WILDWOOD

CITY COUNCIL

COUNCIL CHAMBERS

MONDAY, JANUARY 9, 2016

7:00 P.M. to 7:20 PM

WORK SESSION AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. MAYOR PRO TEMPORE'S COMMENTS AND ANNOUNCEMENTS

A. Mayor Pro Tempore Role

IV. FOR INFORMATION

A. Rural Internet Access Committee Update (Wards – All)

Documents:

WS - RURAL INTERNET ACCESS COMMITTEE UPDATE.PDF

B. Economic Development Committee

1. Economic Development Manager's Report (Wards – All)

Documents:

WS - 12-12-2016 EDC MANAGERS REPORT.PDF

C. City Administrator Item

1. Vintage Grove Subdivision – Deposit Agreement Status Update (Ward – Seven)

Documents:

WS - VINTAGE GROVE SUBDIVISION UPDATE.PDF

V. FOR ACTION

A. Economic Development Committee

1. Reconsideration Of Motion To Prepare Legislation For Approval Of Logos (Wards – All)

2. Preparation Of Resolution To Approve Logos (Wards – All)

Documents:

WS - ADOPTION OF LOGOS.PDF

VI. OTHER

VII. 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 will provide reasonable accommodations for persons attending City Council meetings. Requests for reasonable accommodations should be made by contacting Laura Rechtin, Deputy City Clerk at 636-458-0440 or email at laura@cityofwildwood.com at least 48 hours prior to the start of the meeting.

WILDWOOD

January 9, 2017

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Update on the City's Rural Internet Access Project

Council Members:

The Department continues to work on several efforts relating to the extension of high-speed internet service to the underserved and non-served areas of Wildwood. These efforts have been presented to the City Council over the last couple months at different times, but are summarized below for the purposes of this update. These summaries are as follows:

- → **Four (4) Small Poles for Bays ET** - Three (3) of the poles, two (2) of them within the City's public right-of-way areas on Melrose Road and Fox Creek Road, and a third location on 18321 Woodland Meadows Drive – a private street, were installed the week of November 28, 2016. Installation of equipment and electrical service has not been completed as of the start of this year - 2017. The remaining location, being situated on Vixen Drive, is another private easement placement, which will require the City and the owners of the property to complete an agreement, which was provided to them the week of December 19, 2016, with their review still underway.
- → **St. Louis County Emergency Communications Commission Towers** – St. Louis County has approved the community college tower location for Bays ET's use, while Wisper ISP's request for a total of eighteen (18) antennas on an array at the Babler State Park tower location remains under review. This array of antenna limits future additions to the tower by St. Louis County, which is attempting to preserve a loading factor for its anticipated use at some point hereafter. St. Louis County has requested fewer antennas be placed on this structure, thereby preserving further space for emergency equipment in the future (see attached e-mails in this regard).
- → **Sublease Agreements with Providers for Towers** – Bays ET has signed and returned the sublease agreement to the City. That agreement is awaiting signatures the required signatures from City officials and will be completed. Wisper ISP is processing the agreement for final signatures.
- → **Fiscal Year 2017 Budget Allocation** - The Department has fifty thousand dollars ($50,000.00) set aside for 2017 to continue the extension of the two (2) providers' networks into those locations considered "last mile" due to their hard to serve nature.

→ **Next Rural Internet Access Committee Meeting –** The Rural Internet Access Committee (RIAC) was scheduled to meet on January 5, 2017. Due to the forecasted inclement weather (snow of one (1) to three (3) inches) and, with agreement from a majority of the members, the meeting was canceled and will be rescheduled at the earliest available date in February.

If any of the City Council 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 continued support of this project and the efforts to address the needs of rural Wildwood residents.

Respectfully submitted,
CITY OF WILDWOOD

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
Chris Bay, Malinda Heuring, and Nathan Stooke, Service Providers – Bays ET and Wisper ISP

From: **Malinda Heuring** mheuring@wisperisp.com
Subject: Re: Babler Park Tower
Date: December 28, 2016 at 10:53 AM
To: Kurtz, Robert RKurtz@stlouisco.com
Cc: Joe Vujnich (JVujnich@cityofwildwood.com) JVujnich@cityofwildwood.com, rskallaus@aol.com

MH

Bob—Sorry for the delayed response, I was off a few days for the holiday.

Our original design was using different equipment (Tel Rad) which was much heavier and the antennas were configured a little differently. In comparing the two proposals, the equipment listed on the first proposal is actually heavier by about 200 pounds.

Malinda Heuring
Marketing Manager

Wisper ISP, Inc.
3680 Lebanon Ave #101 Belleville, IL 62221
Phone: (618) 206-4190 Toll Free: (800) 765-7772 Fax: (866) 282-3580
www.wisperisp.com

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From: "Kurtz, Robert" <RKurtz@stlouisco.com>
Date: Thursday, December 22, 2016 at 4:11 PM
To: Malinda Heuring <mheuring@wisperisp.com>
Cc: "Joe Vujnich (JVujnich@cityofwildwood.com)" <JVujnich@cityofwildwood.com>, "'rskallaus@aol.com'" <rskallaus@aol.com>
Subject: Babler Park Tower

Malinda, Your recent post about the Babler tower stated that "County equipment did not leave much weight for Wisper equipment." Wisper original design and application indicated a total of twelve antennas which I feel would have been an acceptable load on the tower. Wisper increased the antennas to eighteen which increased to an unacceptable loading on our tower. Just wanted to make sure you have all the facts.

BOB KURTZ

BOB KURTZ
Radio Systems Manager
1150 Hanna Road
Ballwin, Missouri 63021
Office 314-615-9558

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WILDWOOD®

MEMORANDUM

To: Economic Development Committee Members

From: Julian M.D. Jacquin, Economic Development Manager

Date: December 12, 2016

Re: Economic Development Manager's Report

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1. An updated copy of the City's marketing brochure has been provided to the Committee for review. Comments provided by the Committee, City Team Members, and the public have been incorporated. Different versions have been prepared incorporating the City's existing and proposed logos.

2. The City is hosting an exhibit booth at the Mississippi Valley Bike and Outdoor Expo event on January 15, 2017, at the Gateway Center in Collinsville. Hidden Valley Ski Resort has also signed up for a booth immediately next to ours. Manager is asking if any members of the Committee would like to attend this event along with City Team Members. Materials, and discussion, are on this meeting's agenda.

3. The City will be featured with an article in the January 2017 Economic Development Issue of the Missouri Municipal Review magazine. The City is also placing a full-page ad promoting the City's business opportunities in this magazine. Manager provided the article and the ad to the magazine for publication.

4. City Team Members have met with Hidden Valley Ski Resort and representatives of a regional institution that could bring outdoor mountain biking to Hidden Valley Ski in the non-winter seasons.

5. Manager will be attending the Outdoor Retailer Winter Market on January 9-12, 2017, in Salt Lake City.

6. Gerard Marketing Group will be presenting updated information regarding the City's logo refresh project at the December 12 City Council Work Session.

7. The Contract and Ordinance approving the Agreement with Gerard Marketing Group for Marketing and PR services for 2017 is on the agenda for the December 12 City Council Meeting and Work Session.

8. Manager continues to work with Greenberg Development Co, Stock & Associates Engineering, the City Administrator, and the Planning Department on the regional cycling project in the Town Center.

9. Manager met with the St. Louis Regional Chamber Economic Development Network and representatives of the St. Louis Economic Development Partnership, in order to promote new growth opportunities in the Town Center.

10. City Team Members have met with the Wildwood Family YMCA leadership team to discuss the City's economic development program and future growth plans for the YMCA campus.

11. Manager is in active meetings with a developer of athletic field complexes and local property owners to assist in the development of this recreational use within the Town Center.

12. Manager is working with representatives of SCORE St. Louis to host an evening workshop at City Hall on "How to Open and Manage a Business" to help educate small business entrepreneurs. This event will likely be held in May/June 2017; potential dates will be provided at an upcoming Committee meeting.

13. Manager is meeting with representatives of the Small Business Development Center (SBDC) and local franchise owners to increase awareness of City's goals and attract small business to the Town Center.

14. Manager is participating in online webinars provided by the International Economic Development Council (IEDC) and LocationOne Information System (LOIS).

15. Manager is continuing to attend meetings with the West County Chamber of Commerce and the Wildwood Business Association.

16. Manager continues to meet with members of the City's business community as part of a new business retention program, including but not limited to: Koman Properties; Newmark Grubb Zimmer; RL Jones; Wildwood Family YMCA; Nelson McBride; Ed Holthaus Realty; and Covert-Corsair.

17. Manager is meeting with the property owner of the 8.5 acre property at the northeast quadrant of the intersection of Highways 100 and 109 regarding future development plans for the site.

18. Manager continues to meet new representatives of the development and retail community to attract users for existing vacancies, and identify future development opportunities in the City.

19. The unemployment rate for the City of Wildwood for the month of October was 2.6%, down from 3.6% in August. Unemployment for the St. Louis Metropolitan Statistical Area was 4.3% in October 2016, and the National rate was 4.9%.

I will be available for any comments or questions at the December 12, 2016 Meeting of the Economic Development Committee.

JMDJ

WILDWOOD®

January 9, 2017

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	Department's Response to Petition from Lot Owners in the Vintage Grove Subdivision.
Location:	Northwest quadrant of the Ridge Road and Old State Road intersection
Zoning:	R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD)
Ward:	Seven

Council Members:

The Department of Planning has been working with the residents of the Vintage Grove Subdivision and the developer of it – Payne Family Homes – over the last five (5) months to identify and address all outstanding or deficient improvements required on the approved Improvement Plans for this project. These efforts have not resulted in the closeout of the subdivision, which was expected to have been done by the end of 2016, given all of the lots had completed dwellings upon them and now each are occupied by residents. The discussion of the closeout process began in the late spring of 2016, with the developer attempting to begin some of the repair work within the project during the summer, but was stopped by one of the residents and did not proceed thereafter. The Department began to be more involved in the discussion of the project, after this incident.

Typically, with the closeout of any residential subdivision located in Wildwood, the City has a major role in it, but more as an inspecting authority and processor of requests for releases of existing escrow funds. In this case, given the circumstances of the subdivision, the Department assumed a more proactive role. This proactive approach included the following steps:

1. Several meetings and numerous emails between the City and the developer.
2. Several discussions with the owners within the subdivision, including meeting with them one (1) evening at the beginning of September.
3. Additional meetings with the developer on these matters, including identifying, by inspections, the required improvements that need to be addressed to bring a successful conclusion to the overall project, which was also based upon certain input from the trustees of the subdivision.

4. Preparation of letters to the developer summarizing the requirements for the full release of monies guaranteed by the City's escrow process, along with certain other items requested by the owners.

The subdivision's Letters of Credit are due to expire this month, yet the work has not been completed, which is now complicated by the time of year, with its challenging temperatures and weather conditions. Therefore, acknowledging these circumstances, the Department's intent is to extend the Deposit Agreement with Payne Family Homes (May 28, 2017), along with renewing the associated Letters of Credit to June 8, 2017. However, the residents of this subdivision are now requesting a different approach. This approach is detailed in the attached email and petition from the three (3) resident trustees and owners of lots in the subdivision. The residents of the subdivision have expressed frustration with the developer, and, to a certain degree, the City.

The Department appreciates, and understands, the concerns of the lot owners regarding the delay in correcting the deficient improvements, thereby allowing the owners to witness the completion of the development and the end of construction in and around their homes. However, the developer has still expressed a desire to work with all parties and address the identified improvements that are in need of repair and/or replacement. In most instances, when the City is considering the declaration of default relative to a developer in a residential subdivision, that entity is not typically willing to complete the required improvements and repairs, which again is not the situation here. Payne Family Homes has been, and remains, willing to work with all parties to complete the project and address the list of improvements and repairs that have been identified by the City in its letters and inspection reports. As long as the developer remains cooperative, the City has allowed the responsibility to remain with that entity.

The primary reason for this practice relates to how the City must manage the defaulted escrow account, which is to complete priority public improvements and repairs first, such as streets, curbs, gutters, and sidewalks, along with stormwater facilities, then grading issues, which has, in past situations, not left ample funding for many of the remaining items that may need to be addressed at some level. This approach has been effective in ensuring those improvements that will be the responsibility of the City, and ultimately all of its taxpayers, are not completed with public money, but rather defaulted developer dollars. By allowing the developer to complete its obligation under the Deposit Agreement extension, all improvements, in principle, can be addressed as set forth in said agreement between the two (2) respective parties – City of Wildwood and Payne Family Homes.

This approach is essential, and necessary in this case, given the nature of one (1) of the major improvement items that need to be addressed, which is the condition of the native and wildflower planting areas that are located in each of the rear yard areas of all eleven (11) lots. These areas of the rear yards of these properties have not grown and matured as had hoped, when included in the landscaping requirements for this project, and are not supported by the majority of the owners of them. Many of these locations are sparse of wildflowers, overgrown with weeds, and competing with the other plantings in their vicinities. Collectively, all parties have agreed that sodding these areas would be more consistent with the remainder of the lots, provide more manageable

maintenance areas, and eliminate what is now a set of unsightly rear yard areas on otherwise well-maintained properties. This alteration to the eleven (11) lots, which includes the removal of all existing native grasses and wildflowers, re-grading these areas, the installation of sod, and the mulching of the remaining plantings (including the replacement of those trees and shrubs that have died) will add an expense that was not anticipated when the initial escrow for these rear yard plantings and treatments was finalized. This situation alone dictates to the Department the need to retain the current developer as the responsible party for the subdivision's improvements.

Along with this circumstance, several of the subdivision's stormwater improvements and grading items need to be addressed, which again, the Department believes the developer should be responsible for completing. The Department would note these improvements are also reviewed by the Metropolitan St. Louis Sewer District (MSD), which imports another level of responsibility to the current developer, given this other governmental entity also holds escrow funds for its required improvements. Collectively, the developer remains the most appropriate option for completing all improvements in the project, versus the City and, potentially, the sewer district.

Accordingly, the Department, unless otherwise directed by the City Council, will continue forward with the current developer under the allowable (first requested extension under the current agreement) and extended Deposit Agreement, which would now default in May 2017. This timeframe will allow the current developer to address all identified improvements for replacement or repair through the early and late spring, when weather and growing conditions for such are more favorable. The City will continue to monitor and actively participate in the oversight of these improvements by the developer to ensure the owners of lots that such is being done in accordance with approved plans on file with the City. This monitoring will include oversight of the grading operations that are planned on Lots 6 through 11 and the conversion of the native plantings and wildflower areas, in the rear yard areas of all lots, to sod.

If any of the City Council 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 matter and the Department's letter on the same.

Respectfully submitted,
CITY OF WILDWOOD

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
Kathy Arnett, Assistant Director of Planning and Parks
Terri L. Gaston, Senior Planner

Resident Trustees of the Vintage Grove Subdivision
Tom Cummings, Payne Family Homes

From: **Jerry Leeker** wildwoodlife@gmail.com
Subject: Vintage Grove Subdivision - Payne Family Homes Escrow Funds
Date: December 29, 2016 at 8:37 PM
To: Greg Stine gstine@gmail.com, jlevitt@cityofwildwood.com, jbowlin@cityofwildwood.com, Joe Vujnich JVujnich@cityofwildwood.com
Cc: Abebe Nurelign nurelign@yahoo.com, Asfaw Meskie meskie2007@yahoo.com, Christian-Leeker Cris wildwoodlife@gmail.com, Elpers Matt matt@elpers.us, Elpers Monica monica@elpers.us, Heady Mary mlheady@gmail.com, Heady Matt heady842@hotmail.com, Hobbs Bill bhobbs1@hotmail.com, Hobbs Janet hobbsj712@hotmail.com, May Chris chris@maydentalarts.com, May Renee renee@maydentalarts.com, Nelson John jdnels2@yahoo.com, Nelson Krista kristaniblett@yahoo.com, Ramiez Alex vania12@msn.com, Ramiez Vania vania0903@yahoo.com, Steele Jessie jessiesteele80@gmail.com, Steele Mike mikesteeleod@hotmail.com, Umbenhaur Austin umbenhaur35@hotmail.com, Umbenhaur Kristin kmhurst7@yahoo.com, Tate Ron rtate1960@gmail.com, Tate Sandi docstate@gmail.com

CITY OF WILDWOOD
JAN 03 2017
DEPT OF PLANNING & PARKS

All,

Attached please find a petition from the homeowners and trustees at Vintage Grove. This petition requests that The City of Wildwood withhold funds & Letters of Credit for this subdivision. Vintage Grove then requests that The City of Wildwood contract to complete the outstanding work within this subdivision. A list of some of the open items is attached, however Joe Vujnich already has a complete list. We also request that this issue be placed on the agenda for the next council meeting on January 9, 2017.

Please inform us if anything else needs to be done to have this items placed on the 01/09/17 agenda and if you have any further questions.

Sincerely,
Vintage Grove HOA Trustees,
Renee May
Kristin Umbenhaur
Jerry Leeker - 314-471-9453

PETITION TO THE CITY OF WILDWOOD

We the below residents of The Vintage Grove Subdivision (VGS) and Trustees of Vintag Grove Home Owners Association (HOA) request that The City of Wildwood NOT extend Payne Family Homes (PFH) Letter's of Credit or Deposits on account with the City of Wildwood as they pertain to The Vintage Grove Subdivision. We respectfully request th issue and vote be placed on the City of Wildwood's City Council meeting on January 9, 2 Vintage Grove homeowners and HIOA have tried to work with the developer PFH since and in earnest since May 2016. Various commitments & agreements from PFH have bee made regarding open items with VGS and the HOA with few items being completed.

Lot 1 _____ **Abebe Nurelign & Meskie Asfaw**
589 Vintage Grove Court

Lot 2 _____ **Matt & Monica Elpers**
583 Vintage Grove Court

Lot 3 _____ **Chris & Renee May**
577 Vintage Grove Court

Lot 4 _____ **Alex & Vania Ramiez**
571 Vintage Grove Court

Lot 5 _____ **John & Krista Nelson**
565 Vintage Grove Court

Lot 6 _____ **Jerry & Cris Leeker**
559 Vintage Grove Court

Lot 7 _____

Lot 7 _____ **Austin & Kristin Umbenhaur**
552 Vintage Grove Court

Lot 8 _____ **Mike & Jessie Steele**
558 Vintage Grove Court

Lot 9 _____ **Bill & Janet Hobbs**
564 Vintage Grove Court

Lot 10 _____ **Matt & Mary Heady**
570 Vintage Grove Court

Lot 11 _____ **Ronald & Sandra Tate**
576 Vintage Grove Court

Dated December 29, 2016

List of
outsta...ms.xlsx

EXTENSION OF LETTER OF CREDIT DEPOSIT AGREEMENT
GUARANTEEING SUBDIVISION IMPROVEMENTS

WHEREAS,

PAYNE FAMILY HOMES
10407 BAUR BOULEVARD, SUITE B
ST. LOUIS, MO 63132

herein called **DEVELOPER**, and the City of Wildwood Missouri, herein called **CITY**, entered into a Letter of Credit Deposit Agreement guaranteeing improvements for:

VINTAGE GROVE, (the "Subdivision") and

WHEREAS, the Completion Date under the terms of the agreement (hereinafter "Original Completion Date") was **July 28, 2016**, but the DEVELOPER has to date not completed and will not complete the subdivision improvements by the original Completion Date and requests the Director of Planning extend this date; and

WHEREAS, the Director of Planning, being duly advised in the premises, concludes that an extension is appropriate and necessary to facilitate adequate and coordinated provisions of transportation, water, sewerage, schools, parks, playgrounds, or other public improvements, facilities, or requirements;

NOW, THEREFORE, in consideration of the City extending the Deposit Agreement and other mutual consideration, DEVELOPER and CITY mutually agree as follows:

1. Pursuant to the Director of Planning's authority under Section 420.080 of Chapter 420, Subdivision and Development Regulations (2004), as amended from time to time, to do so, the Completion Date under the above-referenced Deposit Agreement is extended to **May 28, 2017.**

2. The Developer agrees to abide by the provisions of the Section 420.080 of Chapter 420, Subdivision and Development Regulations (2004) as may be amended from time to time, and all other governing development regulations, and the deposit shall be subject to disbursement order and other remedies pursuant to Chapter 420, Sections 420.080 G-J, as well as all other preexisting requirements as existed by law or agreement. The CITY shall have the right, as contracting party, to enforce all obligations of the Developer in the deposit agreement, and in this or any other extension, and shall continue to have the right to hold and retain all or any part of this deposit to secure performance of the DEVELOPER obligations to the CITY.

3. Except as modified herein, all other terms and conditions of the above-referenced Deposit Agreement shall remain in full force and effect.

4. DEVELOPER has, in conjunction with this approval, deposited with CITY, a new or amended sight draft irrevocable Letter of Credit, or a certified extension issued by the financial institution which provided the original Letter of Credit, in a form approved by the City Attorney,

in an amount equal to the remaining Deposit Agreement balance at the time of extension, which will be held in accordance with the terms of the Deposit Agreement as amended hereby.

5. The DEVELOPER hereby accepts this Extension Agreement as a lawful and satisfactory extension of the deposit or surety under the provisions and requirements of Section 420.080, as amended, of the City of Wildwood ordinances.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this _____ of _____ A.D. 20___.

PAYNE FAMILY HOMES

ATTEST (seal):

_____ _____

Title: President Title: Secretary

Print name: _____ Print name: _____

NOTE:
The signatures of the DEVELOPER shall be acknowledged before a Notary Public. In the case of a partnership, all partners must sign. In the case of a corporation, the affidavits of the corporation secretary setting forth the authority of the signing officer and the acknowledgement of the corporation act must be attached.

CORPORATE EXECUTING OFFICIAL'S ACKNOWLEDGEMENT

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

On this _____ day of _____ A.D. 20__ before me appeared _____ to me personally known, who, being by me duly sworn, did say that (s)he is the President of _____, a Missouri Corporation and that (s)he executed the foregoing agreement pursuant to the authority given him/her by the Board of Directors of the aforesaid corporation, and that said agreement was signed and sealed by him/her on behalf of the aforesaid corporation by authority of its Board of Directors and said _____ as President of the said corporation, acknowledged said agreement to be a lawful, free act and deed of said corporation.

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

My commission expires_____.

_____
Notary Public

CORPORATE SECRETARY'S ACKNOWLEDGEMENT

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

On this _____ day of _____ A.D. 20__, before me appeared _____, to me personally known, who, being by me duly sworn, did say that (s)he is the Secretary of _____, a Missouri Corporation and that _____, who executed the foregoing agreement as President of the aforesaid corporation is in fact the President of that Corporation and was authorized and directed by the Board of Directors of the aforesaid corporation to execute the foregoing agreement.

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

My commission expires _____.

_____
Notary Public

WILDWOOD

CITY OF WILDWOOD, MISSOURI

APPROVED:

_____
DIRECTOR OF PLANNING

_____
Date

_____
CITY ATTORNEY

_____
Date

12/29/2016

ACCOUNT CURRENT STATUS REPORT

SUBDIVISION NAME: Vintage Grove
SUBDIVISION ID: 2014002-1-M
AGREEMENT: L
LOC#: 454
EXP DATE: 01/28/2017

DEVELOPER: Payne Family Homes
10407 Baur Blvd. Suite B
St. Louis, MO 63132
CONTACT: Tom Cummings, VP-Land Acq. **PHONE:** 314-996-0355

FINANCIAL INSTITUTION: FIRST NATIONAL BANK
7707 FORSYTH BLVD.
ST. LOUIS, MO 63105
CONTACT: Brian S. Liberman **PHONE:** 314-835-3797

BENEFICIARY: City of Wildwood
16860 Main Street
Wildwood, MO 63040
CONTACT: Terri L. Gaston **PHONE:** 636-458-0440

DEFAULT DATE: 07/28/2016
60 DAY WARNING DATE: 05/28/2016
30 DAYS TO DEFAULT: 06/28/2016
15 DAYS TO DEFAULT: 07/13/2016
PLANNER:

	ORIGINAL BALANCE	CURRENT BALANCE
5% Storm Sewers	0.00	0.00
85% Storm Sewers	0.00	0.00
Streets - Public	0.00	0.00
Streets - Private	0.00	0.00
Street Signs	0.00	0.00
Street Lights	0.00	0.00
Sidewalks	0.00	0.00
Road Widening	0.00	0.00
Temp. Turnaround Install	0.00	0.00
Temp. Turnaround Removal	0.00	0.00
Temp. Barricades	0.00	0.00
Box Culvert	0.00	0.00
Detention/Retention	0.00	0.00
Handicapped Access	0.00	0.00
Erosion Control	0.00	0.00
Siltation Control	0.00	0.00
Sink Holes	0.00	0.00
Sanitary Sewers	0.00	0.00
Streets Remove/Replace	0.00	0.00
Storm Sewers (Pre 94)	0.00	0.00
Guard Rails	0.00	0.00
Water Mains	0.00	0.00
Street Tree	0.00	0.00
Common Ground Sod	0.00	0.00
Multiple Use Trail	0.00	0.00
Fencing	0.00	0.00
Grading	0.00	0.00
Landscaping	0.00	0.00
Swimming Pool	0.00	0.00
Recreation Building	0.00	0.00
Monuments	0.00	0.00
Retaining Wall	0.00	0.00
10% Maintenance Obligation	25,218.75	25,218.75
Misc. Improvements	0.00	0.00
TOTAL COSTS:	25,218.75	25,218.75

REMARKS:

12/29/2016

ACCOUNT CURRENT STATUS REPORT

SUBDIVISION NAME: Vintage Grove
SUBDIVISION ID: 2014002-1-C **AGREEMENT:** L
LOC#: 455 **EXP DATE:** 01/28/2017

DEVELOPER: Payne Family Homes
10407 Baur Blvd. Suite B
St. Louis, MO 63132
CONTACT: Tom Cummings, VP-Land Acq. **PHONE:** 314-996-0355
FINANCIAL INSTITUTION: FIRST NATIONAL BANK
7707 FORSYTH BLVD.
ST. LOUIS, MO 63105
CONTACT: Brian S. Liberman **PHONE:** 314-835-3797
BENEFICIARY: City of Wildwood
16860 Main Street
Wildwood, MO 63040
CONTACT: Terri L. Gaston **PHONE:** 636-458-0440
DEFAULT DATE: 07/28/2016
60 DAY WARNING DATE: 05/28/2016
30 DAYS TO DEFAULT: 06/28/2016
15 DAYS TO DEFAULT: 07/13/2016
PLANNER:

	ORIGINAL BALANCE	CURRENT BALANCE
5% Storm Sewers	1,674.17	1,674.17
85% Storm Sewers	31,809.18	31,809.18
Streets - Public	50,252.63	50,252.63
Streets - Private	0.00	0.00
Street Signs	1,200.00	1,200.00
Street Lights	3,000.00	3,000.00
Sidewalks	25,421.06	25,421.06
Road Widening	0.00	0.00
Temp. Turnaround Install	0.00	0.00
Temp. Turnaround Removal	0.00	0.00
Temp. Barricades	0.00	0.00
Box Culvert	0.00	0.00
Detention/Retention	8,605.00	8,605.00
Handicapped Access	2,800.00	2,800.00
Erosion Control	4,370.00	4,370.00
Siltation Control	3,460.00	3,460.00
Sink Holes	0.00	0.00
Sanitary Sewers	0.00	0.00
Streets Remove/Replace	0.00	0.00
Storm Sewers (Pre 94)	0.00	0.00
Guard Rails	0.00	0.00
Water Mains	0.00	0.00
Street Tree	6,798.00	6,798.00
Common Ground Sod	17,662.21	17,662.21
Multiple Use Trail	0.00	0.00
Fencing	0.00	0.00
Grading	5,410.00	5,410.00
Landscaping	69,971.55	69,971.55
Swimming Pool	0.00	0.00
Recreation Building	15,178.75	15,178.75
Monuments	4,575.00	4,575.00
Retaining Wall	0.00	0.00
10% Maintenance Obligation	0.00	0.00
Misc. Improvements	25,218.75	25,218.75
TOTAL COSTS:	277,406.30	277,406.30

REMARKS:

From: **Ken Keitel** kjkeitel@terraspecstl.com
Subject: Vintage Grove - Wild Flower/Native Grass Buffer
Date: June 29, 2016 at 10:52 AM
To: JVujnich@cityofwildwood.com
Cc: wildwoodlife@gmail.com

Mr. Vujnich,

Per your request, ***terraspec*** has been in contact with Mr. Jerry Leeker, trustee for the above referenced subdivision, concerning the existing condition of the recently installed landscape buffer at the rear of the lots within that development. ***terraspec*** visited the site on 6/22/16, walked the full extent of the buffer strip and found the establishment of the desired vegetative cover to be less than desirable. It should be noted, and this information was relayed to Mr. Leeker, native grass/wild flower area establishment is much slower than establishing a typical turf grass area, often taking 3-5 years to be fully matured. Usually a nurse crop of some sort is incorporated into the desired seed mix in order to provide some protection for the slower germinating native mix, in this particular case the nurse crop (temporary cover) was identified on the approved landscape plan to be annual rye grass and wheat. We were informed that the seeding operations for the buffer yard took place last November. It does not appear, from our site visit, that much of the nurse crop or the native mix have germinated. There was little to no straw mulch remaining in the seeded areas with much bare, eroding soil visible. It is our recommendation that, this fall, the entire area be reworked, reseeded and covered with an appropriate wood fiber, net free, erosion control blanket.

If you have any questions, don't hesitate to call.

Thanks,

Kenneth J. Keitel, PLA, ASLA
WE'VE MOVED!!!!
Please update your files with our new address and phone numbers

terraspec

5030 Griffin Road
St. Louis, MO 63128
Ph 314-984-8211
Fax 314-843-1718
kjkeitel@terraspecstl.com

WILDWOOD

October 7, 2016

Tom Cummings
Payne Family Homes
10407 Baur Boulevard, Suite B
St. Louis, Missouri 63132

Re: Vintage Grove Subdivision – Closeout

Dear Mr. Cummings:

The Department has been reviewing the information that was provided by Payne Family Homes and has prepared the following response to it. This response reflects the requirements of the City's escrow process, as well as the need to address matters that have created a number of concerns for the homeowners, principally the conditions of the rear yard areas of the majority of the lots. These areas suffer from a poor appearance, yet a function of the native grasses and wildflower plantings that where not as successful as has been hoped. Although the rear yard areas are the more difficult of these concerns that have been identified on this site, as reflected in the Department's letter that was dated September 21, 2016, a solution to their respective conditions is needed.

Based upon your e-mail and responses contained therein, the Department would respond as follows (**developer's comments are italicized**):

(a) Adjust drainage/grading behind lots 6-10
Upon further consultation with my team, it is my understanding that the grading/drainage adjustments were underway (and nearly complete) when the recent incidents with the residents that we reported to you took place. PFH field personnel will confirm that the work already completed is sufficient to address the issue of standing water, etc. Any additional improvements will be installed as necessary to achieve the desired result.

DEPARTMENT'S RESPONSE: the issue of the drainage did not appear that easily rectifiable, when the City visited the properties that are experiencing the poor runoff and wet yard areas. The Department needs to have a more precise approach to this matter. This approach would first determine current conditions and, if they meet the approved Improvement Plans or, if not, what exists today. If the approved grading, as shown on the Improvement Plans is met, then a revised plan needs to be developed to address the poor drainage in this area. If the approved Improvement Plans were not followed, then, again, a revised plan is needed, which would be reviewed by the Department of Public Works to ensure the proposed design eliminates the entirety of the drainage problem.

ITEMS NEEDED: as-built survey of these areas and an engineered section plan.

(b) Native Plant Preservation Area:

We understand the request from the City to be that we remove the vegetation in the native plant buffer on the exterior of the development, and install sod in its place. We also understand the request to include installation of mulch around existing landscaping. The proposed scope of work in this regard is as follows:

Vintage Grove NRPA Retrofit Scope of Work

1. *Chemically kill NRPA grasses*
2. *Fine grade*
3. *West Side: Lay sod to the tree line*
4. *North Side: Lay sod to tree line*
5. *East Side: Lay sod to fence line*
6. *Replace trees previously identified by subcontractor Waldbart as having to be replaced.*
7. *All other trees to remain*

DEPARTMENT'S RESPONSE: the Department appreciates your willingness to address this matter. The Department does believe that placing sod to the tree line in certain instances is appropriate, but the eastern boundary of the site is very different than the western and northern areas. Therefore, placing sod to the fence line would appear to be more appropriate in this specific area of the site. Additionally, the areas at the base of trees would be mulched, if at all possible, to complete these rear yard areas in a comparable manner to the front yard locations.

ITEMS NEEDED: revisions to the list noted above.

- *Place aggregate above existing underground perforated pipe in the east swale. Sod to be placed above*

- *Install a shovel wide drain tile behind lots 9 & 10 with a lateral connection connecting the swale (which in turn drains to the area inlet)*

- *Repair eroded swale entering into bio-retention area, add riprap above geotextile*

DEPARTMENT'S RESPONSE: these items, again, would need to be shown on an engineered plan to ensure they work after installation versus undertaking a field correction action. Accordingly, the process noted above would be applicable here again.

ITEMS NEEDED: as-built survey of these areas and an engineered section plan for stormwater improvements that are planned.

Additional items not directly applying to the NRPA that should be addressed

- *Repair curbs and entry pavers pending punch-list by city (In order to ensure the work is done according to city specifications)*

DEPARTMENT'S RESPONSE: the Department will arrange to have the City's inspectors begin this process, while, prior to scheduling such inspection process, Payne Family Homes will need to complete the escrow form for each improvement line item, as required by the City's process. This form has been attached to this response.

ITEMS NEEDED: Department will arrange the inspections, once the necessary forms are completed by the developer and submitted to the City.

- *Replace vegetation in cul-de-sac island with river rock*

DEPARTMENT'S RESPONSE: The design of the cul-de-sac is indicated on the City's approved plans.

ITEMS NEEDED: complete all work in the cul-de-sac area per approved plan.

- *Replace the two sidewalk slabs that are uneven, (near lot 2 and lot 8 respectively)*

DEPARTMENT'S RESPONSE: repairs to future improvements of the City will be identified and marked by the Street Superintendent for repair and/or replacement. As noted above, the Department will have these deficiencies identified by inspections, which again are premised on the completion of the escrow forms by the developer.

ITEMS NEEDED: Department will arrange the inspections, once the necessary forms are completed by the developer and submitted to the City.

Other issues we would like to address at this time are as follows:

(a) Sidewalk easements:
We discovered during our recent activity on-site that when the sidewalks for the subdivision were installed, the contractor inadvertently installed them XX inches too far back of the curb, and they are currently encroaching on the lots by this same dimension. We would suggest we remedy this situation by a granting of a new sidewalk easement from the residents to permit the sidewalk to remain as-built.

DEPARTMENT'S RESPONSE: the determination of these encroachments will have to be accomplished by the developer and easements granted from the individual property owners to the City for public use. The right-of-way is fifty (50) feet in width, so I am hoping the sidewalks have been constructed in the dedication area, where shown on approved plans.

ITEMS NEEDED: as-built survey of these areas to determine the exact amount of encroachment, if any.

(b) Punch walk for remaining items:
We would request that a punch walk be scheduled with the City prior to the remaining scope above being performed, so that we can perform all the remaining work at the same time.

DEPARTMENT'S RESPONSE: repairs to future improvements of the City will be identified and marked by the Street Superintendent for repair and/or replacement, along with others not associated with the public right-of-way. As noted above, the Department will have these deficiencies identified by inspections, which again are premised on the completion of the escrow forms by the developer.

ITEMS NEEDED: Department will arrange the inspections, once the necessary forms are completed by the developer and submitted to the City.

If you should have any questions or require further information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your cooperation in this matter.

Respectfully,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor
Council Members Levitt and Stine, Ward Seven
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Terri L. Gaston, Senior Planner
Jerry Leeker, Vintage Grove Subdivision Homeowners

THE STERLING CO
ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax (314) 487-8944

November 7, 2016

Payne Family Homes
Attn: Jay Mullen - Land Development Manager
10407 Baur Blvd. Suite B
St. Louis, MO 63132

Ref: Vintage Grove Subdivision

The Sterling Company has, on October 17th, 2016, completed a survey of the existing terrain for the rear yards of Lots 6 through 12, inclusive, of Vintage Grove Subdivision in Wildwood, Missouri and the Natural Resource Protection Area behind these parcels.

Existing surface water conditions and drainage was also inspected and noted at this time.

Upon inspection, a significant amount of water and saturated soils was found on all parts of the above parcels.

The Community Collaborative Rain, Hail and Snow Network (CoCoRaHS.org) was checked to determine amount of recent precipitation in the area to assist in determining source of saturated soil conditions. The network reported 0.3" (less than 1/3 inch) of rainfall in the area for the period of October 1st through October 13th, with the last recorded rainfall being 0.25" (1/4 inch) on October 13th. With the terrain, and average weather conditions between October 13th and October 17th, no remaining signs of precipitation would be expected to remain.

Clear evidence of irrigation was recognized at the time of the inspection. All portions of the yards, including the higher portions had extremely wet soil conditions noted.

A landscape berm between Lot 11 and Old State Road had irrigation water seeping from the Mulch at the top of the berm and saturating the slope and side yard of Lot 11 and collecting in the side and rear yard swale which was blocked with evergreen tree plantings and mulch.

The front yards of the above parcels also showed evidence of significant irrigation as well and at the time of the site inspection, 12:00 pm through 2:00 pm on Monday, October 17th, there existed irrigation runoff in the street and gutter lines for this side of the street which may have been remnants from recent irrigation.

The existing ground along the edges of the driveways, sidewalks and other flat work areas have visible algae growth.

The Natural Resource Protection Area had visible water runoff and the water seemed to be moving through the existing swale in most parts of the NRPA as required.

A few areas of the NRPA have landscaping and heavy mulch which are causing blockages to the positive drainage flow and should be remedied.

The Sterling Company has prepared an "As-built" drawing of the existing conditions and recommended corrections thereof that should be addressed to allow the site to perform as designed.

1. Remove or relocate 2 existing evergreens near the back patio of Lot 11 which are currently blocking the existing drainage swale.

2. Reshape swale near the rear of Lot 11 and the Natural Resource Protection Area (NRPA) as noted on the provided plan.

3. Remove or relocate 3 evergreens at the rear of Lot 10 in the NRPA as noted on the provided plan.

4. Remove all small brush, plants and mulch in the NRPA at the rear of Lots 8, 9 and 10 between the west fence and the designated swale of the NRPA to allow for unobstructed flow into and through the NRPA.

5. Shape swale from the existing fence corners of Lots 8/9 and 9/10 to the main swale in the NRPA as shown on the provided plan to enhance drainage of the said properties.

6. Reshape swale from the sill of the area inlet located at the rear of Lot 7 up to the North side of Lot 8 as shown on the provided plan to allow proper drainage of the subject properties and the NRPA.

The Sterling Company has determined upon investigation and review of the conditions that the subject properties have been developed essentially in accordance with the approved plans for the subdivision and is performing in accordance with intended design under the conditions and parameters of said design with the exception of the above noted areas.

Thank you,
THE STERLING COMPANY

Jamey A. Henson, P.L.S.
Director of Surveying

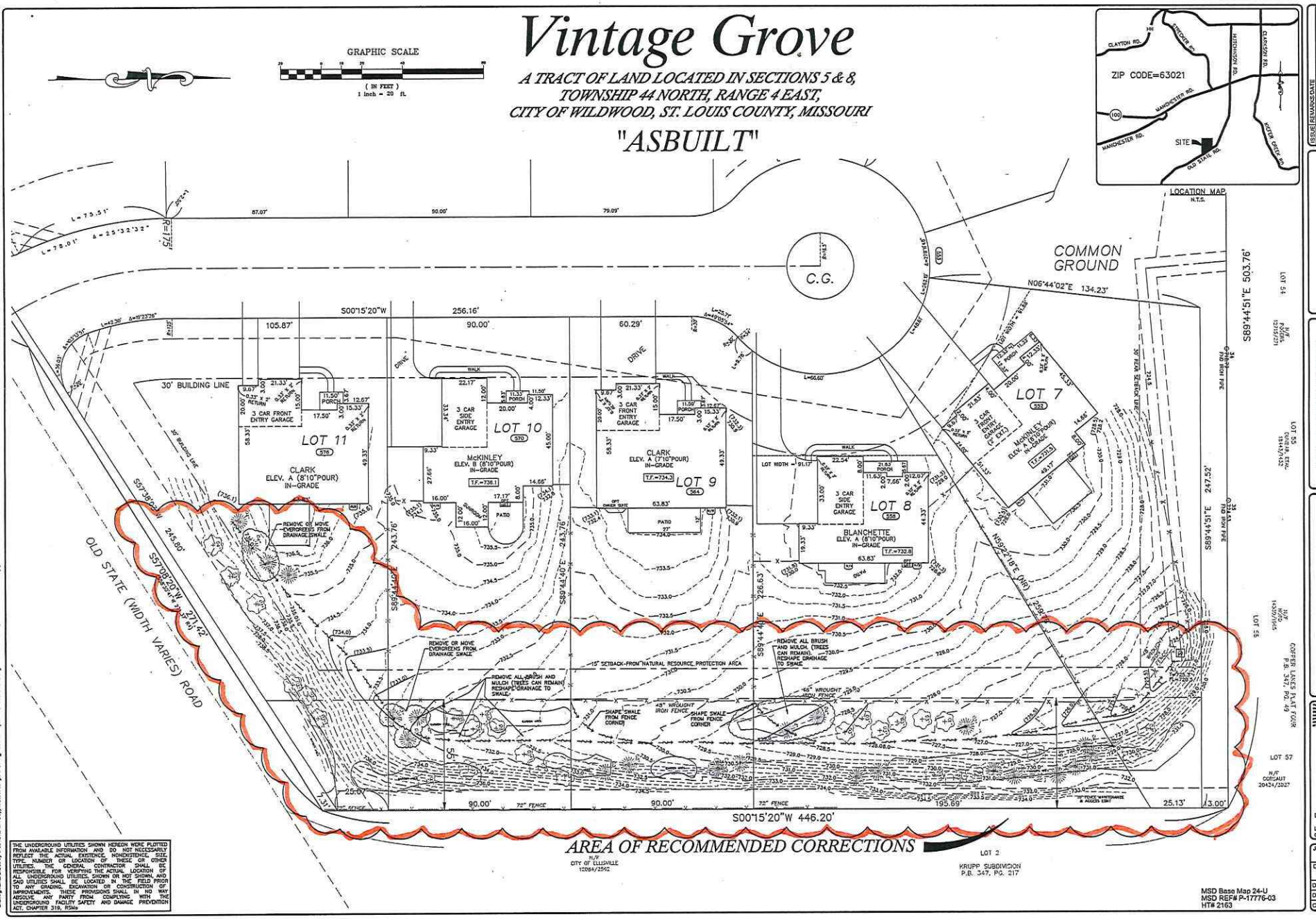
THE STERLING COMPANY

Michael G. Boerding, P.E.
Vice Prsident

Vintage Grove

A TRACT OF LAND LOCATED IN SECTIONS 5 & 8,
TOWNSHIP 44 NORTH, RANGE 4 EAST,
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

"ASBUILT"



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

ISSUE	REMARKS	DATE

PAYNE FAMILY HOMES
10407 BAUR BLVD., SUITE B
ST. LOUIS, MISSOURI 63132
Ph. 314-996-0300

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-9440 Fax 314-487-9944
www.sterling-eng.sur.com
Corporate Certificate of Authority #001348

VINTAGE GROVE
Lot 7-11
615 OLD STATE ROAD, WILDWOOD, MO 63033
COVER SHEET

Date:
License No.
Civil Engineer

Job Number	13-08-294
Date	Oct. 24, 2016
Designed:	Sheet 1.1
Drawn:	
Checked:	FC

8294 Vintage Grove\Drawings\Surveying\Topo\8294 Topo Lots 6-12 2016 10-18.dwg, Layout1, 11/8/2016 5:51:00 AM, jhenson, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

Memo

WILDWOOD
Department of Public Works

To: Joe Vujnich, Director of Planning/Parks

From: Scott Hummel, Superintendent of Streets

Date: October 6, 2016

Re: Vintage Grove public right of way subdivision deficiencies

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The City of Wildwood's Department of Public Works has conducted an inspection at the above-referenced development for streets, sidewalks, and street trees. Prior to final escrow release and The City of Wildwood taking over maintenance the following deficiencies need to be corrected and improvements constructed per plans.

Streets

1. Repair paver entrance per plans, both sides have settled significantly.
2. Crack seal random cracks on street, crack seal the joints on concrete curb and gutter and where the concrete gutter meets the asphalt street.
3. 583 Vintage Grove - Saw cut gutter, remove and replace damaged curb and gutter.
4. 577 Vintage Grove – Remove and replace curb and gutter, caulk crack where drive meets the street, patch curb.
5. 565 Vintage Grove – Remove and replace damaged curb and gutter.
6. 552/559 Vintage Grove – Remove and replace curb and gutter and part of sump. Remove silt and vegetation restricting drainage. Add rock to drainage area per plans.
7. 558 Vintage Grove – Patch curb
8. 564 Vintage Grove – Remove and replace damaged curb.
9. Cul-de-sac – Remove and replace damaged curb and gutter and patch curb.
10. 570 Vintage Grove – Remove and replace damaged curb and gutter.
11. 576 Vintage Grove – Remove and replace damaged curb and gutter, clean off concrete from curb and gutter.

Sidewalks

1. 577 Vintage Grove - Remove and replace 1 sidewalk slab that has settled.
2. 571 Vintage Grove – Remove and replace 2 damaged sidewalk slabs.
3. 558 Vintage Grove – Remove and replace 1 damaged sidewalk slab.

Street Trees

1. Replace all dead street trees at : 589, 571, 552, and 576 Vintage Grove

cc: Rick Brown, P.E., P.T.O.E., Director of Public Works/City Engineer
Terri Gaston, Planner/ Subdivision
Brendan Maher, Public Works Inspector

WILDWOOD

September 21, 2016

Tom Cummings
Payne Family Homes
10407 Baur Boulevard, Suite B
St. Louis, Missouri 63132

Re: Vintage Grove Subdivision Improvements

Dear Mr. Cummings:

The Department of Planning met with a large group of current homeowners of the Vintage Grove Subdivision on September 14, 2016. The meeting was intended to understand the concerns of the property owners with certain improvements installed or constructed by the developer for their ultimate benefit and, in some instances, acceptance by the City of Wildwood for ongoing maintenance. These improvements include both public and private types, such as streets, sidewalks, grading, drainage, and landscaping.

The result of this discussion was the identification of several groups of issues that need to be addressed by the developer within the limited timeframe that remains relative to the Deposit Agreement, which is currently in default, and prior to the expiration of the related Letters of Credit. This timeframe is January 2, 2017. These items can be summarized as follows:

1. The repair of deficient or damaged street and sidewalks sections, which includes all curbs and gutter components. These locations have generally been marked by the City with green paint, so as they are easily identifiable. The Department has requested the City's Street Superintendent revisit the site and ensure all previous marks remain and to complete a final check as well.
2. The replacement of all dead street trees and other required landscaping in common areas and private lots, where such was required under the approved Landscape Plan. This additional landscaping would include those areas of the subdivision, such as the common ground along the Old State Road frontage, the bioretention area, and the rear yard areas of the individual lots, particularly Lots 1 - 10, within the resource protection areas of the lots. The homeowners, and now the Department of Planning, would prefer to have all the native grasses and wildflower plantings removed from the current locations and replaced with sod, with mulch around all required trees and shrubs.
3. The landscaping work may affect existing irrigation lines and any damage caused to these improvements will need to be repaired to an in-kind condition. Additionally, if any of the existing

irrigation lines that are intended to be located in common ground, but extend onto private properties, please address their relocations.

4. The review of the current drainage conditions in the rear of Lots 6 through 11. The homeowners noted that drainage behind their respective lots is poor and includes some of their own rear yard locations. This review needs to identify the current causes of these drainage problems and how to correct them. Once an agreement is reached on the corrections, work can then proceed under the supervision of the City.
5. The Department has also provided a list of other considerations for repair and/or placement, whichever is applicable. This list includes a number of items relating to individual lots, as shown upon the attached Record Plat:

    A. Dead trees to be replaced between the curb and sidewalk - Lots 1, 4, 6, 7 & 11

    B. Move four (4) trees from the rear of Lot 7 to Common Ground Buffer Area

    C. Orange pipe in Buffer Area by Lot 11

    D. Blue pipe in Buffer Area by Lot 1 and now also a grey pipe/hose

    E. Secure steel sidewalk bridge

    F. Plant additional shrubs in common element area by Lot 1, per plan

    G. Water shutoffs in front of Lots 2, 8, and 10 need to be lowered

    H. Grounding rod in front between Lots 7 and 8 needs to be removed

    I. Sod needs to be placed around mulch bed in Buffer Area by Lot 1

    J. Move tree in NRPA of Lot 3, which is placed on fence line

    K. Cedar tree on Lot 4 needs to be removed

    L. Buffer Area - Remove leaning tree

    M. Buffer Area - Remove dead tree trunk (near leaning tree)

    N. Buffer Area - Add three (3) new trees (spruce, oak, and white pine) to replace removed dead trees

    O. Buffer Area - Remove dead tree in northwest corner

    P. Buffer Area - Remove and replace two (2) dying spruces by storm drain

    Q. Buffer Area - Remove two (2) dead trees north of hill

    R. Buffer Area - Improve appearance of boulder and grass

    S. Buffer Area - Retention area not seeded with wild grass

T. Common Ground - Area from street drain into retention area has severe erosion and is just crabgrass

U. Common Area - Extend mulch bed to meet wildgrass

V. Cul-de-sac Island - Appears to hold water and gap between asphalt and concrete is constantly wet, with standing water between Lots 7 and 8, and also some water seeping through by Lot 6 with vegetation as well

W. Repair ground around utility boxes, sod between Lots 9 and 10

X. Dead trees and bushes need to be replaced in the Buffer Area behind houses - virtually every lot has an issue

Y. Lowering of the tree in front of Lot 9

Z. Metal wire sticking up through the ground between corner of Lot 11 house and the mulch

AA. Dead trees in Buffer Area by Lot 1 and 2 spruces and one (1) juniper?

6. The removal of the wood posts that formally anchored the temporary mailbox at the entry into the development, which were sawed to grade and sodded over. These posts are located in the City's future right-of-way.
7. The bioretention area has a large growth of weeds associated with it and needs to be addressed, so as to comply with the Metropolitan St. Louis Sewer District's requirements, as well as being aesthetically pleasing for the homeowners who reside in its vicinity.
8. The protected area along the northern boundary of the property contains a few large trees that are dead and need to be removed, before the subdivision is closed out and all escrow funds are returned.
9. The porous pavers at the front of the subdivision need to be repaired, so as to be level and stable. This improvement was a requirement of the Metropolitan St. Louis Sewer District and its representatives will address the matter in greater detail, as part of its inspection and escrow processes.

Once these repairs and replacements are made, inspections will be required by the City to allow the release of funds. These inspections must be requested by the developer on the standardized form of the City (copy enclosed), which ensures the work has been completed and as-builts are provided, if applicable to the improvement categories or invoices for proof of installation.

Again, this work must be completed in a very timely manner, given the Letters of Credit expire on January 28, 2017 and inspections must take place prior to such date. It will be very difficult for the City to extend them, given the desire of the homeowners to bring closure to these matters. Therefore, every effort must be made to not delay in correcting these items, as have been identified by the City and its related inspection processes.

If you should have any questions or comments in this regard, please feel free to contact the Department of Planning and Parks at (636) 458-0440. Thank you for your anticipated cooperation in this matter.

Sincerely,
CITY OF WILDWOOD

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
Terri L. Gaston, Senior Planner

CITY OF WILDWOOD
DEPARTMENT OF PLANNING
Escrow Inspection Release Request Form

Section 1005.080 of the Municipal Code of the City of Wildwood, Missouri (the "City") sets forth the requirements for subdivision inspection requests and related releases. These requirements and this FORM are intended to ensure the responsibility of the developer to complete the improvements set forth in the approved plans for the respective plat has been fully met BEFORE seeking an inspection and release. Request Forms that are not complete, nor in full compliance with these requirements, shall not be considered as submitted requests for release.

Developer's Statement

I, _____, an authorized representative of the developer of _____, Plat _____, do hereby attest and certify, under penalty of perjury that I have inspected all items of improvement(s) for category_____ {*insert applicable category name or "Final Subdivision Release" if all categories have previously been released*}, as such "category" or subdivision is identified in the deposit agreement with the City of Wildwood dated _____ and to the best of my knowledge and belief that: (1) all such improvements have been installed and completed fully according to the approved improvement plans of the City; and (2) certify they are in acceptable and completed condition to be inspected for release by the Department of Public Works, Department of Planning, and/or other applicable agency or entity.

This _____day of _____ A.D. 20___.

ATTEST (seal):
[Name of Development entity]

By:_____

Title:

Type name:

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

My commission expires _____.

_____
Notary Public

Engineer's/Surveyor's Statement

I, _____, do hereby acknowledge and certify that, at the request of the developer of this project for the category of improvements or item(s) contained therein, an as-built survey was completed of them/it and said survey meets the State of Missouri's standards and requirements for this type of product and accurately reflects the current location of the category of improvements or item(s) now herein considered for release.

_____
Name and Company:

Address:

Telephone Number:

_____
Signature of Registered Professional Engineer and/or Professional Surveyor

Seal:

LETTER OF ESTIMATED COST OF IMPROVEMENTS

Vintage Grove (Ward 7)

11 Lots w/Public Street — ***Northwest corner of the Ridge Rd & Old State Rd Intersection***

CITY OF WILDWOOD, MISSOURI **Zoned: R-1A w/PRD** **SB=30/8/30 + NRPS**

	units	description		cost/unit	total
Category 1	**Construction of Streets**				**$50,252.63**
		95 percent (subject to initial releases)		**$47,740.00**	
		5 percent (final release)		**$2,512.63**	
	338.15 cu. yds.	Grading	@	$2.25 p/cu/yd	$760.84
	268 lin. ft.	Sawcutting	@	$4.50 p/lin/ft	$1,205.24
		Public Street at 22' wide: [415 linear ft.]			
	1,014.44 sq. yds.	Asphaltic Concrete (8" including base)	@	$24.00 p/sq/yd	$24,346.56
	830 lin. ft.	Vertical curb & gutter (6")	@	$18.00 p/lin/ft	$14,940.00
	1 ----------	Turnaround Residential (asphalt)	@	$9,000.00 each	$9,000.00
	Street Trees [per Approved Landscape Plan - SDP dated 8/22/13]				**$6,798.00**
	13 ----------	2.5" caliper Red Sunset Maple	@	$206.00 each	$2,678.00
	20 ----------	2.5" caliper Ginkgo	@	$206.00 each	$4,120.00
	Sidewalks				**$28,221.06**
	4 ----------	Handicap Ramps [concrete w/truncated c	@	$700.00 each	$2,800.00
		Vintage Grove Ct.			
	4,950 sq. ft.	Sidewalk 4" thick - 5' wide	@	$3.30 p/sq/ft	$16,335.00
		Old State Road			
	2,753 sq. ft.	Sidewalk 4" thick - 5' wide	@	$3.30 p/sq/ft	$9,086.06
	Street Lights				
	5 Street light	(16' typical height)	@	$600.00 each	**$3,000.00**
	Street Signs				**$1,200.00**
	1 ----------	Street Signs	@	$200.00 each	$200.00
	4 ----------	No Parking' Signs	@	$200.00 each	$800.00
	1 ----------	Stop Signs	@	$200.00 each	$200.00
Category 2	**Storm Sewers (escrowed at 90% of below subtotal)**				**$33,483.35**
		95 percent (of 90%) storm		**$31,809.18**	
		5 percent (of 90%) storm		**$1,674.17**	
	45.00 lin.ft.	12" CMP	@	$2.40 p/lin/ft	$108.00
	236.00 lin.ft.	12" RCP	@	$16.00 p/lin/ft	$3,776.00
	568.00 lin.ft.	15" RCP	@	$17.50 lin./ft.	$9,940.00
	2 ----------	Storm Manhole	@	$1,100.00 each	$2,200.00
	1 ----------	Curb Inlet	@	$1,020.00 each	$1,020.00
	3 ----------	Area Inlet, single	@	$1,020.00 each	$3,060.00
	1 ----------	Double Inlet	@	$2,000.00 each	$2,000.00
	1 ----------	Flared End Section (12")	@	$450.00 each	$450.00
	1 ----------	Flared End Section (15")	@	$525.00 each	$525.00
	1 ----------	Outfall Structure	@	$5,000.00 each	$5,000.00
	6 ----------	Concrete Collar (24")	@	$325.00 each	$1,950.00
	1 ----------	Cut-off Wall [3'X3'X1']	@	$1,875.00 each	$1,875.00
	119.11 sq. yds.	Riprap/Revet/Rk blanket	@	$27.00 p/sq/yd	$3,215.97
	45 sq. ft.	Paved Concrete Swale [6" thick X W']	@	$4.75 p/sq/ft	$213.75
	11 lots	Granular Fill	@	$170.00 per lot	$1,870.00

Detention/Retention Basin						**$8,605.00**
11	units	Detention ($6,350.00)	+	$205.00	p/unit	$8,605.00
Grading/Siltation and Erosion Control						**$13,240.00**
11	lots	Grading ($2,550.00)	+	$260.00	p/lot	$5,410.00
11	lots	Siltation Control ($2,030.00)	+	$130.00	p/lot	$3,460.00
11	lots	Erosion Control ($1,015.00)	+	$305.00	p/lot	$4,370.00
Common Ground Sod/Plantings						**$17,662.21**
3122.22	sq.yds.	Common Ground sodding	@	$5.50	p/sq/yd	$17,172.21
1	----------	Cul de sac sodding	@	$490.00	each	$490.00
Landscaping Costs		[Per landscape plan - SDP dated 8/22/13]				**$69,971.55**
		****substitutions must be submitted in writing & approved prior to planting****				
5	trees	4" caliper	@	$265.00	each	$1,325.00
11	trees	3" caliper	@	$254.00	each	$2,794.00
9	trees	2.5" caliper	@	$206.00	each	$1,854.00
47	trees	2" caliper	@	$158.00	each	$7,426.00
37	trees	1.5" caliper	@	$110.00	each	$4,070.00
11	trees	Conifer - 10' minimum	@	$160.00	each	$1,760.00
22	trees	Conifer - 8' minimum	@	$130.00	each	$2,860.00
76	trees	Conifer - 6' minimum	@	$100.00	each	$7,600.00
36	shrubs	Evergreen/3 gal/24" ht min.	@	$60.00	each	$2,160.00
624	shrubs	Deciduous/3 gal/24" ht min.	@	$50.00	each	$31,200.00
22	3 gal	Ornamental Grasses	@	$48.00	each	$1,056.00
56	1 gal	Daylilly/Salvia/Catmint	@	$35.00	each	$1,960.00
	Mulch					
989.00	cu. yds.	bark mulch	@	$3.95	p/cu/yd	$3,906.55
Water Mains		[per installation agreement]				**$0.00**
Monumentation [survey markers per Record Plat]						**$4,575.00**
4	----------	Survey Monuments - first 4	@	$750.00	each	$3,000.00
9	----------	Survey Monuments - over 4	@	$175.00	each	$1,575.00
Public Space Amenities						**$15,178.75**
1		Raingarden/wildflower restoration	@	$14,500.00	each	$14,500.00
905		Amended soils	@	$0.75	each	$678.75
Fencing	**[Not required]**					
	lin.ft.	Sight Proof - PVC - 6' high	@	$26.40	p/lin/ft	**$0.00**

Category 3

Category 4

Category 5

ESTIMATED TOTAL COST OF IMPROVEMENTS*	$252,187.55
TEN (10%) PERCENT INFLATION FACTOR	$25,218.75
ESTIMATED COST OF CONSTRUCTION LETTER OF CREDIT	**$277,406.30**
ESTIMATED MAINTENANCE BOND REQUIREMENT ** (2nd separate Letter of Credit required)	**$25,218.75**

Prepared By: _____ Date: July 11, 2014
Terri Gaston, Planner - Subdivision

Approved By: _____ Date: 7-21-14
Joseph Vujnich, Director of Planning

* Cost estimates within categories are estimates and not for release purposes.

** The Maintenance Deposit will be held for a total of eighteen (18) months from either the date of FINAL acceptance of ALL PUBLIC IMPROVEMENTS by the City or after 95% of ALL occupancy permits have been issued.

Category 1 = Street Improvements
Category 2 = Stormwater Improvements
Category 3 = Grading/Erosion Requirements
Category 4 = Landscaping Improvements
Category 5 = Miscellaneous Improvements

VINTAGE GROVE

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 44 NORTH, RANGE 4 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

ZONING: R1-A 22,000 SQ. FT. RESIDENCE DISTRICT WITH PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (ORD. #1861)

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "VINTAGE GROVE" VINTAGE GROVE (NOW) COURT, TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHURED BY ////// ON THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF WILDWOOD FOR PUBLIC USE FOREVER. THE VARIABLE WIDTH STREET WIDENING STRIP ALONG OLD STATE ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN "CROSS-HATCHURED" (XXXXXXXXXX) ON THIS PLAT, IS HEREBY DEDICATED TO ST. LOUIS COUNTY, MISSOURI FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED AND, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, UNION ELECTRIC DBA AMEREN MISSOURI, METROPOLITAN ST LOUIS SEWER DISTRICT, SOUTHWESTERN BELL TELEPHONE COMPANY DBA AT&T MISSOURI, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

COMMON GROUND EASEMENTS, SUCH AS CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS OR MEDIAN STRIPS, ARE HEREBY DEDICATED TO VINTAGE GROVE HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPE MAINTENANCE. HOWEVER, NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS, MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND OR MEDIAN STRIP WITHOUT THE AUTHORIZATION OF THE CITY OF WILDWOOD, MISSOURI DEPARTMENT OF PUBLIC WORKS THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

THE TEMPORARY SLOPE CONSTRUCTION LICENSES (T.S.C.L.) SHOWN HEREON ARE FOR THE PURPOSE OF MAKING CUTS, FILLS, SLOPING EMBANKMENT, CONSTRUCTING DRIVES, PROVIDING WORK ROOM AND IMPLEMENTING ANY AND ALL OTHER RELATED CONSTRUCTION ITEMS UNTIL SUCH TIME AS CONSTRUCTION MAY BE COMPLETED AND ACCEPTED BY ST. LOUIS COUNTY, MISSOURI. UPON GRANTING ACCEPTANCE BY ST. LOUIS COUNTY, MISSOURI OR IS ASSIGNS, THIS EASEMENT SHALL TERMINATE.

THE ENTRANCE MONUMENT EASEMENTS SHOWN THIS PLAT ARE HEREBY DEDICATED TO VINTAGE GROVE HOMEOWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF SUBDIVISION SIGNS AND MONUMENTS, WHICH SIGNS AND MONUMENTS SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO VINTAGE GROVE HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE 7th DAY OF August, 2014 IN DEED BOOK 20938 PAGE 2379 OF THE ST. LOUIS COUNTY RECORDS. The Fence maintenance and access easement is hereby dedicated to Vintage Grove Homeowners Association, Inc. for the purposes of constructing, maintaining & repairing a fence, or replacement of said fence, along the east property lines of Lots 7-11.

ALL AREAS ON THIS RECORD PLAT IDENTIFIED BY "NATURAL RESOURCE PROTECTION AREA" AND SHOWN "DOT-HATCHURED" HEREON SHALL BE HELD IN DEED RESTRICTED PRIVATE OWNERSHIP WHICH SHALL PROHIBIT, IN PERPETUITY, THE DEVELOPMENT AND/OR SUBSEQUENT SUBDIVISION OF THE RESOURCE PROTECTED PROPERTY OR THEIR USE FOR PURPOSES INCONSISTENT WITH THE INTENT OF SECTION 405.200 OF THE WILDWOOD SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, AS MAY BE AMENDED. THE NATURAL RESOURCE PROTECTION STANDARD AREAS THAT ARE INDICATED ON INDIVIDUAL LOTS ARE INTENDED TO PROTECT THE NATURAL OR EXISTING DESIGNATED ENVIRONMENTAL FEATURES OF DEVELOPMENTS WITHIN THE CITY OF WILDWOOD. THESE AREAS ARE 100% PROTECTED FROM ANY TYPE OF DISTURBANCE BY ANY OWNER(S) OF THESE PROPERTIES, EXCEPT AS ALLOWED BY THE CITY'S REGULATIONS AND PRIOR AUTHORIZATION BY THE DEPARTMENT OF PLANNING. AREAS INDICATED AS 100% PROTECTED CANNOT BE GRADED, ON ANY TREES OR OTHER VEGETATION BE REMOVED. ADDITIONALLY, THE PLACEMENT OF BUILDINGS AND/OR STRUCTURES, INCLUDING PLAYGROUNDS, FENCES AND IRRIGATION SYSTEMS WITHIN, IS STRICTLY PROHIBITED. SAID STANDARDS AND REQUIREMENTS APPLY IN PERPETUITY TO EACH OF THE LOTS INCLUDED ON THIS PLAT, EXCEPT AS SUCH EXCEPTION MAY BE SPECIFICALLY APPROVED OR GRANTED BY THE CITY OF WILDWOOD OR ITS REGULATIONS

BMP (BEST MANAGEMENT PRACTICES)
STORMWATER MANAGEMENT RESERVE AREAS AND STORMWATER BUFFER AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES), ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICE). THE RESERVE AREAS HEREBY ESTABLISHED ARE (IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE 21 DAY OF May, 2014, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK 21015 PAGE 2313, OR AS AMENDED THEREAFTER

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. This Subdivision is subject to the Indenture of Trust & Restrictions for Vintage Grove (the "Trust Indenture") filed on the 24th day of August 2014 as Daily No. 2014081400593 Deed Bk 19___ of the St. Louis County Recorder of Deeds Office. (10/2.6.14)

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 21st DAY OF July, 2014.

PAYNE FAMILY HOMES, LLC
A MISSOURI LIMITED LIABILITY COMPANY

KENNETH R. KRUSE, DULY AUTHORIZED

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

ON THIS 28th DAY OF July, 2014, BEFORE ME PERSONALLY APPEARED KENNETH R. KRUSE, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS A DULY AUTHORIZED AGENT OF PAYNE FAMILY HOMES, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT; AND SAID KENNETH R. KRUSE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY

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

MY COMMISSION EXPIRES: 10/4/15 — NOTARY PUBLIC

NANCY COPELIN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF ST. LOUIS
MY COMMISSION EXPIRES OCTOBER 04, 2015
COMMISSION # 11230033

LIEN HOLDER:

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN DEED BOOK 20988 PAGE 376 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "VINTAGE GROVE."

FIRST NATIONAL BANK OF ST. LOUIS

BRIAN LIEBERMAN, VICE PRESIDENT
PRINT NAME AND TITLE

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

ON THIS 24th DAY OF July, 2014, BEFORE ME APPEARED Brian Lieberman, BEING PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE Vice President OF FIRST NATIONAL BANK OF ST. LOUIS, A MISSOURI BANKING CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND Brian Lieberman ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION

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

MY COMMISSION EXPIRES: 9/27/18 — NOTARY PUBLIC

CATHERINE A. NOLAND
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: August 27, 2018
Commission # 14436747

RECORDER'S USE ONLY

PLAT: BK: 362, PG: 305
FILED FOR RECORD
Aug 07, 2014 2:08 PM
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.
Witness my hand and official seal
on the day and year aforesaid
Gerald E. Smith

CITY APPROVAL:

THIS ACKNOWLEDGEMENT CERTIFIES THIS SUBDIVISION PLAT OF VINTAGE GROVE, HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS 22nd DAY OF August, 2014.

CITY OF WILDWOOD DEPARTMENT OF PLANNING

Joe Ungerman
DIRECTOR OF PLANNING

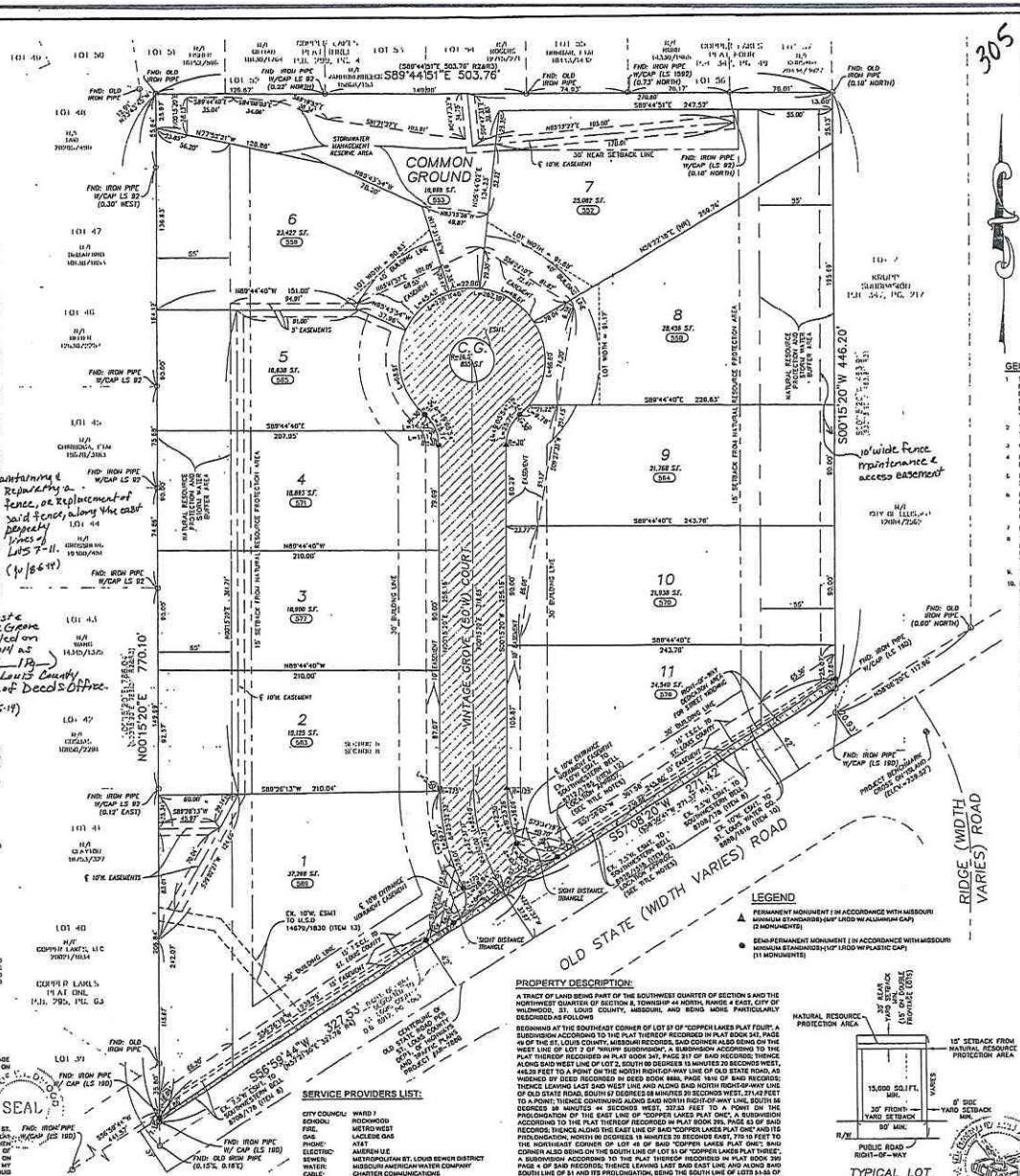
I, LYNNE GREENE-SELLNER, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, DO HEREBY CERTIFY THIS SUBDIVISION PLAT OF VINTAGE GROVE WAS APPROVED BY ORDINANCE NUMBER 2028 UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI ON THE 28th DAY OF July, 2014. SAID ORDINANCE OF THE SAME 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 6th DAY OF August, 2014.

Lynne Greene-Sellner
LYNNE GREENE-SELLNER, CITY CLERK

SEAL

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-0944
www.sterling-eng-sur.com

DRAWN BY:	VLW	MSD P# -	17776-03
CHECKED BY:	JAH	DATE:	7/24/14
JOB NO.:	13-08-294	VINTAGE GROVE RECORD PLAT	


S89°44'51"E 503.76'
S00°15'20"W 446.20'
N00°15'20"E 770.10'
S57°08'20"W 327.53'
S89°44'40"E 247.53'
N89°44'40"W 151.00'
S89°44'40"E 207.05'
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S89°44'40"E 243.76'
S89°26'13"W 210.04'
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S89°26'13"W 210.04'
S89°44'40"E 220.63'
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S89°44'40"E 207.05'
N89°44'40"W 151.00'
S89°44'40"E 247.53'
S89°44'40"E 503.76'
S89°44'40"E 503.76'
S89°44'40"E 503.76

VINTAGE GROVE

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 44 NORTH, RANGE 4 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

ZONING: R1-A 22,000 SQ. FT. RESIDENCE DISTRICT WITH PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (ORD. #1861)

305

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "VINTAGE GROVE". VINTAGE GROVE (20YD) COURT, TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN 'HATCHURED' ////////// ON THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF WILDWOOD FOR PUBLIC USE FOREVER THE VARIABLE WIDTH STREET WIDENING STRIP ALONG OLD STATE ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN 'CROSS-HATCHURED' (XXXXXXXXXX) ON THIS PLAT, IS HEREBY DEDICATED TO ST. LOUIS COUNTY, MISSOURI FOR PUBLIC USE FOREVER

ALL EASEMENTS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED AND, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, UNION ELECTRIC D/B/A AMEREN MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, SOUTHWESTERN BELL TELEPHONE COMPANY D/B/A AT&T MISSOURI, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, MAINTAINING, REPLACING AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

COMMON GROUND EASEMENTS, SUCH AS CUL-DE-SAC ISLANDS, DIVIDED STREET ISLANDS OR MEDIAN STRIPS, ARE HEREBY DEDICATED TO VINTAGE GROVE HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPE MAINTENANCE. HOWEVER, NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS, MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND OR MEDIAN STRIP WITHOUT THE AUTHORIZATION OF THE CITY OF WILDWOOD, MISSOURI DEPARTMENT OF PUBLIC WORKS THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT

THE TEMPORARY SLOPE CONSTRUCTION LICENSES (T.S.C.L.) SHOWN HEREON ARE FOR THE PURPOSE OF MAKING CUTS, FILLS, SLOPING EMBANKMENT, CONSTRUCTING DRIVES, PROVIDING WORK ROOM AND IMPLEMENTING ANY AND ALL OTHER RELATED CONSTRUCTION ITEMS UNTIL SUCH TIME AS CONSTRUCTION MAY BE COMPLETED AND ACCEPTED BY ST. LOUIS COUNTY, MISSOURI. UPON GRANTING ACCEPTANCE BY ST. LOUIS COUNTY, MISSOURI OR IS ASSIGNS, THIS EASEMENT SHALL TERMINATE.

THE ENTRANCE MONUMENT EASEMENTS SHOWN THIS PLAT ARE HEREBY DEDICATED TO VINTAGE GROVE HOMEOWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF SUBDIVISION SIGNS AND MONUMENTS, WHICH SIGNS AND MONUMENTS SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO VINTAGE GROVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE 7th DAY OF August 2014 IN DEED BOOK 21015 PAGE 2002 OF THE ST. LOUIS COUNTY RECORDS. The fence maintenance and access easement (10'wide) as shown hereon is hereby dedicated to Vintage Grove Homeowners Association, INC., for the purposes of constructing, maintaining & repairing a fence, or Replacement of said fence, along the east property lines of Lots 7-11. (JW/8-6-14)

ALL AREAS ON THIS RECORD PLAT IDENTIFIED BY "NATURAL RESOURCE PROTECTION AREA" AND SHOWN 'DOT-HATCHURED' HEREON SHALL BE HELD IN DEED RESTRICTED PRIVATE OWNERSHIP WHICH SHALL PROHIBIT, IN PERPETUITY, THE DEVELOPMENT ANOR SUBSEQUENT SUBDIVISION OF THE RESOURCE PROTECTED PROPERTY OR THEIR USE FOR PURPOSES INCONSISTENT WITH THE INTENT OF SECTION 420.200 OF THE WILDWOOD SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, AS MAY BE AMENDED. THE NATURAL RESOURCES PROTECTION STANDARD AREAS THAT ARE INDICATED ON INDIVIDUAL LOTS ARE INTENDED TO PROTECT THE NATURAL OR EXISTING DESIGNATED ENVIRONMENTAL FEATURES OF DEVELOPMENTS WITHIN THE CITY OF WILDWOOD. THESE AREAS ARE 100% PROTECTED FROM ANY TYPE OF DISTURBANCE BY ANY OWNER(S) OF THESE PROPERTIES, EXCEPT AS ALLOWED BY THE CITY'S REGULATIONS AND PRIOR AUTHORIZATION BY THE DEPARTMENT OF PLANNING. AREAS INDICATED AS 100% PROTECTED CANNOT BE GRADED, OR MAY ANY TREES OR OTHER VEGETATION BE REMOVED. ADDITIONALLY, THE PLACEMENT OF BUILDINGS AND/OR STRUCTURES, INCLUDING PLAYGROUNDS, FENCES AND IRRIGATION SYSTEM PIPING, IS STRICTLY PROHIBITED. SAID STANDARDS AND REQUIREMENTS APPLY IN PERPETUITY TO EACH OF THE LOTS INCLUDED ON THIS PLAT, EXCEPT AS SUCH EXCEPTION MAY BE SPECIFICALLY APPROVED OR GRANTED BY THE CITY OF WILDWOOD OR ITS REGULATIONS.

BMP (BEST MANAGEMENT PRACTICES):
STORMWATER MANAGEMENT RESERVE AREAS AND STORMWATER BUFFER AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICE). THE RESERVE AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE 21 DAY OF May, 2014, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK 21015 PAGE 2002, OR AS AMENDED THEREAFTER.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. This Subdivision is subject to the Indenture of Trust & Restrictions for Vintage Grove (the 'Trust Indenture') filed on the 24th day of August 2014 as Daily No. 201408240059 (Deed BK ___ Pg ___) of the St. Louis County Recorder of Deeds Office. (JW/2-6-14)

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 7th DAY OF July, 2014.

PAYNE FAMILY HOMES, LLC
A MISSOURI LIMITED LIABILITY COMPANY

KENNETH R. KRUSE, DULY AUTHORIZED

NANCY COPLING
Notary Public - Notary Seal
State of Missouri
St. Louis County
Commission # 11250033
My Commission Expires October 04, 2015

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

ON THIS 29th DAY OF July, 2014, BEFORE ME PERSONALLY APPEARED KENNETH R. KRUSE, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS A DULY AUTHORIZED AGENT OF PAYNE FAMILY HOMES, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT; AND SAID KENNETH R. KRUSE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY

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

MY COMMISSION EXPIRES: 10/4/15

Nancy Coplin
NOTARY PUBLIC

LIEN HOLDER:

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN DEED BOOK 20786 PAGE 279 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF "VINTAGE GROVE".

FIRST NATIONAL BANK OF ST. LOUIS

BRIAN LIGERMAN, VICE PRESIDENT
PRINT NAME AND TITLE

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

ON THIS 24th DAY OF July, 2014, BEFORE ME APPEARED Brian Ligerman ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE Vice President OF FIRST NATIONAL BANK OF ST. LOUIS, A MISSOURI BANKING CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID Brian Ligerman ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION

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

MY COMMISSION EXPIRES: 4/27/18

Catherine A. Noland
NOTARY PUBLIC

CATHERINE A. NOLAND
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: April 27, 2018
Commission # 14436247

CITY APPROVAL:

THIS ACKNOWLEDGEMENT CERTIFIES THIS SUBDIVISION PLAT OF VINTAGE GROVE HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS 6th DAY OF AUGUST, 2014.

CITY OF WILDWOOD DEPARTMENT OF PLANNING

Joe Vujnich
JOE VUJNICH,
DIRECTOR OF PLANNING

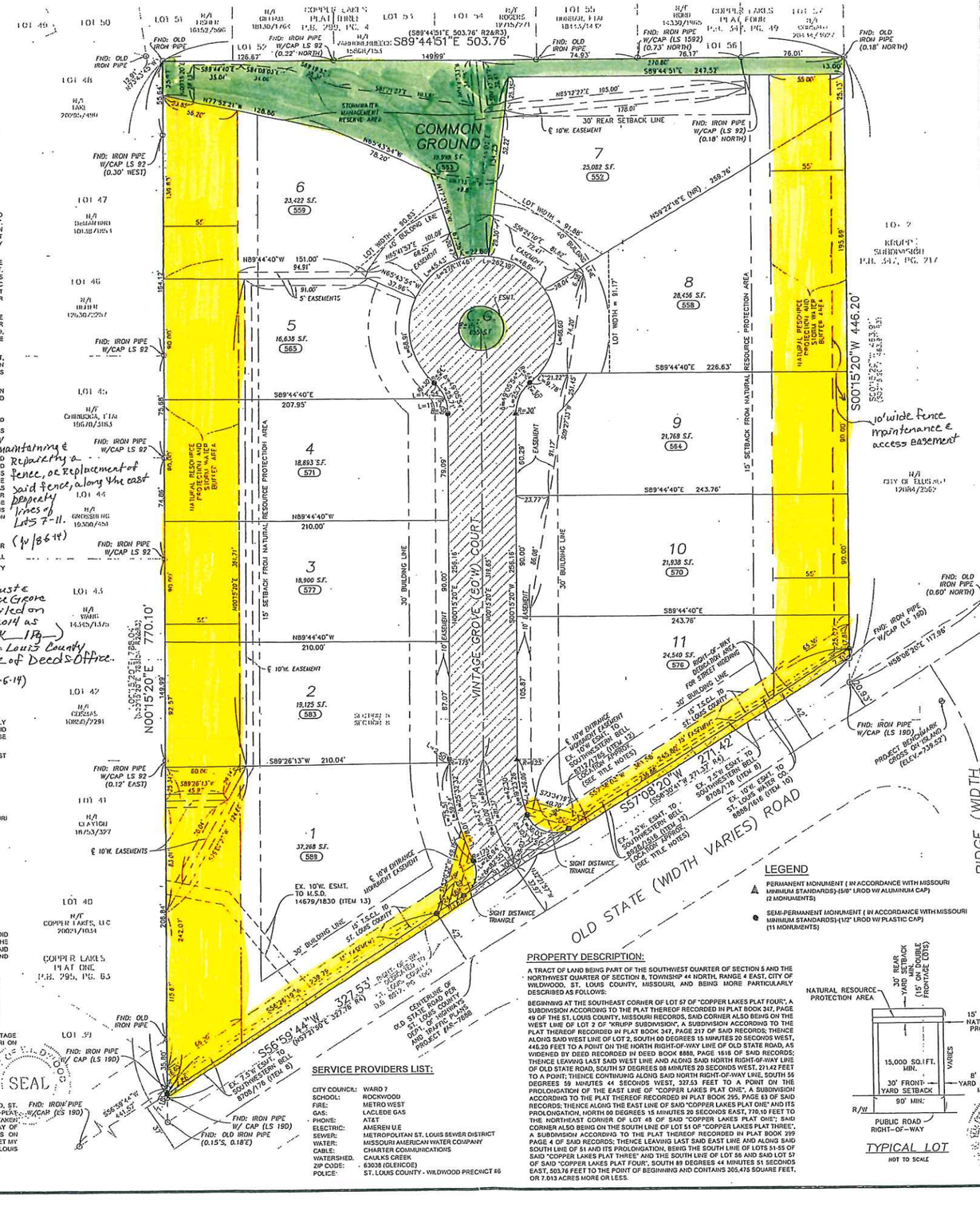
I, LYNNE GREENE-BELDNER, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, DO HEREBY CERTIFY THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NUMBER 2025, UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI ON THE 28th DAY OF JULY, 2014. SAID ORDINANCE OF THE SAME APPEARS ON RECORD 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 6th DAY OF AUGUST, 2014.

SEAL

Lynne Greene-Beldner
LYNNE GREENE-BELDNER, CITY CLERK

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	VLW	MSD P# -	17776-03
CHECKED BY:	JAH	DATE:	7/24/14
JOB NO.:	13-08-294	VINTAGE GROVE RECORD PLAT	



SERVICE PROVIDERS LIST:

CITY COUNCIL:	WARD 7
SCHOOL:	ROCKWOOD
FIRE:	METRO WEST
GAS:	LACLEDE GAS
PHONE:	AT&T
ELECTRIC:	AMEREN U.E
SEWER:	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER:	MISSOURI AMERICAN WATER COMPANY
CABLE:	CHARTER COMMUNICATIONS
WATERSHED:	CAULKS CREEK
ZIP CODE:	63038 (GLENCOE)
POLICE:	ST. LOUIS COUNTY - WILDWOOD PRECINCT #5

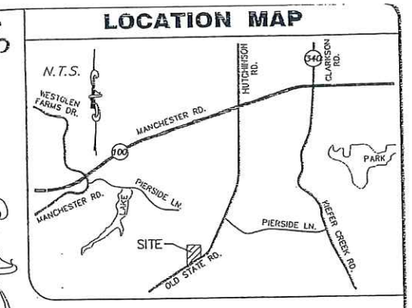
PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57 OF "COPPER LAKES PLAT FOUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID CORNER ALSO BEING ON THE WEST LINE OF LOT 2 OF "KRUPP SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 717 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF LOT 2, SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, 446.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OLD STATE ROAD, AS WIDENED BY DEED RECORDED IN DEED BOOK 6888, PAGE 1616 OF SAID RECORDS; THENCE LEAVING LAST SAID WEST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD STATE ROAD, SOUTH 57 DEGREES 08 MINUTES 20 SECONDS WEST, 271.42 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 56 DEGREES 59 MINUTES 44 SECONDS WEST, 327.53 FEET TO A POINT ON THE PROLONGATION OF THE EAST LINE OF "COPPER LAKES PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 295, PAGE 63 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID "COPPER LAKES PLAT ONE" AND ITS PROLONGATION, NORTH 00 DEGREES 15 MINUTES 20 SECONDS EAST, 770.10 FEET TO THE NORTHEAST CORNER OF LOT 48 OF SAID "COPPER LAKES PLAT ONE"; SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT 51 OF "COPPER LAKES PLAT THREE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 299 PAGE 4 OF SAID RECORDS; THENCE LEAVING LAST SAID EAST LINE AND ALONG SAID SOUTH LINE OF LOT 51 AND ITS PROLONGATION, BEING THE SOUTH LINE OF LOTS 51-55 OF SAID "COPPER LAKES PLAT THREE" AND THE SOUTH LINE OF LOT 56 AND SAID LOT 57 OF SAID "COPPER LAKES PLAT FOUR", SOUTH 89 DEGREES 44 MINUTES 51 SECONDS EAST, 503.76 FEET TO THE POINT OF BEGINNING AND CONTAINS 305,475 SQUARE FEET, OR 7.013 ACRES MORE OR LESS.

TYPICAL LOT
NOT TO SCALE

LOCATION MAP



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

GENERAL NOTES:

1. THE PROFESSIONAL WHOSE ORIGINAL SIGNATURE AND PERSONAL SEAL APPEARS ON THIS DRAWING, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS DRAWING AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO.) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY SAID PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS DRAWING REFERS.
2. THIS TRACT CONTAINS 305,475 SQUARE FEET, OR 7.013 ACRES, MORE OR LESS AND 11 LOTS TOTAL COMMON GROUND AREA IS 0.459 ACRES, MORE OR LESS.
3. CURRENT PARCEL NUMBER: 24U510740 (615 OLD STATE ROAD)
4. BASIS OF BEARINGS ADOPTED FROM PLAT OF "COPPER LAKES PLAT ONE" AS RECORDED IN PLAT BOOK 295, PAGE 63 OF THE ST. LOUIS COUNTY RECORDS.
5. SOURCE OF TITLE: WARRANTY DEED TO PAYNE FAMILY HOMES, LLC RECORDED IN DEED BOOK 20910 PAGE 965 OF THE ST. LOUIS COUNTY RECORDS.
6. PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS FOR LOT CORNERS WILL BE SET IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
7. ( ) DENOTES RECORD INFORMATION
8. THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS COMMUNITY PANEL NO. 29189C0253H EFFECTIVE AUGUST 2, 1995. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
9. THIS PARCEL IS ZONED "R-1A" PRD MODIFIED BY CITY OF WILDWOOD ORDINANCE NO. 1861
10. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY U.S. TITLE GUARANTY COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 13-10709-UPDATE- AND REVISION NO. 1 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2013 .THE NOTES REGARDING SCHEDULE B, SECTION 2 OF SAID COMMITMENT ARE AS FOLLOWS

ITEMS 1-3: GENERAL EXCEPTIONS; NO COMMENT BY SURVEYOR.
ITEM 4: INTENTIONALLY DELETED BY TITLE COMPANY
ITEM 5: UNION ELECTRIC EASEMENT PER BOOK 1023 PAGE 116; BLANKET IN NATURE, AFFECTS ENTIRE SUBJECT PARCEL.
ITEMS 6 AND 7: INTENTIONALLY DELETED BY TITLE COMPANY.
ITEM 8: EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY PER BOOK 8708, PG 178, NOTED AND SHOWN HEREON.
ITEM 9: SUBJECT TO CONDITIONAL USE PERMIT 656 RECORDED IN BOOK 8869 PAGE 818; BLANKET IN NATURE, AFFECTS ENTIRE SUBJECT PARCEL.
ITEM 10: EASEMENT TO ST. LOUIS COUNTY WATER COMPANY PER BOOK 8980 PAGE 1616; NOTED AND SHOWN HEREON
ITEM 11: INTENTIONALLY DELETED BY TITLE COMPANY.
ITEM 12: EASEMENTS TO SOUTHWESTERN BELL TELEPHONE COMPANY PER BOOK 8712 PAGE 1785 AND BOOK 8928 PAGE 1516. DESCRIPTIONS OF LOCATION OF EASEMENTS AMBIGUOUS. PLOTTED LOCATIONS ARE APPROXIMATE.
ITEM 13: EASEMENT TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT PER BOOK 14679 PAGE 1830; BLANKET IN NATURE, AFFECTS ENTIRE SUBJECT PARCEL.
ITEMS 14 AND 15: GENERAL EXCEPTIONS; NO COMMENT BY SURVEYOR
ITEMS 16, 17 AND 18: SUBJECT TO DEVELOPMENT PLANS PER PLAT BOOK 356, PAGES 535 AND 541 AND PLAT BOOK 361, PAGE 279 DOCUMENTS IN PLAT BOOK 356, PAGES 536 AND 541 HAVE BEEN SUPERCEDED BY ORDINANCE NO. 1861, WHICH GOVERNS THE DOCUMENT IN PLAT BOOK 361, PAGE 279 WHICH IS BLANKET IN NATURE, AFFECTING ENTIRE SUBJECT PARCEL.

BENCHMARKS:

REFERENCE BENCHMARK:
ST. LOUIS COUNTY BENCHMARK 17-98 - ELEVATION = 727.75' (NGVD 29)
"L" ON THE NORTHWEST CORNER OF A 5'X5' CONCRETE BASE FOR A FLAG POLE; 24 FEET SOUTH OF THE CENTERLINE OF THE ENTRANCE DRIVE AND 61 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE BUILDING AT #261 OLD STATE ROAD (ELLISVILLE ELEMENTARY SCHOOL).

PROJECT BENCHMARK:
Elevation = 739.52' (NGVD 29)
"CROSS" SET IN CONCRETE ISLAND AT THE INTERSECTION OF OLD STATE ROAD AND RIDGE ROAD; 27 FEET SOUTH OF THE CENTERLINE OF OLD STATE ROAD, 3 FEET WEST OF FACE OF CURB ON EAST SIDE OF ISLAND, 93 FEET SOUTHWEST OF A POWER POLE WITH TRANSFORMER AND 70 FEET SOUTHEAST OF SOUTHEAST CORNER OF A WOODEN FENCE.

LEGEND

▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(5/8" LROD W/ ALUMINUM CAP) (2 MONUMENTS)

● SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(1/2" LROD W/ PLASTIC CAP) (11 MONUMENTS)

SURVEYOR'S CERTIFICATE:

ORDER NUMBER: 13-08-294
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD,
ST. LOUIS, MO 63129 (314) 487-0440

THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF PAYNE FAMILY HOMES AT VINTAGE GROVE, LLC, DURING THE MONTH OF SEPTEMBER, 2013, MADE A SURVEY AND DURING THE MONTH OF MARCH 2014, MADE A SUBDIVISION PLAT OF "A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI" AND THAT RESULTS OF SAID SURVEY AND SUBDIVISION ARE REPRESENTED ON THIS PLAT, THIS SURVEY MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16, EFFECTIVE AUGUST 28, 2013) AS AN "URBAN PROPERTY".

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 25th DAY OF July, 2014.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON
PROFESSIONAL LAND SURVEYOR
PLS-2007017963

JAMEY A. HENSON, PLS
MO REG. L.S. #2007017963

SHEET 1 OF 1

WILDWOOD®

MEMORANDUM

To: City Council Members

From: Ryan S. Thomas, City Administrator

Date: January 6, 2017

Re: Approval of Refreshed City Logo and New Economic Development Logo

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At the December 12, 2016 City Council Work Session, a motion passed to prepare a Bill for the adoption of the refreshed City logo and the new Economic Development logo. Following the meeting, it was discovered that the current City logo was adopted by attached Resolution 98-07 in 1998. Therefore, it is recommended that the following procedural actions be taken to instead prepare a Resolution for consideration at the next City Council Meeting on January 23, 2017:

Work Session Actions:

1) A motion to reconsider the original motion to prepare a Bill for the adoption of the refreshed City logo and the new Economic Development logo. The motion to reconsider must be made by Council Member who voted with the majority on the motion to be reconsidered (in this case someone who voted "aye"). The motion may be seconded by any other Member of the City Council irrespective of how they voted on the motion to be reconsidered. The motion should be in substantially the following form:

> "I move to reconsider the vote on the preparation of legislation for the adoption of the refreshed City logo and the new Economic Development logo passed at the Work Session Meeting of the City Council on December 12, 2016."

The motion to reconsider requires a simple majority for passage.

2) If the motion to reconsider passes, any member of the Council may make a motion to prepare a Resolution for the adoption of the refreshed City logo and the new Economic Development logo. If the motion fails, no further action is necessary.

Regular Meeting Action:

1) A motion to remove Bill #2239 from the agenda.

With these actions, a Resolution will be prepared for consideration at the January 23, 2017 City Council Meeting (which is also when proposed Bill #2239 would have been considered for 2nd reading and final passage).

I will be available for any comments or questions at the January 9, 2017 City Council Work Session.
RST

RESOLUTION 98-07

A RESOLUTION APPROVING THE USE OF A NEW IDENTIFICATION LOGO FOR ALL PUBLIC SIGNAGE AND OTHER MATERIALS BY THE CITY OF WILDWOOD, MISSOURI.

WHEREAS, the City of Wildwood, Missouri incorporated on September 1, 1995 and has since that time used a single identification logo for the purposes of public signage and official documents created by this community;

WHEREAS, the City has continued to create its image as a progressive, responsive community attuned to its surroundings and intent on maintaining its unique character in an metropolitan area where these characteristics are less valued;

WHEREAS, the development of a new identification logo has been considered as part of Wildwood's continual efforts to define its character and maintain its identity, as the community grows past the incorporation stage and its first years;

WHEREAS, the City hired Kiku Obata and Company, a nationally recognized design firm, to create an image for Wildwood that would reflect its young history, unique character, and proud past;

WHEREAS, the new identification logo was discussed at length by members of the public, City Council members, and Planning and Zoning Commissioners as part of the Town Center Planning process and, ultimately, one of many choices was selected for consideration (as shown below);

WILDWOOD

WHEREAS, the Council Planning Committee considered this new identification logo at its February 1998 meeting and debated its character,

message, and design and voted four (4) to one (1) to accept it, after also considering input received from residents through the Wildwood Gazette and telephone calls, as well as other Council members comments.

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

The City of Wildwood's City Council hereby authorizes the use of the new identification logo which consists of the following: the name "Wildwood" and three (3) icons - a oak leaf, an acorn, a home. The oak leaf indicates the City's strength and natural heritage; the home represents its character; and the acorn defines its birth and growth toward the future. The new identification logo shall be used on all City signage, communications, and other items bearing the community's name.

Passed and approved this 9th day of March, 1998.

Mayor

ATTEST:

City Clerk