



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

**PLANNING AND ZONING COMMISSION AGENDA
August 13, 2025
7:00 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE Alderman Carla Detweiler
 Chairman Michael Wooldridge
 Commission members:
 Dale Bailey
 Ed Etzkorn
 Rich Musler
 David Northcutt
 Pam Pollard
 Craig Stankovich

PUBLIC COMMENT

PUBLIC HEARING

1. Stillwater Grove CUP, Site Plan & Rezoning Request– “R1-A” to “R1-D, CUP to allow single family attached dwellings.

APPROVAL OF MINUTES

Approval of 6-11-25 Meeting Minutes

COMMISSION COMMUNICATIONS

OLD BUSINESS

1. Moratorium

NEW BUSINESS

1. Stillwater Grove CUP, Site Plan, Rezoning Request from “R1-A” to “R1-D, CUP and Preliminary Plat.
2. Dardenne View Apartments (formally Dardenne Prairie Apartments) Final Plat & Easement Creation.

ADJOURNMENT

PUBLIC NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Rezoning Application and Conditional Use Permit (CUP) Application before the Planning and Zoning Commission on Wednesday, August 13, 2025, at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and then be heard by the Board of Aldermen on Wednesday, August 20, 2025, at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:

Rezoning & CUP Request

Name of Applicant:	Kylie Brown BluOnx Development, LLC
	Name of Owner: Bishop Family Trust
Address of Property:	2108 & 2128 Bates
Present Zoning Classification:	R-1A
Proposed Zoning Classification:	R-1D with a CUP to permit Attached Single-Family Dwellings
Proposed Use:	Attached Single-Family
Property Legal Description:	Part of Lot 3 of the Carolina M. Bates Farm and Part of Lots 7 and 11 of Walnut Grove Tract, In U.S. Survey 1669, Twp 46N, Range 3 East of the Fifth Principal Meridian

INTRODUCTION

On July 2, 2025, pursuant to Ordinance No. 2372, the Board of Aldermen approved a one-year moratorium on the review and approval of plans and development for properties requiring zoning amendments that include requests for multiple-family dwellings (the “Moratorium”). The purpose of the Moratorium is to afford the Planning and Zoning Commission (the “Commission”) an opportunity to study and review the impact of multiple-family dwellings on schools, traffic, property values, crime, the maintenance of open space and public infrastructure and resources, among other things, and how best to address any negative impacts.

Consistent with the intent and purpose of the Moratorium, the following schedule is suggested to the Commission to study and make its recommendations to the Board of Aldermen before the expiration of the Moratorium on July 2, 2026. This suggested schedule is a working document and may be amended by the Commission depending upon the availability of invitees and information or to address or focus on specific issues that may arise during the course of the Commission’s study.

SCHEDULE SUMMARY

The following is an estimated timeline of events:

1. Phase One – Commission Study (*September – November*)
 - a. Public Hearing (*October*)
 - b. Agency Outreach, Education and Schools, Public Infrastructure, Traffic, Public Safety and Emergency (*November-December*)
2. Phase Two – Comprehensive Plan Review and Amendment (*January-February*)
3. Phase Three – Zoning Regulation Recommendation (*March-April*)
4. Phase Four – Board of Aldermen Action (*May-June*)

PHASE ONE — COMMISSION STUDY

The purpose of Phase One is to prioritize fact-finding and issue identification. Here, it is recommended the Commission work in stages to analyze each sector potentially impacted by multi-family housing in the City. Each stage includes the Commission soliciting feedback from industry professionals, residents, public utilities, and public service providers, and may require supplemental presentations, studies, and data collection. The Commission may also solicit suggested solutions to identified concerns.

At the conclusion of each stage, the Commission is encouraged to identify priorities or issues and proposed solutions, if any.

Stage One — Public Hearing (October)

Any recommendation to amend or adopt the Comprehensive Plan or Zoning Code that may come from the Commission on this subject will require a public hearing after 15

days' published notice. The public hearing will provide an opportunity for public input and to aid in identifying any public concerns

Stage Two — Agency Outreach (November-December)

A. Education and Schools

The Commission should analyze and identify priorities relating to the impacts of multi-family housing on public education resources. The Commission may solicit feedback from any, or all, of the following:

- Fort Zumwalt School District
- Francis Howell School District
- Wentzville School District

B. Public Infrastructure

The Commission should assess the impacts of multi-family housing on public infrastructure and identify any priority items to be addressed. This may include impacts on service levels to existing properties in the City, capacity concerns, overcrowding of parks, and service limitations.

The Commission may solicit feedback from any, or all, of the following:

- Spire (Laclede Gas Company)
- Ameren UE
- Cuivre River Electric Cooperative
- Public Water Supply District #2
- Missouri American Water
- Duckett Creek Sanitary District
- Grace Hauling
- City Department of Parks and Recreation
- City Engineer
- St. Charles County Department of Public Health, Division of Environmental Health and Protection

C. Traffic and Transportation Infrastructure

The Commission should review the City's current traffic configurations and existing and planned transportation infrastructure. The Commission may solicit feedback from any, of all, of the following:

- City Engineer
- St. Charles County Highway Department
- MoDOT
- City of O'Fallon

The Commission should analyze and identify priorities relating to the adequacy of current roads, bridges, stormwater facilities, traffic control devices and other infrastructure components may be impacted by multi-family development.

D. Public Safety and Emergency Services

The Commission should assess any concerns and identify priorities related to public safety and emergency services. This includes studying emergency services response time, public safety concerns, and the availability of equipment and training for servicing different types of multi-family facilities. The Commission may solicit feedback from any, or all, of the following:

- St. Charles County Ambulance District (SCAAD)
- Cottleville Fire Protection District
- Lake St. Louis Fire Protection District
- O’Fallon Fire Protection District
- Wentzville Fire Protection District
- St. Charles County Police

**PHASE TWO — COMPREHENSIVE PLAN REVIEW AND AMENDMENT
(January – February)**

The Commission should review the City’s Comprehensive Plan, as amended, and other planning analyses to identify and implement any amendments thereto as a result of its prior study and analysis of locating multi-family developments in the City and the priorities identified therefrom. As part of this review, the Commission should review the land use maps, zoning maps and comprehensive plans of property near or adjacent to and outside of the zoning jurisdiction of the City (i.e., O’Fallon, Lake St. Louis, St. Charles County).

PHASE THREE — ZONING REGULATION (March– April)

After all issues and priorities have been agreed upon in substance and form, the Commission shall analyze and recommend zoning regulations intended to address those identified priorities. This may include amending existing zoning districts or creating new zoning districts.

The result of this work may include a recommendation to the Board of Aldermen to amend the Zoning and other land use regulations of the City.

PHASE FOUR — BOARD OF ALDERMEN ACTION (May – June)

The Board of Aldermen will consider the recommendation of the Planning and Zoning Commission, conduct any necessary public hearings thereon, and consider such legislation as it deems appropriate.



City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

PLAT SUBMITTAL INFORMATION
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

Designer or Surveyor: Bax Engineering
Company Name Jessica Hargrave, Survey Project Manager
Printed Name, Title 221 Point West Boulevard
Street Address St. Charles, Missouri 63301
City/State/Zip Code 636-928-5552
Telephone jhargrave@baxengineering.com Facsimile
Email Address

RECEIVED

JUL 08 2025

City of Dardenne Prairie

OWNER (attach additional):
Moline Management, LLC
Printed Name Charlie Moline / Member
Printed Name 205 West Walnut Street, Suite 200
Street Address Springfield, Missouri 65806
City/State/Zip Code 907-321-4689
Telephone cmoline@moline.mgt.com Facsimile
Email Address

Contract Purchaser/Developer:
Hilly Bicks LLC
Company Name John McCarthy, Member
Printed Name, Title 1100 Woodchase Drive
Street Address Chesterfield, Missouri 63017
City/State/Zip Code 314-479-2887
Telephone johnw_mccarthy@yahoo.com Facsimile
Email Address

PARCEL ADDRESS: Technology Drive

PARCEL ID Number(s): 4-0033-C218-00-0002.0000000 and part of 4-0033-C218-00-000C.0000000

EXISTING ZONING: C-3 PUD

LAND USE TYPE (Residential / Commercial / Industrial / Mixed): Residential Apartments

TYPE OF PLAT: Record Plat NO. UNITS: 168
(Preliminary / Final / Lot Split / Consolidation / Re-Subdivision / Record Plat/ Display House)

PLAT REVIEW FEE SUBMITTED: \$860.40

PAID
JUL 17 2025
AS BY: CH# 27957
\$860.40
Rec # 25-000455



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, AICP, LEED AP, Planning & Development Manager

DATE: August 06, 2025

SUBJECT: Proposed Dardenne View Apartments (formally Dardenne Prairie Apartments) Final (Record) Plat & Easement Creation

On July 8, 2025, the Final Plat, easement exhibit and fee in the amount of \$860.40 were submitted for review and consideration by the Planning & Zoning Commission at their August 13, 2025 Meeting. Staff reviewed the submitted items and prepared and sent the attached comments and recommendations dated July 22, 2025. On July 24th the petitioner resubmitted the revised Final Plat and Easement Exhibit satisfying Staff's comments and recommendations. The following is an overview of the project and recommended action.

Project Background:

The proposed Final (Record) Plat consolidates a portion of property that was formally MoDOT right of way along Technology Drive as part of Lot 1 of Dardenne View Apartments (6.34 acres) and subdivides a portion of the shared Water Quality/Detention Basin currently being part of "Common Ground C-1" (1.37 acres) to become "Common Ground A" (0.602 acres). The remaining 0.768 acres is being consolidated with Lot 1 of Dardenne View Apartments resulting in 6.34 acres. The apartment site was also 6.34 acres on the approved Area Plan and Final Plan. The Final Plat also creates a 26' wide cross access easement between Technology Drive and the Town Square Apartments (HUD) thereby providing access to Technology Drive for residents/visitors of the Town Square Apartments. This road will be called "Town Square Drive" and be private. The cross-access easement and consolidation was contemplated and shown on the approved Area Plan and Final Plan.

The current ownership of the basin (U.S. Department of Housing and Urban Development "HUD") prohibits the shared use of the basin. That is why the petitioner is subdividing a portion of the basin. The petitioner also requests that everything outside a 5' buffer from the apartment buildings, clubhouse, dog park and pickle ball courts falls within a utility easement giving the City and all utility providers access for installation and maintenance of utilities. This would avoid the need for the creation of future permanent or temporary easements.

The petitioner is requesting approval of the Final Plat and easement creation so they can close on the property and move forward with the preparation and approval of the improvement plans and the required escrow agreements.

Zoning Compliance Summary

The Dardenne View Apartments site was rezoned from "ND" New Development District to C-3 PUD on June 21, 2023, via Ordinance #2254 with no notable conditions. The Amended Area Plan for the

Dardenne View Apartments was approved on January 8, 2025, and on January 22, 2025, the Amended PUD Final Plan was approved via Ordinance #2340 and reapproved on June 18th, 2025, via Ordinance #2368. The approved Plans include six (6) 3-story apartment buildings containing 144 apartment units with 48 1-bedroom units, 84 2-bedroom units, and 12 3-bedroom units and 282 parking stalls resulting in a parking ratio of 1.96 stalls per unit. The approved plans also include a pool, clubhouse, pickleball court, and a dog park. The proposed Final Plat is consistent with the approved PUD Area Plan/Preliminary Plat and Final Plan and meets the City's Subdivision Requirements.

Recommended Action

Upon review, Staff found the Final Plat meets the City's applicable requirements. Staff recommends the Planning Commission pass a motion to recommend approval or approval with conditions of the Record Plat & Easement Exhibit to the Board.

Next Steps

Review and final consideration of the Final Plat by the Board.

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen
Cathy Pratt, City Administrator
Kim Clark, City Clerk
John Young, City Attorney
Matt Davidson, City Engineer

DARDENNE



www.DardennePrairie.org

Planning & Development Manager

Phone 636.755-5314

Fax 636.898.0923

Tstreiler@dardenneprairie.org

City Hall

2032 Hanley Road

Dardenne Prairie, MO 63368

Phone 636.561.1718

Fax 636.625.0077

July 22, 2025

Steve Rowles,
Bax Engineering, Co. Inc
Email srolwes@baxengineering.com

Subject: 972290 Proposed Dardenne View Apartments Final Plat / Easement Creation– 1st Review

Dear Mr. Rowles

The above referenced final lot consolidation plat and easement creation exhibit and fee in the amount of \$860.40 was received by the City on July 8, 2025, for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen. The final plat & proposed easement was reviewed for compliance with the City's Subdivision Requirements and the following comments and recommendations need to be addressed.

1. Remove the "Dog Park" and "Pickleball Courts" from the utility easement and show their location on the Utility Easement Detail.
2. Include the City of Dardenne Prairie in the sentence granting perpetual non-exclusive access to the various entities under paragraph 2, sentence 2 under the Owners Certificate and correct the spelling of Spire Energy.
3. Change "cross hatched" and the symbol to "hatched" and include the hatched symbol to match the cross-access easement shown on Sheet 2 in the last paragraph, 1st sentence under the Owners Certificate.
4. Provide the building setbacks on the Record Plan and Easement Exhibit.
5. Label "Technology Drive" on the Easement Exhibits.
6. In accordance with Section 410.150 D.3., provide the methods for controlling and maintaining each private facility (road, parking area, dog park, etc.).
7. Items 15 & 28 under the Title Commitment Notes reference Henke Road. The section of roadway west of the property is Technology Drive, please correct.
8. Item 4 under the General Notes lists the two 2 parcels. The same 2 parcels on the County's GIS site show differing property lines and acreages, please advise.
9. On sheet 2, the property line direction and length of L6 is not specified besides in the body of the Land Description, please label L6.
10. On sheet 2, Buildings A & B have the same addresses, please correct.
11. Provide a letter indicating how the above comments were addressed. Include the Dardenne Prairie project number in all correspondence and submitted documents.

#972290 Proposed Dardenne View Apartments Final Plat / Easement Creation– 1st Review

Once the above items have been satisfactorily addressed by the City, please submit the following items for distribution to the Planning and Zoning Commission and Board of Aldermen:

- One (1) 11x17 copy and twenty (20) full-size **folded** copies of the record plat and easement exhibit revised to address the comments above.
- One (1) electronic copy (pdf format) of all items submitted to the City.

Tentatively, the record plat and easement exhibit will be reviewed and considered by the Planning and Zoning Commission at their August 13th, 2025' Meeting, and the Record Plat will be reviewed and considered by the Board of Aldermen at their August 20, 2025, meeting. The meetings are planned to take place at the City Hall at 2032 Hanley Road and start at 7pm. The plat and any other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record.

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

Sincerely,

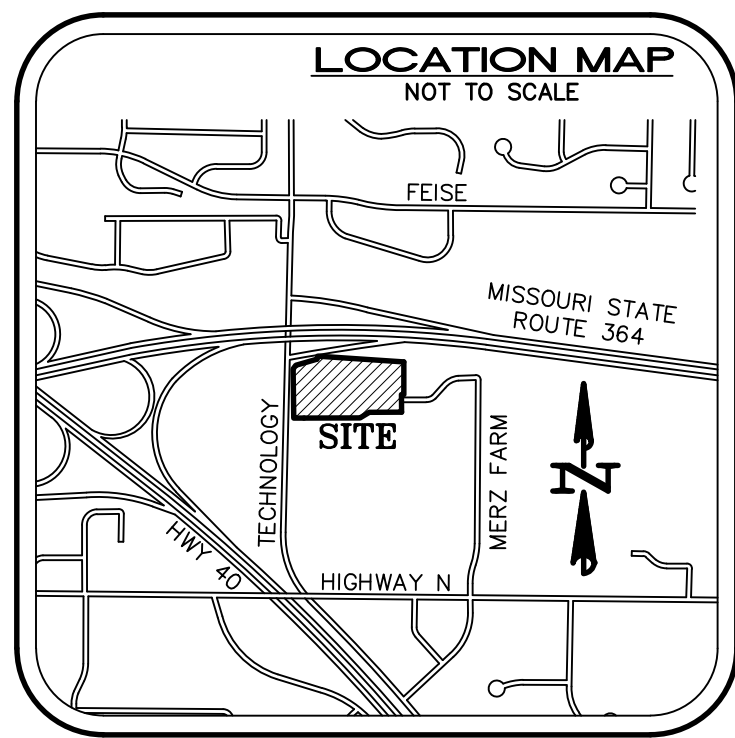


Todd Streiler, AICP, LEED AP
Planning & Development Manager

cc: Keith Widaman, Mayor
Cathy Pratt, City Administrator
Kim Clark, City Clerk
Matt Davidson, City Engineer
Planning and Zoning Commission
Board of Aldermen

A RECORD PLAT FOR DARDENNE VIEW APARTMENTS

THREE TRACTS OF LAND BEING PART OF LOT 2 OF "TOWN SQUARE APARTMENTS LOT SPLIT" PLAT BOOK 48, PAGE 116; ALL OF COMMON GROUND C-1 OF BOUNDARY SURVEY DOCUMENT NUMBER 2025R-028373; AND PART OF FRACTIONAL SECTION 2, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES

- BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
- THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF MOLINE MANAGEMENT, LLC, BY DEEDS RECORDED AS DOCUMENT NUMBER 2022R-015577 AND DOCUMENT NUMBER 2023R-008715, AND TOWN SQUARE APARTMENTS, LP BY DEED RECORDED IN DEED BOOK 6319 PAGE 1444 OF THE ST. CHARLES COUNTY RECORDS.
- THIS PLAT CONTAINS 6.944 ACRES, 1 LOT, AND 1 COMMON GROUND AREA.
- THIS PROPERTY IS CURRENTLY LISTED UNDER PARCEL LOCATOR NUMBER 4-0033-C218-00-0002-00000000 AND 4-0033-C218-00-000C-00000000 IN THE ST. CHARLES COUNTY ASSESSORS OFFICE.
- ALL TIES SHOWN ON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
- WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2918302200, COMMUNITY PANEL NUMBER (DARDENNE PRAIRIE, 290899 0220 G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016), BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:
 - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- THIS PROPERTY IS CURRENTLY ZONED "C3 P.U.D." RETAIL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT BY THE CITY OF DARDENNE PRAIRIE, MISSOURI. THE SETBACKS FOR "C3 P.U.D." RETAIL COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT ARE AS FOLLOWS:
 - FRONT YARD 25 FEET (EXEMPTIONS APPROVED AT NORTH PROPERTY LINE UNDER PUD TO BE LESS THAN 25 FEET)
 - SIDE YARD 10 FEET
 - REAR YARD 15 FEET (EXEMPTIONS APPROVED AT SOUTH PROPERTY LINE UNDER PUD TO BE LESS THAN 15 FEET)
- THE ADDRESSES, AS SHOWN HEREIN, WERE PROVIDED TO BAX ENGINEERING BY THE ST. CHARLES COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS. BAX ENGINEERING MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR PERMANENCE OF SAID ADDRESSES.

OWNERS CERTIFICATION

WE, 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 SUBDIVISION SHALL HEREAFTER BE KNOWN AS "DARDENNE VIEW APARTMENTS".

THE UNDERSIGNED OWNERS OF THE REAL ESTATE DESCRIBED HEREIN DO HEREBY GRANT AND DEDICATE THE AREAS, SHOWN DOT HATCHED AS "EASEMENTS", ARE PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS FOR SANITARY SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, COMMUNICATION LINES, OTHER PUBLIC UTILITY FACILITIES, AND ALL RELATED APPURTENANCES. THE PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY OF DARDENNE PRAIRIE, PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI, DUCKETT CREEK SANITARY DISTRICT, CUIVRE RIVER ELECTRIC COMPANY, SPIRE ENERGY GAS, BRIGHTSPEED TELEPHONE, CHARTER COMMUNICATIONS, AND TO ALL OTHER PUBLIC UTILITY PROVIDERS AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, 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, THE RIGHT OF TEMPORARY USE OF GROUND ADJACENT TO SAID UTILITY EASEMENTS, NOT OCCUPIED BY IMPROVEMENTS (LIMITED, HOWEVER, TO FIVE (5) FEET 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, BUSHES, SAPPLINGS, 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 AS POSSIBLE TO ITS PRIOR FORMER CONDITION.

ALL PRIVATE FACILITIES TO BE CONSTRUCTED ON THIS PROPERTY SHALL BE UNDER A UNIFIED OWNERSHIP AND MAINTAINED TO MEET THE CITY'S DESIGN REQUIREMENTS.

THE BUILDING LINES SHOWN ON THE ABOVE PLAT ARE HEREBY ESTABLISHED.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

TOWN SQUARE APARTMENTS, LP

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

MOLINE MANAGEMENT, LLC

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

NOTARY FOR MOLINE MANAGEMENT, LLC

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF MOLINE MANAGEMENT, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

LENDER FOR MOLINE MANAGEMENT, LLC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "DARDENNE VIEW APARTMENTS".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____ 20____.

LENDER: _____

PRINT NAME: _____

TITLE: _____

BY: _____

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

TITLE COMMITMENT NOTES

THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY ST. LOUIS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER STL2407338, REVISION 2, DATED JANUARY 17, 2025. THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING SURVEY RELATED CONDITIONS AND EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

- NO COMMENT BY LAND SURVEYOR.
- PROPERTY MAY BE SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- PROPERTY MAY BE SUBJECT TO EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- NO COMMENT BY LAND SURVEYOR.
- PROPERTY MAY BE SUBJECT TO RIGHTS OF PARTIES IN POSSESSION OR WITH AN EQUITABLE INTEREST UNDER ANY UNRECORDED INSTRUMENTS, INCLUDING (WITHOUT LIMITATION) LEASES, MONTH-TO-MONTH TENANCIES, CONTRACTS FOR DEED OR INSTALLMENT SALE CONTRACTS. NO COMMENT BY LAND SURVEYOR.
- 25 FOOT BUILDING LINE ESTABLISHED BY THE PLAT OF DARDENNE TOWN SQUARE RECORDED IN PLAT BOOK 42 PAGE 305. AFFECTS THE SUBJECT PROPERTY AND LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- PROPERTY IS SUBJECT TO PROPERTY BOUNDARY ADJUSTMENTS ACCORDING TO THE PLATS RECORDED IN PLAT BOOK 43 PAGE 77 AND PLAT BOOK 47 PAGE 28.
- PROPERTY IS SUBJECT TO PROPERTY BOUNDARY ADJUSTMENTS AND EASEMENTS ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 48 PAGE 116.
- EASEMENTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR UTILITIES AND FOR DRAINAGE, TOGETHER WITH THE RELINQUISHMENT OF ALL ABUTTER'S RIGHT OF DIRECT ACCESS TO HIGHWAYS KNOWN AS HENKE ROAD AND ROUTE 364 ACCORDING TO THE GENERAL WARRANTY DEED RECORDED IN BOOK 3344 PAGE 606, RELINQUISHMENT OF ABUTTER'S RIGHT OF DIRECT ACCESS AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE DARDENNE TOWN SQUARE TRANSPORTATION DISTRICT AND THE TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN UNRECORDED TRANSPORTATION AGREEMENT AND SUBJECT TO ASSESSMENT BY SAID DISTRICT DATED MARCH 2005 AS NOTICED OF RECORD BY THE MEMORANDUM OF COVENANTS RECORDED IN BOOK 4311 PAGE 1538. AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE ITEM.
- COVENANTS, CONDITIONS, AND EASEMENTS CONTAINED IN THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BOOK 4311 PAGE 1549 AS AMENDED BY THE INSTRUMENT RECORDED IN BOOK 4414 PAGE 1750. BOOK 4311 PAGE 1549 AFFECTS THE SUBJECT PROPERTY. BOOK 4414 PAGE 1750 AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE ITEM.
- COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN THE OPERATION AND EASEMENT AGREEMENT RECORDED IN BOOK 4311 PAGE 1569 AND AS AMENDED BY THE INSTRUMENT RECORDED IN BOOK 4414 PAGE 1768. BOOK 4311 PAGE 1569 AFFECTS THE SUBJECT PROPERTY. BOOK 4414 PAGE 1768 AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE ITEMS.
- COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIONS RECORDED IN BOOK 4311 PAGE 1694 AS AMENDED BY THE INSTRUMENT RECORDED IN BOOK 4414 PAGE 1816. BOOK 4311 PAGE 1694 AFFECTS THE SUBJECT PROPERTY. BOOK 4414 PAGE 1816 AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE ITEMS.
- EASEMENTS GRANTED TO ST CHARLES COUNTY, MISSOURI, BY THE INSTRUMENT RECORDED IN BOOK 4414 PAGE 1720. DOES NOT AFFECT THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO MONARCH HOLDINGS, LLC FOR LANDSCAPING BY THE INSTRUMENT RECORDED IN BOOK 4636 PAGE 1045. AFFECTS THE SUBJECT PROPERTY AND LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 BY INSTRUMENT RECORDED IN BOOK 6238 PAGE 223. AFFECTS THE SUBJECT PROPERTY AND LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN THE SHARED USE AND EASEMENT AGREEMENT RECORDED IN BOOK 6319 PAGE 1737. AFFECTS THE SUBJECT PROPERTY.
- RIGHT-OF-WAY EASEMENT GRANTED TO CUIVRE RIVER ELECTRIC COOPERATIVE RECORDED IN BOOK 6421 PAGE 1551. DOES NOT AFFECT THE SUBJECT PROPERTY.
- RESERVATION OF AN EXCLUSIVE EASEMENT FOR COMMUNICATION SYSTEM TO CENTURYLINK COMMUNICATIONS, LLC (SUCCESSOR-IN-INTEREST TO DIGITAL TELEPORT, INC.), ITS SUCCESSORS AND ASSIGNS, ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NO. 2023R-008715. AFFECTS SUBJECT PROPERTY. NO DIMENSIONS PROVIDED IN DOCUMENT AND COULD NOT BE PLOTTED.
- RELINQUISHMENT OF ABUTTER'S RIGHT OF DIRECT ACCESS TO STATE ROUTE 364 AND LIMITATIONS ON DIRECT ACCESS TO HENKE ROAD, ACCORDING TO INSTRUMENT RECORDED AS DOCUMENT NO. 2023R-008715. AFFECTS THE SUBJECT PROPERTY AND IS LOCATED AS SHOWN ON THIS SURVEY DRAWING.
- DECLARATION OF LAND USE RESTRICTION COVENANTS FOR LOW-INCOME HOUSING TAX CREDITS RECORDED IN BOOK 6319 PAGE 1447. AFFECTS SUBJECT PROPERTY, NOT A PLOTTABLE ITEM.
- THE ABOVE LAND USE RESTRICTION COVENANTS FOR LOW-INCOME HOUSING TAX CREDITS HAS BEEN SUBORDINATED TO THE LIEN OF THE DEED OF TRUST RECORDED IN BOOK 6319 PAGE 1489 BY THE SUBORDINATION AGREEMENT RECORDED IN BOOK 6319 PAGE 1733.
- TERMS, PROVISIONS AND CONDITIONS OF THE REGULATORY AGREEMENT RECORDED IN BOOK 6319 PAGE 1489. AFFECTS THE SUBJECT PROPERTY, NOT A PLOTTABLE ITEM.

NOTARY FOR TOWN SQUARE APARTMENTS, LP

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF TOWN SQUARE APARTMENTS, LP, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID LIMITED PARTNERSHIP AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

LENDER FOR TOWN SQUARE APARTMENTS, LP

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "DARDENNE VIEW APARTMENTS".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____ 20____.

LENDER: _____

PRINT NAME: _____

TITLE: _____

BY: _____

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

CITY CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT OF "DARDENNE VIEW APARTMENTS" HAS BEEN APPROVED BY THE CITY OF DARDENNE PRAIRIE, MISSOURI THIS _____ DAY OF _____ 2025.

PLANNING AND ZONING COMMISSION _____ CITY ENGINEER _____

PRINT NAME _____ PRINT NAME _____

MAYOR _____ CITY CLERK _____

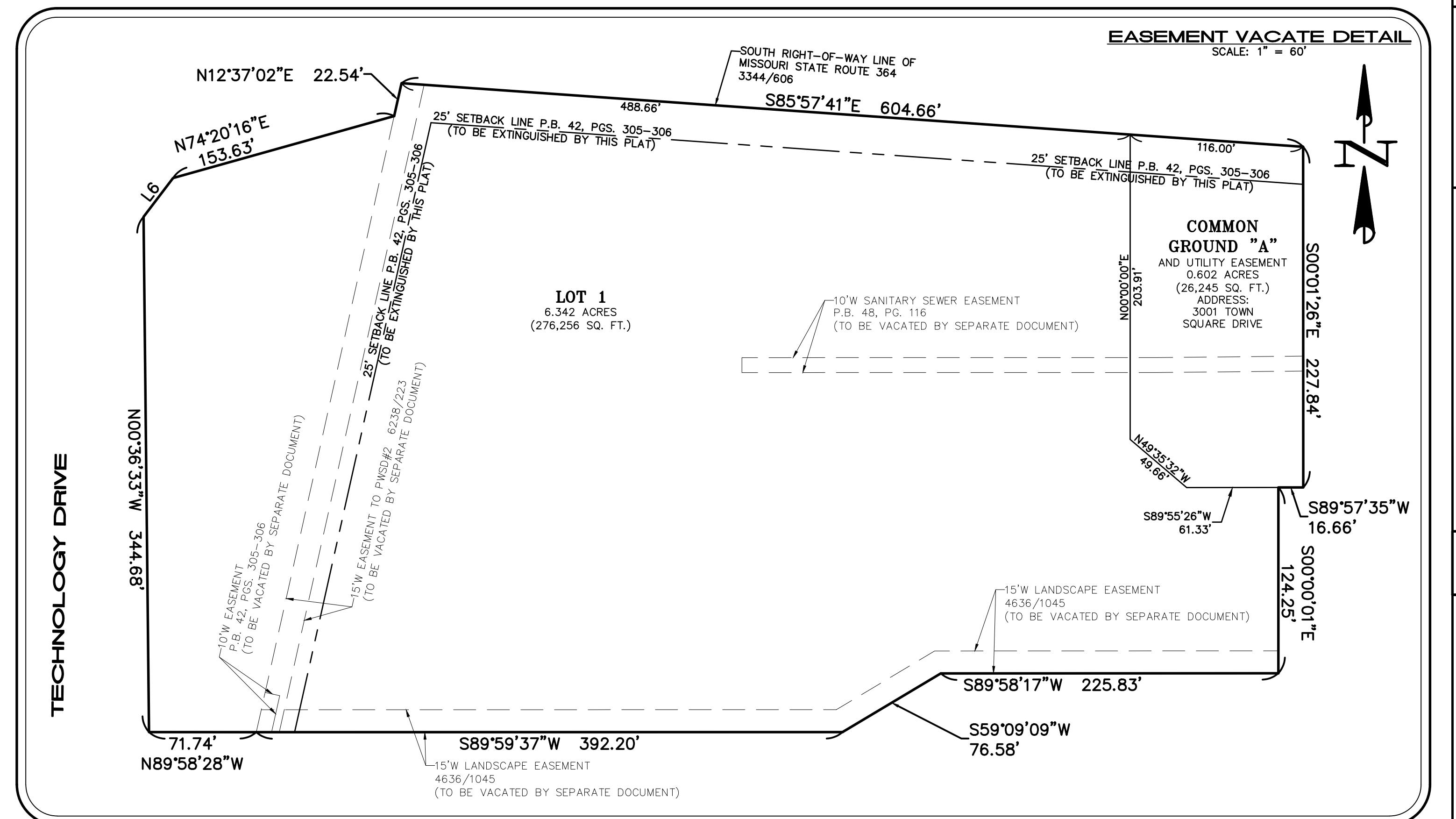
PRINT NAME _____ PRINT NAME _____

Line Table			Line Table		Curve Table			
Line #	Length	Direction	Line #	Direction	Curve #	Length	Radius	
L1	13.00'	S00°00'01"E	L8	34.00'	S00°00'00"E	C1	6.39'	15.00'
L2	13.00'	S00°00'01"E	L9	64.00'	N90°00'00"W	C2	6.39'	15.00'
L3	25.43'	S00°00'01"E	L10	34.00'	N00°00'00"E			
L4	13.00'	N00°36'33"W	L11	71.18'	N90°00'00"E			
L5	13.00'	N00°36'33"W	L12	40.91'	S00°00'00"E			
L6	32.59'	N37°15'06"E	L13	71.18'	N90°00'00"W			
L7	64.00'	N90°00'00"E	L14	40.91'	N00°00'00"E			

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, INC., HAVE DURING JULY 2025, BY ORDER OF ZM MANAGEMENT, EXECUTED A BOUNDARY SURVEY AND PREPARED A SUBDIVISION PLAT ON "THREE TRACTS OF LAND BEING PART OF ADJUSTED COMMON GROUND C OF "RESUBDIVISION OF LOTS A, B, 12, 13, AND 14, COMMON GROUND C AND COMMON GROUND D OF DARDENNE SQUARE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGE 77 OF THE ST. CHARLES COUNTY RECORDS; ALL OF LOT 2 OF "TOWN SQUARE APARTMENTS LOT SPLIT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 116 OF THE ST. CHARLES COUNTY RECORDS; AND PART OF FRACTIONAL SECTION 2, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS BOUNDARY SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 2030-16) AND MEETS THE ACCURACY STANDARDS SET FORTH FOR A TYPE "URBAN" PROPERTY.

BAX ENGINEERING COMPANY, INC.
ANDY D. BECK
MISSOURI PROFESSIONAL LAND SURVEYOR #2015017835



DARDENNE VIEW APARTMENTS

PREPARED FOR:
ZM MANAGEMENT
1100 WOODCHASE LANE
CHESTERFIELD, MISSOURI 63017

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than these authenticated by my seal.

REVISIONS	
07/23/25	CITY COMMENTS
07/28/25	ATTORNEY COMMENT

BAX
ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

06/26/2025
DATE
24-19350
PROJECT NUMBER
1 of 2
SHEET OF
19350 REC
FILE NAME
JLH ADB
DRAWN CHECKED
06/2025
DATE DONE IN FIELD

THIS PLAT CONTAINS 6.944 ACRES.

