

# WYNDSTONE

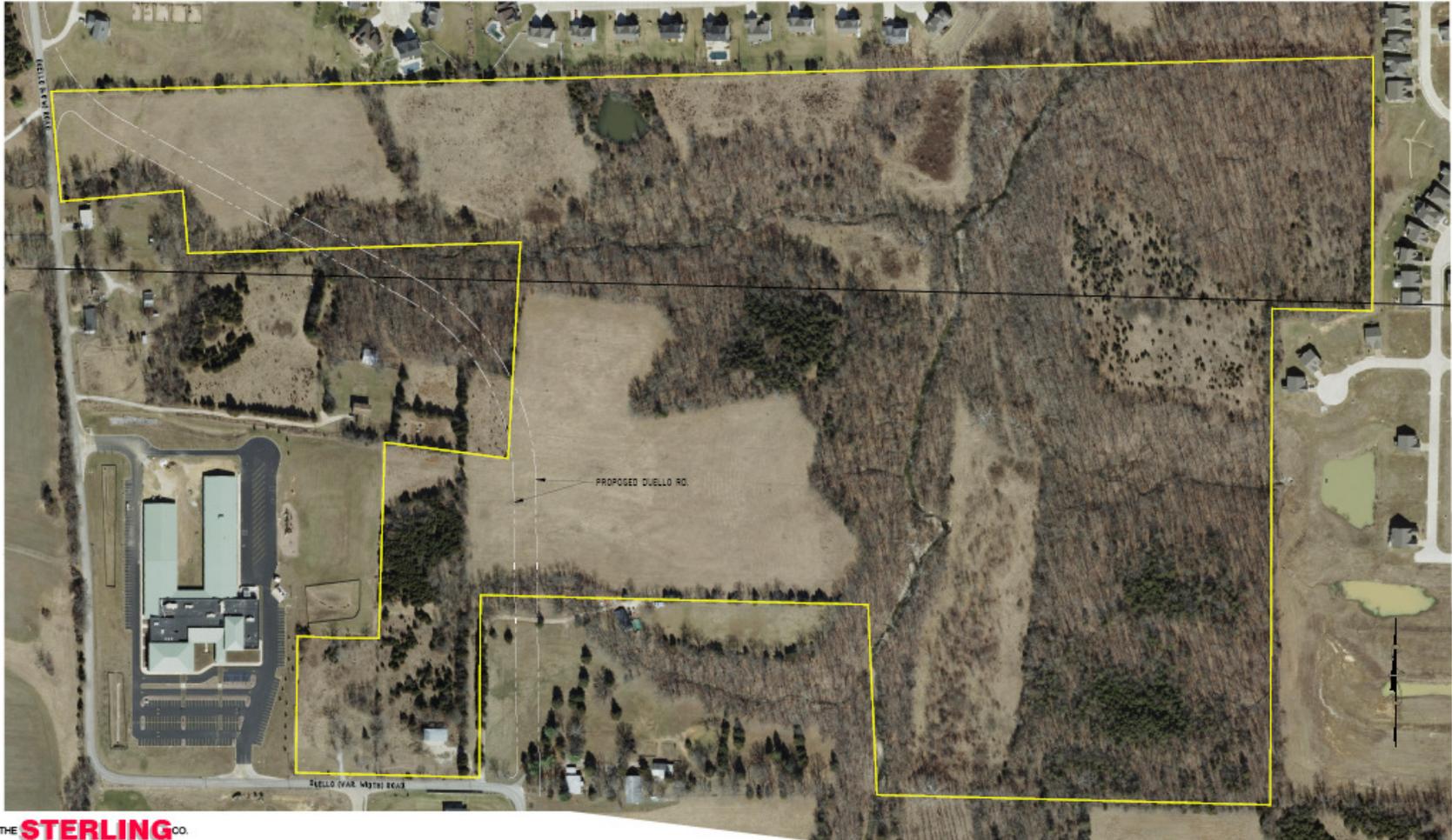


**MCBRIDE**  
**& SON HOMES**  
*"A Company Owned by its Employees"*



- Employee Owned Company
- Creating Neighborhoods for 70 years
- Stability is our Strength

# Wyndstone



THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
8650 NEW BALGOWATHER RD  
ST. LOUIS, MISSOURI 63125  
(314) 487-5400 FAX 487-8966  
www.sterling-eng.com

*McBride Duello, LLC.*

# SITE

- 104.3 acres (2 parcels)
- Steep topography and a creek running through the site
- Adjacent to Crimson Oaks (St. Charles County) and Heritage of Hawk Ridge (Lake Saint Louis)
- New Duello Rd. proposed to go through site

# BACKGROUND

- Was in unincorporated St. Charles County
- Opportunity for Lake Saint Louis to access park property
- Partnership with the City
- Pre-annexation agreement (several meetings with resident input)
  - Established number of lots
  - Established setbacks
  - Established certain design standards
  - Established certain architectural standards

# PLAN

- 283 single family detached lots (+ 2)
- Three distinct villages
- 31+ acres of common ground
- Private walking trails in common ground
- Dedication to Lake Saint Louis for public trail and connection to existing City park property
- Additional dedication for future trail to the south
- Dedication for public trailhead with parking lot and restroom facility

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**PRELIMINARY PHASING**

LOT TABLE - PHASE I	
54' WIDE "A" LOTS	~ 86
60' WIDE "B" LOTS	~ 79
72' WIDE "C" LOTS	~ 28
PHASE I TOTAL LOTS ~ 167	
LOT TABLE - PHASE II	
54' WIDE "A" LOTS	~ 40
60' WIDE "B" LOTS	~ 56
72' WIDE "C" LOTS	~ 22
PHASE II TOTAL LOTS ~ 118	

**THE STERLING CO.**  
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McBride Duello, LLC.

# KEY FEATURES

- City connection to existing park property
- Conservation easement along east and north property lines to protect existing tree buffer
- 30+ acres of common ground
- New trailhead with restroom facility
- Three proven Single-Family Housing Products

# OUR HOMES

- Three popular single-family home series
- Each series has multiple plans for a total of 20 plans offered
- 2 - 4 bedrooms
- 1.5 - 3 bathrooms
- Energy efficient
- 2-car garages standard with option for 3-car garages in Villages B and C

# HIGHLIGHTS

- 30+ acres of common ground
- Walking trails
- Access to existing City park property
- New trailhead with parking lot and restroom facility
- Conservation easements to protect trees on property line
- Three proven housing product lines