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M.S.D. REF# P-089-00
BASE MAP # 25-11

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER PE-25116 PROFESSIONAL ENGINEER
12/22/10
GEORGE M. STOCK E-25116

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
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PH: (636) 530-9100
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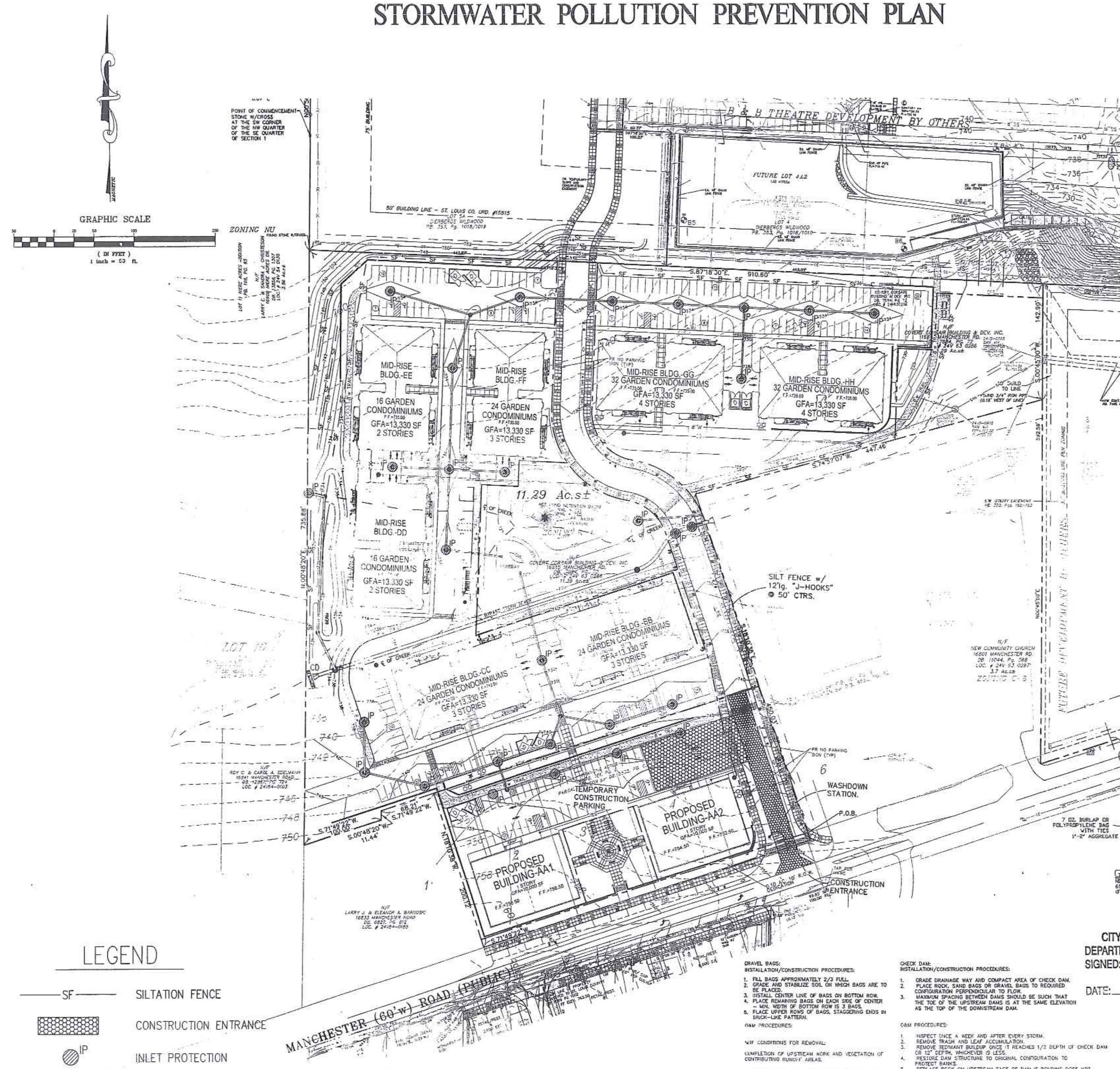
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	3 of 6

STORMWATER POLLUTION PREVENTION PLAN



LEGEND

—SF—	SILTATION FENCE
(pattern)	CONSTRUCTION ENTRANCE
IP	INLET PROTECTION
CD	CHECK DAM

EROSION CONTROL NOTES

1. EROSION AND SILTATION CONTROL SHALL BE INSTALLED AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
2. AT LEAST ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 0.25 INCHES OR MORE, EROSION AND SILTATION CONTROL DEVICES SHALL BE INSPECTED FOR DAMAGE AND AMOUNT OF SEDIMENTATION ACCUMULATED AND CORRECTIVE ACTIONS TAKEN.
3. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
4. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
5. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 5 DAYS IN ANY AREA, THE DISTURBED AREA SHALL BE SEEDED OR OTHERWISE STABILIZED TO SIGNIFICANTLY REDUCE THE ERODIBILITY OF THE SOIL. PROTECTIVE MEASURES MAY INCLUDE A COMBINATION OF SEEDING, SODDING, MULCHING OR OTHER SUITABLE MEANS TO PROTECT THE GROUND SURFACE FROM EROSION.
6. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION, IF ADEQUATE STORMWATER DETENTION AND EROSION CONTROL DEVICES HAVE NOT BEEN ESTABLISHED.
7. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
8. DUST CONTROL MEASURES TO BE USED DURING PERIODS OF DRY WEATHER AND REDUCE POLLUTANTS FROM ENTERING INTO SOTRMWATER.
9. CONTRACTOR TO MAINTAIN CLEAN STREETS SURROUNDING THE DEVELOPMENT AND REDUCING/PREVENTING DUST POLLUTION BY USING DUST CONTROL MEASURES. SPRINKLING IS ONE TYPE OF DUST CONTROL THAT MAY BE USED ON HAUL ROUTE AND OTHER TRAFFIC AREAS ON SITE.
10. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
11. PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES WILL BE REQUIRED.
12. IN THE EVENT OF SILT RUNOFF FROM SUBJECT PROPERTY ONTO OFFSITE PROPERTY, THE CONTRACTOR SHALL NOTIFY THE OFFSITE PROPERTY OWNER AND OBTAIN CONSENT TO REMOVE SEDIMENT AND RESTORE PROPERTY TO ORIGINAL CONDITION.

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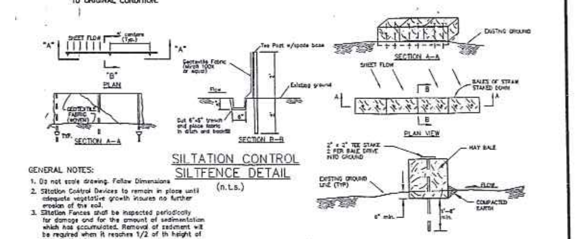
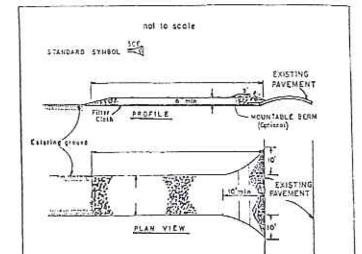


SILTATION CONTROL
SILTFENCE DETAIL
(n.t.s.)

GENERAL NOTES:
1. Do not scale drawing. Follow Dimensions
2. Siltation Control Devices to remain in place until adequate vegetative growth insures no further erosion of the soil.
3. Siltation Fences shall be inspected periodically for damage and for the amount of sedimentation which has accumulated. Removal of sediment will be required when it reaches 1/2 of th height of the siltation fence.
4. Straw Bales shall be inspected periodically for deterioration. Bales which have rotted or failed shall be replaced.
5. Attachment of Geotextile Fabric to be in accordance with the manufacturer's recommendation

SILTATION CONTROL
HAY BALE DETAIL
(n.t.s.)

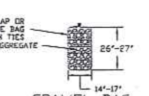
not to scale



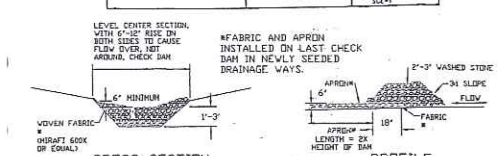
CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing SCE-1



GRAVEL BAG
NOTE: FILL BAGS 2/3 FULL, 60 LBS. MAX. WEIGHT. (FOR CHECK DAM)



ROCK CHECK DAM

GRAVEL BAGS:
INSTALLATION/CONSTRUCTION PROCEDURES:

1. FILL BAGS APPROXIMATELY 2/3 FULL.
2. GRADE AND STABILIZE SOIL ON WHICH BAGS ARE TO BE PLACED.
3. INSTALL CENTER LINE OF BAGS ON BOTTOM ROW.
4. PLACE REMAINING BAGS ON EACH SIDE OF CENTER - MIN. WIDTH OF BOTTOM ROW IS 3 BAGS.
5. PLACE UPPER ROWS OF BAGS, STAGGERING ENDS IN BRICK-LIKE PATTERN.

O&M PROCEDURES:

SITE CONDITIONS FOR REMOVAL:

COMPLETION OF UPSTREAM WORK AND VEGETATION OF CONTRIBUTING RUNOFF AREAS.

1. INSPECT ONCE A WEEK AND AFTER EVERY STORM.
2. REPLACE AND STABILIZE ANY DAMAGED BAGS OR BAGS THAT HAVE MOVED OUT OF PLACE.
3. WHEN SILT BUILDS UP IN FRONT OF A ROW OF GRAVEL BAGS PERFORMING THE FUNCTION OF SILT FENCE, MOVE THE ROW OF BAGS IN FRONT OF THE SEDIMENT BUILDUP. THIS "NEW ROW" WILL CAPTURE ADDITIONAL SEDIMENT AND KEEP CONCENTRATED FLOWS FROM REACHING THE PREVIOUS SEDIMENT DEPOSIT.
4. REMOVE SEDIMENT AT ROWS OF BAGS USED AS WEIRS OR LIPS. BAGS MAY BE REPOSITIONED TO FACILITATE REMOVAL OF SEDIMENT.

CHECK DAM:
INSTALLATION/CONSTRUCTION PROCEDURES:

1. GRADE DRAINAGE WAY AND COMPACT AREA OF CHECK DAM.
2. PLACE ROCK, SAND BAGS OR GRAVEL BAGS TO REQUIRED CONFIGURATION PERPENDICULAR TO FLOW.
3. MAXIMUM SPACING BETWEEN DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAMS IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.

O&M PROCEDURES:

1. INSPECT ONCE A WEEK AND AFTER EVERY STORM.
2. REMOVE TRASH AND LEAF ACCUMULATION.
3. REMOVE SEDIMANT BUILDUP ONCE IT REACHES 1/2 DEPTH OF CHECK DAM OR 12" DEPTH, WHICHEVER IS LESS.
4. RESTORE DAM STRUCTURE TO ORIGINAL CONFIGURATION TO PROTECT BANKS.
5. REPLACE ROCK ON UPSTREAM FACE OF DAM IF PONDING DOES NOT DRAIN IN REASONABLE TIMEFRAME.

SITE CONDITIONS FOR REMOVAL:

REMOVE AFTER CONTRIBUTING DRAINAGE AREAS HAVE BEEN ADEQUATELY STABILIZED AND VEGETATION IS ADEQUATELY ESTABLISHED IN DRAINAGEWAY. REGRADE AND VEGETATE AREA OF CHECK DAM.

APPROVED 4 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: [signature]

DATE: 1-25-11

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M.S.D. REF# D-089-00
BASE MAP # 25-11

COVERT - CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

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

GEORGE M. STOCK E-25116 12/22/10

DRAWN BY:	DATE	CHECKED BY:	DATE	JOB NUMBER	SHEET
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	4 of 6

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BILL #1723 ORDINANCE #1723

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A MODIFICATION TO AN EXISTING C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE FOR THE PURPOSES OF ALLOWING AN EXTENSION OF TIME TO SUBMIT THE REQUIRED SITE DEVELOPMENT PLAN TO THE PLANNING AND ZONING COMMISSION FOR ITS APPROVAL, ALL IN ACCORDANCE WITH THE LETTER OF RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION DATED APRIL 19, 2010 ON THIS MATTER. (P.Z. 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates) Ward Eight

WHEREAS, the development of the City's Town Center Area has been done in accordance with plans, standards, and guidelines created by an expert in "New Urbanism" for the purposes of establishing a compact community of residential, commercial, institutional, and public space activities that are linked together by a coordinated system of streets, roadways, and sidewalks, along with unique architecture and design components; and

WHEREAS, the Town Center Area has seen interest in it, since its inception, from a number of different developers that have offered a range of projects, including large "Commercial/Workplace" types, residential neighborhoods, and a range of office/retail projects along Manchester Road and State Route 109; and

WHEREAS, the development of residential units in the City has been limited to single family types that are detached or attached, but not at higher densities consistent with the "Neighborhood General" District requirements of the Town Center Plan; and

WHEREAS, the need for higher density residential settings in the Town Center Area is critical to the success of providing the population to support the business community in their immediate vicinity, as well as provide a variety of housing, with a mix of styles and prices; and

WHEREAS, the petitioners own an eleven (11) acre parcel of ground in the Town Center Area that abuts Manchester Road that was rezoned by St. Louis County for a higher density residential development, but did not proceed to construction and completion, and allowed the tract of land to remain vacant; and

WHEREAS, a petition was filed by these owners with the City of Wildwood utilizing the C-8 Planned Commercial District that sought to develop this same eleven (11) acre site with one hundred sixty-eight (168) residential units in a total of seven (7) buildings and approximately 20,000 square feet of "Workplace" type activities, which includes the installation of required infrastructure and utilities to meet the increased demand placed on the site and the surrounding area; and

WHEREAS, the City Council supported this request and noted it was in compliance with the City's Master and Town Center Plans, provided an appropriate transition between it and established residential areas, and met the level of public space that was in keeping with the City's requirements; and

WHEREAS, the ordinance authorizing this C-8 Planned Commercial District on the subject property was approved on March 10, 2008, which allowed the petitioners twelve (12) months to complete the Site Development Plan review process and receive approval from the Planning and Zoning Commission; and

WHEREAS, this time period was extended once by the Planning and Zoning Commission, which granted an additional six (6) months to receive approval of the aforementioned plan; and

WHEREAS, the petitioners and their design team have continued to work towards the completion of this plan; however, certain considerations have delayed its approval by the Planning and Zoning Commission, which led to the petitioner to submit a request for additional time to complete this action; and

WHEREAS, the Planning and Zoning Commission reviewed this request and believed an extension to this time period was appropriate in order to address unforeseen circumstances or outside influences that may affect the viability of a project of this size and magnitude, such as the current economic conditions associated with the residential housing and commercial markets; and

WHEREAS, the Commission also noted this proposed design has been determined to be an appropriate application of the City's regulations for this site and believes the denial of such a request may not result in an improved design in the future; and

WHEREAS, the City Council held a public hearing on this matter on April 26, 2010, where it reviewed the recommendation of the Planning and Zoning Commission, as well as comments regarding this request; and

WHEREAS, the City Council supports the requested modification to this C-8 Planned Commercial District to accommodate an extension to the required timeframe to receive approval of the Site Development Plan; and

WHEREAS, after careful and due deliberation and consideration of all comments, information, and documentation, including, but not limited to, the Planning and Zoning Commission's Letter of Recommendation, the City Council authorized the preparation of the legislation to allow for the site specific ordinance to be modified to accommodate the extension of time; and

WHEREAS, the City Council of the City of Wildwood, Missouri is empowered to consider and act upon requests of this nature based upon Chapter 89 of Missouri Revised Statutes, the City of Wildwood Charter, and local codes under the provisions of its need to promote and protect the public's health, safety, and general welfare.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended by approving changes to existing C-8 Planned Commercial District Ordinance #1491 Regulations, which are set forth therein for the following described tract of land:

A tract of land being located in the Southeast 1/4 of Section 1, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land as conveyed to New Community Church as recorded in Book 11044, Page 568 of the above said records, said point also being the Southwest corner of Lot Six of Francine Acres, a subdivision according to the plat thereof as recorded in Plat Book 101, Page 6 of the St. Louis County Records, said point also being located on the Northerly line of Manchester Road, 60 feet wide; thence along said Northerly line South 71 degrees 49 minutes 09 seconds West 425.16 feet to the East line a tract of land as conveyed to Larry J. and Eleanor A. Barnaski by instrument recorded in Book 6827, Page 512 of above said records said point also being located on the East line of Lot 1 of above said Francine Acres; thence along said East line North 18 degrees 10 minutes 51 seconds West 200.12 feet to the North line of said Barnaski tract; thence along said North line South 71 degrees 49 minutes 09 seconds West 61.21 feet; South 00 degrees 48 minutes 07 seconds West 11.44 feet and South 71 degrees 49 minutes 09 seconds West 100.00 feet to the North-South Center line of above said Section 1; thence along said North-South Center Line North 00 degrees 48 minutes 07 seconds East 735.88 feet to the South line of the Resubdivision of Lot 4 of Dierbergs Wildwood and Lot 1B of the Resubdivision of Lot 5 of Dierbergs Wildwood, a subdivision according to the plat thereof as recorded in Plat Book 353, Page 1018 of the above said records; thence along said South line South 87 degrees 18 minutes 43 seconds East 910.72 feet to the West line of a tract of land as conveyed to Dierbergs Wildwood II LLC by instrument recorded in Book 12181, Page 399 of the above said records; thence along said West line South 00 degrees 48 minutes 31 seconds West 147.91 feet to the Northerly line of above said New Community Church tract; thence along said North line and the West line of said New Community Church tract South 71 degrees 55 minutes 54 seconds West 447.41 feet and South 18 degrees 10 minutes 51 seconds East 450.03 feet to the Point of Beginning and containing 491,974 square feet or 11.294 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 20, 2008.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated April 19, 2010, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

The uses allowed in this C-8 Planned Commercial District (Town Center Workplace and Neighborhood General District designations) shall be limited to professional offices, general offices, restaurants, including fast-food types, but without drive-through facilities, and retail and service activities, as defined in the Town Center Plan (as amended March 2, 1998), with associated parking, but not financial institutions, vehicle repair/service facilities, and taverns. Additionally, this C-8 Planned Commercial District shall authorize the development of no more than one hundred sixty-eight (168) condominium units, with underground parking, housed in garden style types of buildings (as shown on the submitted Preliminary Development Plan).

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

a. The uses permitted in this C-8 Planned Commercial District shall be contained in a total of nine (9) buildings. The two (2) authorized commercial buildings fronting onto Manchester Road shall not exceed a total of twenty thousand (20,000) square feet in gross floor area (Buildings AA1 and AA2). These two (2) buildings (AA1 and AA2) cannot exceed an individual size of ten thousand (10,000) square feet respectfully. The seven (7) residential buildings shall be approved as such:

Residential Building Identification	Gross Floor Area (footprint) - in square foot	Maximum Height (in stories), including parking deck*
Building BB	13,330	Four (4)
Building CC	13,330	Three (3)
Building DD	13,330	Two (2)
Building EE	13,330	Two (2)
Building FF	13,330	Four (4)
Building GG	13,330	Four (4)
Building HH	13,330	Four (4)

* Only two (2) of the identified four (4) buildings shall be allowed four (4) stories, the other two (2) structures cannot exceed a maximum of three (3) stories in overall height.

b. The area of this C-8 Planned Commercial District shall be a minimum of eleven (11) acres in overall size, unless otherwise reduced in area by public roadway dedications, as required herein. No division of this lot, once consolidated, shall be authorized, unless approved by the City Council of the City of Wildwood.

c. The two (2) allowable commercial buildings must be located abutting the Manchester Road right-of-way, so as to provide no less than eighty (80) percent of that frontage occupied by an arcade, porch, or building façade, along with the required commercial plaza. The orientation of these commercial buildings shall be as shown on the Preliminary Development Plan submitted by the petitioner as part of the rezoning request. These buildings shall be constructed with glazing to provide a minimum fifty (50) percent transparency along Manchester Road and exhibit no individual bay distance of greater than thirty (30) feet, without providing some type of recess, projection, or pilaster.

d. In those instances where a building façade is absent, a garden or screen wall shall be installed. This wall(s) must complement the appearance of the buildings located within the same block in terms of its design, architecture, color, material, and character. All garden or screen walls located upon this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan review and approval process.

e. No loading docks are authorized within the boundaries of this C-8 Planned Commercial District.

f. No structure or building shall exceed four (4) stories in overall height, as measured from final finish grade of the adjoining street. No commercial building shall exhibit less than a one and one-half (1½) story profile in terms of its massing along Manchester Road, with a first story, interior clear height not less than twelve (12) feet.

g. The proposed architectural design, character, and style of all buildings and structures, including retaining walls, shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan. Consideration and action relative to the required design shall be by the Architectural Review Board in accordance with the Town Center Development Manual for the "Workplace and Neighborhood General" District designations.

1. Each residential building may have key components that are identical, but colors, materials and their use on the elevations of the structures, shingle types and colors, and other architectural treatments must be varied to create interest within the project in terms of their appearances. All of these components and treatments will be reviewed and approved by the City's Architectural Review Board.

h. The integration of public art features shall be required throughout key public spaces and gathering areas to act as focal points within this development. These features are creditable deductions from the required Public Space Dedication required in Condition 5 of this legislation. A minimum of two (2) of these features must be provided within the boundaries of this C-8 Planned Commercial District. The City Council shall consider and act upon the selection and location of these art features, prior to the release of any building permits for any of the permitted uses.

i. All residential units within the boundaries of this C-8 Planned Commercial District of this site must incorporate a deck, porch, or balcony on their front elevations.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within eighteen (18) months of the date of approval of the preliminary development plan by the City Council and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended for an additional eighteen (18) months, through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including canopies, arcades, bus shelters, signage, and any garden or retaining walls.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question, including required right-of-way dedication, pavement widening, and cross access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within one hundred (100) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Building/Structure Setbacks

a. All buildings or structures, excluding boundary, garden and/or retaining walls, or fences, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, except as follows:

1. Fifty (50) feet from the western boundary line of this C-8 Planned Commercial District for all residential buildings/structures.

Parking Setbacks

b. All parking stalls, loading spaces, internal drives, excluding points of ingress and egress and public or private roadways, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts, unless otherwise approved on the Site Development Plan by the Planning and Zoning Commission or as noted below:

1. One hundred (100) feet from the Manchester Road right-of-way line, as shown on the submitted Preliminary Development Plan.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the "Workplace and Neighborhood General" Districts and Chapter 415.290 Parking Regulations of the City of Wildwood's Zoning Ordinance. However parking spaces for the authorized commercial uses shall be provided at a ratio of three (3) spaces per one thousand (1,000) square feet of gross floor area. Additionally, the following requirements shall also apply:

1. All parking spaces and access drives shall be paved.
2. A minimum of one hundred sixty-eight (168) parking spaces shall be provided as part of the residential building's design (underground).

Access and Roadway Improvements, including sidewalks

d. The developer of the project shall be responsible for the construction and installation of all improvements within Manchester Road right-of-way along the subject site's frontage, which shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed and approved by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items) shall consist of approved materials and installed, as required by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road by the developer of this project, and be approved by the Department of Public Works.

1. The developer shall be responsible for the design and construction of a left-turn lane within Manchester Road right-of-way to serve this site. The design details of this left-turn lane shall be provided in conjunction with the Manchester Road Streetscape Requirements and Street Specifications, first as part of the Site Development Plan review process and then as part of the Improvement Plans submitted to the Departments of Public Works and Planning for final action. All design requirements and construction details shall be as directed and approved by the Department of Public Works.

e. Dedicate all the right-of-way, easements, and licenses within the subject site necessary for the improvement of Manchester Road. In this regard, the developer/owner shall dedicate a minimum of ten (10) feet of land area along the subject property's frontage to the City of Wildwood for public right-of-way purposes. This dedication shall be reviewed by the Department of Public Works and acted upon by Planning and Zoning Commission on the Site Development Plan.

f. Access to this development from Manchester Road shall be limited to one (1) public street intersection designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed and approved by the Department of Public Works.

g. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road, as directed by the Department of Public Works. Said sidewalk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan and be no less than ten (10) feet in width and comply with the Streetscape Requirements of the aforementioned plan.

New Public Street (North/South Roadway)

h. Dedicate land area within the site for a fifty (50) foot right-of-way for a yet un-named public street and construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed by the developer, as required by the City of Wildwood's Town Center Plan, within the right-of-way of this yet un-named street and be approved by the Department of Public Works.

i. Dedicate all other easements and licenses within the subject site, as necessary for the improvement of the proposed yet un-named public street, per the direction of the Department of Public Works, consistent with the approved design for this Town Center infrastructure improvement.

j. The construction extent of this roadway shall be from the northern edge of the new right-of-way area for Manchester Road to the northern property line of the subject property and again be the responsibility of the developer of this site to complete in accordance with approved plans.

Miscellaneous Roadway Requirements

k. Provide cross-access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties to the west and east of the subject tract of land, as directed by the Departments of Planning and Public Works. Improvements associated with the required cross-access shall be deeded and recorded prior to the occupancy (both temporary and final) of the building and be the full responsibility of the developer. Said design and construction specifications shall be as directed by the Department of Public Works and acted upon by the Planning and Zoning Commission on the Site Development Plan.

l. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

m. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements. All utilities within the C-8 Planned Commercial District and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations, as approved by the Director of Public Works.

n. Sidewalks shall be required on all public and private streets and provide for a continuous and logical layout of this pedestrian network. Minimally, this pedestrian network shall include plazas, patios, and other features and provide ample areas for access to all locations within the boundaries of this C-8 Planned Commercial District. Design and construction requirements for all sidewalks within the same development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission and the Architectural Review Board as part of the Site Development Plan review process.

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

Landscape Requirements - Specific

p. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

q. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission and the Architectural Review Board as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

r. All lawn areas shall be appropriately landscaped and sodded and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual.

s. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

t. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

u. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code proposed Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The location of all light standards and their design and appearance shall be approved by the Planning and Zoning Commission on the Site Development Plan.

APPROVED 5 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

REVISED PER CITY COMMENTS 07/07/10
REVISED PER CITY COMMENTS 03/25/10
REVISED PER CITY COMMENTS 01/11/10
REVISED PER CITY COMMENTS 11/05/09
REVISED PER CITY COMMENTS 12/21/10
REVISED PER CITY COMMENTS 11/10/10
REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-II

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

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

STATE OF MISSOURI – PROFESSIONAL ENGINEER
12/22/10
GEORGE M. STOCK E-25116

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	5 of 6

Sign Regulations

v. All signage shall be in accord with requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. All wall signs shall comply with the Chapter 415.420 Sign Regulations for the C-2 Shopping District, except all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines.
2. No wall sign shall exceed thirty (30) square feet in overall size.
3. No freestanding monument type sign shall be authorized within the boundaries of this C-8 Planned Commercial District.
4. No advertising, temporary, or portable signs shall be authorized in this C-8 Planned Commercial District development. No other signs shall be authorized, except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Ordinance and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

w. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of the enclosure shall be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the main building.

x. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

y. No rooftop mechanical equipment shall be allowed within this C-8 Planned Commercial District.

z. Improvements associated with public infrastructure, such as roadways, sidewalks (internal and within the public right-of-way), and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Planning and indicated on the required Site Development Plan, which will be reviewed and acted upon by the Planning and Zoning Commission.

aa. The owner or developer shall be required to obtain public sewer service from the Metropolitan St. Louis Sewer District for the treatment of wastewater effluent.

bb. The design, color, material, and location of all garden and screen walls or fences shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

cc. The developer shall grant the right to the City of Wildwood to utilize areas, buildings, and structures for the installation of wireless antenna and related equipment through the granting of appropriate easements for service to this site.

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinance, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the individual commercial building authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of provided parking spaces at a rate of 290.4 square feet per parking space (commercial) and 828 square feet per unit for residential.

a. In compliance with all requirements of the Public Space Regulations of the City's Zoning Ordinance, the proposed commercial plaza shall be a minimum of seventy-five (75) feet in width, located between the two (2) commercial buildings, placed at the ten (10) foot build-to line with the new Manchester Road right-of-way, and designed and constructed as directed by the Planning and Zoning Commission. The design of this commercial plaza shall be reviewed and acted upon as part of the Site Development Plan process by the Planning and Zoning Commission.

6. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed (and provided) parking spaces by the following rate schedule.

Type of Development	Required Contribution
Condominiums	$382.06/Parking Space
General Retail	$1,751.08/Parking Space
Professional Office	$1,751.08/Parking Space
Sit-Down Restaurant	$1,751.08/Parking Space
General Office	$583.66/Parking Space
Shopping Centers	$1,751.08/Parking Space
Loading Space	$2,865.42/Loading Space

(For the purposes of this calculation, a parking space as defined and required by Chapter 415.280 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2011, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

7. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and Metropolitan St. Louis Sewer District Standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Detention or differential runoff of stormwater shall be required in accord with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood. These facilities shall be provided in permanent retention facilities, specifically a lake of a minimum one-half (½) acre in size. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
4. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
5. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.
6. The provision of all approvals from the U.S. Army Corp of Engineers and the Missouri Department of Natural Resources shall be required for the enclosure of the creek. Any mitigation efforts required by these two (2), federal and State agencies shall also be approved by the City of Wildwood.
7. The approved stormwater management plan for this development may include the use of off-site, regional facilities in terms of the retention/detention of runoff from this site, unless otherwise authorized by the Department of Public Works on the Site Development Plan. The developer(s) shall be responsible for all costs associated with the construction and modifications to existing facilities to accomplish this regional stormwater management requirement, if applicable.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions, which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, both on site and upon downstream properties.

Traffic Study

d. The developer shall provide to the Departments of Planning and Public Works a Traffic Study indicating the anticipated trip generation from this use and corresponding improvements to address changes in circulation patterns, turning movements, volumes, and other related circumstances for Manchester Road. The Traffic Study must be completed by a qualified engineer having recent (within the last two (2) years) experience in this area of expertise. Review and approval of the Traffic Study shall be by the City of Wildwood Departments of Planning and Public Works.

Phase I Environmental Assessment

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the properties indicating their current condition relative to past utilization of this tract of land.

8. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notification of Department of Planning

b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the U.S. Army Corp of Engineers, the Missouri Department of Natural Resources, Metro West Fire Protection District, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Roadway Improvements

c. Road improvements and right-of-way dedication shall be completed, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

Traffic Generation Assessment Contribution

d. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Certification of Plans

e. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report.

10. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

b. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

c. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this C-8 Planned Commercial District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

g. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable Laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this C-8 Planned Commercial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

h. Substantial construction shall begin within thirty (30) months of the approval of the Site Development Plan on the parcel of ground governed by this C-8 Planned Commercial District ordinance. Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved plat or phase of construction and commencement of installation of the sanitary and storm sewers.

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

This Bill was passed and approved this 24 day of May, 2010 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

[signature] Presiding Officer

[signature] Timothy Woerther, Mayor

ATTEST:

[signature] City Clerk

[signature] City Clerk

#1723

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section 415.190 of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance ~~#1491~~, which was approved by the City Council of the City of Wildwood, Missouri on ~~March 10, 2008~~. May 24, 2010

33

[signature]
Joe Vujnich, Director of Planning

1-25-11
Date

I, ~~Lynne Greene-Beldner~~ Laura Rechtin, City Clerk -Assistant- of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this commercial development is required under Ordinance ~~#1491~~ #1723, which was approved by the City Council on ~~March 10, 2008~~ May 24, 2010. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, Missouri, St. Louis County on this 24th day of January 2011.

[signature]
~~Lynne Greene-Beldner~~, City Clerk – Assistant
Laura Rechtin

Owner's Script:

~~Convert~~ Covert-Corsair Homes, Inc., Profit Sharing Plan
(Owners)

In connection with a change in zoning for the following described property from R-4 with PEU to C-8

~~Convert~~ Covert-Corsair Homes, Inc., Profit Sharing Plan, the owners(s) of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section 415.190 (applicable subsection) of the City's Zoning Code and the C-8 District (present zoning), do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.870 through 67.900 R.S. Mo. by the City of Wildwood or its successor as a plan of development adopted by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in affect.

PROPERTY DESCRIPTION

A tract of land being located in the Southeast 1/4 of Section 1, Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land as conveyed to New Community Church as recorded in Book 11044, Page 568 of the above said records, said point also being the Southwest corner of Lot Six of Francine Acres, a subdivision according to the plat thereof as recorded in Plat Book 101, Page 6 of the St. Louis County Records, said point also being located on the Northerly line of Manchester Road, 60 foot wide; thence along said Northerly line South 71 degrees 49 minutes 22 seconds West 425.16 feet to the East line a tract of land as conveyed to Larry J. and Eleanor A. Barnoski by instrument recorded in Book 6827, Page 812 of above said records said point also being located on the East line of Lot 1 of above said Francine Acres; thence along said East line North 18 degrees 10 minutes 38 seconds West 200.12 feet to the North line of said Barnoski tract; thence along said North line South 71 degrees 49 minutes 22 seconds West 68.21 feet; South 00 degrees 46 minutes 20 seconds West 11.44 feet and South 71 degrees 49 minutes 22 seconds West 100.00 feet to the North South Center line of above said Section 1; thence along said North-South Center Line North 00 degrees 48 minutes 20 seconds East 735.88 feet to the South line of the Resubdivision of Lot 4 of Dierbergs Wildwood and Lot 5B of the Resubdivision of Lot 5 of Dierbergs Wildwood, a subdivision according to the plat there of as recorded in Plat Book 353, Pages 1018 and 1019 of the above said records, thence along said South line South 87 degrees 10 minutes 30 seconds East 910.60 feet to the West line of a tract of land as conveyed to Dierbergs Wildwood II LLC by instrument recorded in Book 12181, Page 199 of the above said records, thence along said West line South 00 degrees 45 minutes 00 seconds West 142.90 feet to the Northerly line of above said New Community Church tract, thence along said North line and the West line of said New Community Church tract South 74 degrees 57 minutes 07 seconds West 447.46 feet and South 18 degrees 10 minutes 38 seconds East 450.03 feet to the Point of Beginning and containing 491,968 square feet or 11.294 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 20, 2008.

Signature: [signature]
Robert W. Covert III, Trustee

Signature: [signature]
Mary Kay Corsair, Trustee

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

On this 23 day of December, ~~2008~~ 2010, before me personally appeared Robert W. Covert III and Mary Kay Corsair who being by me duly sworn, did say they are the Trustees of the ~~Convert~~ Covert-Corsair Homes, Inc., Profit Sharing Plan Trust and that said instrument was signed on behalf of said Trust and that said Trustees acknowledged said instrument to be the free act and deed of said Trust.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

[signature]
Notary Public

Daniel Stock
Print Name

My commission expires: 3/17/2013

APPROVED 6 of 6
CITY OF WILDWOOD
DEPARTMENT OF PLANNING
SIGNED: Joe Vujnich
DATE: 1-25-11

NOTE:
NO PERMITS SHALL BE ISSUED, BASED UPON THE APPROVED SITE DEVELOPMENT PLAN, UNTIL THE FOLLOWING ITEMS ARE SUBMITTED AND ACTED UPON BY THE CITY OF WILDWOOD:
1. A COMPLETED TRAFFIC STUDY, AS REQUIRED BY ORDINANCE #1491, SECTION 7(d)
2. GEOTECHNICAL REPORT
3. PHASE I ENVIRONMENTAL ASSESSMENT
4. LANDSCAPE AND LIGHTING PLANS
5. IMPROVEMENT PLANS, WHICH MEET CITY REQUIREMENTS AND ADDRESS THE ALIGNMENT OF MANCHESTER ROAD, AS SET FORTH BY THE CITY'S DEPARTMENT OF PUBLIC WORKS.

REVISED PER CITY COMMENTS 07/07/10
REVISED PER CITY COMMENTS 03/25/10
REVISED PER CITY COMMENTS 01/11/10
REVISED PER CITY COMMENTS 11/05/09
REVISED PER CITY COMMENTS 12/21/10
REVISED PER CITY COMMENTS 11/10/10
REVISED PER CITY COMMENTS 07/13/10

M.S.D. REF# D-089-00
BASE MAP # 25-11

COVERT – CORSAIR HOMES, INC.

SITE DEVELOPMENT PLAN

GEORGE M. STOCK E-25116 12/22/10

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

DRAWN BY:	DATE	CHECKED BY:	DATE	JOB NUMBER	SHEET
J.P.W.	07/23/09	G.M.S.	07/23/09	207-4133.2	6 of 6

WILDWOOD

August 15, 2016

The Honorable City Council
The City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review of the requested Conditional Use Permit (CUP) application that was submitted to it for the temporary installation of sponsorship banners at this athletic facility, having over two (2) active fields in operation, and prepared the following recommendation report in that regard. This recommendation report, which includes an associated action, reflects the Planning and Zoning Commission's vote to grant the permit, which is now being forwarded to the City Council for its consideration. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and action are as follows:

Petition Number:	P.Z. 24-15
Petitioner:	Rockwood School District - Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011
Request:	A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. **Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot.**
Location:	East side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road)
Zoning:	NU Non-Urban Residence District
Ward:	Five
Public Hearing Date:	April 18, 2016
Information Report Decision Date and Vote:	August 1, 2016 – Approval to grant the Conditional Use Permit (CUP) by a vote of 9 to 1 (Voting Aye: Renner, Lee, Archeski, Gragnani, Bauer, Bertoni, Kohn, Manton, and Bopp; Voting Nay: Bowlin)

Letter of Recommendation Decision Date and Vote:	August 15, 2016 – Approval to grant the Conditional Use Permit (CUP) by a vote of 9 to 0 (Voting Aye: Renner, Lee, Archeski, Gragnani, Bertoni, Kohn, Manton, Bowlin, and Bopp)
Report:	Attachment A
Conditions:	Attachment B
Background Information:	Attachment C
School District:	Rockwood
Fire District:	Metro West
Recommendation:	The Planning and Zoning Commission supports the requested permit to allow sponsorship banners at Lafayette High School, but limit such display to no more than two (2) fields located upon the subject site.

Copies of the City of Wildwood Master Plan, Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Model Telecommunications Ordinance, Zoning Ordinance, and Charter are all on file with the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E. City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Travis Newberry, Planner
Karen Calcaterra, Assistant Principal – Lafayette High School, Rockwood School District

ATTACHMENT A - REPORT

BACKGROUND >>> The City of Wildwood recently made changes to its NU Non-Urban Residence District Regulations to accommodate sponsorship banners for certain fundraising purposes in association with institutional uses that are situated in this zoning district designation. In this discussion, two (2) specific locations were referenced as potential users of this application, which included Pond Athletic Association

(PAA) and Lafayette High School, both of which had some types of banners displayed at their athletic stadiums over the years, all of which became illegal in the City of Wildwood with its incorporation. Pond Athletic Association (PAA) removed its banners, when contacted by the City, while the high school continued to display them at its facility, on and off over the years. It is important to note that, during the athletic association's 50th anniversary year, the City's Board of Adjustment granted temporary rights for sponsorship banners to celebrate this landmark event.

The City's new regulations for sponsorship banners are provided below in the bolded text:

Chapter 415. Zoning Regulations - Section 415.090. "NU" Non-Urban Residence District Regulations.

A. Scope Of Provisions. This Section contains the district regulations of the "NU" Non-Urban Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter, which are incorporated as part of this Section by reference. The "NU" Non-Urban Residence District of the City of Wildwood encompasses areas within which rough natural topography, geological conditions or location in relation to urbanized areas creates practical difficulties in providing and maintaining public roads and public or private utility services and facilities. The "NU" Non-Urban Residence District, therefore, shall promote the protection and existence of a large-lot rural development pattern.

C. Conditional Land Use And Development Permits Issued By The Commission. The following land uses and developments may be permitted under conditions and requirements specified in Section 415.500 "Conditional Use Permits", except the specified home occupations described below which must adhere to simplified process defined in Subsections (H) and (I) of this Section:

1. Administrative offices and educational facilities.
2. ***Banners: sponsorship types for both public and not-for-profit uses, with a minimum of two (2) operational athletic fields on the same lot. [Ord. No. 415.090 §1, 4-13-2015]***
3. Bed and breakfast establishments.
4. Blacksmiths.
5. Cemeteries, including mortuaries operated in conjunction with the cemetery.
6. Child care centers, nursery schools and day nurseries.
7. Clubs, private not-for-profit.
8. (Reserved)
9. (Reserved)
10. Fairgrounds.
11. Feed or grain storage, commercial or cooperative.
12. Foster homes for handicapped children.
13. Golf courses, including practice driving tees on the same premises. Miniature golf courses and independent practice driving tees are excluded.
14. (Reserved)
15. Group homes for the elderly.
16. (Reserved)
17. Home occupations permitted by Section 415.090(H).

18. Large water features.
19. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
    a. Adequately screened with landscaping, fencing or walls or any combination thereof; or
    b. Placed underground; or
    c. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
    d. All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
20. Mortuaries.
21. Mulching plants for trees, wood or wood waste, but not including any assembly or manufacture of a product.
22. Nursing homes, including assisted care living facilities (overall density of assisted care units is a function of permitted beds).
23. Police and fire stations.
24. Post offices and other government buildings.
25. Public utility facilities, other than local public utility facilities.
26. Radio, television and communication transmitting, receiving or relay towers and facilities, subject to the provisions of the Model Telecommunications Code.
27. Recreational camps and camping facilities.
28. Recreational land uses, commercial or not-for-profit.
29. Residential substance abuse treatment facilities.
30. Retreats operated by educational or other not-for-profit entities.
31. Riding stables, kennels and veterinary clinics.
32. (Reserved)
33. Salesrooms (retail and wholesale), when established as an accessory use to commercial gardens, plant nurseries and greenhouses, for the sale of nursery products and related items for use in preserving the life and health of such products, hand tools and plant containers. The preceding items shall not include power-driven equipment, lawn and garden furniture nor decorative accessories and fencing; however, bulk sale of sand, gravel, mulch, railroad ties or similar materials may be permitted. The salesroom may occupy all or a portion of a building.
34. Satellite dishes (additional to provisions of Section 415.380(R)).
35. Sewage treatment facilities, other than facilities permitted as an accessory use.
35a. Solar panels, all ground-mounted types. All roof-mounted types, if said installations are visible from an adjoining/adjacent street(s). [Ord. No. 2028 §§1 — 2, 4, 8-25-2014]
36. Specialized private schools.
37. (Reserved)

CURRENT REQUEST >>> Lafayette High School would like to retain its current sponsorship banners that are displayed at the athletic stadium, and at least one (1) other field, during much of the year. The banners are placed facing into the stadium and seating for the spectators, on the perimeter fencing, and, in the past, been white in color, with lettering and logos on the front side of them. These banners advertise local

businesses, which pay to be placed at this location. The specific request that was advertised by the Planning and Zoning Commission for this consideration is as follows:

> **P.Z. 24-15 Rockwood School District—Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. This campus is located on the east side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road). **Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot. (Ward Five)**

At the public hearing on this matter, Dr. Calcaterra, the representative for the high school, described the existing banners on the athletic field fences. She outlined instances the school has used banners in the past, including sponsorships from businesses, public service announcements, and promoting school events. She also explained the existing banners face the interior of the site and not the roadway.

After this presentation, questions were asked about the time period Lafayette High School was constructed in relation to the construction of the surrounding subdivisions; clarification the sponsorship banners would only face the interior of the site; clarification the signs would be professionally manufactured; the number of banners being requested; and comparison of this location to the recently approved banners for the Pond Athletic Association and its associated conditions. Commissioner Bauer requested the Department of Planning to include, as part of its forthcoming research, an inventory of the practices of surrounding schools, regarding sponsorship type banners (none others in Wildwood, while Eureka High School has a limited number).

Also at the public hearing, Michael Winnett, representative of Tall Oaks Homeowner's Association, stated the concerns of homeowners in the Tall Oaks Subdivision. These concerns include the visual intrusion of sponsorship banners and other existing activities related to the site's use as a high school onto their lots. He stated the Tall Oaks Homeowner's Association opposes the request.

ANALYSIS >>> The Planning and Zoning Commission has considered this request for sponsorship banners at the Lafayette High School facility and believes it to be appropriate to grant a permit for limited utilization. The request meets the standards set forth in the new regulations regarding this matter, i.e. a facility with a minimum of two (2) athletic fields, established and operating as a not-for-profit entity, and located in the NU Non-Urban Residence District. These three (3) requirements are set forth in the underlying regulations, as the minimum standards for allowing a consideration of banners at applicable facilities.

Consistent with Good Planning Practices - In considering this request, the Commission would note the request can be accommodated with minimal impact on the surrounding area, given certain protections that are being recommending in this regard, including managing the total number of banners and their location, size, height, screening, color, and maintenance components associated with them. Additionally, the Commission is only recommending two (2) of the five (5) fields be authorized for sponsorship banners,

eliminating all of the other fields, which are in closest proximity to the abutting single family residences, excepting the main athletic stadium and the baseball field. These protections, which are set forth in Attachment B of this report, are intended to limit impacts and be consistent with good planning practices.

Impacts on Permitted Uses in the Same Zoning District Designation - The addition of these banners will not have a negative impact on the allowable uses in the NU Non-Urban Residence District due to their limited application, the size of this facility, the nature of the surrounding properties, site topography, extent of landscaping, and the available existing screening. The addition of these sponsorship banners will not add, nor, in the opinion of the Commission, affect the principle land use in this area, which is single family residential.

Visual Degradation - The visual impact of these banners will vary by location, but the Commission believes the requirements of the permitting process and other limitations imposed, as part of the permit's authorization, would minimize them to the greatest extent possible. The Commission has recommended that any field, of the allowable two (2) that are authorized for banner placement, be additionally treated by a wind screen on the opposite side of the fence, where they are to be placed, to offset casual viewing of them, while limiting the banner background color to white and, again, managing size and height components as well. Along with these considerations, the Commission believes the restriction on the maximum number of banners per field will also limit the overall degradation of the area too.

Community Benefit - Overarching many of the considerations associated with banner placements at this facility is the positive impact additional revenue will have on the facility and the children that participate there. As noted in the Background Section of this report, this facility offers the greatest number of play fields in Wildwood, so its importance, and how this community benefits from its existence here cannot be understated. Given the City's park planning documents encourage partnerships to meet gaps in Wildwood's facilities, assisting to ensure a consistent revenue stream is available for the association's activities is positive for the entire community.

SUMMARY OF KEY POINTS AND RECOMMENDATION >>> The Planning and Zoning Commission has determined the requested Conditional Use Permit (CUP) for sponsorship banners at this location, under the recommended conditions set forth in Attachment B, is reasonable. This support of the permit is premised on compliance to the four (4) criteria identified for granting a Conditional Use Permit (CUP) that are set forth in the City's Zoning Ordinance and the location meeting the underlying requirements set forth therein as well. Accordingly, the Planning and Zoning Commission hereby grants the Conditional Use Permit (CUP) for this facility and it shall read as follows:

ATTACHMENT B – CONDITIONS

1. **SPONSORSHIP BANNERS**

    a. A total of two (2) athletic fields may display sponsorship banners at this facility. These two (2) fields are identified on the approved Site Development Plan and noted as main athletic stadium and the primary baseball field.

b. Any athletic field that displays sponsorship banners must also have a windscreen installed on the opposite side of the same fence to offset their color and potential viewing from locations other than at the facility. The inclusion of the windscreen materials must be indicated on the Site Development Plan, be black or dark green in color, and reviewed and acted upon by the Planning and Zoning Commission before their respective installations.

c. No sponsorship banner shall be placed upon a fence at this facility, so as it is **directly** visible from an adjoining roadway or property.

d. Sponsorship banners shall only be printed on one (1) side, that side facing into the playing fields themselves, and cannot exceed the height of the fence where it is attached.

e. No sponsorship banner shall exceed thirty (30) square feet in area. Any banner shall have a white background for its color and cannot be lighted, except from existing sources used for play or safety.

f. No more than eighteen (18) banners shall be displayed within the main athletic stadium and no more than six (6) banners shall be displayed within the primary baseball field area (again, as identified on the approved Site Development Plan). All sponsorship banners must be placed in conjunction with an active use athletic field, as noted above.

g. Any sponsorship banner that is damaged, faded through use, or in disrepair shall be removed as soon as possible. All banners shall be regularly maintained in good condition. **Authorized sponsorship banners installed on any of the two (2) approved athletic fields shall be removed during any period of time these facilities are not in use or off-seasons for outdoor activities solely associated with Lafayette High School teams, i.e. summer and winter breaks, etc.**

Author's Note: A comparison of current facilities with permits for sponsorship banners.

Characteristic	Lafayette HS	Pond AA
Acreage of the Facility	51 acres	19 acres
Number of Total Fields	2	5
Number of Banners Per Field	18 and 6, by identified field	6
Surrounding land use	Medium Density Residential	Low-Density Residential and Agricultural
Maximum Size of Any Banner	30 square feet	30 square feet
Total Square Footage of Banners	720 square feet	900 square feet
Other – Screening and Visibility	Windscreen, color, and visibility all conditioned by permit	Windscreen, color, and visibility all conditioned by permit

Editor's Note: The bolded and red type in Item G. of the conditions of this permit reflects the Planning and Zoning Commission's action on this matter, which sought the removal of banners during certain times of the school year due to non-use of the fields.

ATTACHMENT B
Background Information

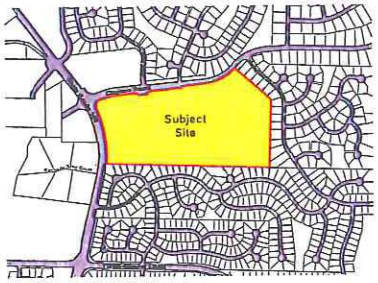
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, August 1, 2016 at 7:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Address of Subject Site:
17050 Clayton Road, Wildwood, Missouri 63011

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on April 18, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to take initial action upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Monday, August 1, 2016, at 7:00 p.m.,** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

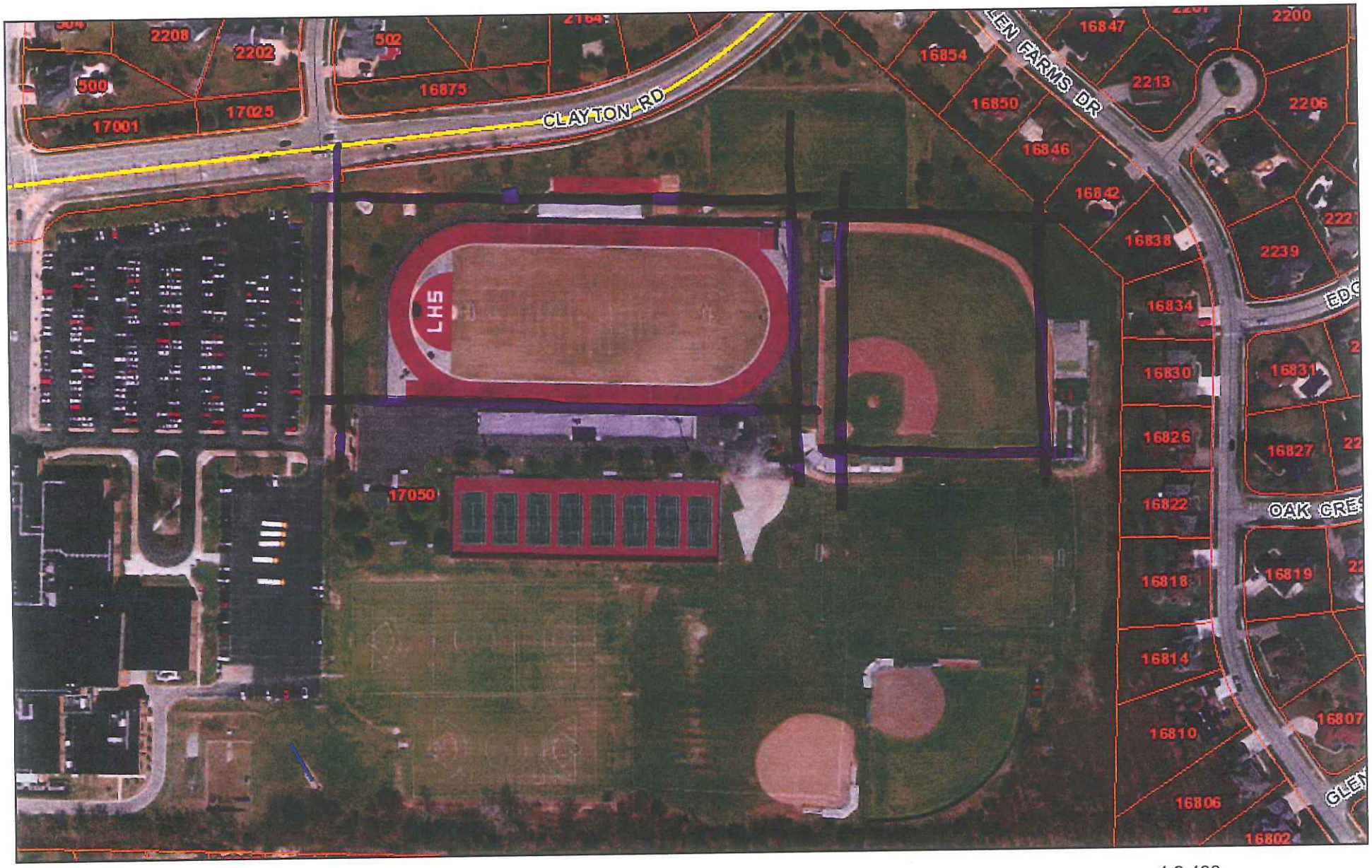
P.Z. 24-15 Rockwood School District—Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011 - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. This campus is located on the east side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road). **Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot. (Ward Five)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at
(636) 458-0440. Thank you in advance for your interest in this matter.

St. Louis County Parcel Map



July 28, 2016

1:2,400

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

St. Louis County GIS Service Center

Created by: St. Louis County GIS Service Center
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Joe,

Petition referred to in Mike Winnett's email.

15 total homes on the WEST side of Westglen Farms Drive in Tall Oaks.

13 signed petition; 1 declined; 1 house vacant; petition also has two additional signees.

CITY OF WILDWOOD
JUL 25 2016
DEPT OF PLANNING & PARKS

CITY OF WILDWOOD
JUL 25 2016
DEPT OF PLANNING & PARKS

We, the residents of Tall Oaks, request that all existing commercial sponsorship banners be removed from the property of Lafayette High School. In addition, we ask that NO NEW permanent fence signage be allowed on the property. We do NOT object to temporary signage that is used for the benefit of school events (homecoming banners, ie) or temporary day of event commercial signage.

Name (Print)	Signature	Address
MICHAEL WINNEST	[illegible]	16830 WESTGLEN FARMS
PAT WELLS	Patsy S. Wells	16818 Westglen Farms
ROSS WELLS	Ross Wells Jr.	" "
WALTER GULLER	Walt Guller	16814 Westglen Farms 63011
DAVID BAKER	[illegible]	16806 WESTGLEN FARMS DR. 63011
DAVID EAST	David M East	2209 EDGEWOOD MANOR LN 63011
Mike Unland	Mike Unland	16842 Westglen Farms 63011
Noreen Conte	Noreen Conte	16850 Westglen Farms Drive 63011
Robert Conte	Robert J Conte	16850 Westglen Farms Drive 63011
CHRIS BUCKLEY	Chris Buckley	16847 Westglen Farms Dr. 63011
Janine M. Felthouse	Janine M Felthouse	16826 Westglen Farms Dr. 63011
Larry R. Prewitt	Larry R. Prewitt	16802 Westglen Farms Dr 63011

We, the residents of Tall Oaks, request that all existing commercial sponsorship banners be removed from the property of Lafayette High School. In addition, we ask that NO NEW permanent fence signage be allowed on the property. We do NOT object to temporary signage that is used for the benefit of school events (homecoming banners, ie) or temporary day of event commercial signage.

CITY OF WILDWOOD
JUL 25 2016
DEPT OF PLANNING & PARKS

Name (Print)	Signature	Address
Victor Lopez	Victor Lopez	16846 Westglen Farms Drive
DAN LEHMANN	[illegible]	16854 Westglen Farms Dr
Kim Winnett	Kim Winnett	16830 Westglen Farms Dr.
GREG GALATI	Greg Galati	16858 WESTGLEN FARMS DR
BRAD OVERBY	[illegible]	16822 WESTGLEN FARMS DR
Frances Erwin	[illegible]	16810 Westglen Farms Dr.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Saturday, July 23, 2016 3:45 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 24-15 Rockwood School District—Lafayette High School (CUP - Banners)
Item Description	*Field not completed.*
Position on Request	Other
General Comments	I support the proposal to allow sponsorship type banners on "parts of the fencing" around the athletic fields.
Suggestions	I support the suggestion to allow banners as a fund raiser to support Lafayette High School sports. I would prefer and suggest that the banners not be allowed on the fencing that parallels Clayton Road and be restricted to the south, east and west ends of the fields (football and field hockey). Baseball fields are not adjacent to Clayton and should be allowed to put banners on any/all fences.

(Section Break)

Name	Steve Schwedt
Address	16788 Clayton Road
City	Wildwood
State	MO
Zip	63011
Phone Number	636-458-3388

Email steveschwedt@yahoo.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Saturday, April 23, 2016 5:15 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 24-15 Rockwood School District—Lafayette High School (CUP - Banners)
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I object to advertising signs being put on Lafayette sports fields. We residents of Tall Oaks prefer an uncluttered view from our decks and windows. We already tolerate speeding drivers and noise.
Suggestions	*Field not completed.*

(Section Break)

Name	Walt Guller
Address	16814 Westglen Farms
City	Wildwood
State	MO
Zip	63011
Phone Number	636-458-2484
Email	wguller@charter.net

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, April 18, 2016 2:58 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 24-15 Rockwood School District—Lafayette High School (CUP - Banners)
Item Description	Commercial Sales Banners on Lafayette High School Fences
Position on Request	Do Not Support
General Comments	We own 16830 Westglen Farms Dr backing up to Lafayette High School and right field of the baseball field. We strongly oppose the use of banners on existing fencing. To allow the neighborhood high-school to look more commercialized than even allowed in Town Center makes no sense. The look of the area has degraded over time with installation of more batting cages, pitching mounds, fencing covers, etc. There has been little thought given to neighboring properties and what they have to look at.
Suggestions	Installation of view blocking evergreen trees, landscaping along perimeter fencing to mitigate offensive features would be greatly appreciated.

(Section break)

Name	Michael Winnett
Address	16830 Westglen Farms Dr
City	Wildwood
State	MO

Zip	63011
Phone Number	3147539094
Email	winnett.engineer@gmail.com

Email not displaying correctly? View it in your browser.

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, April 18, 2016 at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.

Street Address of Subject Site:
17050 Clayton Road, Wildwood, Missouri 63011

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, April 18, 2016, at 7:30 p.m.**, **in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment.** The following request will be considered at this time:

P.Z. 24-15 Rockwood School District—Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011 - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. This campus is located on the east side of State Route 109, south of Clayton Road (Locator Number: 22V210215/ Street Address: 17050 Clayton Road). **Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot. (Ward Five)**

*RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

WILDWOOD

PLANNING AND ZONING COMMISSION
CITY OF WILDWOOD, MISSOURI
PUBLIC HEARING PRIMER

April 18, 2016 Executive Session
Prepared by the Department of Planning
"Planning Tomorrow Today"

PETITION NUMBER:	P.Z. 24-15
PETITIONER:	Rockwood School District—Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011
REQUEST:	A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. **Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot.**
LOCATION:	East side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road)
ZONING:	NU Non-Urban Residence District
WARD:	Five

BACKGROUND >>> The City of Wildwood recently made changes to its NU Non-Urban Residence District Regulations to accommodate sponsorship banners for certain fundraising purposes in association with institutional uses that are situated in this zoning district designation. In this discussion, two (2) specific locations were referenced as potential users of this application, which included Pond Athletic Association (PAA) and Lafayette High School, both of which had some types of banners displayed at their athletic stadiums over the years, all of which became illegal in the City of Wildwood with its incorporation. Pond Athletic Association (PAA) removed its banners, when contacted by the City, while the high school continued to display them at its facility, on and off over the years. It is important to note that, during the athletic association's 50th anniversary year, the City's Board of Adjustment granted temporary rights for sponsorship banners to celebrate this landmark event.

The City's new regulations for sponsorship banners are provided below in the bolded text:

Chapter 415. Zoning Regulations - Section 415.090. "NU" Non-Urban Residence District Regulations.

A. Scope Of Provisions. This Section contains the district regulations of the "NU" Non-Urban Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter, which are incorporated as part of this Section by reference. The "NU" Non-Urban Residence District of the City of Wildwood encompasses areas within which rough natural topography, geological conditions or location in relation to urbanized areas creates practical difficulties in providing and maintaining public roads and public or private utility services and facilities. The "NU" Non-Urban Residence District, therefore, shall promote the protection and existence of a large-lot rural development pattern.

C. Conditional Land Use And Development Permits Issued By The Commission. The following land uses and developments may be permitted under conditions and requirements specified in Section 415.500 "Conditional Use Permits", except the specified home occupations described below which must adhere to simplified process defined in Subsections (H) and (I) of this Section:

1. Administrative offices and educational facilities.
2. ***Banners: sponsorship types for both public and not-for-profit uses, with a minimum of two (2) operational athletic fields on the same lot. [Ord. No. 415.090 §1, 4-13-2015]***
3. Bed and breakfast establishments.
4. Blacksmiths.
5. Cemeteries, including mortuaries operated in conjunction with the cemetery.
6. Child care centers, nursery schools and day nurseries.
7. Clubs, private not-for-profit.
8. (Reserved)
9. (Reserved)
10. Fairgrounds.
11. Feed or grain storage, commercial or cooperative.
12. Foster homes for handicapped children.
13. Golf courses, including practice driving tees on the same premises. Miniature golf courses and independent practice driving tees are excluded.
14. (Reserved)
15. Group homes for the elderly.
16. (Reserved)
17. Home occupations permitted by Section 415.090(H).
18. Large water features.
19. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
    a. Adequately screened with landscaping, fencing or walls or any combination thereof; or
    b. Placed underground; or
    c. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
    d. All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
20. Mortuaries.
21. Mulching plants for trees, wood or wood waste, but not including any assembly or manufacture of a product.
22. Nursing homes, including assisted care living facilities (overall density of assisted care units is a function of permitted beds).
23. Police and fire stations.
24. Post offices and other government buildings.
25. Public utility facilities, other than local public utility facilities.
26. Radio, television and communication transmitting, receiving or relay towers and facilities, subject to the provisions of the Model Telecommunications Code.
27. Recreational camps and camping facilities.
28. Recreational land uses, commercial or not-for-profit.
29. Residential substance abuse treatment facilities.
30. Retreats operated by educational or other not-for-profit entities.

31. Riding stables, kennels and veterinary clinics.
32. (Reserved)
33. Salesrooms (retail and wholesale), when established as an accessory use to commercial gardens, plant nurseries and greenhouses, for the sale of nursery products and related items for use in preserving the life and health of such products, hand tools and plant containers. The preceding items shall not include power-driven equipment, lawn and garden furniture nor decorative accessories and fencing; however, bulk sale of sand, gravel, mulch, railroad ties or similar materials may be permitted. The salesroom may occupy all or a portion of a building.
34. Satellite dishes (additional to provisions of Section 415.380(R)).
35. Sewage treatment facilities, other than facilities permitted as an accessory use.
35a. Solar panels, all ground-mounted types. All roof-mounted types, if said installations are visible from an adjoining/adjacent street(s). [Ord. No. 2028 §§1 — 2, 4, 8-25-2014]
36. Specialized private schools.
37. (Reserved)

CURRENT REQUEST >>> Lafayette High School would like to retain its current sponsorship banners that are displayed at the athletic stadium throughout much of the year. The banners are placed facing into the stadium, on the perimeter fencing, and, in the past, been white in color, with lettering and logos on the front side of them. These banners advertise local businesses, which pay to be placed at this location. The specific request that was advertised by the Department of Planning for this consideration is as follows:

> **P.Z. 24-15 Rockwood School District—Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. This campus is located on the east side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road). **Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot. (Ward Five)**

NEXT STEPS >>> At tonight's public hearing, the Department of Planning is seeking input on this matter in preparation of a recommendation to address this advertised matter. If any of the Commission members should have questions or comments in this regard, please feel free to contact at the Department of Planning at (636) 458-0440. Thank you for your review of this information in preparation of tonight's hearing on this topic.

Travis Newberry

From:	noreply@cityofwildwood.com
Sent:	Thursday, April 14, 2016 7:37 AM
To:	Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject:	Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 24-15 Rockwood School District—Lafayette High School (CUP - Banners)
Item Description	*Field not completed.*
Position on Request	Do Not Support
General Comments	I do not support this item if the banners do not face the athletic field and if they are left up when there is not a game being played.
Suggestions	I do support this item if the banners face the athletic field and if they are only on display when there is a game being played.

(Section Break)

Name	Bryan Aston
Address	520 Dartmouth Crossing
City	Wildwood
State	MO
Zip	63011
Phone Number	314-363-9693
Email	baston@mlpllc.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, April 12, 2016 3:27 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 24-15 Rockwood School District—Lafayette High School (CUP - Banners)
Item Description	Lafayette High School - Banners on Fences
Position on Request	Do Not Support
General Comments	The proposal appears to be open to any fence associated with athletic fields. That is too broad and can contain too much neighborhood visual pollution. There is a reasonable balance somewhere between 0% use and every square inch has banners, but nothing is clearly defined in the postcard request as to which fences, and what is acceptable for the neighborhoods and what is not. In addition, there are old remnants of prior banners stuck on fences that looks unkempt and disrespectful to the community. Also, there is plenty of trash and ground debris that is not well kept all around the property. Prior to asking for conditional uses like this, a step back must be taken to see what impression is being left by leaders at LHS in regards to the community they are in.
Suggestions	*Field not completed.*

(Section Break)

Name	Tim Tomasic
Address	2217 Oak Crest Manor Lane
City	Wildwood

State	MO
Zip	63011
Phone Number	314-707-6280
Email	ttomasic@trane.com

Email not displaying correctly? View it in your browser.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, April 06, 2016 5:24 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 24-15 Rockwood School District—Lafayette High School (CUP - Banners)
Item Description	Lafayette HS CUP - Banners
Position on Request	Do Not Support
General Comments	We oppose the banners b/c they look trashy and will be (are, actually) another in a series of increasing intrusions on our home.
Suggestions	In the last year or so: new loud speakers (and I mean loud), new lights, increased band practices. It may not seem like a big deal, until you have to deal with it all of the time within a couple hundred feet.

(Section Break)

Name	Dan & Cindy Rohr
Address	2304 Gross Point Ln
City	Wildwood
State	MO
Zip	63011
Phone Number	636-458-9006
Email	Dan.rohr@yahoo.com

Email not displaying correctly? View it in your browser.

P.Z. Number(s): 24-15
(as assigned by department)

CITY OF WILDWOOD
NOV 18 2015
DEPT OF PLANNING & PARKS

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

___ Change in Zoning
X Conditional Use Permit
___ Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Lafayette High School - Rockwood School District
Mailing Address: 17050 Clayton Road
Wildwood, Missouri 63011
Telephone Number, with Area Code: 636-733-4114
Fax Number, with Area Code:
E-Mail Address: calcaterrakaren@rsdmo.org
Interest in Property (Owner or Owner Under Contract):
Associate Principal - Karen Calcaterra

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant):
Rockwood School District
Address: 111 East North Street
Eureka, Missouri 63025
Telephone Number, with Area Code: 636-733-2000

SITE INFORMATION

Postal Address of the Petitioned Property(ies):
17050 Clayton Road
Wildwood, Missouri 63011

Locator Number(s) of the petitioned Property(ies):
22V210215

Total Acreage of the Site to the Nearest Tenth of an Acre:
51.20

Current Zoning District Designation: NU Non-Urban Residence District
Proposed Zoning District Designation: NU Non-Urban Residence District
Proposed Planned District or Special Procedure: Conditional Use Permit (CUP)

USE INFORMATION

Current Use of Petitioned Site: Public High School

Proposed Use of Site: Same

Proposed Title of Project: Sponsorship Banners at Athletic Fields

Proposed Development Schedule (include approximate date of start and completion of the project):
Immediate

CONSULTANT INFORMATION

Engineer's/Architect's Name: Not Applicable
Address:

Telephone Number, with area code:
Fax Number, with area code:
E-Mail Address:
Soil Scientist/Forester's Name: Not Applicable
Address:

Telephone Number, with area code:
Fax Number, with area code:
E-Mail Address:

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

(✓) I (we) have a legal interest in the hereinabove described property.

( ) I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: [signature]

NAME (PRINTED): JOHN SHAUGHNESSY

ADDRESS: 17050 CLAYTON RD.
WILDWOOD, MO 63011

TELEPHONE NUMBER: 636-733-4113

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF September, 20 15.

SEAL: D. HAGEMEIER
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
ST. LOUIS COUNTY
COMMISSION #12521932
MY COMMISSION EXPIRES 6/10/2016

SIGNED: D Hagemeier
(NOTARY PUBLIC)

NOTARY PUBLIC D Hagemeier
STATE OF MISSOURI

MY COMMISSION EXPIRES 6-10-16

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: 11-18-15
FEE: _____ ; RECEIVED BY: KA
PRELIMINARY DEVELOPMENT PLAN: YES ~~NO~~
PACKET COMPLETE: (YES) NO

2ND SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

HOME SITEMAP CONTACT US

Real Estate Information

Property Sketch

22V210215 - 2015 - Card 1

Ownership and Legal Information: 22V210215 - 2015

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
22V210215	2015	110WE	107	1626	

Owner's Name:	Rockwood R-6 School District		
Taxing Address:	17050 Clayton Rd Ballwin, MO 63011		
Care-Of Name:			
Mailing Address:	*Same as the taxing address.*		
Subdivision Book - Page:			
Assessor's Book - Page:	10 - 0898		
City Name:	Wildwood		
Subdivision Name:	Ephriam Barber Estate		
Legal Description:	Lot Pts 16 & 17, S Pt 22V210206 2 23 90 **Important:** This is a brief legal description and is not meant for use in recorded legal documents.		
Lot Number:		**Block Number:**	
Lot Dimensions:		**Total Acres:**	51.20
Tax Code - Description:	H - School District (Tax Exempted)	**Land Use Code:**	681
Deed Document Number:		**Deed Type:**	
Deed Book and Page:	**Book:** 08360 **Page:** 0163	**Trash District:**	Not Applicable
Deed Index List:	View Deed Index Information Recorded With Locator Number 22V210215		
School District:	Rockwood	**County Council District:**	7

Assessment Information: 22V210215 - All Available Years

	Year	Property Class	Appraised Values Land	Appraised Values Improv.	Appraised Values Total	%	Assessed Values Land	Assessed Values Improv.	Assessed Values Total
⊞	2015	Residential:	421,400	31,220,800	31,642,200	19%	80,070	5,931,950	6,012,020
		Agriculture:				12%			
		Commercial:				32%			
		Total:	421,400	31,220,800	31,642,200		80,070	5,931,950	6,012,020
⊞	2014	Residential:	10,698,900	10,685,700	21,384,600	19%	2,032,790	2,030,280	4,063,070
		Agriculture:				12%			
		Commercial:				32%			
		Total:	10,698,900	10,685,700	21,384,600		2,032,790	2,030,280	4,063,070
⊞	2013	Total:	10,698,900	10,685,700	21,384,600		2,032,790	2,030,280	4,063,070
⊞	2012	Total:	10,698,900	10,718,900	21,417,800		2,032,790	2,036,590	4,069,380
⊞	2011	Total:	10,698,900	10,718,900	21,417,800		2,032,790	2,036,590	4,069,380
⊞	2010	Total:	10,698,900	10,738,800	21,437,700		2,032,790	2,040,370	4,073,160
⊞	2009	Total:	10,698,900	10,738,800	21,437,700		3,423,650	3,436,420	6,860,070
⊞	2008	Total:	10,698,900	30,808,000	41,506,900		3,423,650	9,858,560	13,282,210
⊞	2007	Total:	10,698,900	30,808,000	41,506,900		3,423,650	9,858,560	13,282,210
⊞	2006	Total:	4,114,900	28,830,100	32,945,000		1,316,770	9,225,630	10,542,400
⊞	2005	Total:	4,114,900	28,830,100	32,945,000		1,316,770	9,225,630	10,542,400
⊞	2004	Total:	4,114,900	23,610,900	27,725,800		1,316,770	7,555,490	8,872,260

Dwelling Information: 22V210215 - 2015 - Card 1

No dwelling information was found for this property and tax year.

Sales Information: 22V210215 - All Available Years

Sale Date	Sale Price	Sale Type	Sale Validity Code - Name	Book - Page
There is no sales information available for this parcel.				

Other Buildings and Yard Information: 22V210215 - 2015

Description	Year Built	Units	Total Area	Grade	Condition
School Gymnasium	2002	1	8,970	C	Average
School Gymnasium	2002	1	4,500	C	Average
Con Paving	2000	1	3,120	C	Average
School	2000	1	16,884	C	Average
School	2000	1	3,120	C	Average
School Gymnasium	1999	1	12,376	C	Average
Utility Bldg Mtl-Stone Cml	1999	1	450	C	Average
Utility Bldg Mtl-Stone Cml	1999	1	1,440	C	Average
School	1998	3	24 x 64 = 1,536 ft^2	C	Average

School	1992	1	20 x 25 = 500 ft^2	C	Average
School	1991	1	10,728	C	Average
School	1991	1	84,334	C	Average
School	1991	1	44,252	C	Average
School	1991	1	84,334	C	Average
School Gymnasium	1991	1	11,520	C	Average
School Gymnasium	1991	1	12,480	C	Average

Property Sketch Image: 22V210215 - 2015 - Card 1

The property sketch of the dwelling or building, if any, is not available for this tax year and card number, possibly because the property is vacant land.

Property Sketch Information: 22V210215 - 2015 - Card 1

Key	Area	Description	Floor
No propety sketch details were found for this tax year and card number.			

Listed below are all the available online documents for this parcel.

Documents: 22V210215 - All Available Years

Tax Year	Document Title	Date	View
There are no online documents available for this parcel.			

Information on this page is current as of Friday, September 18, 2015.

Close Window

WILDWOOD

August 22, 2016

Pursuant to Chapter 140, Section 140.050 of the Code of Ordinances of the City of Wildwood drafts and checks numbered 32338 through 32491 from the City of Wildwood Operating Account totaling $1,346,445.63 as listed on the attached pages have been approved by motion of the Council of the City of Wildwood.

_____
Mayor, City of Wildwood

ATTEST:

_____
City Clerk

VENDOR SET: 01 City of Wildwood

BANK: * ALL BANKS

DATE RANGE: 7/26/2016 THRU 8/22/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	8/09/2016			032394		
C-CHECK	VOID CHECK	V	8/22/2016			032464		
C-CHECK	VOID CHECK	V	8/22/2016			032465		
C-CHECK	VOID CHECK	V	8/22/2016			032466		
C-CHECK	VOID CHECK	V	8/22/2016			032467		
C-CHECK	VOID CHECK	V	8/22/2016			032468		
C-CHECK	VOID CHECK	V	8/22/2016			032469		
C-CHECK	VOID CHECK	V	8/22/2016			032470		

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	8	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: * TOTALS:	8	0.00	0.00	0.00
BANK: * TOTALS:	8	0.00	0.00	0.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 7/26/2016 THRU 8/22/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0946	EFTPS							
I-T1 201608030555	FEDERAL WITHHOLDING	D	8/05/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		6,854.78				
I-T3 201608030555	FICA CONTRIBUTIONS	D	8/05/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		4,223.11				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		890.83				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		582.90				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		475.25				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		245.81				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,174.01				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		854.31				
I-T4 201608030555	MEDICARE CONTRIBUTIONS	D	8/05/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		987.64				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		208.34				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		136.32				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		111.15				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		57.49				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		274.55				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		199.79				17,276.28
0946	EFTPS							
I-T1 201608170556	FEDERAL WITHHOLDING	D	8/19/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		6,748.57				
I-T3 201608170556	FICA CONTRIBUTIONS	D	8/19/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		3,685.75				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		870.64				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		245.95				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		274.21				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		265.61				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,175.04				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		854.30				
I-T4 201608170556	MEDICARE CONTRIBUTIONS	D	8/19/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		861.99				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		203.62				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		57.52				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		64.14				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		62.12				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		274.80				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		199.79				15,844.05
2460	ONE AMERICA							
I-457201608170556	457 DEF COMP	D	8/19/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,652.60				2,652.60

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 7/26/2016 THRU 8/22/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
2460	ONE AMERICA							
I-457201608030555	457 DEF COMP	R	8/05/2016			000009 Draft		
10 2140	Plan 457 Withholding	457 DEF COMP		2,652.60				2,652.60
2395	ACCORD BUILDING SERVICES, LLC							
I-11713	Janitorial Services	R	7/28/2016			032338		
10 5-10-220-00	Maintenance-Building	Janitorial Services		1,205.00				
10 5-40-220-00	Maintenance - Building	Janitorial Services		172.00				
10 5-60-350-02	Contractual Cleaning	Janitorial Services		448.00				1,825.00
0334	AFLAC							
I-053931	Employee Voluntary Coverage	R	7/28/2016			032339		
10 2050	Employee W/holding Payable	Employee Voluntary C		450.04				450.04
1788	BENEFLEX, INC.							
I-99308	HRA & FSA Fees	R	7/28/2016			032340		
10 5-10-140-00	Employee Benefits (125)	HRA & FSA Fees		34.50				
10 5-20-140-00	Employee Benefits (125)	HRA & FSA Fees		15.00				
10 5-30-140-00	Employee Benefits (125)	HRA & FSA Fees		15.00				
10 5-40-140-00	Employee Benefits (125)	HRA & FSA Fees		9.00				
10 5-50-140-00	Employee Benefits (125)	HRA & FSA Fees		56.75				
10 5-70-140-00	Employee Benefits (125)	HRA & FSA Fees		32.25				162.50
0874	BLUE CHIP EXTERMINATING, INC.							
I-9156563	Pest Control	R	7/28/2016			032341		
10 5-10-220-00	Maintenance-Building	Pest Control		86.00				86.00
0759	COCHRAN							
I-13198	GP 98-039 Prof Fees Hawks Trl	R	7/28/2016			032342		
20 2230	P & Z Escrow	GP 98-039 Prof Fees		362.50				362.50
0961	DELTA DENTAL OF MISSOURI							
I-8/2016	August Dental Insurance	R	7/28/2016			032343		
10 5-10-140-00	Employee Benefits (125)	August Dental Insura		556.75				
10 5-20-140-00	Employee Benefits (125)	August Dental Insura		125.24				
10 5-30-140-00	Employee Benefits (125)	August Dental Insura		187.86				
10 5-40-140-00	Employee Benefits (125)	August Dental Insura		187.86				
10 5-50-140-00	Employee Benefits (125)	August Dental Insura		765.68				
10 5-70-140-00	Employee Benefits (125)	August Dental Insura		633.60				2,456.99
2396	GENE DEL							
I-157810	Celebrate WW Postcards	R	7/28/2016			032344		
10 5-40-715-00	Founders Day	Celebrate WW Postcar		139.00				139.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 7/26/2016 THRU 8/22/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1571	KLANCE STAGING INC							
I-124817	Stage for Concert	R	7/28/2016			032345		
10 5-40-351-00	Concert Series	Stage for Concert		2,400.00				2,400.00
2432	MANCHESTER RADIATOR AND AIR CO							
I-12271	Dodge Van A/C Line	R	7/28/2016			032346		
10 5-50-224-00	Maintenance-Vehicles	Dodge Van A/C Line		299.80				299.80
1076	MINUTEMAN PRESS							
I-36443	Business Cards - Thomas	R	7/28/2016			032347		
10 5-10-242-00	Printing Expense	Business Cards - Tho		117.01				117.01
2411	MURPHY COMPANY							
I-80899	Maintenance Contract	R	7/28/2016			032348		
10 5-10-220-00	Maintenance-Building	Maintenance Contract		1,496.75				1,496.75
0049	REJIS COMMISSION							
I-INV0049315	Co Land Database/Sub Escrow	R	7/28/2016			032349		
10 5-50-250-00	Internet Connection	Co Land Database/Sub		22.50				
10 5-50-350-00	Contractual Services	Co Land Database/Sub		750.00				
I-INV0049316	Sub Fee/Access/Firewall	R	7/28/2016			032349		
10 5-30-250-00	Internet Connection	REJIS COMMISSION		247.01				1,019.51
0038	RICOH USA, INC.							
I-97206989	Copier Lease	R	7/28/2016			032350		
10 5-10-208-00	Equipment Leasing	Copier Lease		825.14				
10 5-50-208-00	Equipment Leasing	Copier Lease		906.93				
10 5-70-208-00	Equipment Leasing	Copier Lease		906.93				2,639.00
0853	ST LOUIS COUNTY TREASURER							
I-87381	Prisoner Housing	R	7/28/2016			032351		
10 5-30-243-00	Prisoner Expense	Prisoner Housing		210.00				210.00
1886	ST. LOUIS POST-DISPATCH							
I-7/17/16	Subscription	R	7/28/2016			032352		
10 5-10-246-00	Publications	Subscription		66.50				66.50
0517	SWIFT PRINT COMMUNICATION							
I-70880	Banners	R	7/28/2016			032353		
10 5-40-720-00	Art Festival	Banners		225.00				225.00
2251	COURTNEY TALLMAN, CSR, RPR							
I-7/21/16	Reporter	R	7/28/2016			032354		
10 5-50-350-00	Contractual Services	Reporter		330.50				330.50

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 7/26/2016 THRU 8/22/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0704	UNITED HEALTHCARE INSURANCE CO							
I-0041157381	August Health Insurance	R	7/28/2016			032355		
10 5-10-140-00	Employee Benefits (125)	August Health Insura		5,956.40				
10 5-20-140-00	Employee Benefits (125)	August Health Insura		1,074.31				
10 5-30-140-00	Employee Benefits (125)	August Health Insura		2,178.93				
10 5-40-140-00	Employee Benefits (125)	August Health Insura		2,362.17				
10 5-50-140-00	Employee Benefits (125)	August Health Insura		7,244.61				
10 5-70-140-00	Employee Benefits (125)	August Health Insura		6,300.84				
10 2050	Employee W/holding Payable	August Health Insura		71.99				25,189.25
0292	UNITED STATES TREASURY							
I-6/30/16	PCORI Fees	R	7/28/2016			032356		
10 5-10-140-00	Employee Benefits (125)	PCORI Fees		8.68				
10 5-20-140-00	Employee Benefits (125)	PCORI Fees		3.26				
10 5-30-140-00	Employee Benefits (125)	PCORI Fees		3.26				
10 5-40-140-00	Employee Benefits (125)	PCORI Fees		4.34				
10 5-50-140-00	Employee Benefits (125)	PCORI Fees		11.94				
10 5-70-140-00	Employee Benefits (125)	PCORI Fees		7.58				39.06
2101	ADB COMPANIES, INC.							
I-SUP 06-051	SUP 16-051 Release	R	8/03/2016			032357		
20 2230	P & Z Escrow	SUP 16-051 Release		500.00				
I-SUP 16-056	SUP 16-056 Release	R	8/03/2016			032357		
20 2230	P & Z Escrow	SUP 16-056 Release		500.00				1,000.00
2453	MARK MAXWELL							
I-SUP 15-062	SUP 15-062 Release	R	8/03/2016			032358		
20 2230	P & Z Escrow	SUP 15-062 Release		500.00				500.00
1963	MCBRIDE GROVER CROSSING LLC							
I-7/28/2016	Refund Dup TGA Camberry 56	R	8/03/2016			032359		
22 4-02-939-00	East TGA Assessments	Refund Dup TGA Cambe		2,425.44				2,425.44
1536	MUTUAL OF OMAHA							
I-000550692449	August Life & Disability	R	8/03/2016			032360		
10 5-10-142-00	Insurance (Life & Disability)	August Life & Disabi		229.88				
10 5-20-142-00	Insurance (Life & Disability)	August Life & Disabi		92.62				
10 5-30-142-00	Insurance (Life & Disability)	August Life & Disabi		90.20				
10 5-40-142-00	Insurance (Life & Disability)	August Life & Disabi		90.90				
10 5-50-142-00	Insurance (Life & Disability)	August Life & Disabi		363.18				
10 5-70-142-00	Insurance (Life & Disability)	August Life & Disabi		220.93				
10 2050	Employee W/holding Payable	August Life & Disabi		507.61				1,595.32

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 7/26/2016 THRU 8/22/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
2395	ACCORD BUILDING SERVICES, LLC							
I-11580	Janitorial Services	R	8/08/2016			032361		
10 5-10-220-00	Maintenance-Building	Janitorial Services		1,205.00				
10 5-40-220-00	Maintenance - Building	Janitorial Services		172.00				
10 5-60-350-02	Contractual Cleaning	Janitorial Services		448.00				1,825.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311360897	Mat Cleaning	R	8/08/2016			032362		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		171.01				
I-311390130	Mat Cleaning	R	8/08/2016			032362		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		196.71				367.72
1609	AT&T MOBILITY							
I-07282016	Electronic Signs	R	8/08/2016			032363		
10 5-40-282-00	Utilities-Telephone	Electronic Signs		131.52				131.52
1525	BABALOO MUSIC AND FUN							
I-2724	Back to School Performance	R	8/08/2016			032364		
10 5-40-351-00	Concert Series	Back to School Perfo		300.00				300.00
0064	THE CLOWNS LLC							
I-8/3/16	Balloon Artists	R	8/08/2016			032365		
10 5-40-350-00	Contractual Services	Balloon Artists		420.00				
I-8/3/16-1	Face Painters for Event	R	8/08/2016			032365		
10 5-40-350-00	Contractual Services	Face Painters for Ev		600.00				1,020.00
0809	DATAMAX							
I-1220671	Copier Base Charge	R	8/08/2016			032366		
10 5-10-262-00	Service Contracts/Rental	Copier Base Charge		112.00				112.00
0117	FANFARE							
I-08/03/2016	Payment for Fanfare Band	R	8/08/2016			032367		
10 5-40-351-00	Concert Series	Payment for Fanfare		1,000.00				1,000.00
1672	FIDLAR TECHNOLOGIES INC.							
I-0448805-IN	July Larado Usage	R	8/08/2016			032368		
10 5-50-350-00	Contractual Services	July Larado Usage		100.00				100.00
1781	HOME CITY ICE COMPANY							
I-3822161745	Ice	R	8/08/2016			032369		
10 5-40-269-00	Supplies - Recreation	Ice		119.00				119.00
0776	HOME DEPOT CREDIT SERVICE							
I-6132272	Hose Nozzles, Wands, Gloves	R	8/08/2016			032370		
10 5-40-739-00	Community Garden	Hose Nozzles, Wands,		52.89				
I-63495	Cord, Stool, Hammer	R	8/08/2016			032370		
10 5-40-268-00	Supplies - Office	Cord, Stool, Hammer		43.91				96.80

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 7/26/2016 THRU 8/22/2016

VENDOR I.D.		NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1413		INTERNATIONAL E-Z UP, INC.							
I-AAA0217707		10x10 tents & weight bags	R	8/08/2016			032371		
17	5-40-480-38	Cap Equip/Facilities - Pur/Rep	10x10 tents & weight		4,993.85				4,993.85
1787		JOLLY JUMPS OF ST. LOUIS							
I-08/03/2016		Bounce Houses for Event	R	8/08/2016			032372		
10	5-40-269-00	Supplies - Recreation	Bounce Houses for Ev		4,172.00				4,172.00
2218		JVR ENTERPRISES LLC							
I-08/03/16		Bubble Bus for Event	R	8/08/2016			032373		
10	5-40-350-00	Contractual Services	Bubble Bus for Event		445.00				445.00
1076		MINUTEMAN PRESS							
I-36492		Stampers	R	8/08/2016			032374		
10	5-10-242-00	Printing Expense	Stampers		65.35				
10	5-50-242-00	Printing Expense	Stampers		177.55				242.90
0898		MISSOURI LAWYERS MEDIA							
I-742853697		Public Hearing Notice	R	8/08/2016			032375		
10	5-20-244-00	Public Notices	Public Hearing Notic		100.92				100.92
0875		MO DEPT OF REVENUE							
I-July 2016		Crime Victims Comp Fund	R	8/08/2016			032376		
10	2212	Due to State of Missouri	Crime Victims Comp F		2,734.86				2,734.86
2428		MUNICIPAL LEAGUE OF METRO ST.							
I-8/31/2016		Dues	R	8/08/2016			032377		
10	5-20-204-00	Dues/Memberships	Dues		7,122.00				7,122.00
2411		MURPHY COMPANY							
I-81785		HVAC Repair	R	8/08/2016			032378		
10	5-10-220-00	Maintenance-Building	HVAC Repair		474.00				
I-81791		Filters	R	8/08/2016			032378		
10	5-10-220-00	Maintenance-Building	Filters		132.93				606.93
0068		POSTMASTER							
I-08/08/2016		Gazette Postage	R	8/08/2016			032379		
10	5-10-345-00	City Newsletter	Gazette Postage		5,087.12				5,087.12
2400		SHRED-IT							
I-9411697929		Shredding Services	R	8/08/2016			032380		
10	5-30-230-00	Miscellaneous	Shredding Services		69.88				69.88

VENDOR SET: 01 City of Wildwood

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DATE RANGE: 7/26/2016 THRU 8/22/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0468	ST LOUIS COUNTY TREASURER							
I-87651	Water Testing	R	8/08/2016			032381		
10 5-50-350-00	Contractual Services	Water Testing		60.00				60.00
0987	ST. LOUIS COUNTY TREASURER							
I-July 2016-1	Justice Sevices	R	8/08/2016			032382		
10 2215	Due to STL County DWI JS	Justice Sevices		120.00				
I-July 2016-2	STL County PD	R	8/08/2016			032382		
10 2216	Due to STL County - County PD	STL County PD		105.00				225.00
2113	ANGELA STAEHLING							
I-0031	Developed Banners	R	8/08/2016			032383		
10 5-50-350-00	Contractual Services	Developed Banners		200.00				200.00
0869	STAPLES BUSINESS ADVANTAGE							
I-5040255359	Office Supplies	R	8/08/2016			032384		
10 5-10-268-00	Supplies-Office	Office Supplies		81.90				
10 5-10-266-00	Supplies-General	Office Supplies		16.99				
10 5-50-268-00	Supplies-Office	Office Supplies		64.50				163.39
0517	SWIFT PRINT COMMUNICATION							
I-70879	Pole Banners	R	8/08/2016			032385		
10 5-40-720-00	Art Festival	Pole Banners		1,520.00				1,520.00
0684	TREASURER- ST LOUIS COUNTY							
I-July 2016	Domestic Violence Shelter Fund	R	8/08/2016			032386		
10 2214	Due to St. Louis County	Domestic Violence Sh		767.15				767.15
0876	TREASURER- STATE OF MO							
I-July 2016	Peace Officer Training Fund	R	8/08/2016			032387		
10 2212	Due to State of Missouri	Peace Officer Traini		383.57				383.57
0554	UPPER LIMITS ROCK GYM - ST. LO							
I-8/3/16	Climbing Wall for Event	R	8/08/2016			032388		
10 5-40-350-00	Contractual Services	Climbing Wall for Ev		350.00				350.00
2414	ZIPP EXPRESS							
I-4929-37207	Courier Service	R	8/08/2016			032389		
10 5-10-230-00	Miscellaneous	Courier Service		66.70				66.70
1435	ARAMARK REFRESHMENT SERVICES							
I-5790118	Equipment Lease	R	8/09/2016			032390		
10 5-10-266-00	Supplies-General	Equipment Lease		276.00				276.00

VENDOR SET: 01 City of Wildwood

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DATE RANGE: 7/26/2016 THRU 8/22/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0874	BLUE CHIP EXTERMINATING, INC.							
I-9155654	Pest Control OP	R	8/09/2016			032391		
10 5-40-220-00	Maintenance - Building	Pest Control OP		52.00				52.00
0865	CHARTER COMMUNICATIONS							
I-8/21/16	Business TV/Internet	R	8/09/2016			032392		
10 5-60-285-00	Utilities - Cable TV	Business TV		66.98				
10 5-10-250-00	Internet Connection	Internet		190.46				257.44
0423	COMMERCE BANK							
I-100010	Pizza for Babysitting 101	R	8/09/2016			032393		
10 5-50-264-00	Meetings & Special Events	Pizza for Babysittin		442.29				
I-17942	Small Message Board	R	8/09/2016			032393		
17 5-40-480-38	Cap Equip/Facilities - Pur/Rep	Small Message Board		494.02				
I-287382	Janitorial Supplies	R	8/09/2016			032393		
10 5-10-266-00	Supplies-General	Janitorial Supplies		130.76				
I-292728	Labels for Plein Air	R	8/09/2016			032393		
10 5-40-720-00	Art Festival	Labels for Plein Air		12.99				
I-324634	LinkedIn Marketing	R	8/09/2016			032393		
10 5-10-201-00	Community Relations	LinkedIn Marketing		59.99				
I-353377	PEP Refreshments	R	8/09/2016			032393		
10 5-50-264-00	Meetings & Special Events	PEP Refreshments		38.93				
I-37596	DJ @ Baseball Tournament	R	8/09/2016			032393		
10 5-40-264-00	Meetings & Special Events	DJ @ Baseball Tourna		297.50				
I-430064	PEP Food	R	8/09/2016			032393		
10 5-40-269-00	Supplies - Recreation	PEP Food		25.00				
I-457713	Emp Meeting Food	R	8/09/2016			032393		
10 5-10-264-00	Meetings & Special Events	Emp Meeting Food		80.70				
I-46927	MO Main St Conference	R	8/09/2016			032393		
10 5-50-270-00	Training	MO Main St Conferenc		440.00				
I-565757	PEP Refreshments	R	8/09/2016			032393		
10 5-40-269-00	Supplies - Recreation	PEP Refreshments		77.46				
I-753777	Monthly Fee	R	8/09/2016			032393		
10 5-50-293-00	Computer System Under $5K	Monthly Fee		139.98				
I-8002233	ESRI ArcGIS Training	R	8/09/2016			032393		
10 5-70-270-00	Training	ESRI ArcGIS Training		1,620.00				
I-800231	ESRI ArcGIS Training	R	8/09/2016			032393		
10 5-50-270-00	Training	ESRI ArcGIS Training		1,620.00				
I-800249	ESRI ArcGIS Training	R	8/09/2016			032393		
10 5-50-270-00	Training	ESRI ArcGIS Training		1,620.00				
I-834774	Proj Managment Software	R	8/09/2016			032393		
10 5-50-350-00	Contractual Services	Proj Managment Softw		50.00				7,149.62

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VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1696	CROSSINGS COMMUNITY IMP DISTRI							
I-08/09/2016	Reimb Duplicate Pmnt	R	8/09/2016			032395		
10 1320	Due From CID	Reimb Duplicate Pmnt		72.02				72.02
1914	DODGE MOVING & STORAGE, INC.							
I-M20330	July Record Storage	R	8/09/2016			032396		
10 5-10-211-00	Records Storage	July Record Storage		88.48				88.48
0996	DOWCO ENTERPRISES, INC.							
I-101379	Fertilization 4 OP	R	8/09/2016			032397		
10 5-40-350-01	Park Maintenance	Fertilization 4 OP		107.00				
I-101380	Fertilization 3 OP	R	8/09/2016			032397		
10 5-40-350-01	Park Maintenance	Fertilization 3 OP		107.00				
I-101649	Fertilization 4 AP	R	8/09/2016			032397		
10 5-40-350-01	Park Maintenance	Fertilization 4 AP		114.00				
I-101650	Fertilization 3 AP	R	8/09/2016			032397		
10 5-40-350-01	Park Maintenance	Fertilization 3 AP		114.00				
I-95154	Fertilization 2 OP	R	8/09/2016			032397		
10 5-40-350-01	Park Maintenance	Fertilization 2 OP		110.66				
I-95591	Fertilization 2 AP	R	8/09/2016			032397		
10 5-40-350-01	Park Maintenance	Fertilization 2 AP		117.75				670.41
1793	LIBERTY OFFICE PRODUCTS							
I-488597	Office Supplies	R	8/09/2016			032398		
10 5-10-268-00	Supplies-Office	Office Supplies		15.61				
10 5-10-268-00	Supplies-Office	Office Supplies		190.12				
I-488909	Office Supplies	R	8/09/2016			032398		
10 5-10-268-00	Supplies-Office	Office Supplies		107.69				313.42
2455	BRENDAN MAHER							
I-08/09/2016	Travel Exp Reimb	R	8/09/2016			032399		
10 5-70-274-00	Travel	Travel Exp Reimb		136.93				136.93
2039	PORTABLE WATER CLOSET, LLC							
I-11785	Facility Rental	R	8/09/2016			032400		
10 5-40-262-00	Service Contracts	Facility Cleaning		430.00				
10 5-40-208-00	Equipment Leasing	Facility Rental		2,068.00				
I-11786	Farmers Market	R	8/09/2016			032400		
10 5-40-208-00	Equipment Leasing	Farmers Market		530.00				
I-11787	Car Show & Farmers Mkt	R	8/09/2016			032400		
10 5-40-208-00	Equipment Leasing	Car Show & Farmers M		580.00				
I-11788	Facility Rent Jul 30 Evnt & FM	R	8/09/2016			032400		
10 5-40-208-00	Equipment Leasing	Facility Rent Jul 30		640.00				
I-11789	Concert/Farmers Mkt	R	8/09/2016			032400		
10 5-40-208-00	Equipment Leasing	Concert/Farmers Mkt		640.00				4,888.00

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0177	SAFEGUARD BUSINESS SYSTEMS							
I-031609337	1000 Operating Checks	R	8/09/2016			032401		
10 5-10-242-00	Printing Expense	1000 Operating Check		183.30				183.30
0090	SAM'S CLUB/GECRB							
I-000957	Kitchen Supplies	R	8/09/2016			032402		
10 5-10-266-00	Supplies-General	Kitchen Supplies		84.56				
I-002697	Concert Supplies	R	8/09/2016			032402		
10 5-40-351-00	Concert Series	Concert Supplies		115.02				
I-008134	Concert & Artist Appreciation	R	8/09/2016			032402		
10 5-40-269-00	Supplies - Recreation	Concert & Artist App		248.50				448.08
2454	SERVPRO OF SOUTH CHESTERFIELD							
I-2016-07-29-1411	Evaluate/Clean Police Sup	R	8/09/2016			032403		
10 5-10-220-00	Maintenance-Building	Evaluate/Clean Polic		950.50				950.50
0869	STAPLES BUSINESS ADVANTAGE							
I-8040365869	Office Supplies	R	8/09/2016			032404		
10 5-10-268-00	Supplies-Office	Office Supplies		36.02				
10 5-10-266-00	Supplies-General	Office Supplies		30.38				
10 5-30-268-00	Supplies-Office	Office Supplies		60.10				126.50
0310	ELIZABETH M. WEISS							
I-08/08/2016	Reimb Roberts Rules of Order	R	8/09/2016			032405		
10 5-10-266-00	Supplies-General	Reimb Roberts Rules		72.65				72.65
2304	WILDWOOD AREA LION'S CLUB							
I-08/05/2016	Hot Dogs @ Back to School	R	8/09/2016			032406		
10 5-40-269-00	Supplies - Recreation	Hot Dogs @ Back to S		500.00				500.00
0539	WINDSTREAM							
I-15519784	Phone Service	R	8/09/2016			032407		
10 5-10-282-00	Utilities-Telephone	Phone Service		172.30				
10 5-20-282-00	Utilities-Telephone	Phone Service		57.43				
10 5-30-282-00	Utilities-Telephone	Phone Service		57.43				
10 5-40-282-00	Utilities-Telephone	Phone Service		76.58				
10 5-50-282-00	Utilities-Telephone	Phone Service		268.02				
10 5-70-282-00	Utilities-Telephone	Phone Service		153.17				784.93
2414	ZIPP EXPRESS							
I-4929-37166	Courier Service	R	8/09/2016			032408		
10 5-10-230-00	Miscellaneous	Courier Service		35.00				35.00

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0334	AFLAC							
I-477010	Employee Voluntary Coverage	R	8/12/2016			032409		
10 2050	Employee W/holding Payable	Employee Voluntary C		450.04				450.04
2458	ALLEN ROOFING & SIDING							
I-42461	Roof Repair	R	8/12/2016			032410		
10 5-10-220-00	Maintenance-Building	Roof Repair		1,500.00				1,500.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311414953	Mat Cleaning	R	8/12/2016			032411		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		165.66				165.66
2056	DELUCA PLUMBING LLC							
I-16001-81	Repair Toilet & Faucet	R	8/12/2016			032412		
10 5-10-220-00	Maintenance-Building	Repair Toilet & Fauc		722.00				722.00
2456	BETH & TODD HAGEDORN							
I-Tuscany	Tuscany Ridge Subsidy Agmt Ref	R	8/12/2016			032413		
20 2260	Subdivision Escrows	BETH & TODD HAGEDORN		5,838.86				5,838.86
0453	MIKE HARTWIG							
I-08/12/2016	Travel Exp Reimb	R	8/12/2016			032414		
10 5-70-274-00	Travel	Travel Exp Reimb		67.50				67.50
2081	HERLACHER ANGLETON ASSOCIATES,							
I-2016066	Environmental Site Assess	R	8/12/2016			032415		
17 5-40-480-07	Property Acquisitions	Environmental Site A		1,800.00				1,800.00
2405	KENRICK'S							
I-34724	Hot Dogs for City Event	R	8/12/2016			032416		
10 5-40-269-00	Supplies - Recreation	Hot Dogs for City Ev		744.52				744.52
0898	MISSOURI LAWYERS MEDIA							
I-742860427	Public Hearing Notice	R	8/12/2016			032417		
10 5-50-244-00	Public Notices	Public Hearing Notic		75.40				
I-742875255	Public Hearing Notice	R	8/12/2016			032417		
10 5-50-244-00	Public Notices	Public Hearing Notic		156.60				232.00
2160	RICOH USA, INC.							
I-5043785929	Add'l Images	R	8/12/2016			032418		
10 5-10-262-00	Service Contracts/Rental	Add'l Images		2,335.82				2,335.82
1837	ROCKWOOD SCHOOL DISTRICT							
I-7978	LaSalle Special Olympic 5K	R	8/12/2016			032419		
10 5-40-264-00	Meetings & Special Events	LaSalle Special Olym		272.00				272.00

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0010	RYAN S. THOMAS							
I-08/12/2016	Expense Reimb - Outdoor Retail	R	8/12/2016			032420		
10 5-70-274-00	Travel	Expense Reimb - Outd		2,337.22				2,337.22
2457	ELIZABETH WESNER							
I-08/10/2016	Community Grd Plot 9 Refund	R	8/12/2016			032421		
20 2230	P & Z Escrow	Community Grd Plot 9		25.00				25.00
0822	WILDWOOD FAMILY YMCA							
I-July 2016	July Membership	R	8/12/2016			032422		
10 5-10-204-00	Dues/Memberships	July Membership		134.00				
I-June 2016	June Membership	R	8/12/2016			032422		
10 5-10-204-00	Dues/Memberships	June Membership		134.00				268.00
2395	ACCORD BUILDING SERVICES, LLC							
I-11771	Scrub/Rinse CH Restrooms	R	8/18/2016			032423		
10 5-10-220-00	Maintenance-Building	Scrub/Rinse CH Restr		650.00				650.00
1435	ARAMARK REFRESHMENT SERVICES							
I-5780010	Water Filter	R	8/18/2016			032424		
10 5-10-266-00	Supplies-General	Water Filter		151.96				
I-5788551	Coffee	R	8/18/2016			032424		
10 5-10-266-00	Supplies-General	Coffee		389.51				
I-8916837	Innowave UV Lamp Assy	R	8/18/2016			032424		
10 5-10-266-00	Supplies-General	Innowave UV Lamp Ass		130.54				672.01
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311440099	Mat Cleaning	R	8/18/2016			032425		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		196.71				196.71
0606	BI-STATE POOLS							
I-GP 14-022	SUP 14-022 Release	R	8/18/2016			032426		
20 2230	P & Z Escrow	SUP 14-022 Release		1,000.00				
I-SUP 14-078	SUP 14-078 Release	R	8/18/2016			032426		
20 2230	P & Z Escrow	SUP 14-078 Release		500.00				1,500.00
2343	BIG RIVER RACE MANAGEMENT							
I-08/17/16	Be Brave 5K Deposit	R	8/18/2016			032427		
10 5-40-340-00	Consultant Costs	Be Brave 5K Deposit		300.00				
I-10/29/16	Deposit WW Rt 66 5K	R	8/18/2016			032427		
10 5-40-340-00	Consultant Costs	Deposit WW Rt 66 5K		300.00				600.00
2143	CHRIS CAKES OF ST. LOUIS							
I-395	Chris' Cakes-Art Festival	R	8/18/2016			032428		
10 5-40-720-00	Art Festival	Chris' Cakes-Art Fes		1,712.98				1,712.98

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0064	THE CLOWNS LLC							
I-08/28/16	Face Painters for Event	R	8/18/2016			032429		
10 5-40-715-00	Founders Day	Face Painters Deposi		2,400.00				2,400.00
2232	COCA-COLA REFRESHMENTS							
I-3818238307	Refreshments	R	8/18/2016			032430		
10 5-40-269-00	Supplies - Recreation	Refreshments		736.80				736.80
1577	COUNTY KONA							
I-81216	City Event Refreshments	R	8/18/2016			032431		
10 5-40-351-00	Concert Series	City Event Refreshme		960.00				960.00
2403	DAY 3 PRODUCTIONS							
I-08/16/2016	City Event Entertainment	R	8/18/2016			032432		
10 5-40-715-00	Founders Day	Dep Celeb WW Enterta		750.00				750.00
0019	EXXONMOBIL BUSINESS							
I-583608	Vehicle Fuel	R	8/18/2016			032433		
10 5-50-224-00	Maintenance-Vehicles	Vehicle Fuel		336.00				
10 5-70-224-00	Maintenance-Vehicles	Vehicle Fuel		291.98				627.98
1025	KETTLE KORN							
I-8/12/16	City Event Refreshments	R	8/18/2016			032434		
10 5-40-351-00	Concert Series	City Event Refreshme		635.85				635.85
0286	MAILFINANCE							
I-N6079071	Postage Machine Lease	R	8/18/2016			032435		
10 5-10-262-00	Service Contracts/Rental	Postage Machine Leas		570.99				570.99
2423	TED MCCREADY							
I-08/16/2016	Final Pmnt Celebrate WW	R	8/18/2016			032436		
10 5-40-720-00	Art Festival	Final Pmnt Celebrate		300.00				300.00
1092	MERIDIAN WASTE SERVICES							
I-68F00011	Back to School Pickup	R	8/18/2016			032437		
10 5-40-351-00	Concert Series	Back to School Picku		300.00				300.00
0367	STACEY MINCOFF							
I-2464	Aug-Dec Newsletter	R	8/18/2016			032438		
10 5-10-345-00	City Newsletter	Aug-Dec Newsletter		1,950.00				1,950.00
0898	MISSOURI LAWYERS MEDIA							
I-742824126	Bid Notice	R	8/18/2016			032439		
10 5-50-244-00	Public Notices	Bid Notice		123.20				123.20

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0875	MO DEPT OF REVENUE							
I-T2 201607060553	STATE WITHHOLDING	R	8/18/2016			032440		
10 2130	State Withholding	STATE WITHHOLDING		2,334.00				
I-T2 201607200554	STATE WITHHOLDING	R	8/18/2016			032440		
10 2130	State Withholding	STATE WITHHOLDING		2,175.00				4,509.00
2140	MOOLAH MOUNTED LANCERS							
I-08/27/2016	Founders Day Participation	R	8/18/2016			032441		
10 5-40-715-00	Founders Day	Founders Day Partici		500.00				500.00
2302	MOOLAH SHRINE GATEWAY 500							
I-08/27/2016	Founders Day Participation	R	8/18/2016			032442		
10 5-40-715-00	Founders Day	Founders Day Partici		500.00				500.00
1851	MOOLAH YOMO MINI PATROL							
I-08/27/16	Founders Day Participation	R	8/18/2016			032443		
10 5-40-715-00	Founders Day	Founders Day Partici		500.00				500.00
1315	MORRISON LAW FIRM							
I-2010615	Strecker Forest	R	8/18/2016			032444		
10 5-10-315-00	Litigation Contingencies	Strecker Forest		16.00				16.00
1113	NEWSMAGAZINE NETWORK							
I-733-081016	Economic Dev Ad	R	8/18/2016			032445		
10 5-10-244-00	Public Notices	Economic Dev Ad		455.00				455.00
0578	PILLSBURY MARKETING							
I-55536	Founders Day giveaway bag	R	8/18/2016			032446		
10 5-40-715-00	Founders Day	Founders Day giveawa		1,203.00				1,203.00
2399	RALPH BUTLER BAND							
I-08/16/2016	Founder's Day Music	R	8/18/2016			032447		
10 5-40-715-00	Founders Day	Founder's Day Music		900.00				900.00
0869	STAPLES BUSINESS ADVANTAGE							
I-8040462575	Office Supplies	R	8/18/2016			032448		
10 5-10-268-00	Supplies-Office	Office Supplies		39.98				
10 5-10-266-00	Supplies-General	Office Supplies		58.61				
10 5-10-293-00	Computer System Under $5K	Office Supplies		40.89				
10 5-50-268-00	Supplies-Office	Office Supplies		38.70				178.18
0517	SWIFT PRINT COMMUNICATION							
I-71086	Pole Banner	R	8/18/2016			032449		
10 5-40-715-00	Founders Day	Pole Banner		141.17				141.17

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2242	TERRAIN RUNNERS - STL LLC							
I-10/8/16	Rockin Rockwoods Trail Event	R	8/18/2016			032450		
10 5-40-264-00	Meetings & Special Events	Rockin Rockwoods Tra		454.77				454.77
0010	RYAN S. THOMAS							
I-08/03/2016	Balance Due Expense Reimb	R	8/18/2016			032451		
10 5-10-274-00	Travel	Balance Due Expense		12.75				12.75
0554	UPPER LIMITS ROCK GYM - ST. LO							
I-8/27/16	Climbing Wall for Event	R	8/18/2016			032452		
10 5-40-715-00	Founders Day	Climbing Wall for Ev		830.00				830.00
0658	VERIZON WIRELESS							
I-9770142047	Cell Phone	R	8/18/2016			032453		
10 5-10-282-00	Utilities-Telephone	Cell Phone		53.32				
10 5-20-282-00	Utilities-Telephone	Cell Phone		61.59				
10 5-30-282-00	Utilities-Telephone	Cell Phone		53.06				
10 5-40-282-00	Utilities-Telephone	Cell Phone		108.32				
10 5-50-282-00	Utilities-Telephone	Cell Phone		359.03				
10 5-70-282-00	Utilities-Telephone	Cell Phone		185.71				821.03
2135	BEN WALTER							
I-08/27/2016	Back Street Cruisers 8/27	R	8/18/2016			032454		
10 5-40-715-00	Founders Day	Back Street Cruisers		350.00				350.00
2459	BILL WEBER							
I-08/17/2016	Back Street Cruisers 8/27	R	8/18/2016			032455		
10 5-40-715-00	Founders Day	Back Street Cruisers		350.00				350.00
0410	BALLWIN SINCLAIR AUTO							
I-028662	03 Electronic Sign Valve Stem	R	8/22/2016			032456		
10 5-70-224-00	Maintenance-Vehicles	03 Electronic Sign V		15.00				
I-028763	03 Chevy Oil Change	R	8/22/2016			032456		
10 5-70-224-00	Maintenance-Vehicles	03 Chevy Oil Change		56.70				71.70
2286	BUESCHER FRANKENBERG ASSOCIATE							
I-STP5500-678-12	Wild Horse Creek Rd. Brid	R	8/22/2016			032457		
18 5-70-470-64	Wild Hrse Crk Brdg #392 Design	Wild Horse Creek Rd.		410.22				410.22
0150	CDG ENGINEERS, INC.							
I-5500-681-12	Strecker Brdg over Caulks	R	8/22/2016			032458		
18 5-70-470-67	Strecker Rd Bridge Design	Strecker Brdg over		110.93				110.93

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1591	CLEN INDUSTRIES, INC							
I-20720	Traffic Control Signs	R	8/22/2016			032459		
10 5-70-350-55	Traffic Control-Signs	Traffic Control Sign		860.00				
I-20783	Traffic Control Signs	R	8/22/2016			032459		
10 5-70-350-55	Traffic Control-Signs	Traffic Control Sign		611.74				
I-20790	Traffic Control Signs	R	8/22/2016			032459		
10 5-70-350-55	Traffic Control-Signs	Traffic Control Sign		631.98				
I-20796	Traffic Control Signs	R	8/22/2016			032459		
10 5-70-350-55	Traffic Control-Signs	Traffic Control Sign		650.11				
I-20809	Traffic Control Signs	R	8/22/2016			032459		
10 5-70-350-55	Traffic Control-Signs	Traffic Control Sign		135.54				
I-20823	Traffic Control Signs	R	8/22/2016			032459		
10 5-70-350-55	Traffic Control-Signs	Traffic Control Sign		107.35				2,996.72
0759	COCHRAN							
I-13410	Manchester Rd Resurfacing	R	8/22/2016			032460		
18 5-70-460-15	Manchester Rd Bike Lane Design	Manchester Rd Resurf		4,770.00				
I-3715	Salt Storage Facility Eng	R	8/22/2016			032460		
18 5-70-480-13	Salt Storage Facility Design	Salt Storage Facilit		6,625.00				
I-3729	Wildwood On Call Services	R	8/22/2016			032460		
18 5-70-480-21	Other Engineering Services	Wildwood On Call Ser		1,970.00				13,365.00
0996	DOWCO ENTERPRISES, INC.							
C-101635	Correct Invoice Amount	R	8/22/2016			032461		
10 5-70-350-05	ROW Landscaping	Correct Invoice Amou		209.39CR				
I-101381	New College Application 3	R	8/22/2016			032461		
10 5-70-350-05	ROW Landscaping	New College Applicat		55.00				
I-101382	New College Application 4	R	8/22/2016			032461		
10 5-70-350-05	ROW Landscaping	New College Applicat		55.00				
I-101634	Taylor Rd Median Application 4	R	8/22/2016			032461		
10 5-70-350-05	ROW Landscaping	Taylor Rd Median App		103.00				
I-101635	Taylor Rd Median Application 3	R	8/22/2016			032461		
10 5-70-350-05	ROW Landscaping	Taylor Rd Median App		312.39				
I-95155	New College Application 2	R	8/22/2016			032461		
10 5-70-350-05	ROW Landscaping	New College Applicat		56.88				
I-95590	Taylor Rd Median Application 2	R	8/22/2016			032461		
10 5-70-350-05	ROW Landscaping	Taylor Rd Median App		106.39				479.27
1863	PAUL R. ELLSWORTH							
I-Inv-29	Dead Animal Cleanup	R	8/22/2016			032462		
10 5-70-350-01	ROW Animal Removal	Dead Animal Cleanup		2,520.00				2,520.00
0654	GAEHLE CONTRACTING INC.							
I-10262	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean Trash/Cut Gras		745.00				
I-10264	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	Grass Cutting & Trim		1,025.00				
I-10266	Parks & Trails Maint	R	8/22/2016			032463		

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VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0654	GAEHLE CONTRACTING INCCONT							
I-10266	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean Trash/Cut Gras		2,645.00				
I-10268	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	Grass Cutting & Trim		620.00				
I-10269	CH Building & Grounds	R	8/22/2016			032463		
10 5-10-220-00	Maintenance-Building	Grass Cutting & Trim		60.00				
I-10270	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean Trash/Cut Gras		1,570.00				
I-10272	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	Grass Cutting & Trim		570.00				
I-10277	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clear Rockhollow Tra		1,735.50				
I-10278	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	Clear Brush		442.00				
I-10279	Traffic Control Signs	R	8/22/2016			032463		
10 5-70-350-55	Traffic Control-Signs	Reset Sign @ Dartmou		78.50				
I-10280	CH Building & Grounds	R	8/22/2016			032463		
10 5-10-220-00	Maintenance-Building	Water Flowers		104.00				
I-10281	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean CP		100.00				
I-10282	ROW Tree Removal	R	8/22/2016			032463		
10 5-70-350-06	ROW Tree Removal	ROW Tree Removal		235.50				
I-10283	Tree Trimming	R	8/22/2016			032463		
10 5-70-350-08	ROW Tree Trimming	Clean Up Trees		1,182.50				
I-10284	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	Brush Hog		290.00				
I-10285	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	Clear Brush		409.50				
I-10286	ROW Tree Removal	R	8/22/2016			032463		
10 5-70-350-06	ROW Tree Removal	ROW Tree Removal		135.00				
I-10287	ROW Tree Removal	R	8/22/2016			032463		
10 5-70-350-06	ROW Tree Removal	ROW Tree Removal		225.00				
I-10288	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Empty Trash Clean Bu		87.75				
I-10289	Replace Signs	R	8/22/2016			032463		
10 5-50-263-00	Abatements	Replace Signs		145.50				
I-10290	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean CP X 2		320.00				
I-10291	CH Building & Grounds	R	8/22/2016			032463		
10 5-10-220-00	Maintenance-Building	Water Flowers		104.00				
I-10292	Misc ROW	R	8/22/2016			032463		
10 5-70-350-09	Miscellaneous ROW	Clean Off Rocks		287.00				
I-10293	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Install Sign		48.50				
I-10294	Traffic Control Signs	R	8/22/2016			032463		
10 5-70-350-55	Traffic Control-Signs	Replace Signs		436.50				
I-10295	Roadside Mowing	R	8/22/2016			032463		

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0654	GAEHLE CONTRACTING INCCONT							
I-10295	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	MOW ROW		2,762.50				
I-10296	Art Festival Prep	R	8/22/2016			032463		
10 5-40-720-00	Art Festival	Art Festival Prep		1,576.00				
I-10297	Traffic Control Signs	R	8/22/2016			032463		
10 5-70-350-55	Traffic Control-Signs	Install Signs		896.00				
I-10298	ROW Tree Removal	R	8/22/2016			032463		
10 5-70-350-06	ROW Tree Removal	ROW Tree Removal		300.00				
I-10299	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Install Info Box		130.00				
I-10300	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Brush Hog		892.00				
I-10301	Sidewalk Replacement	R	8/22/2016			032463		
18 5-70-490-06	Sidewalk Replacement	Sidewalk Replacement		1,892.80				
I-10302	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Remove Trees		300.00				
I-10303	CH Building & Grounds	R	8/22/2016			032463		
10 5-10-220-00	Maintenance-Building	Water Flowers		104.00				
I-10304	Misc ROW	R	8/22/2016			032463		
10 5-70-350-09	Miscellaneous ROW	Grind Graffiti		130.00				
I-10305	Sidewalk Replacement	R	8/22/2016			032463		
18 5-70-490-06	Sidewalk Replacement	Sidewalk Replacement		1,056.00				
I-10306	Sidewalk Replacement	R	8/22/2016			032463		
18 5-70-490-06	Sidewalk Replacement	Sidewalk Replacement		2,576.25				
I-10307	Pond Ball Park Event	R	8/22/2016			032463		
10 5-50-264-00	Meetings & Special Events	Pond Ball Park Event		918.75				
I-10308	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Remove Tree		261.00				
I-10309	Shoulder Maintenance	R	8/22/2016			032463		
18 5-70-490-01	Asphalt Pavement Resurfacing	Install Dirt		578.00				
I-10310	Sidewalk Replacement	R	8/22/2016			032463		
18 5-70-490-06	Sidewalk Replacement	Sidewalk Replacement		858.00				
I-10311	Traffic Control Signs	R	8/22/2016			032463		
10 5-70-350-55	Traffic Control-Signs	Install Signs		248.00				
I-10312	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Meet Playgroung Equi		65.00				
I-10313	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean CP		160.00				
I-10314	Founders Day Prep	R	8/22/2016			032463		
10 5-40-715-00	Founders Day	Founders Day Prep		1,300.00				
I-10315	CH Building & Grounds	R	8/22/2016			032463		
10 5-10-220-00	Maintenance-Building	Water Flowers		104.00				
I-10316	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Pick Up Trash CP		60.00				
I-10317	ROW Tree Removal	R	8/22/2016			032463		
10 5-70-350-06	ROW Tree Removal	ROW Tree Removal		195.75				
I-10318	ROW Tree Removal	R	8/22/2016			032463		

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0654	GAEHLE CONTRACTING INCCONT							
I-10318	ROW Tree Removal	R	8/22/2016			032463		
10 5-70-350-06	ROW Tree Removal	ROW Tree Removal		1,402.00				
I-10319	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean Out Flower Bed		140.00				
I-10321	CH Building & Grounds	R	8/22/2016			032463		
10 5-10-220-00	Maintenance-Building	Pull Weeds		120.00				
I-10322	Landscaping	R	8/22/2016			032463		
10 5-70-350-05	ROW Landscaping	Pull Weeds		100.00				
I-10323	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Pull Weeds @ CP		80.00				
I-10324	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean Out Weeds		260.00				
I-10325	CH Building & Grounds	R	8/22/2016			032463		
10 5-10-220-00	Maintenance-Building	Pull Weeds		120.00				
I-10326	Landscaping	R	8/22/2016			032463		
10 5-70-350-05	ROW Landscaping	Pull Weeds		160.00				
I-10327	Misc ROW	R	8/22/2016			032463		
10 5-70-350-09	Miscellaneous ROW	Install Curb		476.00				
I-10328	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	Clean UP ROW		292.50				
I-10329	Founders Day Prep	R	8/22/2016			032463		
10 5-40-715-00	Founders Day	Founders Day Prep		48.50				
I-10330	ROW Tree Removal	R	8/22/2016			032463		
10 5-70-350-06	ROW Tree Removal	ROW Tree Removal		222.75				
I-10331	ROW Tree Removal	R	8/22/2016			032463		
10 5-70-350-06	ROW Tree Removal	ROW Tree Removal		143.50				
I-10332	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Remove Water Bags		130.00				
I-10333	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean Up CP		409.50				
I-10334	ROW Tree Removal	R	8/22/2016			032463		
10 5-70-350-06	ROW Tree Removal	ROW Tree Removal		918.00				
I-10335	Traffic Control Signs	R	8/22/2016			032463		
10 5-70-350-55	Traffic Control-Signs	Install Signs		214.00				
I-10336	Misc ROW	R	8/22/2016			032463		
10 5-70-350-09	Miscellaneous ROW	Epoxy Patch		259.00				
I-10337	Misc ROW	R	8/22/2016			032463		
10 5-70-350-09	Miscellaneous ROW	Work on Tree Grates		234.00				
I-10338	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean Parks		590.00				
I-10339	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean Trash		117.00				
I-10340	Pond Ball Park Event	R	8/22/2016			032463		
10 5-50-264-00	Meetings & Special Events	Pond Ball Park Event		471.75				
I-10341	Asphalt Patching	R	8/22/2016			032463		
10 5-70-350-11	St Maint-Asphalt Patching	Asphalt Patch		1,057.90				
I-10342	Art Festival Prep	R	8/22/2016			032463		

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0654	GAEHLE CONTRACTING INCCONT							
I-10342	Art Festival Prep	R	8/22/2016			032463		
10 5-40-720-00	Art Festival	Art Festival Prep		117.00				
I-10343	Landscaping	R	8/22/2016			032463		
10 5-70-350-05	ROW Landscaping	Weedeat & Spray		929.50				
I-10344	CH Building & Grounds	R	8/22/2016			032463		
10 5-10-220-00	Maintenance-Building	Water Flowers		195.00				
I-10345	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Grass Cutting/Trimmi		660.00				
I-10346	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	Grass Cutting & Trim		140.00				
I-10348	Roadside Mowing	R	8/22/2016			032463		
10 5-70-350-02	ROW Roadside Mowing	Trim ROW		917.00				
I-10349	Straighten Light Pole	R	8/22/2016			032463		
10 5-70-276-00	Traffic Signals/Street Lights	Straighten Light Pol		299.25				
I-10350	Traffic Control Signs	R	8/22/2016			032463		
10 5-70-350-55	Traffic Control-Signs	Install Signs		48.50				
I-10651	Parks & Trails Maint	R	8/22/2016			032463		
10 5-40-350-01	Park Maintenance	Clean CP Take Down S		97.50				42,335.95
2362	GBA							
I-48355	Bridge Insp Service	R	8/22/2016			032471		
18 5-70-480-21	Other Engineering Services	Bridge Insp Service		1,000.00				1,000.00
2444	GERARD MARKETING GROUP							
I-1184	Public Relations Services	R	8/22/2016			032472		
10 5-10-340-00	Consultant Costs	Public Relations Ser		1,000.00				
I-1185	Public Relations Services	R	8/22/2016			032472		
10 5-10-340-00	Consultant Costs	Public Relations Ser		800.70				
I-1186	Public Relations Services	R	8/22/2016			032472		
10 5-10-340-00	Consultant Costs	Public Relations Ser		1,000.00				2,800.70
2440	HAMILTON WEBER LLC							
I-82162	Retainer Fees	R	8/22/2016			032473		
10 5-10-310-00	Attorney Fees	Retainer Fees		3,000.00				
I-82162-1	Retainer Costs	R	8/22/2016			032473		
10 5-10-310-00	Attorney Fees	Retainer Costs		97.77				
I-82163	Legal Services Fees	R	8/22/2016			032473		
10 5-10-310-00	Attorney Fees	Legal Services Fees		9,556.50				
I-82163-1	Legal Services Costs	R	8/22/2016			032473		
10 5-10-310-00	Attorney Fees	Legal Services Costs		605.70				
I-82164	MVB Real Estate Fees	R	8/22/2016			032473		
10 5-10-315-00	Litigation Contingencies	MVB Real Estate Fees		37.00				
I-82164-1	MVB Real Estate costs	R	8/22/2016			032473		
10 5-10-315-00	Litigation Contingencies	MVB Real Estate cost		3.92				
I-82165	Pool Tax Costs	R	8/22/2016			032473		
10 5-10-315-00	Litigation Contingencies	Pool Tax Costs		370.70				13,671.59

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0043	KRUPP CONSTRUCTION INC							
I-70A	Street Resurfacing	R	8/22/2016			032474		
18 5-70-490-01	Asphalt Pavement Resurfacing	Street Resurfacing		74,177.64				
I-70B	Trail Construction	R	8/22/2016			032474		
17 5-40-480-47	Future Trail Dev Construction	Trail Construction		16,537.86				
I-72	Street Resurfacing	R	8/22/2016			032474		
18 5-70-490-01	Asphalt Pavement Resurfacing	Street Resurfacing		145,641.62				236,357.12
2393	LOCHMUELLER GROUP							
I-903885	PndGrv Ext & Traf Calming	R	8/22/2016			032475		
18 5-70-460-20	PndGvr Loop Ext Traf Calm Desi	PndGrv Ext & Traf Ca		11,700.00				11,700.00
0988	N. B. WEST CONTRACTING CO, INC							
I-15704	Manchester Rd. Resurface	R	8/22/2016			032476		
18 5-70-460-15	Manchester Rd Bike Lane Design	Manchester Rd Resurf		488,116.28				488,116.28
1617	OATES ASSOCIATES ENGINEERING &							
I-28201	Community Park PH2 Redsgn	R	8/22/2016			032477		
17 5-40-480-41	Community Park PH2 Const.	Community Park PH2 R		4,500.00				4,500.00
0998	OMNI TREE SERVICE, INC.							
I-9372	Tree Removal	R	8/22/2016			032478		
10 5-70-350-06	ROW Tree Removal	Tree Work		307.50				
I-9373	Tree Trimming	R	8/22/2016			032478		
10 5-70-350-08	ROW Tree Trimming	Tree Trimming		14,065.00				14,372.50
2270	PLAYPOWER LT FARMINGTON, INC.							
I-1400202433	Additional Swings in Park	R	8/22/2016			032479		
17 5-40-480-38	Cap Equip/Facilities - Pur/Rep	Additional Swings in		4,012.84				4,012.84
0197	RANDY BURKETT LIGHTING							
I-1478918	Eatherton Brdg/WW Cell Tw	R	8/22/2016			032480		
10 5-50-340-00	Consultant Costs	Eatherton Brdg		750.00				
I-16050L01	Eatherton Brdg/WW Cell Tw	R	8/22/2016			032480		
10 5-50-340-00	Consultant Costs	Wildwood Cell Tower		380.00				1,130.00
1928	RENE' SACKETT							
I-9/2016	Farmer's Market	R	8/22/2016			032481		
10 5-40-736-00	Farmers Market	Farmer's Market		1,875.00				1,875.00
1188	THE SCHNEIDER CORPORATION, INC							
I-169136	Custom Mailing Label	R	8/22/2016			032482		
10 5-50-350-00	Contractual Services	Custom Mailing Label		1,400.00				1,400.00

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1817	SIMPLY BRIGHT IDEAS							
I-16-0613-WW	Street Sign	R	8/22/2016			032483		
10 5-70-350-55	Traffic Control-Signs	Street Sign		550.00				550.00
0058	ST LOUIS COUNTY TREASURER-							
I-87923	Police Service Contract	R	8/22/2016			032484		
10 5-60-350-00	Contractual Services	Police Service Contr		258,667.48				258,667.48
0978	SUPERIORMIRROR.COM							
I-4854	Security Mirror	R	8/22/2016			032485		
10 5-70-350-55	Traffic Control-Signs	Security Mirror		162.50				162.50
0419	T. HILL CONSTRUCTION INC							
I-2962	Shoulder Maintenance	R	8/22/2016			032486		
18 5-70-490-01	Asphalt Pavement Resurfacing	Shoulder Maintenance		3,862.00				
I-2963	Manchester Rd Bike Lane	R	8/22/2016			032486		
18 5-70-460-15	Manchester Rd Bike Lane Design	Manchester Rd Bike L		1,568.00				
I-2968	Shoulder Maintenance	R	8/22/2016			032486		
18 5-70-490-01	Asphalt Pavement Resurfacing	Shoulder Maintenance		22,045.70				27,475.70
2153	THOUVENOT, WADE, & MOERCHEN IN							
I-55798	Consulting Services	R	8/22/2016			032487		
18 5-70-480-27	Manch Strscape PH III Design	Consulting Services		2,497.54				
I-55799	On-Call Storm Water Rev	R	8/22/2016			032487		
18 5-70-480-21	Other Engineering Services	On-Call Storm Water		1,159.00				3,656.54
1771	THROTTLENET INC.							
I-55075	Network Mgmt/Cloud/Backup	R	8/22/2016			032488		
10 5-10-350-00	Contractual Services	Network Mgmt/Cloud/B		5,349.00				5,349.00
0126	TRAFFIC CONTROL CO.							
I-0001725-IN	Pavement Marking	R	8/22/2016			032489		
10 5-70-350-27	St Maint-Pavement Marking	Pavement Marking		23,116.56				23,116.56
1700	TSI TECHNOLOGY SOLUTIONS							
I-720169	Locates	R	8/22/2016			032490		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				
I-720210	Locates	R	8/22/2016			032490		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				
I-720263	Locates	R	8/22/2016			032490		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				660.00
0278	WESTFALL HAULING, INC.							
I-3312	Asphalt Patching	R	8/22/2016			032491		
10 5-70-350-11	St Maint-Asphalt Patching	Asphalt Patching		5,500.00				5,500.00

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2414	ZIPP EXPRESS							
I-4929-37468	Courier Service	R	8/22/2016			032492		
10 5-10-230-00	Miscellaneous	Courier Service		31.70				
10 5-50-230-00	Miscellaneous	Courier Service		35.00				66.70

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	148			1,310,672.70	0.00	1,310,672.70
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	3			35,772.93	0.00	35,772.93
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 1320	Due From CID	72.02
10 2050	Employee W/holding Payable	1,479.68
10 2120	Federal/FICA Withholding	23,361.84
10 2130	State Withholding	4,509.00
10 2140	Plan 457 Withholding	5,305.20
10 2212	Due to State of Missouri	3,118.43
10 2214	Due to St. Louis County	767.15
10 2215	Due to STL County DWI JS	120.00
10 2216	Due to STL County - County PD	105.00
10 5-10-120-00	FICA & Medicare	2,173.43
10 5-10-140-00	Employee Benefits (125)	6,556.33
10 5-10-142-00	Insurance (Life & Disability)	229.88
10 5-10-201-00	Community Relations	59.99
10 5-10-204-00	Dues/Memberships	268.00
10 5-10-208-00	Equipment Leasing	825.14
10 5-10-211-00	Records Storage	88.48
10 5-10-220-00	Maintenance-Building	10,063.27
10 5-10-230-00	Miscellaneous	133.40
10 5-10-242-00	Printing Expense	365.66
10 5-10-244-00	Public Notices	455.00
10 5-10-246-00	Publications	66.50
10 5-10-250-00	Internet Connection	190.46
10 5-10-262-00	Service Contracts/Rental	3,018.81
10 5-10-264-00	Meetings & Special Events	80.70

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 7/26/2016 THRU 8/22/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
10	5-10-266-00	Supplies-General	1,341.96
10	5-10-268-00	Supplies-Office	471.32
10	5-10-274-00	Travel	12.75
10	5-10-282-00	Utilities-Telephone	225.62
10	5-10-293-00	Computer System Under $5K	40.89
10	5-10-310-00	Attorney Fees	13,259.97
10	5-10-315-00	Litigation Contingencies	427.62
10	5-10-340-00	Consultant Costs	2,800.70
10	5-10-345-00	City Newsletter	7,037.12
10	5-10-350-00	Contractual Services	5,349.00
10	5-20-120-00	FICA & Medicare	1,022.69
10	5-20-140-00	Employee Benefits (125)	1,217.81
10	5-20-142-00	Insurance (Life & Disability)	92.62
10	5-20-204-00	Dues/Memberships	7,122.00
10	5-20-244-00	Public Notices	100.92
10	5-20-282-00	Utilities-Telephone	119.02
10	5-30-120-00	FICA & Medicare	924.75
10	5-30-140-00	Employee Benefits (125)	2,385.05
10	5-30-142-00	Insurance (Life & Disability)	90.20
10	5-30-230-00	Miscellaneous	69.88
10	5-30-243-00	Prisoner Expense	210.00
10	5-30-250-00	Internet Connection	247.01
10	5-30-268-00	Supplies-Office	60.10
10	5-30-282-00	Utilities-Telephone	110.49
10	5-40-120-00	FICA & Medicare	631.03
10	5-40-140-00	Employee Benefits (125)	2,563.37
10	5-40-142-00	Insurance (Life & Disability)	90.90
10	5-40-208-00	Equipment Leasing	4,458.00
10	5-40-220-00	Maintenance - Building	396.00
10	5-40-262-00	Service Contracts	430.00
10	5-40-264-00	Meetings & Special Events	1,024.27
10	5-40-268-00	Supplies - Office	43.91
10	5-40-269-00	Supplies - Recreation	6,623.28
10	5-40-282-00	Utilities-Telephone	316.42
10	5-40-340-00	Consultant Costs	600.00
10	5-40-350-00	Contractual Services	1,815.00
10	5-40-350-01	Park Maintenance	12,274.16
10	5-40-351-00	Concert Series	5,710.87
10	5-40-715-00	Founders Day	9,911.67
10	5-40-720-00	Art Festival	5,463.97
10	5-40-736-00	Farmers Market	1,875.00
10	5-40-739-00	Community Garden	52.89
10	5-50-120-00	FICA & Medicare	2,898.40
10	5-50-140-00	Employee Benefits (125)	8,078.98
10	5-50-142-00	Insurance (Life & Disability)	363.18
10	5-50-208-00	Equipment Leasing	906.93

VENDOR SET: 01 City of Wildwood

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DATE RANGE: 7/26/2016 THRU 8/22/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
10	5-50-224-00	Maintenance-Vehicles	635.80
10	5-50-230-00	Miscellaneous	35.00
10	5-50-242-00	Printing Expense	177.55
10	5-50-244-00	Public Notices	355.20
10	5-50-250-00	Internet Connection	22.50
10	5-50-263-00	Abatements	145.50
10	5-50-264-00	Meetings & Special Events	1,871.72
10	5-50-268-00	Supplies-Office	103.20
10	5-50-270-00	Training	3,680.00
10	5-50-282-00	Utilities-Telephone	627.05
10	5-50-293-00	Computer System Under $5K	139.98
10	5-50-340-00	Consultant Costs	1,130.00
10	5-50-350-00	Contractual Services	2,890.50
10	5-60-285-00	Utilities - Cable TV	66.98
10	5-60-350-00	Contractual Services	258,667.48
10	5-60-350-02	Contractual Cleaning	896.00
10	5-70-120-00	FICA & Medicare	2,108.19
10	5-70-140-00	Employee Benefits (125)	6,974.27
10	5-70-142-00	Insurance (Life & Disability)	220.93
10	5-70-208-00	Equipment Leasing	906.93
10	5-70-224-00	Maintenance-Vehicles	363.68
10	5-70-270-00	Training	1,620.00
10	5-70-274-00	Travel	2,541.65
10	5-70-276-00	Traffic Signals/Street Lights	959.25
10	5-70-282-00	Utilities-Telephone	338.88
10	5-70-350-01	ROW Animal Removal	2,520.00
10	5-70-350-02	ROW Roadside Mowing	7,468.50
10	5-70-350-05	ROW Landscaping	1,668.77
10	5-70-350-06	ROW Tree Removal	4,085.00
10	5-70-350-08	ROW Tree Trimming	15,247.50
10	5-70-350-09	Miscellaneous ROW	1,386.00
10	5-70-350-11	St Maint-Asphalt Patching	6,557.90
10	5-70-350-27	St Maint-Pavement Marking	23,116.56
10	5-70-350-55	Traffic Control-Signs	5,630.72
		*** FUND TOTAL ***	529,840.28
17	5-40-480-07	Property Acquisitions	1,800.00
17	5-40-480-38	Cap Equip/Facilities - Pur/Rep	9,500.71
17	5-40-480-41	Community Park PH2 Const.	4,500.00
17	5-40-480-47	Future Trail Dev Construction	16,537.86
		*** FUND TOTAL ***	32,338.57
18	5-70-460-15	Manchester Rd Bike Lane Design	494,454.28
18	5-70-460-20	PndGvr Loop Ext Traf Calm Desi	11,700.00
18	5-70-470-64	Wild Hrse Crk Brdg #392 Design	410.22
18	5-70-470-67	Strecker Rd Bridge Design	110.93

VENDOR SET: 01 City of Wildwood

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DATE RANGE: 7/26/2016 THRU 8/22/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
18	5-70-480-13	Salt Storage Facility Design	6,625.00
18	5-70-480-21	Other Engineering Services	4,129.00
18	5-70-480-27	Manch Strscape PH III Design	2,497.54
18	5-70-490-01	Asphalt Pavement Resurfacing	246,304.96
18	5-70-490-06	Sidewalk Replacement	6,383.05
		*** FUND TOTAL ***	772,614.98
20	2230	P & Z Escrow	3,387.50
20	2260	Subdivision Escrows	5,838.86
		*** FUND TOTAL ***	9,226.36
22	4-02-939-00	East TGA Assessments	2,425.44
		*** FUND TOTAL ***	2,425.44

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: 1010 TOTALS:	151	1,346,445.63	0.00	1,346,445.63
BANK: 1010 TOTALS:	151	1,346,445.63	0.00	1,346,445.63
REPORT TOTALS:	151	1,346,445.63	0.00	1,346,445.63

SELECTION CRITERIA

VENDOR SET: 01-City of Wildwood

VENDOR: ALL

BANK CODES: All

FUNDS: Exclude: 16

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999

DATE RANGE: 7/26/2016 THRU 8/22/2016

CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99

INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES

PRINT G/L: YES

UNPOSTED ONLY: NO

EXCLUDE UNPOSTED: NO

MANUAL ONLY: NO

STUB COMMENTS: NO

REPORT FOOTER: NO

CHECK STATUS: NO

PRINT STATUS: * - All