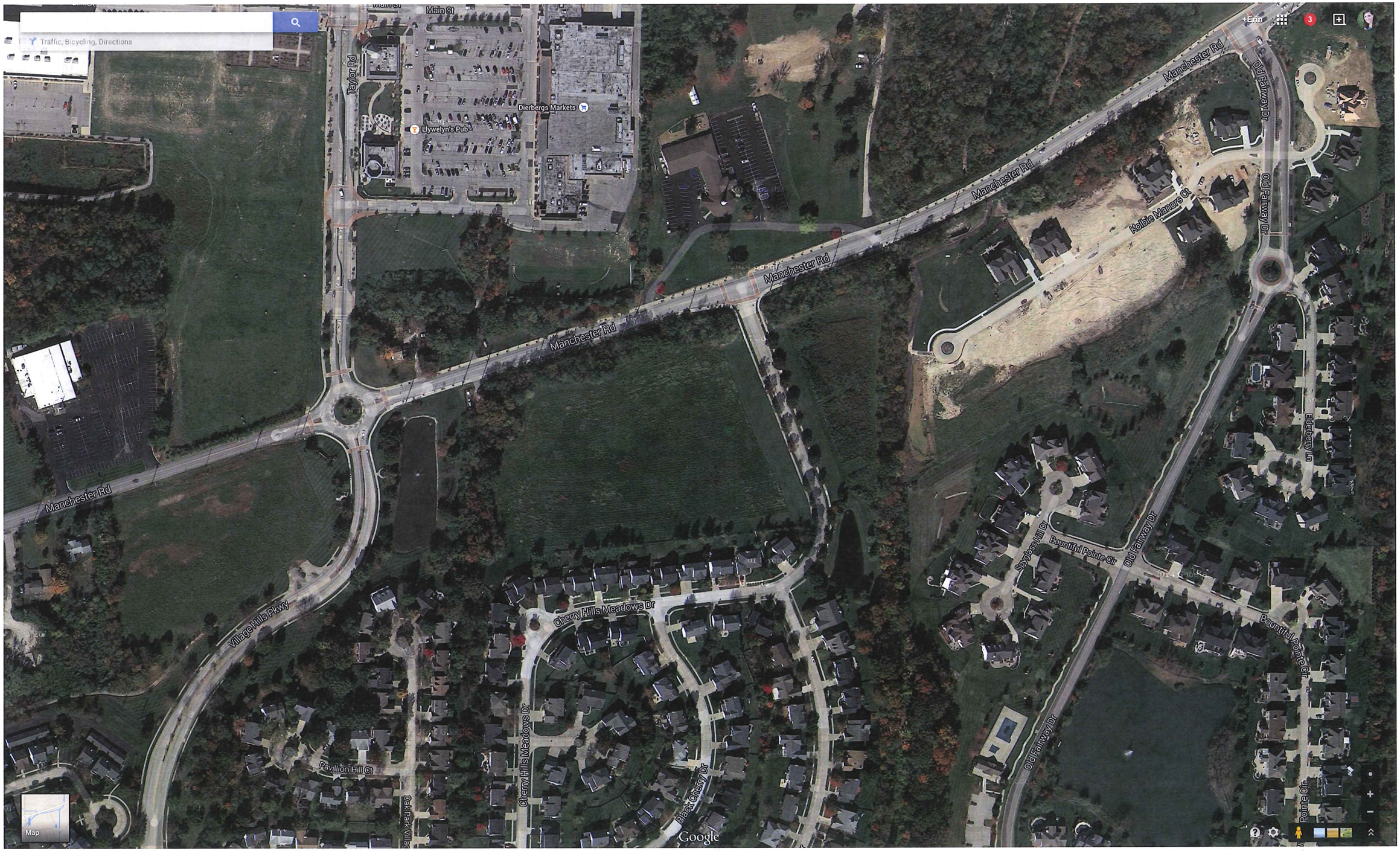

McBride and Son Homes Architecture, LLC
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Missouri State Certificate of Authority #: A-2014039269

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The architect's seal affixed to this sheet indicates that the professional architect whose name appears in the seal either prepared or directed the preparation of the design and architectural work depicted on this sheet. Any other drawings or documents that do not exhibit this seal were not prepared by or the responsibility of the professional architect whose name appears in the seal affixed to this sheet, and are expressly disclaimed.

CHERRY HILLS

McBRIDE & SON HOMES
"A Company Owned by it's Employees"

McBRIDE & SON ARCHITECTURE LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, MO 63017
phone (636) 537-2000
www.mcbridehomes.com

Barry L. Glantz, AIA, Architect
MO# A-5743

COMPUTER DWG.

GLANTZ JOB NO.

DATE

SHEET REV.

OF

The Manors at The Meadows at Cherry Hills

A Tract of Land Being All of Adjusted Parcels A and C of Boundary Adjustment Plat Recorded in Plat Book 322, Pages 42 and 43 of the St. Louis County, Missouri Records, Located Within Section 1, Township 44 North, Range 3 East, City of Wildwood, St. Louis County Missouri

Site Development Plan

R-4 7,500 Square Foot Residence District, With A Planned Residential Development Overlay District (PRD) Ordinance #2060

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD EIGHT
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – WILDWOOD PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY– MSD ORTHOTOPO.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
   NO SLOPES WITHIN CITY OF WILDWOOD RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
7. ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. ALL STREETS WILL BE CONSTRUCTED TO THE CITY OF WILDWOOD SPECIFICATIONS. STREET 'A' WILL BE PUBLIC AND SHALL BE TWENTY-SIX FT. (26') IN WIDTH (PAVEMENT) IN A FORTY FT. (40') WIDE RIGHT-OF-WAY. STREETS 'B' & 'C' WILL BE PRIVATE AND SHALL BE TWENTY-TWO (22') IN WIDTH (PAVEMENT).
9. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE
10. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS.
11. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
12. BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES OR 24 FEET.
13. THE NEAREST MAJOR INTERSECTION IS MANCHESTER ROAD AND STATE ROUTE 100 APPROXIMATELY 0.5 MILES TO THE NORTHEAST.
14. DECKS ALLOWED TO ENCROACH INTO REAR YARD SETBACKS ON LOTS 3A–7A. DECKS SHALL BE A MINIMUM 5' OFF OF THE PRIVATE ALLEY.
15. THIS WILL NOT BE PART OF MEADOWS OF CHERRY HILLS HOMEOWNERS ASSOCIATION.

DEVELOPMENT NOTES:

LOCATOR NUMBERS: 24V640065, 24V640076

SITE ADDRESSES: 16612 MANCHESTER RD. WILDWOOD, MO — 102 CHERRY HILLS MEADOW DR. WILDWOOD, MO

CURRENT OWNER: GRACE WILDWOOD PROPERTY LLC, 16612 MANCHESTER RD, WILDWOOD, MO 63040

EXISTING ZONING: R-4 WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) – ORD. #2060 NEIGHBORHOOD GENERAL USES OF THE TOWN CENTER PLAN

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

GROSS AREA OF SITE:
WEST SIDE 8.60 ACRES
EAST SIDE 3.00 ACRES
11.60 ACRES

AREA OF RIGHT-OF-WAY: 0.85 ACRES
AREA OF RIGHT-OF-WAY DEDICATION: 0.16 ACRES
NET ACREAGE: 10.59 ACRES

DENSITY CALCULATIONS: 10.59 AC x 43,560 SF\AC / 7,500 SF\LOT = 61 LOTS

MAXIMUM NUMBER OF LOTS ALLOWED: 61

NUMBER OF LOTS PROPOSED: 38

PARKING REQUIREMENTS:
2/UNIT: 76 SPACES REQUIRED
PROVIDED: 76 SPACES PROPOSED

COMMON GROUND: 3.89 ACRES WHICH IS 34% OF TOTAL SITE AREA

MINIMUM LOT SIZE: 4,213 S.F.
MAXIMUM LOT SIZE: 17,867 S.F.
AVERAGE LOT SIZE: 7,101 S.F.

LOT DEVELOPMENT REQUIREMENTS:

"A" LOTS	FRONT YARD SETBACK	15'
	SIDE YARD SETBACK	5'
	REAR YARD SETBACK	20'
"B" LOTS	FRONT YARD SETBACK	20'
	SIDE YARD SETBACK	5'
	REAR YARD SETBACK	15'

MIN. 10 FEET BETWEEN STRUCTURES

FLOOD MAP: FIRM NO. 29189C0253H DATED 08-02-95

KEY MAP
N.T.S.

LOCATION MAP
N.T.S.

LEGEND

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX. CI	CATCH BASIN	CI NO.
EX. AI	AREA INLET	AI NO.
EX. GI	GRATED INLET	GI NO.
EX. MH	STORM MANHOLE	MH NO.
EX. MH	SANITARY MANHOLE	MH NO.
EX. FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OHW	ELECTRIC (O) OVERHEAD	(OHW)
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	ELEC
TRM	TURF REINFORCEMENT MAT	

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0278K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES PARTIALLY OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHEET INDEX

1.1	COVER SHEET
2.1	SDP - SITE PLAN
3.1	SDP - GRADING PLAN
4.1	CROSS SECTIONS
5.1	PUBLIC OPEN SPACE PLAN
6.1	NATURAL RESOURCES PRESERVATION PLAN
7.1-7.2	ORDINANCE

TYPICAL PAVEMENT SECTION
(26' PAVEMENT/40' R.O.W.)

TRADITIONAL LOTS

TYPICAL "B" LOTS
NOT TO SCALE

NEW URBANISM LOTS

STANDARD BSMT. — WALKOUT BSMT.

TYPICAL "A" LOTS
NOT TO SCALE

'A' LOTS – REAR ALLEY DETACHED (55' LOTS) = 15
'B' LOTS – DETACHED (60' LOTS) = 23
TOTAL LOTS = 38

PROPERTY DESCRIPTION:

ADJUSTED PARCEL A

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL A OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE EAST LINE OF THE COMMON GROUND OF OAK PARK PLAT ONE AT THE VILLAGES OF CHERRY HILLS AS RECORDED IN PLAT BOOK 250 PAGE 47 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND ITS PROLONGATION, NORTH 01°03'11" EAST, 440.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 639.37 FEET; THENCE SOUTH 17°35'21" EAST, 11.00 FEET TO THE WEST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 30.23 FEET; SOUTH 20°58'45" EAST, 100.64 FEET; SOUTH 22°34'13" EAST, 180.07 FEET; SOUTH 20°58'43" EAST, 201.33 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 67.89 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID MEADOWS AT CHERRY HILLS; THENCE ALONG THE NORTH LINE OF LOTS 1 THOUGH 10 OF SAID MEADOWS AT CHERRY HILLS, SOUTH 83°24'53" WEST, 837.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.6 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13–04–121.

ADJUSTED PARCEL C

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD AND THE EAST LINE OF ABOVE SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°13'14" WEST, 593.82 FEET TO THE NORTHEAST CORNER OF THE COMMON GROUND OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 89°34'50" WEST, 137.57 FEET TO THE NORTHWEST CORNER OF SAID COMMON GROUND, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS DRIVE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 22.61 FEET; THENCE NORTH 20°58'43" WEST, 201.33 FEET; NORTH 19°23'17" WEST, 180.07 FEET; NORTH 20°58'45" WEST, 94.71 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.60 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD; THENCE LEAVING LAST SAID EAST RIGHT OF WAY LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 299.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13–04–121.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER, 2014, AT THE REQUEST OF MCBRIDE TOWN CENTER, LLC PREPARED A SITE DEVELOPMENT PLAN OF "THE MANORS AT THE MEADOWS AT CHERRY HILLS". A TRACT OF LAND BEING ALL OF ADJUSTED PARCELS A AND C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322, PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY MISSOURI.

THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30–2 AND 4 CSR 30–16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY

George J. Gower – Vice President
MO. Reg. L.S. – #2336

STATE OF MISSOURI — GEORGE J. GOWER — NO. LS-2336 — PROFESSIONAL LAND SURVEYOR

MSD Base Map 24-V

ISSUE	REMARKS/DATE
1	11-19-2014, INITIAL SUBMITTAL
2	01-20-2015, Revised per City Comments
3	02-10-2015, Revised per City Comments

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Corporate Certificate of Authority #001348

The Manors at The Meadows at Cherry Hills
Wildwood, Missouri
Cover Sheet

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI — E-28643 — PROFESSIONAL ENGINEER

Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number	13-04-121
Date	Feb. 10, 2015
Designed: MF	Sheet 1.1
Drawn: SL	
Checked:	SDP

Drawing name: V:\1304121 White Tract 8.65 Acres\Drawings\Engineering\Site Development Plan\4121sdp.dwg Plotted on: Feb 11, 2015 - 7:39am Plotted by: jluetkenhaus

ALL HANDICAP RAMPS SHALL BE ADA COMPLAINT AND HAVE STAMPED CONCRETE CROSSWALKS AT ALL LOCATION WHERE THE SIDEWALK MEETS THE CURB.

MANCHESTER ROAD

N/F
DIERGERGS, WILDWOOD LLC.
16757 MANCHESTER RD.
DB 12183/ DP 1770
LOC 24V630303
ZONING–NU/2.08 AC.

N/F
DIERGERGS, WILDWOOD LLC.
2400 TAYLOR RD.
DB 12181/ DP 125
LOC 23V320195
ZONING–C8/17.42 AC.

N/F
WILDWOOD CHRISTIAN CHURCH INC.
16629 MANCHESTER RD.
DB 11112/ DP 766
LOC 23V320223
ZONING–NU/13.09 AC.

N/F
JAMIESON ASSOCIATES LP.
16701 MANCHESTER RD.
DB 13014/ DP 1815
LOC 23U110063
ZONING–C8/12.17 AC.

N/F
GRACE WILDWOOD PROPERTY LLC
16612 MANCHESTER RD
DB 14775/ DP 1982
LOC 24V640065

N/F
GRACE WILDWOOD PROPERTY LLC
102 CHERRY HILLS MEADOW DR.
DB 14775/ DP 1982
LOC 24V640076

N/F
CRAYMONT DEVELOPMENT, LLC
16706 MANCHESTER RD.
DB 19798/ DP 1557
LOC 24S430230
ZONING–R1A/11.21 AC.

N/F
ENCLAVES AT CHERRY HILLS PLAT FOUR TRS.
255 OLD FAIRWAY DR.
DB 15965/ DP 2610
LOC 24U450661
ZONING–R1A/1.07 AC.

N/F
KEIFER, KENT A. & HEIDI H.
127 CHERRY HILLS MEADOW DR.
DB 16634/ DP 2395
LOC 24V640111
ZONING–R3/0.24 AC.

N/F
MEADOWS CHERRY HILLS HOMEOWNERS ASSN.
128 CHERRY HILLS MEADOW DR.
DB 10240/ DP 0304
LOC 24W630054
ZONING–R3A/1.09 AC.

N/F
VILLAGES, CHERRY HILLS MASTER ASSN.
101 VILLAGE HILLS PKWY.
DB 7950/ DP 963
LOC 24V640032
ZONING–R3/2.39 AC.

N/F
MURPHY, MATTHEW A.
151 CHERRY HILLS MEADOW DR.
DB 12965/ DP 2016
LOC 24V640175
ZONING–R3/0.20 AC.

N/F
DOERING, GREGORY S. & SUSAN M.
147 CHERRY HILLS MEADOW DR.
DB 14427/ DP 2406
LOC 24V640164
ZONING–R3/0.19 AC.

N/F
RENNER, FELIX & CORNELI M.
143 CHERRY HILLS MEADOW DR.
DB 16798/ DP 15
LOC 24V640153
ZONING–R3/0.19 AC.

N/F
GOSCH, REX & PATRICIA
139 CHERRY HILLS MEADOW DR.
DB 12260/ DP 1783
LOC 24V640124
ZONING–R3/0.19 AC.

N/F
HEAD, KEVIN L. & NANCY
135 CHERRY HILLS MEADOW DR.
DB 11819/ DP 1458
LOC 24V640133
ZONING–R3/0.19 AC.

N/F
MARTIN, ROY & NORMA
131 CHERRY HILLS MEADOW DR.
DB 11724/ DP 1500
LOC 24V640150
ZONING–R3/0.20 AC.

N/F
DEGREGORIO, ROY M.
163 CHERRY HILLS MEADOW DR.
DB 10418/ DP 1616
LOC 24W630033
ZONING–R3/0.23 AC.

N/F
BLONDELL, FRANK
159 CHERRY HILLS MEADOW DR.
DB 13578/ DP 1776
LOC 24V640197
ZONING–R3/0.20 AC.

N/F
SIRACUSA, PAUL D. & ROBYN
155 CHERRY HILLS MEADOW DR.
DB 7357/ DP 1470
LOC 24V640188
ZONING–R3/0.20 AC.

EX. 10'W. UTILITY EASEMENT 9933/1480
EX. DRAINAGE ESMT. TO ST. LOUIS COUNTY 9933/1488
EX. SIDEWALK ESMT. TO CITY OF WILDWOOD 18051/2462
EX. 15'W. UTILITY EASEMENT 9933/1480
EX. DRAINAGE ESMT. TO ST. LOUIS COUNTY 9933/1488
EX. 10'W ESMT. TO M.S.D. 7491/1629
EX. 20'W. ESMT. TO ST. LOUIS WATER CO. 7907/1694
EX. 15'W ESMT. TO ST. LOUIS CO. 7861/193
EX. 10'W. ESMT. TO M.S.D. 7861/191
EX. 30'x30' ESMT. TO SOUTHWESTERN BELL 9933/1484
EX. 15'W. UTILITY EASEMENT 9933/1480

EX SAN MH 24V2–079S TOP–691.08 FL–678.45
EX SAN MH 24V2–077S TOP–680.91 FL–677.81
EX SAN MH 24V2–078S TOP–668.64 FL–676.38
EX SAN MH 24V2–081S TOP–697.54 FL–690.56
EX SAN MH 24V2–075S T–680.92 FL–668.43
EX SAN MH 24V2–076S TOP–678.9 FL–666.82
EX SAN MH 24V2–172S TOP–697.08 FL–667.58
EX SAN MH 24V2–115S TOP–689.82 FL–679.24
EX SAN MH 24V2–076S TOP–692.95 FL–674.76
EX STM MH 24V2–082S TOP–688.74 FL–682.97
EX STM MH 24V2–086S TOP–688.69 FL–683.84
EX STM MH 24V2–085S TOP–691.05 FL–686.38

PROPOSED SANITARY SEWER
PROPOSED STACKED DETENTION BASIN 1 31,872 SQ.FT.
PROPOSED STACKED DETENTION BASIN 2 27,593 SQ.FT.
PROPOSED STACKED DETENTION BASIN 3 11,642 SQ.FT.
RETAINING WALL W/FENCE (KEYSTONE OR EQUAL GRAY COLOR WALL 48" ALUMINUM SIMULATED WROUGHT IRON FENCE)
5'w. RETAINING WALL MAINTANANCE EASEMENT
10'w. RETAINING WALL MAINTANANCE EASEMENT
PROP. EASEMENT 7,668 S.F.
PROP. EASEMENT 7,595 S.F.
PROP. EASEMENT 7,890 S.F.
PROP. EASEMENT 6,280 S.F.
PROP. STREET LIGHT
5' WIDE P.R.I.M.U.S.E.
4' WIDE CONC. SIDEWALK
20' LANDSCAPE EASEMENT
20' TRAIL EASEMENT 12,632 SQ.FT.
PROPOSED GANG MAIL BOXES
WHEEL STOPS (TYP)
GUEST PARKING
EXIST. STREET LIGHT
SIGHT DISTANCE
STREET & STOP SIGN
NO OUTLET SIGN
NO PARKING SIGN
EXIST. TREE
EXISTING RETENTION BASIN

STREET A
40' ROW/26' ASPHALT PVMT WITH CONCRETE ROLLED CURB & GUTTER (PUBLIC)
STREET B
22' WIDE ASPH. (PRIVATE DRIVE)
STREET C
22' WIDE ASPH. (PRIVATE DRIVE)
CHERRY HILLS MEADOW DR.
10' ASPHALT TRAIL

COMMON GROUND 4,255 SQ.FT.
COMMON GROUND 83,327 SQ.FT.
PUBLIC SPACE 47,199 SQ.FT.
COMMON GROUND 82,445 SQ.FT.
PUBLIC SPACE 28,168 SQ.FT.
COMMON GROUND 48,348 SQ.FT.
PUBLIC SPACE 12,632 SQ.FT.
COMMON GROUND & DETENTION

N01°05'11"E 440.21'
N72°24'39"E 639.37'
N72°24'39"E 299.37'
S17°35'21"E 11.00'
N01°05'11"E 496.71'
S20°58'48"E 30.00'
N19°21'11"W 180.00'
S25°34'13"E 180.00'
S01°13'14"W 593.82'
S83°24'53"W 837.75'
N89°34'50"W 137.57'
R=1167.28' L=26.17'
R=20.00' L=32.60'
R=20.00' L=30.23'
R=200.00' L=22.61'
R=150.00' L=57.89'

THE MEADOWS AT CHERRY HILLS
THE MANORS AT THE ENCLAVES P.B.361, PG. 315–316
THE VILLAGES AT OAK PARK PLAT ONE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE:
* INDICATES LOTS WITH DOUBLE FRONTAGE. THESE LOTS REQUIRE A MINIMUM OF 24" RETURN OF FRONT FACADE MATERIAL ON THE SIDE ELEVATION.

MSD Base Map 24-V

ISSUE	REMARKS/DATE
1	11-19-2014, INITIAL SUBMITTAL
2	01-20-2015, Revised per City Comments
3	02-10-2015, Revised per City Comments

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Corporate Certificate of Authority #001348

The Manors at The Meadows at Cherry Hills
Wildwood, Missouri
SDP - SITE PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting the seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28643
PROFESSIONAL ENGINEER

Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number	13-04-121
Date	Feb. 10, 2015
Designed: MF	Sheet 2.1
Drawn: SL	
Checked:	SDP

Drawing name: V:\13\04121 White Trail 8.65 Acres\Drawings\Engineering\Site Development Plan\141216sdp.dwg Plotted on: Feb 11, 2015 - 7:39am Plotted by: jbaldenhaus

ISSUE	REMARKS/DATE
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2	01-20-2015, Revised per City Comments
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16091 Swingley Ridge Road, Suite 300
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The Manors at The Meadows at Cherry Hills

Wildwood, Missouri

SDP - GRADING PLAN

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STATE OF MISSOURI
NUMBER E-28643
PROFESSIONAL ENGINEER

Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number	13-04-121
Date	Feb. 10, 2015
Designed: MF	Sheet 3.1
Drawn: SL	
Checked:	SDP

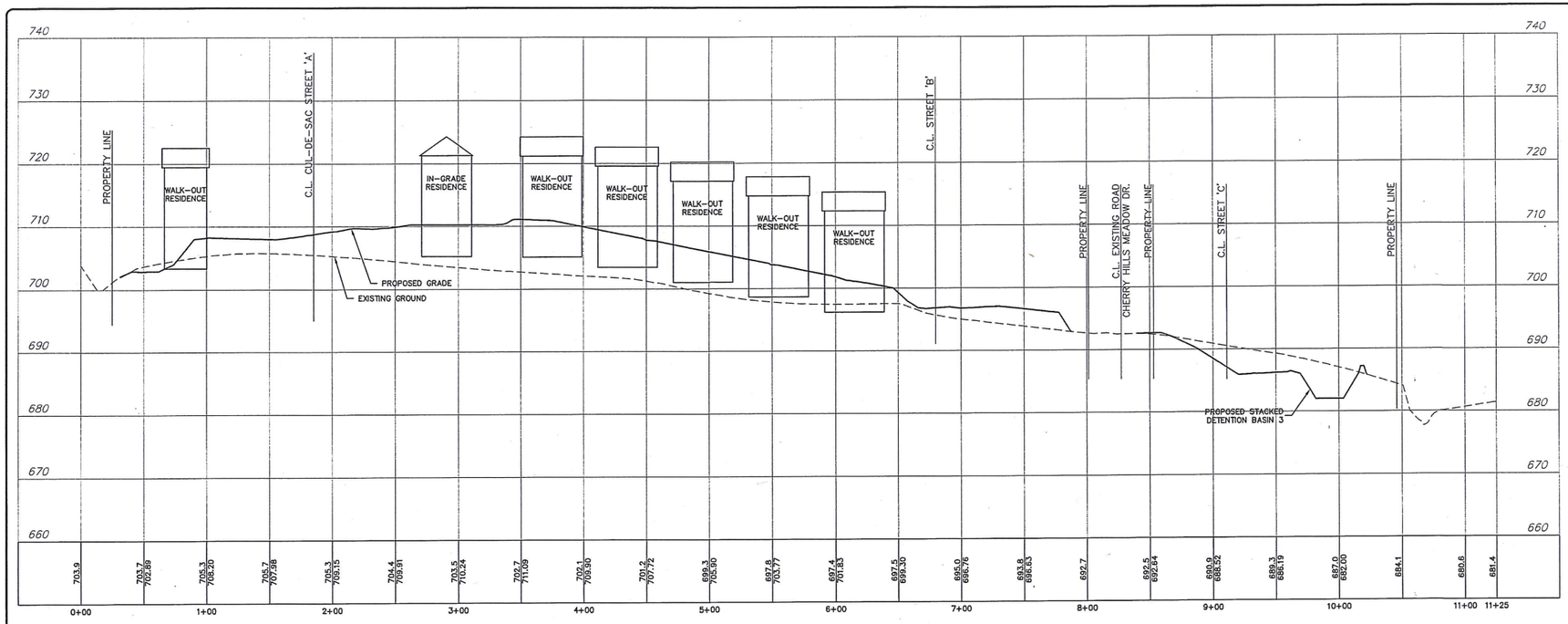
GRAPHIC SCALE

50 0 25 50 100 200

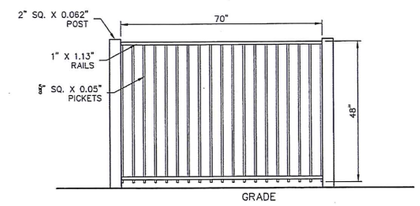
(IN FEET)
1 inch = 50 ft.

MSD Base Map 24-V

Drawing name: V:\13\04\121 White Tract 6.6S Acres\Drawings\Engineering\Site Development Plan\121sdp.dwg Plotted on: Feb 11, 2015 - 7:39am Plotted by: jbattenhaus



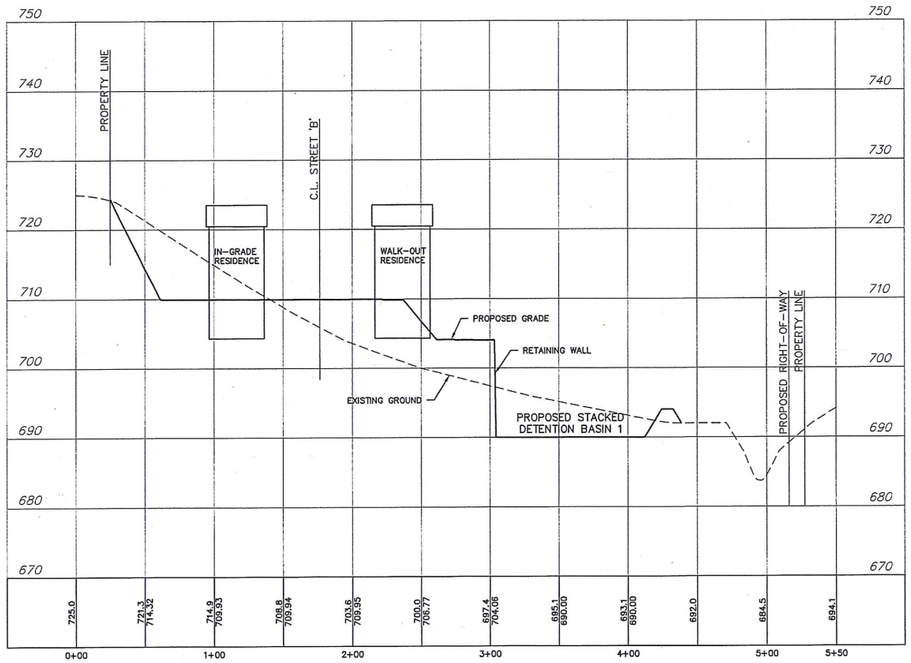
SECTION A-A



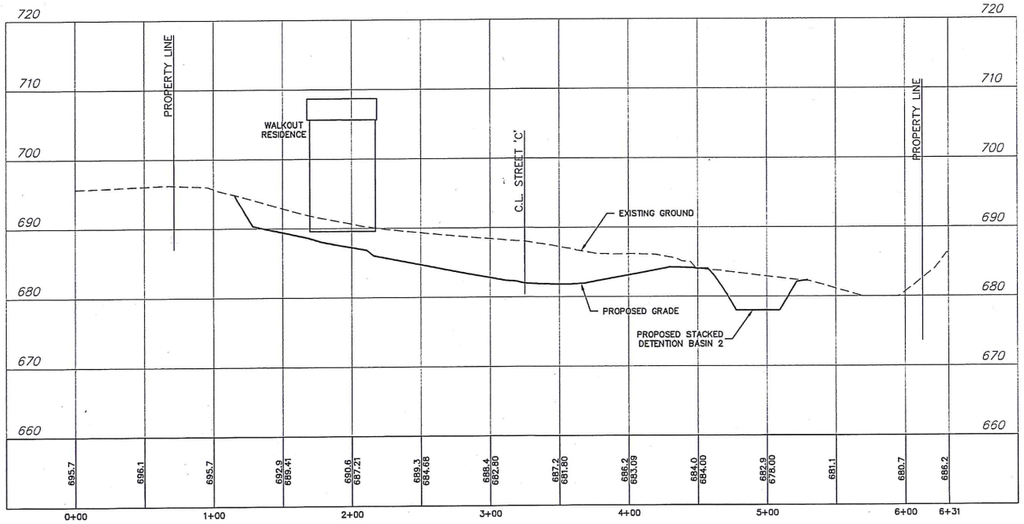
FENCE DETAIL

LIGHTING FIXTURE SPECIFACATIONS

TYPE	MANUFACTURER CATALOG NUMBER	LUMINAIRE DESCRIPTION	LAMP CODE	LAMPS/ UNIT	MAXIMUM WATTS/ UNIT	VOLTS	NOTES	REV.
A	Hadco Old World V2703-X-T3-N-D-70H-XXX/ P4120-12'	Cast aluminum single piece cage, hinged roof twist lock ballast, Type 3 cutoff optics medium base socket metal halide lamp thermoset polyester powder coat finish	MHC 70/U/M/3K	1	95	AS REQ. BY EE		



SECTION B-B



SECTION C-C

MSD Base Map 24-V

ISSUE	REMARKS/DATE
1	11-19-2014, INITIAL SUBMITTAL
2	01-20-2015, Revised per City Comments
3	02-10-2015, Revised per City Comments

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The Manors at The Meadows at Cherry Hills
Wildwood, Missouri
Cross Sections

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
REGISTERED PROFESSIONAL ENGINEER

Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number	13-04-121
Date	Feb. 10, 2015
Designed: MF	Sheet 4.1
Drawn: SL	
Checked:	SDP

Drawing name: V:\1304121 White Tract 8.65 Acres\Drawings\Engineering\Site Development Plan\4121sdp.dwg Plotted on: Feb 11, 2015 - 7:39am Plotted by: jluekenhaus

PUBLIC SPACE REQUIREMENTS (4 ACRES PER 100 UNITS)

TOTAL UNITS: 38

.38 x 4 = 1.52 ACRES (66,211 S.F.) REQUIRED PUBLIC SPACE

Standard for Public Space Calculation:	Four (4) acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)	
Amount of Required Public Space	66,211	Square feet
Amount of Provided Public Space	84,174	Square feet
⇒ Multiple Use Trail		Square feet
⇒ Underground Detention Area		Square feet
⇒ Public Land Dedication		Square feet
⇒ Privately-Held Common Ground	12,627	Square feet
PHASE II BMP	71,035	
List Installed Improvements	Total Number (list below on lines)	
⇒ Picnic Tables	NONE PROPOSED	
⇒ Benches	NONE PROPOSED	
⇒ Trash Receptacles	NONE PROPOSED	
⇒ Bicycle Racks	NONE PROPOSED	
⇒ Other	NONE PROPOSED	
Other Public Space Items (if provided) CROSSING – BRIDGE	1	
Fee In Lieu		

ISSUE	REMARKS/DATE
1	11-19-2014, INITIAL SUBMITTAL
2	01-20-2015, Revised per City Comments
3	02-10-2015, Revised per City Comments

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The Manors at The Meadows at Cherry Hills

Wildwood, Missouri

Public Open Space Plan

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STATE OF MISSOURI
NUMBER 28643
PROFESSIONAL ENGINEER

Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number	13-04-121
Date	Feb. 10, 2015
Designed: MF	Sheet 5.1
Drawn: SL	
Checked:	SDP

GRAPHIC SCALE

50 0 25 50 100 200

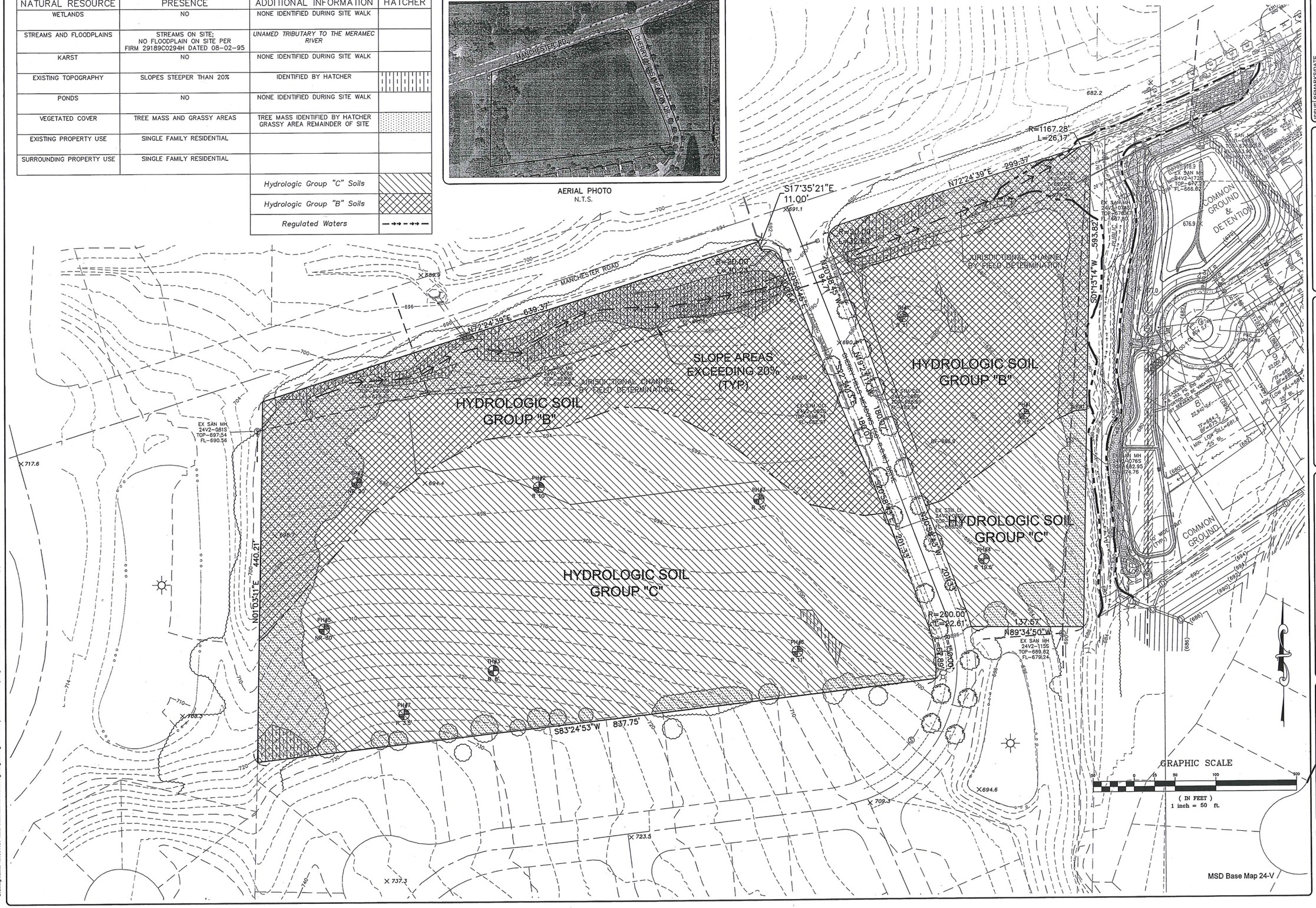
(IN FEET)
1 inch = 50 ft.

MSD Base Map 24-V

Drawing name: V:\13\04\121 White Tract 6.85 Acres\Design\Engineering\Site Development Plans\121sdp.dwg Plotted on: Feb 11, 2015 - 7:38am Plotted by: jbaldwinaus

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION	HATCHER
WETLANDS	NO	NONE IDENTIFIED DURING SITE WALK	
STREAMS AND FLOODPLAINS	STREAMS ON SITE; NO FLOODPLAIN ON SITE PER FIRM 29189C0294H DATED 08-02-95	*UNAMED TRIBUTARY TO THE MERAMEC RIVER*	
KARST	NO	NONE IDENTIFIED DURING SITE WALK	
EXISTING TOPOGRAPHY	SLOPES STEEPER THAN 20%	IDENTIFIED BY HATCHER	
PONDS	NO	NONE IDENTIFIED DURING SITE WALK	
VEGETATED COVER	TREE MASS AND GRASSY AREAS	TREE MASS IDENTIFIED BY HATCHER GRASSY AREA REMAINDER OF SITE	
EXISTING PROPERTY USE	SINGLE FAMILY RESIDENTIAL		
SURROUNDING PROPERTY USE	SINGLE FAMILY RESIDENTIAL		
		Hydrologic Group "C" Soils	
		Hydrologic Group "B" Soils	
		Regulated Waters	

AERIAL PHOTO
N.T.S.



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The Manors at The Meadows at Cherry Hills

Wildwood, Missouri

Natural Resources Preservation Plan

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STATE OF MISSOURI
MICHAEL G. BOERDING
NO. E-28643
REGISTERED PROFESSIONAL ENGINEER

Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number	13-04-121
Date	Feb. 10, 2015
Designed: MF	Sheet
Drawn: SL	6.1
Checked:	SDP

Drawing name: V:\13\04121 White Tract 8.65 Acres\Drawings\Engineering\Site Development Plan\4121sdp.dwg Plotted on: Feb 11, 2015 - 7:38am Plotted by: jluekenhaus

BILL #2060 ORDINANCE #2060

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE APPROVAL OF THE REZONING OF AN 11.5 ACRE TRACT OF LAND THAT IS LOCATED ON THE SOUTH SIDE OF MANCHESTER ROAD, AT CHERRY HILLS MEADOWS DRIVE, FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) TO ALLOW FOR ITS DEVELOPMENT WITH THIRTY-EIGHT (38) SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH A MIX OF UNIT TYPES, ALL BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION DATED OCTOBER 6, 2014. (Ward Eight)

WHEREAS, the parcels of ground that are located between Manchester Road and the established residential subdivision of the Meadows of Cherry Hills have been discussed many times over the last fifteen (15) years, as the Town Center Plan was developed, implemented, updated, and re-applied; and

WHEREAS, although often discussed, these properties were never submitted for consideration of a development proposal until 2014, when a public hearing was scheduled for their future use as a residential subdivision, consistent with the Town Center Plan's land use designation of the property; and

WHEREAS, the Town Center Plan's land use designations of these properties (under the Regulating Plan component of it) have changed from 1998 to 2010, which included 'Open Space' and 'Neighborhood Edge' District designations in the earlier version to 'Neighborhood General' District designation in the later; and

WHEREAS, the current land use designation for these properties allows higher density residential uses than abut to the south, along with attached and multiple-family types as well, which the petitioner did not seek, but rather submitted a proposal for the January 21, 2014 public hearing before the Planning and Zoning Commission for fifty-seven (57) units on individual lots, with the homes to match those dwellings constructed in the Grover Crossing Subdivision to the west; and

WHEREAS, the petitioner noted the success of these units in this other Town Center Area development had led it to seek the same type here, given the on-going demand for such, which the surrounding residents did not support and spoke about their collective lack of satisfaction with the proposal at that time; and

WHEREAS, at the conclusion of the public hearing, the petitioner began a process with the residents of the adjoining subdivision on changes to the development proposal and how best to transition the new residential units to the existing homes and ensure a reasonable level of compliance to the Town Center Plan's requirements for materials, access, and streets, and other required improvements associated with this special area of Wildwood; and

WHEREAS, after approximately eight (8) months of meetings, discussions, and modifications to the design concept, the petitioner submitted a revised plan for the development of the site that had a total of thirty-eight (38) single family dwellings on individual lots, a reduction in the overall density of almost fifty (50) percent, which also included an almost identical type of housing unit to those dwellings in the Meadows of Cherry Hills Subdivision, placed along the common boundary line of the subject site and these existing homes; and

WHEREAS, with this change in the design, another public hearing on this proposal was held by the Planning and Zoning Commission in August 2014, where the residents of the adjoining subdivision noted their support for the revisions and believed the transition area was reasonable, while still including fifteen (15) units that were New Urbanism in nature and design, including rear entry garages; and

WHEREAS, after the public hearing, the Planning and Zoning Commission favorably acted upon the Department's recommendation for approval of the rezoning and the application of the Planned Residential Development Overlay District (PRD) and completed this action by adopting its Letter of Recommendation, which was then forwarded to the City Council for its public hearing on October 13, 2014; and

WHEREAS, the public hearing was held by the City Council and, at its conclusion, the members of it agreed to authorize the preparation of legislation for the approval of the rezoning of the property to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), to accommodate the requested thirty-eight (38) lots for a mix of single family dwellings; and

WHEREAS, the City Council noted its support for these proposals and the Planning and Zoning Commission's report on this matter, which included the following rationales: (1.) the plan offers an appropriate transition between the 'Town Center Area' Boundary and the 'Suburban Residential Area' Boundary; (2.) the density is consistent with the area in terms of total number of units; (3.) the New Urbanism lots are prominent in their location, so as to create the required Town Center character; and (4.) the project offers additional connections to surrounding subdivisions, pedestrian networks, and public open spaces; and

WHEREAS, this action of the City Council is appropriate under its authority, as granted by Chapter 89 of Missouri Revised Statutes, the City Charter, and local codes, and appropriate to protect the public's health, safety, and welfare.

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

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended to reflect the change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

ADJUSTED PARCEL A

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL A OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE EAST LINE OF THE COMMON GROUND OF OAK PARK PLAT ONE AT THE VILLAGES OF CHERRY HILLS AS RECORDED IN PLAT BOOK 250 PAGE 47 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND ITS PROLONGATION, NORTH 01°03'11" EAST, 440.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 639.37 FEET; THENCE SOUTH 17°35'21" EAST, 11.00 FEET TO THE WEST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 30.23 FEET; SOUTH 20°58'45" EAST, 100.64 FEET; SOUTH 22°34'13" EAST, 180.07 FEET; SOUTH 20°58'43" EAST, 201.33 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 67.89 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID MEADOWS AT CHERRY HILLS; THENCE ALONG THE NORTH LINE OF LOTS 1 THOUGH 10 OF SAID MEADOWS AT CHERRY HILLS, SOUTH 83°24'53" WEST, 837.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.6 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13-04-121.

ADJUSTED PARCEL C

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD AND THE EAST LINE OF ABOVE SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°13'14" WEST, 593.82 FEET TO THE NORTHEAST CORNER OF THE COMMON GROUND OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 89°34'50" WEST, 137.57 FEET TO THE NORTHWEST CORNER OF SAID COMMON GROUND, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS DRIVE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 22.61 FEET; THENCE NORTH 20°58'43" WEST, 201.33 FEET; NORTH 19°23'17" WEST, 180.07 FEET; NORTH 20°58'45" WEST, 94.71 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.60 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD; THENCE LEAVING LAST SAID EAST RIGHT OF WAY LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 299.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13-04-121.

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated October 6, 2014, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES** – Traditional and New Urbanism Lots

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of thirty-eight (38), detached single family dwellings, with common ground, public space, and all permitted accessory structures normally found in conjunction with the principal uses. A community swimming pool may be allowed with this Planned Residential Development Overlay District as well.

2. **LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS** – Traditional and New Urbanism Lots

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 4,200 square feet or greater in size. However, no lot abutting the Meadows of Cherry Hills Subdivision shall be less than 7,800 square feet in area. The minimum width of any lot within this P.R.D. Overlay District shall be fifty-five (55) feet in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. This width shall be measured at the lot's front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. **The size, depth, and extent of front porches, if provided, but not required on any dwelling units,** shall be acted upon by the Architectural Review Board, in its review of the master plans and drawings for this project. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations, **except those units to be constructed on the traditional lots, which are exempt from this requirement.**

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

d. Direct residential drive access shall be allowed for up to twenty-three (23) of the single family detached units within this development from its internal street~~, but the garage door(s) on each of these units must be constructed in-line with the front edge of the porch areas, if provided, which parallel to the lots' frontages~~. For these twenty-three (23) lots, the garage door must be carriage type, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings.

e. The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of fifteen (15) of the allowable thirty-eight (38) lots.

f. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet for dwelling units planned on the traditional lots, while nine (9) feet for those dwelling units planned on the New Urbanism lots.

g. Detached single family dwelling units, which face the frontage line, but also with the side of the building placed along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board. If brick is the primary material on any dwelling unit, the side of it that faces the adjoining street must include, as a minimum, a twenty-four (24) inch return of that material on that side elevation.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board, wood stone, and/or brick. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard, with all penetrations, i.e. vents, stacks, etc. to be painted to match the shingle's color. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

3. **PLAN SUBMITTAL REQUIREMENTS**

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

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

4. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

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

Build-To Lines – Residential – Traditional and New Urbanism Lots

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

Traditional Lots -

a. Twenty (20) feet from any right-of-way line.
b. Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
c. Fifteen (15) feet from any rear yard property line.

New Urbanism Lots -

d. Fifteen (15) feet from any right-of-way line.
e. Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
f. Twenty (20) feet from any rear yard property line.

Miscellaneous Setbacks – Traditional and New Urbanism Lots

b. A minimum twenty (20) foot wide landscape easement strip shall be provided along the southern boundary line of this Planned Residential Development Overlay District, from Cherry Hills Meadows Drive to the western property line of the subject parcel of ground. Within this easement strip, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Plantings Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan.

c. A minimum fifteen (15) foot wide landscape easement strip shall be provided along either side of Cherry Hills Meadows Drive from Manchester Road to the southern edge of the boundary of this Planned Residential Development Overlay District. Within this easement strips, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Plantings Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan.

d. No traditional or New Urbanism lot shall be authorized on the east side of Cherry Hills Meadows Drive, south of proposed Street "C," as shown on the Preliminary Development Plan provided by the developer, which is dated August 28, 2014.

e. No land disturbance activity shall be authorized within twenty-five (25) feet of the existing creek that parallels Manchester Road and trends through the site in a west/east direction, excepting those required utility connections, which will be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan.

Parking Setbacks – All Residential Lots

f. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front building line of each lot, excepting the twenty-three (23) New Urbanism lots, which said must be accessed by service lanes (alleys). Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

g. Dedicate the required amount of right-of-way and/or easements along this property's Manchester Road frontage to the City of Wildwood for public roadway purposes. Improvements to Manchester Road shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road and directed by the Department of Public Works.

h. Access to Cherry Hills Meadows Drive shall be authorized for no more than two (2) residential street intersections, as directed and approved by the Department of Public Works and in compliance to the Street Specifications of the Town Center Plan. No direct residential access shall be allowed to Cherry Hills Meadows Drive. A parking restriction shall be imposed on Cherry Hills Meadows Drive, with the developer responsible for the purchase and installation of said signage in this regard.

i. Establish a minimum forty (40) foot wide public right-of-way for the construction of a **twenty-six (26) foot wide asphalt pavement area (including concrete rolled curb and gutter)** and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of forty (40) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area.

j. Dedicate/establish land area, a minimum of twenty-two (22) feet in total width, and construct within said dedication or easement for service and access to the fifteen (15) New Urbanism lots private asphalt service lanes (alleys), which comply with the Town Center Plan's Street Specifications and Streetscape Requirements. All streetscape requirements shall be required, as specified by the City of Wildwood's Town Center Plan for this type of dedication/easement area (within the boundaries of this development site) and be approved by the Department of Public Works.

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

Miscellaneous Roadway Requirements

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

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

n. Construction access shall be from Manchester Road to Cherry Hills Meadows Drive during the development of this site, not any residential street south of the boundary of this Planned Residential Development Overlay District.

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

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

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

Parking Requirements - Residential

r. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District. The developer shall be responsible to provide additional parking spaces in the New Urbanism portion of the project. The total number of additional spaces shall be as determined on the Site Development Plan by the Planning and Zoning Commission.

Landscape Requirements - Specific

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

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

u. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

v. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The planting pattern shall be approved by the Planning and Zoning Commission on the Site Development Plan. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these thirty-eight (38) dwelling units.

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

Signs - Residential

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

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

Lighting Requirements

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

Miscellaneous Conditions

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

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

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

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

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

5. **TRAFFIC GENERATION ASSESSMENT FEE**

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

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

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

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

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

The amount of this required contribution, if not submitted by January 1, 2015, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. **VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN**

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

MSD Base Map 24-V

ISSUE	REMARKS/DATE
1	11-19-2014, INITIAL SUBMITTAL
2	01-20-2015, Revised per City Comments
3	02-10-2015, Revised per City Comments

McBride Town Center, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph. 636-537-2000
Fax 636-537-2546
www.mcbridehomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Manors at The Meadows at Cherry Hills
Wildwood, Missouri
ORDINANCE

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number: 13-04-121
Date: Feb. 10, 2015
Designed: MF
Drawn: SL
Checked:
Sheet: 7.1 SDP

Drawing name: V:\1304121 White Tract 8.65 Acres\Drawings\Engineering\Site Development Plan\4121sdp.dwg Plotted on: Feb 11, 2015 - 7:38am Plotted by: jluetkenhaus

Stormwater Improvements

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

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development. These stormwater improvements shall provide appropriate plantings to meet Metropolitan St. Louis Sewer District standards, while also addressing the City of Wildwood's requirements relating to its Sustainable Plantings Guide and Tree Manual. These areas, where lots faced onto them, must provide an appropriate environment and said determination will be indicated on the required Landscape Plan and acted upon by the Planning and Zoning Commission.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

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

7. RECORDING

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

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

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

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

Roadway Improvements

c. Improvements to Manchester Road must be completed prior to the issuance of building permits in excess of fifty (50) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

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

Indentures

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

Escrow Requirements

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

Improvement Plans

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

Sanitary Sewage System

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

9. GENERAL DEVELOPMENT CONDITIONS

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

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

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

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

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

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

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

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

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

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. This restriction does not apply to allowable display units that are authorized on a Display Plat. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, **based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling.**

i. In addition to any improvements set forth in the Public Space Requirements of the City's Zoning Ordinance for this project, the developer shall provide, as a minimum, a twenty (20) foot wide trail easement to the City of Wildwood from Cherry Hills Meadows Drive to the eastern boundary of the Planned Residential Development Overlay District. Within this twenty (20) foot wide easement area, a multiple-use trail shall be constructed at a ten (10) foot width for its entire length, which complies with City of Wildwood standards. The location of this easement area shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process.

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

This Bill was passed and approved this 10 day of November, 2014, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

[signature]
Presiding Officer

[signature]
The Honorable Timothy Woerther, Mayor

ATTEST:

[signature]
City Clerk

[signature]
Lynne Greene Beldner, Deputy City Administrator/City Clerk

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section ______________ of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance ________, which was approved by the City Council of the City of Wildwood, Missouri on ________________.

____
Joe Vujnich, Director of Planning

____
Date

I, Lynne Greene-Beldner, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this residential development is required under Ordinance ______________, which was approved by the City Council on ______________. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, Missouri, St. Louis County on this __________ day of __________, 2014.

____
Lynne Greene-Beldner, City Clerk

Owner's Script:

____
(Owner's Name)

In connection with a change in zoning for the following described property from _________ to __________.
(Prior zoning) (Present zoning)

ADJUSTED PARCEL A

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL A OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE EAST LINE OF THE COMMON GROUND OF OAK PARK PLAT ONE AT THE VILLAGES OF CHERRY HILLS AS RECORDED IN PLAT BOOK 250 PAGE 47 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND ITS PROLONGATION, NORTH 01°03'11" EAST, 440.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 639.37 FEET; THENCE SOUTH 17°35'21" EAST, 11.00 FEET TO THE WEST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 30.23 FEET; SOUTH 20°58'45" EAST, 100.64 FEET; SOUTH 22°34'13" EAST, 180.07 FEET; SOUTH 20°58'43" EAST, 201.33 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 67.89 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID MEADOWS AT CHERRY HILLS; THENCE ALONG THE NORTH LINE OF LOTS 1 THOUGH 10 OF SAID MEADOWS AT CHERRY HILLS, SOUTH 83°24'53" WEST, 837.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.6 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13-04-121.

ADJUSTED PARCEL C

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD AND THE EAST LINE OF ABOVE SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°13'14" WEST, 593.82 FEET TO THE NORTHEAST CORNER OF THE COMMON GROUND OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 89°34'50" WEST, 137.57 FEET TO THE NORTHWEST CORNER OF SAID COMMON GROUND, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS DRIVE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 22.61 FEET; THENCE NORTH 20°58'43" WEST, 201.33 FEET; NORTH 19°23'17" WEST, 180.07 FEET; NORTH 20°58'45" WEST, 94.71 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.60 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD; THENCE LEAVING LAST SAID EAST RIGHT OF WAY LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 299.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13-04-121.

______________________ (name of owner), the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section ______________ (applicable subsection) of the City's Zoning Code and the ______________(present zoning), do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.870 through 67.900 R.S. Mo. by the City of Wildwood or its successor as a plan of development adopted by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in affect.

Signature: ______________________
(Name Typed)

State of Missouri)
) SS
County of St. Louis)

On this ______ day of ______________, 2014, before me personally appeared ____________________, to me personally known, who being by me duly sworn, did say that he is a Member of MCBRIDE TOWN CENTER, LLC, a limited liability company of the State of Missouri, and that said instrument was signed and sealed in behalf of said limited liability company by authority of its operating agreement and said ______________ acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year my Commission expires.

____
Notary Public

MSD Base Map 24-V

ISSUE	REMARKS/DATE
1	11-19-2014, INITIAL SUBMITTAL
2	01-20-2015, Revised per City Comments
3	02-10-2015, Revised per City Comments

McBride Town Center, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph. 636-537-2000
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www.mcbridehomes.com

THE STERLING CO.
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St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

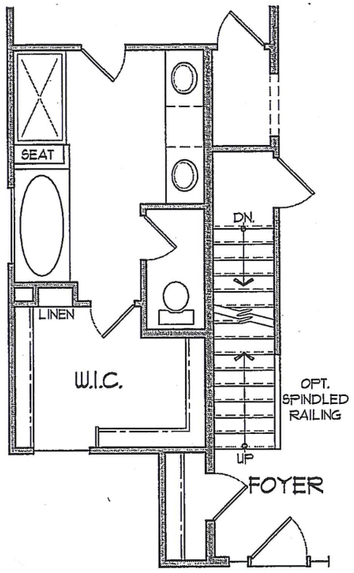
The Manors at
The Meadows at Cherry Hills
Wildwood, Missouri
ORDINANCE

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

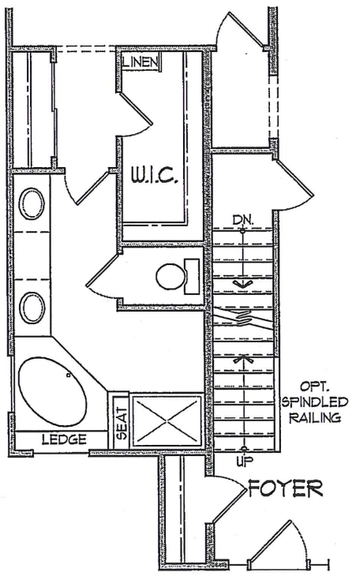
Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number 13-04-121
Date Feb. 10, 2015
Designed: MF
Drawn: SL
Checked:
Sheet 7.2 SDP

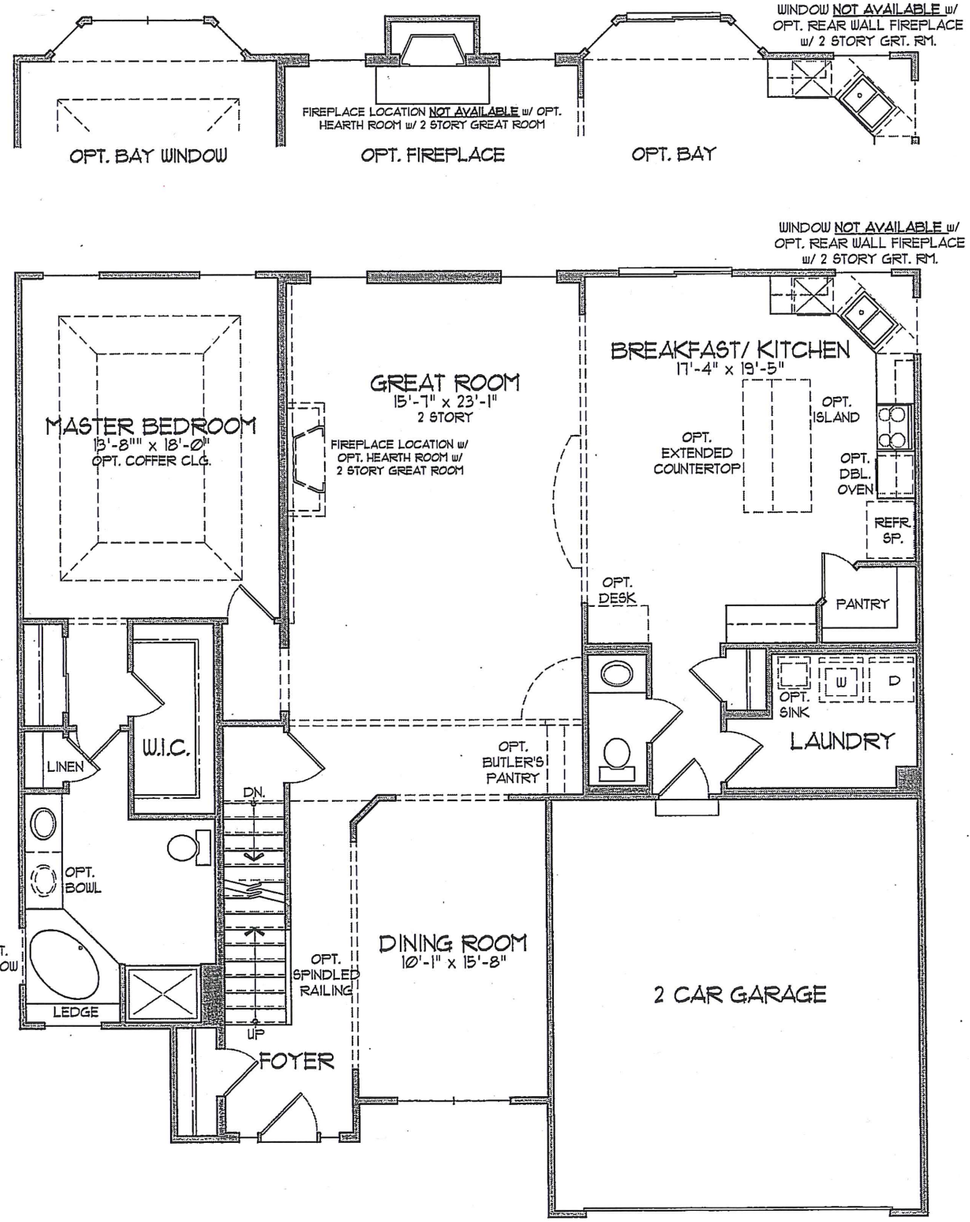
Drawing name: V:\1304121 White Tract 8.65 Acres\Drawings\Engineering\Site Development Plan\4121sdp.dwg Plotted on: Feb 11, 2015 - 7:38am Plotted by: jluetkenhaus



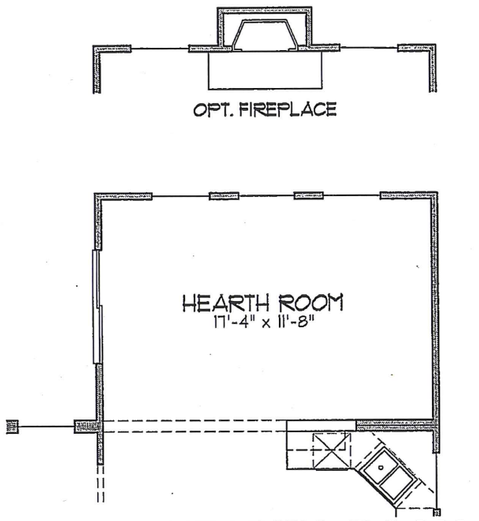
OPT. LUXURY
MASTER BATH #2



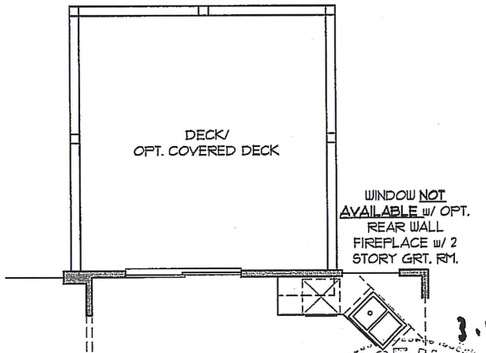
OPT. LUXURY
MASTER BATH



FIRST FLOOR PLAN



OPT. HEARTH ROOM



OPT. DECK
OPT. COVERED DECK

3.27.15

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BARRY LORD GLANTZ
REGISTERED ARCHITECT

PIN OAK

CHERRY HILLS

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7-27-17

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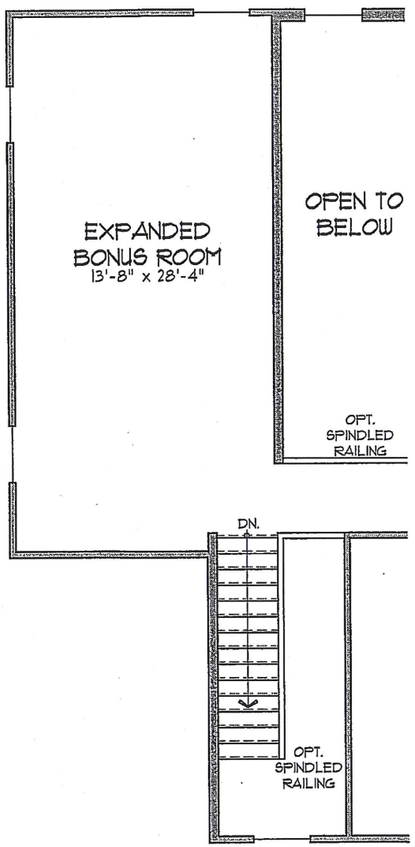
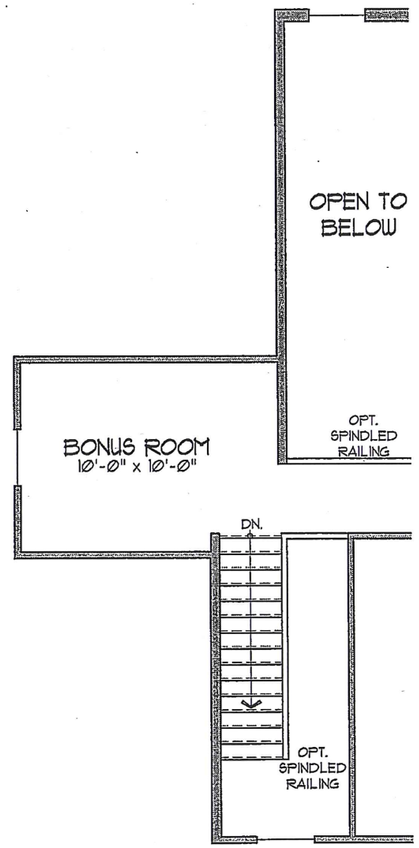
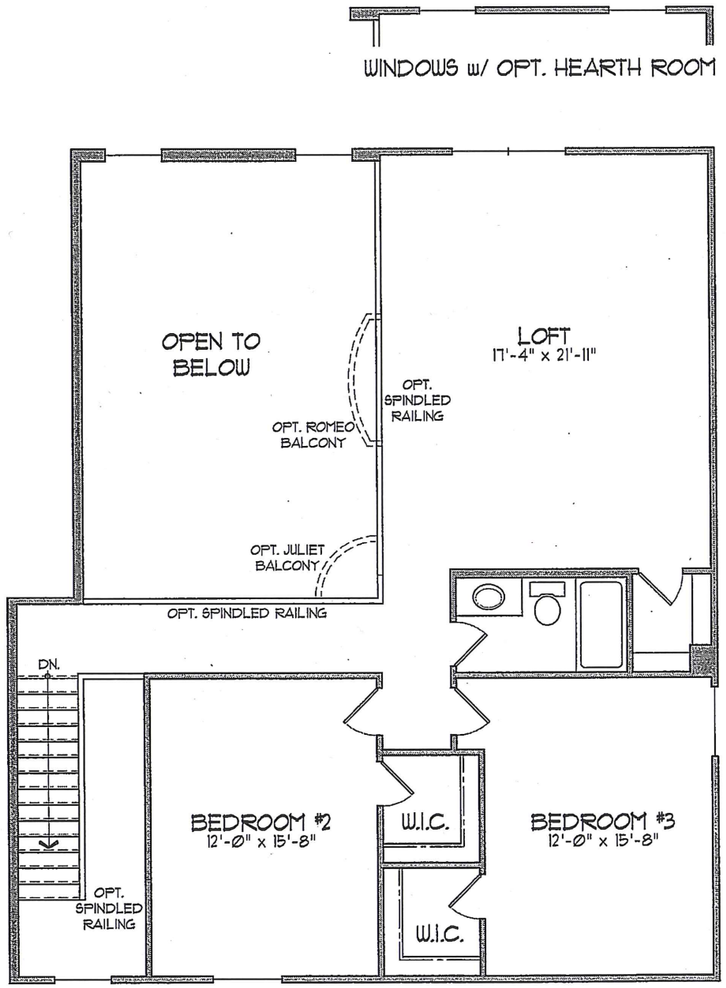


OPT. EXPANDED BONUS ROOM

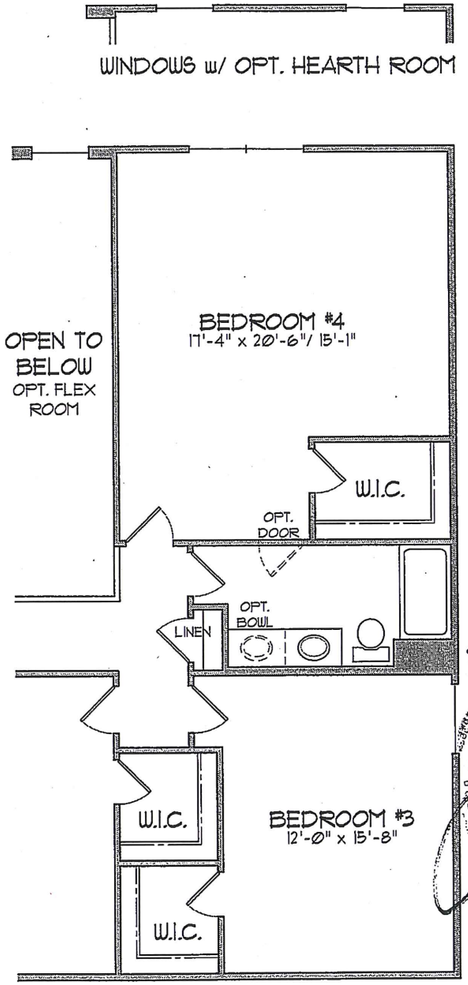


OPT. BONUS ROOM

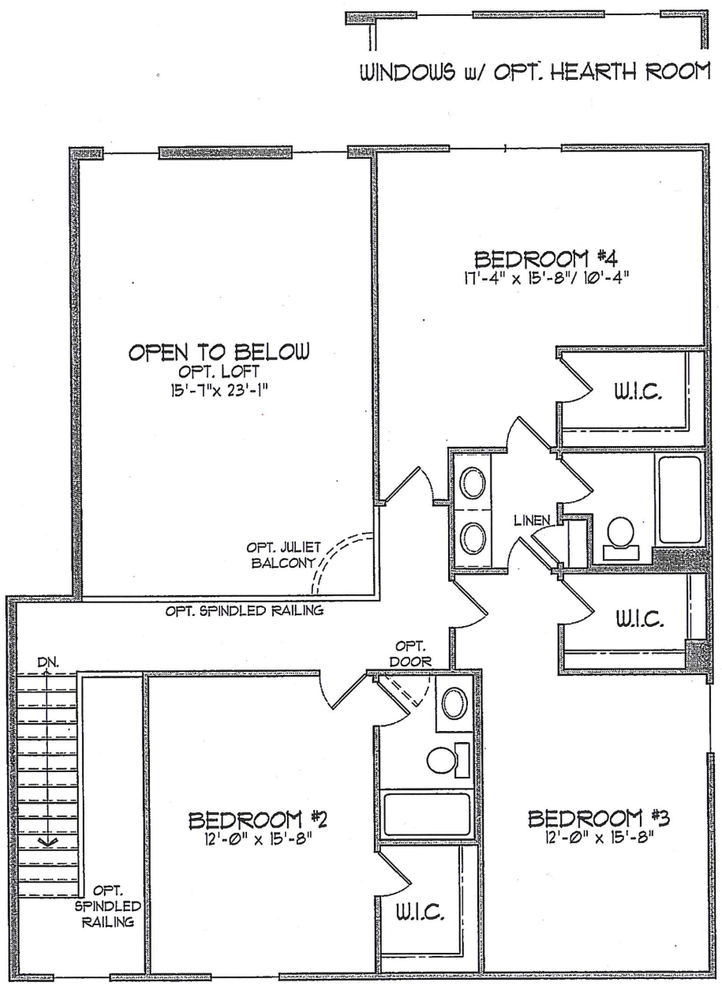


SECOND FLOOR PLAN

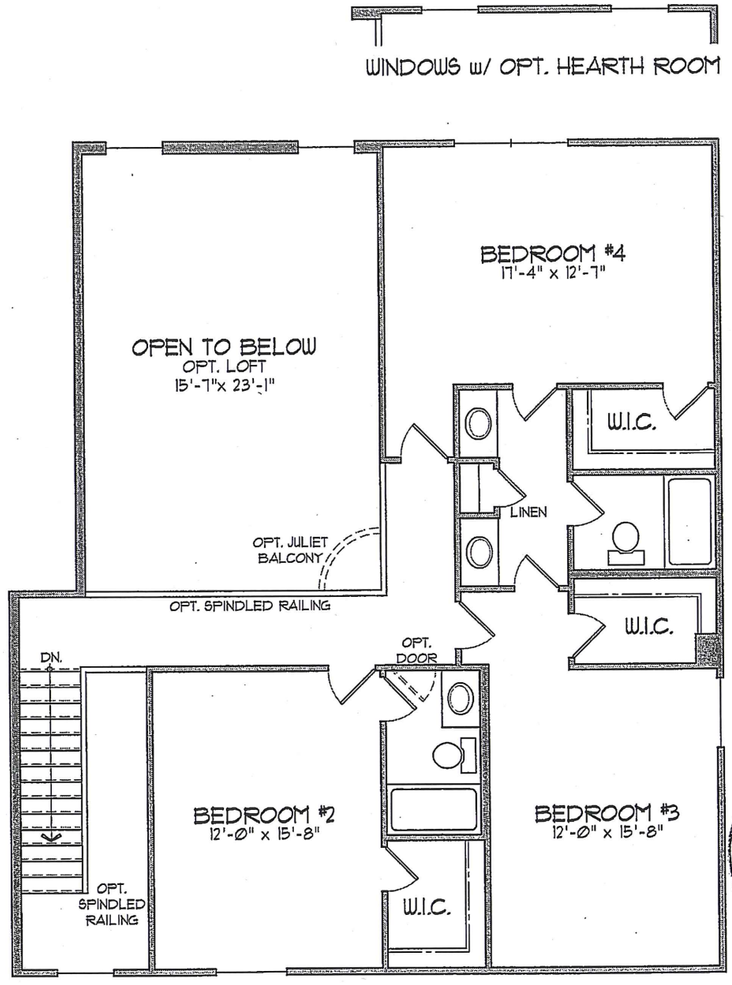
STD. SECOND FLOOR PLAN w/ OPT. EXTENDED KITCHEN



OPT. 4TH BEDROOM



OPT. SECOND FLOOR PLAN #1



OPT. SECOND FLOOR PLAN #2

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GLANTZ
A-2
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COMPUTER DWG.

GLANTZ JOB NO.

DATE

SHEET REV.

OF

"F" FRONT ELEVATION

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GLANTZ JOB NO.

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"F" FRONT ELEVATION

3.27.15

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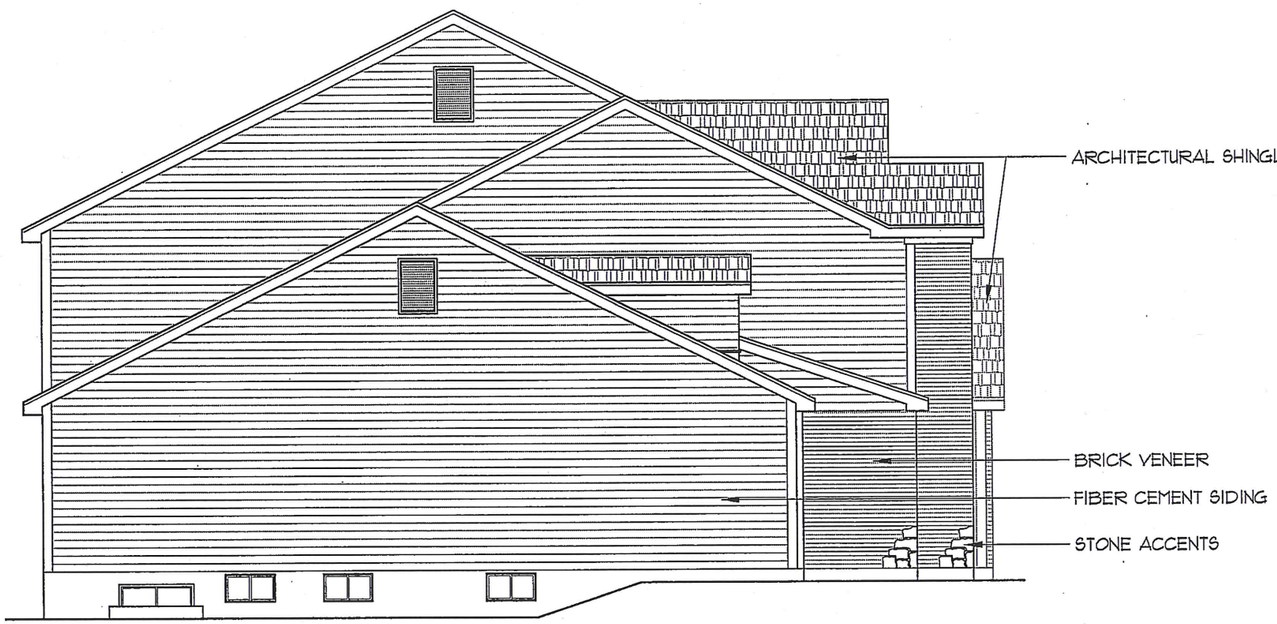

"F" LEFT ELEVATION

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