

**DARDENNE**



**PRAIRIE**

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

**PLANNING AND ZONING COMMISSION AGENDA  
DECEMBER 13, 2023  
7:00 p.m.**

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Wandling  
Chairman Etzkorn  
Commission members:  
Bailey  
Detweiler  
Fry  
Musler  
Northcutt  
Ogle  
Pollard  
Rowley  
Stankovich  
Wooldridge

ELECTION OF CHAIRMAN

ELECTION OF VICE-CHAIRMAN

ELECTION OF SECRETARY

PUBLIC COMMENT

PUBLIC HEARING

1. Amended P.U.D. Area Plan Request – Amended Area Plan (Lot 3 only) for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on November 8, 2023, on file with the City Clerk from Applicant Engenuity, LLC.

## NEW BUSINESS

1. Amended P.U.D. Area Plan Request – Amended Area Plan (Lot 3 only) for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on November 8, 2023, on file with the City Clerk from Applicant Engenuity, LLC.
2. Approval of the 2024 Submittal and Meeting Calendar

## APPROVAL OF MINUTES

Approval of 09-13-23 Minutes

## COMMISSION COMMUNICATIONS

## ADJOURNMENT

# PLANNING & ZONING MINUTES

September 13, 2023

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:00 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Wandling, Chairman Etzkorn, Commissioners Bailey, Detweiler, Rowley, Ogle, Shea, and Wooldridge. Also present were Jen Bohn, City Engineer Tom Weis, City Administrator James Knowles and City Attorney Drew Weber.

PUBLIC COMMENT – No one present to speak.

## NEW BUSINESS

1. PUD Request - Final Plan - for the proposed "Town Square Apartments Phase II" Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc. #T161800002) and more particularly described in the P.U.D. Request – Final Plan application received by the City on July 31<sup>st</sup>, 2023 on file with the City Clerk from Applicant Grimes Consulting.

Lenny Meers was present for questions. A motion was made by Commissioner Wooldridge, seconded by Commissioner Shea to recommend approval with the condition. Roll call was as follows:

Commissioner Stankovich – Absent	Commissioner Fry – Absent
Commissioner Rowley – Nay	Commissioner Detweiler – Aye
Commissioner Shea – Aye	Commissioner Bailey – Nay
Commissioner Musler – Absent	Chairman Etzkorn – Aye
Commissioner Wooldridge – Aye	Commissioner Ogle - Aye

## 2. Bylaws Amendment

A motion was made by Commissioner Rowley, seconded by Commissioner Shea to accept and approve the proposed amendment as drafted. Commission voted by voice vote. Passed by all Ayes.

## APPROVAL OF MINUTES

Approval of 08-09-23 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Detweiler to approve the 08-09-23 minutes. Motion passed unanimously.

## COMMISSION COMMUNICATIONS

Chairman Etzkorn introduced Commissioner Joel Ogle and welcomed him to the Commission.

## ADJOURNMENT

## **PLANNING & ZONING MINUTES**

**September 13, 2023**

A motion was made by Commissioner Shea, seconded by Commissioner Detweiler to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

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Jen Bohn



## MEMO

**TO:** Dardenne Prairie Planning and Zoning Commission  
**FROM:** Todd Streiler, Planning & Development Manager  
**DATE:** December 6<sup>th</sup>, 2023  
**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for December 13<sup>th</sup>, 2023

Items for consideration at this meeting include:

### **PUBLIC HEARINGS:**

1. **Amended P.U.D. Area Plan Request – Amended Area Plan (Lot 3 only) for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on November 8, 2023, on file with the City Clerk from Applicant Engenuity, LLC.**

On March 15<sup>th</sup>, 2023, the PUD & Rezoning Request – Area Plan was approved by the Board of Alderman via ordinance 2238.

On July 6<sup>th</sup>, 2023, the PUD & Rezoning Request- The Final Plan was approved by the Board of Aldermen via Ordinance # 2260.

The Applicant submitted an Amended Area Plan / Final Plan which was reviewed by the City Planning & Development Manager and City Engineer and issued a letter dated November 17<sup>th</sup>, 2023, which is enclosed.

On December 5, 2023, the applicant submitted an Amended Area Plan with the Engenuity’s responses, per the Planning & Development Manager’s comments, to the City, which is enclosed.

### **NEW ITEMS:**

1. **Amended P.U.D. Area Plan Request – Amended Area Plan (Lot 3 only) for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on November 8, 2023, on file with the City Clerk from Applicant Engenuity, LLC.**

From Above Public Hearing.

**EXISTING ITEMS:** **None.**

**INFORMATION ONLY:** **None.**

Enclosures

cc: Mayor John Gotway and Board of Aldermen  
Kim Clark, City Clerk  
John Young, City Attorney



November 27<sup>th</sup>, 2023

RE: The Prairie Encore Amended Area Plan

Dardenne Prairie, MO 63368

Dear Mr. Streiler:

We are proposing to amend the Prairie Encore Area Plan, changing the Macadoodles building from 8,500 square feet to 11,500 square feet, while consolidating two lots including the 674 square foot coffee building.

This change will be an enhancement to the entire Prairie Encore development. We are currently working with Starbucks who will take the 1,600 square foot end cap and Macadoodles will take the remaining 9,900 square feet of space. The enhancement to the site should result in increased potential sales of the Prairie Encore Development, around 2 million dollars per year and will help with overall traffic flow and parking within the site. We believe the site will look better from the street, while providing more sales tax revenue to the city of Dardenne Prairie and will help with the long-term viability of the development to be successful.

Please feel free to contact me with any questions or concerns you may have.

Sincerely,

Sean Ackley, P.E.

Civil Engineer at Engenuity

[seana@theengenuity.com](mailto:seana@theengenuity.com)

cc: Kimberlie Clark, Dardenne Prairie City Clerk (636) 755-5311

Tom Wiess, P.E., Weis Design Group, Dardenne Prairie City Engineer (636) 755-5304



December 4, 2023

RE: The Prairie Encore Amended Area Plan

Dardenne Prairie, MO 63368

Dear Mr. Streiler:

Please see the statement below from a Transportation Engineer concerning the onsite circulation of the Amended Area Plan vs. the Approved Final Plan.

*Yes, there is an increase in the efficiency of onsite traffic circulation for the Amended Plan versus the previously Approved Final Plan. The one-way delivery lane and drive thru lane around the back of the single retail building (Amended Plan) eliminates the conflicting drive thru lanes as shown in the Approved Final Plan between the larger retail building and small 664 sqft building to the north. The intent of the Amended Plan is for most of the private traffic to remain in the building's front parking lot and separate the drive thru traffic around back. Proper striping and signage indicating the drive thru lane and one-way delivery traffic will be key.*

Please feel free to contact me with any questions or concerns you may have.

Sincerely,

Sean Ackley, P.E.

Civil Engineer at Engenuity

[seana@theengenuity.com](mailto:seana@theengenuity.com)

cc: Kimberlie Clark, Dardenne Prairie City Clerk (636) 755-5311

# % Change from Approved Final Plan Commercial Building Area

Approved Final Plan	
Lot 2 =	3,000 s.f.
Lot 3 =	664 s.f.
Lot 4 =	8,500 s.f.
Lot 5 =	5,200 s.f.
<b>Total Approved =</b>	<b>17,364 s.f.</b>

Amended Area Plan	
Lot 2 =	3,000 s.f.
Lot 3 =	11,500 s.f.
Lot 4 =	5,200 s.f.
<b>Total Approved =</b>	<b>19,700 s.f.</b>

Difference = 2,336 s.f.  
% Increase = 13%



November 17, 2023

Sean Ackley P.E.

Engenuity

17057 N. Outer Forty Road, Suite 147

Chesterfield, MO 63005

Subject: Amended CUP, PUD Area Plan & Final Plan Request  
Dardenne Prairie Project No. 972260

Dear Mr. Ackley:

The subject Amended CUP, PUD Area Plan, Final Plan and Landscape Plan request that was received by the City November 8, 2023 for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen have been reviewed and the following items need to be addressed.

1. The approved Area Plan included **17,364 sf** of commercial retail space; the proposed Amended Area Plan includes **19,700 sf**. The total change in commercial retail space is an increase of 2,336 sf or 13.4%. As we discussed, according to Section 405.310 A.1., any change resulting in an increase over 5% in the square footage of commercial space shall be considered a "major change" and required to go through the same procedures and public hearings as the approved Area Plan. **As previously requested, please provide a site plan showing Lots 3 & 4 as approved on the original Area Plan overlaid with the proposed amendments to Lot 3. Also provide a narrative describing all the proposed changes, approved vs. proposed square footages, the percent change, and the rationale for the proposed amendments and the benefits gained.**
2. There is a parking surplus on Lot 3 (34 stalls required; 56 stalls provided). Meanwhile, there is a parking deficiency of 11 stalls for Lot 2; (Only 40 Stalls are provided, however, 50 stalls are required). **Please rearrange the "shared parking" on Lot 3 to be accessible from Lot 2 and relocate the lot line to encompass the shared parking. If a "Modular Block Retaining Wall" is proposed between Lots 2 and 3, please label it accordingly. Update the Parking Summary with the revised parking calculations.**
3. Provide a cross access easement between Lots 2 and 3 and Lots 3 & 4.
4. Please relocate the accessible stalls in front of each entrance of the uses proposed on Lot 3 in accordance with Section 405.640 A.3.
5. Provide the amended architectural elevations with the maximum height to the "Copper Cone Cap" and top the "Vault" from the finished ground level.
6. The parking lot is over 65' in width, therefore the according to Section 405.550 B.1; *"Not less than ten percent (10%) of the interior of a parking lot shall be landscaped. The interior of a parking lot shall be calculated by multiplying the number of parking spaces by two hundred seventy (270) square feet. Planting which is required along the perimeter of a parking lot shall not be considered as part of the interior landscaping requirement."*

**Be advised, according to this requirement 12,150 sf of interior parking lot landscaping is**

Subject: Prairie Encore CUP/PUD Area Plan Amendment  
1<sup>st</sup> Review  
Dardenne Prairie Project No. 972260

required, (45 stalls X 270 sf = 12,150). Only 1,310 is provided throughout the entire Lot 3 which includes perimeter landscaping that shall not be considered as part of the interior landscaping requirement.

7. According to Section 405.550 B.3; *"The interior dimensions of any planting area or planting median shall be sufficient to protect the landscaping materials planted therein and to insure proper growth. Any protected planting strip where trees are to be planted shall be a minimum of seven (7) feet wide and shall be protected from vehicle overhang."* Only 5' islands are provided in the interior; please revise the plan as needed to meet this requirement.
8. Provide an exhibit showing the proposed "Modular Block Retaining Wall" proposed along the shared parking and west side of the drive-through lane on Lot 3 showing the proposed height.
9. Provide submittal and revision dates to all drawings as needed and note on the plan the date of the original approved Area Plan and Approved Final Plan.
10. Provide an explanation that addresses and includes signage, stop bars etc. at the potential conflict of the dual drive thru area so that the coffee shop stacking does not block the traffic flow.

The above items shall be addressed prior to placing this item on the Planning Commission's Agenda.

If you have any questions, please feel free to contact me.

Respectfully,



Todd Streiler, AICP, LEED AP  
Planning & Development Manager

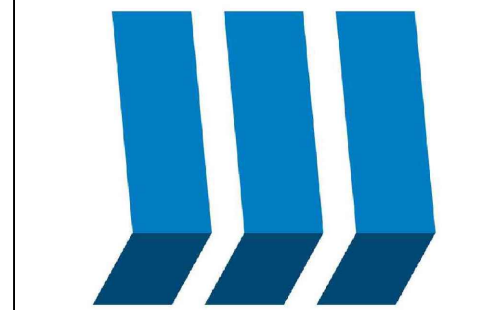
cc: James Knowles, City Administrator  
Tom Weiss, City Engineer



# KEYED NOTES

1. ASPHALT PAVEMENT
2. CONCRETE PAVEMENT PER CITY STANDARDS
3. ROAD WIDENING PER CITY STANDARDS
4. CONCRETE ENTRANCE PER CITY STANDARDS
5. 6" VERTICAL CONCRETE CURB
6. 6" INTEGRAL CONCRETE CURB
7. CONCRETE SIDEWALK PER CITY STANDARDS
8. MONOLITHIC CURB & WALK
9. ADA RAMP
10. MODULAR BLOCK RETAINING WALL W/ GUARDRAIL AND FENCE (DESIGN BY OTHERS)
11. MODULAR BLOCK RETAINING WALL W/ FENCE (DESIGN BY OTHERS)
12. TRASH ENCLOSURE
13. COFFEE ORDERING AREA
14. LOADING AREA PER CITY CODE (12' X 35')
15. PROPOSED SHARED PARKING
16. PROPOSED MONUMENT SIGN
17. FUTURE MODULAR BLOCK RETAINING WALL W/ GUARDRAIL AND FENCE (DESIGN BY OTHERS)
18. 'MACADOODLES PICK UP' SIGN
19. 'COFFEE DRIVE THRU' SIGN

**ENGENUITY**  
 BUILDING VALUE  
 BY DESIGN  
 17057 N. OUTER FORTY ROAD  
 CHESTERFIELD, MO 63005  
 P: (314) 819-9189  
 WWW.THEENGENUITY.COM  
 MISSOURI CORPORATE CP AUTHORITY  
 #20201017504



PREPARED FOR:  
**MIA ROSE HOLDINGS**  
 CONTACTS: TOM KAIMAN  
 JIM COOK

THE PRAIRIE ENCORE  
 AMENDED P.U.D. AREA PLAN  
 DARDENNE PRAIRIE, MISSOURI 63366  
 1575 BRYAN ROAD

Project No: 22-0113

No	Description	Date

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11/08/2023  
 Sean M. Ackley  
 MO# PE-2009018679

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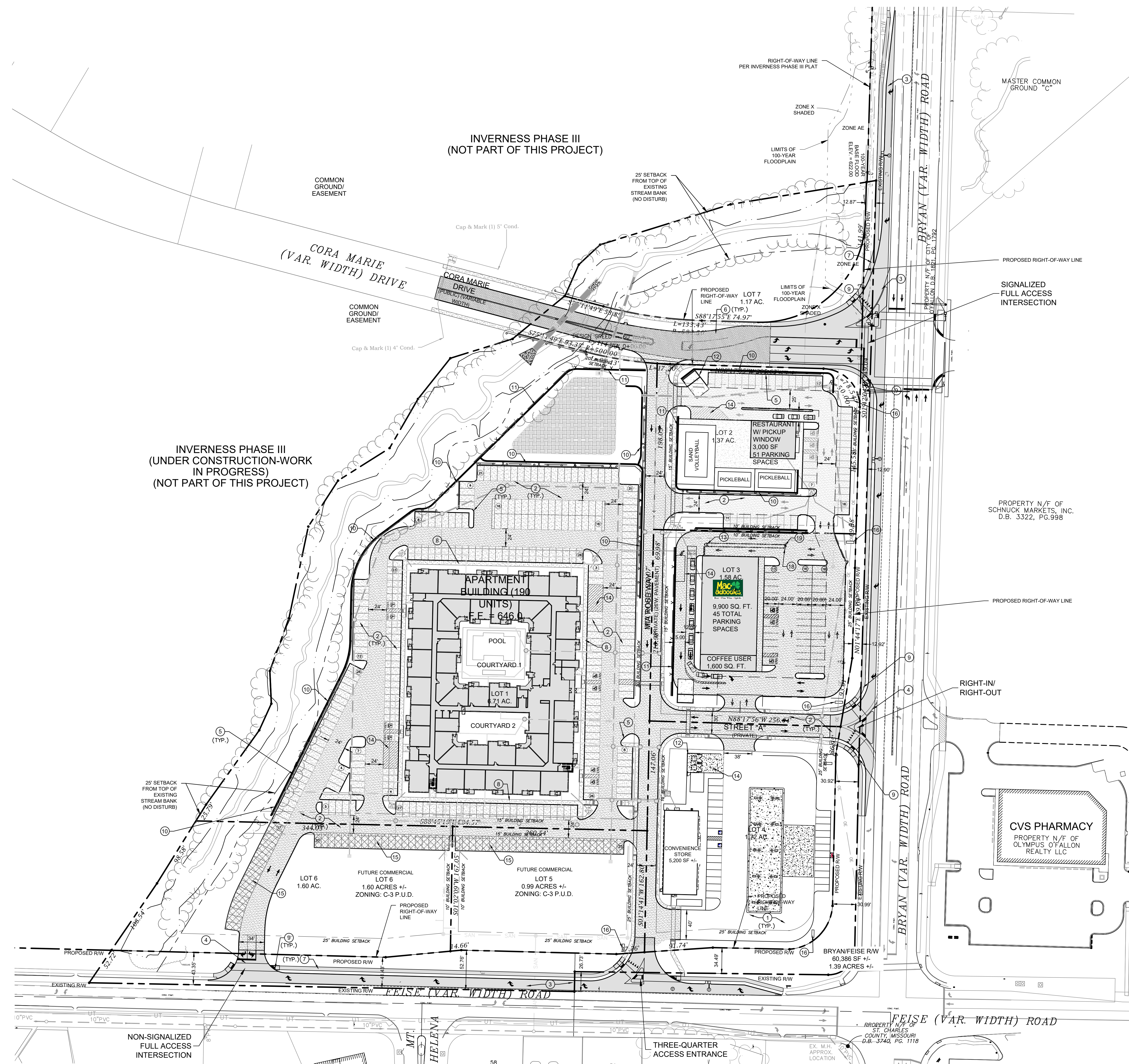
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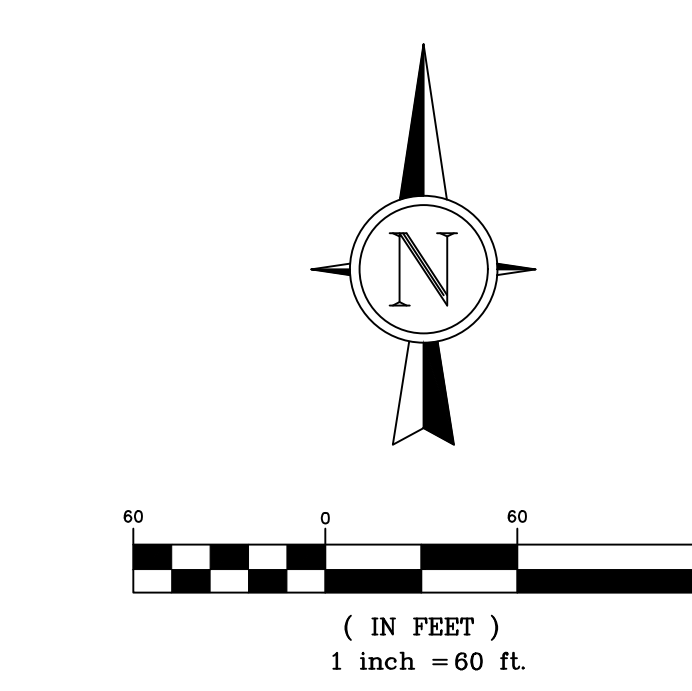
OVERALL SITE PLAN

C300

PRELIMINARY PLAN- NOT FOR CONSTRUCTION

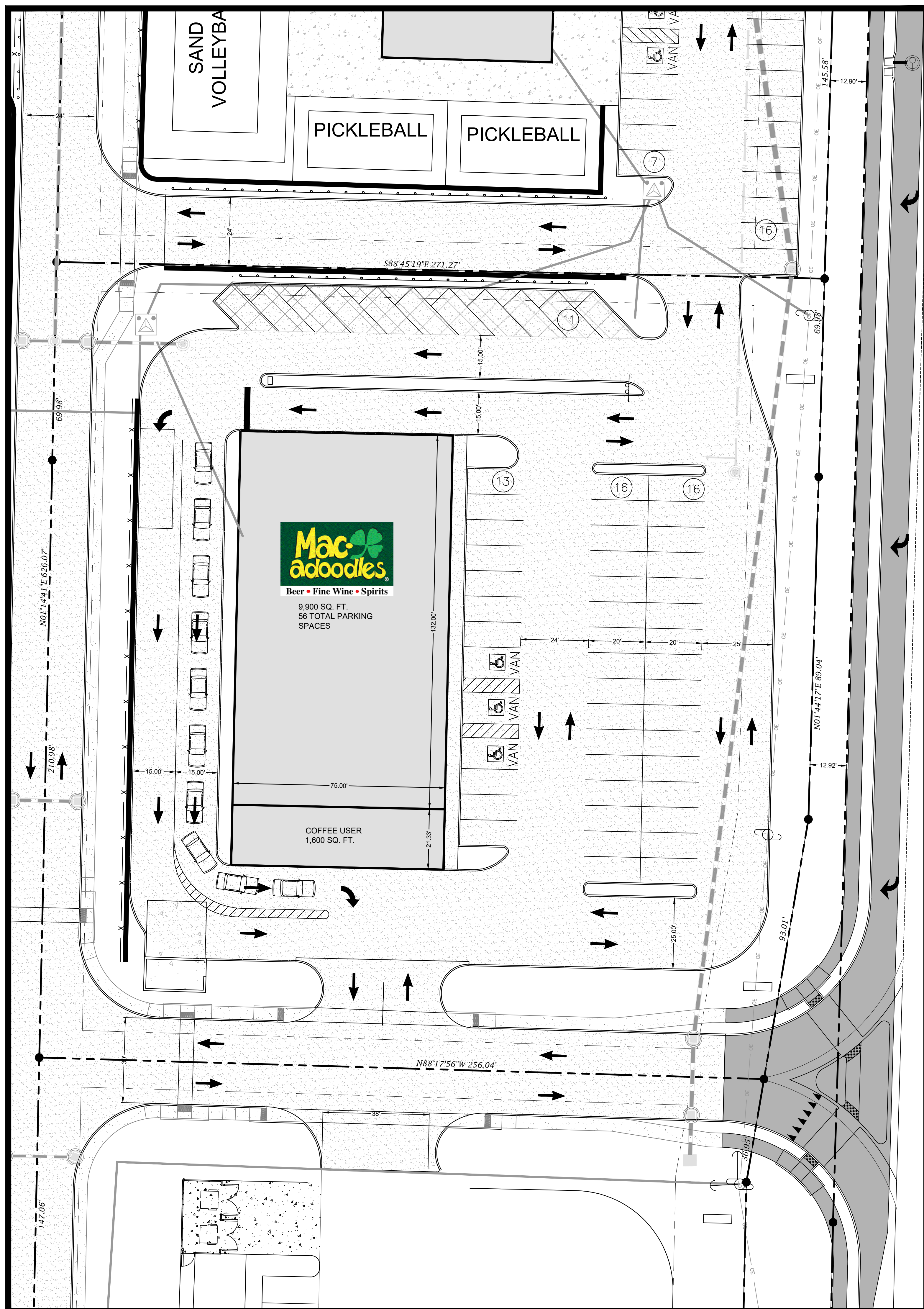


NOTE:  
 DAMAGED AND/OR NON-COMPLIANT  
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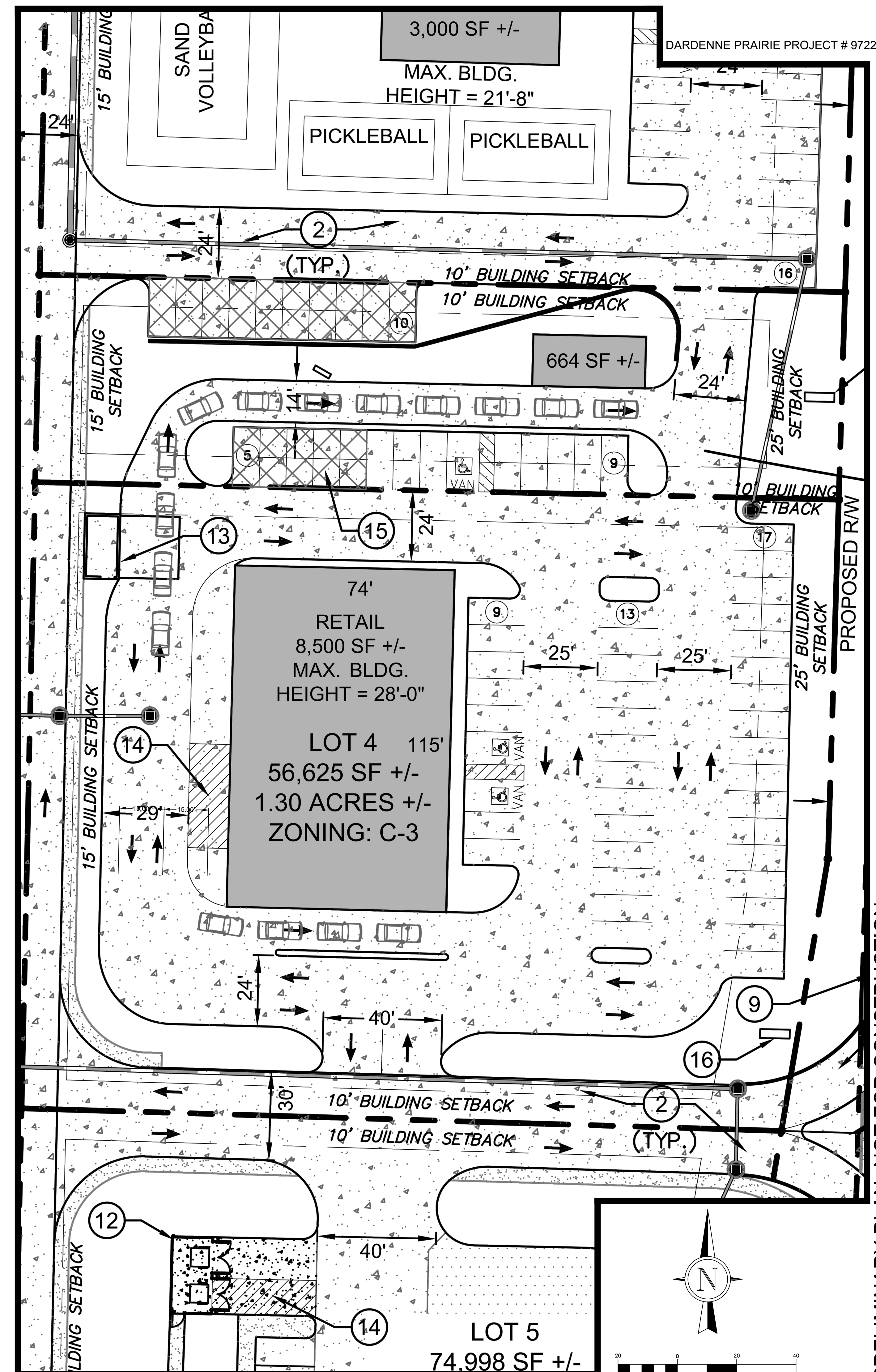


ITEMS SCHEDULED FOR  
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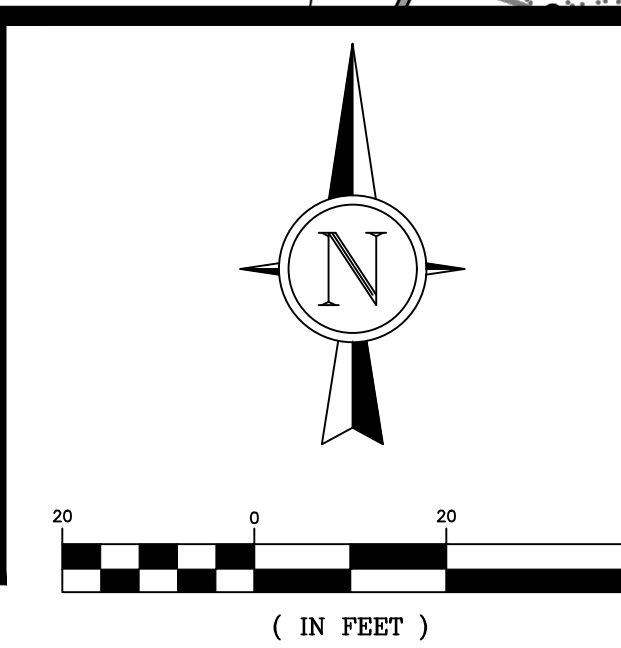




AMENDED AREA PLAN



APPROVED FINAL PLAN



PRELIMINARY PLAN - NOT FOR CONSTRUCTION

**ENGINEUNITY**  
BUILDING VALUE  
BY DESIGN  
17057 N. OUTER FORTY ROAD  
CHESTERFIELD, MO 63005  
P: (314) 819-9189  
WWW.THEENGINEUNITY.COM  
MEMBER CORPORATION OF AUTHORITY:  
6220117504



PREPARED FOR:  
**MIA ROSE HOLDINGS**  
CONTACTS: TOM KAIMAN  
JIM COOK

THE PRAIRIE ENCORE  
AMENDED P.U.D. AREA PLAN  
1575 BRYAN ROAD  
DARDENNE PRAIRIE, MISSOURI 63366

Project No: 22-0113

No	Description	Date

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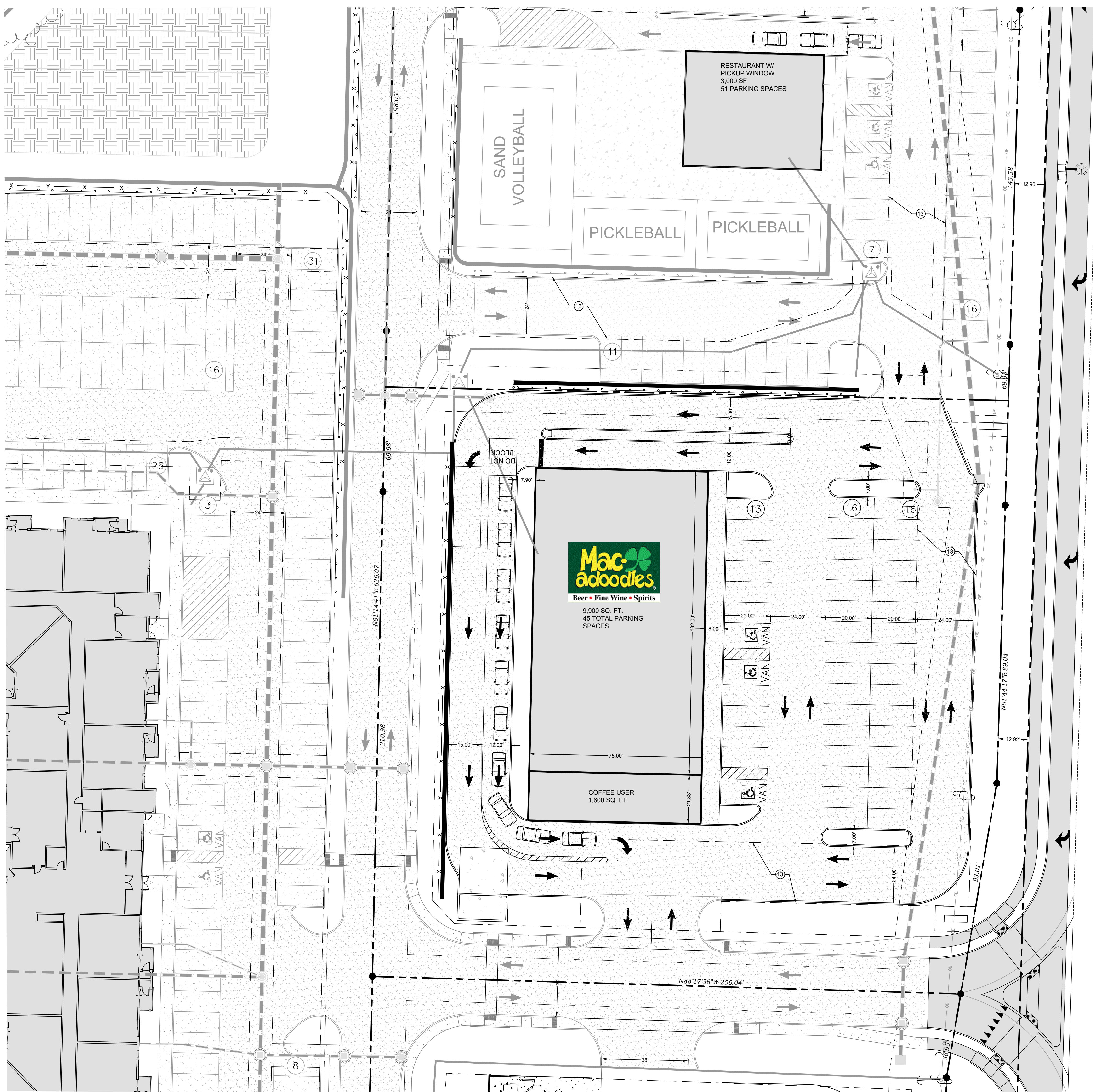
11/08/2023  
Sean M. Ackley  
MO# PE-2009018679

DATE: 11/08/2023  
SCALE: 1"=60'

ENLARGED  
SITE PLAN

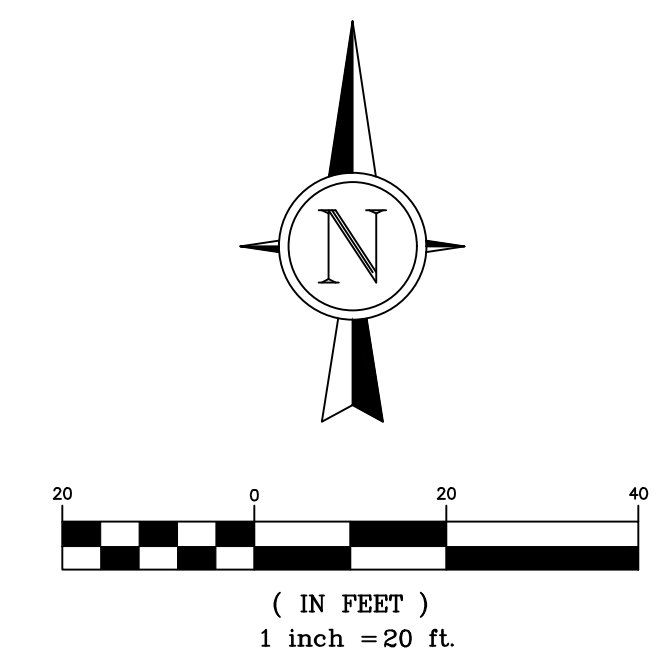
C301





- DARDENNE PRAIRIE PROJECT # 972260
- # KEYED NOTES**
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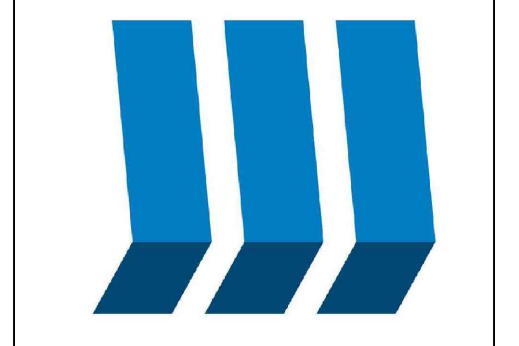
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ITEMS SCHEDULED FOR  
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PREPARED FOR:

**MIA ROSE HOLDINGS**

CONTACTS: TOM KAIMAN  
JIM COOK

**THE PRAIRIE ENCORE  
AMENDED P.U.D. AREA PLAN**

DARDENNE PRAIRIE, MISSOURI 63366  
1575 BRYAN ROAD

Project No:	22-0113	
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11/08/2023  
Sean M. Ackley  
MO# PE-2009018679

DATE: 11/08/2023  
SCALE: 1"=60'

ENLARGED  
SITE PLAN

C301

PRELIMINARY PLAN- NOT FOR CONSTRUCTION



REVISIONS	BY
11/30/2022	RVM
3/8/2023	RVM
11/17/2023	RVM

**Landscaping TECHNOLOGIES**

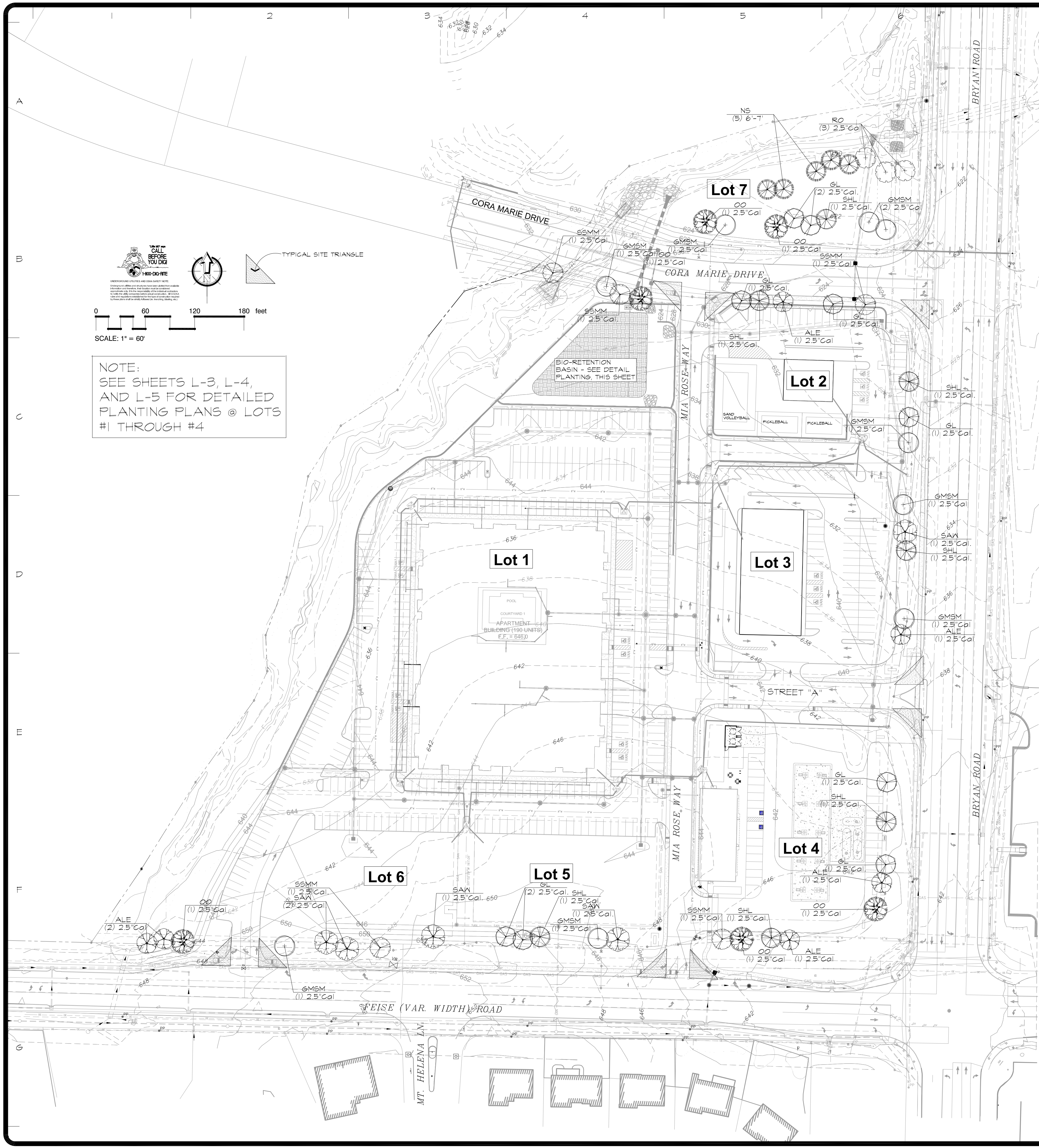
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

RANDALL A. MARDIS  
10311 W. LAMAR BLVD., SUITE 100  
DARDENNE PRAIRIE, MISSOURI 63049  
PHONE: (636) 428-2300  
FAX: (636) 428-2301  
WWW.LANDSCAPINGTECHNOLOGIES.COM

**OVERALL STREET TREE + BIO-RETENTION PLANTING PLAN:**  
**Prairie Encore**  
BRYAN @ FEISE ROADS DARDENNE PRAIRIE, MISSOURI

**L-1**

OF FIVE SHEETS



**SITE DATA CALCULATIONS:**

**STREET TREES:**  
STREET TREES ARE REQUIRED AT A MINIMUM OF ONE TREE PER 60 LIN. FT. OF FRONTAGE OR PART THEREOF

FRONTAGE ALONG LOT #1- CORA MARIE DR. = 190.41 LIN. FT. THEREFORE, FOUR (4) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #2- CORA MARIE DR. / BRYAN RD. = 446.95 LIN. FT. THEREFORE, EIGHT (8) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #3- BRYAN RD. = 284.02 LIN. FT. THEREFORE, FIVE (5) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #4- FEISE RD. / BRYAN RD. = 525.50 LIN. FT. THEREFORE, NINE (9) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #5- FEISE RD. = 260.18 LIN. FT. THEREFORE, FIVE (5) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #6- FEISE RD. = 454.12 LIN. FT. THEREFORE, EIGHT (8) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #7- FEISE RD. = 140.50 LIN. FT. THEREFORE, THREE (3) TREES ARE REQUIRED AND EIGHT (8) PROPOSED

**LANDSCAPE CREDITS:**  
OPEN SPACE IS CALCULATED AS FOLLOWS:  
TOTAL LOT MINUS AREA OF BUILDING FOOTPRINT = AREA OF OPEN SPACE  
OPEN SPACE SQ. FT. x 20% or 40% = # CREDIT POINTS REQUIRED

ALL LOTS OF 40% OR MORE OPEN SPACE MUST HAVE A MINIMUM TOTAL SQ. FT. OF LANDSCAPE CREDITS EQUAL TO 10% OF THE TOTAL OPEN SPACE  
ALL LOTS OF 40% OR LESS OPEN SPACE MUST HAVE A MINIMUM TOTAL SQ. FT. OF LANDSCAPE CREDITS EQUAL TO 20% OF THE TOTAL OPEN SPACE

- LOT #1: 6.71 ACRES or 292,453 SQ. FT. 114,563 SQ. FT. OPEN SPACE OR 39% OF TOTAL LOT, REQUIRING 22,913 CREDITS 24,607 CREDITS PROVIDED
- LOT #2: 1.22 ACRES or 54,969 SQ. FT. 8,712 SQ. FT. OPEN SPACE OR 14.5% OF TOTAL LOT, REQUIRING 1742 CREDITS 6,864 CREDITS PROVIDED
- LOT #3: 1.14 ACRES or 15,540 SQ. FT. 1,310 SQ. FT. OPEN SPACE OR 1.1% OF TOTAL LOT, REQUIRING 262 CREDITS 1,334 CREDITS PROVIDED
- LOT #4: 1.12 ACRES or 14,898 SQ. FT. 13,504 SQ. FT. OPEN SPACE OR 18.00% OF TOTAL LOT, REQUIRING 2,700 CREDITS 9,404 CREDITS PROVIDED
- LOT #5 - UNDEVELOPED PROPERTY
- LOT #6 - UNDEVELOPED PROPERTY
- LOT #7 - UNDEVELOPED PROPERTY
- ALL STREET TREES + ADDITIONAL TREES @ LOT 7: FIFTY FIVE (55) TREES TOTAL, 16,500 CREDITS PROVIDED

**PLANT SCHEDULE: STREET TREES**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ALE	6	Athena Lacebark Elm / Ulmus parvifolia 'Emer 1'	2.5' Cal
GMSM	4	Green Mountain Sugar Maple / Acer saccharum 'Green Mountain'	2.5' Cal
GL	4	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5' Cal
SSMM	5	Miyabei Maple / Acer miyabei 'State Street'	2.5' Cal
OO	6	Overcup Oak / Quercus lyrata	2.5' Cal
SAW	5	Sawtooth Oak / Quercus acutissima	2.5' Cal
SHL	7	'Skyline' Locust / Gleditsia triacanthos 'Skyline'	2.5' Cal

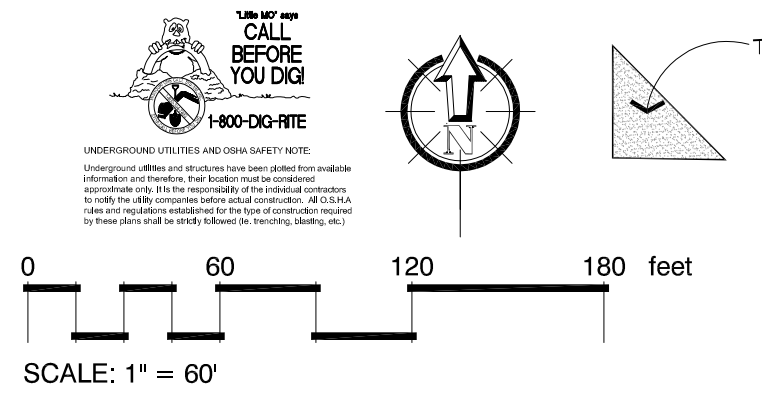
**PLANT SCHEDULE: ADDITIONAL ON LOT 7**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
NS	5	Norway Spruce / Picea abies	6'-7'
RO	3	Red Oak / Quercus rubra	2.5' Cal

**PLANT SCHEDULE: BIO-RETENTION AREAS**

FORBS	QTY	COMMON / BOTANICAL NAME	SIZE
GAX	637	GOLDEN ALEXANDER / ZIZIA AUREA	2 QT. @ 18" OC
PPRM	259	PARTY FAVOR ROSE MALLOW / HIBISCUS LASIOCARPUS	1 GAL @ 30" OC
SMA	351	SWAMP MILKWEED / ASCLEPIAS INCARNATA	2 QT. @ 24" OC

NATIVE GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
645		BROWN FOX SEDGE / CAREX VULPINOIDEA	PLUG AT 18" OC
904		GREAT GREEN BULRUSH / SCIRPUS ATROVIRENS	PLUG AT 18" OC
1388		MORNING STAR SEDGE / CAREX GRAYI	PLUG AT 18" OC
324		PALM SEDGE / CAREX MUSKINGUMENSIS	PLUG AT 18" OC



**NOTE:**  
SEE SHEETS L-3, L-4, AND L-5 FOR DETAILED PLANTING PLANS @ LOTS #1 THROUGH #4

**BIO-RETENTION PLANTING PLAN**  
SCALE: 1"=60'-0"



# LANDSCAPE GUIDELINE SPECS:

## GENERAL:

- Base map information is accurate as of the date of drawing printed in this package.
- It shall be the landscape contractor's responsibility to:
  - Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- The contractor shall be in compliance with all codes applicable to this work.
- Clean all planting beds of debris, rock, building material, etc. prior to adding / spreading topsoil or mulch.
- All annual and/or perennial beds are to be rototilled to a depth of 12" and amended with peat moss or organic material prior to planting. All grass and/or weeds shall be killed / removed from new planting beds of any kind.
- Remove all debris and rock in parking lot islands shall be removed / disposed and new topsoil provided to a depth of 6" with a berm 4" higher than the adjacent curbing.
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Any damage to the existing improvements shall be the responsibility of the contractor. It shall be the responsibility of the contractor to restore all areas of the site where disturbed by said contractor. Refer to additional drawings for further coordination of work to be done.
  - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- Plant material shall be typical in shape and form for species specified. Plants planted in groupings and masses shall also be matched. Container grown plant material shall not be root-bound and balled-and-burlapped material shall have root balls as dictated by American Standard for Nursery Stock.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- All substitutions of plant material shall be submitted to landscape architect for approval.
- Tree protection fencing is to be installed prior to any grading operations and inspected daily / maintained in place until completion of the project.
- No parking storage of materials or any other construction activities are to occur within tree protection areas.

## PRUNING:

- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

## INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

## MULCH:

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafil fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- Edge all beds with spade-cut edge unless otherwise noted.

## MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 72 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.

## SIGHT TRIANGLES:

- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curbs lines a distance of 35' and connecting the points so established to form the sight triangle area.

## TOPSOIL:

- Topsoil mix for all proposed landscape plant material (excluding turf areas) shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Rototill topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

## MISC. MATERIAL:

- Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects per planting details. Remove stakes and guying from all trees one year after planting.
- Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

## EROSION CONTROL BLANKET (Where applicable):

- All seeded areas on slopes greater than 4:1 shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: Northern American Green, D5 T5 or approved equal. Install per manufacturer's recommendations.

## PLUG PLANTING NOTES:

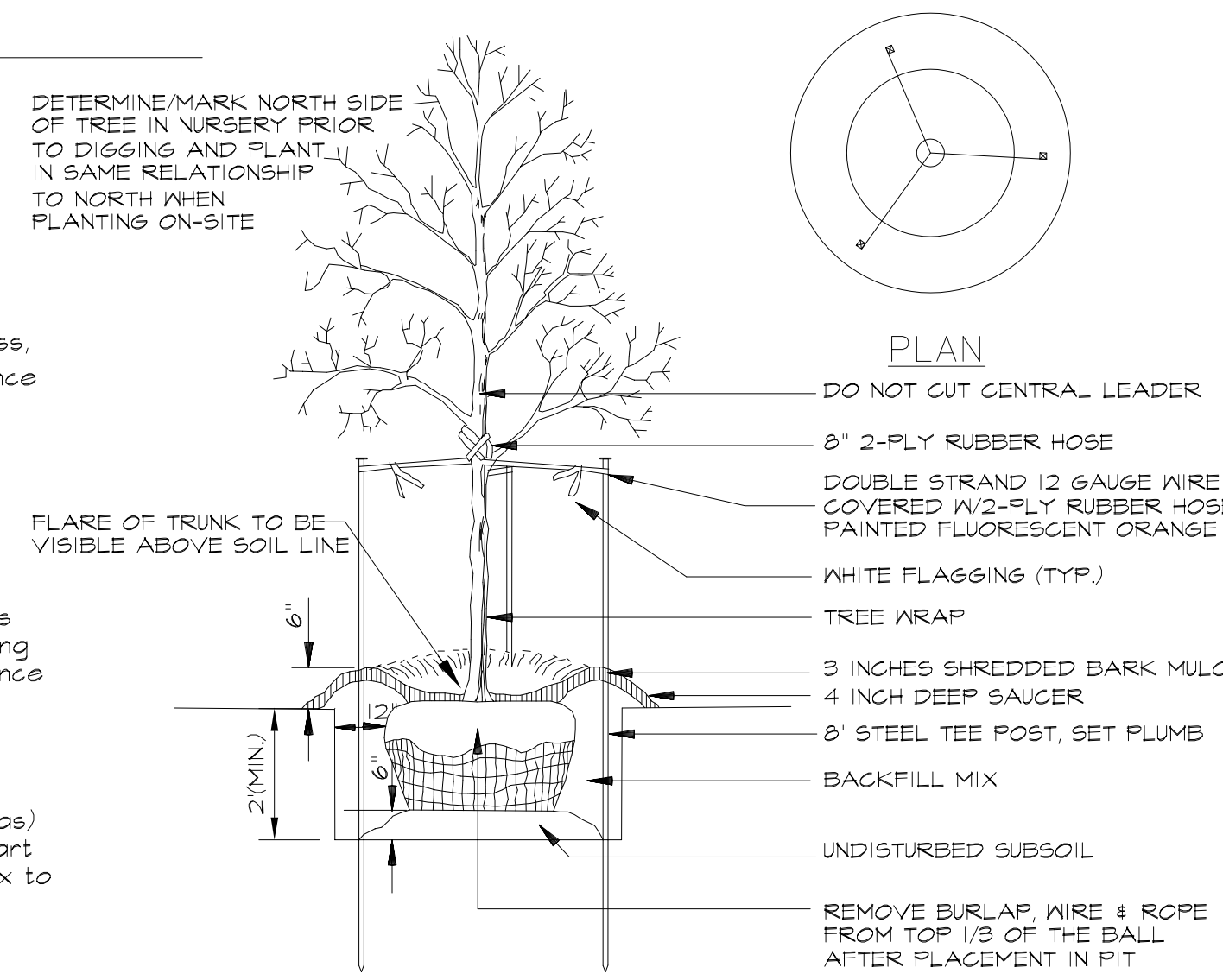
- All plugs to be 4-1/2" deep X 2" diameter minimum.
- Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
- Plugs shall be spaced in a triangulated layout approximately 24" on center. Plugs shall be planted through erosion control blanket where appropriate.
- Obtain plugs from a reputable nursery.
- Water plugs upon completion of planting so that soil is moist but not saturated.
- If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.

## WARRANTY:

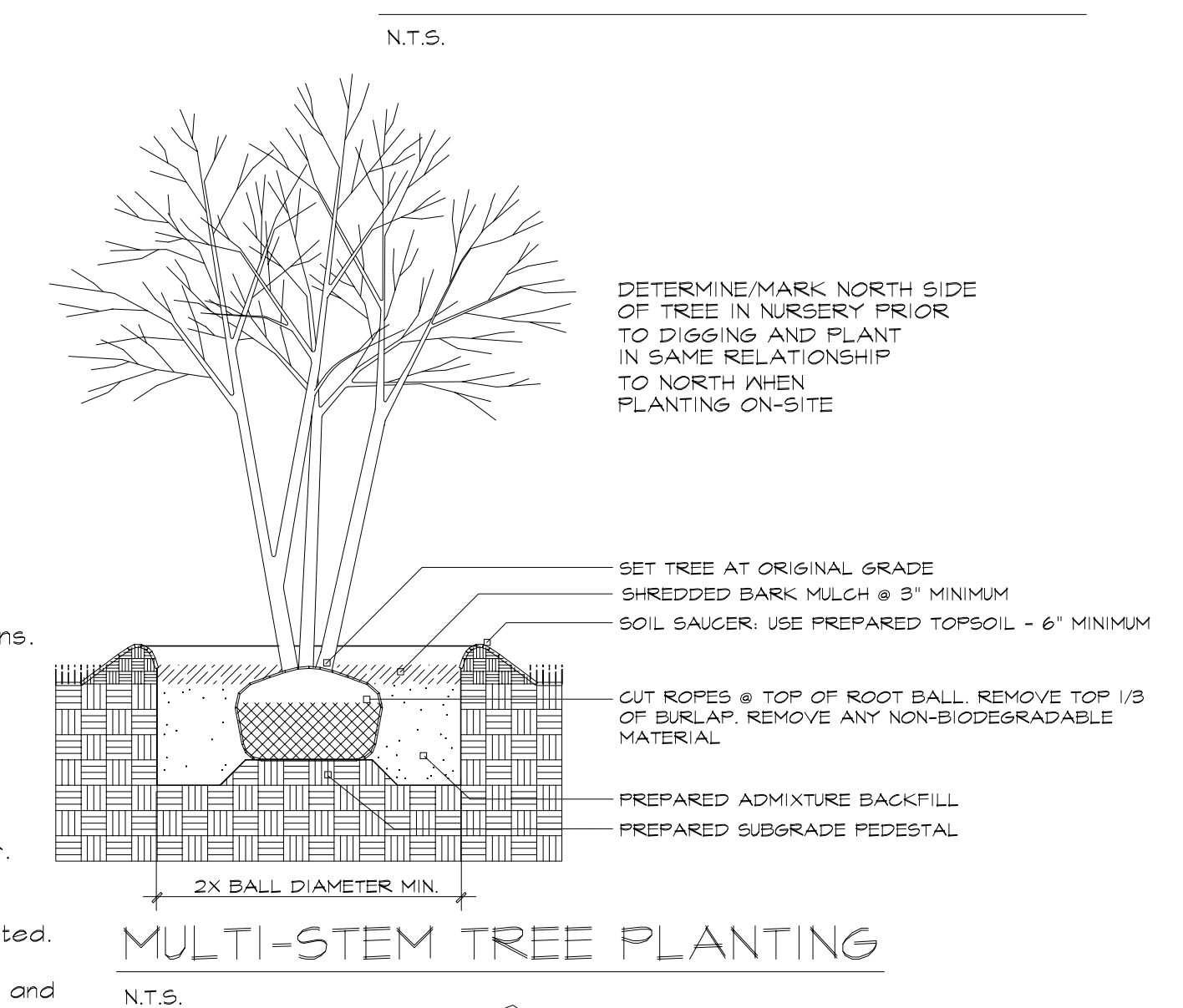
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price. All plant material deemed unhealthy, unsightly or having undue amounts of dead branches by the landscape architect shall be replaced under this warranty.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless less is due to failure to comply with the warranty.
- Landscape contractor shall not be liable due to acts of God or vandalism.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- A written guarantee shall be provided to the owner per conditions outlined in #1 above.

## TURF:

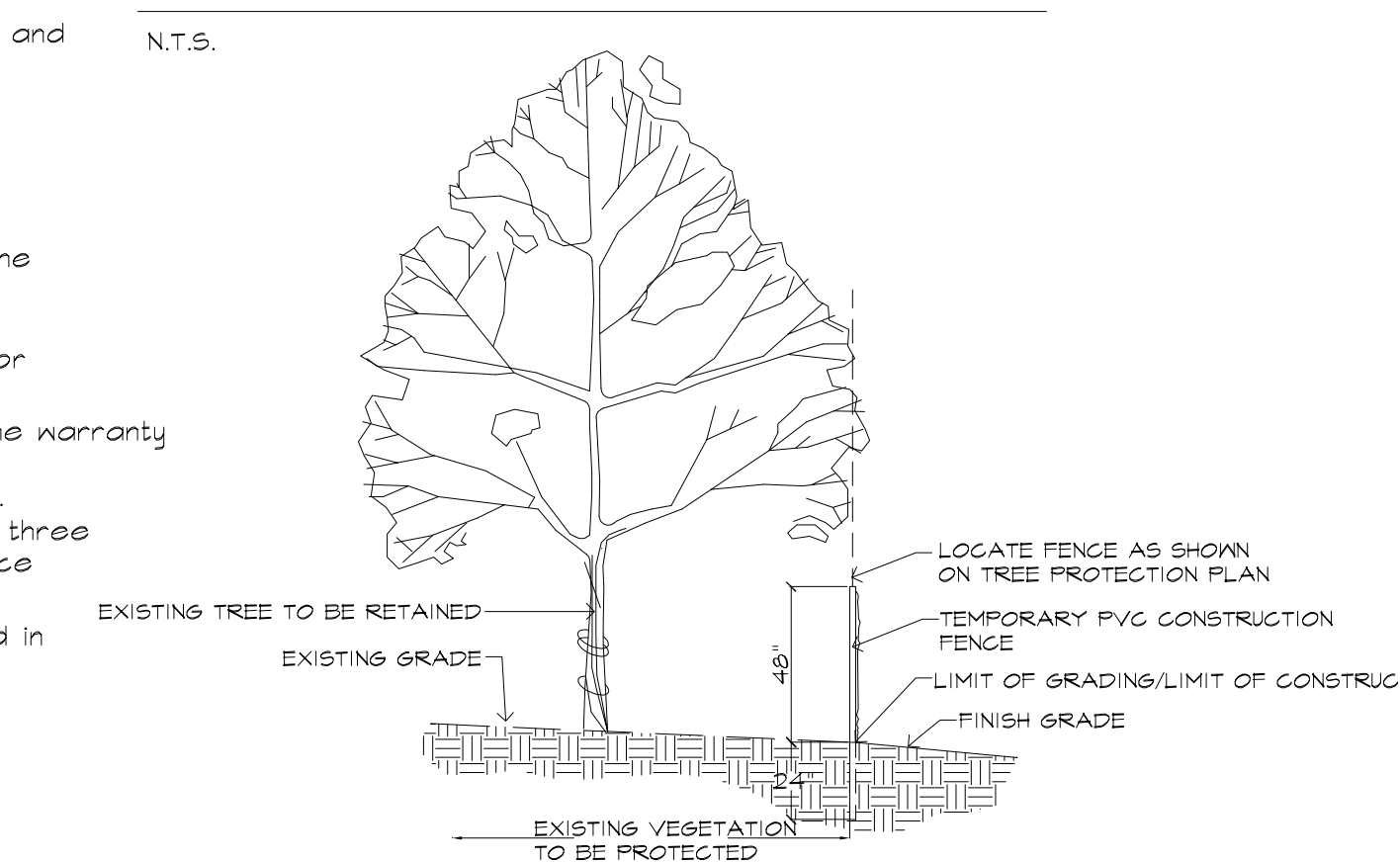
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating. Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.



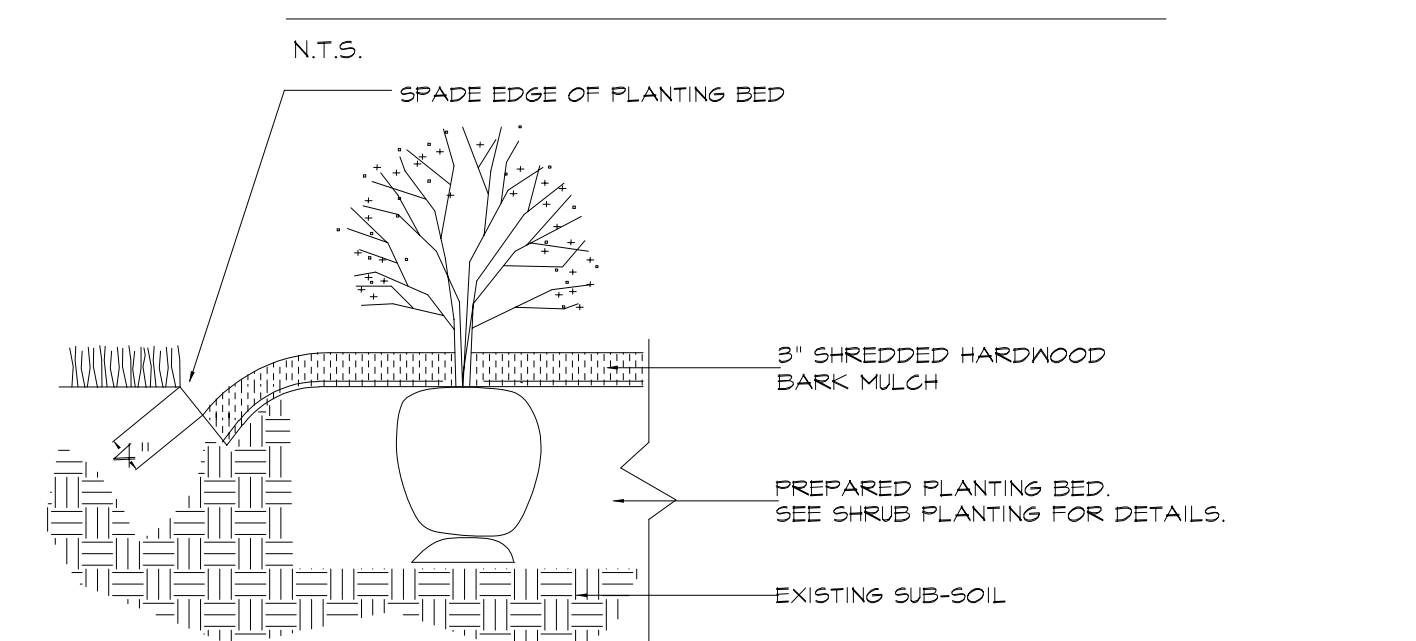
## DECIDUOUS TREE PLANTING



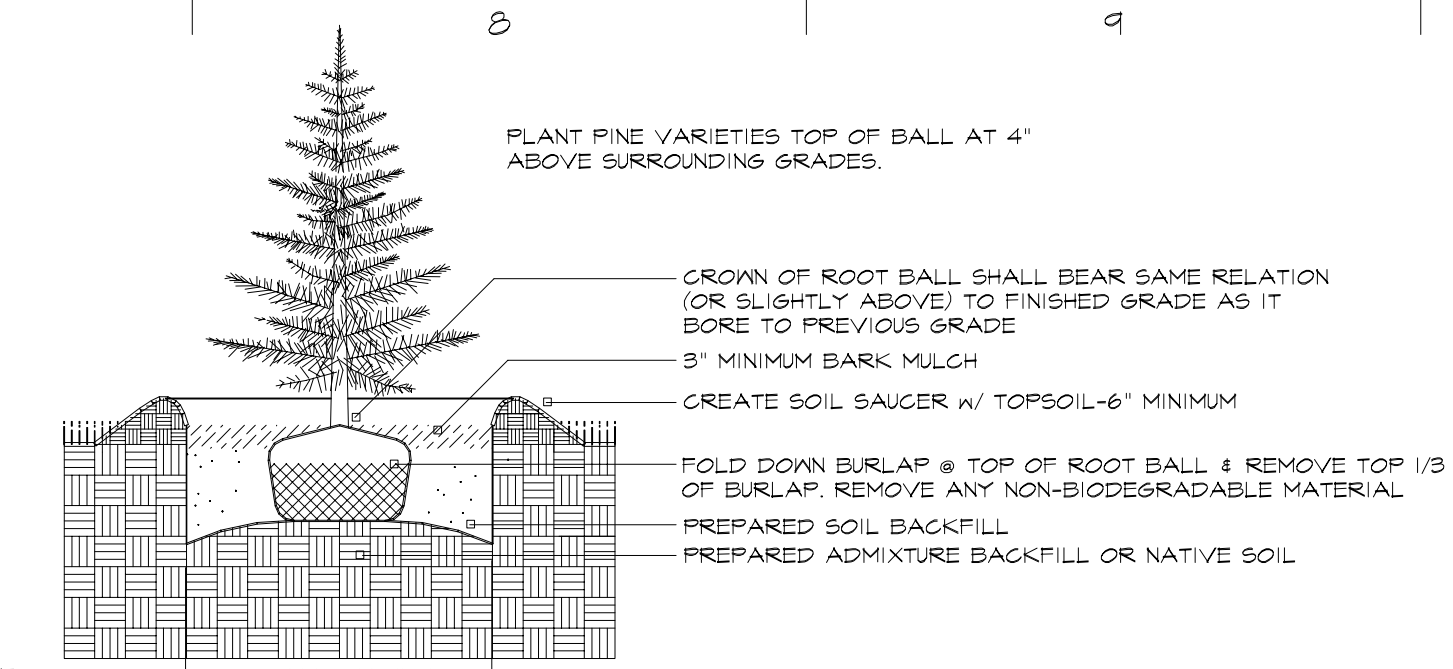
## MULTI-STEM TREE PLANTING



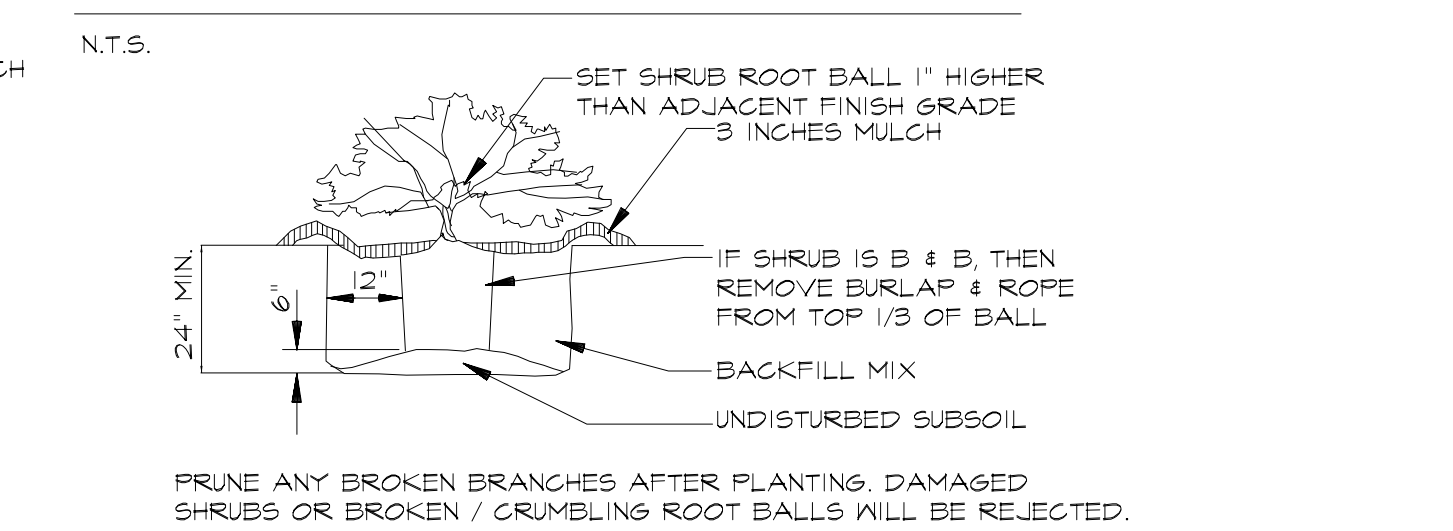
## TREE PROTECTION DETAIL



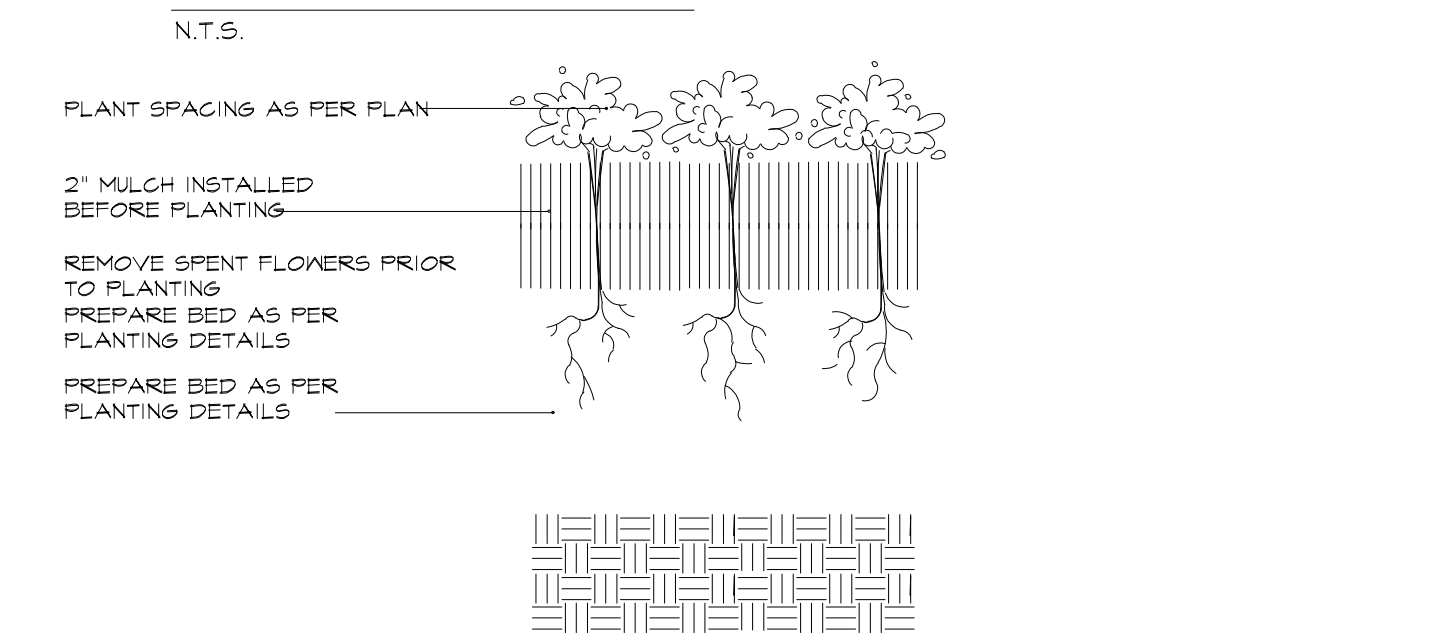
## SPADE-CUT EDGE DETAIL



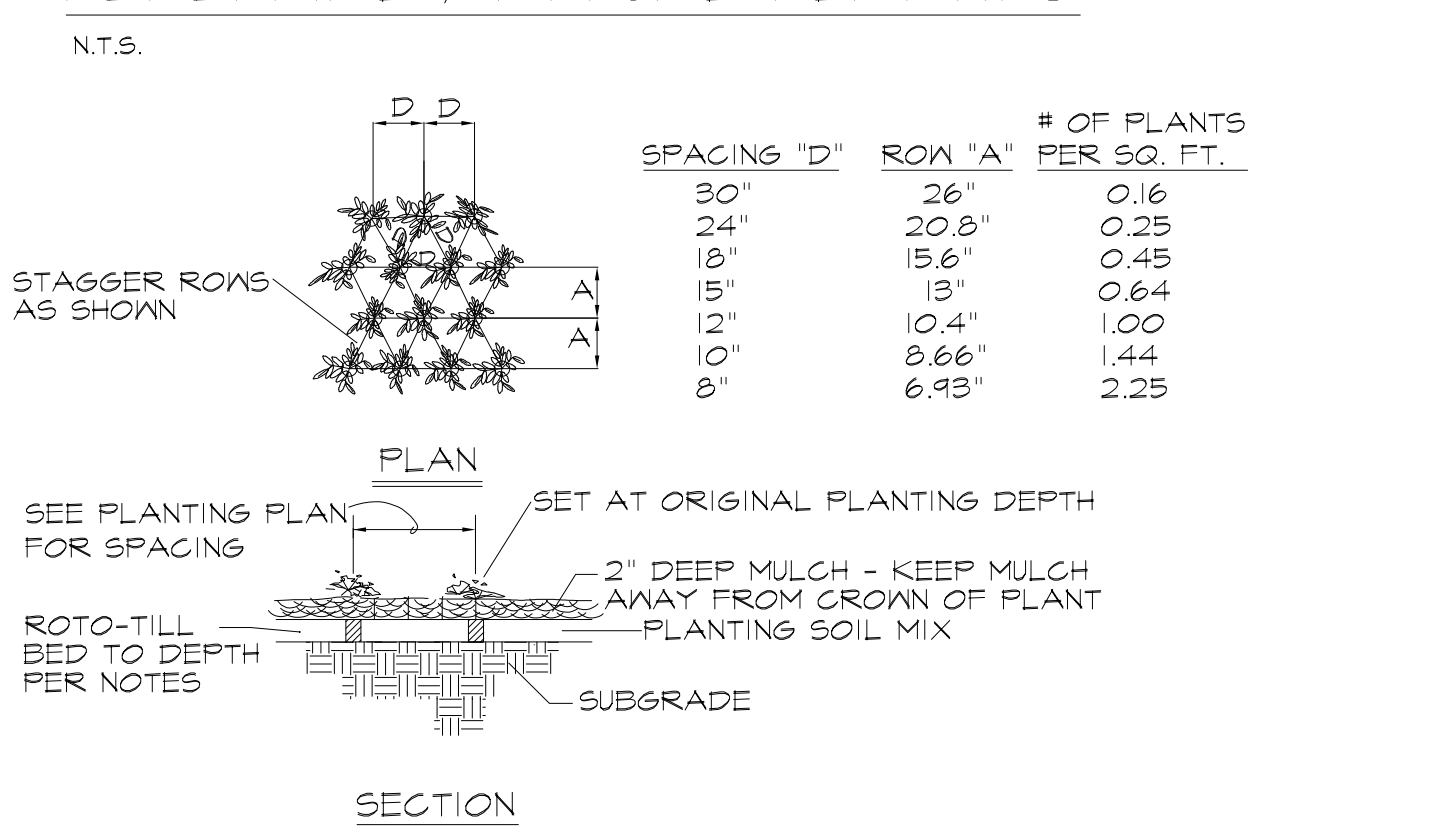
## SHRUB PLANTING



## PERENNIAL / ANNUAL PLANTING



## FORB/GRASS PLANTING DETAIL



REVISIONS	BY
11/30/2022	RVM
3/8/2023	RVM
11/17/2023	RVM

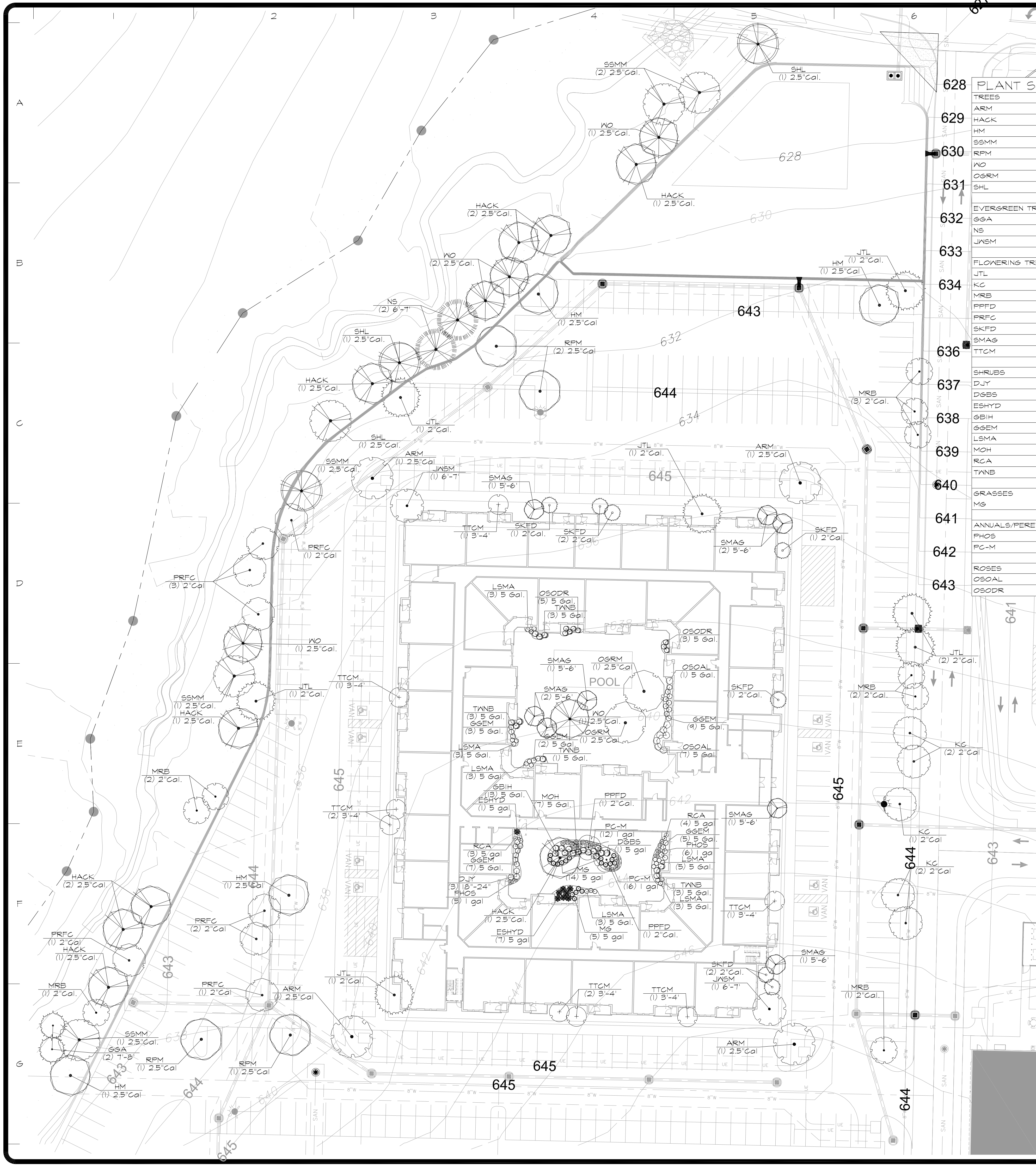
**Prairie Encore**  
TECHNOLOGIES  
81 Jackson Creek Drive, St. Louis, MO 63105  
314.291.1111  
www.prairieencore.com

REGISTERED MISSOURI LANDSCAPE ARCHITECT #000011  
MISSOURI LANDSCAPE ARCHITECT #000011  
MISSOURI LANDSCAPE ARCHITECT #000011

PLANTING DETAILS & GUIDELINE SPECS FOR:  
**Prairie Encore**  
BRYAN @ FEISE ROADS DARDENNE PRAIRIE, MISSOURI

DRAWN: R. MARDIS  
CHECKED: RAMMEL  
DATE: 10/3/2022  
SCALE: N.A.  
JOB NO: 2022-164  
SHEET: L-2  
OF FIVE SHEETS





**PLANT SCHEDULE: LOT 1**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ARM	4	Armstrong Red Maple / <i>Acer rubrum</i> 'Armstrong'	2.5' Cal
HACK	9	Common Hackberry / <i>Celtis occidentalis</i>	2.5' Cal.
HM	4	Hedge Maple / <i>Acer campestre</i>	2.5' Cal
SSMM	5	Miyobei Maple / <i>Acer miyobei</i> 'State Street'	2.5' Cal.
RPM	4	Redpointe Maple / <i>Acer rubrum</i> 'Frank Jr.'	2.5' Cal
NO	5	Willow Oak / <i>Quercus phellos</i>	2.5' Cal.
OGRM	2	'October Glory' Maple / <i>Acer rubrum</i> 'October Glory'	2.5' Cal.
SHL	3	Skyline Honeylocust / <i>Gleditsia triacanthos</i> 'Skyline'	2.5' Cal.
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
GGA	2	Green Giant Arborvitae / <i>Thuja plicata</i> 'Green Giant'	7'-8'
NS	2	Norway Spruce / <i>Picea abies</i>	6'-7'
JJSM	2	Sweetbay Magnolia / <i>Magnolia virginiana</i> 'Jim Wilson'	6'-7'
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
JTL	7	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	2' Cal.
KC	5	Kwanzan Cherry / <i>Prunus serrulata</i> 'Kwanzan'	2' Cal.
MRB	4	Merlot Redbud / <i>Cercis x Merlot</i>	2' Cal.
PPFD	2	Prairie Pink Flowering Dogwood / <i>Cornus florida</i> 'Prairie Pink'	2' Cal.
PRFC	6	Prairie Rose Crabapple / <i>Malus</i> 'Prairie Rose'	2' Cal.
SKFD	7	Samaritan Kousa Dogwood / <i>Cornus kousa</i> 'Samzam'	2' Cal.
SMAG	8	Saucer Magnolia / <i>Magnolia x soulangiana</i>	5'-6'
TTCM	8	Tonto Grape Myrtle / <i>Lagerstroemia fauriei</i> 'Tonto'	3'-4'
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
DJY	3	Dense Japanese Yew / <i>Taxus cuspidata</i> 'Densiflora'	18"-24"
DGBS	1	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Glabosa'	5 gal
ESHYD	8	Endless Summer Hydrangea / <i>Hydrangea macrophylla</i> 'Endless Summer' TM	5 gal
GBIH	13	Gem Box Inkberry Holly / <i>Ilex glabra</i> 'Gem Box'	5 Gal.
GGEM	26	Green Gem Boxwood / <i>Buxus x Green Gem</i>	5 Gal.
LSMA	20	Low Scape Mound Chokeberry / <i>Aronia melanocarpa</i> 'Low Scape Mound'	5 Gal.
MOH	7	Munchkin Oakleaf Hydrangea / <i>Hydrangea quercifolia</i> 'Munchkin'	5 Gal.
RCA	7	Rose Creek Abelia / <i>Abelia x grandiflora</i> 'Rose Creek'	5 gal.
TANB	10	Tiny Wine Ninebark / <i>Physocarpus opulifolius</i> 'Tiny Wine'	5 Gal.
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
MG	19	Maiden Grass / <i>Miscanthus sinensis</i> 'Gracillimus'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
PHOS	11	Patriot Hosta / <i>Hosta 'Patriot'</i>	1 gal
PC-M	28	Purple Coneflower / <i>Echinacea purpurea</i> 'Magnus'	1 gal
ROSES	QTY	COMMON / BOTANICAL NAME	SIZE
OSOAL	8	OSO Easy At Last Rose / <i>Rosa x OSO Easy At Last</i>	5 Gal.
OSODR	8	OSO Easy Double Rose / <i>Rosa x OSO Easy Double Rose</i>	5 Gal.

**LANDSCAPE-LOT #1**

SCALE: 1"=30'-0"

NOTE: SEE SHEET L-1 FOR STREET TREE PLANTING PLAN ADJACENT TO STREETS

TYPICAL SITE TRIANGLE

SCALE: 1" = 30'

REVISIONS	BY
11/30/2022	RVM
3/8/2023	RVM
11/17/2023	RVM

**Landscaping TECHNOLOGIES**

87 Jacobs Creek Drive, St. Louis, MO 63117  
 314.434.1111  
 www.landscapingtechnologies.com

REGISTERED MISSOURI LANDSCAPE ARCHITECT #000018

RANDALL L. MARDIS  
 MISSOURI LANDSCAPE ARCHITECT  
 NUMBER 019  
 DATE 11/17/2023

DETAILED PLANTING PLAN FOR LOT #1:

**Prairie Encore**

BRYAN @ FEISE ROADS DARDENNE PRAIRIE, MISSOURI

DRAWN: R. MARDIS  
 CHECKED: RAN/VEL  
 DATE: 10/3/2022  
 SCALE: 1"=30'-0"  
 JOB NO: 2022-164  
 SHEET: **L-3**  
 OF FIVE SHEETS

REVISIONS	BY
11/30/2022	RVM
3/8/2023	RVM
11/17/2023	RVM

**Encore Landscape Technologies**

ARCHITECT

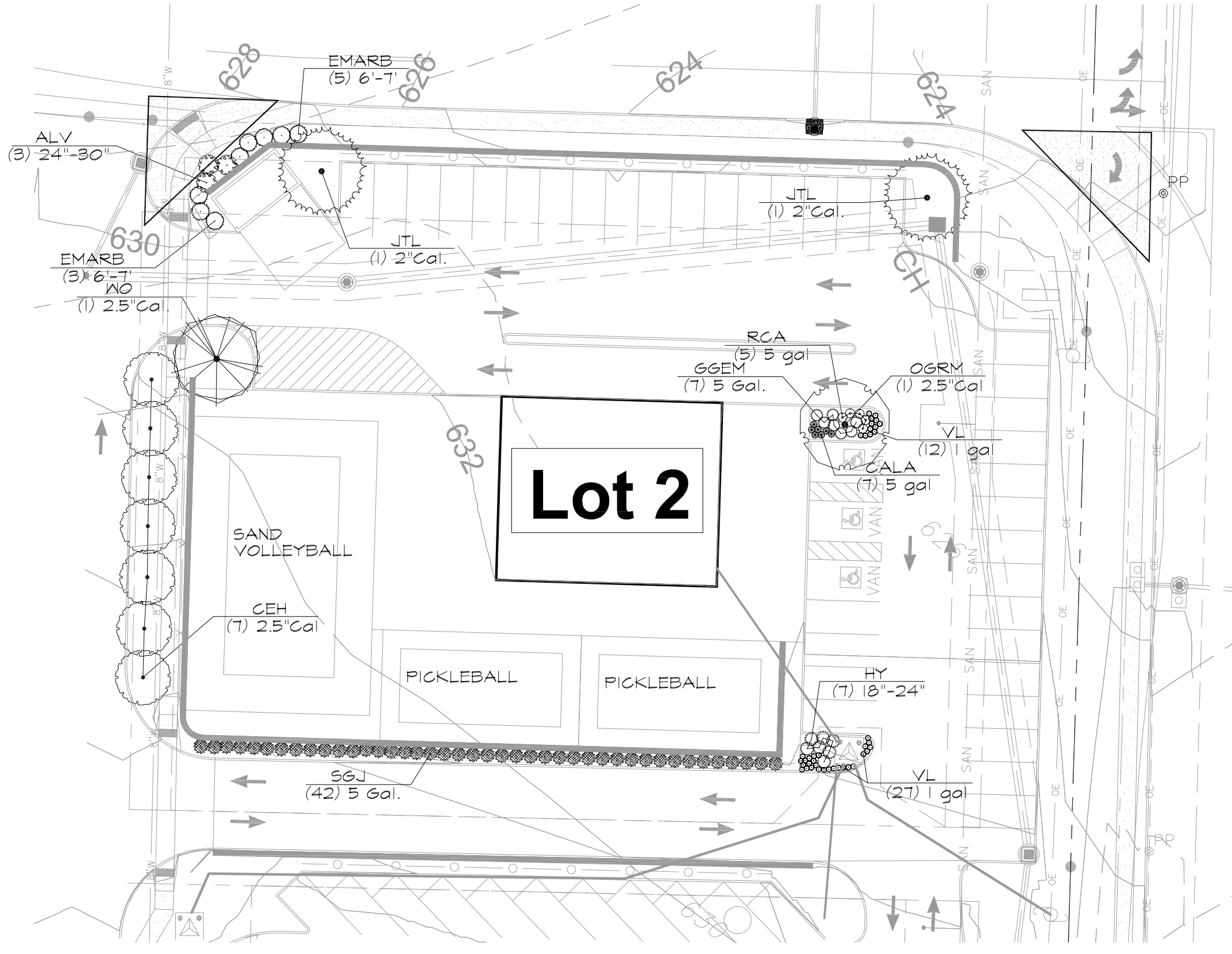
REGISTERED PROFESSIONAL ARCHITECT

RANDALL M. MARDIS  
1019  
DATE: 11/17/2023

PLANTING PLAN FOR LOTS 2, 3 and 4:  
**Prairie Encore**  
 BRYAN @ FEISE ROADS DARDENNE PRAIRIE, MISSOURI

DRAWN  
R. MARDIS  
CHECKED  
RAMMEL

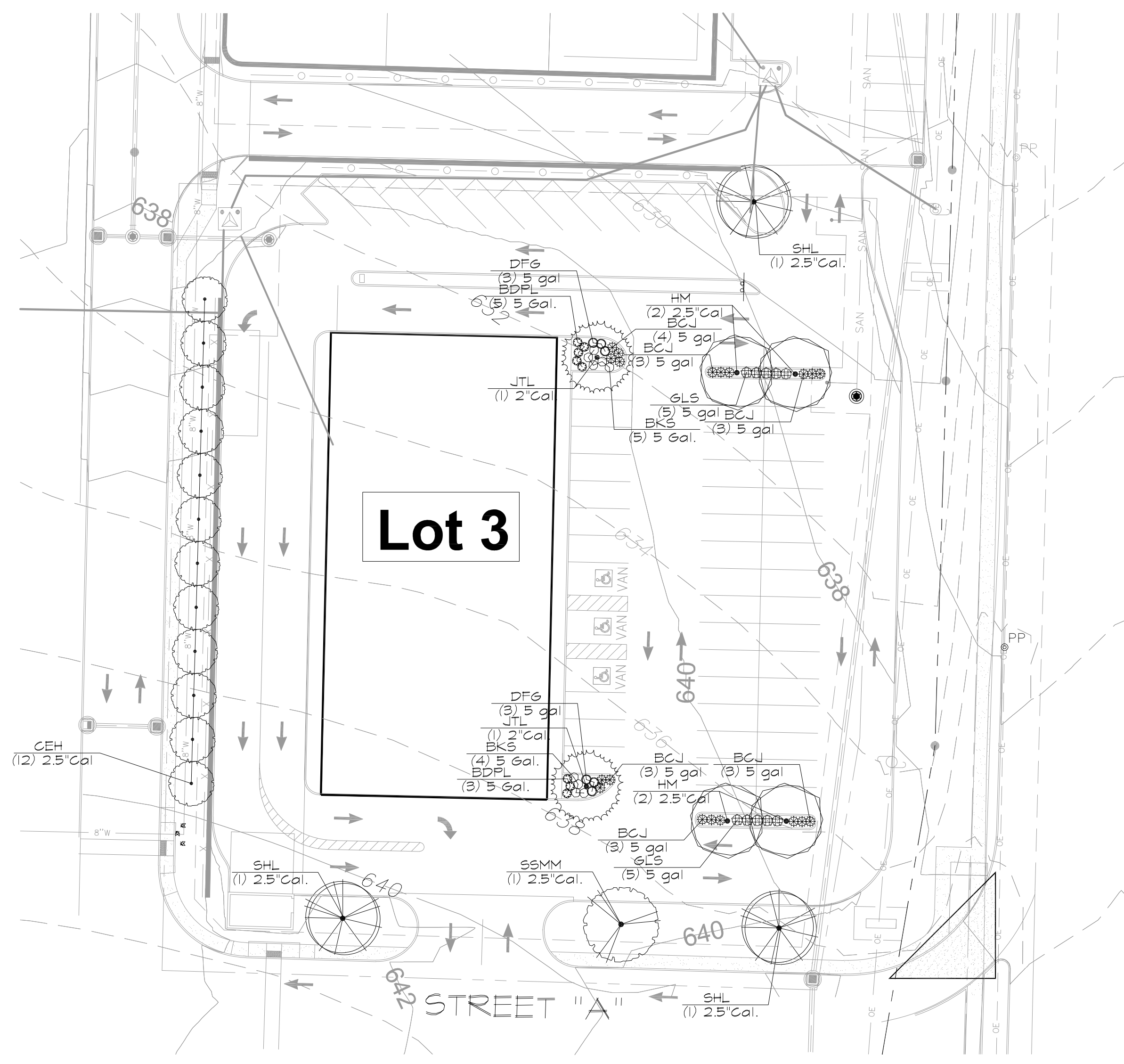
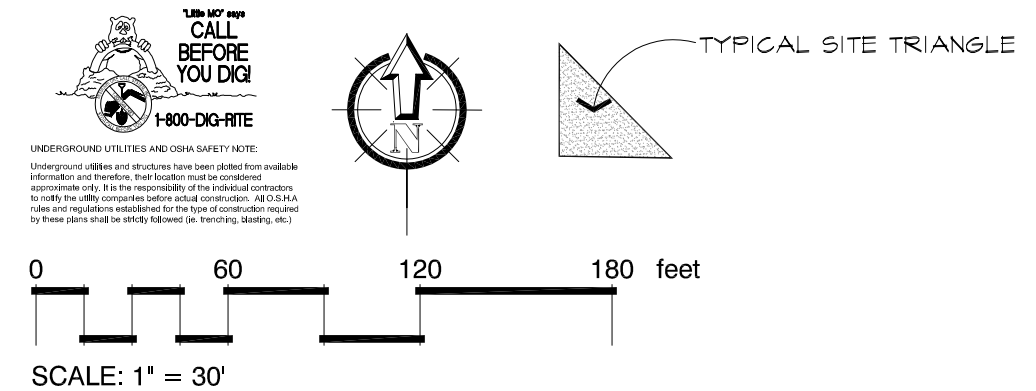
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10/3/2022  
SCALE  
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JOB No.  
2022-164  
SHEET  
**L-4**  
OF FIVE SHEETS



LANDSCAPE-LOT #2

SCALE: 1"=30'-0"

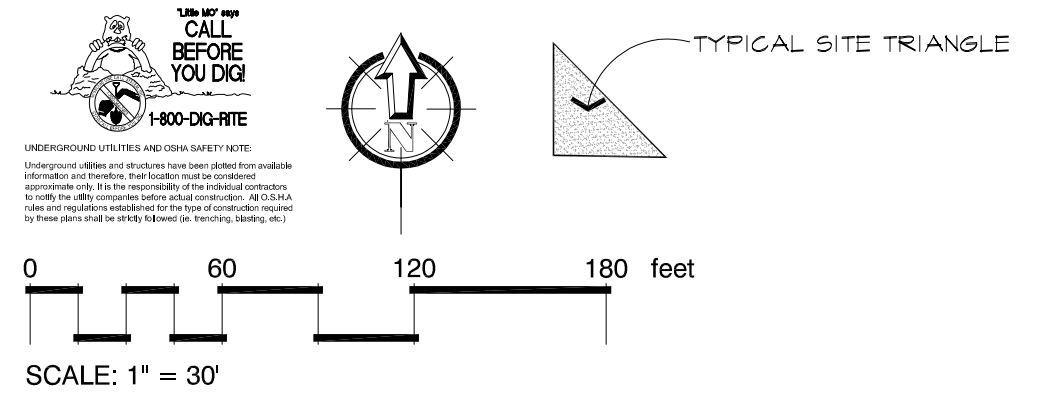
NOTE:  
SEE SHEET L-1 FOR  
STREET TREE PLANTING  
PLAN ADJACENT TO  
STREETS



LANDSCAPE-LOT #3

SCALE: 1"=30'-0"

NOTE:  
SEE SHEET L-1 FOR  
STREET TREE PLANTING  
PLAN ADJACENT TO  
STREETS



PLANT SCHEDULE: LOT 2			
TREES	QTY	COMMON / BOTANICAL NAME	SIZE
CEH	7	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS 'FASTIGIATA'	2.5' CAL.
WO	1	WILLOW OAK / QUERCUS PHELLOS	2.5' CAL.
OGRM	1	'OCTOBER GLORY' MAPLE / ACER RUBRUM 'OCTOBER GLORY'	2.5' CAL.
EVERGREEN TREES			
EMARB	QTY	COMMON / BOTANICAL NAME	SIZE
EMARB	8	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD'	6'-1'
FLOWERING TREES			
JTL	QTY	COMMON / BOTANICAL NAME	SIZE
JTL	2	IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	2' CAL.
SHRUBS			
ALV	QTY	COMMON / BOTANICAL NAME	SIZE
ALV	3	ALLEGHANY LEATHERLEAF VIBURNUM / VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	24"-30"
GGEM	7	GREEN GEM BOXWOOD / BUXUS X 'GREEN GEM'	5 GAL.
HY	7	HICKS YEW / TAXUS MEDIA 'HICKSII'	18"-24"
RCA	5	ROSE CREEK ABELIA / ABELIA X GRANDIFLORA 'ROSE CREEK'	5 GAL.
SGJ	42	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL.
GRASSES			
CALA	QTY	COMMON / BOTANICAL NAME	SIZE
CALA	7	FOERSTER'S REED GRASS / CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	5 GAL.
ANNUALS/PERENNIALS			
VL	QTY	COMMON / BOTANICAL NAME	SIZE
VL	39	VARIEGATED LIRIOPE / LIRIOPE MUSCARI 'VARIEGATA'	1 GAL.

PLANT SCHEDULE: LOT 3			
TREES	QTY	COMMON / BOTANICAL NAME	SIZE
CEH	12	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS 'FASTIGIATA'	2.5' CAL.
HM	4	HEDGE MAPLE / ACER CAMPESTRE	2.5' CAL.
SSMM	1	MIYABEI MAPLE / ACER MIYABEI 'STATE STREET'	2.5' CAL.
SHL	3	'SKYLINE' LOCUST / GLEDITSIA TRIACANTHOS 'SKYLINE'	2.5' CAL.
FLOWERING TREES			
JTL	QTY	COMMON / BOTANICAL NAME	SIZE
JTL	2	IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	2' CAL.
SHRUBS			
BDPL	QTY	COMMON / BOTANICAL NAME	SIZE
BDPL	8	BLOOMERANG DWARF PURPLE LILAC / SYRINGA X 'SMNJRFU' TM	5 GAL.
BCJ	19	BLUE CHIP JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL.
BKS	9	BLUE KAZOO SPIREA / SPIRAEA JAPONICA 'DOUBLE PLAY BLUE KAZOO'	5 GAL.
GLS	10	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL.
GRASSES			
DFG	QTY	COMMON / BOTANICAL NAME	SIZE
DFG	6	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL.



REVISIONS	BY
11/30/2022	RVM
3/8/2023	RVM
11/17/2023	RVM

**Landscaping TECHNOLOGIES**

67 Jackson Creek Drive, St. Louis, MO 63114  
 314.433.1111  
 www.landscapingtechnologies.com

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #000019  
 RANDALL M. MARDIS  
 DATE: 11/17/2023

PLANTING PLAN FOR LOTS 5, 6 and 7:  
**Prairie Encore**  
 BRYAN @ FEISE ROADS DARDENNE PRAIRIE, MISSOURI

DRAWN  
R. MARDIS  
 CHECKED  
RAMMEL  
 DATE  
10/3/2022  
 SCALE  
1"=30'-0"  
 JOB No.  
2022-164  
 SHEET  
**L-5**  
 OF FIVE SHEETS

**PLANT SCHEDULE: LOT 4**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
RPM	3	REDPOINTE MAPLE / ACER RUBRUM 'FRANK JR.'	2.5" CAL.
SAN	3	SAWTOOTH OAK / QUERCUS ACUTISSIMA	2.5" CAL.
SWO	1	SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL.
WO	2	WILLOW OAK / QUERCUS PHELLOS	2.5" CAL.

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
EMARB	7	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD'	6'-1"
GGA	3	GREEN GIANT ARBORVITAE / THUJA PLICATA 'GREEN GIANT'	7'-8"

FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
MRB	4	MERLOT REDBUD / CERCIS X 'MERLOT'	2" CAL.
PRFC	3	PRAIRIE ROSE CRABAPPLE / MALUS PRAIRIE ROSE'	2" CAL.
SMAG	3	SAUCER MAGNOLIA / MAGNOLIA X SOULANGIANA	5'-6"

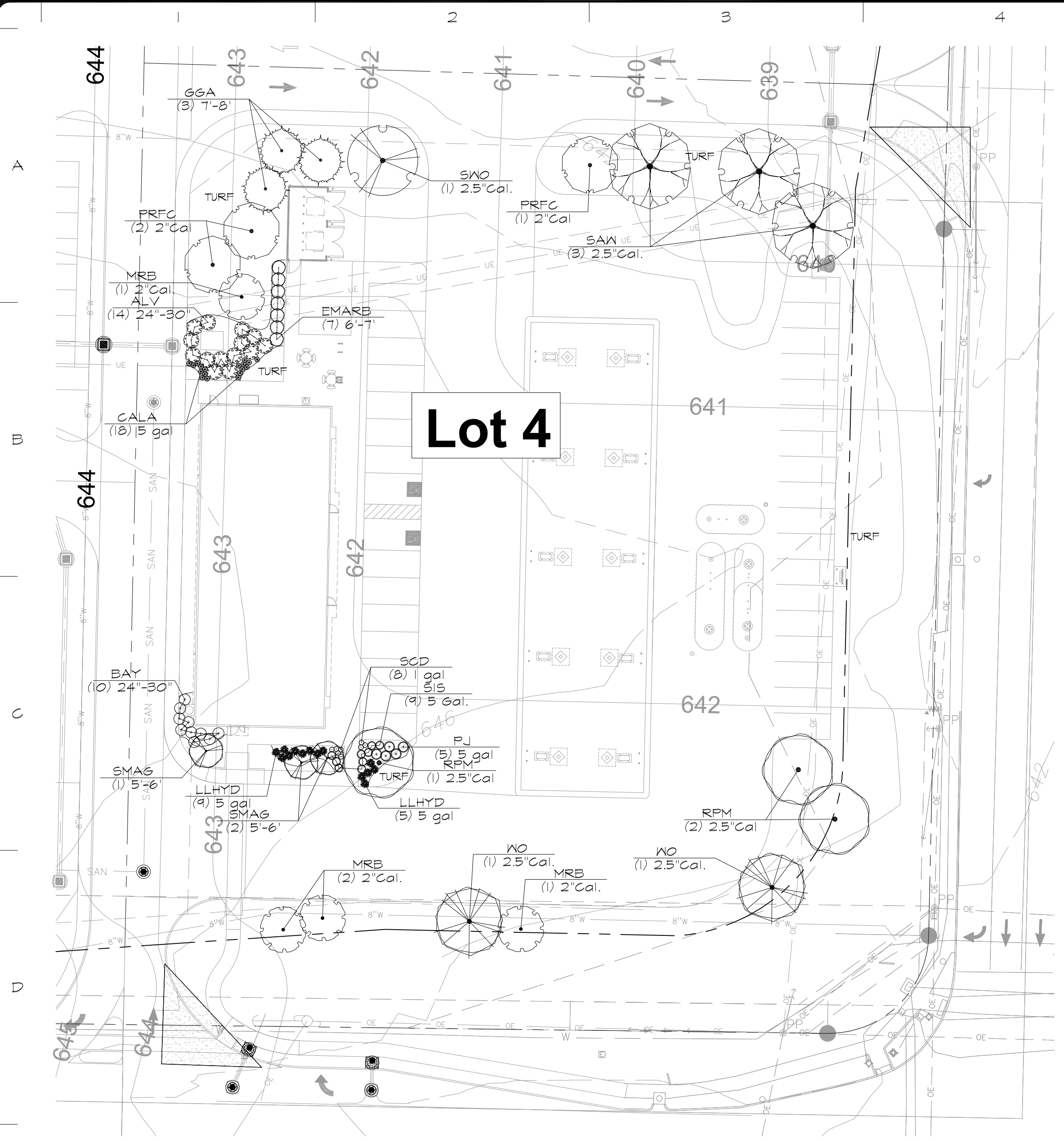
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ALV	14	ALLEGHANY LEATHERLEAF VIBURNUM / VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	24"-30"
BDPL	7	BLOOMERANG DWARF PURPLE LILAC / SYRINGA X 'SMNJRPU' TM	5 GAL.
BKS	9	BLUE KAZOO SPIREA / SPIRAEA JAPONICA 'DOUBLE PLAY BLUE KAZOO'	5 GAL.
LLHYD	14	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'LITTLE LIME'	5 GAL.
BAY	10	NORTHERN BAYBERRY / MYRICA PENNSYLVANICA	24"-30"
PJ	5	PROCUMBENS JUNIPER / JUNIPERUS PROCUMBENS 'NANA'	5 GAL.
SIS	9	SCENTLANDIA SWEETSPIRE / ITEA VIRGINICA 'SMNIVDFC' TM	5 GAL.

GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
DFG	5	DWARF FOUNTAIN GRASS / PENNISETUM ALOPEGURIODES 'HAMELN'	5 GAL.
CALA	10	FOERSTER'S REED GRASS / CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	5 GAL.

ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
SCD	8	STRAWBERRY CANDY DAYLILY / HEMEROCALLIS X 'STRAWBERRY CANDY' TM	1 GAL.



**Lot 4**

**LANDSCAPE-LOT #4**

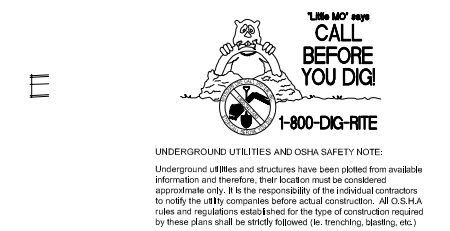
SCALE: 1"=30'-0"

NOTE:  
SEE SHEET L-1 FOR  
STREET TREE PLANTING  
PLAN ADJACENT TO  
STREETS

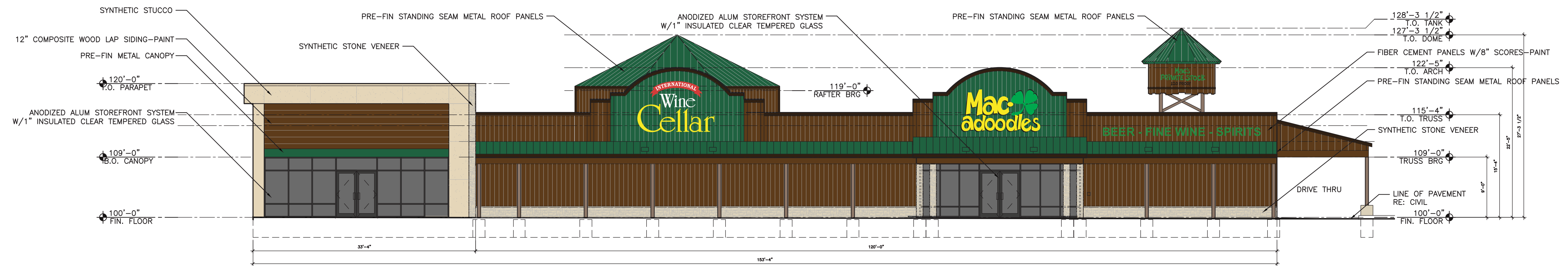
0 60 120 180 feet  
SCALE: 1" = 30'

SEE SHEET L-1 FOR STREET TREE PLANTING PLAN ADJACENT TO STREETS

TYPICAL SITE TRIANGLE



**MACADOODLES**  
PROPOSED NEW RETAIL BUILDING  
BRYAN ROAD  
DARDENNE PRAIRIE, MISSOURI



**1 EAST ELEVATION**  
1/8"=1'-0"

FOR REVIEW AND COMMENT - NOT FOR CONSTRUCTION

PROJECT NO. DA0865  
DRAWN BY: D A STAFF

ISSUE DATE: 11/21/2023  
BID SET ISSUE DATE: -/-/-  
PERMIT SET ISSUE DATE: -/-/-

REV. A  
REV. B  
REV. C

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SHEET NO.  
**A200**



## City of Dardenne Prairie, Missouri 2024 Submittal and Meeting Calendar

*Planning and Zoning Commission – 2<sup>nd</sup> Wednesday of the month*

*Planning and Zoning Commission Meetings begin at 7:00 p.m.*

*Board of Aldermen – 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of the month*

*Board of Aldermen Meetings begin at 7:00 p.m.  
(Board of Aldermen Work Sessions are held at 6:00 pm)*

*All meetings are held at City Hall located at 2032 Hanley Road, Dardenne Prairie, Missouri 63368*

PLANNING & ZONING COMMISSION					BOARD OF ALDERMEN		
REZONING, CONDITIONAL USE & NEW COMMUNITY PLANS**	PLATS, LOT SPLITS, SITE PLANS & PUD FINAL PLANS				MASTER SIGN PLAN, TEMPORARY USE & OTHER AGENDA ITEMS**		
APPLICATION DEADLINE	SUBMISSION DEADLINE	COMMENTS TO APPLICANT	RESUBMISSION DEADLINE	MEETING DATE	APPLICATION DEADLINE	FIRST MEETING DATE	SECOND MEETING DATE
12/04/2023	12/06/2023	12/15/2023	12/21/2023	01/10/2024	12/27/2023	01/03/2024	01/17/2024
01/08/2024	01/10/2024	01/19/2024	01/25/2024	02/14/2024	01/31/2024	02/07/2024	02/21/2024
02/05/2024	02/07/2024	02/16/2024	02/22/2024	03/13/2024	02/28/2024	03/06/2024	03/20/2024
03/04/2024	03/06/2024	03/15/2024	03/21/2024	04/10/2024	03/27/2024	04/03/2024	04/17/2024
04/01/2024	04/03/2024	04/12/2024	04/18/2024	05/08/2024	04/24/2024	05/01/2024	05/15/2024
05/06/2024	05/08/2024	05/17/2024	05/23/2024	06/12/2024	05/29/2024	06/05/2024	06/19/2024*
06/03/2024	06/05/2024	06/14/2024	06/20/2024	07/10/2024	06/26/2024	07/03/2024	07/17/2024
07/08/2024	07/10/2024	07/19/2024	07/25/2024	08/14/2024	07/31/2024	08/07/2024	08/21/2024
08/05/2024	08/07/2024	08/16/2024	08/22/2024	09/11/2024	08/28/2024	09/04/2024	09/18/2024
08/30/2024*	09/04/2024	09/13/2024	09/19/2024	10/09/2024	09/25/2024	10/02/2024	10/16/2024
10/07/2024	10/09/2024	10/18/2024	10/24/2024	11/13/2024	10/30/2024	11/06/2024	11/20/2024
11/04/2024	11/06/2024	11/15/2024	11/21/2024	12/11/2024	11/27/2024	12/04/2024	12/18/2024

**NOTES:**

1. Zoning matters require two (2) readings by the Board of Alderman at separate meetings.
2. Variances must be heard by the Board of Adjustment, which meets on an “as-needed” basis.
3. Items that require publication must be submitted at least 37 days prior to the meeting date.
4. “\*” Denotes Holiday Schedule