



## WILDWOOD

May 9, 2016

### MEMORANDUM

To: The Honorable City Council of the City of Wildwood, Missouri

From: Department of Planning and Parks

Re: Update on the matter relating to **P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two, c/o MRM Manlin Development Company**

Cc: The Honorable James R. Bowlin, Mayor  
Ryan S. Thomas, P.E., City Administrator  
Rob Golterman, City Attorney  
Rick Brown, P.E. and P.T.O.E., Director of Public Works  
Kathy Arnett, Assistant Director of Planning and Parks  
Michael Manlin, Manlin Development Group  
Trustees – Bordeaux Estates at Wildwood – Plat One

The Department of Planning wanted to provide the City Council an update on the matter that is scheduled to be un-postponed tonight, so as the required public hearing could proceed. The developer, two (2) residents of the existing Bordeaux Estates at Wildwood, and Department of Planning personnel met on May 2, 2016 to discuss possible options to the design of the proposed three (3) homesites to allow, or accommodate, front-entry garages on each of them. The Department explained the Town Center Plan's requirements and the developer, Michael Manlin, agreed to review possible changes to de-emphasize the garage doors, if fronting the street, but preferably without having to redo all mastered plans for the dwellings. To that end, Mr. Manlin advised he would have his architect contact the Department of Planning for further information.

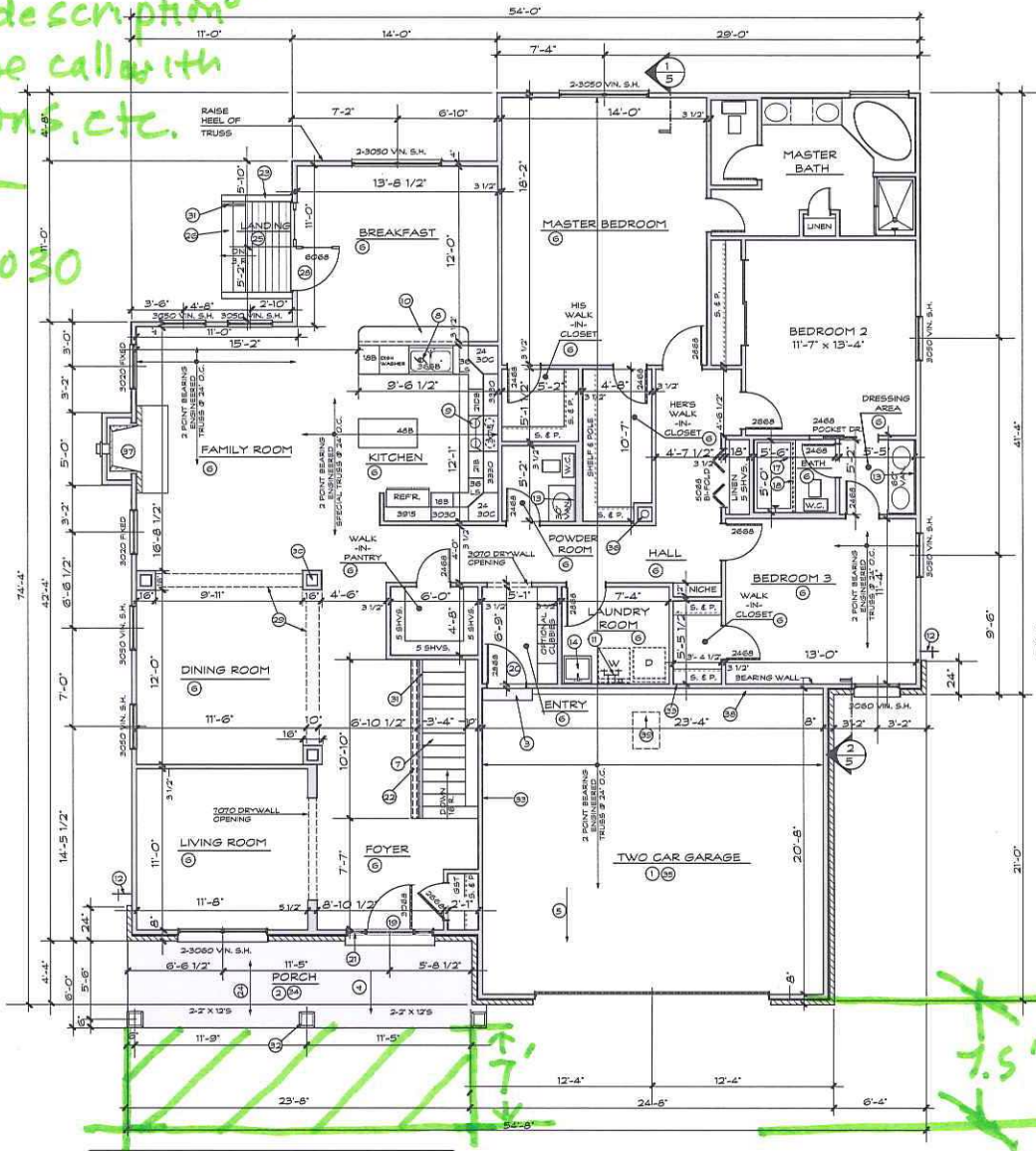
The architect did contact the Department of Planning and a discussion ensued on how best to address the front-entry garages in this situation. At the end of the conversation, the Department prepared an exhibit for the architect and provided it to him (see attached). The Department has not heard back in this regard, so it believes this item should be postponed for another two (2) weeks, so as a final discussion between the parties can be held to determine if this option, or another, is workable. This on-going postponement would mean the public hearing would now be held on May 23, 2016.

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

The porch already extends 6 inches in front of garage doors. Add an additional 7 feet of flatwork and roofing.

Hope this description helps. Please call with any questions, etc.

Joe Kuyper  
636-405-2030



- FIRST FLOOR PLAN NOTES:**
- CONCRETE FLOORS**
- 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER 6 MIL. POLYETHYLENE OVER COMPACTED FILL
  - 4" CONCRETE SLAB OVER COMPACTED FILL
  - CONCRETE STEP OR WOOD STEPS
  - SLOPE PORCH FLOOR 1/4" TO 12"
  - SLOPE GARAGE FLOOR MIN. 1/8" PER 1'-0" TO GARAGE DOOR
- FINISHED FLOORS**
- FLOOR COVERING TO BE DETERMINED
  - CARPET ENTIRE TREAD
- KITCHEN & CABINETS CALL-OUTS**
- DISPOSAL
  - 30" ELECTRIC SLIDE IN COOK UNIT W/ COMBINATION HOOD & MICRO-WAVE ABOVE (MIN. 100 C.F.M. VENT HOOD TO EXTERIOR)
  - CANTILEVERED COUNTER TOP 1/2" ON A 4" HIGH WALL
- BATHROOM & PLUMBING CALL-OUTS**
- PROVIDE LAUNDRY "SPACE SAVER" HOT & COLD WATER; 2" ROUND LAUNDRY DRAIN (VENT DRYER TO EXTERIOR); NO FREEZE HOSE BIBB
  - 1/4" PLATE MIRROR
  - OPTIONAL LAUNDRY SINK
  - CUSTOM CULTURED MARBLE WALK-IN-SHOWER
  - 72" FREE STANDING SOAKING TUB (TO BE SELECTED BY OWNER)
  - 5'-0" 1" PIECE ACRYLIC FIBERGLASS SHOWER/ TUB COMBO
  - CURTAIN ROD
- MILLWORK & SPECIAL CARPENTER WORK**
- 3069 INSULATED STEEL DOOR
  - 2688 6" PANEL INSULATED STEEL 20 MINUTE FIRE DOOR
  - 12" X 80" SIDELIGHTS WITH TYPE 2 TEMPERED INSULATED GLASS
  - WOOD GUARDRAIL (MIN. 36" HIGH AND MAX. 4" BETWEEN SPINDLES)
  - 2" X 6" SMOOTH CEDAR GUARDRAIL
  - 2" X 6" BATTERS @ 24" O.C. / 2" X 4" CEILING JOIST @ 24" O.C. (B1 CONSTRUCTION GRADE)
  - 2" X 6" SMOOTH CEDAR DECKING
  - WOOD STEPS
  - DROPPED HEADER
  - 6068 INSULATED STEEL FRENCH DOORS WITH INSL. (TYPE 2) TEMPERED GLASS
  - 10" WIDE DROPPED FALSE HEADER
  - 12" BUILT UP DECORATIVE COLUMNS
  - WOOD HANDRAIL
  - 10" SQUARE COLUMN
- SPECIAL WALL & CEILING FINISHES**
- 2" X 4" FULLY INSULATED (R-13) STUD WALL WITH 1/2" TYPE "X" DRYWALL ON GARAGE SIDE TO FINISHED CEILING
  - CEILING - 1/2" EXTERIOR DRYWALL
  - CEILING - 5/8" TYPE "X" DRYWALL
- MECHANICAL & FIREPLACE CALL-OUTS:**
- METAL CLASS "B" FURNACE FLUE (MIN. 2" CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)
  - OPTIONAL 36" WIDE DIRECT VENT GAS LOG FIREPLACE WITH MARBLE SURROUND WITH COLONIAL PANTEL WITH FLUSH MARBLE HEARTH
- MISC. CALL-OUTS:**
- OUTLINE OF CONCRETE FOUNDATION
  - 22" X 30" SCUTTLE (FRAME OUT AND SUPPORT WITH 2 X 4'S)

NOTE:  
SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT (SHEET #1)

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:  
\* THE INTERNATIONAL RESIDENTIAL CODE 2009 (IRC)

**SAFETY GLAZING:**  
Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 standard as a Type 1 or 2 category (glazing in sliding doors or glazing exceeding 5 square feet in area required to be safety glazing in accordance with one of the 6 categories listed below) and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathrooms, and showers shall be a Type 2 category and noted as such on the Architectural plans.

**FLOOR PLAN**  
2386 SQ. FT. SCALE 1/4" = 1' - 0"

PROPOSED RESIDENCE FOR:  
**MRM MANLIN DEV. GROUP**  
LOT #19, BORDEAUX  
ST. LOUIS COUNTY, MO.

REVISED DATE: 7/10/15  
**STUART PATTERSON- ARCHITECT**  
PAUL TRENDLEY - CONSTRUCTION COORDINATOR  
2568 RAYMOND DRIVE  
ST. CHARLES, MO. 63301  
PHONE : 636-946-7216

SHEET NO. **2** OF 8  
PLAN NO. 15-6586  
DATE: 5/28/2015