



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

**PLANNING AND ZONING COMMISSION AGENDA
Work Session
February 12, 2025
6:00 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE Alderman Detweiler
 Chairman Wooldridge
 Commission members:
 Bailey
 Etzkorn
 Fry
 Musler
 Northcutt
 Ogle
 Pollard
 Stankovich

ITEMS FOR DISCUSSION

1. Lot 1- Prairie Encore 4th Amended Final Plan – Carports
2. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive
3. Amended and Final Plat- Dragonstone- 5 single-family lots- 2667 Bates Road
4. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

ADJOURNMENT

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA

February 12, 2025

7:00 p.m.

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ATTENDANCE Alderman Detweiler
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 Stankovich

PUBLIC COMMENT

PUBLIC HEARING

1. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive

APPROVAL OF MINUTES

1. Approval of 1-15-25 Minutes
2. Approval of 1-15-25 Work Session Minutes

COMMISSION COMMUNICATIONS

OLD BUSINESS

1. Lot 1- Prairie Encore 4th Amended Final Plan – Carports
2. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

NEW BUSINESS

2. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive
3. Amended and Final Plat- Dragonstone- 5 single-family lots- 2667 Bates Road

ADJOURNMENT



Todd M. Streiler AICP, LEED AP
Planning & Development Manager
Tstreiler@DardennePrairie.org
Phone 636.755.5314

Staff Report

TO: P&Z Members & Board of Aldermen

FROM: Todd Streiler, AICP, LEED AP, Planning & Development Manager

DATE: January 31, 2025

SUBJECT: 2500 Technology Drive – Wireless Support Structure CUP

On January 13, 2025, Collective Solutions submitted a \$920 Conditional Use Permit fee. The original application and all the required documents for the City's consideration were previously submitted on November 19, 2024 in conjunction with a Variance Application and fee for \$920.

On January 9th 2025 the Board of Adjustment approved a variance to the City's Zoning Code Section 405.481 D.3.c. which states, "*The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure's height.*" The height of the tower is 115' with a 5' lightning rod (120'), therefore, according to the City's Code, it shall be 132 from the property boundaries. A variance was approved allowing the tower within 100.6' from the north property boundary, 108.2' from the east property boundary, and 105.4' from the west property boundary.

The site is 1.41 acres, zoned "ND" New Development and owned by Bryant Himmelsbach. Brandy's Auto Body, A&A Towing and a billboard are currently located on site. Wireless antennas are currently located on top of the billboard. The intent is to remove the billboard mounted antenna's and construct a monopole capable of accommodating three (3) arrays of antennas – or potentially three (3) separate cell companies. The following includes the applicable requirements of Section 405.481, followed by Staff's comments in red.

COMPLIANCE WITH ORDINANCE

Section 405.481. Conditional Use Permits for New Wireless Support Structures or a Substantial Modification of a Wireless Support Structure. [Ord. No. 1732 §8, 8-20-2014]

- A. Notwithstanding the provisions of this Article VI of Chapter 405 to the contrary, an application for a conditional use permit to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be subject to the provisions of this Section.
- B. Filing Of Application And Fees.
 1. An application for any conditional use permit to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be made on an application form provided by the City Engineer. Each application shall be filed with the City Engineer and shall be accompanied by the data prescribed on the form and any additional information deemed necessary by the City Engineer. The application shall be accompanied by the fee set forth in the fee schedule, as provided by Section 405.965 of the Municipal Code of the City of Dardenne Prairie, payable to the City to cover the costs of advertising, notification, and other administrative expenses associated with the application. No part of such fee shall be returnable to the applicant. *Applicable fees paid.*

2. An application for a conditional use permit to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be submitted to the City Engineer and shall contain or be submitted concurrently with the following information: *Provided*
 - a. A legal description of the property to be affected, including one (1) hard printed copy and one (1) electronic copy in a Microsoft-Word-compatible format; *Legal description was provided.*
 - b. A scaled map of such property, correlated with the legal description and clearly showing the property's location; *provided*
 - c. The names, addresses and telephone numbers of the applicant(s), all the fee owners of such property and their agents, if any, and copies of the deeds on file with the office of the St. Charles County Recorder of Deeds evidencing such ownership; *The applicant information was provided.*
 - d. A copy of a lease, letter of authorization or other agreement from the property owner evidencing the applicant's right to pursue the application; *provided*
 - e. Date of filing with the Zoning Administrator; *Applications for CUP and Variance filed on November 5, 2024.*
 - f. The present zoning, proposed change of zoning, if any, and proposed use of such property; *“ND”*
 - g. The names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the property(ies) to be affected; *Provided*
 - h. Signature(s) of applicant(s) and owner(s) certifying the accuracy of the required information. If the owner(s) of the property or the applicant(s) are a trust or business entity, then proof of the authority of the party executing the application must be provided by way of resolution, minutes, bylaws, articles of incorporation or some other reasonable means; *This was included within each application*
 - i. Site plan; *This is included with the zoning drawings*
 - j. Photographs or other pictorial representations of the new wireless support structure, or the substantial modification of a wireless support structure, as viewed from neighboring properties to demonstrate if the wireless support structure is harmonious with the appearance and character of the neighborhood; *Provided*
 - k. A landscape plan, meeting the requirements of Chapter 405, Article IX, detailing the landscaping around the base of all wireless support structures, wireless facilities, base stations, and equipment compounds; *This is included with the zoning drawings*
 - l. The type of wireless facilities, infrastructure or technology to be used by the applicant; *This information is not required under Missouri State Statutes.*
 - m. Solely with respect to an application for a new wireless support structure, a statement by the applicant that they conducted an analysis of available collocation opportunities on existing wireless support structures within the same search ring defined by the applicant, solely for the purpose of confirming that an applicant undertook such an analysis. *Collective Solutions, Robert Bell, and T-Mobile conducted an analysis of available collocation opportunities on existing wireless support structures within the same search ring as defined by the applicant.*
- D. Standards. When deciding whether to approve or deny a conditional use permit for a wireless support structure or substantial modification of a wireless support structure, the Planning and Zoning Commission and the Board of Aldermen shall consider the following:
 1. Whether the proposed conditional use complies with all applicable provisions of the Municipal Code of the City of Dardenne Prairie, including intensity of use regulations, setback regulations and use limitations.

2. Whether the proposed conditional use will contribute to and promote the general welfare, health, safety and convenience of the public.
3. Whether the application meets the following requirements:
 - a. A wireless support structure shall not exceed two hundred (200) feet in height. *The proposed monopole is 120' with a 5' lightning rod- total height = 125'.*
 - b. No wireless support structure shall be located within one thousand five hundred (1,500) feet of another wireless support structure. The distance shall be calculated from the center of the base of each wireless support structure. *The nearest antenna structure is 0.8 miles away to the north.*
 - c. A wireless support structure shall be located at least two hundred (200) feet from any residential structure. The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure's height.
The nearest residential structure is over 300' away. The tower is within 110% of its height to the boundaries of the property which the support structure lies – a variance to this requirement was granted on 1/9/25.
The tower is 100.6' from the north property line, 108.2' from the east property line, and 105.4' from the west property line. The separation distance should be 110% of the height which is 120' with a 5' lightning rod (125'). According to the Code, the tower needs to be at least 132' from any property line. A variance was authorized for the following encroachments.
 - 1) An encroachment of 31.4' over the north property line.
 - 2) An encroachment of 23.8' over the east property line and
 - 3) An encroachment of 26.6' over the west property line.
 - d. No more than three (3) wireless support structures shall be constructed on any single lot. *Petitioner Agrees*
 - e. All wireless support structures shall be constructed to allow for collocation by at least three (3) additional providers of wireless communication services. *Petitioner Agrees*
 - f. The design of the wireless support structure, wireless facilities, base station, and equipment compound shall maximize the use of building materials, colors, textures, screening and landscaping that effectively blend the wireless support structure, wireless facilities, base station, and equipment compound within the surrounding natural setting and buildings. *The design meets this requirement*
 - g. Whether the landscaping, as shown on the landscape plan, meets the requirements of Chapter 405, Article IX. *Please see Landscape Plan in the Zoning Drawing*
 - h. Antennas shall be painted or treated to match the wireless support structure to which they are attached. Antennas shall not extend higher than five (5) feet above the wireless support structure unless authorized in a conditional use permit or by variance. *The antennas are typically gray or white and similar to other antenna attachments in the City.*
 - i. Photographs or other pictorial representations of the new wireless support structure, or the substantial modification of a wireless support structure, as viewed from neighboring properties, shall be considered when determining if the wireless support structure, or substantial modification of a wireless support structure, is harmonious with the appearance and character of the properties surrounding the wireless support structure; *provided*

- j. The Planning and Zoning Commission, or the Board of Aldermen, may require that the wireless support structure be camouflaged if a determination is made that camouflaging the wireless support structure is necessary to preserve the appearance and character of the properties surrounding the wireless support structure. *The Uniform Wireless Communications Infrastructure Deployment Act Section 67.5094, a jurisdiction is prohibited from imposing any requirements or obligation regarding the presentation or appearance of facilities, including, but not limited to those relating to the kind or type of materials used and those relating to arranging, screening, or landscaping of facilities if such regulations or obligations are unreasonable.*
- k. The construction, maintenance and operation of such wireless support structures and equipment compound shall comply with all Federal, State and City regulations. In addition, the Board of Aldermen may impose reasonable restrictions and conditions to the issuance of any such Conditional Use Permit.
- l. Any wireless support structure, wireless facility, base station or equipment compound that is no longer in use for any wireless communications service shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the obsolete wireless support structure, wireless facilities or equipment compound. *Collective Solutions, Robert Bell, and T-Mobile conducted an analysis of available collocation opportunities on existing wireless support structures within the same search ring as defined by the applicant.*

Recommended Action

Prior to voting on a motion, the Commission and Board shall provide findings of fact relating to Section 405.481. D 1-3 a-l, specifying the reason(s) for granting or denying the CUP. Once the findings are provided and written into the minutes, Staff recommends the Commission pass one of the following motions:

A. Motion to recommend the Board approve the CUP as submitted.

B. Motion to recommend the Board approve the CUP with conditions.

Motions should be in the affirmative. Should a commissioner decide to deny the CUP, they should vote "Nay" to a motion to approve.

Next Steps

The CUP will be forwarded to the Board for final review and approval.

Enclosures

cc: Mayor John Gotway
Cathy Pratt, Interim City Administrator
Kim Clark, City Clerk
John Young, City Attorney

BOARD OF ADJUSTMENT

January 9, 2025

The City of Dardenne Prairie Board of Adjustment meeting was called to order at 6:04 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were members

Johnson
Deffendall
Lobosco
Becker
Turner

Alternate member(s) also present were

Smerek

PUBLIC HEARING

A motion was made by Lobosco, seconded by Johnson to open the public hearing. Motion passed unanimously. Roll call was as follows:

Johnson **(Aye)**
Deffendall **(Aye)**
Lobosco **(Aye)**
Becker **(Aye)**
Turner **(Aye)**

- 1. A Variance Request to allow the installation of a 115' Monopole with a 5' lightning A Variance Request to allow the installation of a 115' Monopole with a 5' lightning rod, to serve as a wireless support structure at 2500 Technology Drive, Lot 31.** The property is zoned "ND" New Development.

The applicant requests a variance from the setback requirements outlined in the Dardenne Prairie Municipal Code Section 405.481 D.3.c. which states:
The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure height.

Susan Storie of Cellective Solutions was in attendance to present the request for the petitioner.

The following individual(s) spoke:

Todd Streiler, Planning Coordinator, City of Dardenne Prairie to present the staff report.
Jeff Amelong, 1191 St. Theresa, spoke on behalf of the cell tower.

A motion was made by Johnson, seconded by Lobosco to close the public hearing. Motion passed unanimously. Roll call was as follows:

Johnson	(Aye)
Deffendall	(Aye)
Lobosco	(Aye)
Becker	(Aye)
Turner	(Aye)

NEW BUSINESS

2. A Variance Request to allow the installation of a 115' Monopole with a 5' lightning A Variance Request to allow the installation of a 115' Monopole with a 5' lightning rod, to serve as a wireless support structure at 2500 Technology Drive, Lot 31. The property is zoned "ND" New Development.

A motion was made by Johnson, seconded by Becker to prepare the findings for approval. Motion passed unanimously. Roll call was as follows:

Johnson	(Aye)
Deffendall	(Aye)
Lobosco	(Aye)
Becker	(Aye)
Turner	(Aye)

APPROVAL OF MINUTES

Approval of Minutes – 07-25-22

A motion was made by Johnson, seconded by Turner to approve the 07-25-22 minutes. Motion passed unanimously. Roll call was as follows:

Johnson	(Aye)
Deffendall	(Aye)
Lobosco	(Aye)
Becker	(Aye)
Turner	(Aye)

ADJOURNMENT

A motion was made by Lobosco, seconded by Turner to adjourn the meeting at 6:34 p.m. Motion passed unanimously. Roll call was as follows:

BOARD OF ADJUSTMENT

January 9, 2025

Johnson **(Aye)**
Deffendall **(Aye)**
Lobosco **(Aye)**
Becker **(Aye)**
Turner **(Aye)**

Respectfully submitted,

Cathy Pratt
City Administrator

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A MONOPOLE, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL SWIMMING POOL & SPA CODE
- 2023 NATIONAL ELECTRICAL CODE



MO5209B

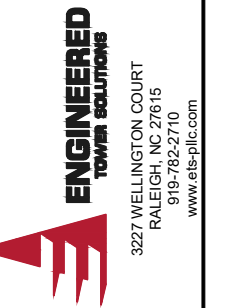
**HWY 40 BOB BELL PROJECT
2500 TECHNOLOGY DRIVE
DARDENNE PRAIRIE, MO 63366**

115' MONOPOLE

		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Collective Solutions, LLC
Site Acquisition, Zoning and Permitting
www.collectivesolutions.com



ENGINEERED TOWER SOLUTIONS
3227 WELLINGTON COURT
RALEIGH, NC 27615
919-782-2710
www.ets-pllc.com

No.	Submital / Revision	App'd	Date
B	PRELIMINARY	VA	10/10/2024
A	PRELIMINARY	VA	09/26/2024

Drawn: DF Date: 10/10/2024
Designed: _____ Date: _____
Checked: VA Date: 10/10/2024

Project Number: 24128803
Project Title: MO5209B
HWY 40 BOB BELL PROJECT
2500 TECHNOLOGY DRIVE
DARDENNE PRAIRIE, MO 63366
T-MOBILE SITE ID: MO05209B

Engineer Stamp

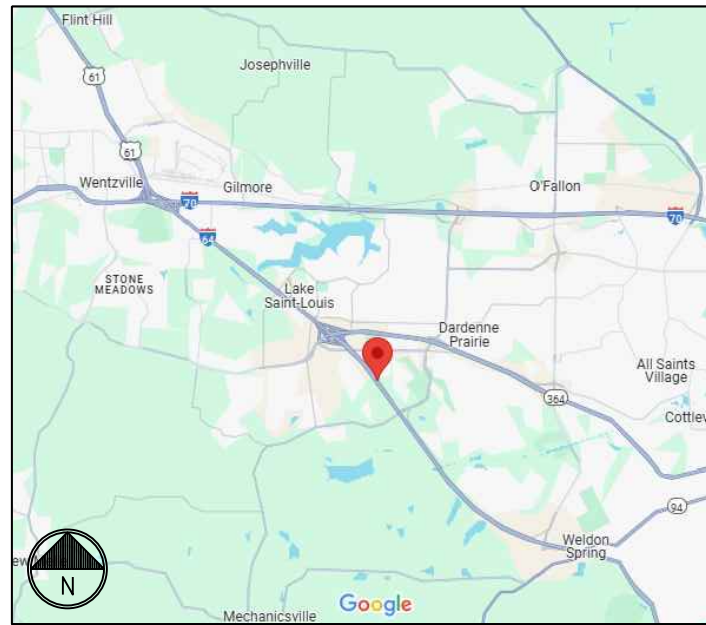
10/10/2024

Drawing Title
TITLE SHEET

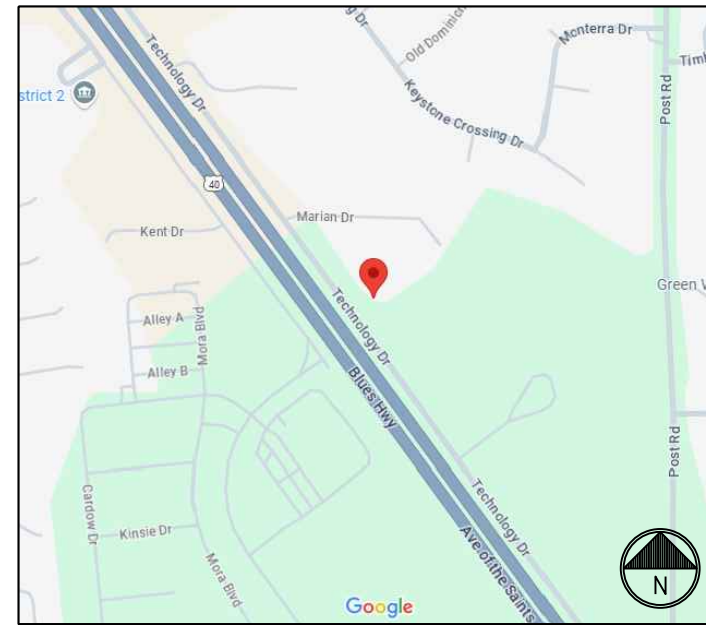
Drawing Scale: AS NOTED
Date: 10/10/2024
CD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number
T1



VICINITY MAP
N.T.S



LOCATION MAP
N.T.S

DRAWING INDEX			
DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	B	10/10/2024
S1	SURVEY (BY OTHERS)	--	08/05/2024
S1	SURVEY (BY OTHERS)	--	08/05/2024
GN1	GENERAL NOTES	B	10/10/2024
GN2	GENERAL NOTES & LEGEND	B	10/10/2024
C1	OVERALL SITE PLAN	B	10/10/2024
C2	SITE PLAN	B	10/10/2024
C2A	COMPOUND PLAN	B	10/10/2024
C2B	T-MOBILE EQUIPMENT PLAN	B	10/10/2024
C3	TOWER ELEVATION & ANTENNA PLAN	B	10/10/2024
C3A	PLATFORM MOUNT DETAILS	B	10/10/2024
C4	ANTENNA DETAILS	B	10/10/2024
C4A	ANTENNA DETAILS	B	10/10/2024
C6	DETAILS	B	10/10/2024
C7	CABINET DETAILS	B	10/10/2024
C7A	CABINET DETAILS	B	10/10/2024
C8	FENCE DETAILS	B	10/10/2024
C8A	FENCE DETAILS	B	10/10/2024
C9	CIVIL DETAILS	B	10/10/2024
E1	ELECTRICAL PLAN	B	10/10/2024
E3	GROUNDING PLAN	B	10/10/2024
E4	GROUNDING NOTES	B	10/10/2024
E5	GROUNDING DETAILS	B	10/10/2024
RF1	SUPPLEMENTAL: PLUMBING DIAGRAM	--	--

T-MOBILE SITE ID: MO05209B

PROJECT INFORMATION	
SITE NAME:	HWY 40 BOB BELL PROJECT
SITE NUMBER:	MO5209B
ADDRESS:	2500 TECHNOLOGY DRIVE DARDENNE PRAIRIE, MO 63366
PARCEL #:	4-0036-S011-00-0031.0000000
DEED REFERENCE:	BOOK 4855 PAGE 291
ZONING CLASSIFICATION:	UD
ZONING JURISDICTION:	CITY OF DARDENNE PRAIRIE
GROUND ELEVATION:	598' AMSL (NAVD 88)
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	115'
LATITUDE (NAD 83):	38.758469° N
LONGITUDE:	90.761236° W

PROJECT DIRECTORY	
PROPERTY OWNER:	HIMMELSBACH
APPLICANT:	COLLECTIVE SOLUTIONS, LLC 340 MARSHALL ROAD VALLEY PARK, MO 63088
CONTACT:	TAYLOR BELL TAYLER@COLLECTIVESOLUTIONS.COM
ENGINEER:	ENGINEERED TOWER SOLUTIONS, PLLC 3227 WELLINGTON COURT RALEIGH, NC 27615 919-782-2710
CONTACT:	VINCENT ACEY VINCENT.ACEY@ETS-PLLC.COM
POWER COMPANY:	TBD
TELCO COMPANY:	TBD

DIG ALERT:
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING: 811
EMERGENCY:
CALL 911


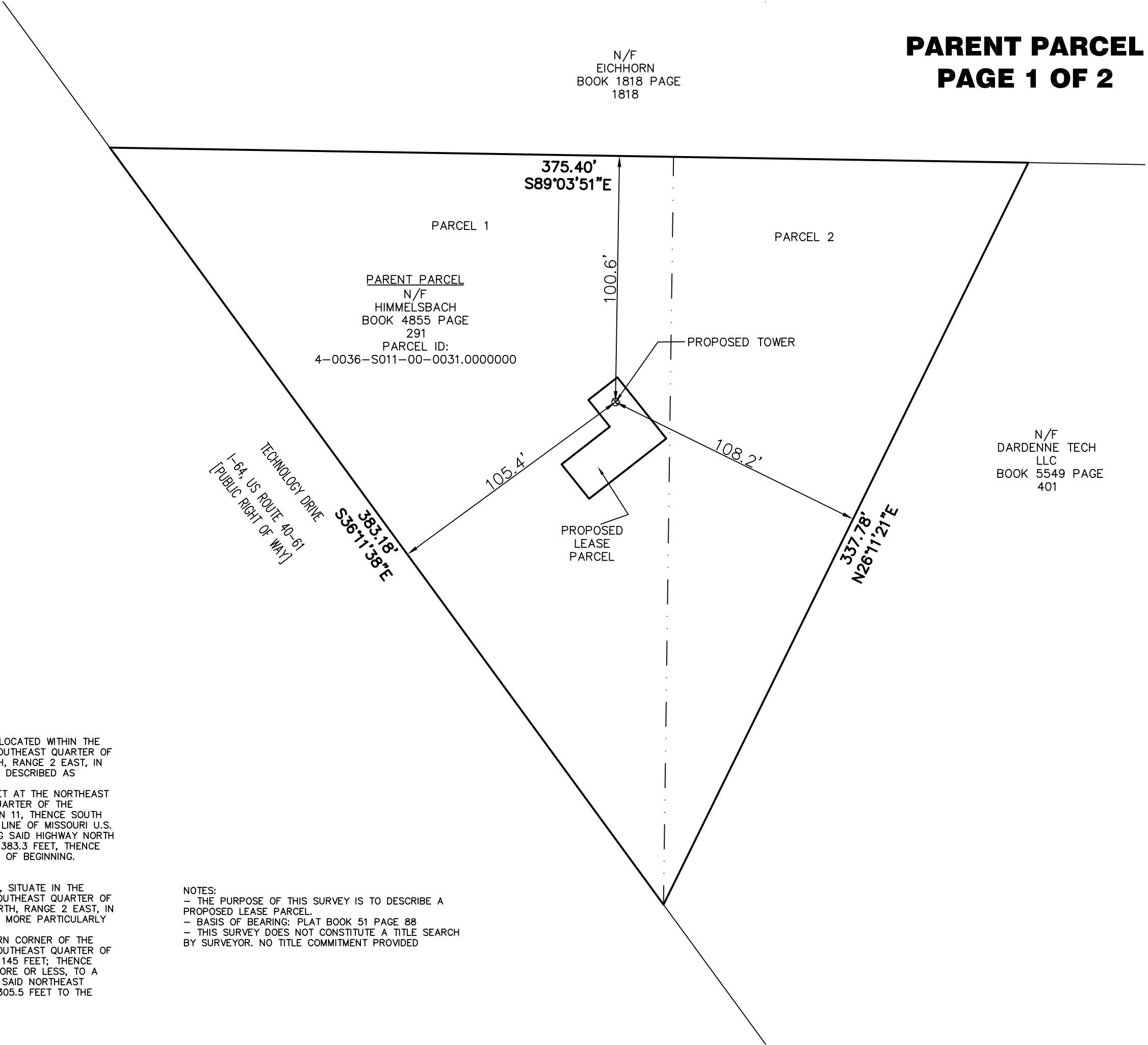
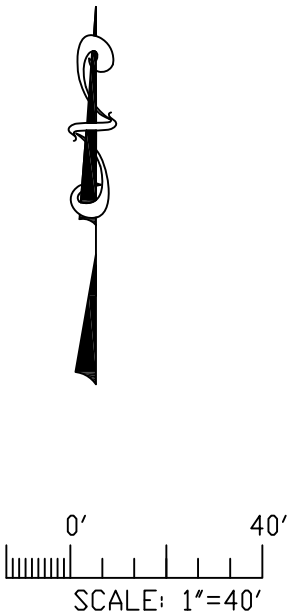
**PARENT PARCEL
PAGE 1 OF 2**

N/F
EICHHORN
BOOK 1818 PAGE
1818

SURVEY
SITE NUMBER: M05209B

MINNICK SURVEYING, LLC
LC-2009001156

3520 HAMPTON AVE.
ST. LOUIS, MO 63139
(314) 721-9500
MINNICKSURVEYING.COM

**PARENT PARCEL
PARCEL #1**
A TRIANGULAR TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, IN ST. CHARLES COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT AN OLD STONE SET AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE SOUTH 305.5 FEET TO THE NORTHEAST LINE OF MISSOURI U.S. HIGHWAY #40 TR, THENCE ALONG SAID HIGHWAY NORTH 37 DEGREES 02 MINUTES WEST, 383.3 FEET, THENCE EAST 230.4 FEET TO THE PLACE OF BEGINNING.

PARCEL #2:
A TRIANGULAR PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 IN TOWNSHIP 46 NORTH, RANGE 2 EAST, IN ST. CHARLES COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERN CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE EAST 145 FEET; THENCE SOUTHWESTWARDLY 340 FEET, MORE OR LESS, TO A POINT IN THE WESTERN LINE OF SAID NORTHEAST QUARTER; AND THENCE NORTH 305.5 FEET TO THE POINT OF BEGINNING.

NOTES:
- THE PURPOSE OF THIS SURVEY IS TO DESCRIBE A PROPOSED LEASE PARCEL.
- BASIS OF BEARING: PLAT BOOK 51 PAGE 88
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. NO TITLE COMMITMENT PROVIDED

SITE ADDRESS:
2500 TECHNOLOGY DRIVE,
DARDENNE PRAIRIE, MO 63366
ST. CHARLES COUNTY

PROJECT NUMBER 10694

THIS MEDIA SHOULD
NOT BE
CONSIDERED A
CERTIFIED
DOCUMENT

PRELIMINARY. NOT
FOR CONSTRUCTION,
RECORDING
PURPOSES OR
IMPLEMENTATION

JARED MINNICK
LAND SURVEYOR
PLS-2007017968

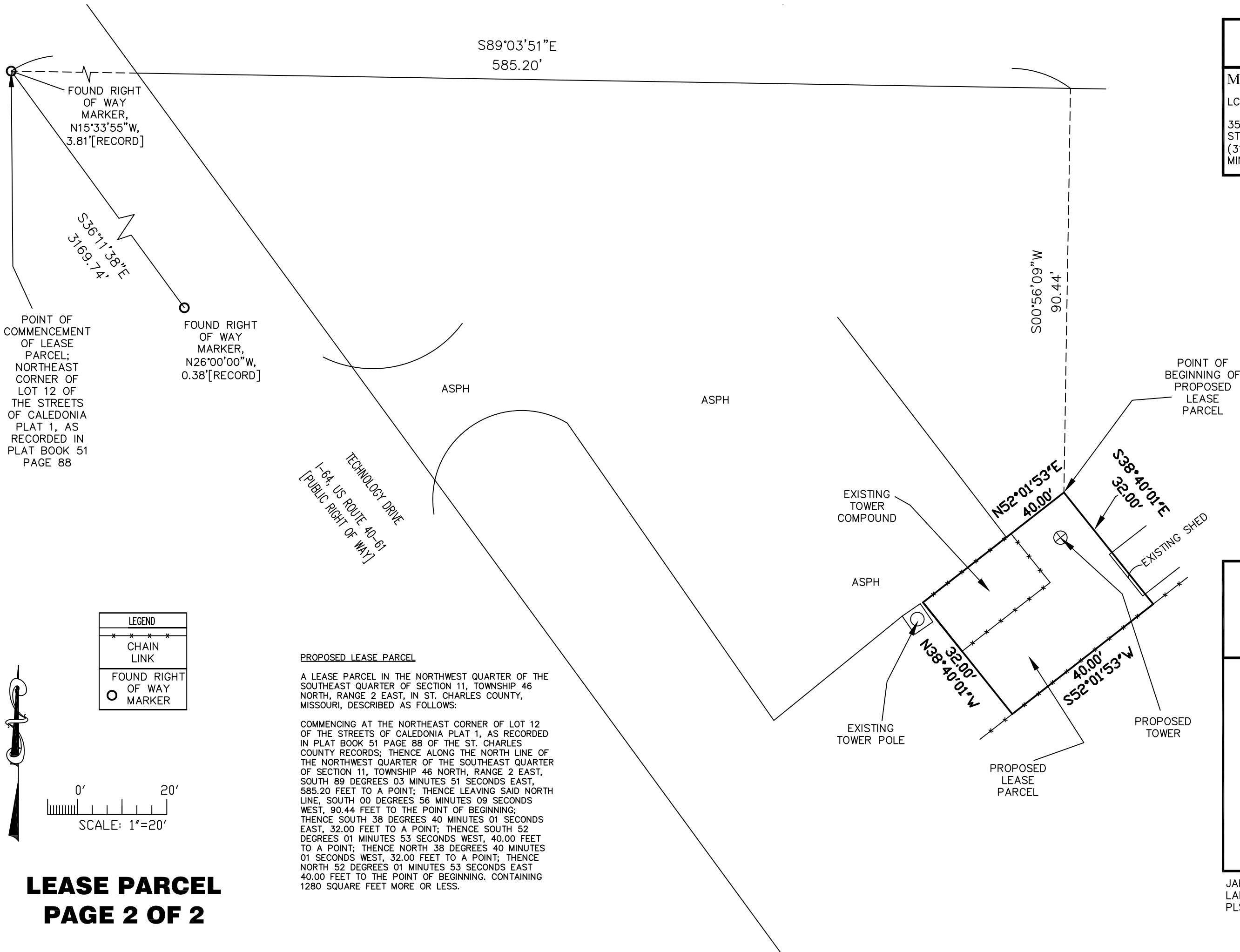
8/5/24

SURVEY
SITE NUMBER: M05209B

MINNICK SURVEYING, LLC

LC-2009001156

3520 HAMPTON AVE.
ST. LOUIS, MO 63139
(314) 721-9500
MINNICKSURVEYING.COM



POINT OF COMMENCEMENT OF LEASE PARCEL; NORTHEAST CORNER OF LOT 12 OF THE STREETS OF CALEDONIA PLAT 1, AS RECORDED IN PLAT BOOK 51 PAGE 88

FOUND RIGHT OF WAY MARKER, N15°33'55"W, 3.81'[RECORD]

S36°11'38"E
3169.74'

FOUND RIGHT OF WAY MARKER, N26°00'00"W, 0.38'[RECORD]

S89°03'51"E
585.20'

S00°56'09"W
90.44'

POINT OF BEGINNING OF PROPOSED LEASE PARCEL

TECHNOLOGY DRIVE
I-64, US ROUTE 40-61
[PUBLIC RIGHT OF WAY]

EXISTING TOWER COMPOUND

ASPH

EXISTING TOWER POLE

PROPOSED LEASE PARCEL

PROPOSED TOWER

EXISTING SHED

LEGEND	
*****	CHAIN LINK
○	FOUND RIGHT OF WAY MARKER

0' 20'
SCALE: 1"=20'

PROPOSED LEASE PARCEL

A LEASE PARCEL IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, IN ST. CHARLES COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12 OF THE STREETS OF CALEDONIA PLAT 1, AS RECORDED IN PLAT BOOK 51 PAGE 88 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, SOUTH 89 DEGREES 03 MINUTES 51 SECONDS EAST, 585.20 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 56 MINUTES 09 SECONDS WEST, 90.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 40 MINUTES 01 SECONDS EAST, 32.00 FEET TO A POINT; THENCE SOUTH 52 DEGREES 01 MINUTES 53 SECONDS WEST, 40.00 FEET TO A POINT; THENCE NORTH 38 DEGREES 40 MINUTES 01 SECONDS WEST, 32.00 FEET TO A POINT; THENCE NORTH 52 DEGREES 01 MINUTES 53 SECONDS EAST 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1280 SQUARE FEET MORE OR LESS.

SITE ADDRESS:
2500 TECHNOLOGY DRIVE,
DARDENNE PRAIRIE, MO 63366
ST. CHARLES COUNTY

PROJECT NUMBER 10694

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

JARED MINNICK
LAND SURVEYOR
PLS-2007017968

8/5/24

GENERAL PROJECT NOTES

1. THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT ON A ONE TIME BASIS.
2. THE CONTRACTOR SHALL TOPSOIL AND SEED ALL DISTURBED AREAS.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL 811.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
5. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
6. THE CONTRACTOR SHALL RESTORE ALL PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE ENGINEER.
7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
9. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF THE STATE LICENSED LAND SURVEYOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
11. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE JURISDICTIONS STATE CODE AND OSHA REGULATIONS FOR CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
13. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 24 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
14. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
15. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
16. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE COMPOUND AND THE TOWER.
17. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED. AS-BUILTS SHALL INCLUDE ALL POWER, TELEPHONE, GROUNDING, ETC.
18. TOWER FOOTING DIMENSIONS SHALL BE VERIFIED WITH THE TOWER MANUFACTURER AND THE TOWER PLANS.

GENERAL CONSTRUCTION NOTES

1. GENERAL
 - A. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
 - B. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND UTILITIES.
 - C. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE APPROVAL.
 - D. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
 - E. PAINT ALL ANTENNAS, MOUNTING HARDWARE, CABLES, CABLE TRAYS, ETC. TO MATCH EXISTING STRUCTURE PER OWNER REQUIREMENTS. OWNER SHALL APPROVE COLOR.
 - F. ALL DAMAGED, MARRED, SCRAPED, ABRADED, ETC. AREAS OF EXISTING PAINT SHALL BE REPAIRED PER OWNERS REQUIREMENTS. OWNER SHALL APPROVE COLOR.

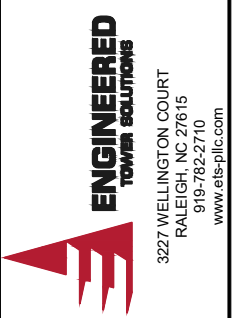
GENERAL CONSTRUCTION NOTES CONT.

2. EXCAVATIONS/FOUNDATION
 - A. FOUNDATION EXCAVATION SHALL BE HAND-TRIMMED TO REMOVE LOOSE MATERIALS.
 - B. EXTERIOR FOUNDATION BACKFILL SHALL BE SELECTED GRANULAR FILL.
 - C. ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS-ON-GRADE AND FOOTINGS SHALL BE "SW" OR BETTER PER ASTM D-2487 COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY PER ASTM D 698.
 - D. DO NOT PLACE FOOTINGS IN WATER OR ON FROZEN GROUND.
 - E. SOIL BEARING SURFACES, PREVIOUSLY ACCEPTED BY GEOTECHNICAL ENGINEER, WHICH ARE ALLOWED TO BECOME SATURATED, FROZEN OR DISTURBED SHALL BE REWORKED TO SATISFACTION OF GEOTECHNICAL ENGINEER.
 - F. DO NOT ALLOW GROUND BENEATH FOOTINGS TO FREEZE.
 - G. FOOTING EXCAVATIONS SHALL BE CUT NEAT.
3. CONCRETE
 - A. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURE CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - B. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
 - C. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (±1.5%) WITH A MAXIMUM 4" SLUMP, AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
 - D. MAXIMUM AGGREGATE SIZE SHALL BE 1".
 - E. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C 150, TYPE I
REINFORCEMENT:	ASTM A 615, GRADE 60
NORMAL WEIGHT AGGREGATE:	ASTM C 33
WATER:	DRINKABLE
ADMIXTURES:	NON-CHLORIDE CONTAINING
 - F. REINFORCING SHALL CONFORM TO ASTM A-615 WITH SUPPLEMENT. MINIMUM YIELD STRENGTH Fy= 60 KSI. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
 - G. CONCRETE COVER AROUND REINFORCING BARS (U.N.O.) SHALL BE:
 1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH.....3"
 2. CONCRETE EXPOSED TO EARTH, WEATHER.....2"
 3. SLABS.....3/4"
 4. ALL OTHER CONCRETE.....1 1/2"
 - H. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.
 - I. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.
 - J. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.
 - K. DO NOT WELD OR TACKWELD REINFORCING STEEL.
 - L. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, PIPING, WATERSTOPS, INSERTS, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
 - M. LOCATE ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
 - N. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
 - O. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
 - P. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
 - Q. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
 - R. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
 - S. PROVIDE A STEEL TROWEL FINISH TO THE SLAB.

GENERAL CONSTRUCTION NOTES CONT.

4. ANTENNA SUPPORT BRACKET NOTES (IF APPLICABLE)
 - A. DESIGN RESPONSIBILITY OF ANTENNA MOUNTING BRACKETS AND POLES AND ALL COMPONENTS THERE OF AND ATTACHMENT THERE TO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MFR SHALL PROVIDE TO THE ENGINEER FOR APPROVAL, DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA.
 - B. BRACKETS SHALL BE DESIGNED TO SUPPORT CURRENT AND FUTURE PANEL ANTENNAS AND COAXIAL CABLES AS SHOWN.
5. STRUCTURAL STEEL NOTES
 - A. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
 - B. STEEL ANGLES, BASE PLATES, BEARING PLATES AND MISC. FABRICATION SHALL BE MADE FROM STEEL MEETING THE REQUIREMENTS OF ASTM-A36 WITH A MINIMUM YIELD STRESS OF 36 KSI. ALL STEEL TUBES AND PIPES SHALL BE A500 STEEL MINIMUM.
 - C. ALL DINGS, SCRAPES, MARS, AND WELDS IN THE FINISHED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
 - D. ALL EXTERIOR STRUCTURAL STEEL SHALL BE, WHEN DELIVERED, HOT-DIP GALVANIZED ACCORDING TO ASTM A123. TOUCH-UP FIELD WELDS AND ABRADED AREAS W/2 COATS OF GALVANIZED PAINT, ZRC COLD GALVANIZING COMPOUND OR APPROVED EQUAL.
 - E. DO NOT PLACE HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
 - F. CONNECTIONS:
 1. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
 2. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
 - G. SAFETY NOTES:
 1. THE CONTRACTOR WILL ADHERE TO ALL SAFETY REGULATIONS, LOCAL, STATE AND FEDERAL.
 2. THE CONTRACTOR WILL CONDUCT DAILY SAFETY TAILGATE MEETINGS IN ADDITION TO WEEKLY SAFETY MEETINGS. THESE REPORTS WILL BE MADE AVAILABLE TO THE OWNER UPON REQUEST.
 3. ALL WORKERS & VISITORS TO THE SITE SHALL WEAR HARD HATS & ANY OTHER SAFETY EQUIPMENT REQUIRED BY THE WORK BEING PERFORMED ON THE SITE.



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A	PRELIMINARY	VA	09/26/2024		
No.	Submittal / Revision	App'd	Date		
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Designed: _____ Date: _____					
Checked: _____ VA Date: 10/10/2024					

Project Number
24128803

Project Title
MO5209B

HWY 40 BOB BELL PROJECT
2500 TECHNOLOGY DRIVE
DARDENNE PRAIRIE, MO
63366

T-MOBILE SITE ID: MO05209B

Engineer Stamp

10/10/2024

Drawing Title

GENERAL NOTES

Drawing Scale:
AS NOTED

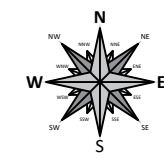
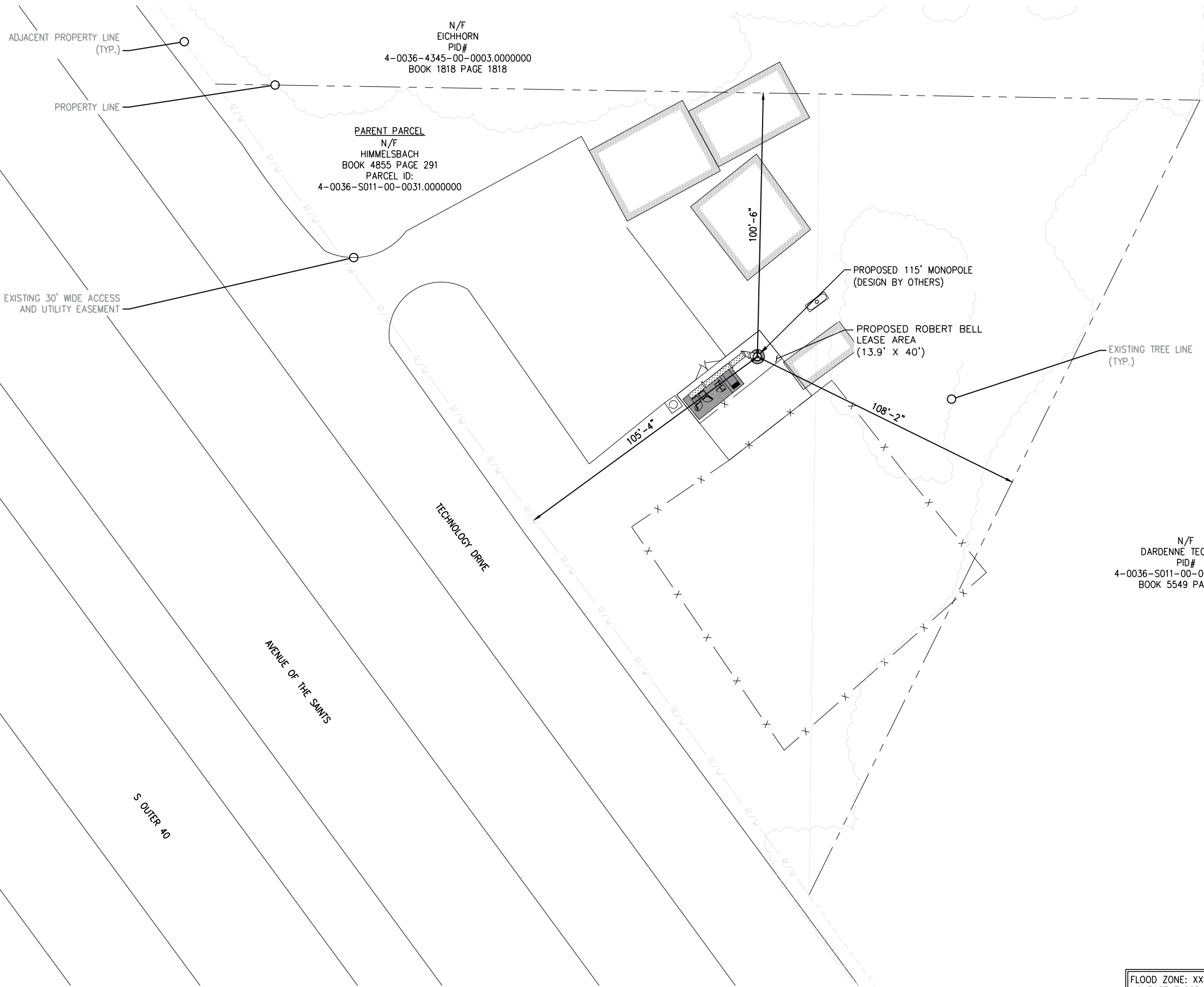
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10/10/2024

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Drawing Number

GN1



1
C1
SCALE: 20' 10' 0' 20'

1"=20'-0" (FULL SIZE)
1"=40'-0" (11x17)

FLOOD ZONE: XX
NO BASE FLOOD ELEVATION

INFORMATION SHOWN BASED ON A FIELD SURVEY
BY MINNICK SURVEYING, LLC DATED 08/05/2024.

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T-MOBILE SITE ID: MO05209B

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Drawing Title
OVERALL SITE PLAN

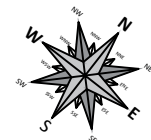
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C1



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HWY 40 BOB BELL PROJECT
2500 TECHNOLOGY DRIVE
DARDENNE PRAIRIE, MO
63366
T-MOBILE SITE ID: MO05209E

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Drawing Title

SITE PLAN

Drawing Scale:

AS NOTED

CD

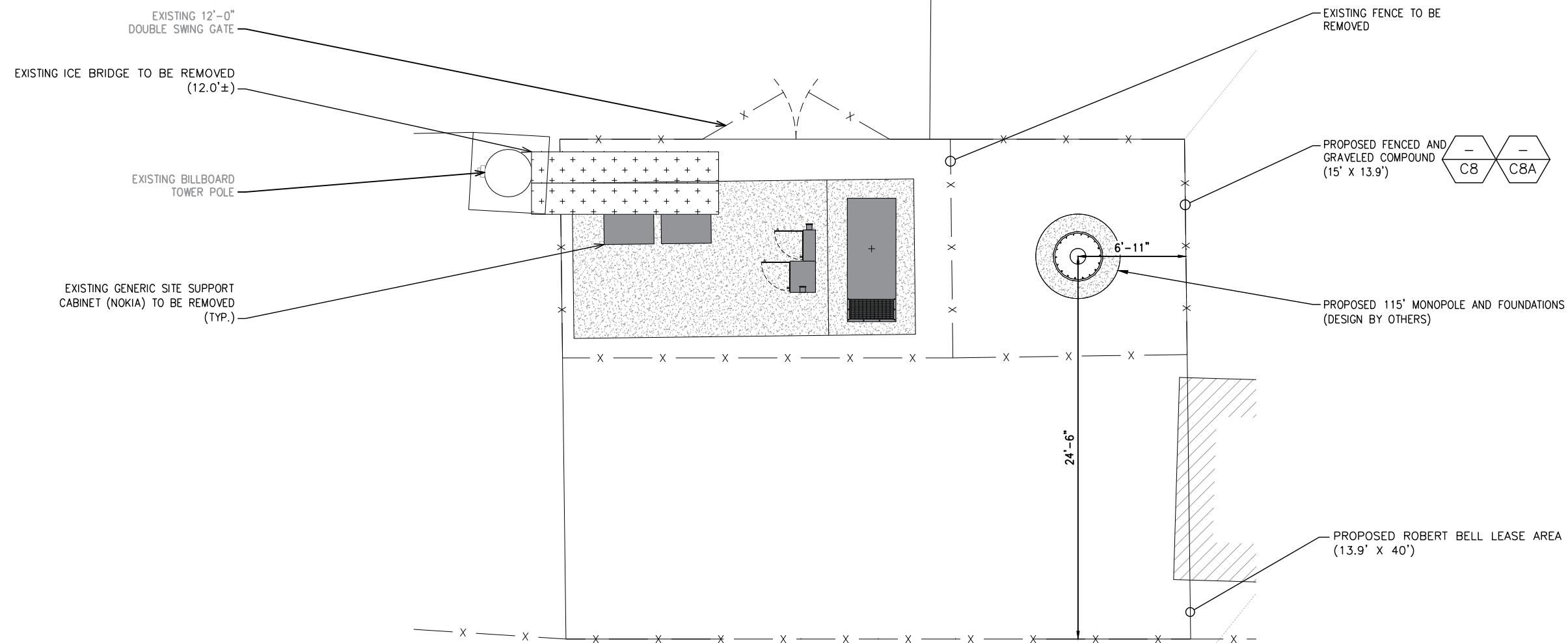
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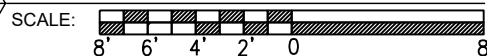
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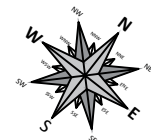
C2



1 SITE PLAN
C2



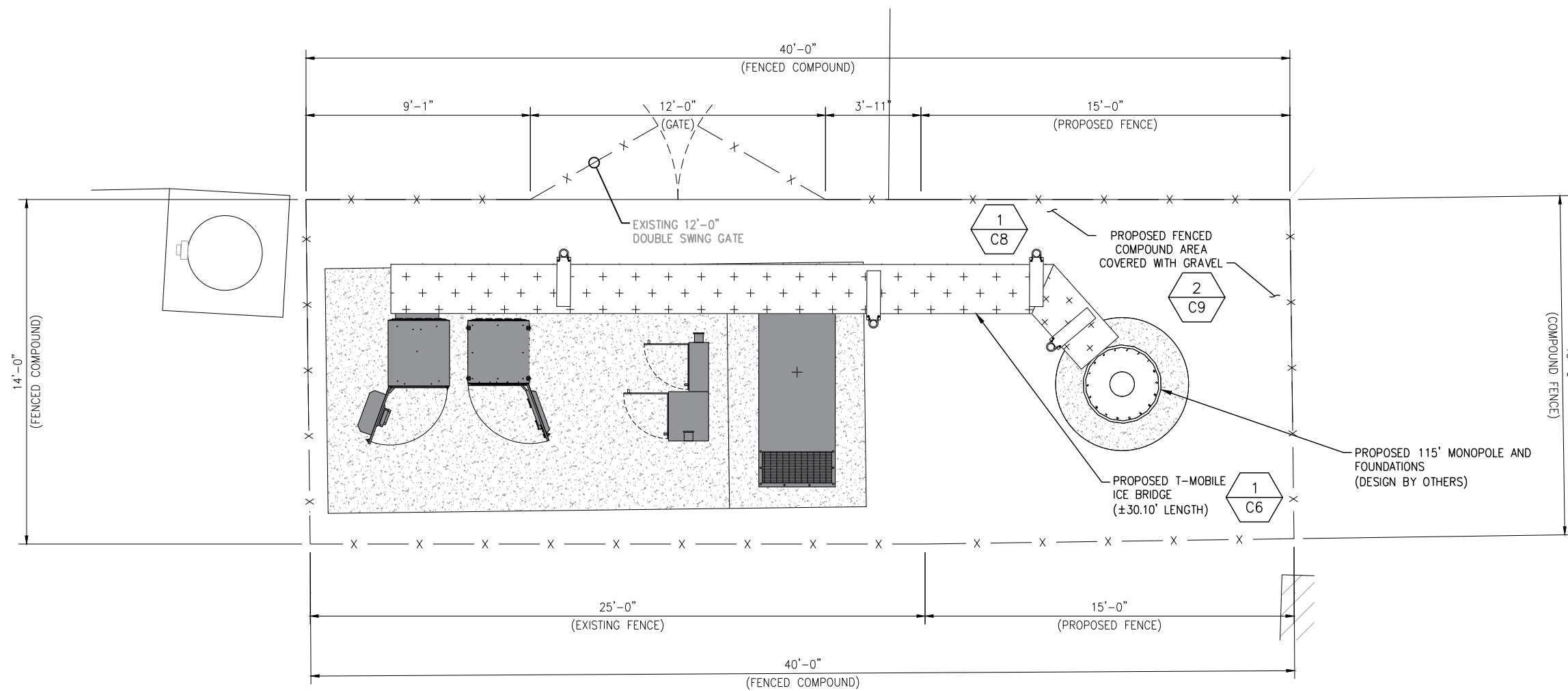
1/8"=1'-0" (FULL SIZE)
1/16"=1'-0" (11x17)



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DARDENNE PRAIRIE, MO
63366
T-MOBILE SITE ID: MO05209B

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Drawing Title

COMPOUND PLAN

Drawing Scale:
AS NOTED

CD

Date:
10/10/2024

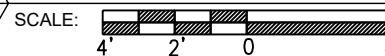
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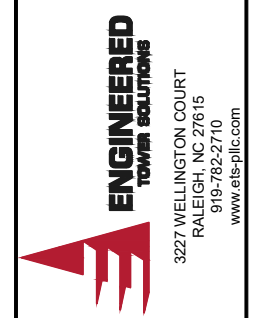
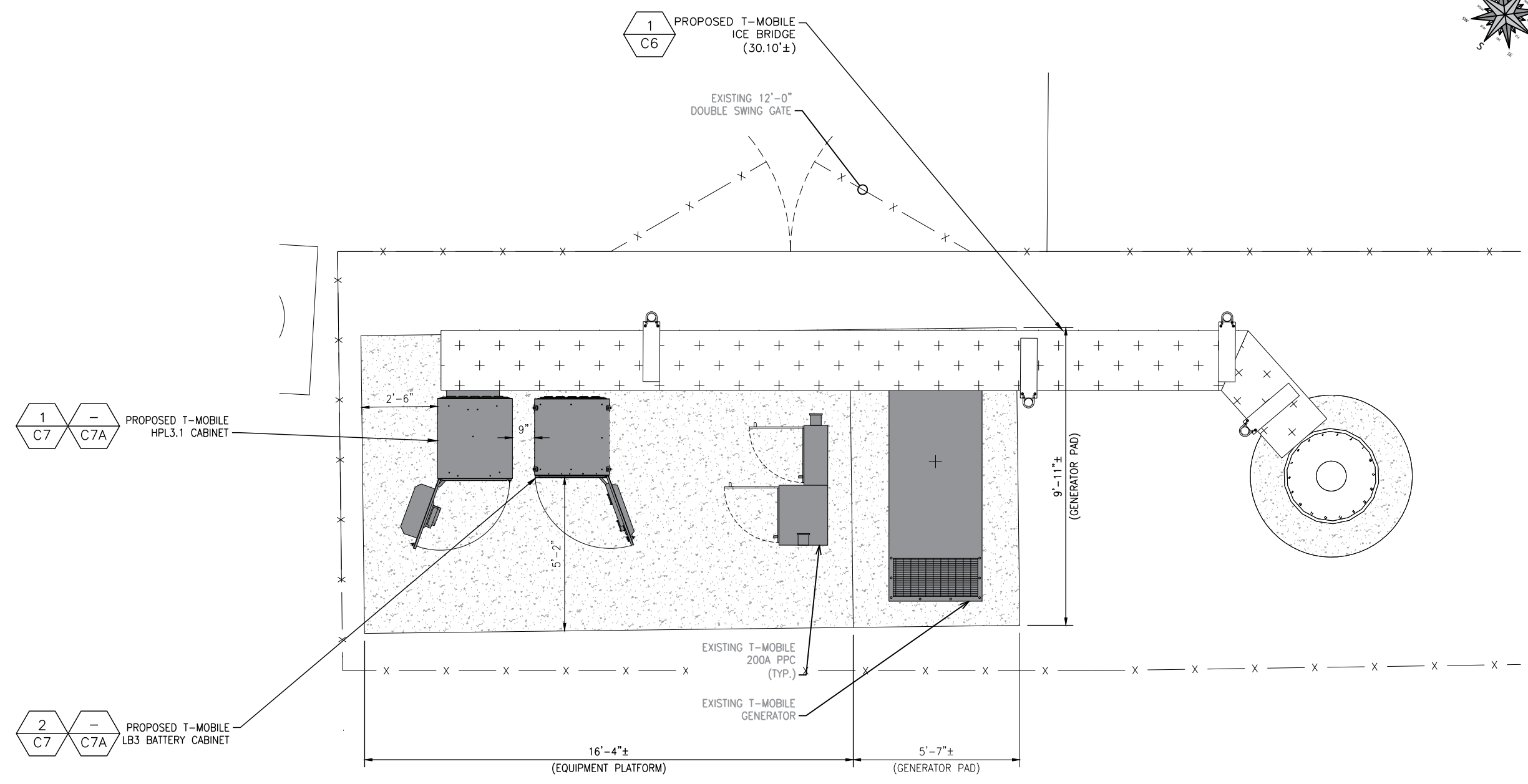
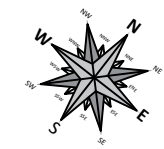
C2A



1 C2A COMPOUND PLAN



SCALE: 3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)



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DARDENNE PRAIRIE, MO
63366
T-MOBILE SITE ID: MO05209E

Engineer Stamp

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Drawing Title
T-MOBILE
EQUIPMENT PLAN

Drawing Scale:
AS NOTED

Date:
10/10/2024

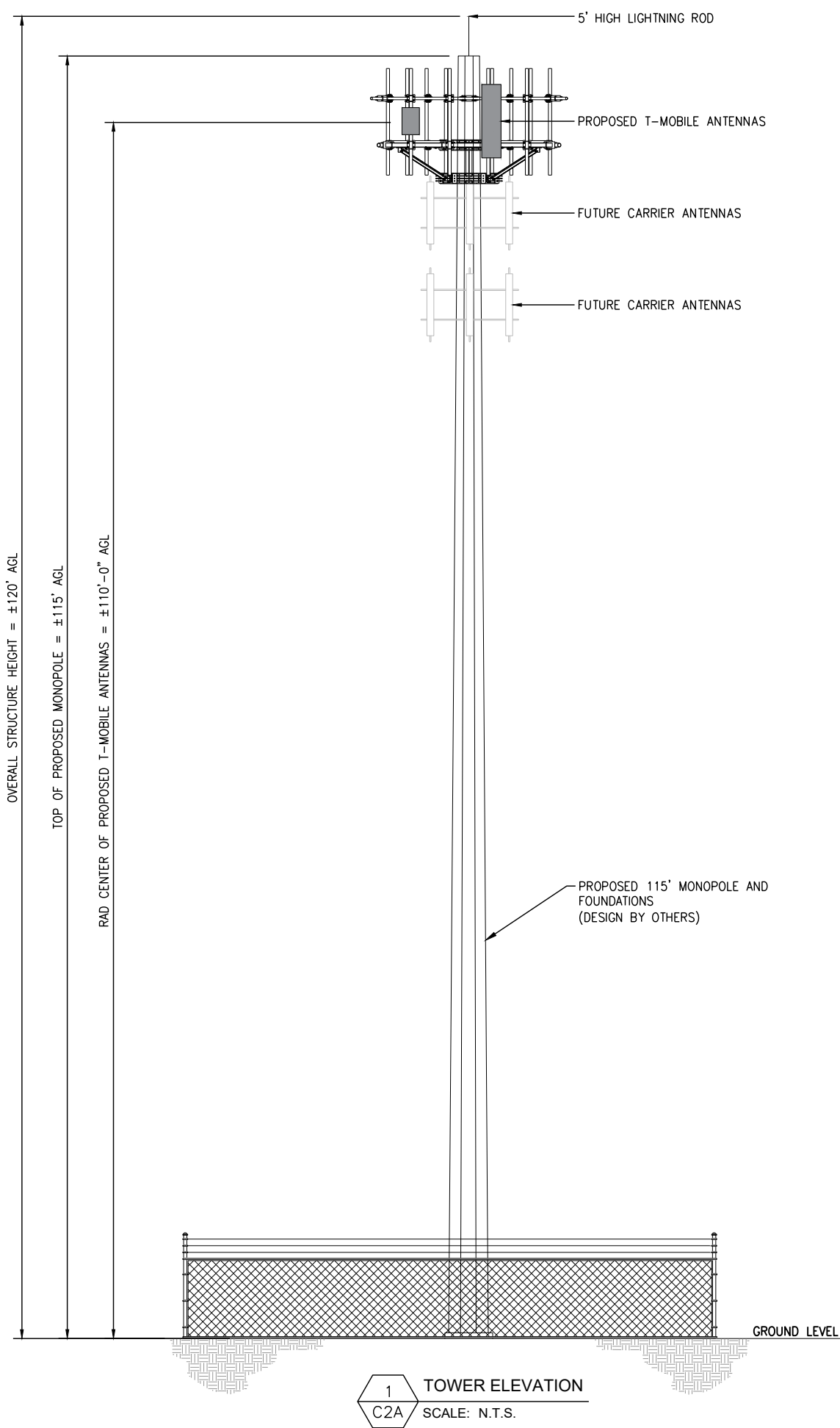
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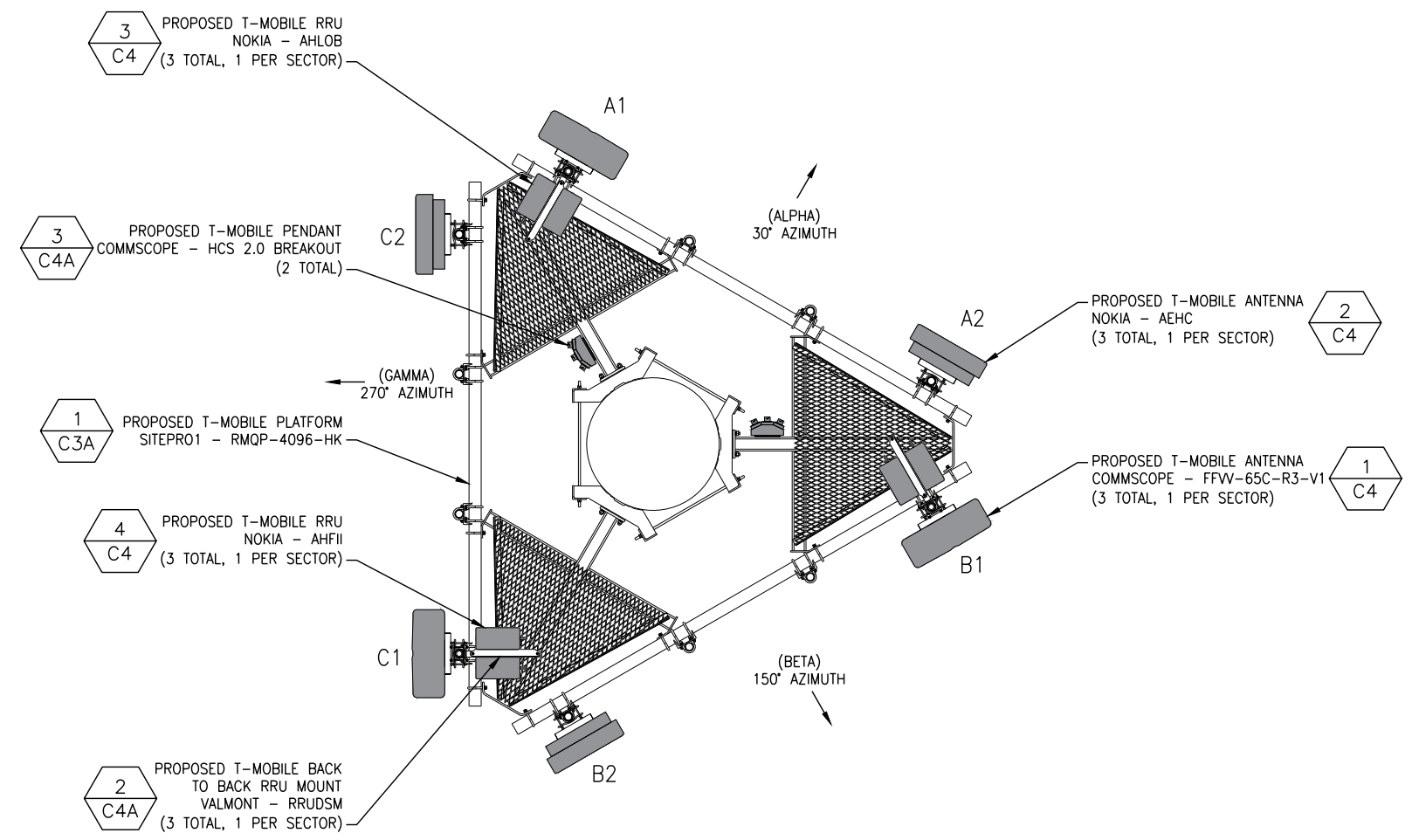
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C2B T-MOBILE EQUIPMENT PLAN

SCALE: 3/4"=1'-0" (FULL SIZE)
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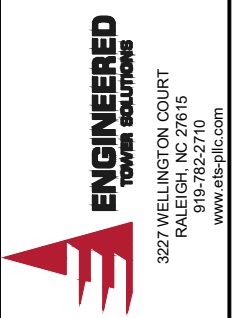


1
C2A TOWER ELEVATION
SCALE: N.T.S.

FINAL ANTENNA SCHEDULE						
SECTOR	POS.	ANTENNA MODEL	ANTENNA AZIMUTH	RRU MODEL	TOWER TOP OVP MODEL	CABLE DESCRIPTION
ALPHA	A1	(P) COMMSCOPE - FFVV-65C-R3-V1	30°	(P) NOKIA - AHLOB (P) NOKIA - AHFII	2 (P) NOKIA - HCS 2.0 BREAKOUT PENDANT	2 (P) HYBRID CABLES 140.1'±
	A2	(P) NOKIA - AEHC	30°	--		
BETA	B1	(P) COMMSCOPE - FFVV-65C-R3-V1	150°	(P) NOKIA - AHLOB (P) NOKIA - AHFII		
	B2	(P) NOKIA - AEHC	150°	--		
GAMMA	C1	(P) COMMSCOPE - FFVV-65C-R3-V1	270°	(P) NOKIA - AHLOB (P) NOKIA - AHFII		
	C2	(P) NOKIA - AEHC	270°	--		



2
C3 ANTENNA PLAN
SCALE: 1/2" = 1'-0" (FULL SIZE)
1/4" = 1'-0" (11x17)



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Project Number: 24128803
 Project Title: MO5209B
 HWY 40 BOB BELL PROJECT
 2500 TECHNOLOGY DRIVE
 DARDENNE PRAIRIE, MO 63366
 T-MOBILE SITE ID: MO05209E

Engineer Stamp
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Drawing Title: TOWER ELEVATION & ANTENNA PLAN

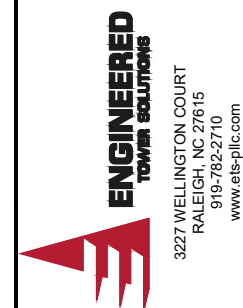
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Project Title
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HWY 40 BOB BELL PROJECT
2500 TECHNOLOGY DRIVE
DARDENNE PRAIRIE, MO
63366

T-MOBILE SITE ID: MO05209B

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Drawing Title

PLATFORM
MOUNT DETAILS

Drawing Scale:
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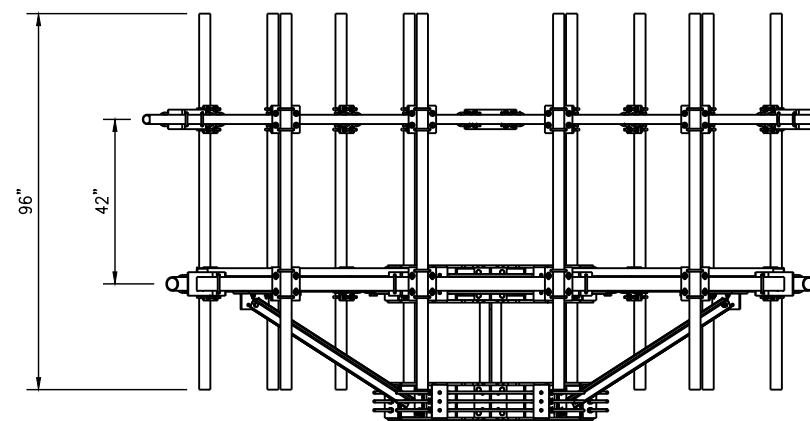
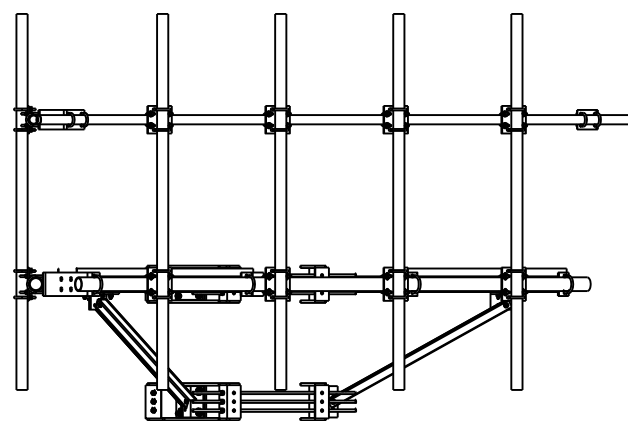
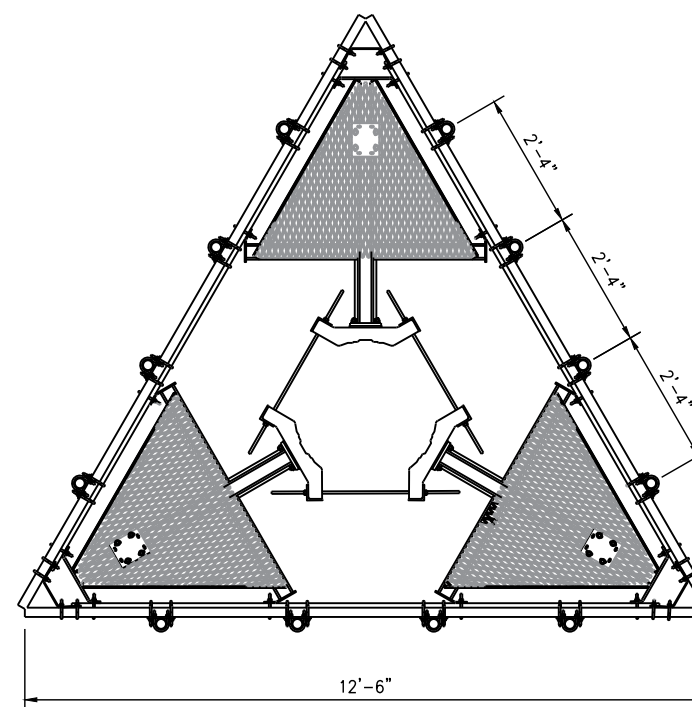
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Date:
10/10/2024

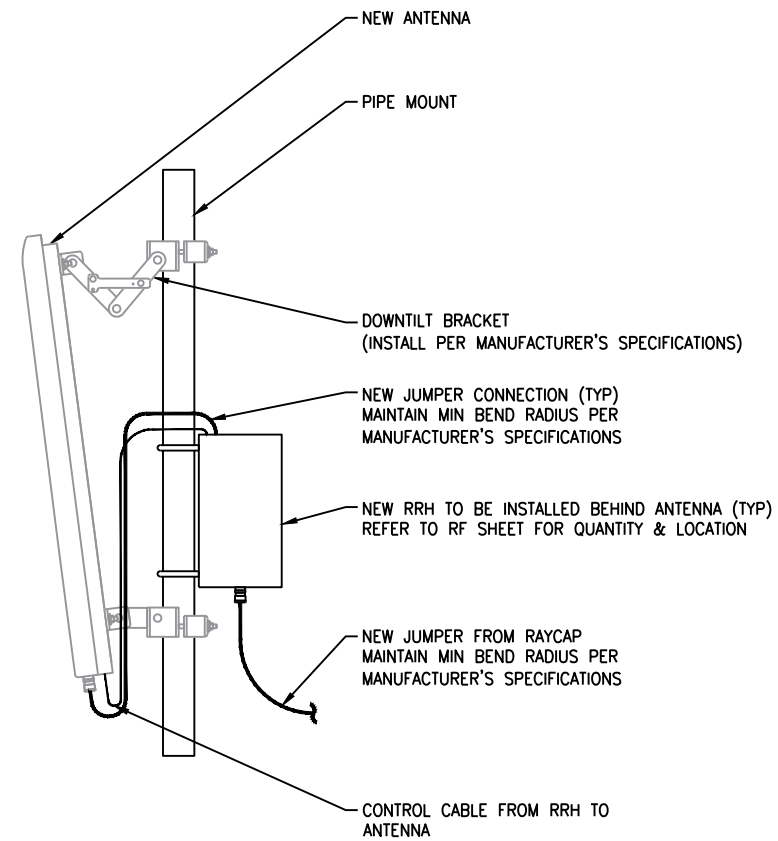
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Drawing Number

C3A

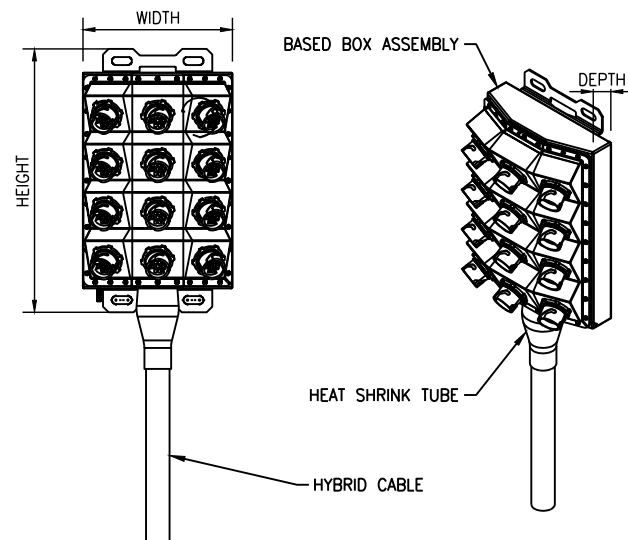


1 NEWAVE - LPCP-14Q-LT1
C3A SCALE: N.T.S.

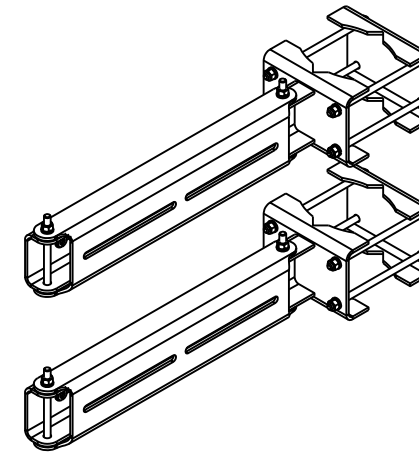


1 ANTENNA MOUNT DETAIL
C4A SCALE: N.T.S.

HEIGHT	WIDTH	DEPTH	WEIGHT
14.86"	9.30"	5.79"	8.76 LBS



3 COMMSCOPE - HCS 2.0 PART 3 PENDANT
C4A SCALE: N.T.S.



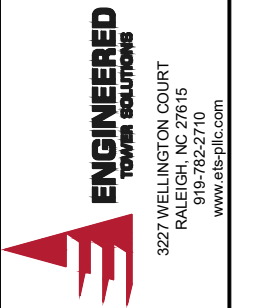
DUAL SWIVEL MOUNT KITS FOR RRUs
(2 SWIVEL MOUNTS PER KIT)

2 VALMONT - RRUDSM
C4A SCALE: N.T.S.

4 NOT USED
C4A SCALE: N.T.S.



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Drawn: DF Date: 10/10/2024
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Checked: VA Date: 10/10/2024

Project Number
24128803

Project Title
MO5209B
HWY 40 BOB BELL PROJECT
2500 TECHNOLOGY DRIVE
DARDENNE PRAIRIE, MO
63366
T-MOBILE SITE ID: MO05209E

Engineer Stamp

10/10/2024

Drawing Title
ANTENNA DETAILS

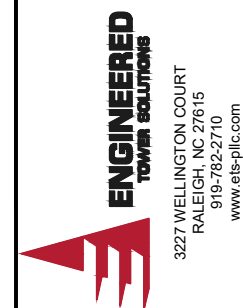
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Date:
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Drawing Number
C4A



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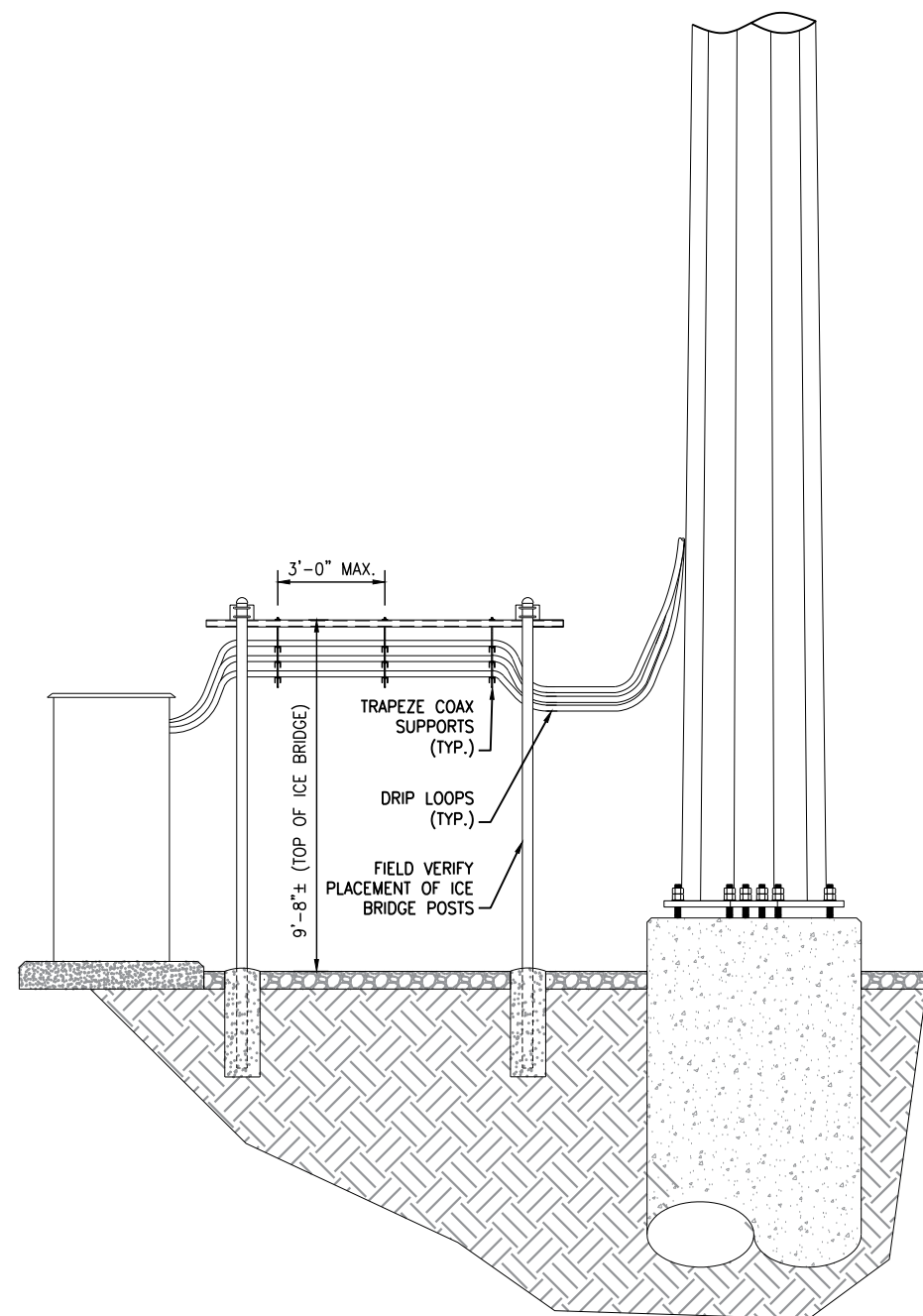
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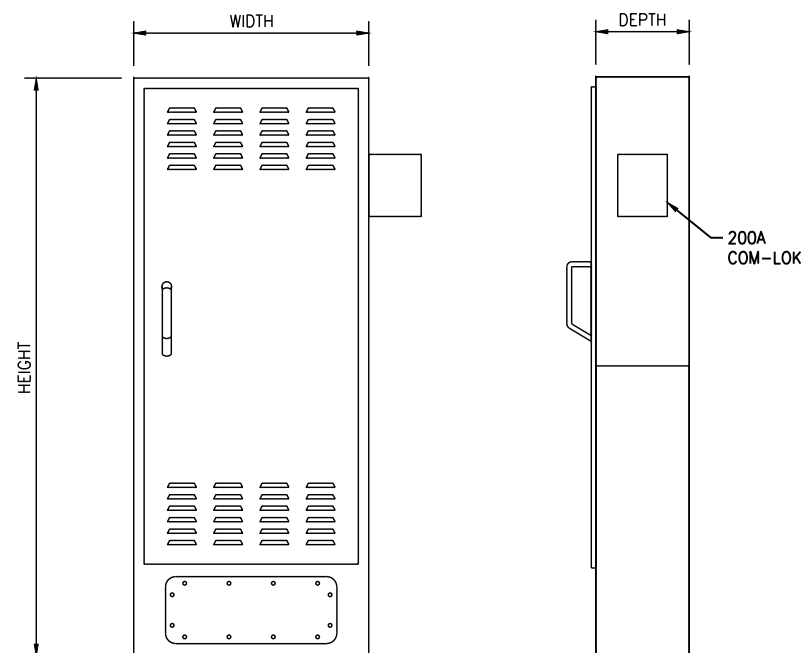
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C6

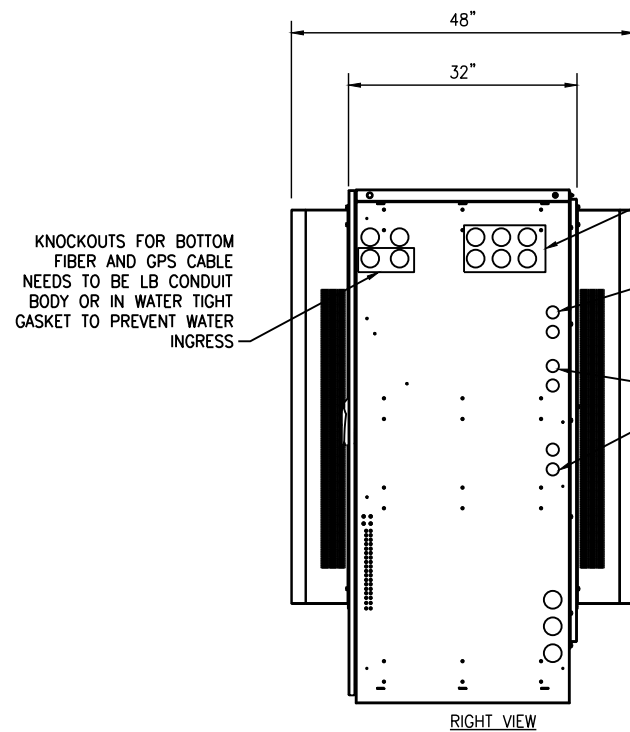


1 ICE BRIDGE DETAIL
C6 SCALE: N.T.S.

HEIGHT	WIDTH	DEPTH	WEIGHT
40.00"	20.00"	10.00"	80 LBS



2 DELTA 200A PPC
C6 SCALE: N.T.S.

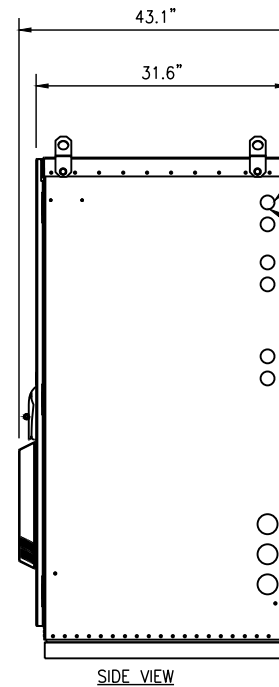
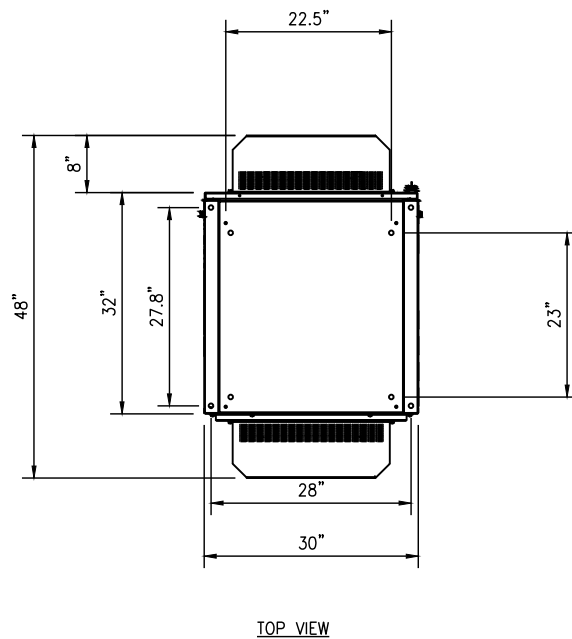


KNOCKOUTS FOR BOTTOM FIBER AND GPS CABLE NEEDS TO BE LB CONDUIT BODY OR IN WATER TIGHT GASKET TO PREVENT WATER INGRESS

(6) KNOCKOUTS RECOMMENDED NOT BE (ACCESSIBILITY ISSUES)

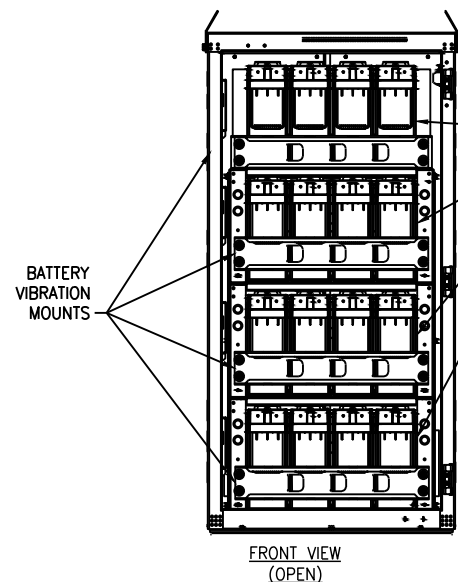
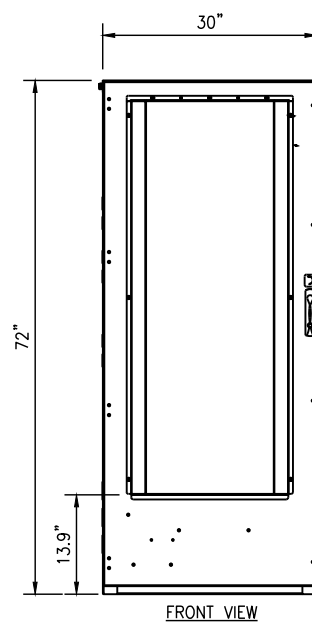
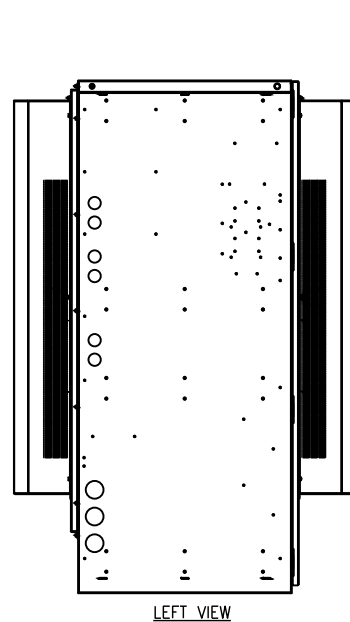
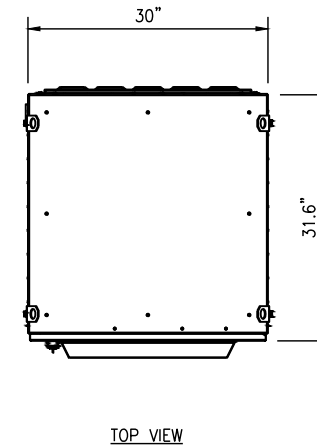
KNOCKOUTS FOR BATTERY ALARMS & ETHERNET w/REQUIRED GASKETS TO MATE SSC TO BATTERY CABINET

(4) KNOCKOUTS FOR BATTERY CABLES w/REQUIRED GASKETS TO MATE SSC TO BATTERY CABINET

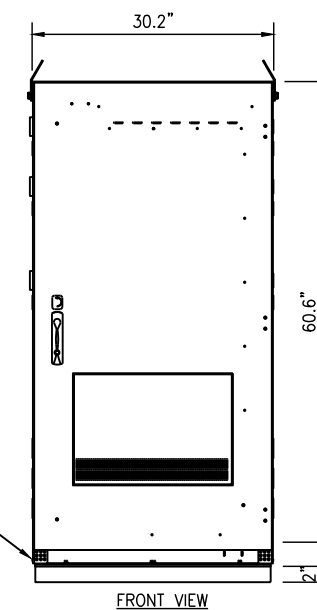


BATTERY CABLE ROUTE KNOCKOUT, WITH THE FIXED LENGTH OF BATTERY CABLE PROVIDED, THIS THE ONLY KNOCKOUT YOU CAN USE

(1) 4" RIGID CONDUIT (WATER-TIGHT) FOR ROUTING BATTERY CABLES TO THE RECTIFIER



2 SKU #33554 DELTA 6" PLINTH
C7A



1 DELATA - HPL3 CABINET
C7 SCALE: N.T.S.

2 DELATA - LB3 BATTERY CABINET
C7 SCALE: N.T.S.



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Engineer Stamp

10/10/2024

Drawing Title
CABINET DETAILS

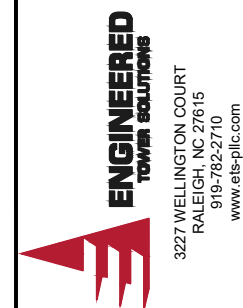
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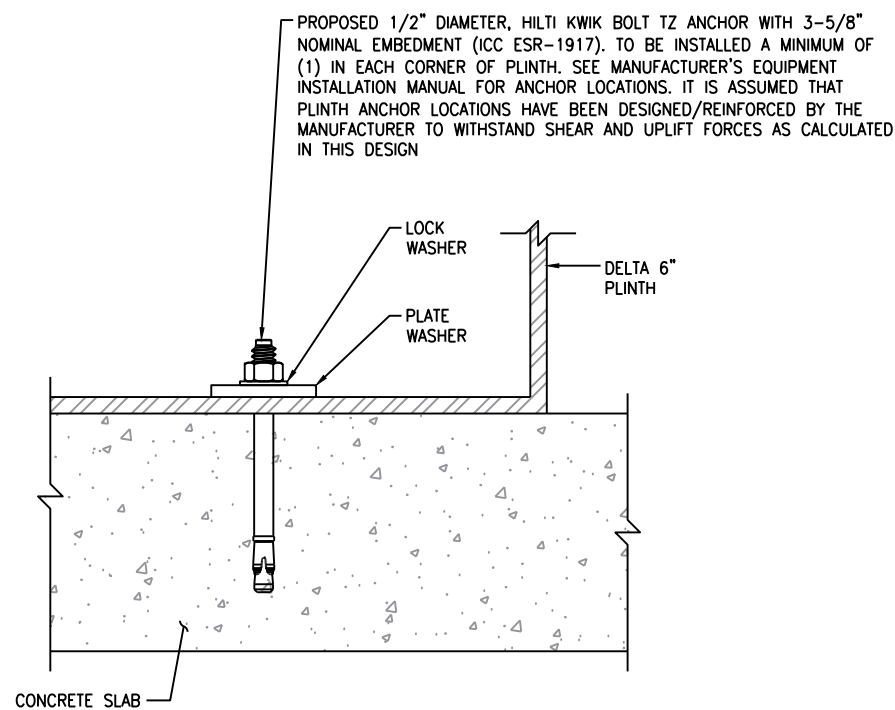
Drawing Number
C7



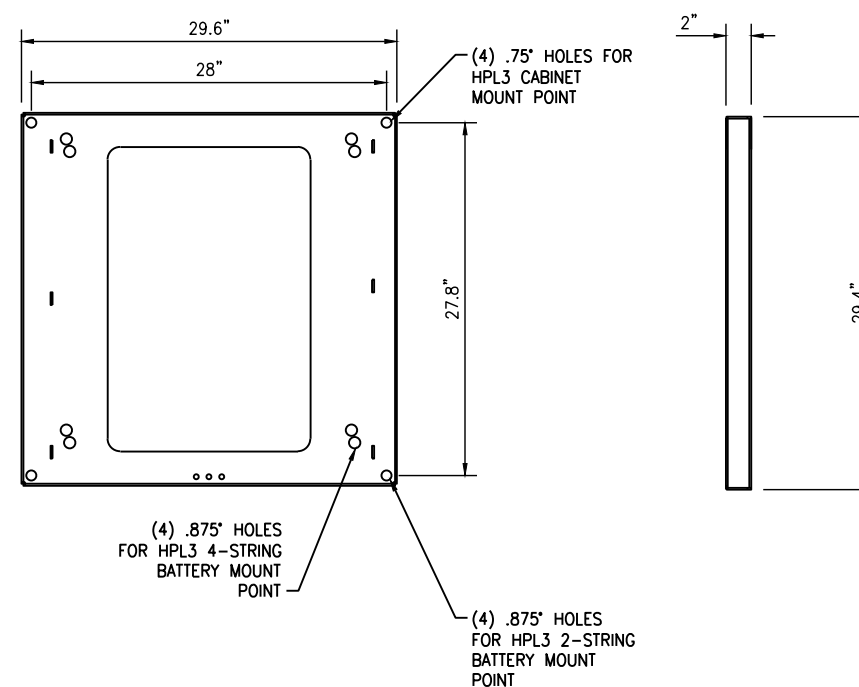
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1 PLINTH ANCHORAGE TO CONCRETE PAD
C7A SCALE: N.T.S.



2 DELTA SKU #33554 - 6" CABINET PLINTH
C7A SCALE: N.T.S.

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CABINET
DETAILS

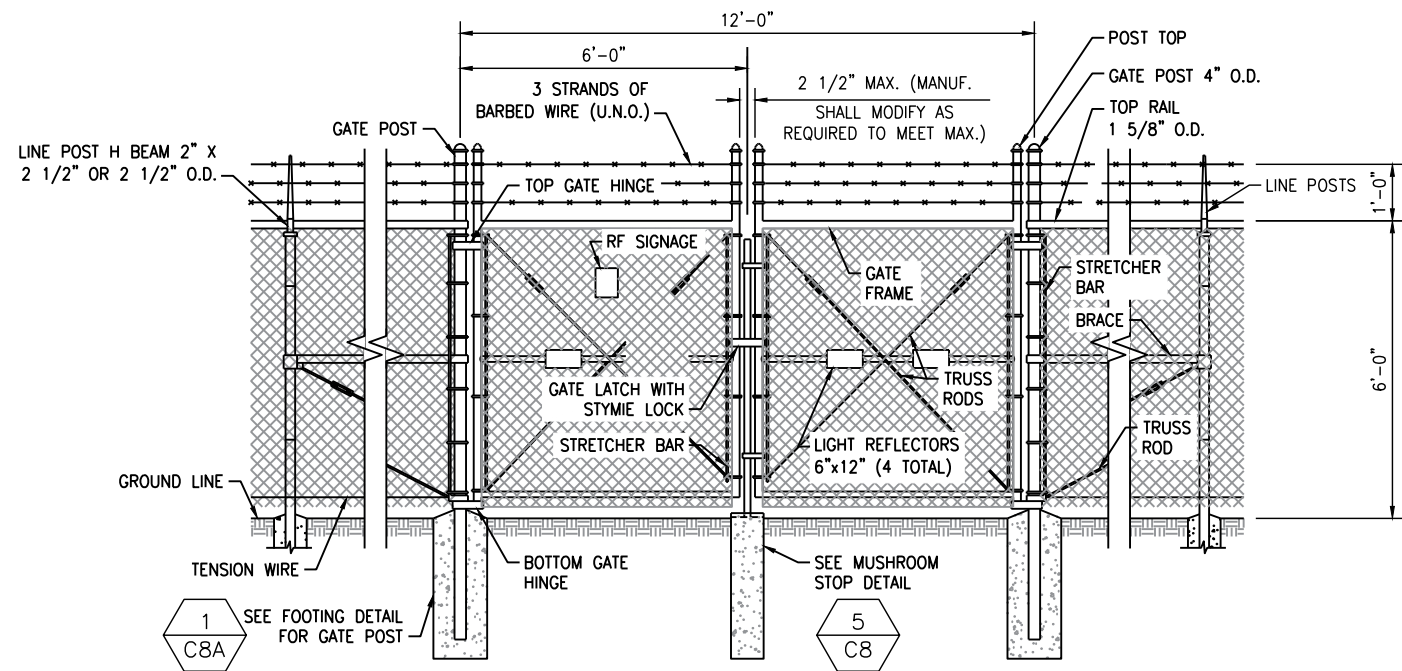
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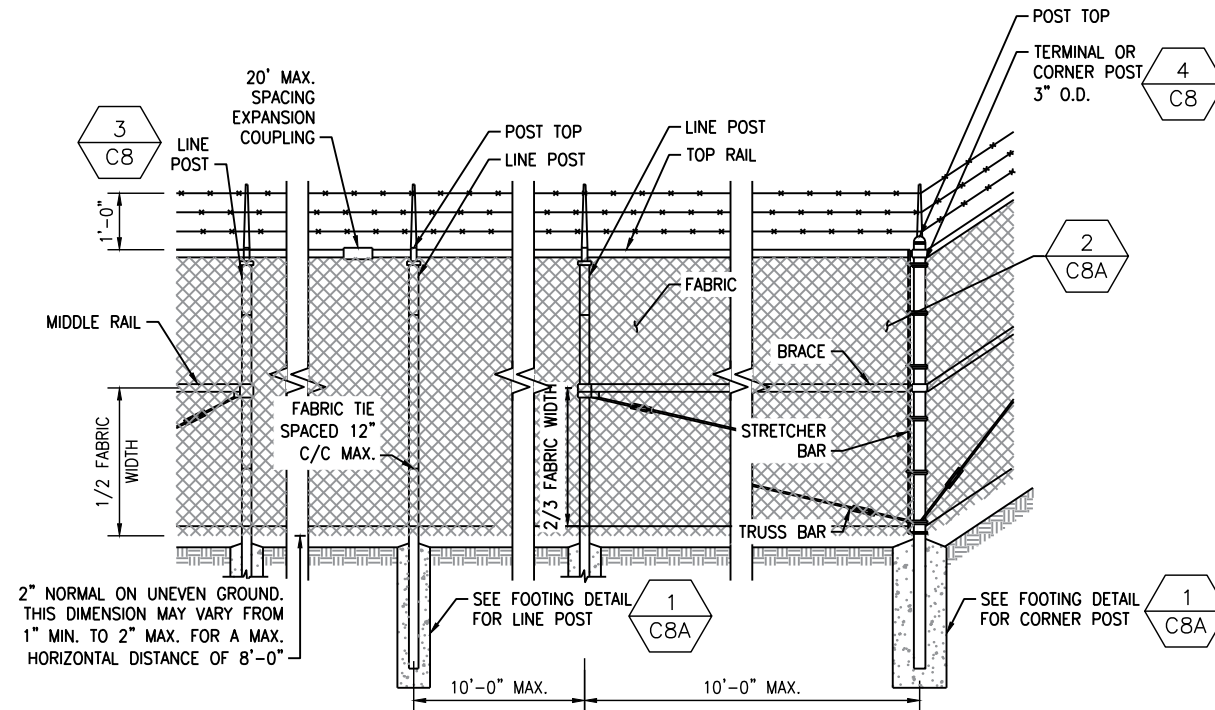
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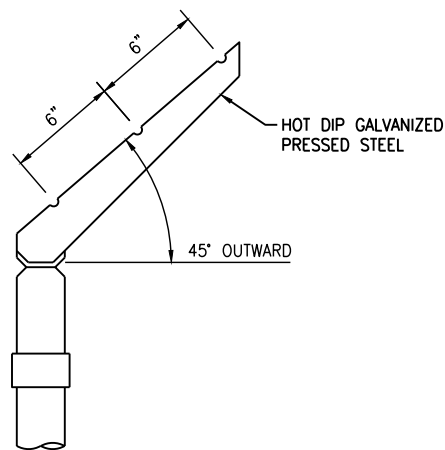
SECURITY FENCE NOTE:
 NUTS ON ALL BOLTS SHALL BE TOWARD
 THE INTERIOR OF THE COMPOUND.



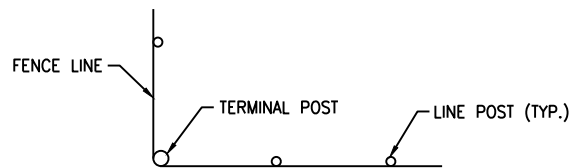
1
 C8 VEHICLE GATE ARRANGEMENT
 SCALE: N.T.S. SEE NOTES ON PAGE C6



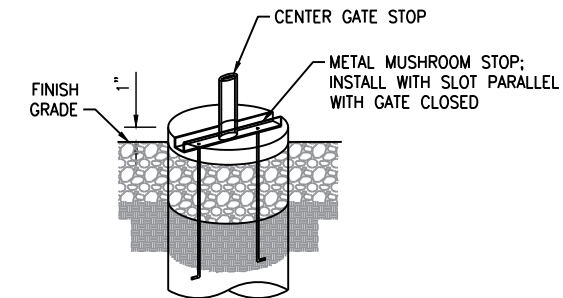
2
 C8 POST/CORNER POST ARRANGEMENT
 SCALE: N.T.S.



3
 C8 BARBED WIRE ARM OF LINE POST
 SCALE: N.T.S.



4
 C8 INSTALLATION AT CORNERS
 SCALE: N.T.S.



5
 C8 MUSHROOM STOP DETAIL
 SCALE: N.T.S.



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Drawing Title
 FENCE DETAILS

Drawing Scale:
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Drawing Number
C8

NOTES:

ZINC COATING - THE WEIGHT OF THE COATING SHALL NOT BE LESS THAN 1.2 OUNCES PER SQUARE FOOT OF ACTUAL SURFACE COVERED. ALL FERROUS METALS USED AS PART OF THE FENCE INSTALLATION SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. ALL SCREWS, BOLTS, LOCK WASHERS, NUTS, ETC. SHALL BE HOT DIP GALVANIZED OR MADE OF STAINLESS STEEL.

FABRIC - STANDARD INDUSTRIAL GRADE #9 GAUGE WITH 2 INCH MESH ZINC COATED CHAIN LINK WITH A BREAKING STRENGTH OF NOT LESS THAN 1290 POUNDS SHALL BE USED. THE FABRIC SHALL BE ZINC COATED BY THE HOT DIP PROCESS AFTER FABRICATION.

METAL POSTS - METAL POSTS (LINE, CORNER, TERMINAL, GATE POSTS, MIDDLE RAILS, BRACES AND TOP RAIL) SHALL BE HOT DIP GALVANIZED SCHEDULE 40 TUBULAR STEEL WITH AN OUTSIDE DIAMETER AS INDICATED ON THIS DRAWING. A POST TOP FITTING OF GALVANIZED STEEL WILL BE INSTALLED TO EXCLUDE MOISTURE.

POST CAPS - ALL POST CAPS TO USE THE BARBED WIRE OUTRIGGER BRACKET AND SHALL BE ATTACHED TO THE POST WITH TAMPER RESISTANT SCREWS, BRADS, OR BOLTS.

TOP RAIL - A MINIMUM OF ONE COUPLING IN EACH STRAIGHT RUN OF TOP RAIL, SHALL HAVE A HEAVY SPRING INSERTED WITHIN THE COUPLING TO TAKE UP EXPANSION AND CONTRACTION OF THE TOP RAIL. THE TOP RAIL SHALL BE FASTENED TO TERMINAL POSTS WITH PRESSED STEEL CONNECTIONS.

MIDDLE RAIL - THE MIDDLE RAIL SHALL BE OF THE SAME MATERIAL AS THE TOP RAIL AND INSTALLED WITH HOT DIP GALVANIZED FITTINGS ATTACHED TO THE POSTS.

BRACE RAIL - BRACE RAIL MATERIAL SHALL BE OF THE MATERIAL AS THE TOP RAIL AND LOCATED 2/3 OF THE DISTANCE UP FROM THE BOTTOM OF THE FABRIC. BRACE RAILS SHALL BE SECURELY FASTENED TO POSTS BY SUITABLE PRESSED STEEL CONNECTIONS.

TRUSS RODS - SHALL BE 3/8" ROUND GALVANIZED STEEL RODS WITH GALVANIZED TURNBUCKLES. THE ZINC COATING SHALL BE NOT LESS THAN 1.2 OUNCES PER SQUARE FOOT OF SURFACE.

TENSION WIRE - THE TENSION WIRE SHALL BE OF #7 GAUGE HOT DIP GALVANIZED SPRING TENSION WIRE WITH A BREAKING STRENGTH OF NOT LESS THAN 1900 POUNDS. THIS WIRE SHALL BE KEPT TAUT WITH GALVANIZED TURNBUCKLES AND ATTACHED TO POSTS WITH GALVANIZED HARDWARE OR CABLE CLAMPS.

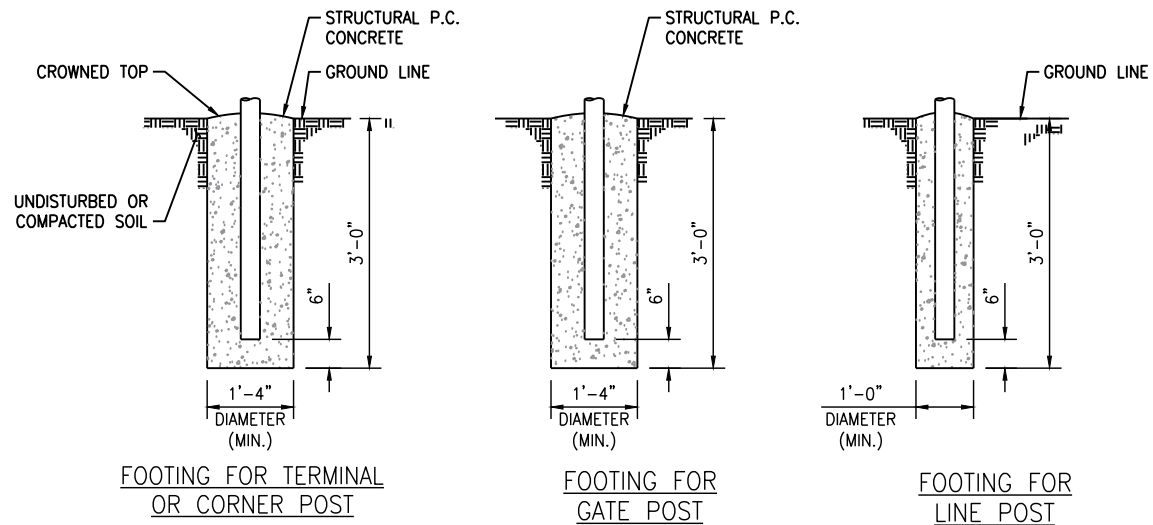
FABRIC TIES - THE FABRIC TIES SHALL BE ALUMINUM WIRE. NOT LESS THAN #9 GAGE.

STRETCHER BARS - THE STRETCHER BARS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 3/4" AND NOT LESS THAN 2" SHORTER THAN THE FABRIC. STRETCHER BAR BANDS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 1 1/2" WITH 5/16" DIAMETER GALVANIZED CARRIAGE BOLT.

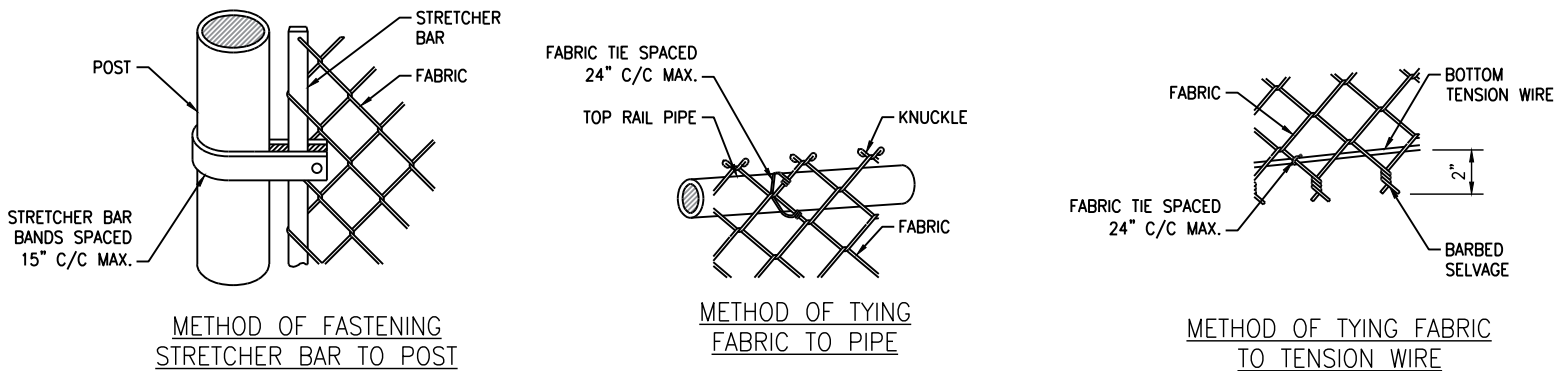
BARBED WIRE - BARBED WIRE OF GALVANIZED STEEL (OR ALUMINUM) CONSISTING OF 12 1/2 GAUGE WIRE WITH 4-POINT BARBS OF 14 GAUGE WIRE SPACED 5 INCHES APART.

GATE FRAMES SHALL BE CONSTRUCTED OF 2 1/2 INCH OUTSIDE DIAMETER HEAVY DUTY GALVANIZED STEEL PIPE. THE GATES SHALL BE ASSEMBLED USING CORNER FITTINGS OF HEAVY PRESSED STEEL OR MALLEABLE CASTINGS OR MAY BE WELDED IF THE ENTIRE GATE FRAME IS HOT DIP GALVANIZED AFTER THE WELDING. ALL GATES SHALL BE EQUIPPED WITH HEAVY DUTY GALVANIZED STEEL TYPE HINGES WITH LARGE BEARING SURFACES OF ADEQUATE STRENGTH TO SUPPORT THE GATE. THE HINGES SHALL NOT TWIST OR TURN UNDER THE ACTION OF THE GATE. GATES WILL PROVIDE A FULL RANGE OF MOTION AND BE EASILY OPENED AND CLOSED BY ONE PERSON. GATE LATCH SHALL BE CARGO PROTECTORS, INC. MODEL FL-100. LATCH SHALL BE EQUIPPED TO RECEIVE A PADLOCK.

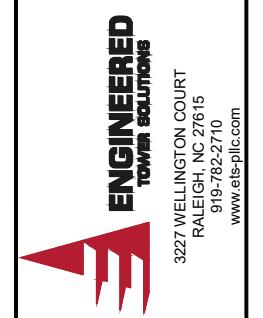
PROVIDE R.F. WARNING SIGNAGE ON ALL GATES.



1 POST FOOTINGS
SCALE: N.T.S.



2 FABRIC/BAR CONNECTIONS
SCALE: N.T.S.



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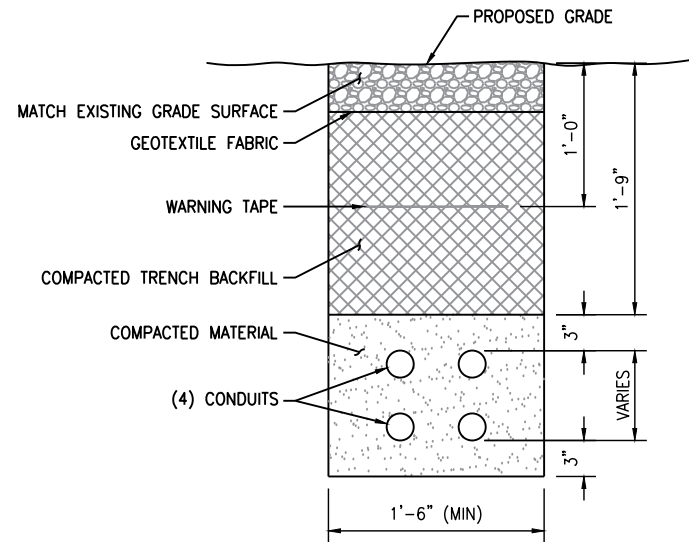
Engineer Stamp
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Drawing Title
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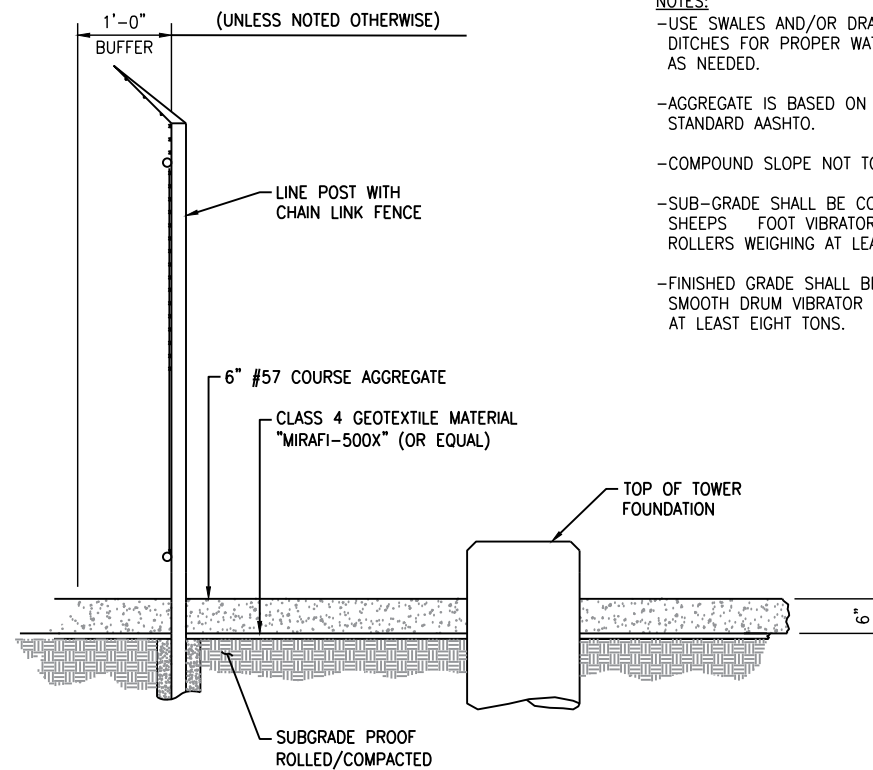
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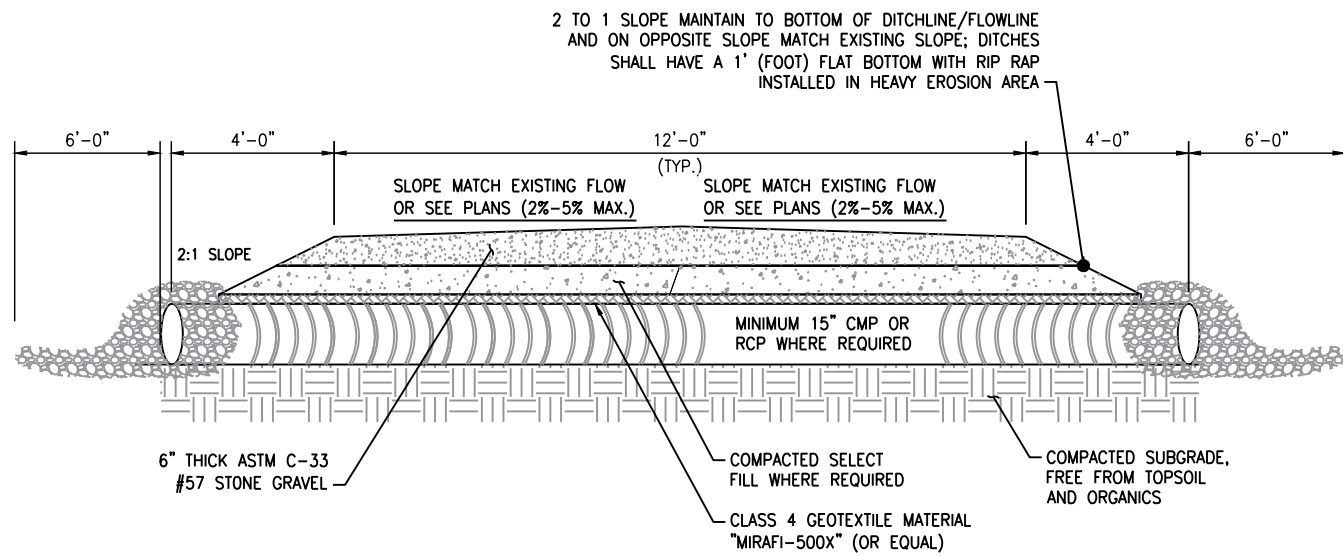
Drawing Number
C8A



1 ELECTRICAL / UTILITY COMMUNICATION TRENCH SECTION
C9 SCALE: N.T.S.

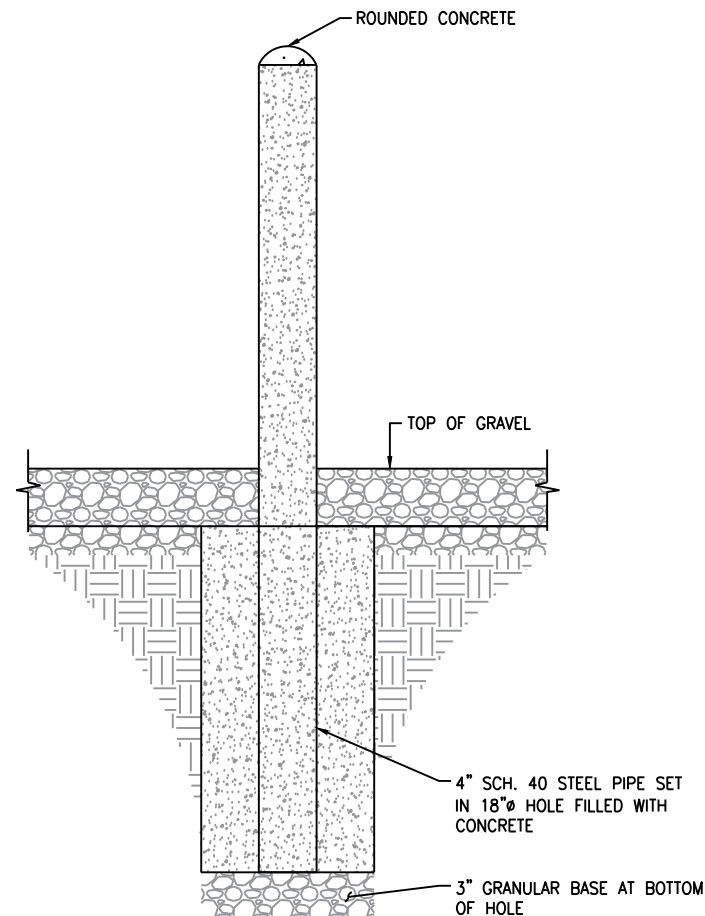


2 SITE COMPOUND SURFACING DETAIL
C9 SCALE: N.T.S.



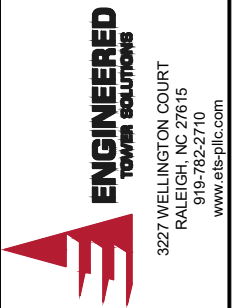
- NOTES:
- USE OF SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.
 - AGGREGATE IS BASED ON STANDARD AASHTO.
 - 2" CROWN IN CENTER OF ACCESS, UNLESS IN CURVES, THEN ACCESS SHOULD BE SLOPED TO INSIDE OF TURN / CURVE
 - PIPE SHALL BE AT A MINIMUM OF 4' LONGER THEN ACCESS ROAD WIDTH ON EACH SIDE FOR PROPER SHOULDERING.
 - ALL CROSSDRAINS SHALL BE INSTALLED ON A 45° ANGLE WITH THE FALL OF THE GRADE.

3 DRIVEWAY SECTION (GRAVEL)
C9 SCALE: N.T.S.



4 TYPICAL BOLLARD DETAIL
C9 SCALE: N.T.S.

- NOTES:
- USE SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.
 - AGGREGATE IS BASED ON STANDARD AASHTO.
 - COMPOUND SLOPE NOT TO EXCEED 5%
 - SUB-GRADE SHALL BE COMPACTED BY SHEEP'S FOOT VIBRATOR OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS.
 - FINISHED GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.



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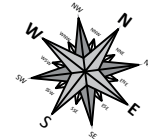
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C9

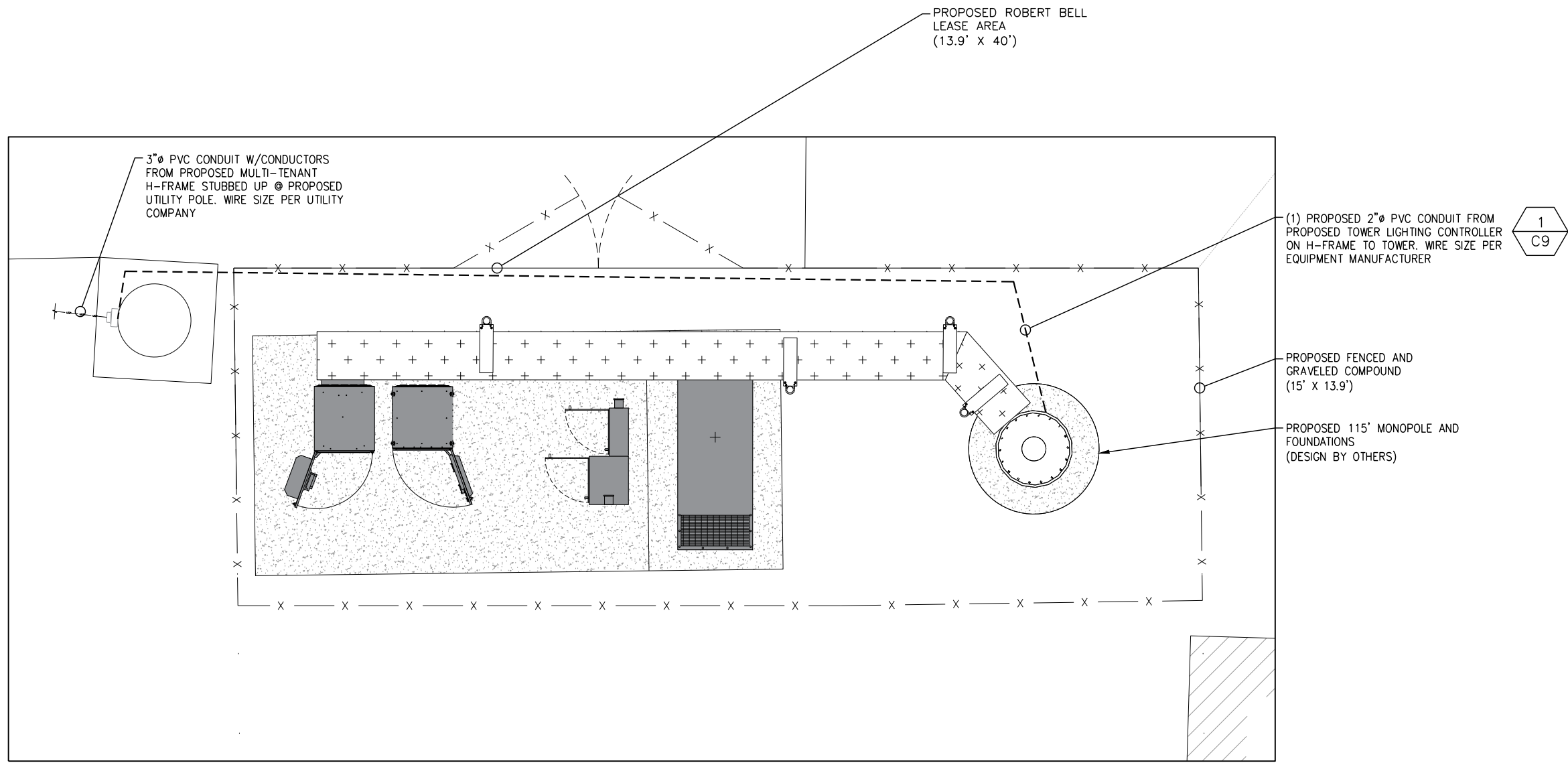
FOR CLARITY,
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ELECTRICAL PLAN

Drawing Scale:
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Date:
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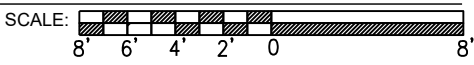
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Drawing Number
E1



1
E1

ELECTRICAL PLAN

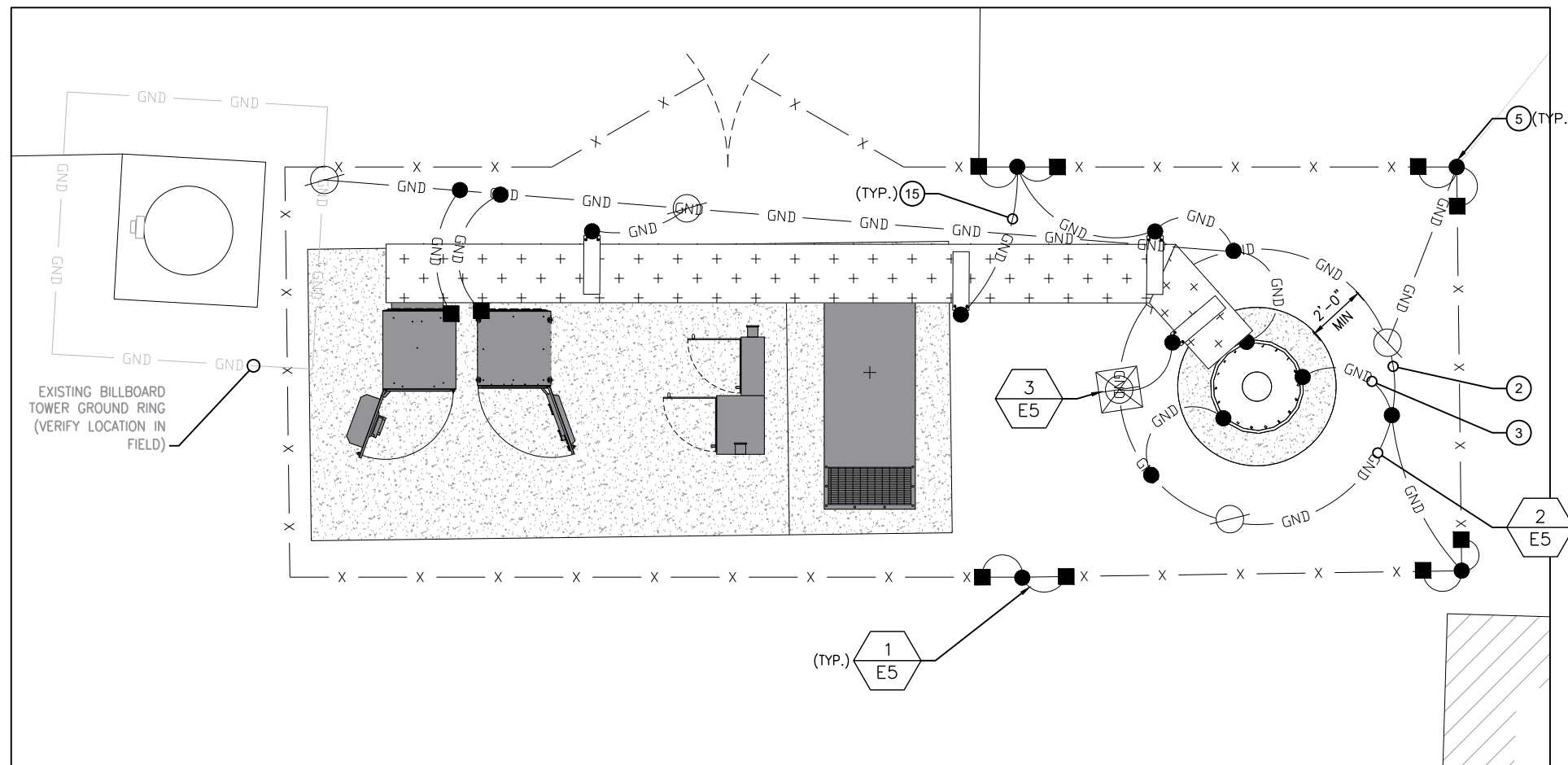
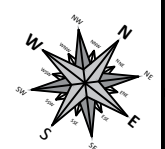


1/8"=1'-0" (FULL SIZE)
1/16"=1'-0" (11x17)

KEY DESCRIPTION

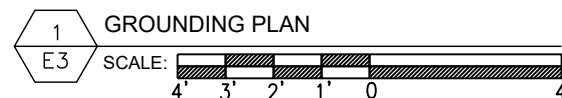
- ① SYSTEM GROUND RESISTANCE SHALL NOT EXCEED 10 OHMS. A THREE POINT SYSTEM RESISTANCE TEST SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH VERTICAL BRIDGE SPECIFICATIONS.
 - A. PERFORM THREE TESTS AT EACH SITE.
 - B. CONTRACTOR SHALL PROVIDE A WRITTEN REPORT CONSISTING OF THE FOLLOWING: SITE NAME, ADDRESS AND IDENTIFICATION NUMBER, DESCRIPTION OF SITE SOIL AND MOISTURE CONDITION, DESCRIPTION OF WEATHER, MODEL NUMBER OF TESTING EQUIPMENT, DATE OF LAST CALIBRATION, SITE SKETCH SHOWING LOCATION OF TEST PROBES AND ALL FIELD DATA COLLECTED (READINGS, RANGE, TEST, MILLIAMPS, ETC.)
 - C. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES PERFORMING SYSTEM RESISTANCE TESTS OR IF MEASUREMENTS ARE ABOVE 10 OHMS. THE CONSTRUCTION MANAGER SHALL PROVIDE INSTRUCTION TO THE CONTRACTOR TO INSTALL ADDITIONAL GROUNDING MEASURES TO MEET THE 10 OHM REQUIREMENT.
- ② PROPOSED TOWER GROUND RING BURIED TO A DEPTH OF 30" OR 6" BELOW THE FROST LINE, WHICHEVER IS GREATER.
- ③ BOND PROPOSED TOWER TO TOWER GROUND RING (3 PLACES TOTAL).
- ④ SERVICE ENTRANCE GROUND ROD.
- ⑤ BOND GROUND RING(S) TO SITE CORNER POST (TYP. x 4).
- ⑥ BOND GATE POST TO PROPOSED GROUND RING (TYP. x 2).
- ⑦ BOND FLEXIBLE JUMPER TO GATE (TYP. x 2).
- ⑧ BOND PROPOSED H-FRAME TO GROUND RING (TYP. x 2).
- ⑨ PROPOSED EQUIPMENT GROUND RING BURIED TO A DEPTH OF 30" OR 6" BELOW THE FROST LINE, WHICHEVER IS GREATER.
- ⑩ BOND PROPOSED PLATFORM TO EQUIPMENT GROUND RING (4 PLACES TOTAL).
- ⑪ PLATFORM GROUND BAR
- ⑫ GROUND PLATFORM GROUND BAR TO EQUIPMENT GROUND RING (2 PLACES TOTAL).
- ⑬ BOND EQUIPMENT TO PLATFORM GROUND BAR. (6 PLACES TOTAL).
- ⑭ BOND H-FRAME POST TO EQUIPMENT GROUND RING (4 PLACES TOTAL).
- ⑮ BOND ICE BRIDGE POST TO EQUIPMENT GROUND RING (6 PLACES TOTAL).
- ⑯ BOND GENERATOR TO EQUIPMENT BOND RING (2 PLACES TOTAL).

THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF HIS OPERATIONAL PLANS AND SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED.

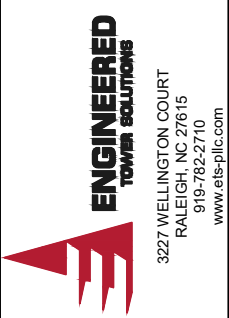


EXTERIOR GROUNDING NOTES:

- 1. GROUNDING SHALL CONFORM WITH VERTICAL BRIDGE STANDARDS AND PER FEDERAL, STATE AND LOCAL CODES. IN THE EVENT OF A CONFLICT, MEET THE MOST STRINGENT REQUIREMENT.
- 2. GROUND RODS PAST METER SHALL BE COPPER CLAD STEEL 5/8 INCH DIAMETER X 10 FEET IN LENGTH (MIN.)
- 3. ALL GROUND CONDUCTORS PAST METER SHALL BE #2 AWG SOLID BARE TINNED COPPER. MINIMUM BEND RADIUS FOR CONDUCTOR SHALL BE 8 INCHES.
- 4. GROUND RODS SHALL BE SPACED NOT MORE THAN 16'-0" AND NOT LESS THAN 6'-0" APART EXCEPT FOR THE TOWER GROUND RING WHICH SHALL COMPLY WITH TIA/EIA 222 (REV G).
- 5. CONTRACTOR SHALL ADD ADDITIONAL RODS AND CONDUCTORS OR APPROVED GROUND ENHANCING MATERIAL TO ACHIEVE LESS THAN 10 OHMS RESISTANCE TO GROUND.
- 6. MAINTAIN 2'-0" (TOWER) AND 3'-0" (SHELTER) BETWEEN GROUND RINGS AND FOUNDATIONS.
- 7. ALL GROUNDING INSTALLATIONS SHALL BE INSPECTED AND APPROVED BY ANY JURISDICTION HAVING INSPECTION & APPROVAL AUTHORITY (IF REQUIRED) AND VERTICAL BRIDGE BEFORE PLACING ANY BACKFILL.
- 8. ALL GROUNDING SPLICES AND CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS (CADWELD OR EQUIVALENT). COAT ALL WELDS WITH A ZINC RICH PAINT.



SCALE: 1/4"=1'-0" (FULL SIZE) 1/8"=1'-0" (11x17)



B	PRELIMINARY	VA	10/10/2024
A	PRELIMINARY	VA	09/26/2024
No.	Submital / Revision	App'd	Date
Drawn:	DF	Date:	10/10/2024
Designed:		Date:	
Checked:	VA	Date:	10/10/2024

Project Number
24128803

Project Title
MO5209B

HWY 40 BOB BELL PROJECT
DARDENNE PRAIRIE, MO
63366

T-MOBILE SITE ID: MO05209B

Engineer Stamp

10/10/2024

Drawing Title
GROUNDING PLAN

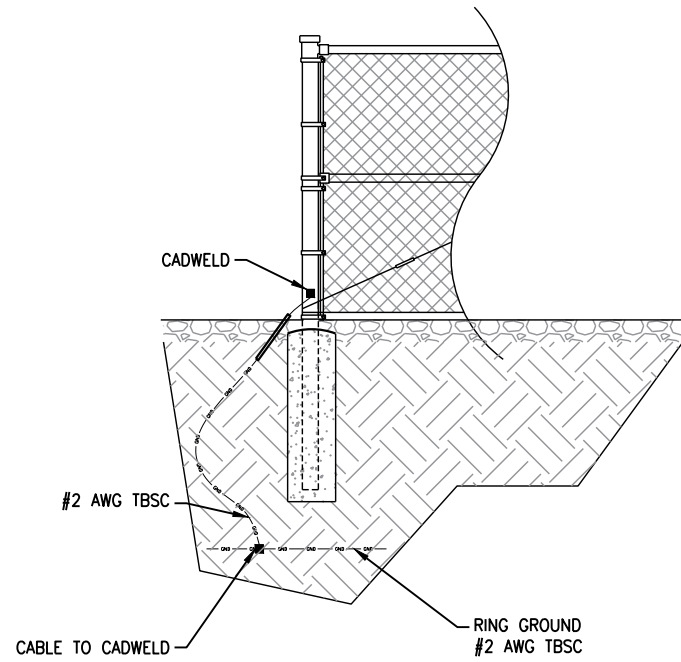
Drawing Scale:
AS NOTED

Date:
10/10/2024

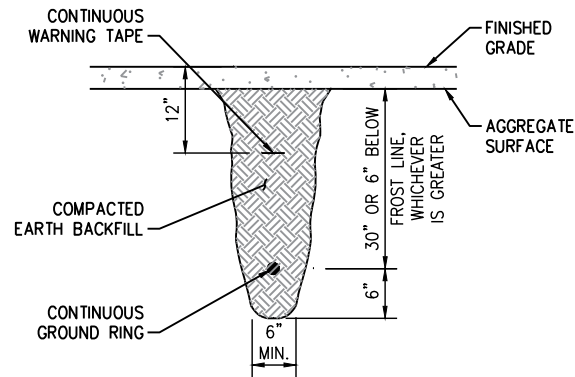
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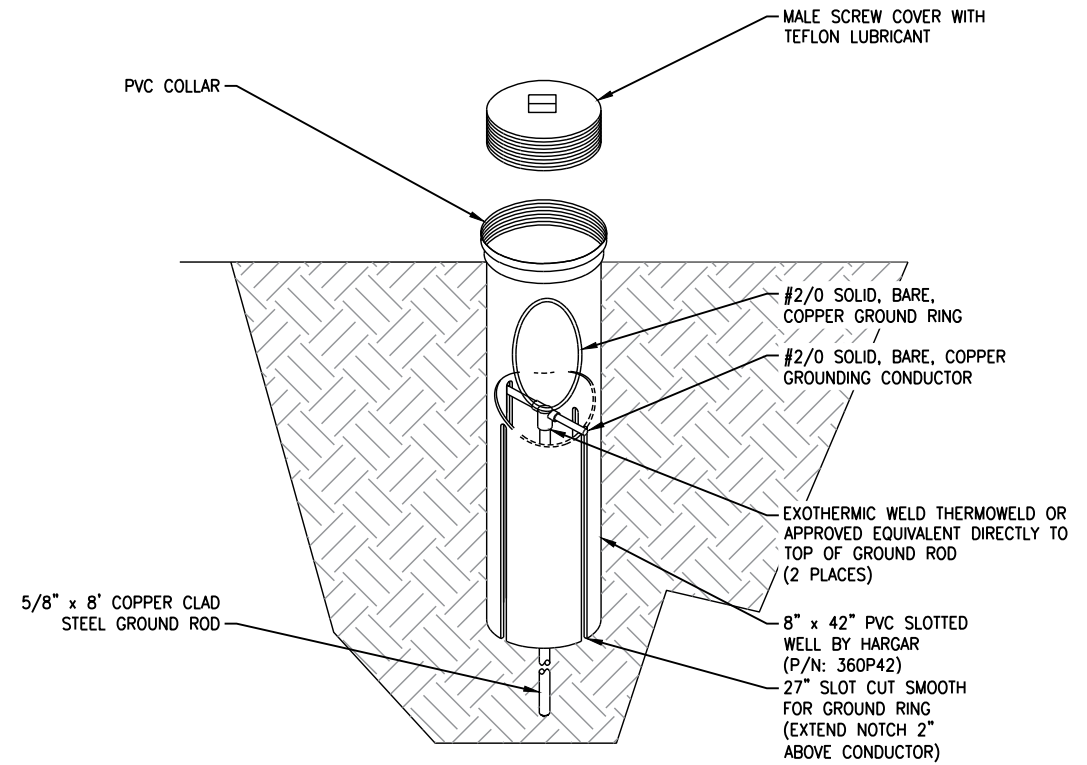
Drawing Number
E3



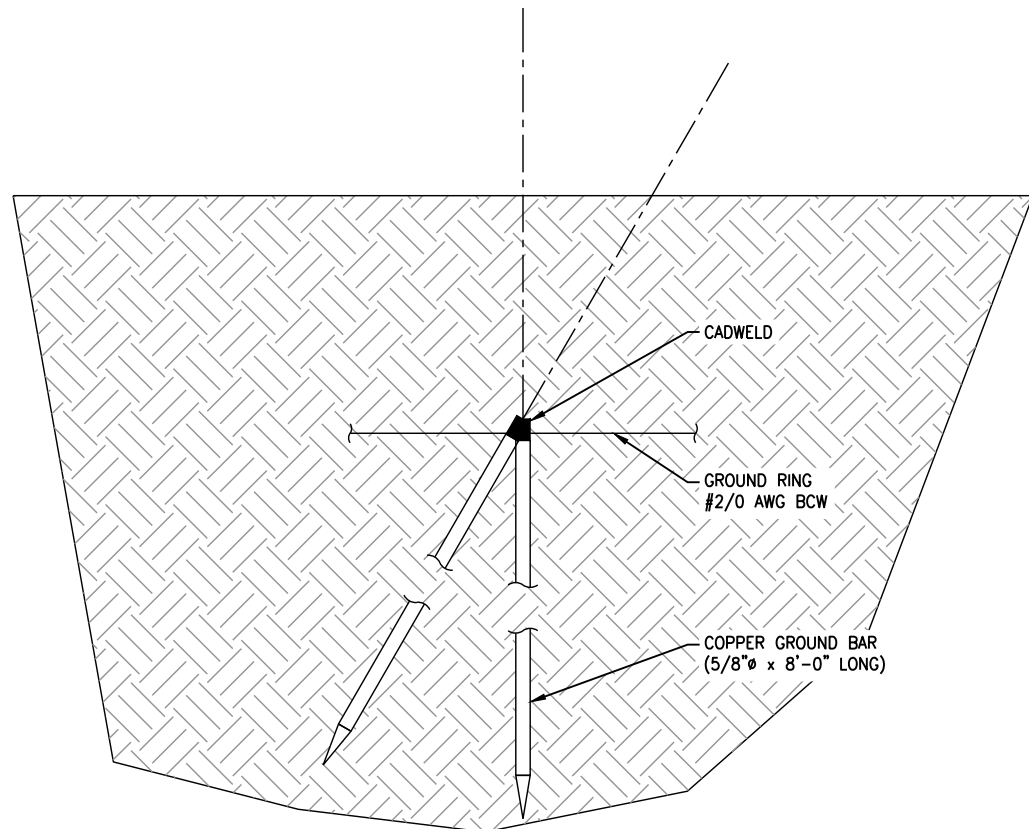
1 POST GROUNDING DETAIL
E5 SCALE: N.T.S.



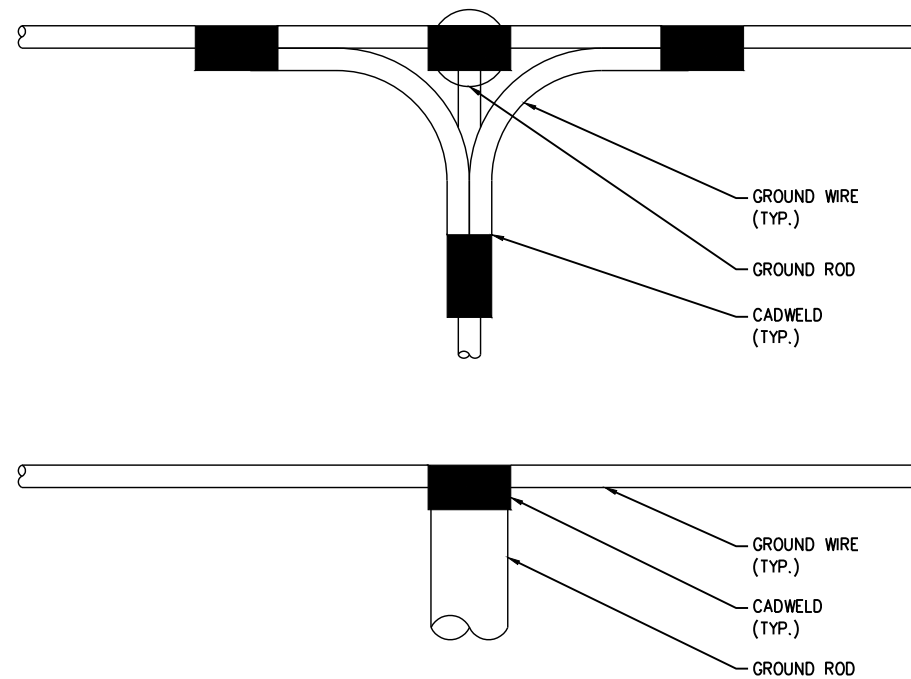
2 TRENCH DETAIL FOR GROUND RING
E5 SCALE: N.T.S.



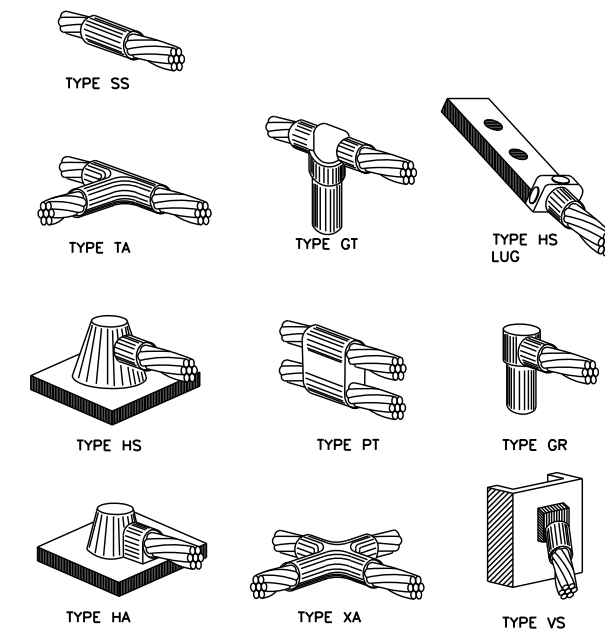
3 GROUND TEST WELL DETAIL
E5 SCALE: N.T.S.



4 GROUND ROD DETAIL
E5 SCALE: N.T.S.



5 GROUND CONDUCTOR CONNECTION
E5 SCALE: N.T.S.



6 EXOTHERMIC WELD DETAILS
E5 SCALE: N.T.S.

B	PRELIMINARY	VA	10/10/2024
A	PRELIMINARY	VA	09/26/2024
No.	Submital / Revision	App'd	Date
Drawn:	DF	Date:	10/10/2024
Designed:		Date:	
Checked:	VA	Date:	10/10/2024

Project Number
24128803

Project Title
MO5209B
HWY 40 BOB BELL PROJECT
2500 TECHNOLOGY DRIVE
DARDENNE PRAIRIE, MO
63366
T-MOBILE SITE ID: MO05209E

Engineer Stamp

10/10/2024

Drawing Title
GROUNDING
DETAILS

Drawing Scale:
AS NOTED

Date:
10/10/2024

CD

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APPLICABLE STATE AND/OR LOCAL LAWS

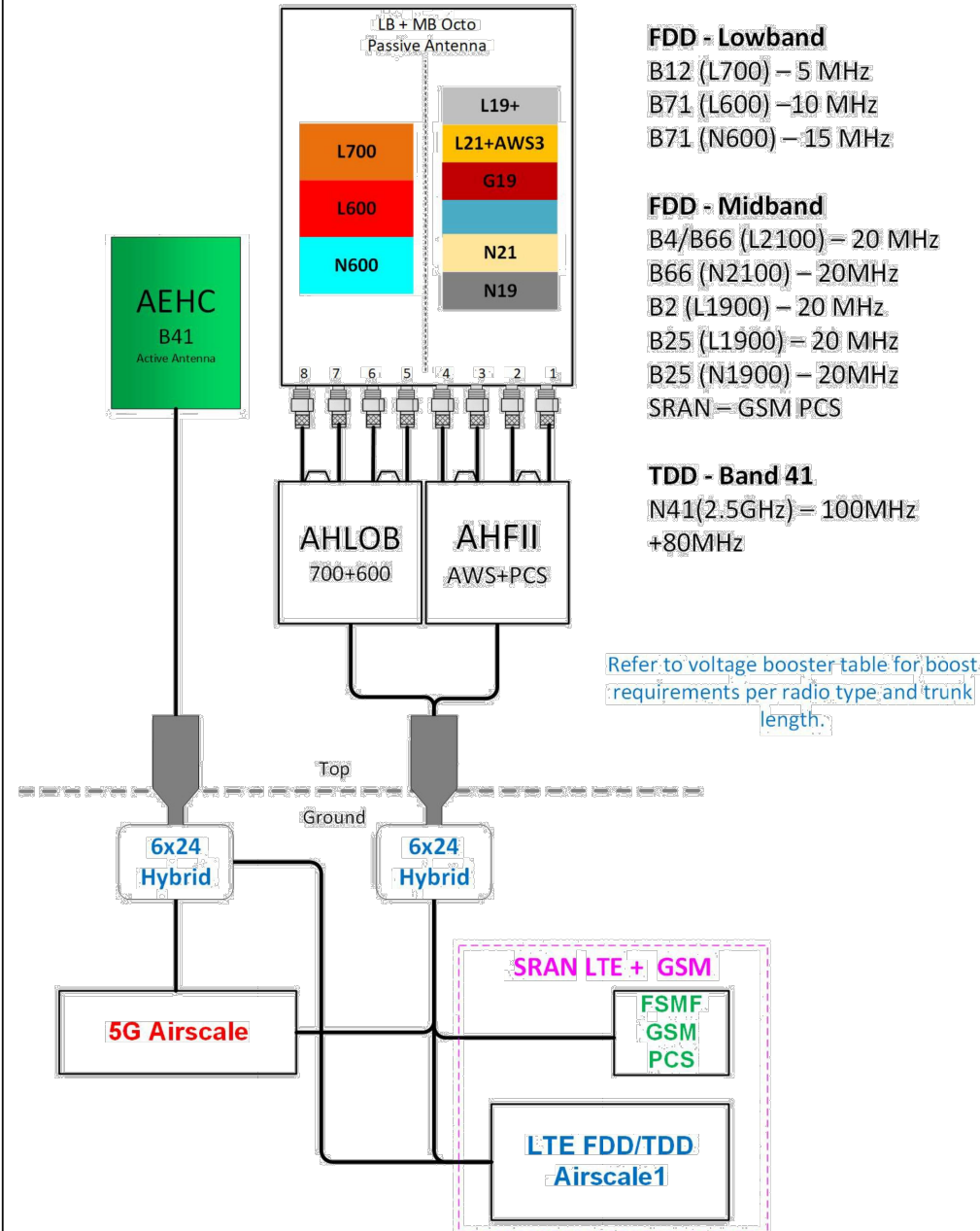
Drawing Number
E5

Section 3 - Proposed Template Images

56791EBH_SR_6x24.jpg

Configuration 56791EBH_SR_6x24

* For 5G and LTE Airscale BB dimensioning refer to Fiber Port matrices.
(Alpha, Beta & Gamma)

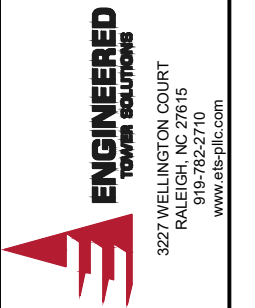


Notes:

1 PLUMBING DIAGRAM
RF SCALE: N.T.S.



Collective Solutions, LLC
Site Acquisition, Zoning and Permitting
www.collectivesolutions.com



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RALEIGH, NC 27615
919-782-2710
www.ets-pllc.com

B	PRELIMINARY	VA	10/10/2024
A	PRELIMINARY	VA	09/26/2024
No.	Submittal / Revision	App'd	Date
Drawn:	DF	Date:	10/10/2024
Designed:		Date:	
Checked:	VA	Date:	10/10/2024

Project Number
24128803

Project Title
MO5209B

HWY 40 BOB BELL PROJECT
2500 TECHNOLOGY DRIVE
DARDENNE PRAIRIE, MO
63366

T-MOBILE SITE ID: MO05209B

Engineer Stamp

10/10/2024

Drawing Title
PLUMBING
DIAGRAM

Drawing Scale:
AS NOTED

Date:
10/10/2024

CD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number
RF

The City of Dardenne Prairie Planning & Zoning Commission work session meeting was called to order at 6:02 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 Detweiler, Chairman Wooldridge, Commissioners Bailey, Stankovich, Ogle and Northcutt. Commissioners Etzkorn, Fry, Musler and Pollard were absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Planning & Development Manager Todd Streiler and City Attorney John Young.

ITEMS FOR DISCUSSION

1. Amended PUD Final Plan Request – Dardenne Prairie (Town Square) Apartments
2. Amended PUD Final Plan & Record Plat Request – Condos at Town Center
3. PUD Final Plan – Town Square (Mercy)
4. Amended PUD Final Plan Request – Prairie Encore- Parking Garages
5. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

ADJOURNMENT

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Kim Clark, City Clerk

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 Detweiler, Chairman Wooldridge, Commissioners Bailey, Etkorn, Stankovich, Ogle and Northcutt. Commissioners Fry, Musler and Pollard were absent. Also present were City Clerk Kim Clark, City Administrator Cathy Pratt, City Planning & Development Manager Todd Streiler and City Attorney John Young.

PUBLIC COMMENT – No one present to speak.

NEW BUSINESS

1. Amended PUD Final Plan Request –Dardenne Prairie (Town Square Apartments)

Cliff Heitmann & John McCarthy were in attendance to present the plan.

A motion was made by Commissioner Ogle, seconded by Commissioner Etkorn to recommend approval of the amended PUD Final Plan dated 11-22-24. Motion passed unanimously.

2. Amended PUD Final Plan & Record Plat Request – Condos at Town Center

A motion was made by Commissioner Northcutt, seconded by Commissioner Etkorn to recommend approval of the amended PUD Final Plan – Condos at Town Center dated 11-15-24. Motion passed unanimously.

A motion was made by Commissioner Etkorn, seconded by Commissioner Northcutt to recommend approval of the Record Plat – Condos at Town Center dated 11-15-24. Motion passed unanimously.

3. PUD Final Plan – Town Square (Mercy)

Doug Bruns of Stock & Associates was in attendance to present the plan.

A motion was made by Commissioner Bailey, seconded by Commissioner Northcutt to recommend approval of the PUD Final Plan – Town Square (Mercy) dated 12-6-24. Motion passed unanimously.

4. Amended PUD Final Plan Request – Prairie Encore - Parking Garages

PLANNING & ZONING MINUTES

JANUARY 15, 2025

A motion was made by Commissioner Northcutt, seconded by Commissioner Bailey that if any garage or other structure that results in a reduction of parking spaces constitutes a major change. Motion passed unanimously.

A motion was made by Commissioner Ogle, seconded by Commissioner Etkorn to postpone consideration of the Amended PUD Final Plan Request – Prairie Encore-Parking Garages. Motion passed unanimously.

5. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

Chairman Wooldridge requested the commission review the Scenario Plan and the Land Use Plan of the Comprehensive Plan and be prepared to discuss at the next meeting.

A motion was made by Commissioner Etkorn, seconded by Commissioner Northcutt to table until the next meeting. Motion passed unanimously.

APPROVAL OF MINUTES

1. Approval of 12-11-24 Minutes
2. Approval of 12-11-24 Work Session Minutes

A motion was made by Commissioner Etkorn, seconded by Commissioner Bailey to approve the 12-11-24 minutes and the 12-11-24 work session minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Ogle announced he will be resigning from the commission due to relocating out of state.

City Planner Streiler informed the commission a conditional use permit for a cell tower will be on the February agenda.

Chairman Wooldridge mentioned the condition of the screening of the cell tower in the BaratHaven subdivision needs attention.

ADJOURNMENT

A motion was made by Commissioner Etkorn, seconded by Commissioner Northcutt to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Kim Clark, City Clerk



Todd M. Streiler AICP, LEED AP
Planning & Development Manager
Tstreiler@DardennePrairie.org
Phone 636.755.5314

Staff Report

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: January 31, 2024

SUBJECT: Prairie Encore 4th Amended PUD Final Plan – 44 Carports– Lot 1.

Project Summary:

A revised 4th Amended PUD Final Plan dated 1/21/25 and fee in the amount of \$739.12 was submitted and reviewed by Staff. The proposed carports are located on Lot 1 of the Prairie Encore on the north and west side of the apartments. There are a total of 44 carport spaces. The 8 (eight) garages that were shown on the previous Amended Plan on the west side of the apartments have been replaced with 12 carports; the carports shown on the previous plan to the north of the apartment building remain unchanged. One (1) additional parking space was added on the lasted 4th Amended PUD Final Plan.

The approved Area Plan and Final Plan includes an apartment building containing 190 units and 330 parking stalls, resulting in a parking ratio of 1.73 stalls per unit. The installation of the proposed carports and additional parking stall brings the total parking to 331 stalls or a parking ratio of **1.74 stalls per unit**. The Board approved a parking ratio of 1.73 stalls per unit for the Encore. The proposed 4th Amended PUD Final Plan is the same as the approved 3rd Amended Area Plan & Final Plan with the exception of the carports and 1 added parking stall.

Background

The site was previously undeveloped and known as the Bopp Property. On March 15, 2023, the site was rezoned from “C2” General Commercial to “C3” Retail Commercial District, Planned Unit Development (PUD) and the Area Plan was approved under Ordinance #2238 creating the “Prairie Encore”. The Final Plan for the Encore was approved on July 6, 2023, via Ordinance # 2260. The 1st Amended Area Plan was approved on December 20, 2023, via Ordinance #2279 followed by the approval of the 1st Amended Final Plan on January 17, 2024, via Ordinance #2284. The 2nd Amended Final Plan was approved on February 21, 2024, via Ordinance #2288 which allowed the addition of Starbucks. The 3rd Amended Area Plan was approved at the Board’s November 20th, 2024 meeting, and the 3rd Amended Final Plan was approved at the Board’s January 8 2025 Meeting allowing the 8,200 sf Prairie Ridge Animal Hospital on Lot 6.

Recommended Action

The petitioner is requesting P&Z consider the 4th Amended Final Plan a minor change and recommend approval of the Plan to the Board.

At the January 15, 2025 Planning Commission Meeting, the Planning Commission made the decision that any reduction in the amount of parking or addition of parking garages would be a major change. Whereas, the addition of carports that met the City photometric standards and did not cause a reduction in parking would be considered a minor change. According to Section 405.310 A.1. “*The Final Plan shall conform to the approved Area Plan, except that minor variations in layout may be permitted at the discretion of the Commission and without amendment of the approved Area Plan. Minor variations*

include, but are not necessarily limited to, a change in residential floor area, an increase in non-residential floor area of five percent (5%) or less and a change in layout, provided that in the case of a change in layout, the applicant shall provide the Board of Aldermen and the Commission each a revised Area Plan which incorporates such layouts.

Upon review, Staff found that the 4th Amended Final Plan is consistent with the approved Area Plan & Final Plan and the appropriate zoning and subdivision regulations. Staff recommends the Planning Commission pass one of the following motions:

Motion to consider the amendments a minor change and recommend the Board approves the 4th Amended Final Plan as submitted.

Motion to consider the amendments minor and recommend the Board approves the 4th Amended Final Plan as amended.

Motions should be in the affirmative. Should a commissioner decide to deny the Final Plan, they should vote "Nay" to a motion to approve.

Next Steps

The Planning Commission's recommendation will be forwarded to the Board for final consideration.

End of Report

Enclosures

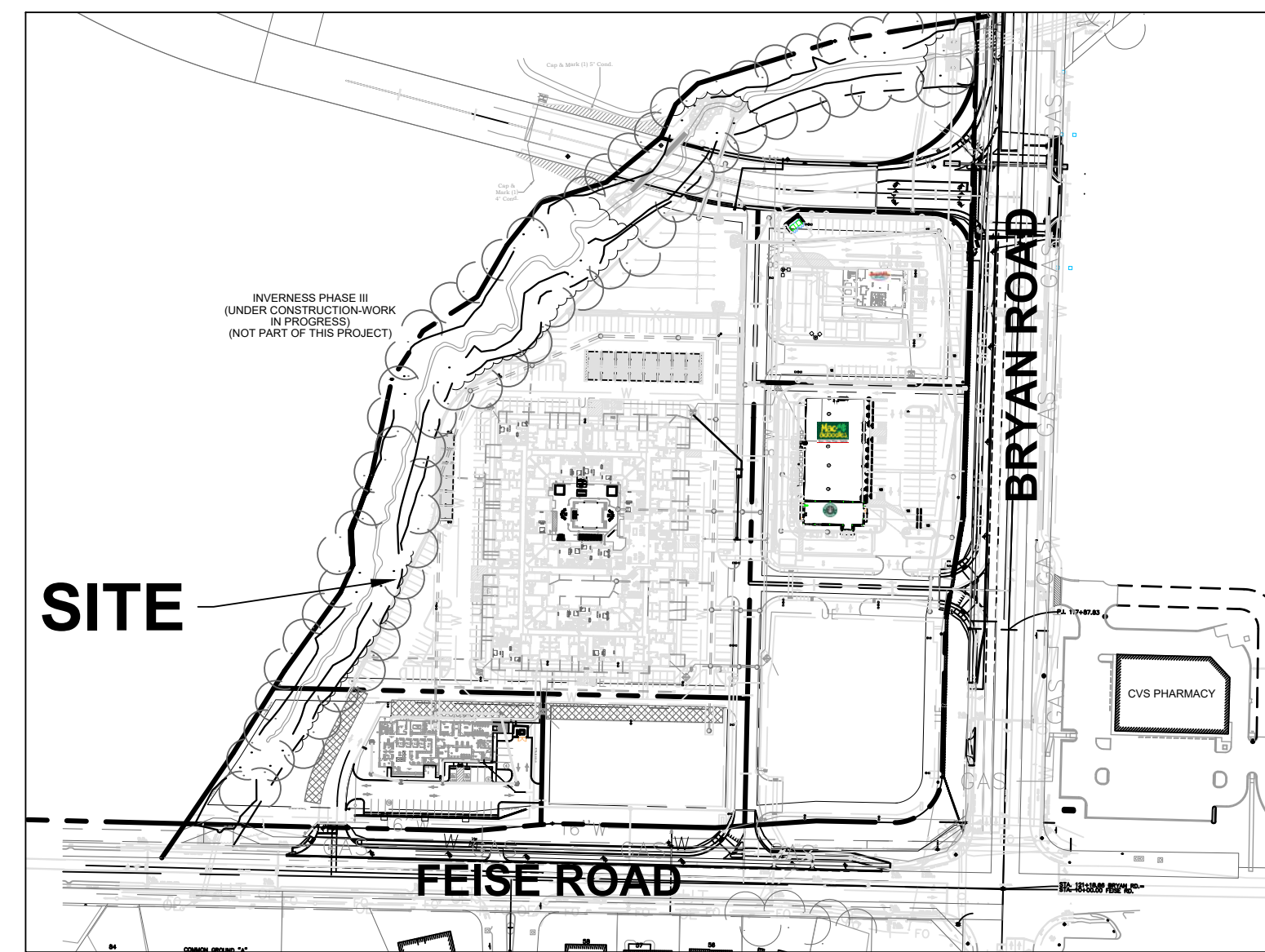
cc: Mayor John Gotway and Board of Aldermen
Cathy Pratt, Interim City Administrator
Kim Clark, City Clerk
John Young, City Attorney

FOURTH AMENDED P.U.D. AREA PLAN FOR THE PRAIRIE ENCORE

A TRACT OF LAND BEING PART OF SECTION 1,
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

LEGEND

EXISTING	PROPOSED



PROPERTY INFORMATION

OWNER:	MIA ROSE HOLDINGS, LLC
SITE ADDRESS:	1575 BRYAN ROAD DARDENNE PRAIRIE, MISSOURI 63366
PARCEL ID#:	4-0033-S001-00-0001.2000000
EXISTING ZONING:	C-3 PLANNED UNIT DEVELOPMENT (P.U.D.)
SUBJECT SITE AREA:	TOTAL = 17.25 ACRES (INCLUDES R/W)
NUMBER OF RESIDENTIAL UNITS:	LOT 1 - 190 UNITS (MULTI-FAMILY RESIDENTIAL)
WATER DISTRICT:	PUBLIC WATER SUPPLY DISTRICT #2
FIRE DISTRICT:	O'FALLON FIRE PROTECTION DISTRICT
SEWER DISTRICT:	DUCKETT CREEK SANITARY DISTRICT
ELECTRIC SERVICE:	AMEREN MISSOURI ELECTRIC
NATURAL GAS SERVICE:	SPIRE ENERGY
SCHOOL DISTRICT:	WENTZVILLE SCHOOL DISTRICT
COMMUNICATIONS:	SPECTRUM / AT&T COMMUNICATIONS

REGULATIONS AND PERFORMANCE STANDARDS FOR C-3 ZONING DISTRICT (BASIS FOR COMMERCIAL - LOTS 2, 3, 4, 5, 6)

- LOT WIDTH = 150 FEET WIDE AT BUILDING LINES
- LOT DEPTH = NONE
- LOT COVERAGE = NONE
- FRONT YARD = NOT LESS THAN 25 FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE SERVICE STATIONS
- SIDE YARD = NOT LESS THAN 10 FEET. 25 FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
- REAR YARD = NOT LESS THAN 15 FEET.
- TRANSITION STRIP BETWEEN RESIDENTIAL AND COMMERCIAL DISTRICT SHALL BE A MINIMUM OF 15 FEET.

DEVIATIONS REQUESTED FOR C-3 ZONING DISTRICT (BASIS FOR COMMERCIAL - LOTS 2, 3, 4, 5, 6)

- LOT WIDTH - N/A
- LOT DEPTH - N/A
- LOT COVERAGE - N/A
- FRONT YARD - N/A
- SIDE YARD - N/A
- REAR YARD - N/A
- TRANSITION STRIP BETWEEN RESIDENTIAL AND COMMERCIAL DISTRICT: LOT 1 TRANSITION STRIP BETWEEN LOTS 2, 3, 4, 5, 6 = 0 FEET

THE APPLICANT AND OWNER(S) OF RECORD HAVE REVIEWED THE APPROVED AREA PLAN AND ALL THE IMPROVEMENTS AS SHOWN ON THE AREA PLAN SHALL BE BINDING UPON THE APPLICANT AND THE OWNER(S) AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

SIGNED

OWNER

APPLICANT

SITE COVERAGE CALCULATIONS

EXISTING SITE	Area (ac.)	% Total
Description	17.25	
Buildings =	0.26	1.5%
Pavement =	0.33	1.9%
Total Impervious Area =	0.59	3.4%
Open Space =	16.66	96.6%
PROPOSED SITE	Area (ac.)	% Total
Description	17.25	
Buildings =	1.99	11.6%
Pavement =	8.16	47.3%
Total Impervious Area =	10.15	58.6%
Open Space =	7.10	41.2%
LOT 1	Area (ac.)	% Total
Description	6.71	
Buildings =	1.52	22.7%
Pavement =	2.56	38.2%
Total Impervious Area =	4.09	60.9%
Open Space =	2.63	39.1%
LOT 2	Area (ac.)	% Total
Description	1.37	
Buildings =	0.07	5.0%
Pavement =	1.10	80.4%
Total Impervious Area =	1.17	85.5%
Open Space =	0.20	14.5%
LOT 3	Area (ac.)	% Total
Description	1.58	
Buildings =	0.28	17.69%
Pavement =	1.08	68.1%
Total Impervious Area =	1.36	85.7%
Open Space =	0.23	14.3%
LOT 4	Area (ac.)	% Total
Description	1.72	
Buildings =	0.12	7.0%
Pavement =	1.29	75.0%
Total Impervious Area =	1.41	82.0%
Open Space =	0.31	18.0%
LOT 5	Area (ac.)	% Total
Description	0.99	
Buildings =	0.24	24.2%
Pavement =	0.24	24.2%
Total Impervious Area =	0.75	75.8%
Open Space =	0.24	24.2%
LOT 6	Area (ac.)	% Total
Description	1.60	
Buildings =	0.72	45.2%
Pavement =	0.19	11.7%
Total Impervious Area =	0.91	56.9%
Open Space =	0.69	43.1%
LOT 7	Area (ac.)	% Total
Description	1.17	
Buildings =	0.00	0.0%
Pavement =	0.00	0.0%
Total Impervious Area =	0.00	0.0%
Open Space =	1.17	100.0%
PROPOSED R/W	Area (ac.)	% Total
Description	2.11	
Buildings =	1.16	55.0%
Pavement =	1.16	55.0%
Total Impervious Area =	0.95	45.0%
Open Space =	0.95	45.0%

LOT AREAS

Lot	Area	Acres
Lot 1 Area =	292,453 sq. ft.	6.71 Acres
Lot 2 Area =	59,591 sq. ft.	1.37 Acres
Lot 3 Area =	68,966 sq. ft.	1.58 Acres
Lot 4 Area =	74,998 sq. ft.	1.72 Acres
Lot 5 Area =	43,096 sq. ft.	0.99 Acres
Lot 6 Area =	69,842 sq. ft.	1.60 Acres
Lot 7 Area =	50,785 sq. ft.	1.17 Acres
Cora Marie R/W	31,317 sq. ft.	0.72 Acres
Bryan/Feise R/W	60,379 sq. ft.	1.39 Acres
Total =	751,427 sq. ft.	17.25 Acres

DENSITY CALCULATIONS

Total Dwelling Units =	190 units
Total Area Including ROW	17.25 acres
	11.01 units/acre (Including ROW)
Total Area Excluding ROW	15.23 acres (Excluding ROW)
	12.47 units/acre

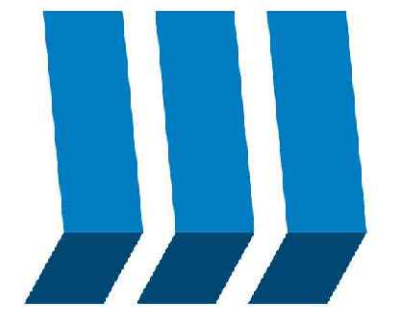
PARKING SUMMARY

LOT 1	
Multi-Family Apartment Building	
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:	
Multi-Family: Three spaces per unit (covered parking is optional)	
Dwelling Units	
Total Required (per code) =	3 space x 190 Units = 570 spaces required
Alternative Total (1.7 per unit)	1.7 space x 190 Units = 323 spaces (alternative)
Third Amended Final Plan	
Total Lot 1 Provided =	267 spaces provided
Shared Spaces from Lot 5 =	25 spaces provided
Shared Spaces from Lot 6 =	38 spaces provided
Total	330 spaces provided
Proposed Parking	
Carports =	44 spaces provided
Spaces on Lot 1 Provided =	224 spaces provided
Shared Spaces from Lot 5 =	25 spaces provided
Shared Spaces from Lot 6 =	38 spaces provided
Total	331 spaces provided
ADA Spaces Required =	8 ADA spaces required
ADA Spaces Provided =	9 ADA spaces provided
LOT 2	
Restaurant (With Pickup Window)	
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:	
Restaurant General: Twenty (20) Spaces plus One (1) space per 100 square feet	
Building Area =	3,000 sq. ft.
Total Required =	20 + 3,000 sq. ft. x 1 space = 50 spaces required
	100 sq. ft.
Total	51 spaces provided
ADA Spaces Required =	3 ADA spaces required
ADA Spaces Provided =	3 ADA spaces provided
LOT 3	
RETAIL	
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:	
Retail, General: Ten (10) spaces plus One (1) per Four Hundred (400) square feet in excess of first Two-Thousand (2,000) square feet	
Building Area =	12,330 sq. ft.
Total Required =	10 + 10,330 sq. ft. x 1 space = 36 spaces required
	400 sq. ft.
Total Provided =	45 spaces provided
ADA Spaces Required =	2 ADA spaces required
ADA Spaces Provided =	3 ADA spaces provided
LOT 4	
Convenience/Fueling Station	
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:	
Convenience/Fueling Station: One (1) Space per 250 square feet of floor area	
Building Area =	5,200 sq. ft.
Total Required =	5,200 sq. ft. x 1 space = 21 spaces required
	250 sq. ft.
Total Provided =	28 spaces provided
ADA Spaces Required =	2 ADA spaces required
ADA Spaces Provided =	2 ADA spaces provided
LOT 6	
Vet Clinic	
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:	
Animal care, limited or general: One (1) Space per 300 square feet	
Building Area =	8,200 sq. ft.
Total Required =	8,200 sq. ft. x 1 space = 27.33 spaces required
	300 sq. ft.
Total Provided =	28 spaces provided
ADA Spaces Required =	2 ADA spaces required
ADA Spaces Provided =	2 ADA spaces provided

SHEET INDEX

CIVIL	
C000	COVER SHEET
C100	OVERALL SITE PLAN
C101	ENLARGED SITE PLAN
C200	ENLARGED GRADING PLAN
C300	STORM WATER MANAGEMENT PLAN
ARCHITECTURAL	
A2-1	FLOOR PLAN / ELEVATIONS - CARPORT

ENGINEUNITY
BUILDING VALUE
BY DESIGN
17057 N. OUTER FORTY ROAD
CHESTERFIELD, MO 63005
P: (314) 819-9189
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EST. 1978



THE PRAIRIE ENCORE
FOURTH AMENDED P.U.D. AREA PLAN
GARAGE & CARPORT
LOT 1
DARDENNE PRAIRIE, MISSOURI 63366

Project No:	22-0113	
No	Description	Date
1	City Submittal	11/06/24
2	City Submittal	01/21/25

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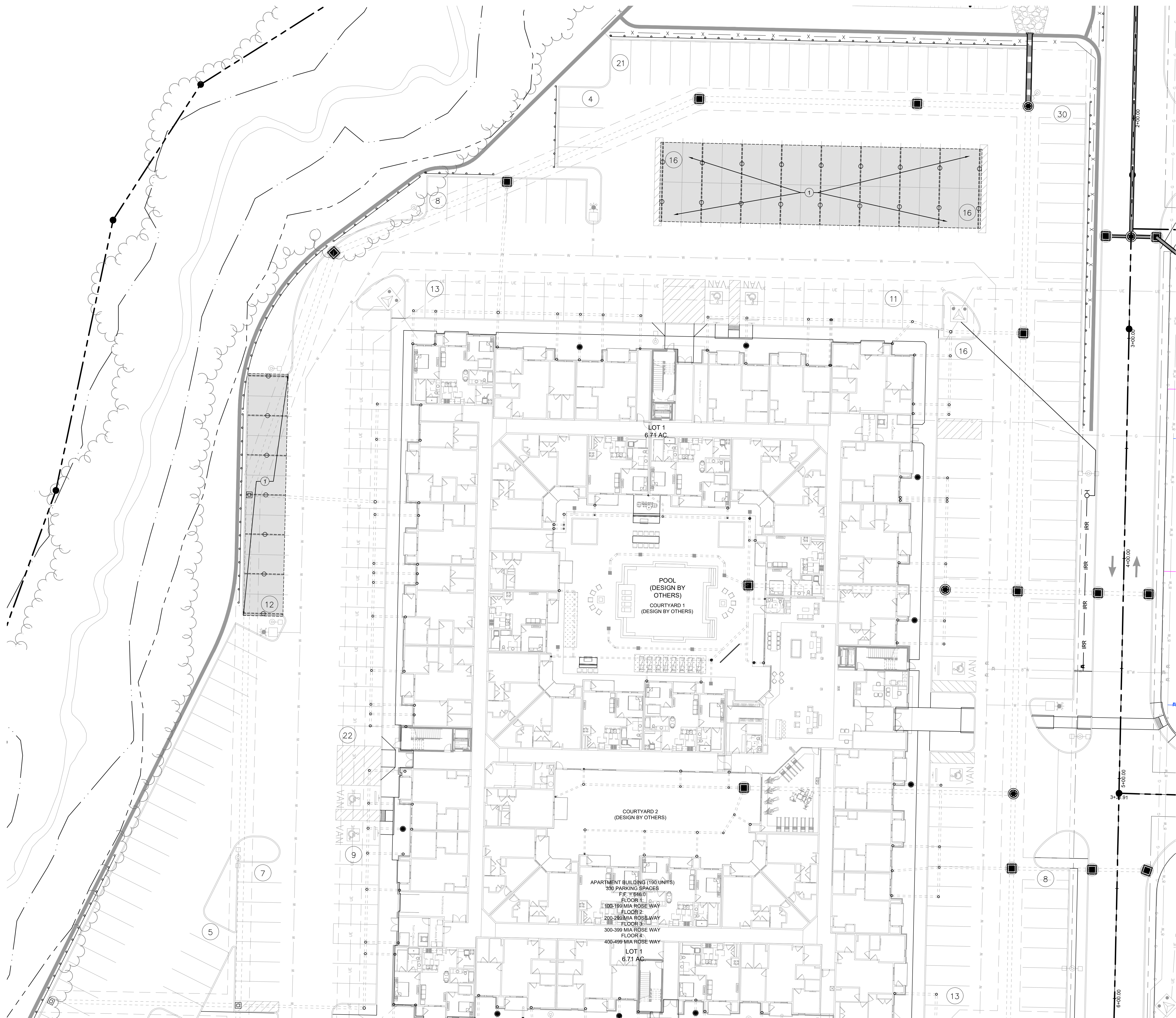


01/21/2025
Sean M. Ackley
MO# PE-2009018679
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DATE: 01/21/25
SCALE:

COVER SHEET

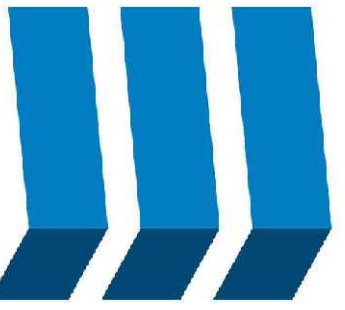
C000



KEYED NOTES

- CARPORT (44 TOTAL SPACES) (SEE ARCH. DWGS.)

ENGENUITY
 BUILDING VALUE
 BY DESIGN
 17057 N. OUTER FORTY ROAD
 CHESTERFIELD, MO 63005
 P: (314) 819-9189
 WWW.THEENGUITY.COM
 MEMBER, CORPORATION OF ARCHITECTS
 LICENSE # 017354



THE PRAIRIE ENCORE
 FOURTH AMENDED P.U.D. AREA PLAN
 GARAGE & CARPORT

LOT 1
 DARDENNE PRAIRIE, MISSOURI 63366

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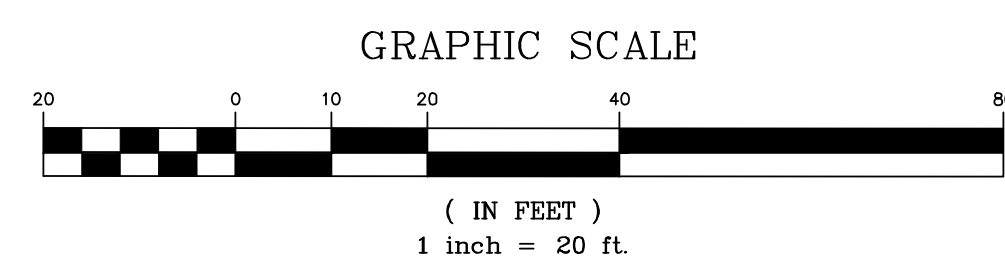
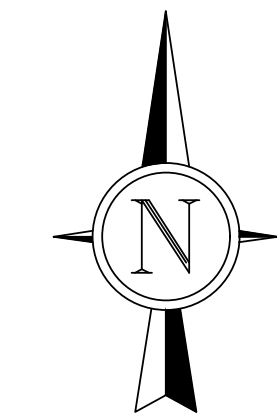
01/21/2025
 Sean M. Ackley
 MO# PE-2009018679

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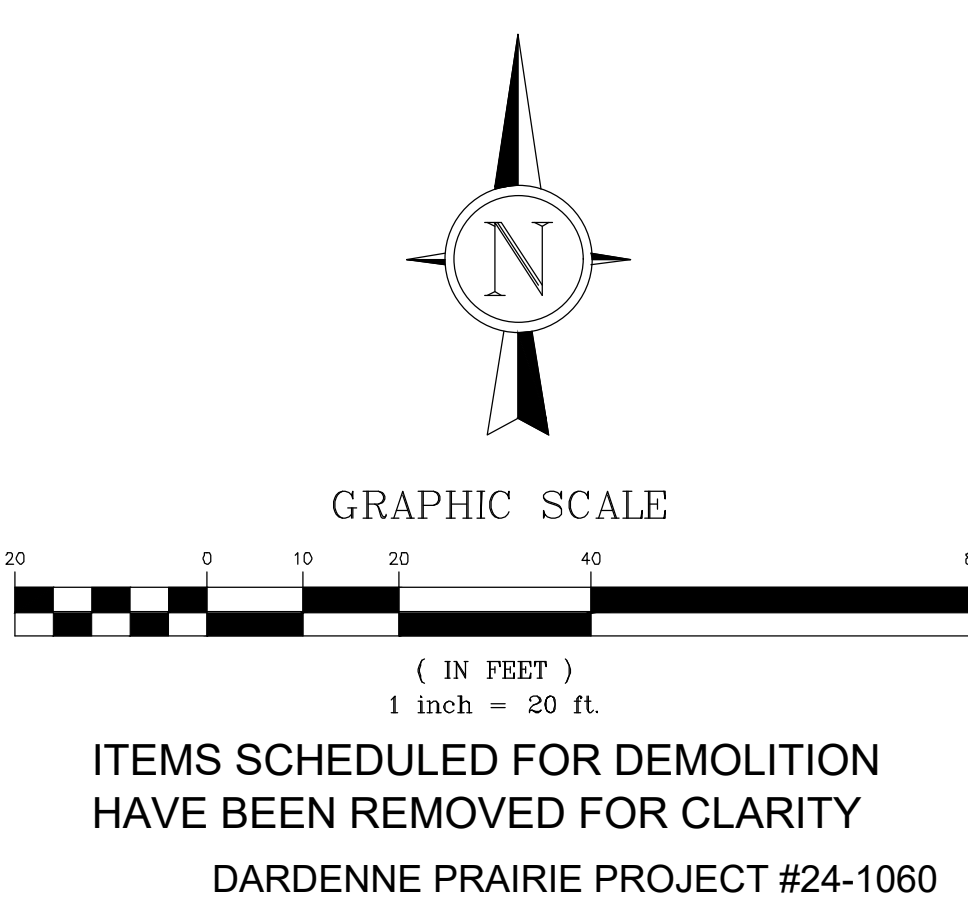
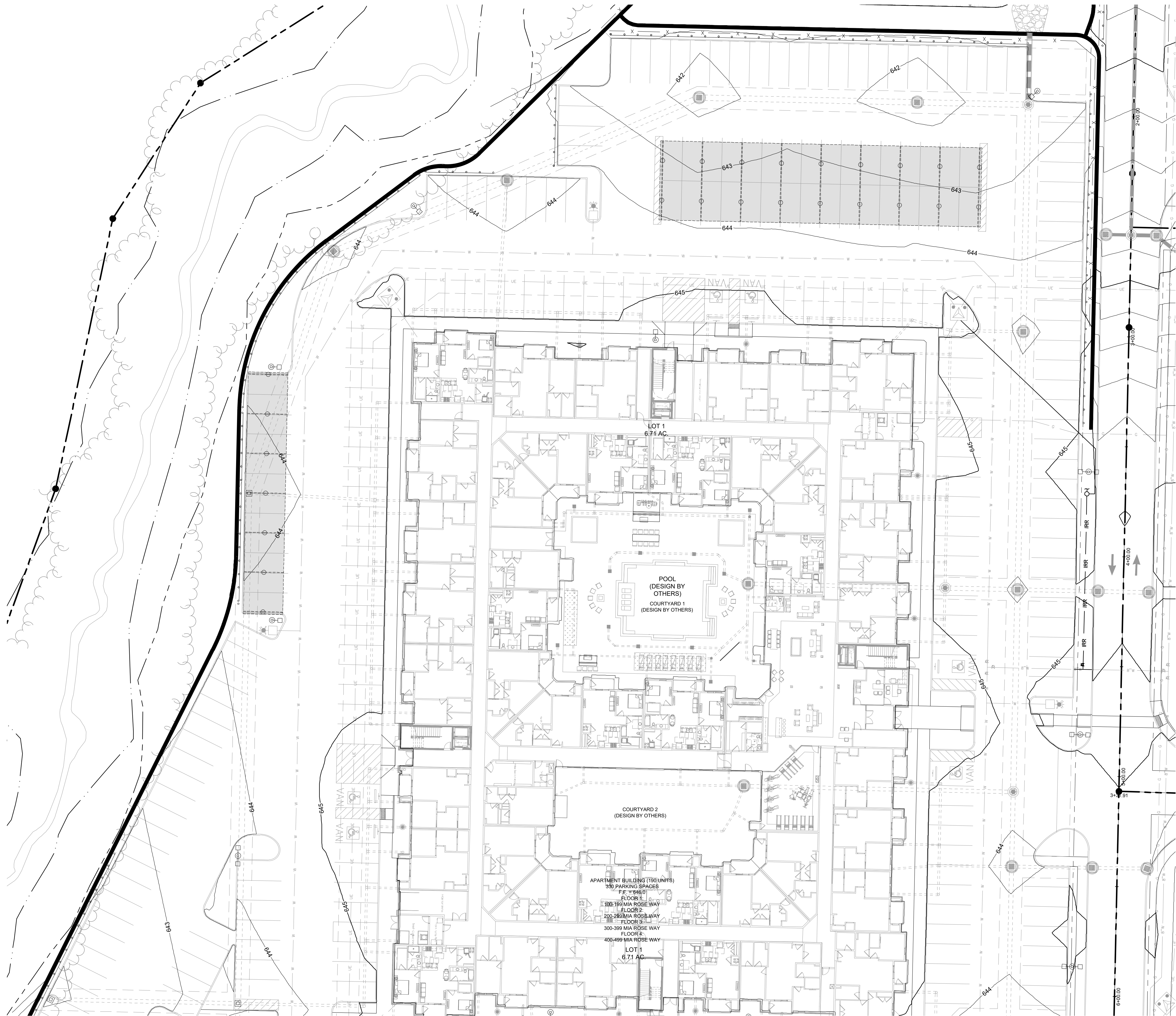
DATE: 01/21/25
 SCALE:

ENLARGED
 SITE PLAN

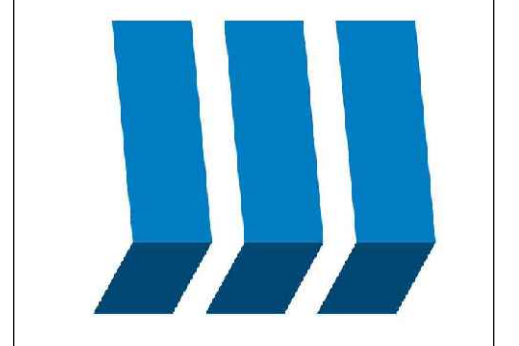
C101



DARDENNE PRAIRIE PROJECT #24-1060



ITEMS SCHEDULED FOR DEMOLITION
HAVE BEEN REMOVED FOR CLARITY
DARDENNE PRAIRIE PROJECT #24-1060



**THE PRAIRIE ENCORE
FOURTH AMENDED P.U.D. AREA PLAN
GARAGE & CARPORT**
LOT 1
DARDENNE PRAIRIE, MISSOURI 63366

Project No:	22-0113	
No	Description	Date
1	City Submittal	11/06/24
2	City Submittal	01/21/25

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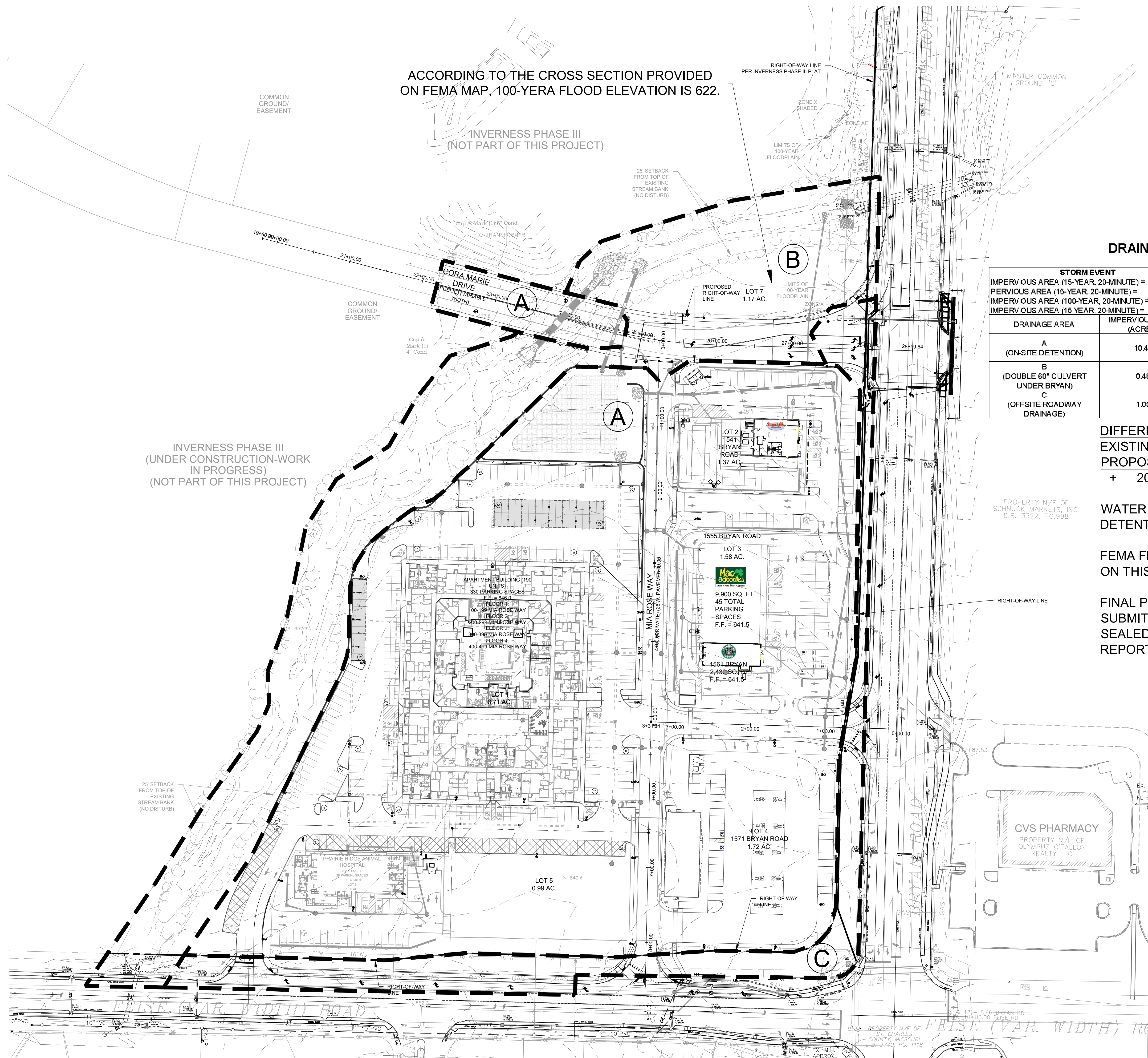


01/21/2025
Sean M. Ackley
MO# PE-2009018679

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DATE: 01/21/25
SCALE:

ENLARGED
GRADING PLAN
C200



ACCORDING TO THE CROSS SECTION PROVIDED ON FEMA MAP, 100-YEAR FLOOD ELEVATION IS 622.

INVERNESS PHASE III (NOT PART OF THIS PROJECT)

INVERNESS PHASE III (UNDER CONSTRUCTION-WORK IN PROGRESS) (NOT PART OF THIS PROJECT)

DRAINAGE AREA TABLE

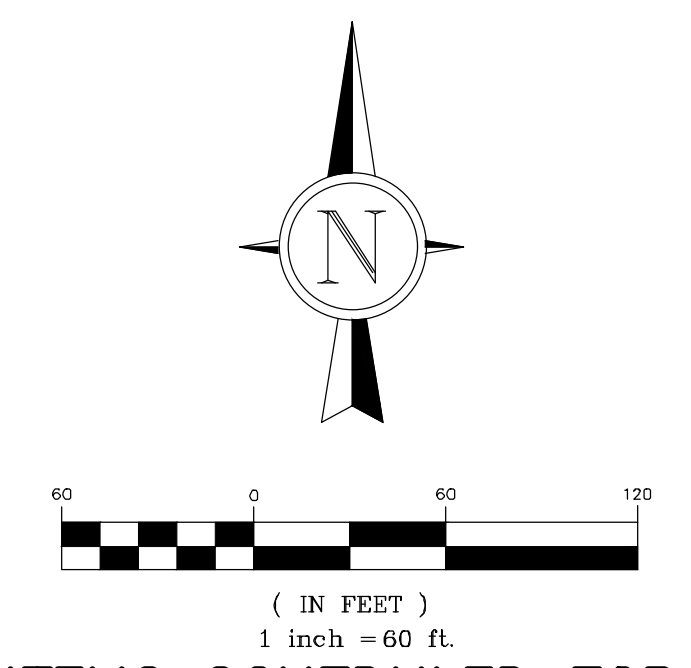
STORM EVENT		PI FACTOR			
IMPERVIOUS AREA (15-YEAR, 20-MINUTE) =		3.54			
PERVIOUS AREA (15-YEAR, 20-MINUTE) =		1.70			
IMPERVIOUS AREA (100-YEAR, 20-MINUTE) =		4.77			
PERVIOUS AREA (100-YEAR, 20-MINUTE) =		2.29			
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA	Q-15 (CFS)	Q-100 (CFS)
A (ON-SITE DETENTION)	10.42	1.84	12.25	40.00	53.89
B (DOUBLE 60" CULVERT UNDER BRYAN)	0.48	3.37	3.85	7.43	10.01
C (OFFSITE ROADWAY DRAINAGE)	1.05	0	1.42	3.72	5.01

DIFFERENTIAL RUNOFF CALCULATIONS
 EXISTING = 30.41 CFS
 PROPOSED = 51.33 CFS
 + 20.92 CFS

WATER QUALITY AND STORMWATER DETENTION ARE REQUIRED

FEMA FLOOD ZONE HAZARD AREAS SHOWN ON THIS PLAN PER FEMA MAP 29183C0240G

FINAL PLAN AND CONSTRUCTION DOCUMENT SUBMITTALS WILL REQUIRE A SIGNED AND SEALED STORMWATER MANAGEMENT REPORT.



ITEMS SCHEDULED FOR DEMOLITION HAVE BEEN REMOVED FOR CLARITY

DARDENNE PRAIRIE PROJECT #24-1060

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 BUILDING VALUE BY DESIGN
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 CHESTERFIELD, MO 63005
 P: (314) 819-9189
 WWW.THEENGINEUNITY.COM
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 17954

THE PRAIRIE ENCORE
 FOURTH AMENDED P.U.D. AREA PLAN
 GARAGE & CARPORT
 LOT 1
 DARDENNE PRAIRIE, MISSOURI 63366

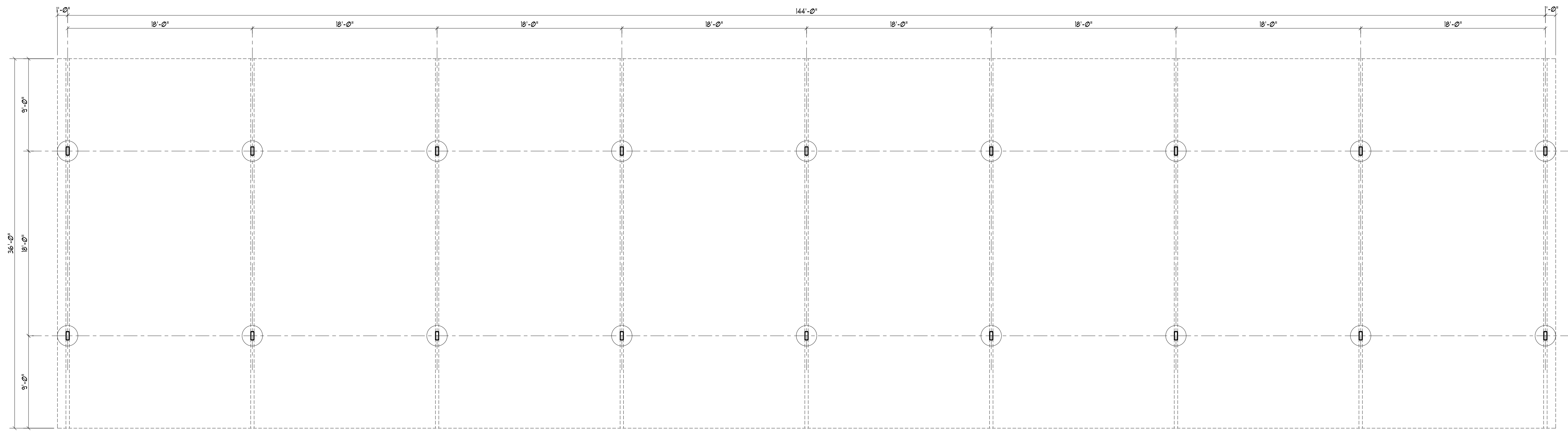
Project No:	22-0113	
No	Description	Date
1	City Submittal	11/06/24
2	City Submittal	01/21/25

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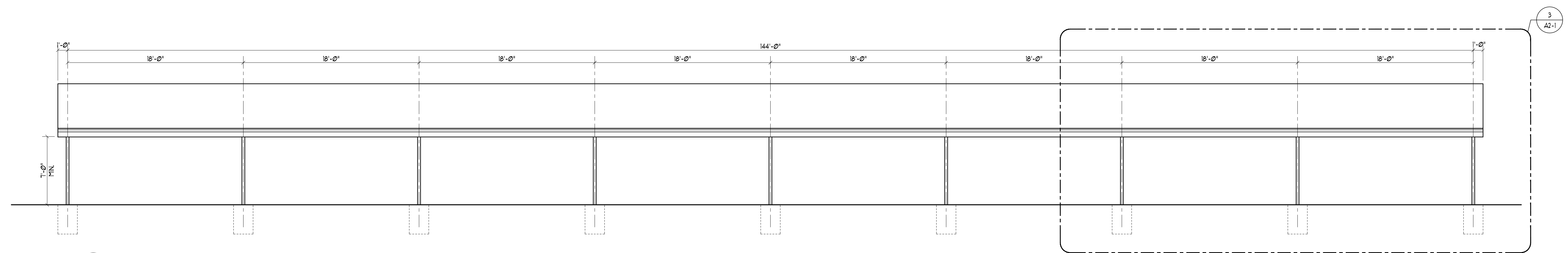


01/21/2025
 Sean M. Ackley
 MO# PE-2009018679
 DATE: 01/21/25
 SCALE: 1"=60'

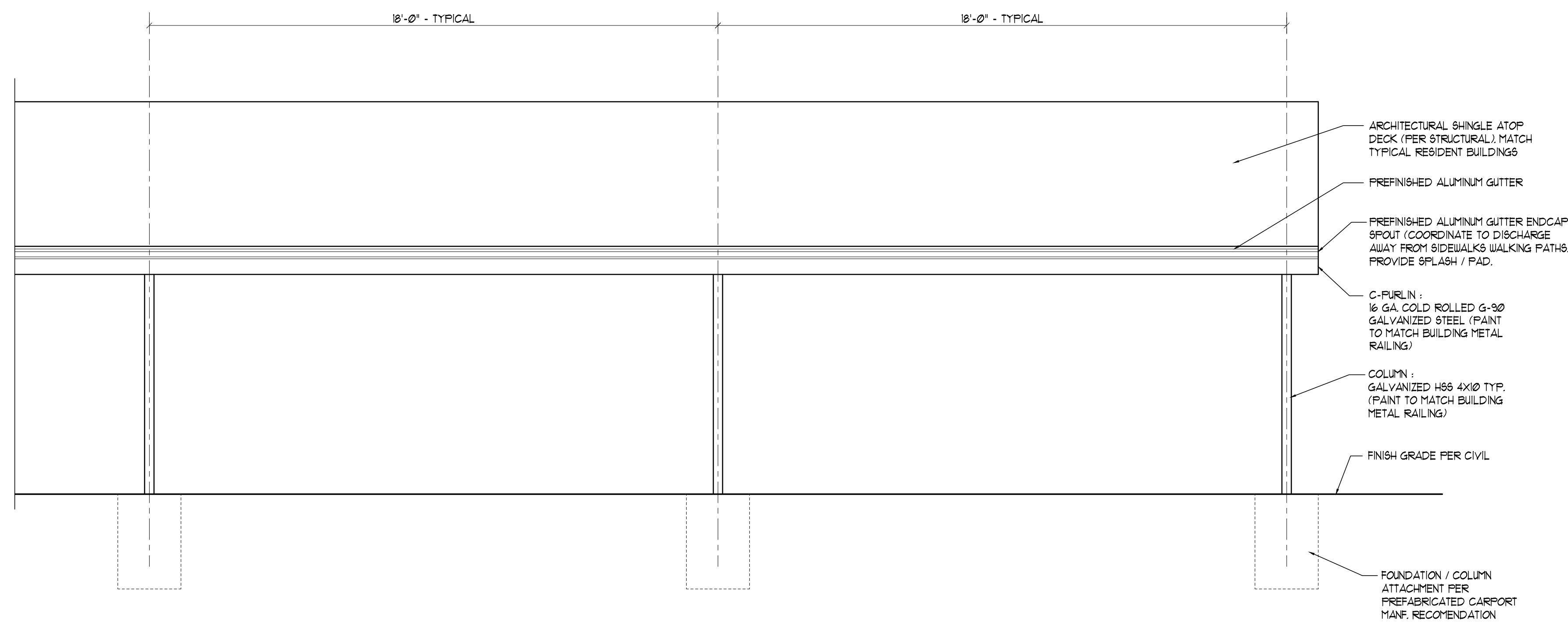
STORMWATER MANAGEMENT PLAN
 C300



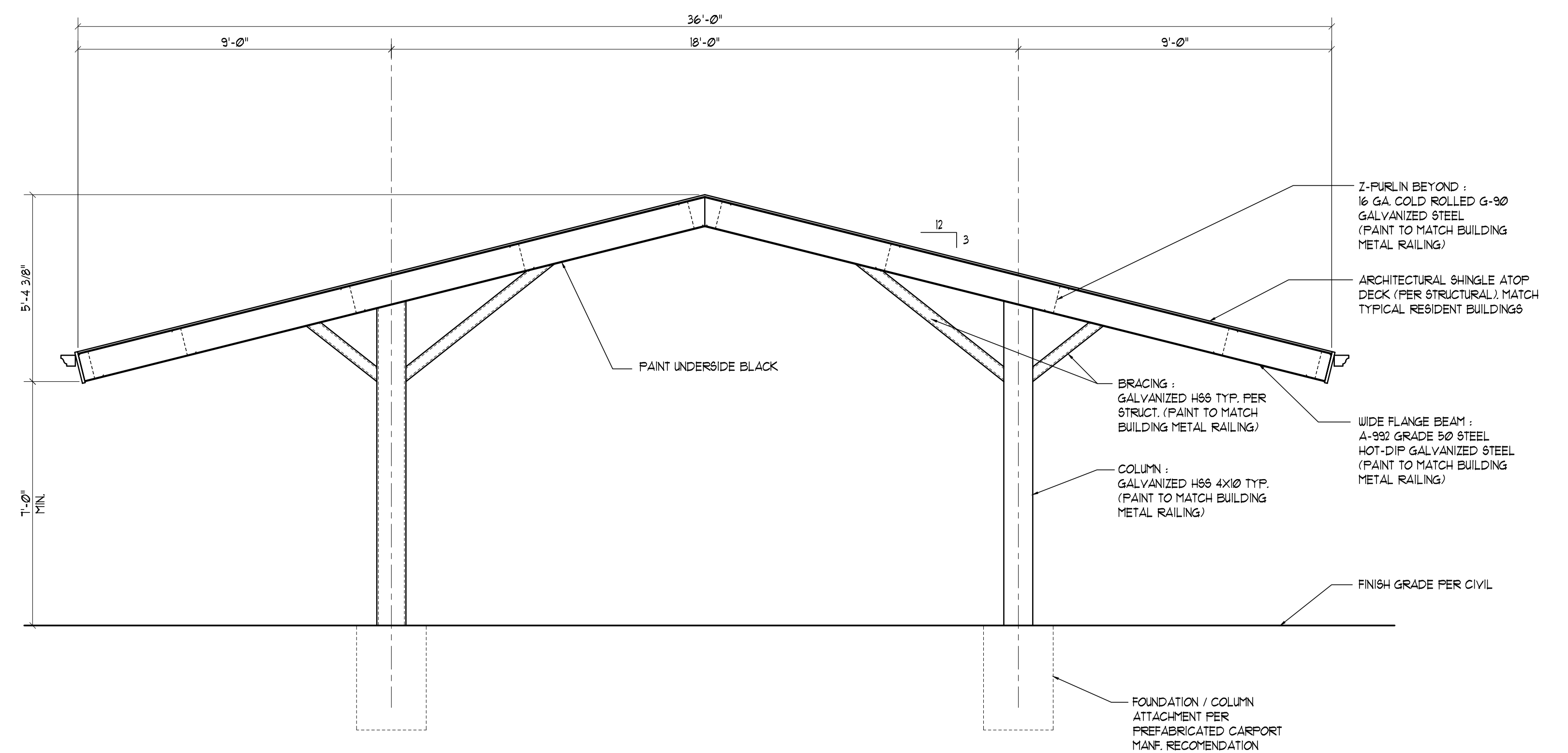
1 FLOOR PLAN
A2-1 SCALE: 3/16"=1'-0"



2 OVERALL FRONT/REAR ELEVATION
A2-1 SCALE: 3/16"=1'-0"



3 ENLARGED PARTIAL ELEVATION
A2-1 SCALE: 3/8"=1'-0"



4 SIDE ELEVATION
A2-1 SCALE: 3/8"=1'-0"

NO.	DATE	DESCRIPTION
1	10/31/24	ISSUED FOR PERMIT
2	10/31/24	ISSUED FOR CONSTRUCTION
3	10/31/24	PRELIMINARY ISSUE

Luxury Living Community
The Prairie Encore
 RESIDENT CARPORT and GARAGE
 Dardenne Prairie, Missouri
 1575 Bryan Road

HURFORD ARCHITECTS INC.
 2246 Illinois Road, Suite 300
 Glen Carbon, IL 62034
 Phone: 618/288-1106
 Email: gregg@hurfordarchitects.com

DESIGNED BY	GLS	JOB NO.	2332B
DRAWN BY	JMS	SHEET NO.	
CHECKED BY	GLS	A2-1	
DATE:	10/31/24		

FLOOR PLAN / ELEVATIONS - CARPORT 32



Todd M. Streiler AICP, LEED AP
Planning & Development Manager
Tstreiler@DardennePrairie.org
Phone 636.755.5314

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: January 31, 2025

SUBJECT: Dragonstone Preliminary Plat & Record Plat

Background

The subject property was rezoned from "R-1A" to "R-1D" via ordinance #1962 and the preliminary plat dated April 10, 2019 was approved via Ordinance #1963 on May 15, 2019. The Final Plat was on the June 10, 2020 P&Z Agenda and June 17th 2020 Board Agenda for final approval. However, due to the Coronavirus Pandemic, the plat was never approved. Furthermore, due to health issues, the petitioner was unable to proceed with the development.

On January 1, 2025, the petitioner submitted a sealed / fully executed Record Plat dated 11/21/24 for final approval. Upon review, Staff found that the preliminary plat expired, therefore, the Petitioner is also requesting P&Z re-review and the Board re-approve the Preliminary Plat and review and consider the Record Plat.

The improvement plans have been approved and all improvements have been installed. Staff will conduct a final inspection once all homes are complete and facilitate the dedication of the streets/public improvements once it is determined they meet City specifications.

Recommended Action

Upon review, Staff found that the Preliminary Plat and Record Plat are consistent with the approved Site Plan and the appropriate zoning and subdivision requirements. Staff recommends the Planning Commission pass the following motions:

- 1. Motion to recommend the Board approve the Preliminary Plat.**
- 2. Motion to recommend the Board approve the Record Plat.**

Motions should be in the affirmative. Should a commissioner decide to deny a plat, they should vote "Nay" to a motion to approve.

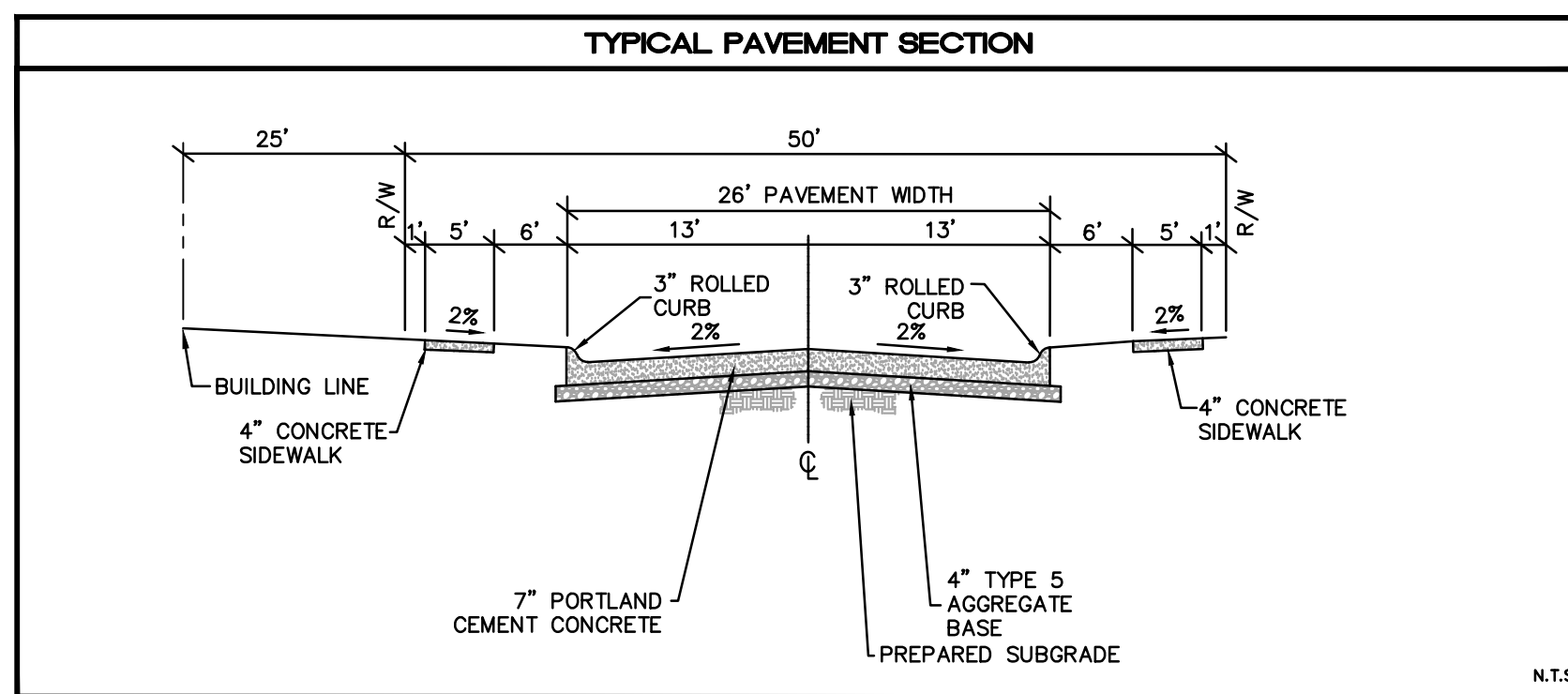
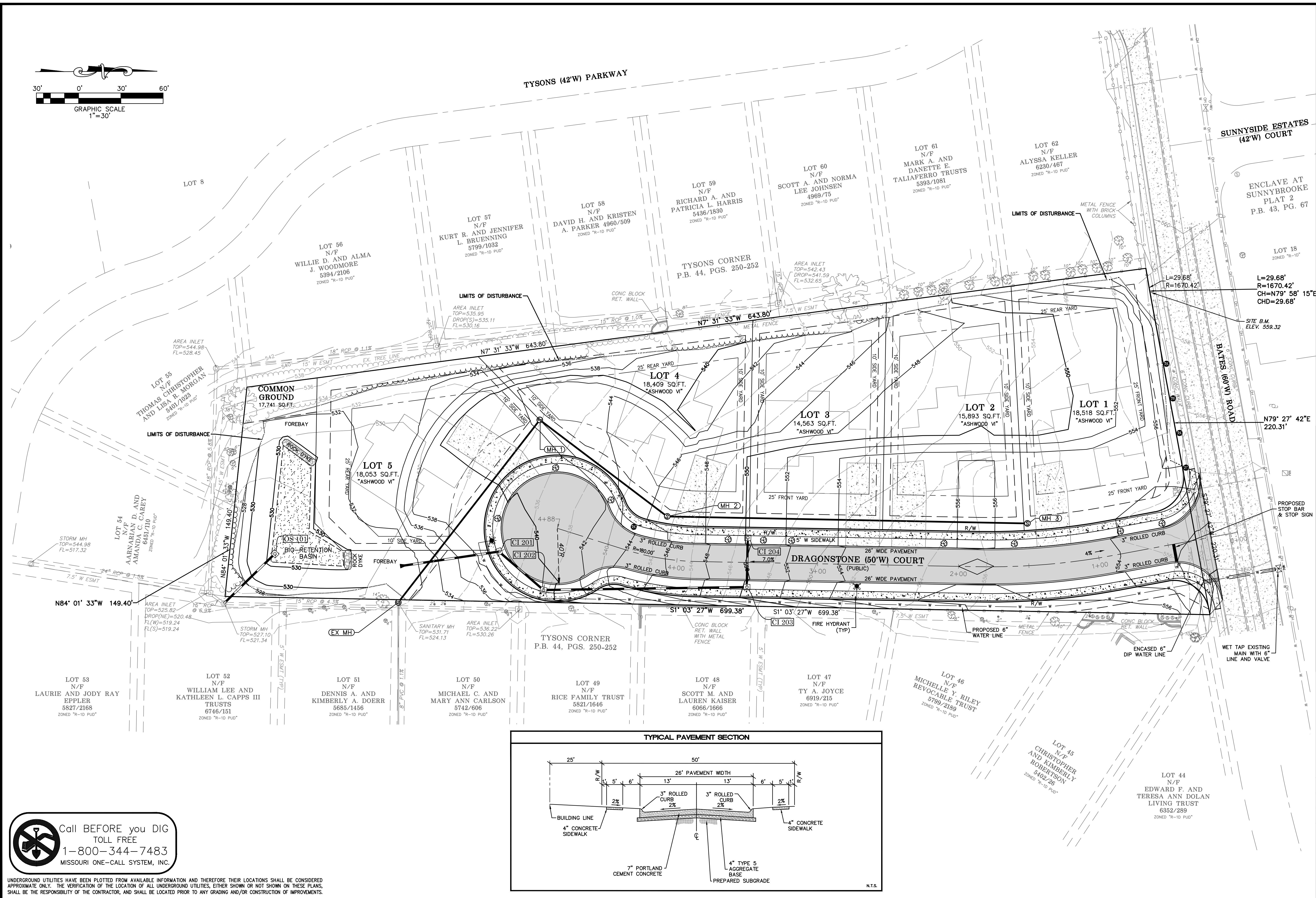
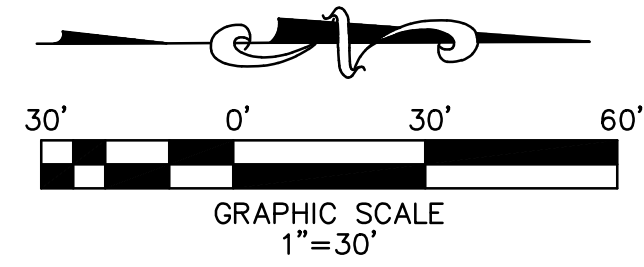
Next Steps

No further P&Z action is required at this time.

End of Report

Enclosures

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

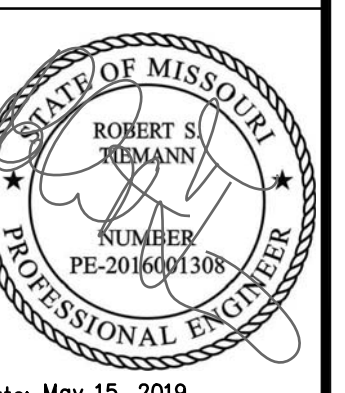


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THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
148 CHESTERFIELD INDUSTRIAL BLVD. STE. E. CHESTERFIELD, MO 63005
TEL: 636-294-2927
FAX: 636-294-3027
WWW.THDDSG.COM
Corporate Certificate of Authority #201100415

DRAGONSTONE SUBDIVISION
PRELIMINARY PLAT
GRADING PLAN



Date: May 15, 2019
Robert Iemmann
License No. PE-2016001308
Civil Engineer

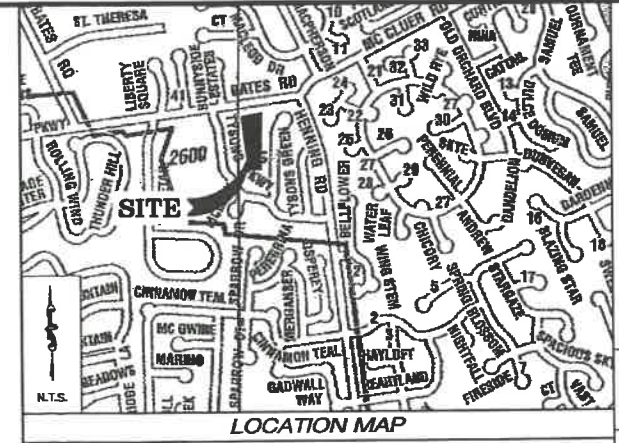
PROJECT NUMBER: 18-5044

DATE: 05/15/2019

DRAWN BY: MLS

A RECORD PLAT FOR DRAGONSTONE SUBDIVISION A TRACT OF LAND BEING PART OF U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

SHEET INDEX 1 TITLE SHEET 2 PLAN SHEET



OWNER'S CERTIFICATE - GREYSTONE HOLDINGS LLC

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREINAFTER BE KNOWN AS "DRAGONSTONE SUBDIVISION", DRAGONSTONE (50 FEET WIDE) COURT TOGETHER WITH ALL BUILDINGS LOCATED AT STREET INTERSECTIONS & CUL-DE-SACS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF DARDENNE PRAIRIE, MISSOURI FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF DARDENNE PRAIRIE, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, SPIRE, AMEREN MISSOURI, CENTURYLINK, AND SPECTRUM, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC ROADWAYS, PUBLIC UTILITIES, AND SEWER AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

THE UNDERSIGNED OWNERS OF REAL ESTATE AS DESCRIBED HEREIN DO PROPOSE TO DEDICATE THE AREAS SHOWN AS "EASEMENTS" AS PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS FOR SANITARY SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, COMMUNICATION LINES, OTHER PUBLIC FACILITIES, AND ALL RELATED APPURTENANCES. THE PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS ARE PROPOSED TO BE DEDICATED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI, MISSOURI AMERICAN WATER COMPANY, DUCKETT CREEK SANITARY DISTRICT, QUINCY RIVER ELECTRIC COMPANY, AMEREN MISSOURI, SPIRE, CENTURY LINK, SPECTRUM, AND TO ALL OTHER PUBLIC UTILITY PROVIDER AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND IS PROPOSED TO ASSIGN, FOR THE INSTALLATION, USE, PATROL, ACCESS, INSPECTION, MAINTENANCE, REPAIR, RELOCATION AND REPLACEMENT OF SANITARY SEWERS, GAS LINES, WATER LINES, COMMUNICATION LINES, ELECTRIC LINES AND OTHER PUBLIC UTILITY FACILITIES, INCLUDING ALL RELATED APPURTENANCES AND IMPROVEMENTS (LIMITED, RIGHT OF TEMPORARY USE OF GROUND ADJACENT TO SAID UTILITY EASEMENTS, NOT OCCUPIED BY IMPROVEMENTS (LIMITED, HOWEVER, TO FIVE (5) ON EITHER SIDE OF SAID EASEMENT) FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING THE INSTALLATION, INSPECTION, REPAIR, RELOCATION, OR REPLACEMENT OF SAID UTILITY FACILITIES, TOGETHER WITH ALL RIGHTS IMPLIED BY AND INCIDENTAL TO THE USE OF SAID UTILITY EASEMENTS, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF INGRESS AND EGRESS TO AND FROM SUCH UTILITY EASEMENTS FROM ADJACENT PROPERTY, AND THE RIGHT TO TRIM, CONTROL, CUT AND REMOVE ANY AND ALL BRUSH, SAPLINGS, TREES, ROOTS, UNDERGROWTH, ROCK, OVERHANGING BRANCHES AND OTHER OBSTRUCTIONS UPON, OVER AND UNDER THE UTILITY EASEMENTS AND THE ADJACENT PROPERTY. ANY UTILITY COMPANY OR PUBLIC PROVIDER THAT CAUSES DAMAGE TO THE PROPERTY SHALL BE RESPONSIBLE TO RESTORE THE DISTURBED AREA AS NEARLY POSSIBLE TO ITS FORMER CONDITION.

THE UNDERSIGNED DECLARES THAT THE COMMON GROUND AS SHOWN HEREIN SHALL BE CONVEYED TO THE DRAGONSTONE HOMEOWNERS ASSOCIATION AND SHALL BE SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS SET FORTH IN AN INSTRUMENT FILED IN DEED BOOK _____ PAGE _____ IN THE ST. CHARLES COUNTY RECORDER OF DEEDS RECORDS.

ALL BUILDING LINES AS SHOWN HEREIN ARE HEREBY ESTABLISHED.

THE ENTRANCE MONUMENT EASEMENT IS HEREBY DEDICATED TO THE DRAGONSTONE HOMEOWNERS ASSOCIATION FOR INSTALLATION, MAINTENANCE, CONSTRUCTION, REPAIR, AND IMPROVEMENT.

THE CITY OF DARDENNE PRAIRIE IS HEREBY GRANTED ACCESS TO INSPECT THE DETENTION BASIN AREA SHOWN HEREIN.

THE PERMANENT SIGHT DISTANCE EASEMENT SHOWN HEREIN IS HEREBY DEDICATED TO THE CITY OF DARDENNE PRAIRIE. NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY OBSTRUCT DRAGONSTONE COURT VEHICLE OPERATOR'S VIEW OF BATES ROAD.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES, IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2024.

GREYSTONE HOLDINGS LLC

BY: [Signature] PRINT NAME: Timothy A. Greffey TITLE: Managing Member DATE: 1-17-25

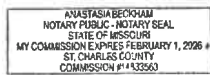
OWNER'S NOTARY - GREYSTONE HOLDINGS LLC

STATE OF Missouri COUNTY OF St. Charles

ON THIS 17th DAY OF January, 2024, BEFORE ME, APPEARED Timothy A. Greffey WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE Managing Member of Greystone Holdings LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID [Signature] DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: [Signature] PRINT NAME: Anastasia Beckhann MY TERM EXPIRES: February 1, 2026



LAND DESCRIPTION (PER SURVEY)

A TRACT OF LAND BEING PART OF U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHWESTERN MOST CORNER OF LOT 45 OF TYSON'S CORNER, A SUBDIVISION RECORDED IN PLAT BOOK 44, PAGES 250 THRU 252 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE SOUTHERN RIGHT-OF-WAY OF BATES ROAD (50 FEET WIDE) AS INDICED UNDER CASE NO. 00CV282322, A CERTIFIED COPY OF THE REPORT OF COMMISSIONERS IS RECORDED IN BOOK 2425, PAGE 1362 OF SAID COUNTY RECORDS, THENCE LEAVING SAID SOUTHERN LINE OF BATES ROAD SOUTH 01 DEGREES 03 MINUTES 27 SECONDS WEST, A DISTANCE OF 699.38 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 54 OF SAID TYSON'S CORNER SUBDIVISION; THENCE NORTH 84 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 148.40 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF SAID TYSON'S CORNER SUBDIVISION; THENCE NORTH 07 DEGREES 31 MINUTES 31 SECONDS WEST, A DISTANCE OF 643.80 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF LOT 62 OF SAID TYSON'S CORNER SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED BATES ROAD; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1670.42 FEET, AN ARC LENGTH OF 29.69 FEET WITH A CHORD BEARING OF NORTH 79 DEGREES 58 MINUTES 15 SECONDS EAST, A CHORD DISTANCE OF 29.68 FEET TO A SET IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERN LINE OF BATES ROAD NORTH 79 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 220.31 FEET TO THE POINT OF BEGINNING, CONTAINING 132,385 SQUARE FEET OR 3.04 ACRES AS PER A SURVEY PERFORMED BY THD DESIGN GROUP DURING MARCH, 2019.

LENDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED RECORDED IN BOOK DE 7197, PAGE 230 OF THE ST. CHARLES COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS PLAT OF "DRAGONSTONE SUBDIVISION"

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS 17 DAY OF January, 2024.

LENDER: Bank of Old Monroe BY: [Signature] PRINT NAME: Crystal Lindsey TITLE: VP

LENDER'S NOTARY

STATE OF Missouri COUNTY OF St. Charles

ON THIS 17 DAY OF January, 2024, BEFORE ME, APPEARED Crystal Lindsey WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE VP of Bank of Old Monroe, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID [Signature] DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: [Signature] PRINT NAME: Megan Whelling MY TERM EXPIRES: 05/10/2026



CITY CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT OF "DRAGONSTONE SUBDIVISION" AS SHOWN HEREIN HAS BEEN APPROVED BY THE CITY OF DARDENNE PRAIRIE, MISSOURI THIS _____ DAY OF _____, 2024.

CITY CLERK (PRINT)

(SIGNATURE)

MAYOR (PRINT)

(SIGNATURE)

CITY ENGINEER (PRINT)

(SIGNATURE)

PLANNING & ZONING CHAIRMAN (PRINT)

(SIGNATURE)



DEVELOPMENT NOTES:

- 1. SITE ADDRESS: 2657 BATES ROAD DARDENNE PRAIRIE, MO 63368 P.L.D. 2-0130-1641-00-0001.000000
2. OWNER INFORMATION: TIMOTHY A. GREFFEY 3555 HWY 7 DETAIL, MO 63341 DEED BOOK 6936, PAGE 1019
3. TOTAL AREA OF PLAT: 132,385 SQ.FT. OR 3.04 ACRES, MORE OR LESS
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
5. PRESENT ZONING: "RI-0" SINGLE FAMILY RESIDENTIAL DISTRICT (DARDENNE PRAIRIE)
"RI-0" SINGLE FAMILY RESIDENTIAL DISTRICT DIMENSIONAL REQUIREMENTS
FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 25 FEET
MINIMUM SITE AREA: 12,000 SQUARE FEET
MINIMUM LOT WIDTH: 80 FEET
MINIMUM LOT DEPTH: 100 FEET
MAXIMUM LOT COVERAGE: 30% (BY STRUCTURES)

*DISTRICT REQUIREMENTS ARE NOT LIMITED TO THE REQUIREMENTS SHOWN HEREON FOR FULL DISTRICT REQUIREMENTS SEE SECTION 405.170 OF THE CITY OF DARDENNE PRAIRIE MUNICIPAL CODE OF ORDINANCES.

- 6. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 2918300430 G DATED JANUARY 20, 2016, THIS DEVELOPMENT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.
7. EXISTING EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT OF TYSON'S CORNER AS RECORDED IN PLAT BOOK 44 PAGE 250 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER OF DEEDS OFFICE AND ALSO LIMITED PROPERTY RESEARCH BY THD DESIGN GROUP. THIS DESIGN GROUP RECOMMENDS A TITLE COMMITMENT POLICY BE PROVIDED PRIOR TO RECORDING OF THIS PLAT.
8. A CURRENT TITLE COMMITMENT POLICY WAS NOT SUPPLIED AT THE TIME OF THE SURVEY AND THEREFORE THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS SUBJECT TO ANY DEFECTS, ENCUMBRANCES, EASEMENTS OR CLAIMS OF EASEMENTS FOUND OR NOT FOUND IN THE PUBLIC RECORD.
9. BASIS OF BEARINGS: GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), EAST ZONE.
10. THIS SUBDIVISION CONTAINS A TOTAL OF FIVE (5) LOTS.
11. MONUMENTS SHOWN TO BE SET WILL BE INSTALLED WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT.
12. THERE ARE A TOTAL OF 5 LOTS CREATED BY THIS PLAT.
13. THE (E) DENOTES THE PROPERTY ADDRESS.
14. PERMANENT MONUMENTS ARE 1/2 INCH DIAMETER IRON RODS, 30 INCHES IN LENGTH WITH ALUMINUM CAPS.

SITE BENCHMARK:

DESCRIPTION: CHISELED "L" ON CONCRETE APRON. COLLECTED ELEV. = 559.24 FEET LOCATION: THE SITE BENCHMARK IS LOCATED AT THE SOUTHWEST CORNER OF THE CONCRETE APPROACH APRON FOR THE EXISTING CURB CUT AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

PROJECT BENCHMARK:

ST. CHARLES COUNTY BENCHMARK "SC-13" (NAVD 88 USGS DATUM) PUBLISHED ELEV. = 499.34 FEET COLLECTED ELEV. = 499.19 FEET DESCRIPTION: THE STATION IS LOCATED APPROXIMATELY 2.7 MILES NORTH-NORTHWEST OF THE INTERSECTION OF MISSOURI HIGHWAY 94 AND MISSOURI ROUTE D, ON THE NORTH SIDE OF THE WEST BOUND LANES FOR U.S. HIGHWAY 40. IT IS 29.6 FEET NORTHEAST OF THE CENTER OF THE WESTBOUND LANES OF HIGHWAY 40, 4.6 FEET SOUTH-SOUTHWEST OF A CASCADITE WITNESS POST, 30.4 FEET SOUTHWEST OF THE TOP CENTER OF A CORRUGATED METAL PIPE UNDER A FIELD ENTRANCE AND 10.0 FEET WEST-NORTHWEST OF THE CENTER OF A FIELD ENTRANCE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF TIMOTHY A. GREFFEY, WE HAVE DURING THE MONTH OF JANUARY 2019, EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF MARCH 2020, PREPARED A RECORD PLAT ON A TRACT OF LAND BEING PART U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 3 EAST, IN ST. CHARLES COUNTY, MISSOURI, AS SHOWN HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH CHAPTER 16 MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (ACSR20 16.010-16.110) THIS SURVEY IS BASED ON RECORD SOURCES. THD DESIGN GROUP, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTIONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

[Signature] DATE: 11/21/24

THD DESIGN GROUP, INC. "your solution for engineering and surveying" 148 CHESTERFIELD INDUSTRIAL BLVD, STE E, CHESTERFIELD, MO 63005 TEL: 636-394-3677 FAX: 636-394-3677 WEB: THDDESIGNGROUP.COM Missouri Certificate of Authority #001004412

DRAGONSTONE SUBDIVISION RECORD PLAT TITLE SHEET



Date: Nov 20, 2024 Brian J. Fischer License No. LS-002584 Professional Land Surveyor PROJECT NUMBER: 18-50-44

DATE: 11/20/2024 DRAWN BY: MLS

