CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368

PLANNING AND ZONING COMMISSION AGENDA
NOVEMBER 12, 2026
7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Wooldridge
Commissioner Lamb
Commissioner Moehlenkamp
Commissioner Musler
Commissioner Neske
Commissioner Pollard
Commissioner Northcutt
Commissioner Stankovich
Alderman Detweiler

APPROVAL OF MINUTES

1. Planning and Zoning Commission Regular Session Minutes – 10 14 26

NEW BUSINESS

1. Stillwater Grove Final Plan
2. Commerce Park West Building 2 Site Plan

OLD BUSINESS

ADJOURNMENT

DARDENNE PRAIRIE

CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
OCTOBER 14, 2026

CALL TO ORDER
Chairman Wooldridge called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was said.

ROLL CALL

	PRESENT	ABSENT
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp	X	
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard		X
Commissioner Northcutt		X
Commissioner Stankovich	X	
Alderman Detweiler	X	

ALSO PRESENT: City Administrator Kyle Michel, IT Manager Rose Maresca, City Clerk Deborah Ryan and City Attorney Drew Weber

PUBLIC COMMENT
No one requested to speak.

PUBLIC HEARING
Motion by Commissioner Lamb seconded by Commissioner Neske to open the Public Hearing. All ayes, motion carried.

1. Lombardo Homes of St. Louis, LLC Requesting Rezoning of a tract of land located at 1670 Stump Road and 7393 Highway N, Dardenne Prairie MO, current Zoning is R-1A and requesting R-1D w/ PUD

Chad Wilson of Lombardo Homes spoke regarding this public hearing.

Motion by Commissioner Lamb, seconded by Commissioner Moehlenkamp to close the Public Hearing. All ayes, motion carried.

APPROVAL OF MINUTES
1. Planning and Zoning Commission Regular Session Minutes – 09 09 26

Chairman Wooldridge stated there is a correction to the Regular Minutes, first page, under Call to Order, the minutes state “call” it should state “called”. City Administrator Michel stated under the Pledge of Allegiance the Boy Scout’s first name is misspelled and should be spelled “Michael”.

Motion by Commissioner Musler, seconded by Commissioner Neske to approve the Planning and Zoning minutes as amended. All ayes, motion carried.

COMMISSION COMMUNICATIONS
No report.

NEW BUSINESS

1. Lombardo Homes of St. Louis, LLC Requesting Rezoning of a tract of land located at 1670 Stump Road and 7393 Highway N, Dardenne Prairie MO, current Zoning is R-1A and requesting R-1D w / PUD

Motioned by Commissioner Musler, seconded by Commissioner Lamb to recommend approval of rezoning from R-1A to R-1D for the property located on Stump Road.

All ayes, motion carried.

Motioned by Chairman Wooldridge, seconded by Commissioner Lamb to approve the PUD, with Preliminary Plans dated 09 30 26 with the following conditions:

- Bus turning radius requirements met
- Sidewalks – built in conformance with City Code and upon review and approval of City staff
- Conditions 1 - 6 as listed in staff report dated October 14, 2026
- Remove trees out of right of way and relocate to the front yard
- Trees added to lots 13, 14 and 15

All ayes, motion carried.

2. Vacate Easement – Request for vacating a portion of an existing drainage and utility easement located at 2602 McLean Court, Lot 12 of the Tysons Corner Subdivision

City Administrator Michel gave a brief description and history of the request.

Motioned by Commissioner Musler, seconded by Commissioner Neske to recommend approval of the request to vacate an easement located at 2602 McLean Court, Lot 12 of Tysons Corner Subdivision, with the following conditions:

- Property owner, shall, at their sole cost and expense, relocate the existing storm sewer pipe located with the easement and reconnect such pipe to the City's separate, existing drainage and sewer easement, approved in writing by the City and completed to the City's satisfaction

All ayes, motion carried.

3. Moving November Planning and Zoning Commission meeting date due to Veterans Day

Chairman Wooldridge stated the normally scheduled Planning and Zoning meeting falls on November 11 this year and that is an observed Holiday and City Hall will be closed. It is recommended to move the meeting to Thursday, November 12th beginning at 7:00 pm, if there are no objections.

None heard, the November Planning and Zoning Commission meeting is moved to November 12, 2026 beginning at 7:00 pm.

OLD BUSINESS

No Old Business.

ADJOURNMENT

Motioned by Commissioner Neske, seconded by Commissioner Lamb to adjourn the meeting at 7:43 pm. All ayes, motion carried.

Respectfully submitted:

_____

Deborah Ryan, City Clerk

Approved by P & Z on November 12,2026

Kyle Michel, MPA, ICMA-CM
City Administrator
Kyle.michel@dardenneprairie.gov
Phone 636.561.1718

Staff Report

TO: Planning and Zoning Commission

FROM: Kyle Michel

DATE: November 12, 2026

SUBJECT: Stillwater Grove PUD Final Plan (DP 25-1200)

Project Summary

The request is to consider approval of the Final Plan for the Stillwater Grove PUD residential development on a 6.89-acre site located on the southeast corner of South Outer Road 364 and Bates Road, north of the Villas at Providence and east of the Cove at Dardenne residential developments (see Figure 1 below). The development consists of 25 detached single-family homes, a street, and two detention basins.

Figure 1: Project Location



Background

The project was presented to the Planning and Zoning Commission (PZC) and Board of Alderman (BOA) at several meetings. A brief summary of the more recent meetings are listed below.

- May 13, 2026 PZC – The Commission recommended approval of the rezone from R-1A to R-1D with a PUD and the area plan with conditions.
- May 20, 2026 BOA – First reading of Bill No. 26-21, an ordinance approving the rezoning from R-1A to R-1D with a PUD and the area plan with conditions.
- June 3, 2026 BOA – The Board approved the rezone from R-1A to R-1D with a PUD and the area plan with conditions.

Compliance Summary

In October 2026, the applicant submitted an application for a Final Plan. The plan was reviewed for compliance with Dardenne Prairie Municipal Code (DPMC) Section 405.310 Standards for Final Plan Approval.

The Final Plan generally conforms with the approved Area Plan and the requirements under the above code section. A comment letter was issued to the applicant on November 3, 2026 consisting of comments numbered 1 through 5.

Recommended Action

Upon review, Staff found that the Final Plan is consistent with the Area Plan approved by the Board of Alderman on June 3, 2026 and generally meets the requirements for final plan approval under DPMC Section 405.310. Staff recommends that the Planning and Zoning Commission review and recommend conditional approval of the Final Plan to the Board of Alderman.

Conditions of Approval being:

1) Applicant provides response to the comment letter dated November 3, 2026 to the satisfaction of the City's reviewing planner.
2) Applicant provides response to the improvement plan comment letter dated October 30, 2026 to the satisfaction of the City's reviewing engineer.
3) All necessary improvement guarantees and deposits are established with the City in accordance with City Code prior to final passage by the Board of Aldermen.

Next Steps:

No further action from the Commission is required at this time. If the Commission recommends conditional approval, the Final Plan will proceed to the Board of Alderman for review and final approval.

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen
Debbie Ryan, City Clerk
John Young, City Attorney

Malinda Lim
Interwest, Contract Planner
mlim@interwestgrp.com
Phone (951) 756-4874

Comment Letter

TO: Christian Bailor, The Sterling Co.
Sent via email to cbailor@ste4rling-eng-sur.com

FROM: Malinda Lim, Interwest

DATE: November 3, 2026

SUBJECT: Stillwater Grove PUD Plan Final

This comment letter is for the Stillwater Grove PUD Final Plan which consists of a Planned Unit Development (PUD) for the development of 25 single-family parcels, a new street, and two detention basins on property totaling 6.89 acres. The project site is located on the southeast corner of South Outer Road 364 and Bates Road, north of the Villas at Providence residential development. This letter provides a zoning summary that discusses issues which should be addressed for the next submittal.

Summary of Comments
City staff have identified the following issues with the land use entitlement application:

Architecture/Elevations

1. Provide architectural drawings of the enhanced side elevations which will be available for homes on lots 1, 3, 4, 11, 13, 14, 20, and 25.

Area Plan

2. On the cover sheet, add under the Development Notes that the homes on lots 4 through 10 will only be single-story homes.
3. As part of the Conditions of Approval for the Area Plan, all lots were to meet a minimum side yard setback of 7 feet. Update the typical lot drawing and deviations from R-1D table to reflect this requirement.
4. Update all site plans to reflect the 7-foot side yard setback requirement.

Additional Information Needed

5. Provide a preliminary stormwater management plan pursuant to the requirements of Chapter 550 of this the Dardenne Prairie Municipal Code.

City staff looks forward to your next submittal. Please do not hesitate to contact Malinda Lim by email at mlim@interwestgrp.com should you have any questions.

Sincerely,

Malinda Lim

Malinda Lim, Interwest Contract Planner

Kyle Michel, MPA, ICMA-CM
City Administrator
City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368
(636)561-1718

TO: Christian Bailor, The Sterling Co.

DATE: 10-30-2026

SUBJECT: Stillwater Grove (DP 25-1200) Improvement Plans Review

This letter is provided in response to your improvement plans for the above referenced project for the plans and submission dated 22 September 2026. The plans were provided to the City's contracted reviewer, Kevin Corwin, P.E. Below is a summary of review comments.

Summary of Comments

1. Please provide copies of approvals from the Fire Protection District, PWSD#2, and Duckett Creek Sanitary District.
2. Most of the non-utility notes refer to "St. Charles County" and "County Engineer". Please revise these to "City of Dardenne Prairie" and "City Engineer" unless citing a specific St. Charles County Document adopted by the City - for example, the St. Charles County Highway Construction Standards and Specifications (which also note, should be the 2014 edition).
3. Include a note that all storm structures are to be precast with pre-installed gaskets.
4. Provide an additional street light at the proposed intersection with Bates Road.
5. Please drop the final storm sewer pipe runs before outfalls to 0.5% slope for the following lines to reduce outlet velocity so long as it does not adversely affect the hydraulics - Line Nos: 4, 10, 11, 26, & 27
6. Adjust the position of MH 105 closer to the property line and convert it to an area inlet with adjusted grading to capture a majority of off-site drainage from the outer road and reduce the total amount of flow to AI 104.
7. On Sheet 9.1, the drainage area line near the southwest corner of the property (nearly parallel with Bates Road) needs to follow the contour high point rather than the property line. Detention for the small area that flows to Bates Road is not a concern but the existing drainage area needs to reflect this area properly. In addition, it appears the existing pond

has been included as an impervious area. This should not be the case since it does inherently intercept and store runoff. The existing 100% impervious area should be reduced to just the existing structures and driveway portion within the adjusted drainage area. This change will obviously modify the detention requirements so please provide adjusted detention and water quality calculations.

8. Within the revised calculations, please note that proposed drainage areas 15 & 16 bypass Basin A. It does also seem these areas should be split to recognize some drainage toward Bates Road.

9. Please provide the calculated street ponding/spread for DCIs 102 & 103.

10. The water quality value rating (VR) numerator appears to account for the offsite drainage being collected from the outer road area but not within the treatment area numerator, effectively as a credit. Some credit may be possible for this capture but 100% does not seem applicable since the area would have presumably gained some benefit from the natural drainage through the property previously. A 50% credit may be applied and please provide updated VR and WQV basis calculations.

11. Call out the type of street terminal connection proposed at the end of the proposed street.

12. Use the City of Dardenne Prairie standard street sign details rather than St. Charles County's.

13. Include the MSD standard detail for doghouse manhole construction.

14. Please provide updated construction and stormwater protection cost estimates based on these changes and recent pricing.

Please let me know if you have questions.

Respectfully,



Kyle Michel, MPA, ICMA-CM
City Administrator
636-561-1718
kyle.michel@dardenneprairie.org

DARDENNE PRAIRIE PROJECT NUMBER (25-1200)

Stillwater Grove

A TRACT OF LAND BEING PART OF LOT 3 OF
THE SUBDIVISION OF THE CAROLINA M. BATES FARM AND PART OF LOTS 7 AND 11
OF WALNUT GROVE TRACT, IN US SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST,
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI

Final Plan

GENERAL NOTES:

1) THIS SITE IS IN THE FOLLOWING DISTRICTS:

CITY OF DARDENNE PRAIRIE STANDARDS	FORT ZUMWALT SCHOOL DISTRICT
O'FALLON FIRE PROTECTION DISTRICT	AT&T
DUCKETT CREEK SEWER DISTRICT	SPIRE
PUBLIC WATER DISTRICT NO.2	AMEREN MISSOURI

2) SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY DUCKETT CREEK SANITARY SEWER DISTRICT AND IN ACCORDANCE WITH STANDARD CONSTRUCTION SPECIFICATION FOR SEWERS AND DRAINAGE FACILITIES.

3) STORMWATER SYSTEMS SHALL BE DESIGNED PURSUANT TO CITY OF DARDENNE PRAIRIE STANDARDS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.

4) GRADING SHALL BE PER CITY OF DARDENNE PRAIRIE STANDARDS. SOURCE OF TOPOGRAPHY – LIDAR SURVEY.

5) STREET TREES AND STREET LIGHTS SHALL BE PER CITY OF DARDENNE PRAIRIE STANDARDS.

6) ALL SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF DARDENNE PRAIRIE AND ADA STANDARDS.

7) PROPOSED STREET TO BE 26' WIDE PAVEMENT IN A 42' WIDE PRIVATE EASEMENT.

8) STREET LIGHTS TO BE MAINTAIN BY AMEREN MO.

DEVELOPMENT NOTES:

PARCEL ID NUMBERS:	2-113A-1669-00-0004.0000000 & 2-113A-1669-00-0004.0130000
EXISTING ZONING:	R-1A (CITY OF DARDENNE PRAIRIE)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL / VACANT
PROPOSED ZONING:	R-1D WITH P.U.D.
PROPOSED USE:	DETACHED SINGLE-FAMILY RESIDENTIAL
GROSS AREA OF SITE:	6.89 ACRES
PROPOSED COMMON GROUND:	0.87 ACRES (11%)
TOTAL LOTS PROPOSED:	25
PARKING CALCULATIONS:	SPACED REQUIRED: 50 (2 SPACE/LOT) SPACES PROVIDED: 50 (2 SPACES/LOT)
SITE OWNER:	BLUONX DEVELOPMENT, LLC 2646 HIGHWAY 109, SUITE 100B WILDWOOD, MISSOURI 63040

BENCHMARKS:

THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS AS SHOWN HEREON AND DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL-TIME KINEMATIC NETWORK PUBLISHED AND MAINTAINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK) USING PUBLISHED BASE STATION "MOOF" AND OBSERVING THE SITE BENCHMARK.

SITE BENCHMARK #1: ELEVATION = 581.05' (NAVD 88)

CUT "CROSS" IN CONCRETE PAVEMENT, LOCATED ON THE EAST SIDE OF BATES ROAD, AND ON THE SOUTH SIDE OF BENEFIT STREET, DISTANT 57 FEET SOUTH OF A UTILITY POLE ON THE NORTH SIDE OF BENEFIT STREET, AND 11.6 FEET WEST OF NORTHEAST CORNER OF THE INTERSECTION OF THE SOUTH PAVEMENT LINE OF BENEFIT STREET, AND THE EAST LINE OF A CONCRETE SIDEWALK.

SITE BENCHMARK #2: ELEVATION = 609.46' (NAVD 88)

CUT "CROSS" IN PAVEMENT LOCATED ON THE SOUTHWEST SHOULDER OF THE INTERSECTION OF BATES ROAD AND SOUTH OUTER 364, LOCATED 4.5 FEET NORTHEAST OF THE EDGE OF PAVEMENT, 81.1 FEET NORTHWEST OF A STREET SIGN ON THE EAST SIDE OF BATES ROAD, AND 130 FEET EAST OF A UTILITY POLE.

PROPERTY DESCRIPTION:

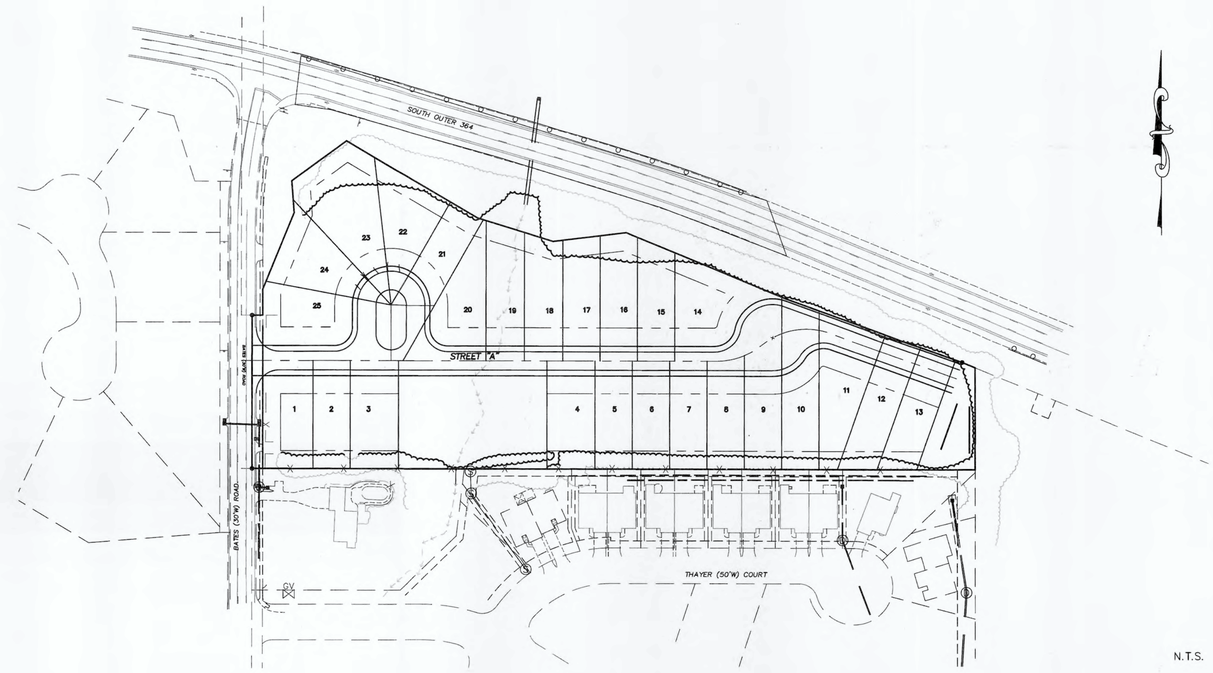
A TRACT OF LAND BEING PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

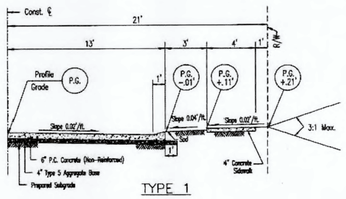
BEGINNING AT INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BATES ROAD AND THE NORTH LINE OF PROPERTY NOW OR FORMERLY TO LEE AND HEIDEL TUVESON, AS RECORDED IN DEED BOOK 1949, PAGE 1373 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE LEAVING SAID POINT ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°17'26" EAST, 249.43 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 364 (SOUTH OUTER 364); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES DISTANCES: NORTH 22°25'56" EAST, 115.73 FEET; NORTH 04°07'58" WEST, 44.72 FEET; NORTH 54°26'16" EAST, 94.34 FEET; SOUTH 59°26'15" EAST, 212.13 FEET; SOUTH 72°45'44" EAST, 110.45 FEET; NORTH 83°22'40" EAST, 102.96 FEET; SOUTH 67°34'04" EAST, 231.03 FEET; SOUTH 70°08'31" EAST, 262.74 FEET; SOUTH 67°47'16" EAST, 28.01 FEET TO THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO FORT ZUMWALT SCHOOL DISTRICT, AS RECORDED IN DEED BOOK 1391, PAGE 169 OF THE ABOVEMENTIONED RECORDER'S OFFICE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST LINE OF SAID FORT ZUMWALT SCHOOL DISTRICT PROPERTY, SOUTH 00°04'09" WEST, 142.95 FEET TO THE NORTHEAST CORNER OF PROVIDENCE PLAT 10, AS RECORDED IN PLAT BOOK 45, PAGE 278 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE ALONG SAID NORTH LINE OF PROVIDENCE PLAT 10, PROVIDENCE PLAT 3, AS RECORDED IN PLAT BOOK 41, PAGE 277 OF SAID RECORDER'S OFFICE AND THE ABOVEMENTIONED NORTH LINE OF SAID TUVESON PROPERTY, NORTH 89°46'55" WEST, 995.80 FEET TO THE POINT OF BEGINNING CONTAINING 300,556 SQUARE FEET OR 6.89 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY THE STERLING COMPANY DURING THE MONTH OF JULY 2025.

Density Exclusive of Street			
	Required	Existing	Propsed
Total Sq.Ft.		300,128.4 sq.ft.	300,128.4 sq.ft
	12,000 sq.ft. per lot	0	25 units

Average Density Without Bonuses		
Total Project Area	300,128.4 sq.ft.	
ROW Area	Sq. ft. 0	
Common Ground	Sq. ft. 8,026	
Basins	Sq. ft. 29,981	
Net Project Area (total project area minus ROW, common ground, and basins)	Sq. ft. 262,121.4	
Net Density (# of units) Allowed R-1 DPUD (net project area/12,000 sq. ft.	Units 262,121.4/12,000= 21.84	
5% Pedestrain Pathways	Units 1.092	Provision of pedstrain ways (pedestrain, bicycle paths)
5% Use of Existing Trees	Units 1.092	Provision of tree and shrub planting, including peripheral and interior screen planting and fencing landscaping and parking lots, and the use of existing trees in the plan. This provision is in addition to the required screening requirements.
5% Basins	Units 1.092	Creative building site designs, and groupings which take advantage of natural terrain and minimize future water runoff and erosion problems. Basins into the overall design is encouraged. Variations in building design are permissible.
10%	Unit 25.116+10% Property taken for Highway = 2.511	In an instance where the property to be subject to the "PUD": (i) is or was part of a larger contiguous tract of ground under common ownership which was or is to be acquired for a Federally funded interstate highway project, (ii) Abuts the City limits of the City, and (iii) Contains no more than thirteen (13) acres in area.
Total # of Units With Bonuses	Total = 27.627	

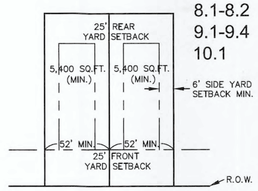
Deviation from R-1D		
ITEM	REQUIRED	PROPOSED
1- PERCENT OF COVERAGE	30%	35%
2- LOT FRONTAGE	80'	52'
3- SIDE YARD	10'	6'
4- PRIVATE STREETS		





TYPE 1

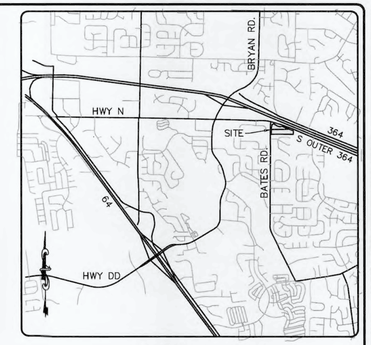
TYPICAL PAVEMENT SECTION
(42' EASEMENT 26' PVMT.)
Not to Scale



TYPICAL LOT
NOT TO SCALE

INDEX OF SHEETS

1.1	COVER SHEET
1.2	GENERAL NOTES
2.1	EXISTING CONDITIONS/DEMOLITION PLAN
3.1	GRADING PLAN
4.1	SITE PLAN
5.1	UTILITY PLAN
6.1	STREET PROFILES
7.1	EXISTING DRAINAGE AREA MAP
7.2	PROPOSED DRAINAGE AREA MAP
7.3	WATER QUALITY DRAINAGE AREA MAP
8.1-8.2	BASIN DETAILS
9.1-9.4	SITE SECTIONS
10.1	LANDSCAPE PLAN



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63368

LEGEND

EXISTING		PROPOSED
542 / X536	CONTOURS / SPOT ELEVATIONS	542 / 536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX CI	CATCH BASIN	
EX AI	AREA INLET	AI NO.
EX GI	GRATED INLET	
EX MH	STORM MANHOLE	MH NO.
EX MH	SANITARY MANHOLE	
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)
OWW	ELECTRIC (O) OVERHEAD	(OHW)
℄	FLOW LINE	℄
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
3/1	STREET SIGN	3/1
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	

N.T.S.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29183C0240G DATED 1/20/2016), THIS PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER, 2026, AT THE REQUEST OF BLUONX DEVELOPMENT, LLC, PREPARED A SET OF FINAL PLANS OF "STILLWATER GROVE", A TRACT OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF THE CAROLINA M. BATES FARM AND PART OF LOTS 7 AND 11 OF WALNUT GROVE TRACT, IN US SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

STATE OF MISSOURI
JAMEY A. HENSON
NUMBER PLS-2007017963
PROFESSIONAL LAND SURVEYOR

10-07-2026

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

ISSUE	REMARKS/DATE
1	10-7-2026-INITIAL SUBMITTAL

Blu Onx Development, LLC
2646 Highway 109, Suite 100B
Wildwood, Missouri 63040
Ph. (314) 797-7971

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314.487.0440 Fax 314.487.8944
www.sterlingcompanies.com
Corporate Certificate of Authority #001348

Stillwater Grove
2108 & 2128 BATES ROAD
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 bearing the seal and signature of the engineer identified, prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 10/7/2026
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	25-05-123
Date	10/7/2026
Designed: RA	Sheet 1.1
Drawn: BM	
Checked: RA	FINAL

Drawing name: V:\2025\123 2108 & 2128 Bates Rd\Drawings\Preliminary\Final Plan\123 Final Plan.dwg Plotted on: Oct 07, 2026 - 3:07pm Plotted by: dalllor

GENERAL NOTES

1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps.
2. Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
3. Truncated domes for curb ramps located in public right of way shall meet ADA requirements and shall be constructed using red pre cast truncated domes per pavement details.
4. Any proposed pavilions or playground areas will need a separate permit from the Building Division.
5. The Contractor is responsible to call Missouri One Call and St. Charles County for the location of utilities. Contact the St. Charles County (636) 949-7900 for the location of County maintained cable for street lights and traffic signals, all other utilities call Missouri One Call 1-800-DIG-RITE. 1-800-344-7483
6. All proposed utilities and/or utility relocations shall be located underground.
7. All proposed fencing requires a separate permit through the Building Division.
8. All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards whichever is more stringent.
9. All free standing signs shall be located a minimum of ten (10) feet away from any right of way line and/or property line and a minimum of three (3) feet from the back of curbing or sidewalk. All signs shall abide by the regulations for visibility at corners, including corners from driveways and the street it intersects.
10. All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
11. Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. If the material listed previously are reused, a letter from a soil Engineer must clarify amount, location, depth. ect. and be approved with the construction plans. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
12. Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the developer shall make arrangements with the Construction Inspection Office to provide for inspection of the work, sufficient in the opinion of the City Engineer, to assure compliance with the plans and specifications as approved.
13. The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, escrow items or infrastructure located on the approved plans.
14. All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, he/she shall make such changes at his/her own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City inspectors.
15. City approval of the construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning code.

GRADING / SEDIMENT & EROSION CONTROL NOTES

1. Sediment and erosion control shall not be limited to the measures shown on the plans. The contractor, with the approval of the Cinty inspector, shall utilize best management practices to prevent sediment from entering adjacent properties, roadways, storm sewers, and drainage ways.
2. All filled places under proposed storm and sanitary sewer lines and/or paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557). All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations.
3. All filled places in proposed and existing St. Charles County roads (highways) shall be compacted from the bottom of the fill up to 90 percent maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557). Paved areas in cuts shall meet the same compaction requirements. All tests shall be verified by a Soils Engineer concurrent with grading operations.
4. All trucking operations shall follow the approved trucking haul route. Concrete trucks shall have proper washouts, as approved by the County inspector. County and state roads shall be cleaned and kept clear of mud, sediment, and any other debris at all times throughout construction.
5. All on-site trash, litter, discarded building materials, other construction site wastes, and debris, either existing or from construction, must be removed and properly disposed of off-site.
6. Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be properly disposed of off-site.
7. Contractor shall provide sufficient temporary toilet facilities to serve the number of workers on the site.
8. Contractor shall provide the County Inspector information concerning storage and handling of all hazardous and toxic substances brought onto the site. The Contractor will adhere to applicable federal and state regulations concerning storage and dispensers, spill prevention control, and countermeasure plans for clean-up.
9. Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the St. Charles County Highway Department and the Building Division of the Community Development Department.
10. Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins, traps, or other ESC measures should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer location. Any other wet soils that are outside the optimum moisture range to obtain the proper compaction shall be air dried sufficiently before use as fill.
11. A Pre-Construction Conference must be scheduled with the Director of Development Review prior to the start of each construction phase of land disturbance activity. The Permitee will be responsible for notifying all contractors, utility crews, and other entities that will perform work at the site to be in attendance.
12. The Erosion Control Inspector of the Community Development Department shall be notified a minimum of 48 hours prior to the commencement of clearing, grading, and/or prior to the commencement of construction to arrange for an inspection of the site.
13. All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%).
14. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a density sufficient to provide erosion control on the site.
15. Contractor shall provide dust control, as determined by the County inspector.
16. Upon completion of storm sewers, siltation control shall be provided around all open sewer inlets and shall remain until the disturbed drainage areas have been properly stabilized.
17. Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion.
18. Temporary vegetation or other approved surface stabilization methods shall be established within 14 days when the soil disturbance has ceased on areas greater than 2,000 sq. ft.
19. Permanent grass must be established at a density sufficient to provide erosion control on the site within 30 days of the completion or suspension of grading operations. Between permanent grass seeding periods, temporary cover shall be provided according to the recommendation of the Director of the Division of Development Review.

DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

1. Underground utilities have been plotted from available information and therefore location shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to any grading or construction of improvements.
2. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
3. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
4. All fill including places under proposed storm and sanitary sewer lines and paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test (ASTM 01557)". All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proofrolling and compaction.
5. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system. The contractor will be required to install a brick bulkhead on the downstream side of the first new manhole constructed when connecting into existing sewers.
6. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
7. It is the responsibility of the contractor to adjust all sanitary sewer manholes (that are affected by the development) to finish grade.
8. Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
9. All sanitary sewer construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.
10. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination of inspection.
11. All sanitary sewer building connections shall be designed so that the minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the pipe plus the vertical distance of 2½ feet.
12. All sanitary sewer manholes shall be watertight in accordance with Missouri Dept. of Natural Resources specification 10 CSR 20-8.120(6)(F) 1.
13. All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3034 Standard Specification for PSM Polyvinyl Chloride Sewer Pipe, SDR-35 or equal, with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to spring line of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from spring line of pipe to 6 inches above the top of pipe. Final backfill material shall be of suitable material removed from excavation except as other material is specified. Debris, frozen material, large rocks or stones, or other unstable materials shall not be used within 2 feet from top of pipe.
14. All sanitary and storm sewer trench backfills shall be water jetted. Granular backfill will be used under pavement areas.
15. All pipes shall have positive drainage through manholes. Flat invert structures not allowed.
16. Epoxy Coating shall be used on all sanitary sewer manholes that receive pressurized mains.
17. All creek crossings shall be lined with rip-rap as directed by District inspectors.
18. Brick shall not be used on sanitary sewer manholes.
19. Existing sanitary sewer service shall not be interrupted.
20. Maintain access to existing residential driveways and streets.
21. Pre-manufactured adapters shall be used at all PVC to DIP connections. Rubber boot/Mission-type couplings will not be allowed.
22. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
23. "Type N" Lock-Type Cover and Locking Device (Lock-Lug) shall be used where lock-type covers are required.
24. All sanitary sewer system work shall be conducted under the inspection of a representative of the District. All work may not require Inspection but the District's representative may designate specific areas that must be inspected before the work is backfilled. All testing must be witnessed by the District's Inspector and the Contractor shall furnish all testing equipment as approved by the District. Testing shall include:
    - A mandrel test of all gravity sewers using a mandrel with a diameter that has a diameter 95% of the inside pipe diameter. If the mandrel test fails on any section of pipe, that section of pipe shall be uncovered and replaced. No expansion devices will be allowed to be used to "force" the pipe that is deformed back into round. Any string lines used in mandrel testing shall be removed after testing is completed. Deflection testing cannot be conducted prior to 30 days after final backfill.
    - An air pressure test of all gravity sewers to a pressure of 5 PSI with no observed drop in pressure during a test period of 5 minutes.
    - A vacuum test of all manholes for a period of 1 minute and the vacuum shall be 10" of mercury and may not drop below 9" of mercury at the end of the 1 minute test.
25. All low pressure sanitary sewer (LPSS) shall be installed pursuant DCSD LPSS Design Requirements (see Sheet CD9) and LPSS Details (see Sheet CD10 and CD11).

Storm Sewer Notes

1. All Storm Sewer installation is to be in accordance with current M.S.D. standards and specifications except as modified by the St. Charles County ordinances.
2. Pre cast concrete inlet covers are not to be used.
3. Rip rap shown at flared end sections will be evaluated in the field by the Engineer, Contractor, and County Inspectors after installation for effectiveness and field modified, if necessary to reduce erosion on and off site.
4. The county will allow the following markers and adhesive procedures only as shown in the table below or an approved equal. "Peel and Stick" adhesive pads will not be allowed.
5. The county will allow the following markers and adhesive procedures only as shown in the table below or an approved equal. "Peel and Stick" adhesive pads will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8 in.	Epoxy	Crystal Cap	No Dumping Drains To Waterway (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4 in.	Epoxy	Standard Style	No Dumping Drains To Stream (#SDS)	www.dasmanufacturing.com

P.W.S.D. #2 WATER SYSTEM NOTES

1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWSD#2 GUIDELINES AND SPECIFICATIONS AS APPROVED BY MDNR REVIEW NO. 6000129-25R.
2. ALL METER PITS / VAULTS MUST BE INSTALLED IN "GREEN SPACE" PER PWSD#2 SPECIFICATIONS.
2. PUBLIC WATER SUPPLY DISTRICT NO. 2 WILL REQUIRE 1 WEEK ADVANCE NOTICE BEFORE CONSTRUCTION CAN BEGIN.
3. ALL WATER MAINS THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
4. PUBLIC WATER SUPPLY DISTRICT NO. 2 REQUIRES AT LEAST 18" OF VERTICAL SEPARATION AT ALL SANITARY SEWER AND WATER MAIN CROSSINGS.
7. IT IS THE DEVELOPERS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS. COPIES OF SAID PERMITS SHALL BE PROVIDED TO PWSD #2
8. ALL PUBLIC FIRE HYDRANTS ARE TO BE PAINTED CHROME YELLOW PER THE WATER DISTRICT'S SPECIFICATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY CITY OR MODOT PERMITS FOR WORKING ALONG THE ROADWAYS. THE WATER DISTRICT MUST BE PROVIDED WITH COPIES OF THE PERMITS PRIOR TO THE START OF CONSTRUCTION.
10. THE WATER DISTRICT REQUIRES A MINIMUM OF 42" AND A MAXIMUM OF 72" OF COVER OVER ITS WATER MAINS.
11. THE WATER DISTRICT REQUIRES C900 DR 18 FOR ITS PVC WATER MAINS.
12. THE WATER DISTRICT AND MISSOURI DEPARTMENT OF NATURAL RESOURCES REQUIRE A MINIMUM SEPARATION OF 10 FEET BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR STRUCTURES.

13. REFERENCE MODNR REVIEW No. 6000078-26 FOR THE APPROVED P.W.S.D. No.2 WATER SYSTEM CONSTRUCTION DETAILS.

Roadway Notes

#1 All paving (public and private) to be in accordance with 2006 St. Charles County Standards and Specifications.
#2 If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing road.
#3 Provide 6" of concrete over 4" of MoDot type 1 or type 5 aggregate rock or asphalt equivalent for minor residential streets.
#4 Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per County requirements.
#5 Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Charles Co. Standard Specifications.
#6 Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement.
#7 All street stub-outs over 250' in length will require a temporary turnaround.
#8 All sub grade in cut or fill will need to conform to the St. Charles County Compaction requirements
#9 Material Testing And Frequency. Materials for construction shall be tested and inspected per the appropriate ASTM code or at the County Engineer's discretion. The developer's engineer shall perform the following quality control guidelines:
1. Concrete.
    a. Cylinders/compressive strength. One (1) set of four (4) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic yards thereafter. One (1) cylinder must be tested at seven (7) days, one (1) at fourteen (14) days and two (2) at twenty-eight (28) days. If the first (1st) cylinder does not meet specifications at twenty-eight (28) days, then the second (2nd) cylinder must be held and tested at day fifty-six (56).
    b. Percent air and temperature. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered. Once a consistency is encountered, then tests will be performed in conjunction with the concrete cylinders.
    c. Slump. First (1st) truck batch each day and two (2) thereafter until a consistency is encountered. Once a consistency is encountered, then tests will be performed in conjunction with the concrete cylinders.
    d. If concrete is batched from more than one (1) plant, then the aforementioned guidelines will be applicable to each plant.
2. Sub grade and base.
    a. Proof roll as described in Section 405.210(B).
    b. One (1) compaction test per two hundred fifty (250) feet of mainline paving, three (3) tests per intersection, five (5) tests within cul-de-sacs and one (1) test per repair slab.
    c. Gradation test for sub base material.
3. Asphalt.
    a. One (1) set of compaction tests per two hundred fifty (250) feet of mainline. One (1) set includes three (3) tests across the paved lane at the same station.
    b. One (1) bulk density test per paving operation.

#10 Approval Of Sub grade And Base (Sub base). The County Engineer or representative shall approve the sub grade before any base is placed thereon and shall approve the base before concrete or surface course is placed. The sub grade and base shall be so constructed that it will be uniform in density throughout.
#11 In all fill areas in the roadways, soil tests shall be submitted and approved by the County Engineer for each foot of fill and at least one (1) test and an average of one (1) test within every two hundred fifty (250) feet.
#12 No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred (3,500) psi within 28 days. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi.Cylinders/compressive strength. One (1) set of four (4) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic yards thereafter. One (1) cylinder must be tested at seven (7) days, one (1) at fourteen (14) days and two (2) at twenty-eight (28) days. If the first (1st) cylinder does not meet specifications at twenty-eight (28) days, then the second (2nd) cylinder must be held and tested at day fifty-six (56).
#13 Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade and base must be proof-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass down each driving lane no faster than three (3) miles per hour. If soft spots are detected, or pumping, rutting or heaving occurs greater than one (1) inch at the sub grade, the roadbed shall be considered unsatisfactory and the soil in these areas shall be remediated to the depth indicated by the contractor's testing firm and approved by a representative of the County Engineer.
#14 Sub grade and base beneath pavements shall be compacted to St. Charles County Highway Department specifications. The moisture range shall be determined by the Standard or Modified Proctor Density Method AASHTO T-99 and within -2/+4 percentage points of the optimum moisture content.
#15 The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer. If any settling or washing occurs, or where hauling results in ruts or other objectionable irregularities, the contractor shall improve the sub grade or base to the satisfaction of the County before the pavement is placed. Additional rolling or methods to verify compaction shall be at the discretion of the County Engineer. Tolerance allowed on all lines, grades and cross sections shall be plus or minus four-hundredths (+0.04) feet.
#16 Utility Work Prior To Base Construction. No base course work may proceed on any street until all utility excavations (storm and sanitary sewers, water, gas, electric, etc.) have been properly back filled with granular material, crushed stone or gravel mechanically tamped in ten (10) inch Utilities installed after sub grade preparation shall be bored. Compaction requirements shall follow St. Charles County standards (2006).
#17 Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum standards.
    a. Air meter--weekly.
    b. Cylinder compression--annually by independent calibration service.
    c. Batch scales--monthly.
    d. Nuclear testing devices--every six (6) months.
    e. Proctor equipment--every six (6) months.
    f. Slump cone--monthly.
#18 All permanent traffic control will be per M.U.T.C.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with ether w16-9p or w16-7p signs.
#19 All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT).

ISSUE	REMARKS/DATE
1	10-7-2026-INITIAL SUBMITTAL

Blu Onx Development, LLC
2646 Highway 109, Suite 100B
Wildwood, Missouri 63040
Ph. (314) 797-7971

THE STERLING CO.
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5055 New Baumgartner Road
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www.sterlingcompanies.com
Corporate Certificate of Authority #001348

Stillwater Grove

2108 & 2128 BATES ROAD

GENERAL NOTES

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

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 10/7/2026
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	25-05-123
Date	10/7/2026
Designed: RA	Sheet 1.2
Drawn: BM	
Checked: RA	FINAL

Drawing name: V:\2505123 2108 & 2128 Bates Rd\Drawings\Preliminary\Final Plan\5123 Final Plan.dwg Plotted on : Oct 07, 2026 - 3:21pm Plotted by: cbaillor

NOTES:
1. TEMPORARY CONSTRUCTION FENCING SHALL BE PROVIDED FOR ALL AREAS WHERE EXISTING TREES ARE TO REMAIN TO ENSURE THAT ADDITIONAL TREES ARE NOT REMOVED, AND THAT THE ROOT ZONE OF THE EXISTING TREES ARE NOT DISTURBED.

NOTE:
PRIOR TO ANY GRADING OPERATIONS ALL EXISTING SEPTIC SYSTEMS AND WELLS SHALL BE IDENTIFIED ON SITE. ALL SEPTIC SYSTEMS SHALL BE REMOVED AND ALL WELLS SHALL BE SEALED PER MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

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Stillwater Grove
2108 & 2128 BATES ROAD
EXISTING CONDITIONS

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RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: *10/7/2026*
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	
25-05-123	
Date	
10/7/2026	
Designed: *RA*	Sheet *2.1*
Drawn: *BM*	
Checked: *RA*	*FINAL*

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

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

Drawing name: V:\2505123 2108 & 2128 Bates Rd\Drawings\Preliminary\Final Plan\5123 Final Plan.dwg Plotted on: Oct 07, 2026 - 3:21pm Plotted by: cbaillor

Duckett Creek Sanitary District (DCSD) Notes:

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION SANITARY SEWERS REQUIRES DCSD INSPECTION. CONTACT DCSD INSPECTION DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCED NOTICE IS REQUIRED.
3. THE CONTRACTOR SHALL PREVENT ALL STORM, SURFACE WATER, MUD AND CONSTRUCTION DEBRIS FROM ENTERING THE SANITARY SEWER SYSTEM.
4. LATERAL CLEANOUTS WITH METAL FRAME AND COVER AT GRADE SHALL BE PROVIDED AT A MINIMUM OF EVERY 100 FEET AND AT EVERY CHANGE IN DIRECTION OR SLOPE.

GENERAL NOTES

1. ALL PERMANENT SLOPES SHALL BE A MAXIMUM OF 3'(H):1'(V) UNLESS OTHERWISE NOTED.
2. PROPOSED GRADE SHOWN IS BASED UPON ROUGH GRADING, FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES. POSITIVE DRAINAGE AWAY FROM BUILDINGS TO BE ESTABLISHED AND MAINTAINED.
3. PROVIDE CITY WITH COPY OF GRADING COMPACTION TEST RESULTS.

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Stillwater Grove
2108 & 2128 BATES ROAD
GRADING PLAN

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: *10/7/2026*
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	
25-05-123	
Date	
10/7/2026	
Designed: *RA*	Sheet *3.1*
Drawn: *BM*	
Checked: *RA*	*FINAL*

SITE:

SITE AREA – 6.89 ACRES
TOTAL DISTURBED AREA – 6.31 ACRES

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

Drawing name: V:\2025\123 2108 & 2128 Bates Rd\Drawings\Preliminary\Final Plan\5123 Final Plan.dwg Plotted on: Oct 07, 2026 - 3:21pm Plotted by: cbaitor

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3. THE CONTRACTOR SHALL PREVENT ALL STORM, SURFACE WATER, MUD AND CONSTRUCTION DEBRIS FROM ENTERING THE SANITARY SEWER SYSTEM.
4. LATERAL CLEANOUTS WITH METAL FRAME AND COVER AT GRADE SHALL BE PROVIDED AT A MINIMUM OF EVERY 100 FEET AND AT EVERY CHANGE IN DIRECTION OR SLOPE.

GENERAL NOTES

1. ALL PERMANENT SLOPES SHALL BE A MAXIMUM OF 3'(H):1'(V) UNLESS OTHERWISE NOTED.
2. PROPOSED GRADE SHOWN IS BASED UPON ROUGH GRADING, FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES. POSITIVE DRAINAGE AWAY FROM BUILDINGS TO BE ESTABLISHED AND MAINTAINED.
3. MAXIMUM LOT COVERATE SHALL BE LESS THAN OR EQUAL TO 30%

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Stillwater Grove
2108 & 2128 BATES ROAD
SITE PLAN

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Date: 10/7/2026
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Drawn: BM	
Checked: RA	FINAL

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

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

Drawing name: V:\2505\123 2108 & 2128 Bates Rd\Drawings\Preliminary\Final Plan\5123 Final Plan.dwg Plotted on: Oct 07, 2026 - 3:21pm Plotted by: cbaitor

CAUTION!!!
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF WATER MAIN

Water Notes:

1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWSD#2 GUIDELINES AND SPECIFICATIONS AS APPROVED BY MDNR REVIEW NO. 60000129-25R and 6000078-26R
2. PUBLIC WATER SUPPLY DISTRICT NO. 2 WILL REQUIRE 1 WEEK ADVANCE NOTICE BEFORE CONSTRUCTION CAN BEGIN.
3. THRUST BLOCKS WILL BE REQUIRED AT ALL MECHANICAL JOINT BENDS.
4. ALL WATER MAINS THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
5. ALL METER PITS MUST BE INSTALLED IN GREEN SPACE PER PWSD2 SPECIFICATIONS.
6. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR WORK PERFORMED OFFSITE. COPIES OF ALL REQUIRED PERMITS SHALL BE PROVIDED TO THE WATER DISTRICT PRIOR TO CONSTRUCTION.
7. ALL OFFSITE WATER SYSTEM WORK MUST BE RESTORED WITH SOD UNLESS OTHER CONSIDERATION IS REQUESTED BY THE OFFSITE PROPERTY OWNER.
8. ALL WATER MAINS SHALL BE PLACED WITH A MINIMUM OF 42" AND MAXIMUM 72" OF COVER.
9. PWSD2 REQUIRES AT LEAST 18" OF HORIZONTAL SEPARATION BETWEEN SANITARY AND STORM SEWER CROSSINGS.

SITE BENCHMARK #2
"CROSS" IN PVMT.
ELEV. = 609.46'

SITE BENCHMARK #3
"CROSS" IN PVMT.
ELEV. = 604.27'

SITE BENCHMARK #1
"CROSS" IN PVMT.
ELEV. = 581.05'

POINT OF BEGINNING

SOUTH OUTER 364

BATES (30'W) ROAD

THAYER (50'W) COURT

STREET "A"

OUTFALL STRUCTURE
4' X 6'
TOP=605.98
FL IN=596.38
FL OUT=592.68

END 48" CONC. PIPE
ELEV.=591.01

PROPOSED 8" DIA. C900 PVC WATER MAIN (PUBLIC)

WATER SERVICE AND METER BOX (TYP)

HYDRANT ASSEMBLY W/ 6" VALVE

CONNECT TO EXISTING 8" MAIN WITH TS&V

8" VALVE

8"x8" TEE

2" CONDUIT UNDER PAVEMENT FOR SERVICE LINE (TYP)

22.5° BEND

45° BEND

11.25° BEND

2-45° BEND

25' BUILDING SETBACK

25' BLDG SETBACK

45' BUILDING SETBACK

PERMANENT DRAINAGE EASEMENT PER MODOT PLANS PROJECT NO. 3BU1028 (RECORDING INFORMATION UNKNOWN)

EX. 10' EASEMENT P.B. 45, PG. 150

N89°45'54"W 1011.28'

S00°03'52"W (S) 141.75' (S)

N00°13'32"E (S) 212.10' (S)

N00°13'32"E (S) 36.14' (S)

S89°46'58"E (S) 15.00' (R1&S)

N22°23'12"E (S) 115.28' (S)

N04°08'12"W (S) 44.72' (S)

N54°26'01"E (S) 94.34' (R1&S)

S59°26'30"E (S) 212.13' (R1&S)

S72°45'58"E (S) 110.45' (S)

N83°22'25"E (S) 102.96' (S)

S67°34'18"E (S) 240.39' (S)

S70°08'45"E (S) 262.73' (S)

S67°47'31"E (S) 19.48' (S)

N/F THE TOWN OF DARDENNE PRAIRIE D.B. 1332, PG. 1845 (30'W STRIP) [ITEM #7]

N/F MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION D.B. 1408, PG. 1 [ITEM #18]

NO RIGHT OF DIRECT ACCESS D.B. 1408, PG. 1 (ITEM #18)

USUAL RIGHT OF DIRECT ACCESS D.B. 1408, PG. 1 (ITEM #18)

STORM D.C.I.
TOP=587.53
FL=582.68
15" CONC. @ 0.49% ~ 48.58'

STORM D.C.I.
TOP=587.65
FL=582.47
15" CONC. @ 3.13% ~ 87.55'

STORM MH
TOP=584.24
FL=579.73

STORM A.I.
TOP=584.20
FL=580.10
15" CONC. @ 3.13% ~ 11.82'

SAN MH
TOP=583.95
FL=572.86
8" PVC ~ 30.58 @ 3.17%

SAN MH
TOP=582.40
FL=571.89
(FL PER AS-BUILT)
-BIRD BATH ON TOP OF MH LID-
8" PVC ~ 140.97' @ 1.14%

SAN MH.
TOP=584.49
FL=570.40

STORM A.I.
TOP=586.44
FL=582.20
15" CONC. @ 12.2% ~ 76.37'

STORM MH
TOP=587.98
FL=581.28
15" CONC. @ 1.44% ~ 130.37'

STORM A.I.
TOP=583.98
FL=579.44
EX. 6" ESMT. P.B. 45, PG. 150

STORM MH
TOP=583.76
FL=577.56
18" CONC. @ 2.53% ~ 168.26'

STORM A.I.
TOP=579.55
FL=573.35

B-1 20' NR
B-2 20' NR
B-3 20' NR
B-4 20' NR
B-5 20' NR

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

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ISSUE	REMARKS/DATE
1	10-7-2026-INITIAL SUBMITTAL

Blu Onx Development, LLC
2646 Highway 109, Suite 100B
Wildwood, Missouri 63040
Ph. (314) 797-7971

THE STERLING CO.
ENGINEERS & SURVEYORS
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www.sterlingco.com
Corporate Certificate of Authority #001348

Stillwater Grove
2108 & 2128 BATES ROAD
UTILITY PLAN

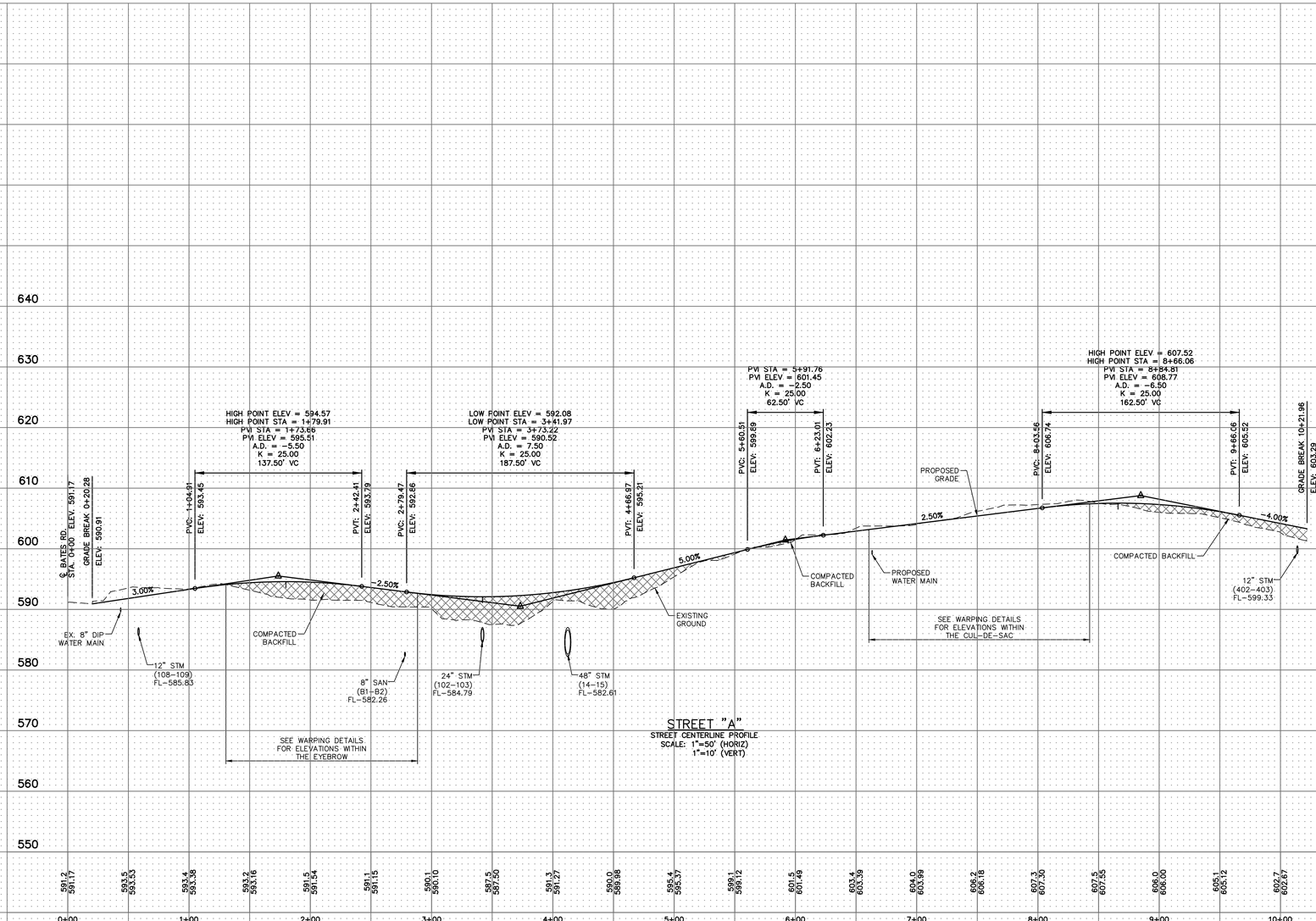
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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER
PE-2002016612
PROFESSIONAL ENGINEER

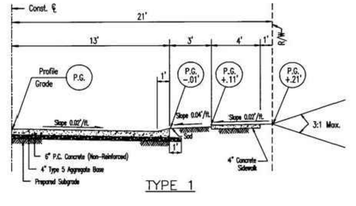
Date: 10/7/2026
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	25-05-123
Date	10/7/2026
Designed: RA	Sheet 5.1
Drawn: BM	
Checked: RA	FINAL

Drawing name: V:\2505123 2108 & 2128 Bates Rd\Drawings\Preliminary\Final Plan\5123 Final Plan.dwg Plotted on: Oct 07, 2026 - 3:21pm Plotted by: cbaitor



STREET "A"
STREET CENTERLINE PROFILE
SCALE: 1"=50' (HORIZ)
1"=10' (VERT)



TYPE 1

TYPICAL PAVEMENT SECTION
(42' EASEMENT 26' PVMT.)
Not to Scale

ISSUE	REMARKS/DATE
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Stillwater Grove
2108 & 2128 BATES ROAD
STREET PROFILES

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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: *10/7/2026*
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number *25-05-123*
Date *10/7/2026*
Designed: *RA*
Drawn: *BM*
Checked: *RA*
Sheet *6.1*
FINAL

Drawing name: V:\2505123 2108 & 2128 Bates Rd\Drawings\Engineering\Improvements\05123 IMP-FG.dwg Plotted on: Oct 07, 2026 - 3:21pm Plotted by: cbailor

EXST OFFSITE AREA TO BASIN
TOTAL AREA= 26.14 ACRES
100% IMP= 8.78 ACRES

Q15= (1.70 CFS/AC x 17.36 AC)
+ (3.54 CFS/AC x 8.78 AC)
Q15= 4.76 CFS

Q100= 60.59 CFS x 1.35
Q100= 81.80 CFS

SITE BENCHMARK #2
"CROSS" IN PVMT.
ELEV. = 609.46'

OUTFALL STRUCTURE
4' X 6'
TOP=605.98
FL IN=596.38
FL OUT=592.68

48" CONC. PIPE ~ 1.72% ~ 148.81'

END 48" CONC. PIPE
ELEV.=591.01

SOUTH OUTER 364

EXST OFFSITE AREA TO POI #1
TOTAL AREA= 1.87 ACRES
100% IMP= 0.86 ACRES

Q15= (1.70 CFS/AC x 1.01 AC)
+ (3.54 CFS/AC x 0.86 AC)
Q15= 4.76 CFS

Q100= 4.76 CFS x 1.35
Q100= 6.43 CFS

SITE BENCHMARK #3
"CROSS" IN PVMT.
ELEV. = 604.27'

N04°08'12"W (S)
44.72' (S)

N04°26'01"E (S)
9.44' (R1&S)

S59°26'30"E (S)
212.13' (R1&S)

S72°45'58"E (S)
110.45' (S)

N83°22'25"E (S)
102.96' (S)

S67°34'18"E (S)
240.39' (S)

S70°08'45"E (S)
262.73' (S)

S67°47'31"E (S)
19.48' (S)

N00°13'32"E (S)
36.14' (S)

S89°46'58"E (S)
15.00' (R1&S)

N22°35'12"E (S)
215.26' (R1&S)

N00°13'32"E (S)
212.10' (S)

ONE STORY FRAME BLDG.

SEPTIC ACCESS LID

METAL GARAGE

SEPTIC FIELD

DILAPIDATED FRAME SHEDS

SEPTIC ACCESS LID

EXST ONSITE AREA TO POI #1
TOTAL AREA= 6.08 ACRES
100% IMP= 0.41 ACRES

Q15= (1.70 CFS/AC x 5.67 AC)
+ (3.54 CFS/AC x 0.41 AC)
Q15= 11.09 CFS

Q100= 11.09 CFS x 1.35
Q100= 14.97 CFS

EX. POND
ELEV. = 591.4

EXST ONSITE AREA TO POI #2
TOTAL AREA= 0.81 ACRES
100% IMP= 0.00 ACRES

Q15= (1.70 CFS/AC x 0.81 AC)
+ (3.54 CFS/AC x 0.00 AC)
Q15= 1.38 CFS

Q100= 1.38 CFS x 1.35
Q100= 1.86 CFS

141.75' (S)
S00°03'15"W (S)

STORM D.C.I.
TOP=587.53
FL=582.68
15" CONC. @ 0.49% ~ 48.58'

STORM D.C.I.
TOP=587.65
FL=582.47
15" CONC. @ 3.13% ~ 87.55'

STORM MH
TOP=584.24
FL=579.73

STORM A.I.
TOP=584.20
FL=580.10
15" CONC. @ 3.13% ~ 11.82'

BATES (30'W) ROAD

POI #1

SAN MH
TOP=583.95
FL=572.86
8" PVC ~ 30.58 @ 3.17%

SAN MH
TOP=582.40
FL=571.89
(FL PER AS-BUILT)
-BIRD BATH ON TOP OF MH LID-
8" PVC ~ 130.97 @ 1.14%

SAN MH.
TOP=584.49
FL=570.40

N89°45'54"W 1011.28'

STORM A.I.
TOP=586.44
FL=582.20

STORM A.I.
TOP=583.98
FL=579.44

15" CONC. @ 1.22% ~ 75.5'

STORM MH
TOP=587.98
FL=581.28

THAYER (50'W) COURT

POI #2

POINT OF BEGINNING

EXST OFFSITE AREA TO POI #2
TOTAL AREA= 0.48 ACRES
100% IMP= 0.00 ACRES

Q15= (1.70 CFS/AC x 0.48 AC)
+ (3.54 CFS/AC x 0.00 AC)
Q15= 0.82 CFS

Q100= 0.82 CFS x 1.35
Q100= 1.10 CFS

STORM MH
TOP=583.76
FL=577.56

STORM A.I.
TOP=579.55
FL=573.35

SITE BENCHMARK #1
"CROSS" IN PVMT.
ELEV. = 581.05'

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15-YEAR, 20 MINUTE DIFFERENTIAL RUNOFF CALCULATIONS

EXISTING

TOTAL SITE AREA	*6.89 ac*
ACRES OF IMPERVIOUS (PI 3.54)	*0.41 ac*
ACRES OF NON-IMPERVIOUS (PI 1.70)	*6.48 ac*
TOTAL 15 YEAR Q = IMP(3.54) + NON-IMP(1.70)	*12.47 cfs*

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

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Stillwater Grove
2108 & 2128 BATES ROAD
EXISTING DRAINAGE AREA MAP

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RODNEY ARNOLD
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PROFESSIONAL ENGINEER

Date: *10/7/2026*
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	*25-05-123*
Date	*10/7/2026*
Designed: *RA*	Sheet *7.1*
Drawn: *BM*	
Checked: *RA*	*FINAL*

Drawing name: V:\2505123 2108 & 2128 Bates Rd\Drawings\Preliminary\Final Plan\5123 Final Plan.dwg Plotted on: Oct 07, 2026 - 3:21pm Plotted by: cbaltor

Drainage Area	Total Area (sf)	Total Area (ac)	Impervious (sf)	Total 100% Impervious Area (ac)	15 Year, 20 Min. 100% P.I. Factor	Total 15 Year, 20 Min 100% Q	Grass (ac)	Total 5% Impervious Area (ac)	15 Year, 20 Min. 5% P.I. Factor	Total 15 Year, 20 Min 5% Q	Total 15 YR Q (cfs)	Total 100 YR Q (cfs)	Drains to inlet #
1	26,291	0.60	1,129	0.03	3.54	0.11	0.57	0.57	1.70	0.97	1.08	1.46	OS12
2	9,632	0.22	6,462	0.15	3.54	0.53	0.07	0.07	1.70	0.12	0.65	0.88	CI108
3	13,445	0.31	8,058	0.18	3.54	0.64	0.13	0.13	1.70	0.22	0.86	1.16	CI109
4	11,446	0.26	2,024	0.05	3.54	0.18	0.21	0.21	1.70	0.36	0.54	0.73	AI110
5	38,137	0.88	24,872	0.57	3.54	2.02	0.31	0.31	1.70	0.53	2.55	3.44	CI102
6	62,405	1.43	36,660	0.84	3.54	2.97	0.59	0.59	1.70	1.00	3.97	5.36	CI103
7	17763	0.41	2,812	0.06	3.54	0.21	0.35	0.35	1.70	0.60	0.81	1.09	AI106
7.1	24610	0.56	12,293	0.28	3.54	0.99	0.28	0.28	1.70	0.48	1.47	1.98	AI106
8	18320	0.42	4,842	0.11	3.54	0.39	0.31	0.31	1.70	0.53	0.92	1.24	AI104
8.1	54511	1.25	25,271	0.58	3.54	2.05	0.67	0.67	1.70	1.14	3.19	4.31	AI104
9	18,307	0.42	5,309	0.12	3.54	0.42	0.30	0.30	1.70	0.51	0.93	1.26	AI111
10	20,760	0.48	9,660	0.22	3.54	0.78	0.26	0.26	1.70	0.44	1.22	1.65	AI201
11	4,225	0.10	0	0.00	3.54	0.00	0.10	0.10	1.70	0.17	0.17	0.23	OS22
12	10,395	0.24	3,882	0.09	3.54	0.32	0.15	0.15	1.70	0.26	0.58	0.78	AI301
13	11,318	0.26	7,307	0.17	3.54	0.60	0.09	0.09	1.70	0.15	0.75	1.01	CI402
14	3,604	0.08	2,549	0.06	3.54	0.21	0.02	0.02	1.70	0.03	0.24	0.32	CI403
15	8,202	0.19	3,985	0.09	3.54	0.32	0.10	0.10	1.70	0.17	0.49	0.66	AI17
16	24,392	0.56	1,471	0.03	3.54	0.11	0.53	0.53	1.70	0.90	1.01	1.36	-
17	5,202	0.12	0	0.00	3.54	0.00	0.12	0.12	1.70	0.20	0.20	0.27	-

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Stillwater Grove
2108 & 2128 BATES ROAD
PROPOSED DRAINAGE AREA MAP

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RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: *10/7/2026*
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	
25-05-123	
Date	
10/7/2026	
Designed: *RA*	Sheet
Drawn: *BM*	*7.2*
Checked: *RA*	*FINAL*

SITE BENCHMARK #2
"CROSS" IN PVMT.
ELEV. = 609.46'

SITE BENCHMARK #3
"CROSS" IN PVMT.
ELEV. = 604.27'

SITE BENCHMARK #1
"CROSS" IN PVMT.
ELEV. = 581.05'

OUTFALL STRUCTURE
4' X 6'
TOP=605.98
FL IN=596.38
FL OUT=592.68

END 48" CONC. PIPE
ELEV.=591.01'

48" CONC. PIPE ~ 148.85' @ 1.72%

SOUTH OUTER 364

STREET "A"

BATES (30'W) ROAD

THAYER (50'W) COURT

POINT OF BEGINNING

POI #1

POI #2

N04°08'12"W (S)
44.72' (S)

N83°26'01"E (S)
94.42' (S) (R1&S)

S59°26'30"E (S)
212.13' (R1&S)

S72°45'58"E (S)
110.45' (S)

N83°22'25"E (S)
102.96' (S)

S67°34'18"E (S)
240.39' (S)

S70°08'45"E (S)
262.73' (S)

S67°47'31"E (S)
19.48' (S)

S00°03'52"W (S)
141.75' (S)

N00°13'32"E (S)
36.14' (S)

S89°46'58"E (S)
15.00' (R1&S)

N22°23'12"E (S)
175.23' (S)

N00°13'32"E (S)
212.10' (S)

N89°45'54"W
1011.28'

TQ=1.76 cfs
TQ=1.76 cfs
TQ=0.93 cfs
TQ=60.59 cfs
TQ=5.04 cfs
TQ=0.54 cfs
TQ=1.40 cfs
TQ=60.59 cfs
TQ=9.01 cfs
TQ=11.56 cfs
TQ=13.61 cfs
TQ=2.05 cfs
TQ=2.05 cfs
TQ=14.69 cfs
TQ=1.22 cfs
TQ=60.59 cfs
TQ=60.59 cfs
TQ=0.49 cfs
TQ=75.77 cfs
TQ=0.24 cfs
TQ=0.99 cfs
TQ=0.99 cfs
TQ=0.58 cfs
TQ=1.57 cfs
TQ=1.57 cfs

STORM D.C.I.
TOP=587.53
FL=582.68
15" CONC. @ 0.49% ~ 48.58'

STORM D.C.I.
TOP=587.65
FL=582.47
15" CONC. @ 3.13% ~ 87.55'

STORM MH
TOP=584.24
FL=579.73

STORM A.I.
TOP=584.20
FL=580.10
15" CONC. @ 3.13% ~ 11.82'

SAN MH
TOP=583.95
FL=572.86
8" PVC ~ 30.58 @ 3.17%

SAN MH
TOP=582.40
FL=571.89
(FL PER AS-BUILT)
-BIRD BATH ON TOP OF MH LID-
8" PVC ~ 130.97' @ 1.14%

SAN MH.
TOP=584.49
FL=570.40

STORM A.I.
TOP=586.44
FL=582.20
15" CONC. @ 1.22% ~ 74.37'

STORM A.I.
TOP=583.98
FL=579.44
15" CONC. @ 1.14% ~ 130.37'

STORM MH
TOP=587.98
FL=581.28

STORM MH
TOP=583.76
FL=577.56
18" CONC. @ 2.50% ~ 168.26'

STORM A.I.
TOP=579.55
FL=573.35

15-YEAR, 20 MINUTE DIFFERENTIAL RUNOFF CALCULATIONS

EXISTING

TOTAL SITE AREA	*6.89 ac*
ACRES OF IMPERVIOUS (PI 3.54)	*0.41 ac*
ACRES OF NON-IMPERVIOUS (PI 1.70)	*6.48 ac*
TOTAL 15 YEAR Q = IMP(3.54) + NON-IMP(1.70)	*12.47 cfs*

PROPOSED

TOTAL SITE AREA	*6.89ac*
ACRES OF IMPERVIOUS (PI 3.54)	*2.77 ac*
ACRES OF NON-IMPERVIOUS (PI 1.70)	*4.12 ac*
TOTAL 15 YEAR Q = IMP(3.54) + NON-IMP(1.70)	*16.81 cfs*
15 YEAR DIFFERENTIAL RUNOFF (25.87-22.53)	*4.34 cfs*

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

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

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Proposed BMP Package				
AREA	Cover/BMP Description	Treatment Area	VR from Table 4.4 or 4.6	Product of VR x Area
1	Onsite Area to Grass Swale --> Basin A	1.94	6	11.64
2	Offsite Area to Grass Swale --> Basin A	1.87	6	11.22
3	Onsite Bypass to Grass Swale	0.19	3	0.57
4	Onsite Area to Basin A	3.29	4	13.16
5	Onsite Bypass to POI #1	0.56	9.25	5.18
6	Onsite Area to Bioretnetion Basin B	0.79	8.5	6.72
7	Onsite Bypass to POI #2	0.12	9.25	1.11
	Total Onsite Area	**6.89**		**49.60**
			Weighted VR:	**7.20**

SITE BENCHMARK #2
"CROSS" IN PVMT.
ELEV. = 609.46'

SITE BENCHMARK #3
"CROSS" IN PVMT.
ELEV. = 604.27'

SITE BENCHMARK #1
"CROSS" IN PVMT.
ELEV. = 581.05'

OUTFALL STRUCTURE
4' X 6'
TOP=605.98'
FL IN=596.38'
FL OUT=592.68'

END 48" CONC. PIPE
ELEV.=591.01'

48" CONC. PIPE ~ 148.87' @ 1.12%

N83°26'01"E (S)
94.58' (R1&S)

N04°08'12"W (S)
44.72' (S)

S59°26'30"E (S)
212.13' (R1&S)

S72°45'58"E (S)
110.45' (S)

N83°22'25"E (S)
102.96' (S)

S67°34'18"E (S) 240.39' (S)

S70°08'45"E (S) 262.73' (S)

S67°47'31"E (S)
19.48' (S)

S00°03'52"W (S)
1141.75' (S)

N89°45'54"W 1011.28'

POINT OF BEGINNING

N22°23'12"E (S)
175.28' (S)

N00°13'32"E (S)
36.14' (S)

S89°46'58"E (S)
15.00' (R1&S)

N00°13'32"E (S)
212.10' (S)

STORM D.C.I.
TOP=587.53
FL=582.68
15" CONC. @ 0.49% ~ 48.58'

STORM D.C.I.
TOP=587.65
FL=582.47
15" CONC. @ 3.13% ~ 87.55'

STORM MH
TOP=584.24
FL=579.73

STORM A.I.
TOP=584.20
FL=580.10
15" CONC. @ 3.13% ~ 11.82'

SAN MH
TOP=583.95
FL=572.86
8" PVC ~ 30.58 @ 3.17%

SAN MH
TOP=582.40
FL=571.89
(FL PER AS-BUILT)
-BIRD BATH ON TOP OF MH LID-
8" PVC ~ 139.97' @ 1.14%

SAN MH
TOP=584.49
FL=570.40

STORM A.I.
TOP=586.44
FL=582.20
15" CONC. @ 1.22% ~ 75.37'

STORM MH
TOP=587.98
FL=581.28

STORM A.I.
TOP=583.98
FL=579.44

STORM MH
TOP=583.76
FL=577.56
18" CONC. @ 14.45% ~ 130.37'
18" CONC. @ 2.50% ~ 162.28'

STORM A.I.
TOP=579.55
FL=573.35

STREET "A"

SOUTH OUTER 364

BATES (30'W) ROAD

THAYER (50'W) COURT

STATION 4+175.768
STATION 4+209.296
STATION 4+236.728
STATION 4+310
STATION 4+390

0+750
0+700

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GRAPHIC SCALE
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Stillwater Grove
2108 & 2128 BATES ROAD
WATER QUALITY DRAINAGE AREA MAP

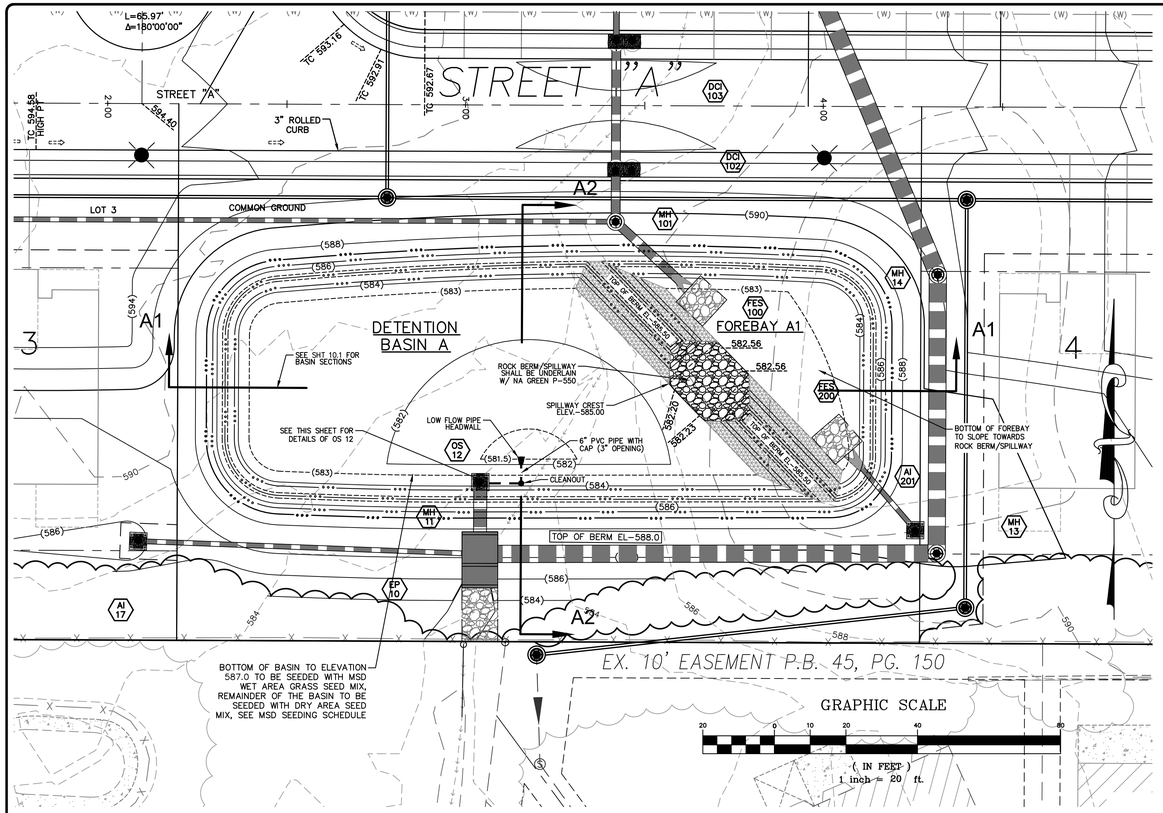
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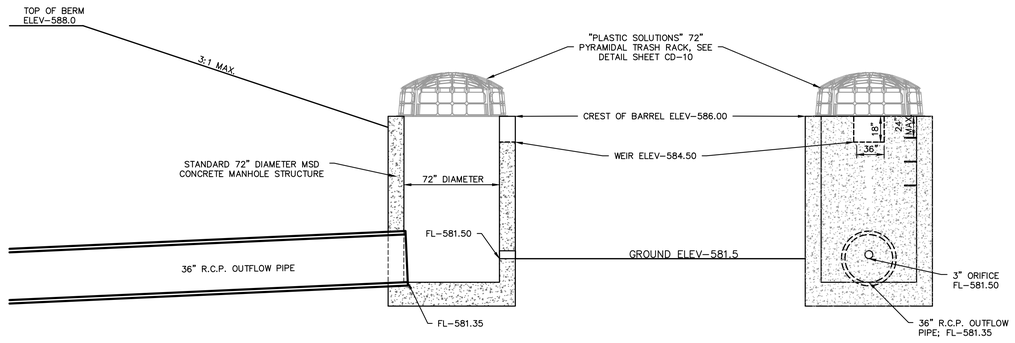
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: *10/7/2026*
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	*25-05-123*
Date	*10/7/2026*
Designed: *RA*	Sheet *7.3*
Drawn: *BM*	
Checked: *RA*	*FINAL*

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OUTFALL STRUCTURE 12 SIDE AND FRONT SECTION

N.T.S.

ROCK BERM/SPILLWAY SECTION

N.T.S.

R-7512-A1
Cast Iron Pipe Screen for 10-inch Pipe

NEENAH FOUNDRY COMPANY

For overflow drain.

For maximum free drainage area with openings sized to prevent clogging.

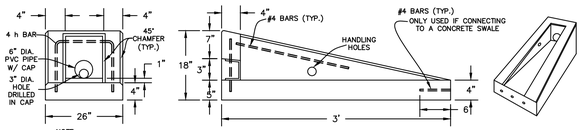
R-7512-A1 Width 16" for 10" pipe

Height....13 inches
Length....18 inches
Openings....1 inch



Six 3/4" Holes for Anchor Bolts

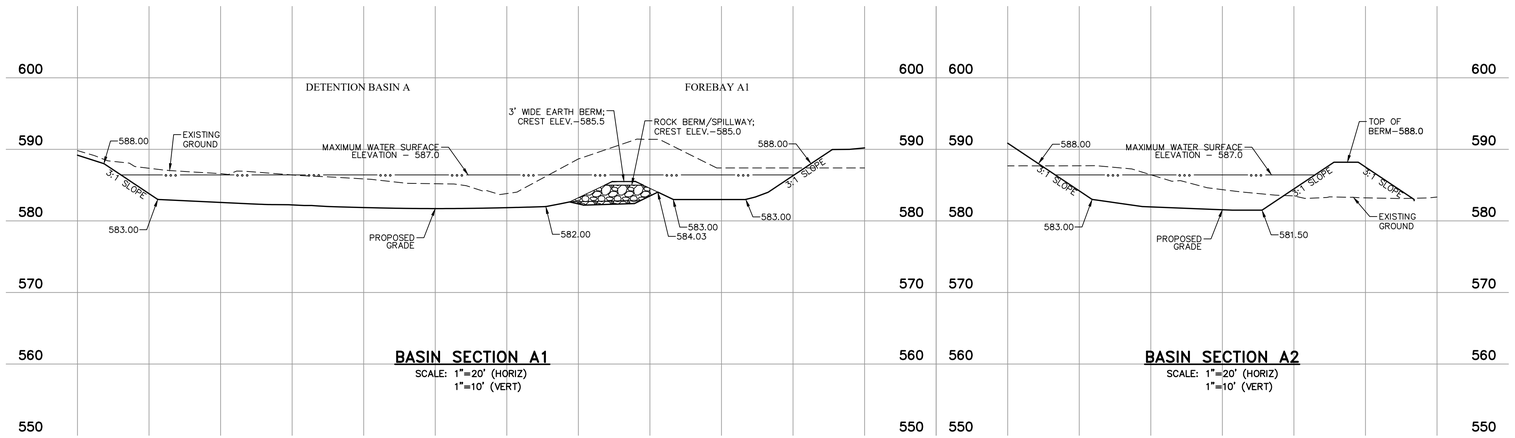
LOW FLOW TRASH RACK DETAIL



NOTE:
REFER TO ILLINOIS DEPARTMENT OF TRANSPORTATION DRAWING STANDARD 2382-1 FOR ADDITIONAL INFORMATION.

LOW FLOW PIPE HEADWALL DETAIL

N.T.S.



BASIN SECTION A1

SCALE: 1"=20' (HORIZ)
1"=10' (VERT)

BASIN SECTION A2

SCALE: 1"=20' (HORIZ)
1"=10' (VERT)

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Stillwater Grove
2108 & 2128 BATES ROAD
BASIN A DETAILS

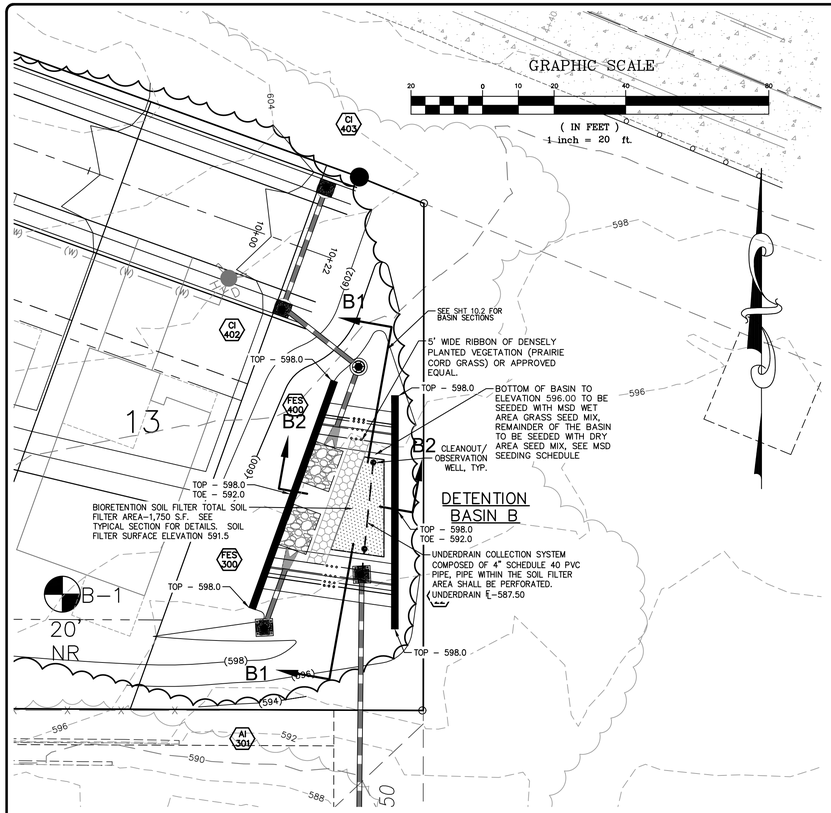
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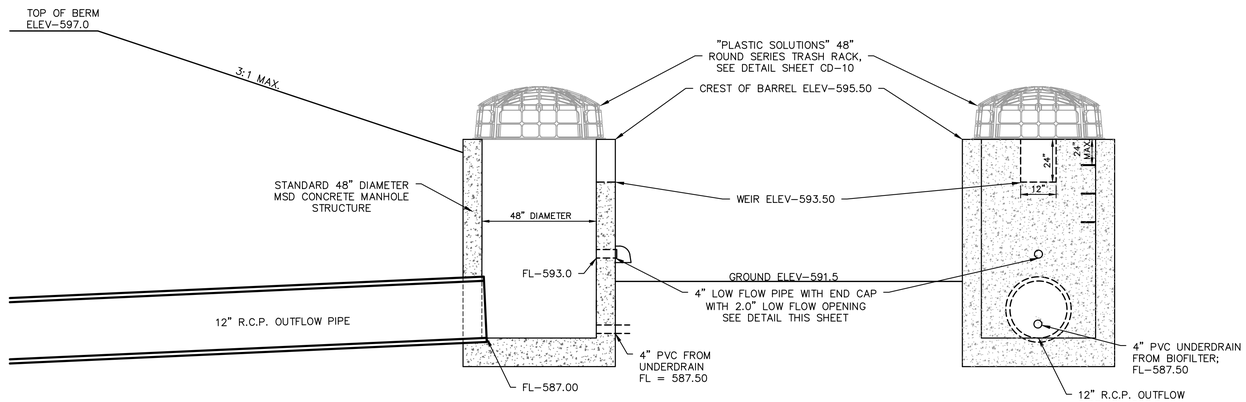
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

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Job Number	
25-05-123	
Date	
10/7/2026	
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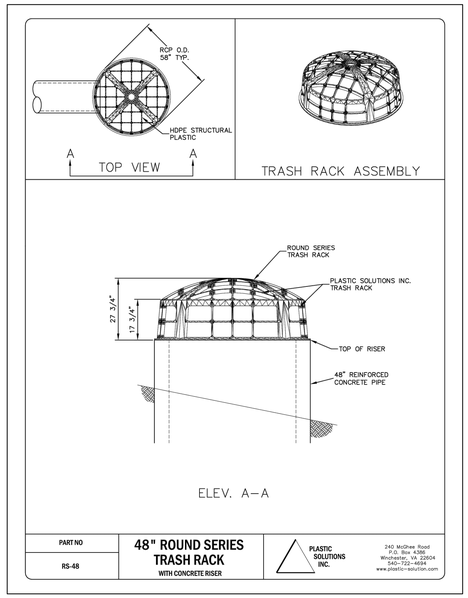
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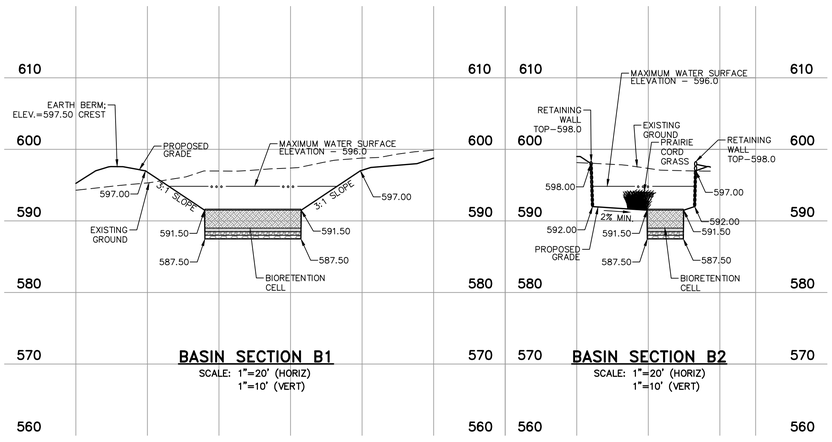




OUTFALL STRUCTURE 22 SIDE AND FRONT SECTION

N.T.S.



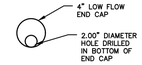


BASIN SECTION B1

SCALE: 1"=20' (HORIZ)
1"=10' (VERT)

BASIN SECTION B2

SCALE: 1"=20' (HORIZ)
1"=10' (VERT)



FRONT VIEW OF LOW FLOW PIPE END CAP

N.T.S.

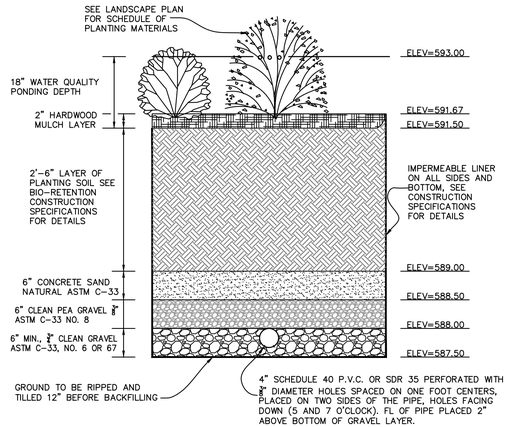


7" x 7" STAINLESS STEEL GUARD (OR APPROVED EQUAL)
AVAILABLE FROM "WILDLIFE CONTROL SUPPLIES"
877-684-7262
WWW.WILDLIFECONTROLSUPPIES.COM
ACTUAL DIMENSIONS - 6-$\frac{3}{8}$"W x 6-$\frac{3}{4}$"L x 4-$\frac{3}{4}$"H
MESH SIZE - $\frac{3}{8}$" STAINLESS STEEL MESH

TRASH RACK TO BE SECURED TO FRONT OF STRUCTURE AROUND LOW FLOW ORIFICE AT A MINIMUM OF FOUR LOCATIONS WITH SELF-TAPPING CONCRETE SCREWS OR CONCRETE LAG SHIELDS AND BOLTS

ORIFICE TRASH RACK DETAIL

N.T.S.



TYPICAL SECTION BIO-RETENTION CELL

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BASIN B DETAILS

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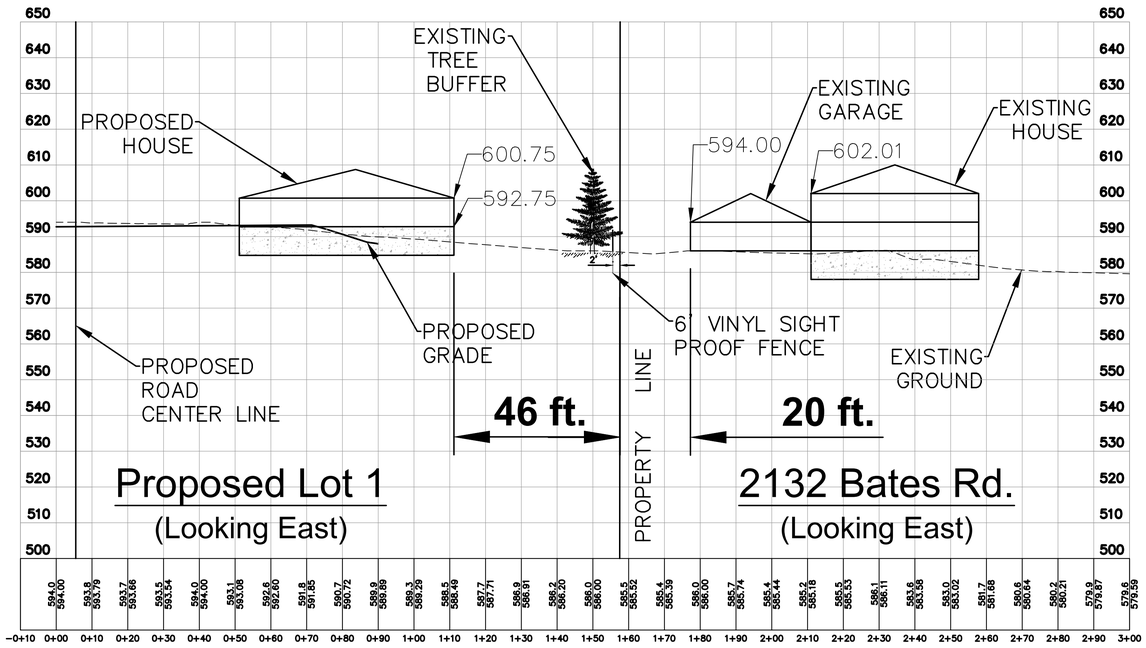
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: *10/7/2026*
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	*25-05-123*
Date	*10/7/2026*
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Checked: *RA*	*FINAL*

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DARDENNE PRAIRIE PROJECT NUMBER (25-1200)



SECTION A-A (NEW)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SECTION A-A

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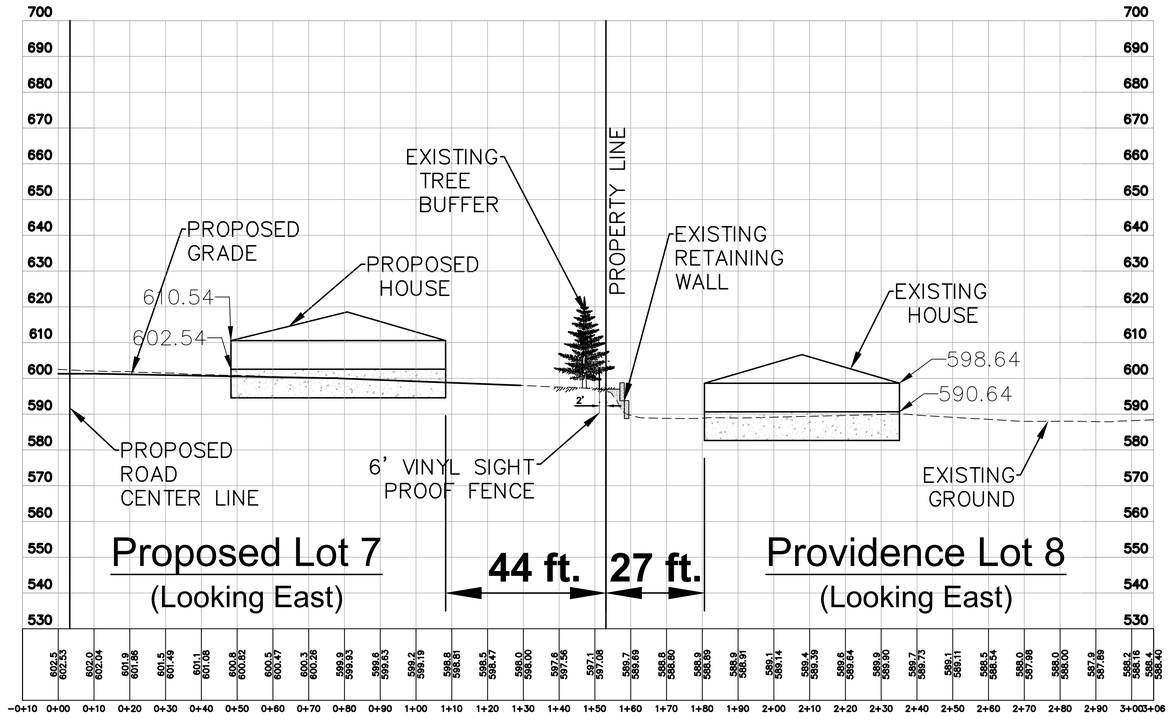
STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

PRELIMINARY PLAN
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RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	*25-05-123*
Date	*10/7/2026*
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SECTION B-B (NEW)

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SECTION B-B

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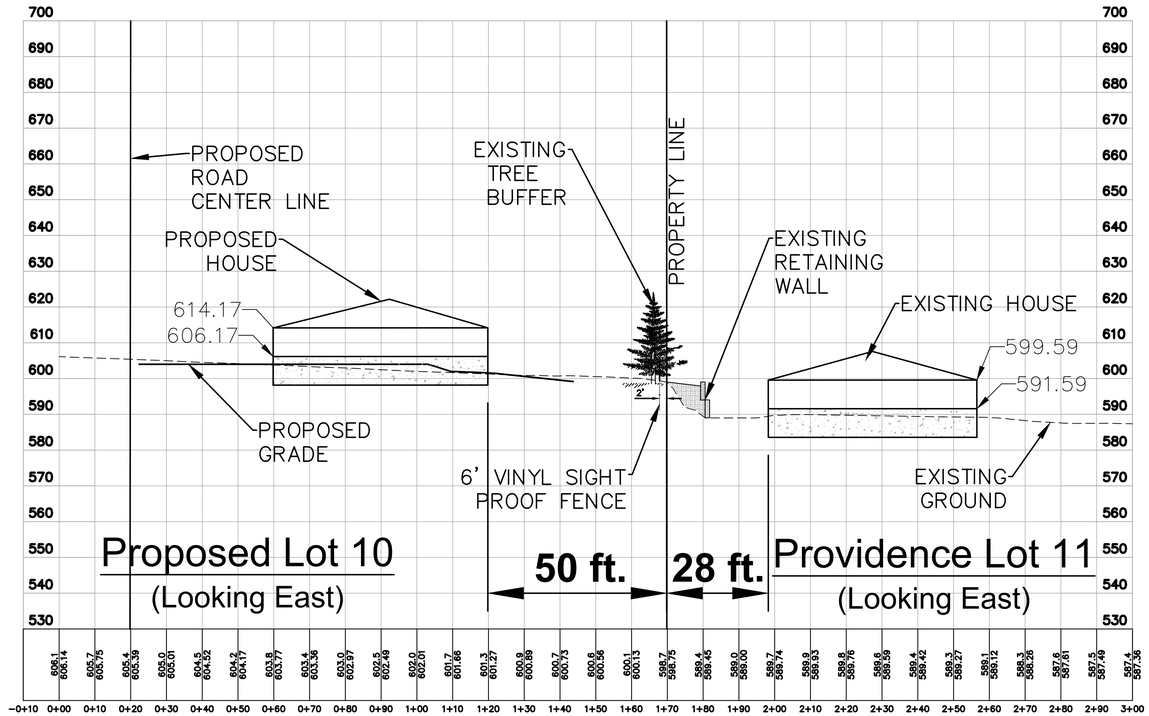
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SECTION C-C (NEW)

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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SECTION C-C

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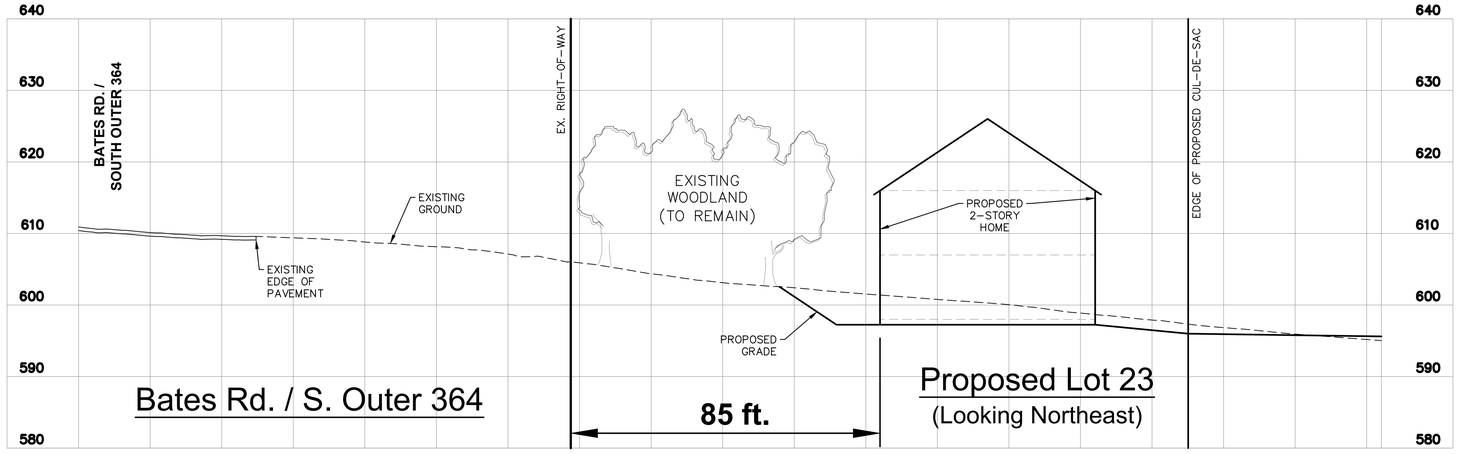
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RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

PRELIMINARY PLAN
Date: 10/7/2026
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number 25-05-123
Date 10/7/2026
Designed: RA
Drawn: BM
Checked: RA
Sheet 9.3
FINAL

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SECTION D-D



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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
1	10-7-2026-INITIAL SUBMITTAL

Blu Onx Development, LLC
2646 Highway 109, Suite 100B
Wildwood, Missouri 63040
Ph. (314) 797-7971

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

Stillwater Grove
2108 & 2128 BATES ROAD
SECTION D-D

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

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

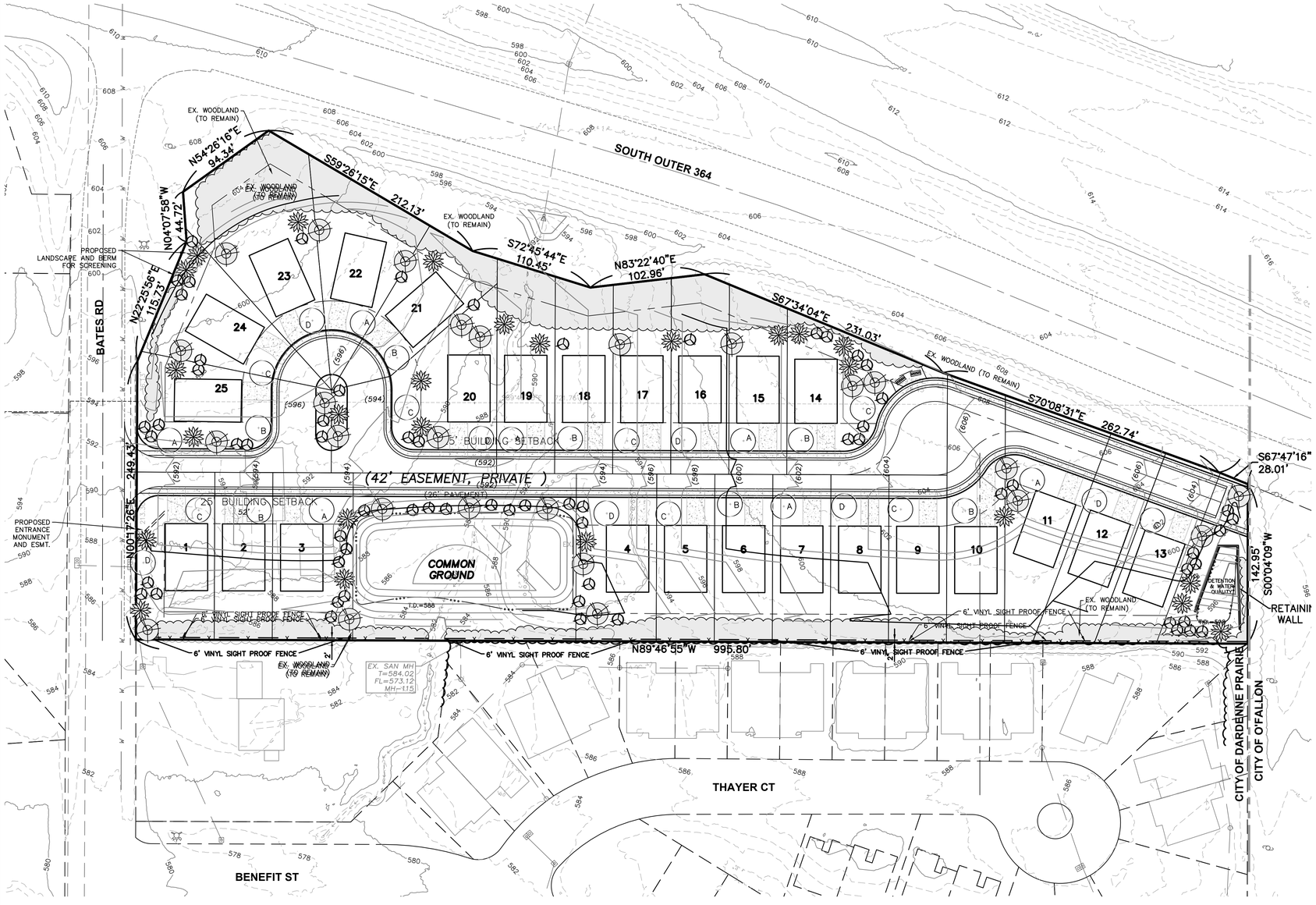
PRELIMINARY PLAN
Date: *10/7/2026*
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number	*25-05-123*
Date	*10/7/2026*
Designed: *RA*	Sheet *9.4*
Drawn: *BM*	
Checked: *RA*	*FINAL*

Drawing name: V:\2505\123 2108 & 2128 Bates Rd\Drawings\Preliminary\Final Plan\Sections for Presentation.dwg Plotted on: Oct 07, 2026 - 3:22pm Plotted by: cbaillor

DARDENNE PRAIRIE PROJECT NUMBER (25-1200)

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



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LOT & COMMON GROUND TREE PLANTING SCHEDULE				
SYMBOL	QTY.	CALIPER /HEIGHT	BOTANICAL NAME	COMMON NAME
	36	6'h	SYRINGA RETICULATA	JAPANESE TREE LILAC (FLOWERING TREE)
	34	1.5"	QUERCUS ALBA	WHITE OAK (SHADE TREE)
	92	5'h	PICEA ABIES	NORWAY SPRUCE (EVERGREEN TREE)

LANDSCAPE CREDITS:

X 200 S.F. = 7,200 S.F.

X 400 S.F. = 13,600 S.F.

X 300 S.F. = 27,600 S.F.

STREET TREE PLANTING SCHEDULE				
SYMBOL	QTY.	CALIPER /HEIGHT	BOTANICAL NAME	COMMON NAME
A	7	1.5"	QUERCUS BICOLOR	SWAMP WHITE OAK
B	7	1.5"	QUERCUS ALBA	WHITE OAK
C	7	1.5"	ACER RUBRUM	RED MAPLE
D	7	1.5"	ACER SACCHARUM	SUGAR MAPLE

X 400 S.F. = 2,800 S.F.

X 400 S.F. = 2,800 S.F.

X 300 S.F. = 2,100 S.F.

X 300 S.F. = 2,100 S.F.

TOTAL CREDITS = 58,200 SQ.FT. or 1.33 AC.

CLEARING DATA:

EXISTING WOODLAND CANOPY: 6.1 AC.
PROPOSED CLEARING: 5.1 AC. (84%)
PRESERVED TREE CANOPY: 1.0 AC. (16%)

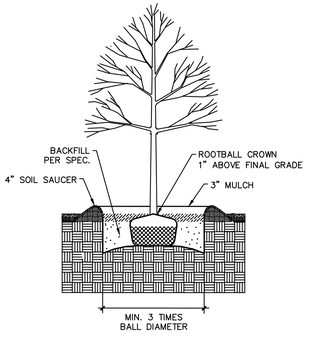
MITIGATED REFORESTATION:

EXISTING WOODLAND X 50% = ALLOWABLE CLEARING
6.1 AC. 3.05 AC.

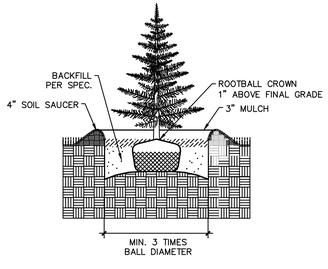
PROPOSED WOODLAND CLEARING – ALLOWABLE CLEARING = ADDITIONALLY CLEARED
5.1 AC. 3.05 AC. 2.05 AC.

ADDITIONALLY CLEARED X REFORESTATION FACTOR = MITIGATED REFORESTATION AREA
2.05 AC. 1.5 3.07 AC.

MITIGATED REFORESTATION AREA – TOTAL LANDSCAPE CREDITS
3.07 AC. 1.33 AC. = 1.74 AC.



DECIDUOUS TREE PLANTING
(Typical)



CONIFEROUS TREE PLANTING
(Typical)

LANDSCAPE NOTES:

1. LAWN AREAS SHALL BE TURF–TYPE TALL FESCUE GRASS OR APPROVED EQUIVALENT; ALL 3:1 OR STEEPER SLOPES SHALL BE LAWN SEED AND HAVE EROSION CONTROL BLANKET.
2. ALL MULCH TO BE DOUBLE GROUND BARK MULCH.
3. ALL LOTS HAVING LESS THAN 40% OPEN SPACES SHALL HAVE 20% OF THAT SPACES LANDSCAPED.

ISSUE	REMARKS/DATE
1	10-7-2026-INITIAL SUBMITTAL

Blu Onx Development, LLC
2646 Highway 109, Suite 100B
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LANDSCAPE 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 this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

PRELIMINARY PLAN
Date: 10/7/2026
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Job Number 25-05-123
Date 10/7/2026
Designed: RA
Drawn: BM
Checked: RA
Sheet 10.1
FINAL

Drawing name: V:\2505\123 2108 & 2128 Bates Rd\Drawings\Preliminary\Final Plan\Sections for Presentation.dwg Plotted on: Oct 07, 2026 - 3:22pm Plotted by: cbaltor

Kyle Michel, MPA, ICMA-CM
City Administrator
Kyle.michel@dardenneprairie.gov
Phone 636.561.1718

Staff Report

TO: Planning and Zoning Commission

FROM: Kyle Michel

DATE: November 12, 2026

SUBJECT: Commerce Park West – Amended Site Development Plan (1635 Technology Drive)

Project Summary

The request is to consider approval of an Amended Site Development Plan for Commerce Park West, located at 1635 Technology Drive in the City's I-1 Light Industrial District. The proposed development represents the second building within an approximately 18.14-acre commercial and industrial development along Technology Drive, near Weldon Spring Road.

The original Site Development Plan was approved by the Board of Aldermen on August 18, 2021, through Bill No. 21-53, adopted as Ordinance No. 2128. Following that approval, the first building (1631 Technology Drive) was constructed. The second building, located at 1635 Technology Drive, was not constructed, and the applicable site plan approval subsequently expired.

The applicant seeks approval to proceed with the previously contemplated second building. The proposed development remains substantially consistent with the 2021 approval, without significant changes to the building footprint, site layout, parking configuration, access drives, landscaping, or other site improvements. The principal modification is the addition of exterior building entrances to provide flexibility for multiple tenant spaces as needed. These are entrances to the structure, not additional vehicular access points to the property.

Most overall site development items related to utility needs were completed under the original site plan. Remaining items will be constructed, where applicable, under the amended Site Development Plan. This is inclusive of stormwater management features, sanitary sewer and water extensions, and underground electric and other necessary utilities.

Figure 1: Project Location



Background

- August 18, 2021 – Board of Aldermen: Approved the original Site Development Plan through Bill No. 21-53, adopted as Ordinance No. 2128, for the two-building development.
- Following original approval: Building 1 at 1631 Technology Drive was constructed.
- Expiration of approval: The approval applicable to the unconstructed second building subsequently expired
- September 2026: The applicant submitted the current Amended Site Development Plan seeking approval to construct the second building with minor architectural modifications.

The application seeks to complete the remaining portion of the previously approved development rather than introduce a substantially different development concept.

Compliance Summary

The application was reviewed under Article XIII, Site Plan Review, of the Dardenne Prairie Municipal Code, including Sections 405.770 and 405.775, which address site plan information and review standards. Section 405.785 establishes expiration provisions for site plan approvals; accordingly, renewed approval is required for the second building.

The submitted plans retain the general building location and footprint, parking and internal circulation, utilities, landscaping, and stormwater features reflected in the original approval. The additional exterior entrances are intended to accommodate future multi-

tenant occupancy and do not materially alter the overall site development concept. The landscape, photometric, tree preservation, and adjoining property sheets are identified in the submittal as copies of the July 2021 approved plan sheets.

Staff has completed its site plan review. There are no outstanding site plan review comments or items requiring resolution. Subsequent building permit review will address applicable construction, building, and fire protection requirements. Subsequent improvement construction plans will be reviewed and approved in accordance with relevant requirements, with construction escrow established prior to the issuance of any construction approvals.

Recommended Action

Staff finds that the proposed Amended Site Development Plan is substantially consistent with the Site Development Plan approved on August 18, 2021, through Bill No. 21-53 (Ordinance No. 2128), and satisfies the applicable site plan review requirements. The proposed architectural modifications do not materially change the previously approved site configuration.

Staff recommends that the Planning and Zoning Commission recommend approval of the Amended Site Development Plan to the Board of Aldermen as submitted.

Next Steps:

If the Commission recommends approval, the Amended Site Development Plan will proceed to the Board of Aldermen for consideration and final approval by ordinance. Following Board approval, the applicant may submit a building permit application for review and approval as well as necessary site improvement plans and escrow and/or deposit agreements for site development and land disturbance. Site plan approval does not itself authorize construction; the applicant must obtain other required permits and establish escrow agreements prior to the issuance of any construction permits.

Enclosures

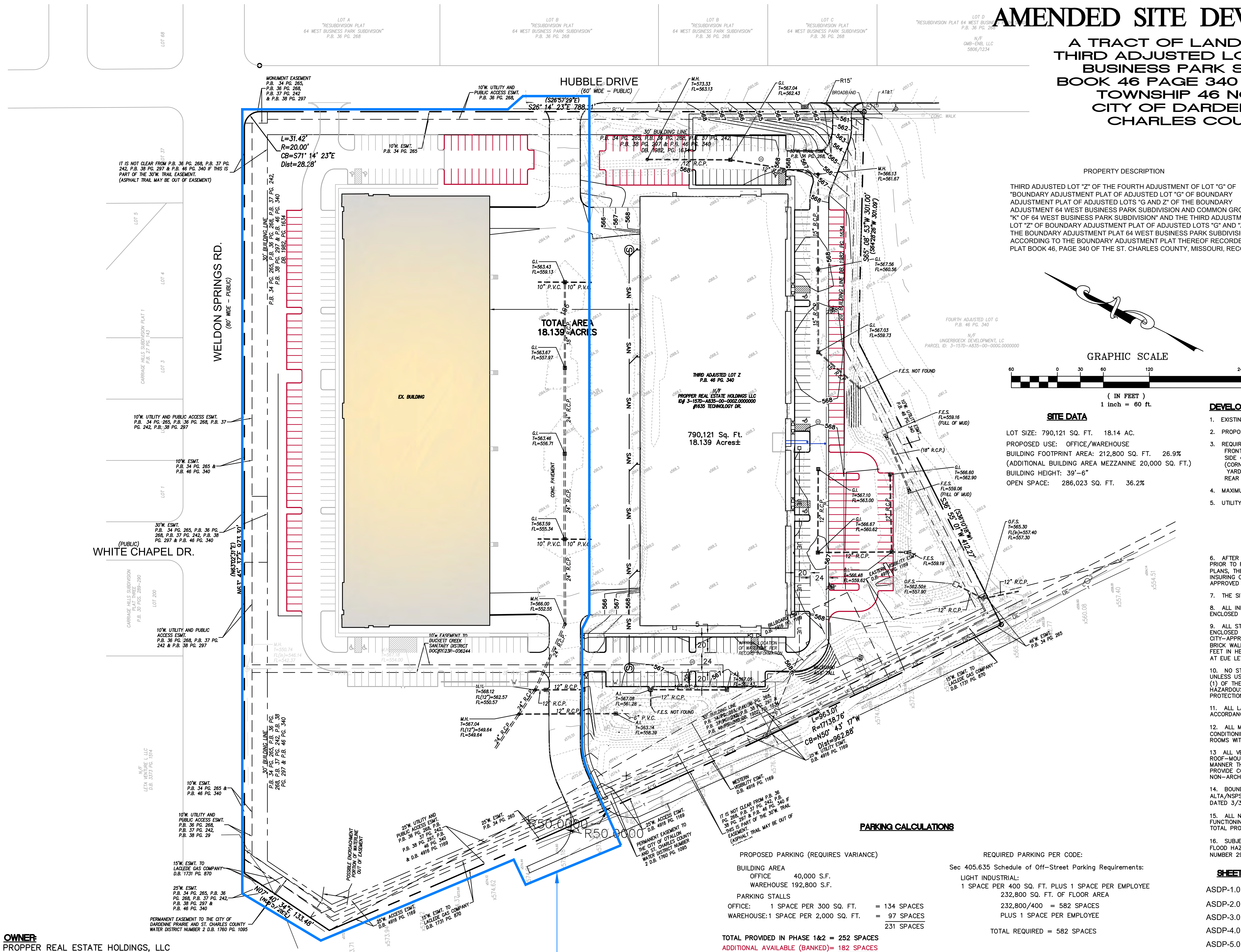
- Site Plan Application
- Amended Site Development Plan – Commerce Park West, dated September 28, 2026

cc: Mayor Keith Widaman and Board of Aldermen
Debbie Ryan, City Clerk
John Young, City Attorney

DARDENNE PRAIRIE PROJ NO. 972150

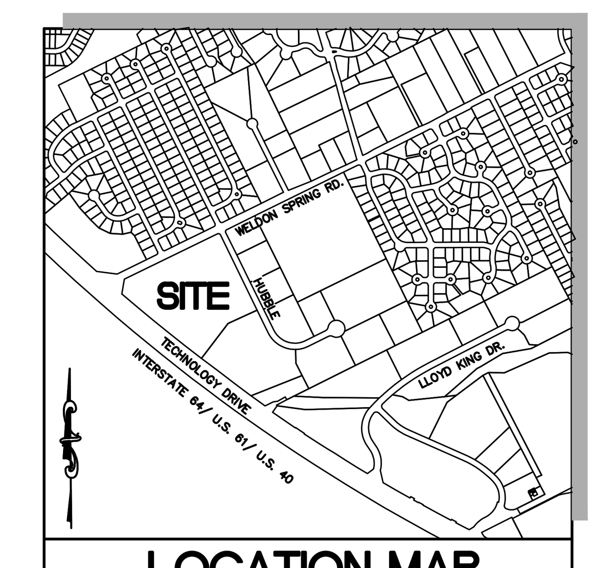
AMENDED SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING A PART OF THIRD ADJUSTED LOT Z PLAT 64 WEST BUSINESS PARK SUBDIVISION PLAT BOOK 46 PAGE 340 IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI



PROPERTY DESCRIPTION

THIRD ADJUSTED LOT "Z" OF THE FOURTH ADJUSTMENT OF LOT "G" OF "BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT "G" OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS "G AND Z" OF THE BOUNDARY ADJUSTMENT 64 WEST BUSINESS PARK SUBDIVISION AND COMMON GROUND "K" OF 64 WEST BUSINESS PARK SUBDIVISION" AND THE THIRD ADJUSTMENT OF LOT "Z" OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS "G" AND "Z" OF THE BOUNDARY ADJUSTMENT PLAT 64 WEST BUSINESS PARK SUBDIVISION, ACCORDING TO THE BOUNDARY ADJUSTMENT PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 340 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.



LOCATION MAP
(NOT TO SCALE)

SITE DATA

LOT SIZE: 790,121 SQ. FT. 18.14 AC.
PROPOSED USE: OFFICE/WAREHOUSE
BUILDING FOOTPRINT AREA: 212,800 SQ. FT. 26.9%
(ADDITIONAL BUILDING AREA MEZZANINE 20,000 SQ. FT.)
BUILDING HEIGHT: 39'-6"
OPEN SPACE: 286,023 SQ. FT. 36.2%

DEVELOPMENT NOTES:

1. EXISTING ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
2. PROPOSED ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
3. REQUIRED BUILDING SETBACKS:
   FRONT = 30'
   SIDE = 20'
   (CORNER LOT WHERE SIDE YARD IS ON THE ROAD OR STREET, SIDE YARD NOT LESS THAN 30')
   REAR = 35'
4. MAXIMUM LOT COVERAGE ALLOWED: 40%
5. UTILITY SERVICE PROVIDERS:
   ELECTRIC: AMEREN
   COMMUNICATIONS: ATT
   WATER: PUBLIC WATER SUPPLY DISTRICT NO. 2
   SEWER: DUCKETT CREEK SANITARY DISTRICT
   GAS: SPIRE
   CABLE: CHARTER
   FIRE PROTECTION: COTTLEVILLE FIRE PROTECTION DISTRICT
6. AFTER THE SITE PLAN IS APPROVED BY THE BOARD OF ALDERMAN AND PRIOR TO RECEIVING APPROVAL OF THE SITE IMPROVEMENT CONSTRUCTION PLANS, THE DEVELOPER SHALL POST A LENDER'S OR ESCROW AGREEMENT INSURING OR GUARANTEEING THE IMPROVEMENTS OF THE SITE PER THE APPROVED SITE CONSTRUCTION PLANS.
7. THE SITE IS PLANNED TO BE DEVELOPED IN TWO PHASES.
8. ALL INDUSTRIAL OPERATIONS SHALL BE CONDUCTED WITHIN A FULLY ENCLOSED BUILDING.
9. ALL STORAGE OF MATERIALS AND EQUIPMENT SHALL BE WITHIN A FULLY ENCLOSED BUILDING OR IN A SIDE OR REAR YARD SO SCREENED BY CITY-APPROVED BERMS, DENSE VEGETATIVE PLANTINGS, WOOD FENCES OR BRICK WALLS OR COMBINATIONS OF THESE MATERIALS AT LEAST EIGHT (8) FEET IN HEIGHT SO THAT SAID MATERIALS AND EQUIPMENT ARE NOT VISIBLE AT EUE LEVEL WITHIN ONE THOUSAND (1,000) FEET OF THE PROPERTY LINE.
10. NO STORAGE OR USE OF ANY HAZARDOUS MATERIALS IS ALLOWED UNLESS USED IN CONJUNCTION AND AS A NECESSARY COMPONENT OF ONE (1) OF THE PERMITTED OR CONDITIONAL USES AND THAT ALL SUCH HAZARDOUS MATERIALS SHALL BE REGISTERED WITH THE APPROPRIATE FIRE PROTECTION DISTRICT.
11. ALL LANDSCAPING SHOWN IN THE SITE PLAN SHALL BE MAINTAINED IN ACCORDANCE WITH THE SITE PLAN.
12. ALL MAJOR SYSTEMS REQUIRING LARGE COMPONENTS (E.G., AIR CONDITIONING, STORAGE TANKS, ETC.) WILL BE LOCATED IN MECHANICAL ROOMS WITHIN THE BUILDING.
13 ALL VERTICAL ROOF PROJECTIONS SUCH AS VENTS, STACKS OR ROOF-MOUNTED EQUIPMENT WILL BE INTEGRATED AND SCREENED IN A MANNER THAT COMPLIMENTS THE ARCHITECTURAL FORM OF THE BUILDING TO PROVIDE COMPLETE CONCEALMENT FROM VISUAL IMPACT OF ALL NON-ARCHITECTURAL APPURTENANCES.
14. BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY AS PERFORMED BY STOCK & ASSOCIATES DATED 3/30/2021.
15. ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR TOTAL PROJECT IS READY FOR OCCUPANCY.
16. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29183C0430G WITH AN EFFECTIVE DATE OF 1/20/2016.

PARKING CALCULATIONS

PROPOSED PARKING (REQUIRES VARIANCE)

BUILDING AREA
OFFICE 40,000 S.F.
WAREHOUSE 192,800 S.F.

PARKING STALLS
OFFICE: 1 SPACE PER 300 SQ. FT. = 134 SPACES
WAREHOUSE: 1 SPACE PER 2,000 SQ. FT. = 97 SPACES
231 SPACES

TOTAL PROVIDED IN PHASE 1&2 = 252 SPACES
ADDITIONAL AVAILABLE (BANKED)= 182 SPACES
TOTAL AVAILABLE PARKING = 434 SPACES

ACCESSIBLE PARKING SPACES
REQUIRED 7 (INCLUDES 2 VAN SPACES)
PROVIDED 9 (INCLUDES 9 VAN SPACES)

REQUIRED PARKING PER CODE:

Sec 405.635 Schedule of Off-Street Parking Requirements:
LIGHT INDUSTRIAL:
1 SPACE PER 400 SQ. FT. PLUS 1 SPACE PER EMPLOYEE
232,800 SQ. FT. OF FLOOR AREA
232,800/400 = 582 SPACES
PLUS 1 SPACE PER EMPLOYEE

TOTAL REQUIRED = 582 SPACES

NOTE – EVERYTHING WITH THE BLUE BOUNDARY WAS CONSTRUCTED IN 2021 UNDER THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN. ADDITION ITEMS TOWARD THE EAST (STORM, SANITARY AND WATER) WERE BUILT AS WELL. REFERENCE ASDP-3.0 EXISTING CONDITIONS SHEET.

SHEET INDEX

ASDP-1.0	AMENDED SITE DEVELOPMENT PLAN
ASDP-2.0 **	PROPERTY ADJOINER INFORMATION **
ASDP-3.0	EXISTING CONDITIONS
ASDP-4.0	PRELIMINARY GEOMTRIC & PAVING PLAN
ASDP-5.0	PRELIMINARY UTILITY PLAN
ASDP-6.0 **	PHOTOMETRIC PLAN **
ASDP-7.0	EROSION CONTROL PLAN
ASDP-A2	EXTERIOR ELEVATIONS
ASDP-TPP **	TREE PRESERVATION PLAN **
ASDP-L 1.01 **	LANDSCAPE PLAN **

** COPY OF JULY 2021 APPROVED SDP SHEET **

OWNER:
PROPPER REAL ESTATE HOLDINGS, LLC
17 RESEARCH PARK DRIVE
WELDON SPRINGS, MISSOURI, 63304
314-503-5006
Timothy C. Breece, Authorized Secretary

PREPARED FOR:
PROPPER CONSTRUCTION SERVICE, INC.
17 RESEARCH PARK DRIVE
WELDON SPRINGS, MISSOURI, 63304
314-503-5006
Timothy C. Breece, President

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT PLAN FOR:
COMMERCE PARK WEST
1631 (Bldg. A) AND 1635 (Bldg. B) TECHNOLOGY DR
DARDENNE PRAIRIE, MISSOURI 63368

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
9/28/2026
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: D.R.M.	CHECKED BY: G.M.S.
DATE: 09/28/2026	JOB NO: 221-6907.3
M.D.N.R. #: MORAXXXXX	

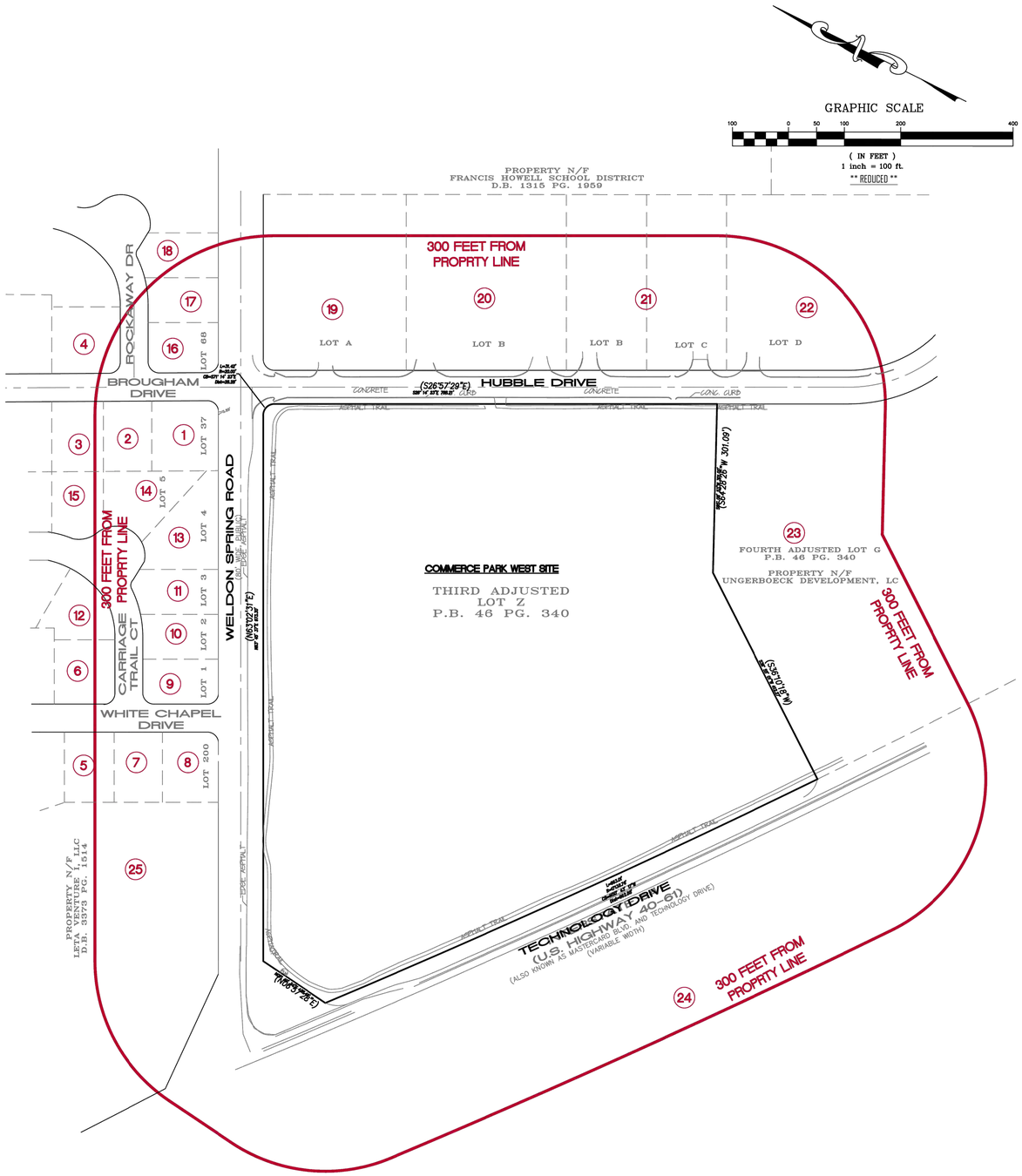
SHEET TITLE: AMENDED SITE DEVELOPMENT PLAN

SHEET NO.: ASDP-1.0

DRAWING FILE: O:\DRAW6900\2020\6907\Civil\SDP\6907.3 ASDP Base.dwg LAYOUT: ASDP_1.0 SITE PLAN PLOTTED: Sep 28, 2026 - 12:17pm PLOTTED BY: john.willems

PROPERTY ADJOINER INFORMATION

ID	owner	SiteAddress	MailingAddress	Existing Use	Municipality
1	JOHNSON CHARLES E JR*JOHNSON DONNA K	203 BROUGHAM DR	203 BROUGHAM DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
2	KLEFFNER KENNETH*KLEFFNER BETTY J	207 BROUGHAM DR	207 BROUGHAM DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
3	CRUM RONALD L*CRUM KIMBERLY K	211 BROUGHAM DR	211 BROUGHAM DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
4	LARRIGAN CHRISTINA	212 BROUGHAM DR	212 BROUGHAM DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
5	WISDOM PAMELA D*FARRELL DENNIS P	401 WHITE CHAPEL DR	401 WHITE CHAPEL DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
6	VAETH ZACHARY*VAETH SARAH	400 WHITE CHAPEL DR	400 WHITE CHAPEL DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
7	LYNCH SCOTT J*LYNCH ALISON	397 WHITE CHAPEL DR	397 WHITE CHAPEL DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
8	HASKINS EARL*HASKINS KAROL REVOC LIV TRUST	395 WHITE CHAPEL DR	395 WHITE CHAPEL DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
9	JOHNSON COREY*JOHNSON CHARLEEN	302 CARRIAGE TRAIL CT	302 CARRIAGE TRAIL CT, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
10	VOHS DUSTIN	306 CARRIAGE TRAIL CT	306 CARRIAGE TRAIL CT, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
11	REITMEYER MICHAEL J*REITMEYER SARAH	310 CARRIAGE TRAIL CT	310 CARRIAGE TRAIL CT, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
12	TAORMINA ANTHONY J*TAORMINA ANGELIA M	313 CARRIAGE TRAIL CT	1361 TRADING POST LN, OFALLON MO, 63366	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
13	WILLIAMS FAM RESIDENCE TRUST	314 CARRIAGE TRAIL CT	314 CARRIAGE TRAIL CT, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
14	ACT2 CONSTRUCTION LLC	318 CARRIAGE TRAIL CT	11443 ST CHARLES ROCK RD, BRIDGETON MO, 63044	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
15	STAUDT ROBERT J*STAUDT LINDA S	322 CARRIAGE TRAIL CT	322 CARRIAGE TRAIL CT, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
16	HOLLAND EUGENE A*HOLLAND DRUSCILLA IRENE	102 ROCKAWAY DR	102 ROCKAWAY DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
17	LAVELY STEPHEN L SR*LAVELY MONA L	106 ROCKAWAY DR	106 ROCKAWAY DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
18	BROWN ALLEN*BROWN JERRI	110 ROCKAWAY DR	110 ROCKAWAY DR, OFALLON MO, 63368	SINGLE FAMILY RESIDENCE (R)	City of O'Fallon
19	BIMWAYS LLC	96 HUBBLE DR	96 HUBBLE DR, DARDENNE PRAIRIE MO, 63368	IMPROVED COMMERCIAL (C)	Dardenne Prairie
20	92 HUBBLE DRIVE LLC	92 HUBBLE DR	92 HUBBLE DR, DARDENNE PRAIRIE MO, 63368-8694	IMPROVED INDUSTRIAL (C)	Dardenne Prairie
21	2 RIVERS CHURCH	88 HUBBLE DR	88 HUBBLE DR, DARDENNE PRAIRIE MO, 63368	CHURCH (EX)	Dardenne Prairie
22	TOPPING I LLC	84 HUBBLE DR	2525 S BRENTWOOD BLVD SUITE 103, ST LOUIS MO, 63144	IMPROVED INDUSTRIAL (C)	Dardenne Prairie
23	UNGERBOECK DEVELOPMENT LC	87 HUBBLE DR	87 HUBBLE DR, DARDENNE PRAIRIE MO, 63368	IMPROVED COMMERCIAL (C)	Dardenne Prairie
24	BUSCH WILDLIFE AREA	HWY 40 61 E	S HWY 94, ST CHARLES MO, 63303	GOVERMENT (EX)	Unincorporated County
25	LETA VENTURE I LLC	TECHNOLOGY DR	500 AUTO MALL DR, OFALLON MO, 63368	VACANT AGRICULTURAL (A)	City of O'Fallon



PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

COMMERCE PARK WEST

TECHNOLOGY DR & WELDON SPRING RD
CITY OF DARDENNE PRAIRIE, MISSOURI

GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
STATE OF MISSOURI

7/29/2021

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1. 5-28-2021 REV PER CITY REVIEW LTR 5-21-2021
2. 7-07-2021 REV SITE FOR TWO BUILDINGS
3. 7-29-2021 REV PER CITY REVIEW LTR 7-22-2021

DRAWN BY:	CHECKED BY:
C.A.H.	G.M.S.
DATE: 05/07/2021	JOB NO: 221-6907
M.D.N.R. #: MORAXXXXX	

SHEET TITLE: PROPERTY ADJOINER INFORMATION

SHEET NO.: SDP-2.0

** COPY OF JULY 2021 APPROVED SDP SHEET **

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT PLAN FOR:

COMMERCE PARK WEST

1631 (Bldg. A) AND 1635 (Bldg. B) TECHNOLOGY DR
DARDENNE PRAIRIE, MISSOURI 63368

GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
STATE OF MISSOURI

9/28/2026

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY:	CHECKED BY:
D.R.M.	G.M.S.
DATE: 09/28/2026	JOB NO: 221-6907.3
M.D.N.R. #: MORAXXXXX	

SHEET TITLE: PROPERTY ADJOINER INFORMATION

SHEET NO.: ASDP-2.0

DRAWING FILE: G:\DRAWINGS\2020\2020SDP\CHAD\PHASE1 ASDP.dwg LAYOUT: ASDP_2.0 ADJOINER INFO PLOTTED: Sep 28, 2026 - 12:18pm PLOTTED BY: john.stevens
DRAWING FILE: G:\DRAWINGS\2020\2020SDP\CHAD\PHASE1 SDP.dwg LAYOUT: SDP-2.0 ADJOINER INFO PLOTTED: Jul 29, 2021 - 2:34pm PLOTTED BY: john.stevens

TOPOGRAPHIC SURVEY

A TRACT OF LAND BEING ALL OF THIRD ADJUSTED LOT Z OF THE FOURTH ADJUSTMENT OF LOT G OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT G OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS G AND Z OF THE BOUNDARY ADJUSTMENT PLAT 64 WEST BUSINESS PARK SUBDIVISION AND COMMON GROUND K OF 64 WEST BUSINESS PARK SUBDIVISION AND THE THIRD ADJUSTMENT OF LOT Z OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS G AND Z OF THE BOUNDARY ADJUSTMENT PLAT 64 WEST BUSINESS PARK SUBDIVISION PLAT BOOK 46 PAGE 340 IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI

LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER
- UTILITY POLE
- SUPPORT POLE
- UTILITY POLE WITH LIGHT
- LIGHT STANDARD
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC SPLICE BOX
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE SPLICE BOX
- CABLE TV PEDESTAL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- GRATED MANHOLE
- STORMWATER INLET
- GRATED STORMWATER INLET
- SANITARY MANHOLE
- TREE
- BUSH
- TRAFFIC SIGNAL
- PARKING METER
- STREET SIGN
- SPRINKLER
- MAIL BOX

ABBREVIATIONS

C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E.	–	ELECTRIC
FL	–	FLOWLINE
FT	–	FEET
FND.	–	FOUND
G	–	GAS
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.B.	–	RADIAL BEARING
R.C.P.	–	REINFORCED CONCRETE PIPE
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
V.C.P.	–	VETRIFIED CLAY PIPE
W	–	WATER
(80'W)	–	RIGHT-OF-WAY WIDTH
( )	–	RECORD INFORMATION

SITE BENCHMARK

BENCHMARK ELEV.=559.98 (NAVD88)

"O" IN OPEN OF FIRE HYDRANT LOCATED APPROX. 41.4 FEET SOUTH OF THE S.E. CORNER OF SUBJECT PROPERTY, AND SHOWN HEREON.

BENCHMARK

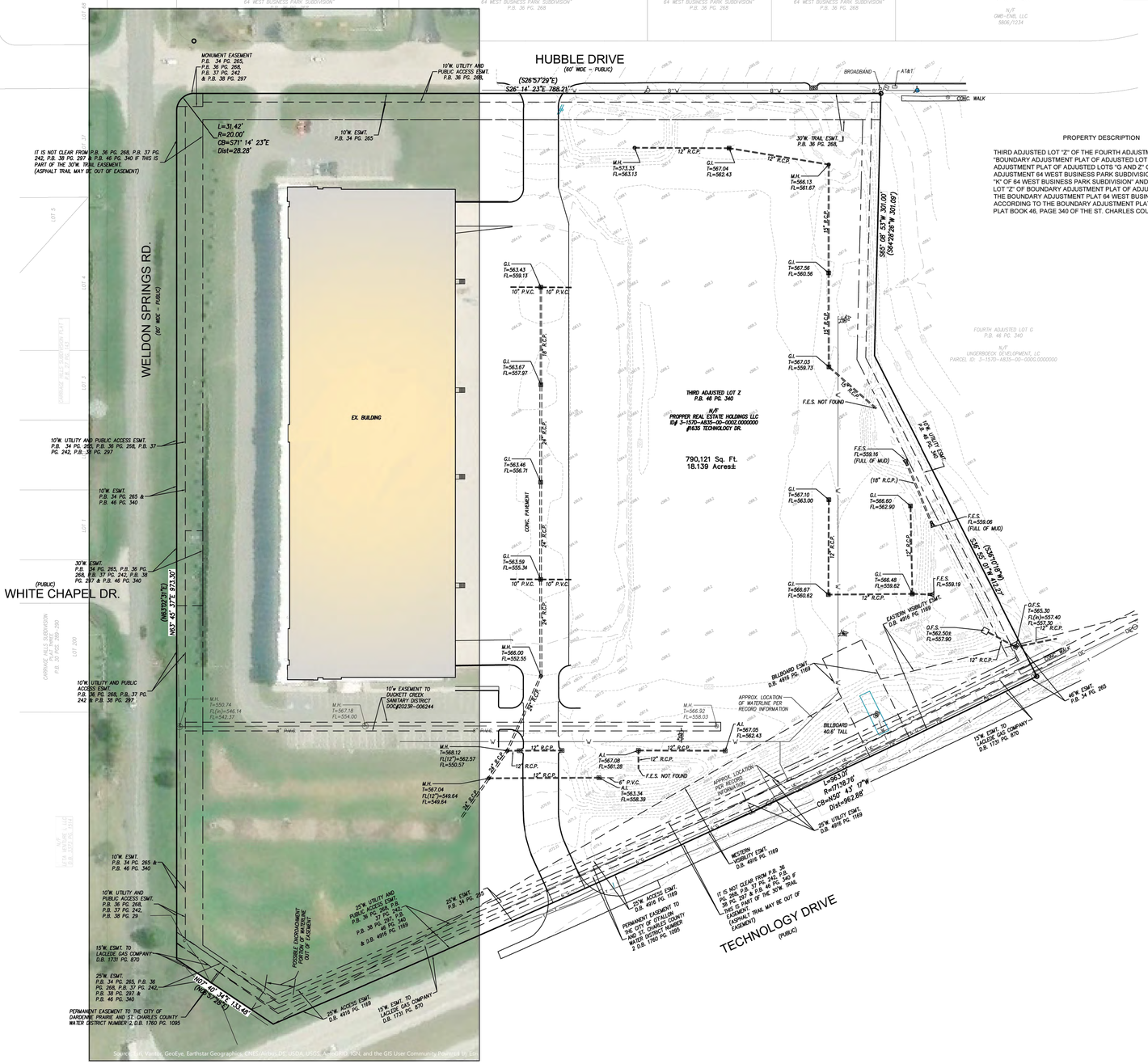
BENCHMARK ELEV.=542.80 (NAVD88)
THE STATION IS LOCATED IN THE CITY OF O FALLON, MO. APPROXIMATELY 12 MI WEST OF THE CITY OF SAINT CHARLES AND 7.5 MI EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O FALLON MUNICIPAL CENTER.

TO REACH THE STATION FROM THE INTERSECTION OF THE I-70 BRIDGE OVER CR-K/SR-M (MAIN STREET) GO NORTH 0.6 MI ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE STATION IS A STANDARD CGS DISK STAMPED---F 149 1935---AND SET IN A 4-INCH SQUARE CONCRETE MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND.

THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE WABASH RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.

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

LOCATION MAP
(NOT TO SCALE)
SITE
BELLEFONTAINE RD.
WELDON SPRINGS RD.
LUCAS AND HUNT RD.



PROPERTY DESCRIPTION

THIRD ADJUSTED LOT "Z" OF THE FOURTH ADJUSTMENT OF LOT "G" OF "BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT "G" OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS "G AND Z" OF THE BOUNDARY ADJUSTMENT 64 WEST BUSINESS PARK SUBDIVISION AND COMMON GROUND "K" OF 64 WEST BUSINESS PARK SUBDIVISION" AND THE THIRD ADJUSTMENT OF LOT "Z" OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS "G" AND "Z" OF THE BOUNDARY ADJUSTMENT PLAT 64 WEST BUSINESS PARK SUBDIVISION, ACCORDING TO THE BOUNDARY ADJUSTMENT PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 340 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

GENERAL NOTES:

1) Subject property is Zoned I-1 General Commercial District
Setback Requirements:
Front: 30'
Side: 20'
(Corner Lot where side yard is on the road or street, side yard not less than 30')
Rear: 35'
Building Height: 50'

Note: The above zoning provided by the City of Dardenne Prairie, and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29183C0430G with and effective date of 1/20/2016.

3) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

4) Basis of Bearings: " Missouri Coordinate System of 1983, East Zone" (Grid North)

PREPARED FOR:
PROPPER CONSTRUCTION,
17 RESEARCH PARK DRIVE
ST CHARLES MISSOURI, 63304
Tim Breece, President

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TOPOGRAPHIC SURVEY
TECHNOLOGY DRIVE & WELDON SPRINGS RD.
CITY OF DARDENNE PRAIRIE, ST. CHARLES, MISSOURI

WALTER J. PFLEGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-233-D

REVISIONS:

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 8/27/07	JOB NO: 2020-6907.3
M.S.D. P #:	BASE MAP #:
S.L.C. HAT #:	H&T S.U.P. #: -
M.D.N.R. #:	

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NO.: SHEET #1

PREPARED BY:
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STATE OF MISSOURI
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CERTIFICATE OF AUTHORITY
NUMBER: 000996

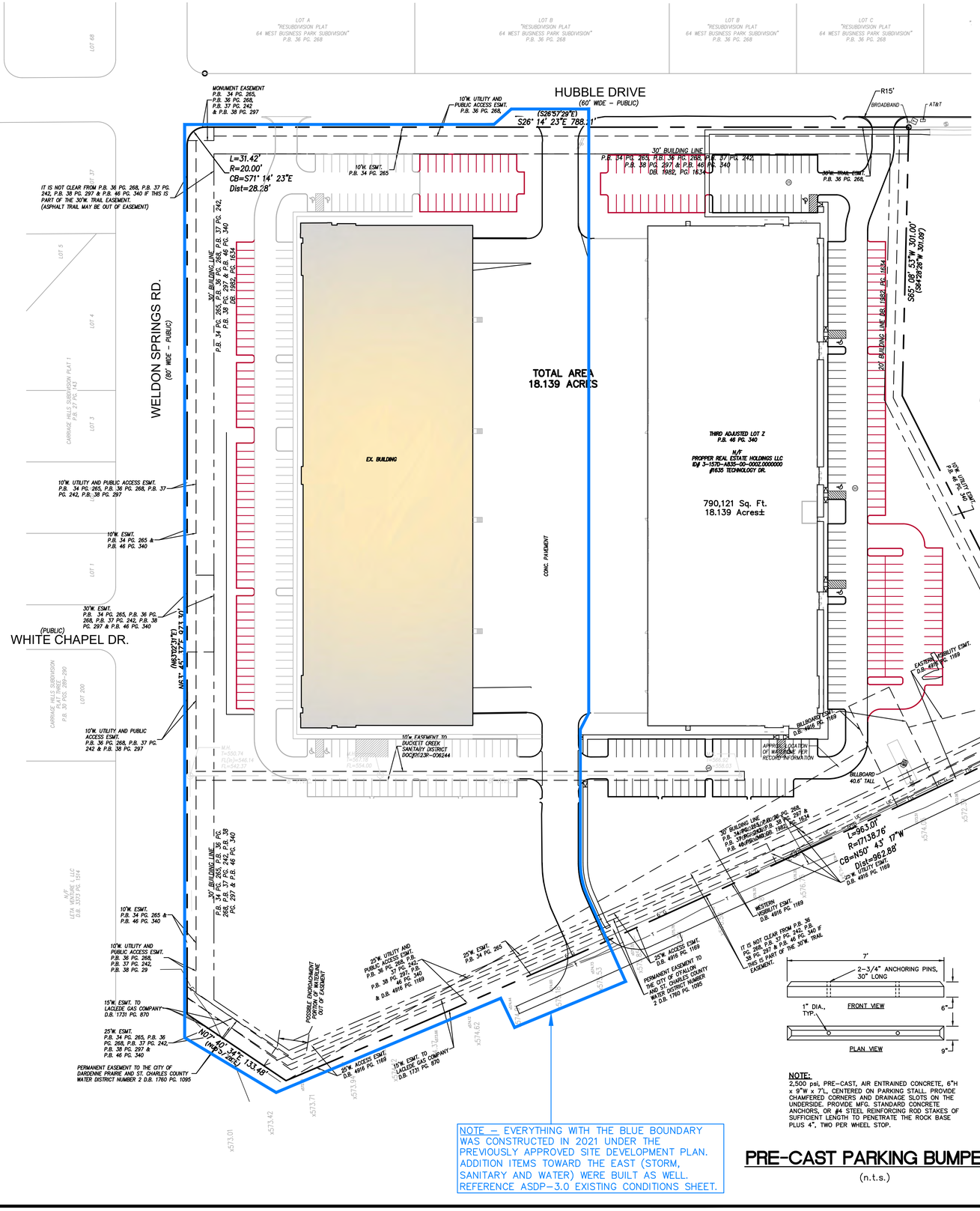
REVISIONS:

DRAWN BY: D.R.M.	CHECKED BY: G.M.S.
DATE: 09/28/2026	JOB NO: 221-6907.3
M.D.N.R. #: MORAXXXXX	

SHEET TITLE: EXISTING CONDITIONS

SHEET NO.: ASDP-3.0

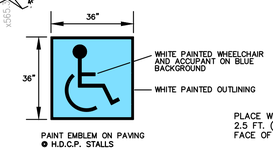
DRAWING FILE: C:\DRAWINGS\2020\6907\Drawings\6907-1.DWG Plot By: JOHN - 9:27am 8/27/2020 Last Saved By: JOHN - Aug 26, 2024 - 9:27am PLOTTED BY: john.wilhelm
XREF: C:\DRAWINGS\2020\6907\Drawings\6907-1.DWG Plot By: JOHN - 9:27am 8/27/2020 Last Saved By: JOHN - Aug 26, 2024 - 9:27am PLOTTED BY: john.wilhelm
LAYOUT: ASDP_3.0 EXIST COND PLOTTED: Sep 26, 2024 - 9:27am PLOTTED BY: john.wilhelm



PRE-CAST PARKING BUMPER
(n.t.s.)

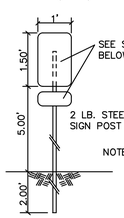
NOTE:
2,500 psi, PRE-CAST, AIR ENTRAINED CONCRETE, 6"H x 9"W x 7'L, CENTERED ON PARKING STALL. PROVIDE CHAMFERED CORNERS AND DRAINAGE SLOTS ON THE UNDERSIDE. PROVIDE MFG. STANDARD CONCRETE ANCHORS, OR #4 STEEL REINFORCING ROD STAKES OF SUFFICIENT LENGTH TO PENETRATE THE ROCK BASE PLUS 4", TWO PER WHEEL STOP.

ACCESSIBLE SIGN DETAIL
(n.t.s.)

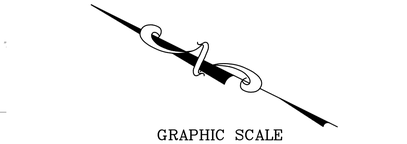


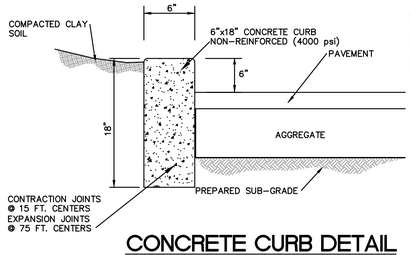
PAINTED ACCESSIBLE PARKING STALL SIGN
(n.t.s.)

TYPICAL PARKING STALLS
(n.t.s.)



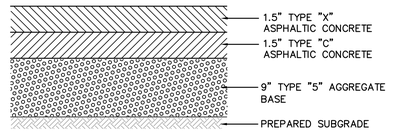
ACCESSIBLE PARKING SIGN
(n.t.s.)



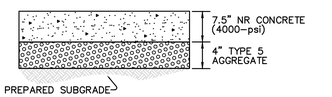


CONCRETE CURB DETAIL
(n.t.s.)

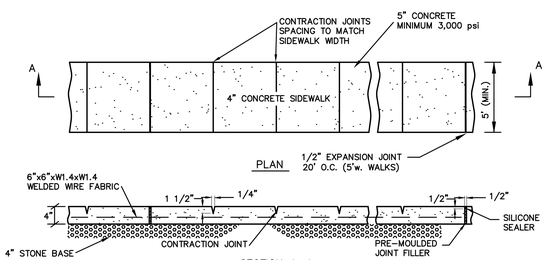
PAVEMENT NOTES:
1. ALL MEANS AND METHODS OF CONCRETE AND ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARD CONSTRUCTION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION. MODOT SPECIFICATIONS, OR THE CITY OF DARDENNE PRAIRIE SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN CURRENT EDITIONS, PRIOR TO CONSTRUCTION.
2. PAVEMENT SECTIONS ARE SUBJECT TO GEOTECHNICAL ENGINEER AND OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE PAVEMENT SUBMITTAL TO GEOTECHNICAL ENGINEER FOR REVIEW & APPROVAL.
3. ALL EXPOSED CONCRETE EDGES TO BE CHAMFERED.



ASPHALT PAVEMENT DETAIL
(n.t.s.)



CONCRETE PAVEMENT DETAIL
(NTS)



CONCRETE WALK
(n.t.s.)

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AMENDED SITE DEVELOPMENT PLAN FOR:

COMMERCE PARK WEST

1631 (Bldg. A) AND 1635 (Bldg. B) TECHNOLOGY DR
DARDENNE PRAIRIE, MISSOURI 63368

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
9/28/2026

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

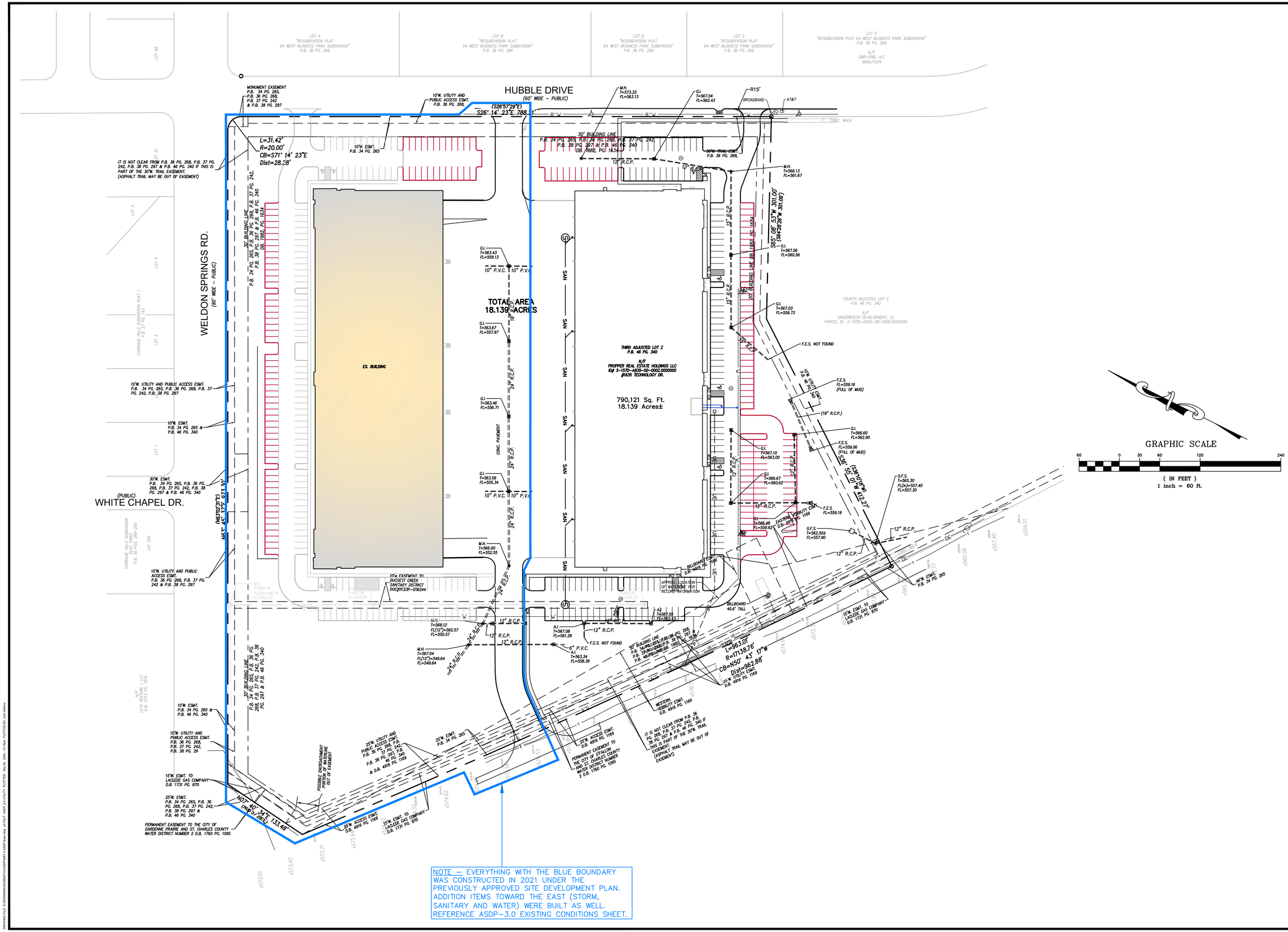
REVISIONS:

DRAWN BY:	CHECKED BY:
D.R.M.	G.M.S.
DATE: 09/28/2026	JOB NO: 221-6907.3
M.O.N.R. #: MORAXXXXX	

SHEET TITLE:
PRELIMINARY GEOMETRIC & PAVING PLAN

SHEET NO.:
ASDP-4.0

DRAWING FILE: G:\DARDENNE\2020\6907\CAD\ASDP\ASDP-4.0 PAVING.dwg, LAYOUT: ASDP-4.0 (DEVELOPER PLOTTED), Oct 28, 2026 - 9:13am, PLOTTED BY: jon.wilkins



NOTE – EVERYTHING WITH THE BLUE BOUNDARY WAS CONSTRUCTED IN 2021 UNDER THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN. ADDITION ITEMS TOWARD THE EAST (STORM, SANITARY AND WATER) WERE BUILT AS WELL. REFERENCE ASDP-3.0 EXISTING CONDITIONS SHEET.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
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AMENDED SITE DEVELOPMENT PLAN FOR:

COMMERCE PARK WEST

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STATE OF MISSOURI
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9/28/2026

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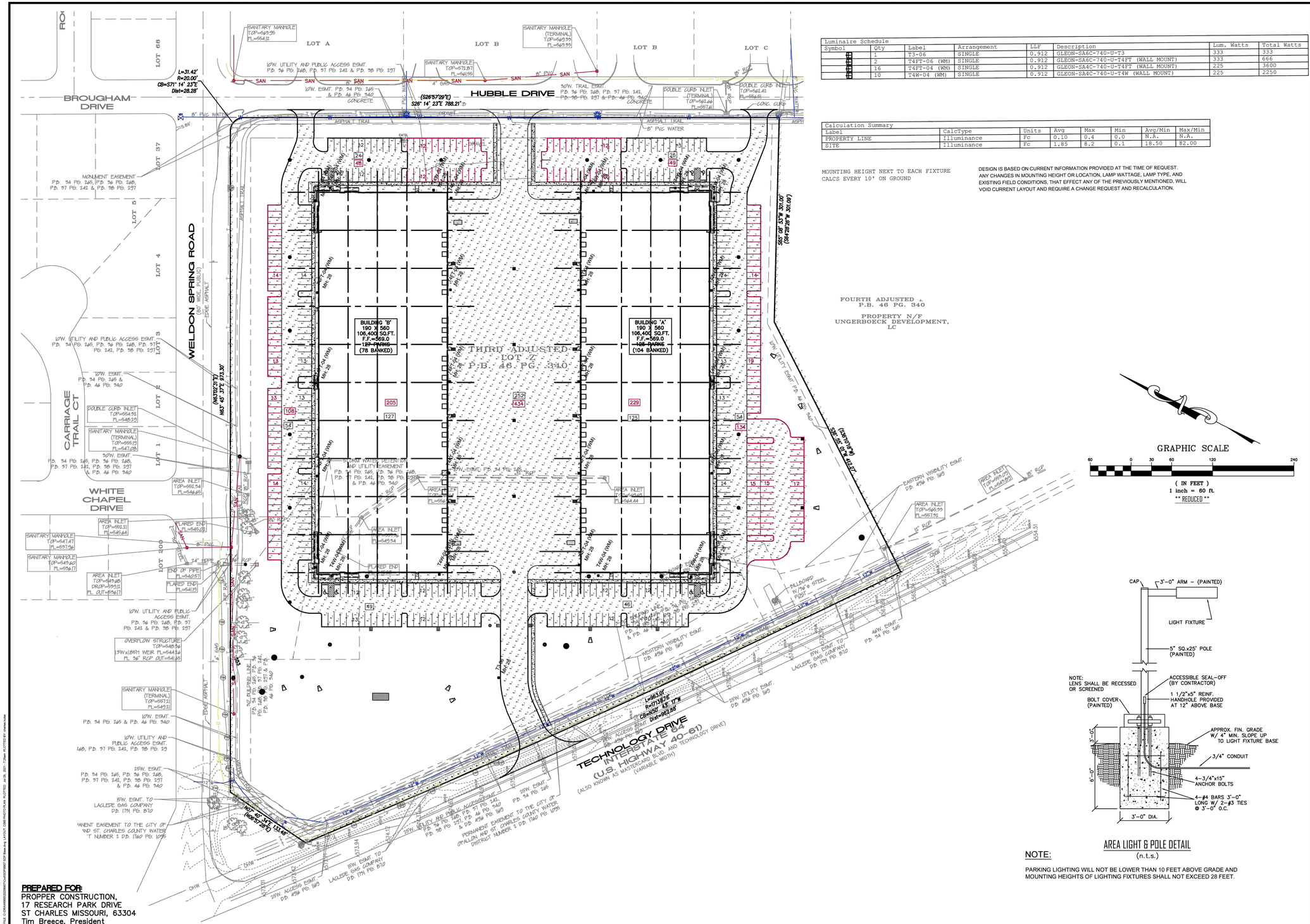
REVISIONS:

DRAWN BY:	CHECKED BY:
D.R.M.	G.M.S.
DATE: 09/28/2026	JOB NO: 221-6907.3
M.D.N.R. #: MORAXXXXX	

SHEET TITLE:
PRELIMINARY UTILITY PLAN

SHEET NO.:
ASDP-5.0

DRAWING FILE: E:\DRAWINGS\2022\07\CHECKPOINT 3 ASDP (Date Mod) LAYOUT: ASDP-5.0 UTILITY PLOTTED: Sep 28, 2026 - 9:53pm PLOTTED BY: john.williams



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
	1	T3-06	SINGLE	0.912	GLEON-SA6C-740-U-T3	333	333
	2	T4FT-06 (WM)	SINGLE	0.912	GLEON-SA6C-740-U-T4FT (WALL MOUNT)	333	666
	16	T4FT-04 (WM)	SINGLE	0.912	GLEON-SA4C-740-U-T4FT (WALL MOUNT)	225	3600
	10	T4W-04 (WM)	SINGLE	0.912	GLEON-SA4C-740-U-T4W (WALL MOUNT)	225	2250

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.10	0.4	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.85	8.2	0.1	18.50	82.00

MOUNTING HEIGHT NEXT TO EACH FIXTURE
CALCS EVERY 10' ON GROUND

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

AREA LIGHT & POLE DETAIL
(n.t.s.)

NOTE:
PARKING LIGHTING WILL NOT BE LOWER THAN 10 FEET ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 28 FEET.

PREPARED FOR:
PROPPER CONSTRUCTION,
17 RESEARCH PARK DRIVE
ST CHARLES MISSOURI, 63304
Tim Breece, President

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SITE DEVELOPMENT PLAN FOR:
COMMERCE PARK WEST
TECHNOLOGY DR & WELDON SPRING RD
CITY OF DARDENNE PRAIRIE, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
7/29/2021

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1. 5-28-2021 REV PER CITY REVIEW LTR 5-21-2021
2. 7-07-2021 REV SITE FOR TWO BUILDINGS
3. 7-29-2021 REVIEW LTR 7-22-2021

DRAWN BY:	CHECKED BY:
C.A.H.	G.M.S.
DATE: 05/07/2021	JOB NO: 221-6907
M.O.N.R. #: MORAXXXXX	

SHEET TITLE: PHOTOMETRIC PLAN

SHEET NO.: SDP-6.0

** COPY OF JULY 2021 APPROVED SDP SHEET **

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9/28/2026

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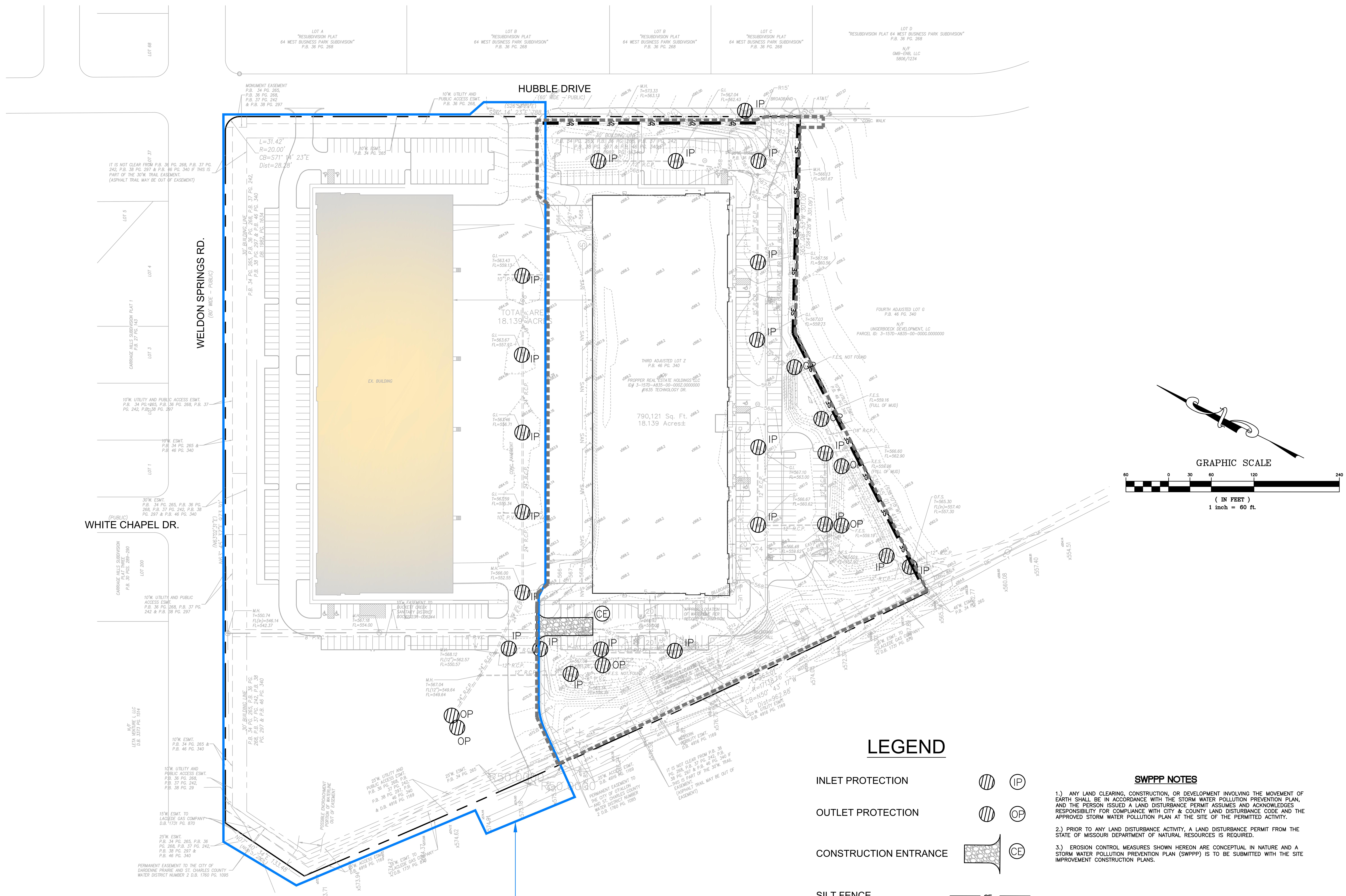
REVISIONS:

DRAWN BY:	CHECKED BY:
D.R.M.	G.M.S.
DATE: 09/28/2026	JOB NO: 221-6907.3
M.O.N.R. #: MORAXXXXX	

SHEET TITLE: PHOTOMETRIC PLAN

SHEET NO.: ASDP-6.0

DRAWING FILE: D:\DRAWINGS\2020\PROJECTS\SDP\Site dwg LAYOUT ASDP_A3 PHOTO PLAN PLOTTED Mar 28, 2026 - 9:18pm PLOTTED BY: shanna.hale
DRAWING FILE: D:\DRAWINGS\2020\PROJECTS\SDP\Site dwg LAYOUT ASDP_A3 PHOTO PLAN PLOTTED Jul 29, 2021 - 7:29am PLOTTED BY: shanna.hale



NOTE – EVERYTHING WITH THE BLUE BOUNDARY WAS CONSTRUCTED IN 2021 UNDER THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN. ADDITION ITEMS TOWARD THE EAST (STORM, SANITARY AND WATER) WERE BUILT AS WELL. REFERENCE ASDP-3.0 EXISTING CONDITIONS SHEET.

LEGEND

INLET PROTECTION	IP
OUTLET PROTECTION	OP
CONSTRUCTION ENTRANCE	CE
SILT FENCE	SF
DISTURBED AREA (7.73+/- acres)	

SWPPP NOTES

1.) ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH CITY & COUNTY LAND DISTURBANCE CODE AND THE APPROVED STORM WATER POLLUTION PLAN AT THE SITE OF THE PERMITTED ACTIVITY.

2.) PRIOR TO ANY LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES IS REQUIRED.

3.) EROSION CONTROL MEASURES SHOWN HEREON ARE CONCEPTUAL IN NATURE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS TO BE SUBMITTED WITH THE SITE IMPROVEMENT CONSTRUCTION PLANS.

CONTRACTOR IS TO MAINTAIN STORMWATER POLLUTION PREVENTION PLAN BOOK ON-SITE AND VERIFY BY INSPECTIONS THAT ALL SILTATION & STORMWATER CONTROL IS MAINTAINED PROPERLY ON-SITE FOR THE DURATION OF CONSTRUCTION.

PREPARED BY:
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CERTIFICATE OF AUTHORITY
NUMBER: 000996

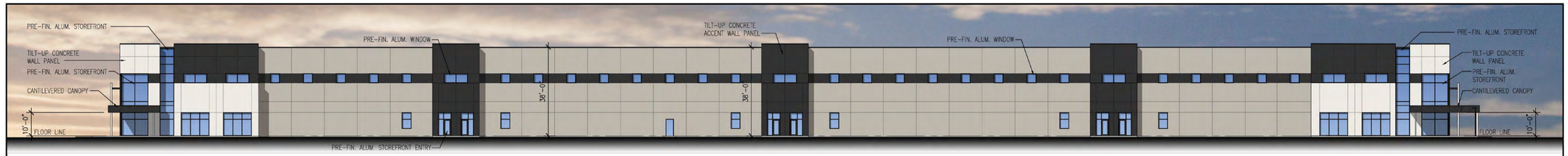
REVISIONS:

DRAWN BY: D.R.M.	CHECKED BY: G.M.S.
DATE: 09/28/2026	JOB NO: 221-6907.3
M.D.N.R. #: MORAXXXXX	

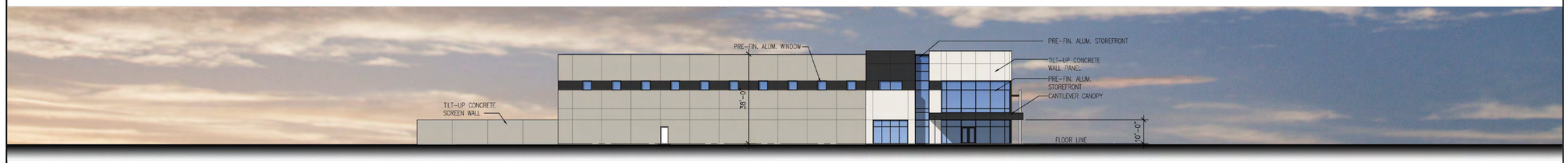
SHEET TITLE: EROSION/SILT CONTROL PLAN

SHEET NO.: ASDP-7.0

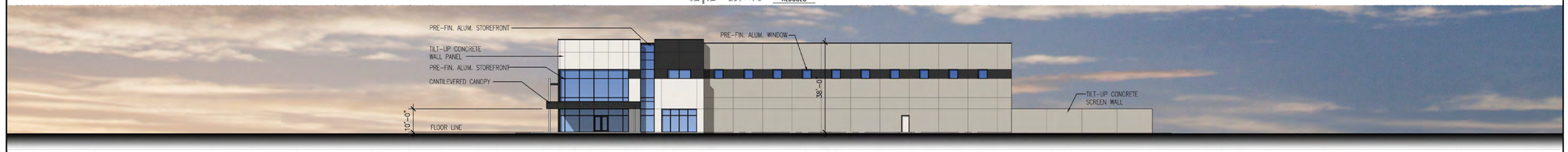
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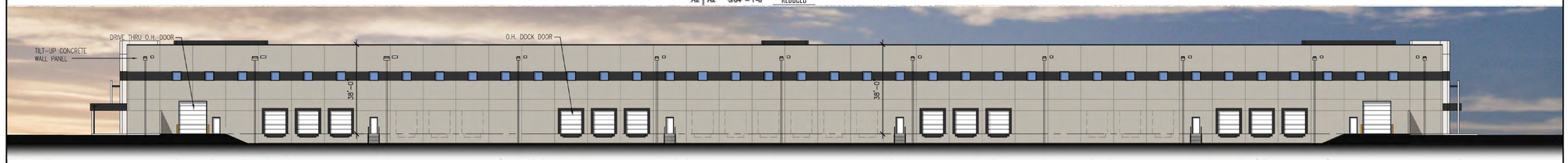
1 SOUTH ELEVATION
A2 | A2 3/64" = 1'-0" ** REDUCED **



2 WEST ELEVATION
A2 | A2 3/64" = 1'-0" ** REDUCED **



3 EAST ELEVATION
A2 | A2 3/64" = 1'-0" ** REDUCED **



4 NORTH ELEVATION
A2 | A2 3/64" = 1'-0" ** REDUCED **



5 PARTIAL SOUTH ELEVATION
A2 | A2 3/32" = 1'-0" ** REDUCED **

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Collin Jorge Tucker
ARCHITECT
License#: A-2025035776
Certificate of Authority:
A-2025000220

New Warehouse Distribution Center for:
Proper Construction Services
Commerce Park West Building 2
Hubble Industrial Park
Dardenne Prairie, Missouri 63368

R#	ISSUE	DATE
	-	-

Collin Jorge Tucker
ARCHITECT

PROJECT MANAGER: KSB
DRAWN BY: KSB

PROJECT NUMBER
25-071
September 14, 2026

SHEET
A2
EXTERIOR ELEVATIONS

PREPARED BY:
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257 Chesterfield Business Parkway
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e-mail: general@stockassoc.com
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AMENDED SITE DEVELOPMENT PLAN FOR:

COMMERCE PARK WEST

1631 (Bldg. A) AND 1635 (Bldg. B) TECHNOLOGY DR
DARDENNE PRAIRIE, MISSOURI 63368

9/28/2026
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

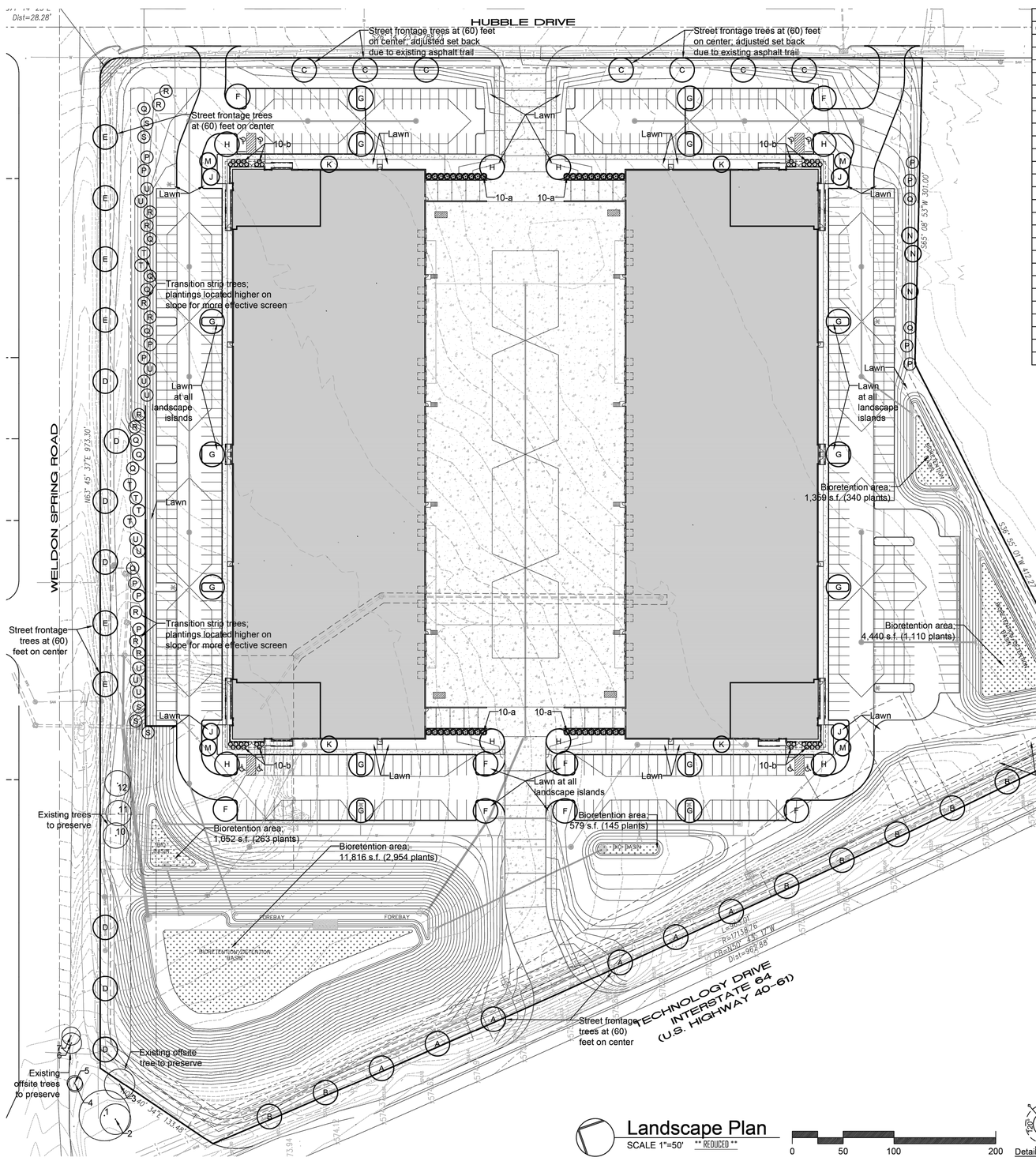
REVISIONS:

DRAWN BY: D.R.M.	CHECKED BY: G.M.S.
DATE: 09/28/2026	JOB NO: 221-6907.3
M.O.N.R. #: MORAXXXXX	

SHEET TITLE:
EXTERIOR ELEVATIONS & 3D RENDERING

SHEET NO.:
ASDP-A2

DRAWING FILE: C:\DRAWINGS\2025\09\25-071\ASDP\Base.dwg LAYOUT: ASDP_A2 ARCHITECTURE PLOTTED: Mar 24, 2026 - 12:18pm PLOTTED BY: john.williams



Landscape Plan
SCALE 1"=50' ** REDUCED **

0 50 100 200

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	CREDIT	CREDIT TOTAL
CANOPY-SHADE TREES							
A	6	Quercus rubra	Northern Red Oak	1.5" cal.	B&B	400	2,400
B	8	Quercus alba	White Oak	1.5" cal.	B&B	400	3,200
C	7	Quercus macrocarpa	Burr Oak	1.5" cal.	B&B	400	2,800
D	7	Liriodendron tulipifera	Tuliptree	1.5" cal.	B&B	400	2,800
E	6	Tilia americana	American Linden	1.5" cal.	B&B	400	2,400
F	8	Acer rubrum	Red Maple	1.5" cal.	B&B	300	2,400
G	14	Gleditsia triacanthos var. inermis	Honeylocust (thornless)	1.5" cal.	B&B	300	4,200
H	8	Zelkova serrata	Japanese Zelkova	1.5" cal.	B&B	300	2,400
UNDERSTORY-ORNAMENTAL TREES							
J	4	Cercis canadensis	Eastern Redbud	6' h.	B&B	200	800
K	4	Amelanchier arborea	Downy Serviceberry	6' h.	B&B	200	800
M	4	Cornus florida	Dogwood	6' h.	B&B	200	800
N	3	Carpinus caroliniana	American Hornbeam	6' h.	B&B	200	600
EVERGREEN TREES							
P	11	Picea abies	Eastern White Pine	5' h.	B&B	300	3,300
Q	11	Picea abies	Norway Spruce	5' h.	B&B	300	3,300
R	11	Picea pungens	Colorado Blue Spruce	5' h.	B&B	300	3,300
S	5	Ilex opaca	American Holly	5' h.	B&B	300	1,500
T	6	Juniperus virginiana	Juniper	5' h.	B&B	200	1,200
U	10	Thuja 'Green Giant'	Green Giant Arborvitae	5' h.	B&B	200	2,000
					Credit Subtotal		40,200
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER							
a	40	Viburnum dentatum	Arrowwood Viburnum	16"	72" o.c.	50	2,000
b	40	Buxus microphylla var. japonica	Winter Gem Boxwood	16"	48" o.c.	30	1,200
bio	4,667	Bioretention Plants	Bioretention Plants to be selected	D.C.P.	24" o.c.	3	14,001
					Credit Subtotal		17,201
					Credit Total		57,401

Existing Tree Inventory	
ID	Tree Name
1	American elm
2	Eastern redbud
3	Eastern redbud
4	Black cherry
5	Black cherry
6	Eastern red cedar
7	Common persimmon
10	Eastern white pine
11	Eastern white pine
12	Eastern white pine

Landscape Note:

All landscaping shown on the site plan shall be maintained in accordance with the site plan.

Landscape Calculations:

Lot Size	= 790,121 s.f. (18.14 Ac.)
Building Area	= 212,800 s.f. 26.9 %
Open Space	= 286,023 s.f. 36.2 %
Parking Lot Area	= 252 Spaces (phase 1 & 2)

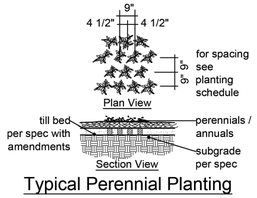
Formula to Calculate Lot Size and Open Space Landscape Requirement
286,023 s.f. total open space / 790,121 s.f. total lot size = 36 % open space percentage (< 40 %)
286,023 s.f. total open space x 0.2 (20 %) = 57,205 s.f. minimum total square foot credit required

Street Trees Along Road Frontage
Required trees planted at a maximum spacing of sixty (60) feet along all road frontage
34 trees proposed along road frontage = 13,600 s.f. credit meets requirement

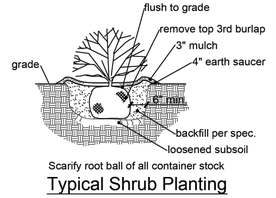
Formula to Calculate Planting Requirements Within Parking and Vehicular-Use Areas
252 parking spaces x 270 s.f. = 68,040 parking lot interior x 0.10 (10 %) = 6,804 s.f. total credits required
30 canopy-shade trees proposed at parking lot area = 9,000 s.f. credit (exceeds requirement by 2,196 s.f.)

Transition Strip Where Commercial or Industrial Property Abuts Residential
48 evergreen trees provided along part of Weldon Spring Road = 12,800 s.f. credit

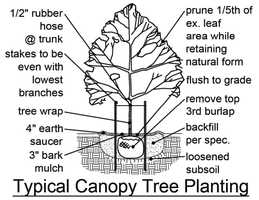
Overall credit totals 57,401 s.f. provided throughout entire site (exceeds minimum required)



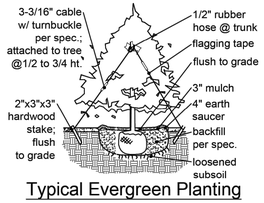
Typical Perennial Planting



Typical Shrub Planting



Typical Canopy Tree Planting



Typical Evergreen Planting

** COPY OF JULY 2021 APPROVED SDP SHEET **

Jerald Saunders - Landscape Architect
MO License # LA-007
7/8/21

Consultants:

COMMERCE PARK WEST
TECHNOLOGY DR & WELDON SPRING RD
CITY OF DARDENNE PRAIRIE, MISSOURI

Revisions:

Date	Description	No.
5/27/21	City Comments	1
7/8/21	Revised Site	2

Drawn: KP
Checked: RS

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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000191

Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 5/7/21
Job #: 813.090

PREPARED BY:
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AMENDED SITE DEVELOPMENT PLAN FOR:
COMMERCE PARK WEST
1631 (Bldg. A) AND 1635 (Bldg. B) TECHNOLOGY DR
DARDENNE PRAIRIE, MISSOURI 63368

9/28/2026
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
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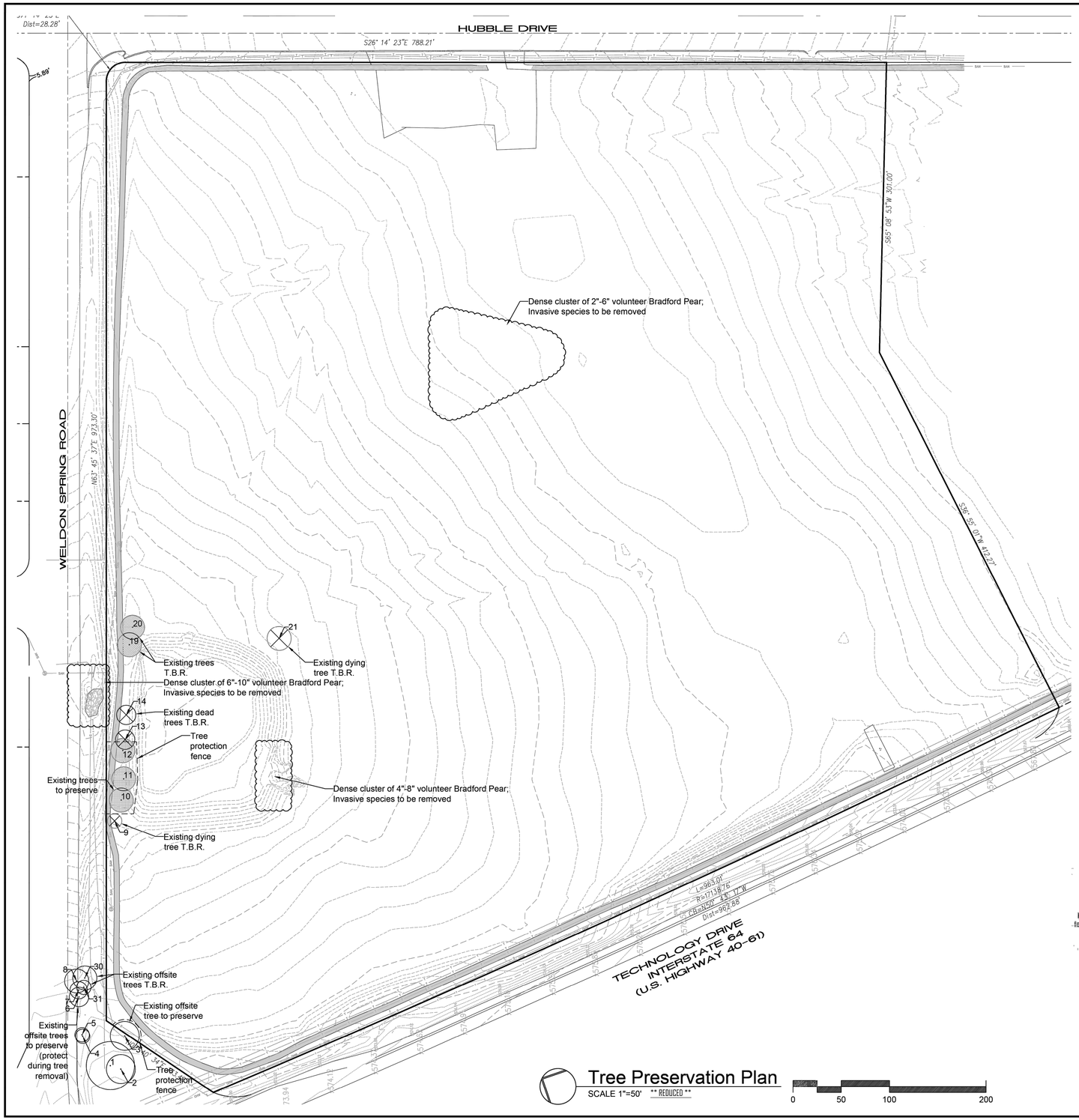
REVISIONS:

DRAWN BY: D.R.M.
CHECKED BY: G.M.S.
DATE: 09/28/2026
JOB NO: 221-6907.3
M.D.N.R. #: MORAXXXXX

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:
ASDP-L1.01

DRAWING FILE: C:\DRAWINGS\2020\6907\CAD\SDP\6907.3 ASDP Base.dwg LAYOUT: ASDP-L1.01 LANDSCAPE PLOTTED: Wed, 28 - 2021 - 12:30pm PLOTTED BY: jon.coleman



Tree Preservation Plan

SCALE 1"=50' ** REDUCED **

0 50 100 200

Tree Inventory							
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	To Be Removed	Preserved
1	American elm	20	50	2	Offsite		X
2	Eastern redbud	10	30	2	Offsite		X
3	Eastern redbud	15	30	2	Offsite, Multi-stem		X
4	Black cherry	11	25	2	Offsite		X
5	Black cherry	11	25	2	Offsite		X
6	Eastern red cedar	13	20	2	Multi-stem		X
7	Common persimmon	8	18	2	Offsite		X
8	Bradford pear	8	25	2	Offsite	X	
9	Austrian pine	12	16	1	Dying	X	
10	Eastern white pine	13	25	2			X
11	Eastern white pine	15	25	2			X
12	Eastern white pine	13	25	2			X
13	Eastern white pine	10	0	0	Dead	X	
14	Eastern white pine	10	0	0	Dead	X	
19	Eastern white pine	11	25	2		X	
20	Willow	15	25	1	Multi-stem	X	
21	Willow	15	25	1	Dying, Multi-stem	X	
30	Bradford pear	16	24	1	Offsite	X	
31	Bradford pear	5	15	1	Offsite	X	

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

Existing Tree Canopy Notes:

Lot Size	= 790,121 s.f. (18.139 Ac.)
Existing Tree Canopy Area	= 2,359 s.f. (0.05 Ac.)
Existing Tree Canopy Area To Be Removed	= 907 s.f. (0.02 Ac.) 38.45 %
Existing Tree Canopy Area To Be Preserved	= 1,452 s.f. (0.03 Ac.) 61.55 %

Required tree preservation = 50 %

Note: Existing tree symbols with a hatch pattern are included in existing tree canopy area.

Protection of Public Plant Material During Construction, Trenching or Excavation

Per the City of Dardenne Prairie

The following section outlines the protective measures that must be taken when trenching, excavating, storing materials, or performing any construction work under either of the following conditions:

1. On City-owned property within the drip line of any tree or shrub, or within a radius of 15 feet from any privately owned plant material, or
2. On private property but within the drip line of any City-owned plant material.

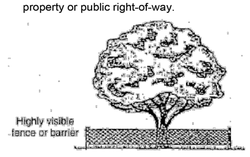
These regulations are stated in the "Municipal Tree and Landscape Ordinance" for the City of Dardenne Prairie. Prior to initiation of such work, the proper permit must be obtained from the City. Permit applications are available in the Dardenne Prairie City Hall. The completed application must be submitted at least five business days before the scheduled work date. Upon approval from the City to perform such work, these guide lines must be followed:

1. All plant material within the activity site must be surrounded with a substantial fence, frame, or box not less than four feet high that extends beyond the drip line of the tree or plant on all sides (see Figure).
2. No fence, frame or box being used to protect plant material may be less than 16' square. All plant material must be centered in the protected area.
3. Absolutely no excavation, trenching, construction, driving of vehicles or equipment, storage of materials or other activity may occur within the barricaded or fenced area.
4. Under rare circumstances the City may allow construction traffic within the drip line of plant material on City-owned property. In such situations, the area must be protected to prevent compaction of the plant material's root zone. Acceptable methods of protection are outlined below.

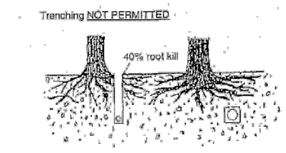
a. *Bridging root areas* - Rail ties must be laid on top of the ground, between the major roots of the plant material. Steel plates must be bridged across the ties (see Figure). All motorized traffic must be routed across the bridged steel plates. When construction is complete, all ties and steel plates must be removed from the area.

b. *Mulching* - A six- to ten-inch layer of wood chips must be spread across the traffic area within the drip line of the plant material to temporarily absorb the impact and distribute the weight of vehicles and equipment. This mulch layer must be maintained through the duration of the activity. When construction is complete all mulch must be removed in a manner that does not damage the plant's roots nor compact the soil. Regardless of the method used, when the project is complete the protected area must be aerated by injecting pressurized water into the root zone.

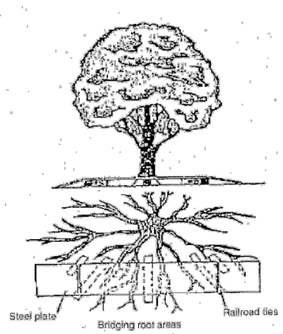
5. Absolutely no trenching will be allowed within the drip line of any tree on City owned property or public right-of-way. Underground utilities should be either rerouted to avoid the root zone area, or tunneled under the root zone area of the tree (see Figure).
6. Absolutely no grade changes will be allowed within the root zone of any plant material on City-owned property or public right-of-way.



Fencing to protect tree and dripline area



Tunnelling to protect roots



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

COMMERCE PARK WEST

TECHNOLOGY DR & WELDON SPRING RD
CITY OF DARDENNE PRAIRIE, MISSOURI

Revisions:

Date	Description	No.
5/27/21	City Comments	1
7/8/21	Revised Site	2

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Preservation Plan
Sheet No: TPP
Date: 5/7/21
Job #: 813.090

** COPY OF JULY 2021 APPROVED SDP SHEET **

PREPARED BY:
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AMENDED SITE DEVELOPMENT PLAN FOR:

COMMERCE PARK WEST

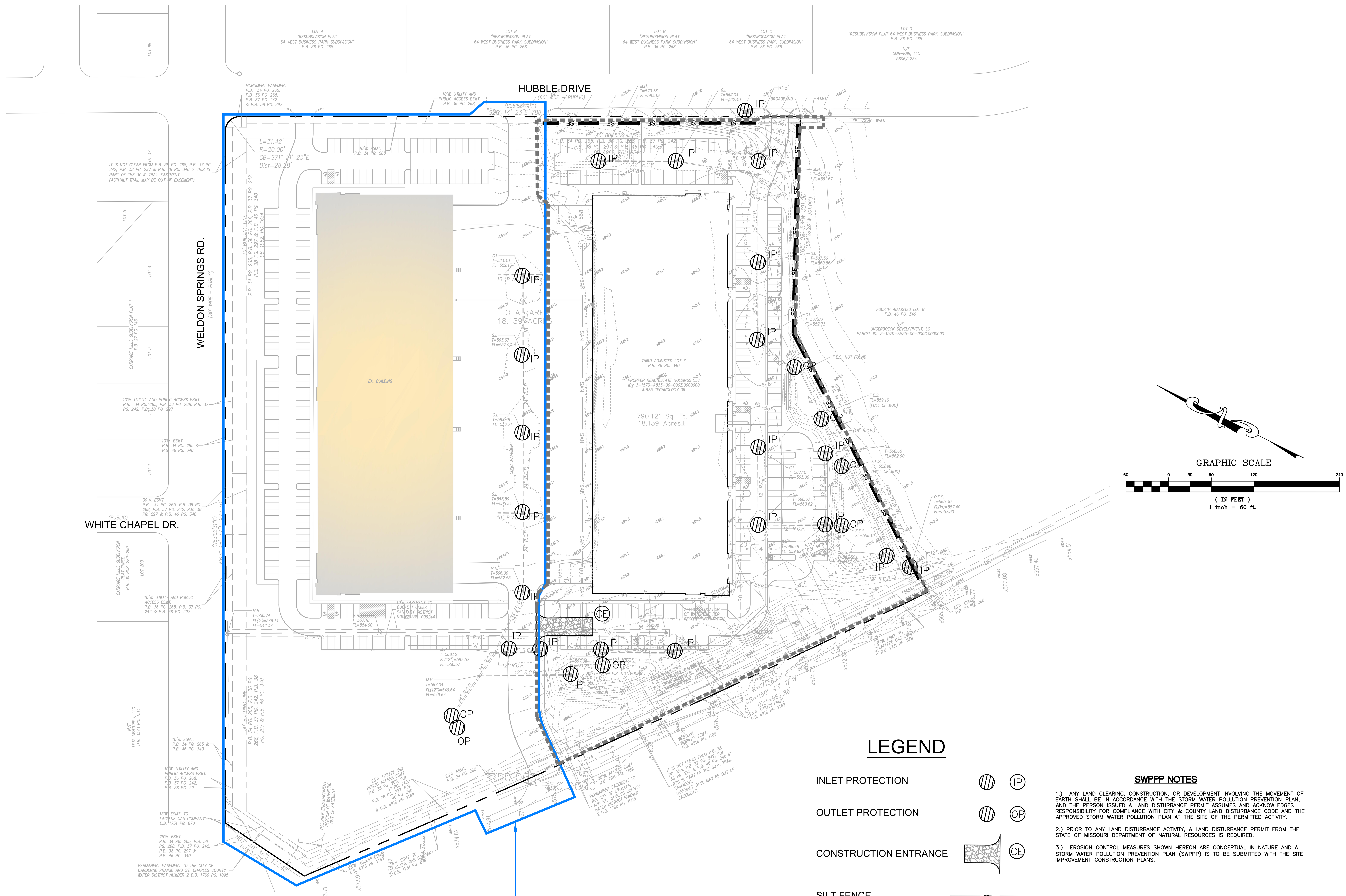
1631 (Bldg. A) AND 1635 (Bldg. B) TECHNOLOGY DR
DARDENNE PRAIRIE, MISSOURI 63368

9/28/2026
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: D.R.M.
CHECKED BY: G.M.S.
DATE: 09/28/2026
JOB NO: 221-6907.3
M.D.N.R. #: MORAXXXXX
SHEET TITLE: TREE PRESERVATION PLAN
SHEET NO.: ASDP-TPP

DRAWING FILE: C:\KWM\000\000\000\PCs\ASDP\ASDP-1 ASDP Base.dwg, LAYOUT: ASDP - TPP TREE PRES PLOTTED: Sep 28, 2026 - 2:26pm PLOTTED BY: jake.williams



NOTE – EVERYTHING WITH THE BLUE BOUNDARY WAS CONSTRUCTED IN 2021 UNDER THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN. ADDITION ITEMS TOWARD THE EAST (STORM, SANITARY AND WATER) WERE BUILT AS WELL. REFERENCE ASDP-3.0 EXISTING CONDITIONS SHEET.

LEGEND

INLET PROTECTION	IP
OUTLET PROTECTION	OP
CONSTRUCTION ENTRANCE	CE
SILT FENCE	SF
DISTURBED AREA (7.73+/- acres)	

SWPPP NOTES

1.) ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH CITY & COUNTY LAND DISTURBANCE CODE AND THE APPROVED STORM WATER POLLUTION PLAN AT THE SITE OF THE PERMITTED ACTIVITY.

2.) PRIOR TO ANY LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES IS REQUIRED.

3.) EROSION CONTROL MEASURES SHOWN HEREON ARE CONCEPTUAL IN NATURE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS TO BE SUBMITTED WITH THE SITE IMPROVEMENT CONSTRUCTION PLANS.

CONTRACTOR IS TO MAINTAIN STORMWATER POLLUTION PREVENTION PLAN BOOK ON-SITE AND VERIFY BY INSPECTIONS THAT ALL SILTATION & STORMWATER CONTROL IS MAINTAINED PROPERLY ON-SITE FOR THE DURATION OF CONSTRUCTION.

PREPARED BY:
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AMENDED SITE DEVELOPMENT PLAN FOR:
COMMERCE PARK WEST
1631 (Bldg. A) AND 1635 (Bldg. B) TECHNOLOGY DR
DARDENNE PRAIRIE, MISSOURI 63368

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
9/28/2026
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: D.R.M.	CHECKED BY: G.M.S.
DATE: 09/28/2026	JOB NO: 221-6907.3
M.D.N.R. #: MORAXXXXX	

SHEET TITLE:
EROSION/SILT CONTROL PLAN

SHEET NO.: ASDP-7.0

DRAWING FILE: O:\DRAW6900\2020\6907\Civil\SDP\6907.3 ASDP Base.dwg LAYOUT: ASDP_7.0 SWPPP PLOTTED: Sep 28, 2026 - 12:19pm PLOTTED BY: john.willems