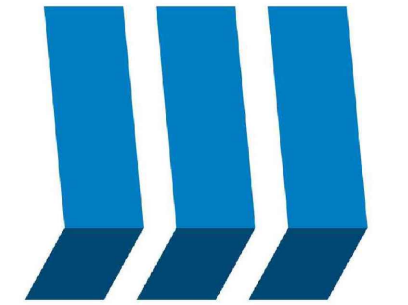


KEYED NOTES

1. REMOVE TREES
2. CLEARING LIMITS
3. EXISTING TREES TO REMAIN
4. REMOVE BUILDING
5. SAWCUT PAVEMENT FULL DEPTH
6. REMOVE CONCRETE PAVEMENT
7. REMOVE GRAVEL DRIVE
8. REMOVE CONCRETE VERTICAL CURB
9. SAWCUT @ NEAREST JOINT
10. REMOVE CONCRETE WALK
11. REMOVE & REPLACE EXISTING IMPROVEMENTS IN KIND AS REQUIRED TO INSTALL SANITARY SEWER
12. CURB TO BE USED IN PLACE
13. CONCRETE WALK TO BE USED IN PLACE

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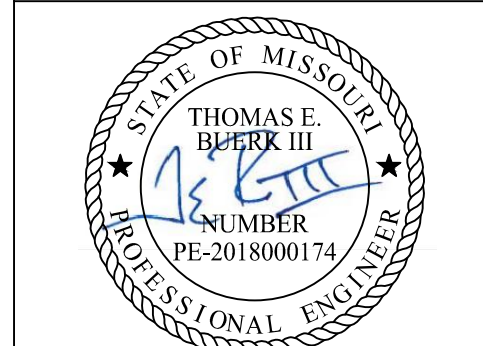
PREPARED FOR:
MIA ROSE HOLDINGS
 CONTACTS: TOM KAIMAN
 JIM COOK

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

Project No: 22-0113

No	Description	Date

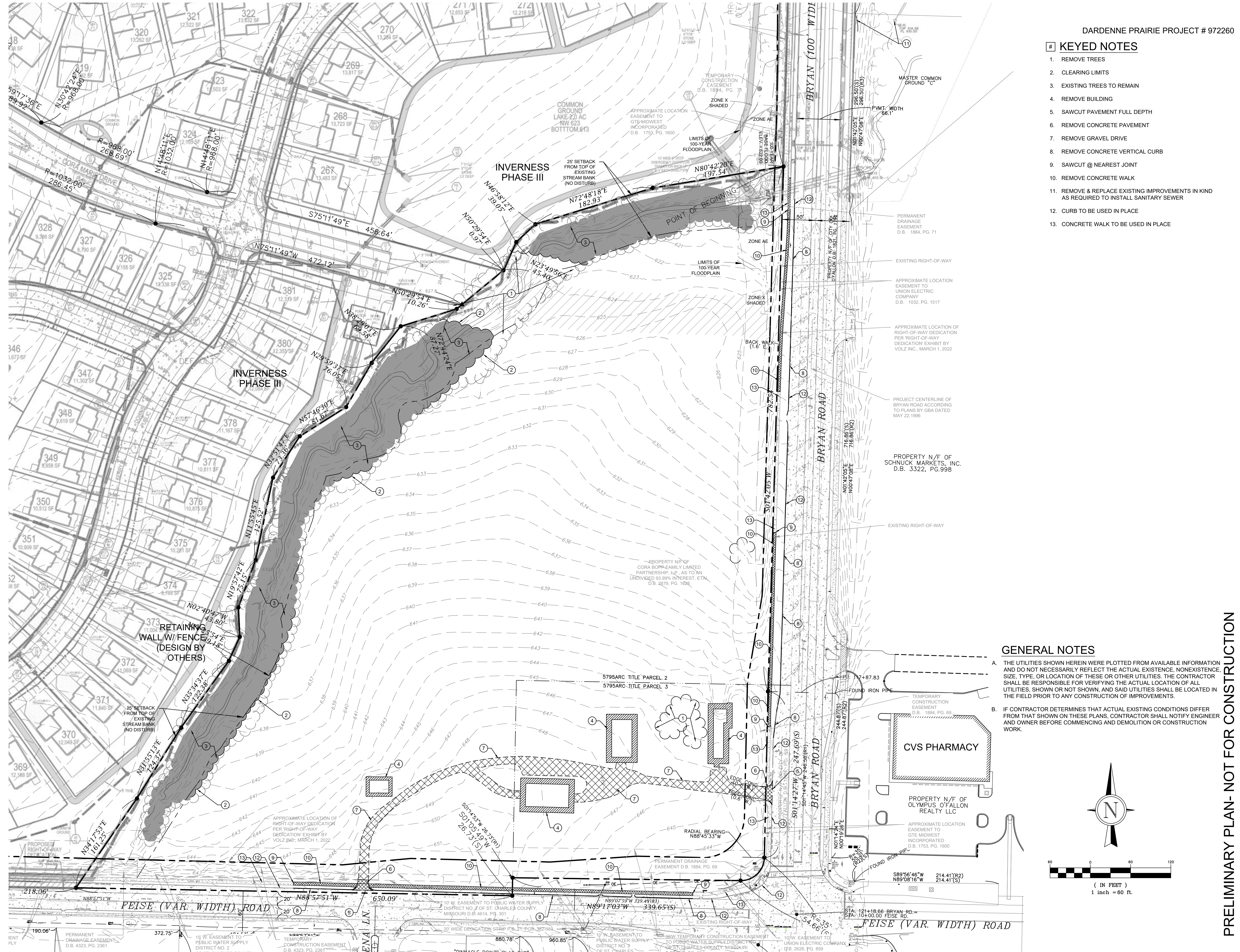
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12-05-2022
 Thomas E. Buerk III
 Missouri Professional Engineer
 License No. PE-2018000174

DATE: 12/05/2022
 SCALE: 1"=60'

OVERALL
 DEMOLITION PLAN
 C100



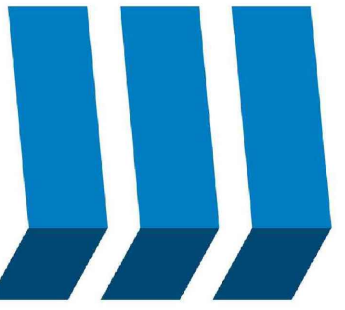
GENERAL NOTES

- A. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- B. IF CONTRACTOR DETERMINES THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER BEFORE COMMENCING AND DEMOLITION OR CONSTRUCTION WORK.

PRELIMINARY PLAN-NOT FOR CONSTRUCTION

LEGEND	
EXISTING FEATURES	---
PROPOSED FEATURES	---
PROPOSED CONCRETE CURB & GUTTER	=====
PROPOSED BUILDING	▬▬▬▬▬▬
PROPERTY LINES	---
PROPOSED STORM SEWER	---
EXISTING STORM SEWER	---
PROPOSED GRADING CONTOUR	---998---
EXISTING CONTOUR	---1000---
PROPOSED GRATE INLET	⊠
PROPOSED/EXISTING HEADWALL	▬
SILT FENCE	—○—
CONSTRUCTION WASHDOWN STATION	▨
INLET PROTECTION	⊙
CHECK DAM	∩
STORM DRAIN OUTLET PROTECTION	▤
TEMP. CONSTRUCTION ENTRANCE	▨

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 MISSOURI CORPORATION OF AUTHORITY
 022621017504



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

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
2. THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.
3. ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND TEMPORARILY OR PERMANENTLY VEGETATED WITHIN FOURTEEN (14) DAYS OF THEIR CONSTRUCTION.
4. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR / PRIMARY PERMITTEE

CONSTRUCTION SEQUENCING NOTES

1. INSTALL CONSTRUCTION ENTRANCE, WASHDOWN STATION & CONSTRUCTION PARKING AREA.
2. INSTALL INITIAL SILT FENCE, INLET PROTECTION, AND DITCH CHECKS.
3. DEMO, CLEAR, AND GRUB SITE.
4. INSTALL RETAINING WALL, TEMPORARY SEDIMENT BASIN & STORM SEWERS SHOWN ON INITIAL EROSION & SEDIMENT CONTROL PLAN. CONSTRUCT BUILDING AND OTHER REMAINING IMPROVEMENTS.

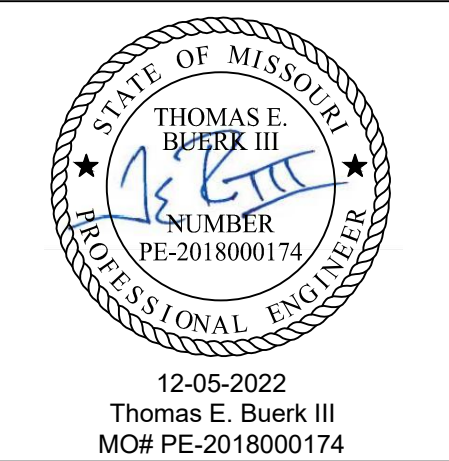
LIMITS OF DISTURBANCE = 14.21 ACRES (±)
 TOTAL SITE AREA = 17.25 ACRES (±)

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

Project No: 22-0113

No	Description	Date

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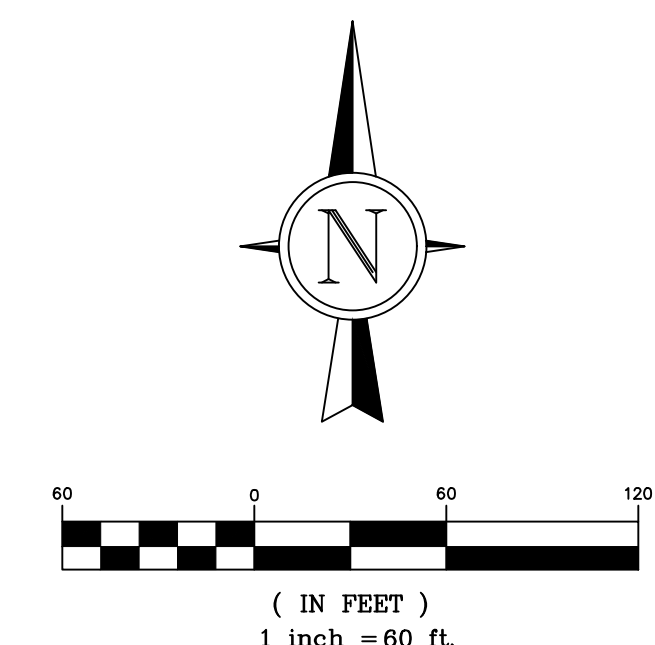
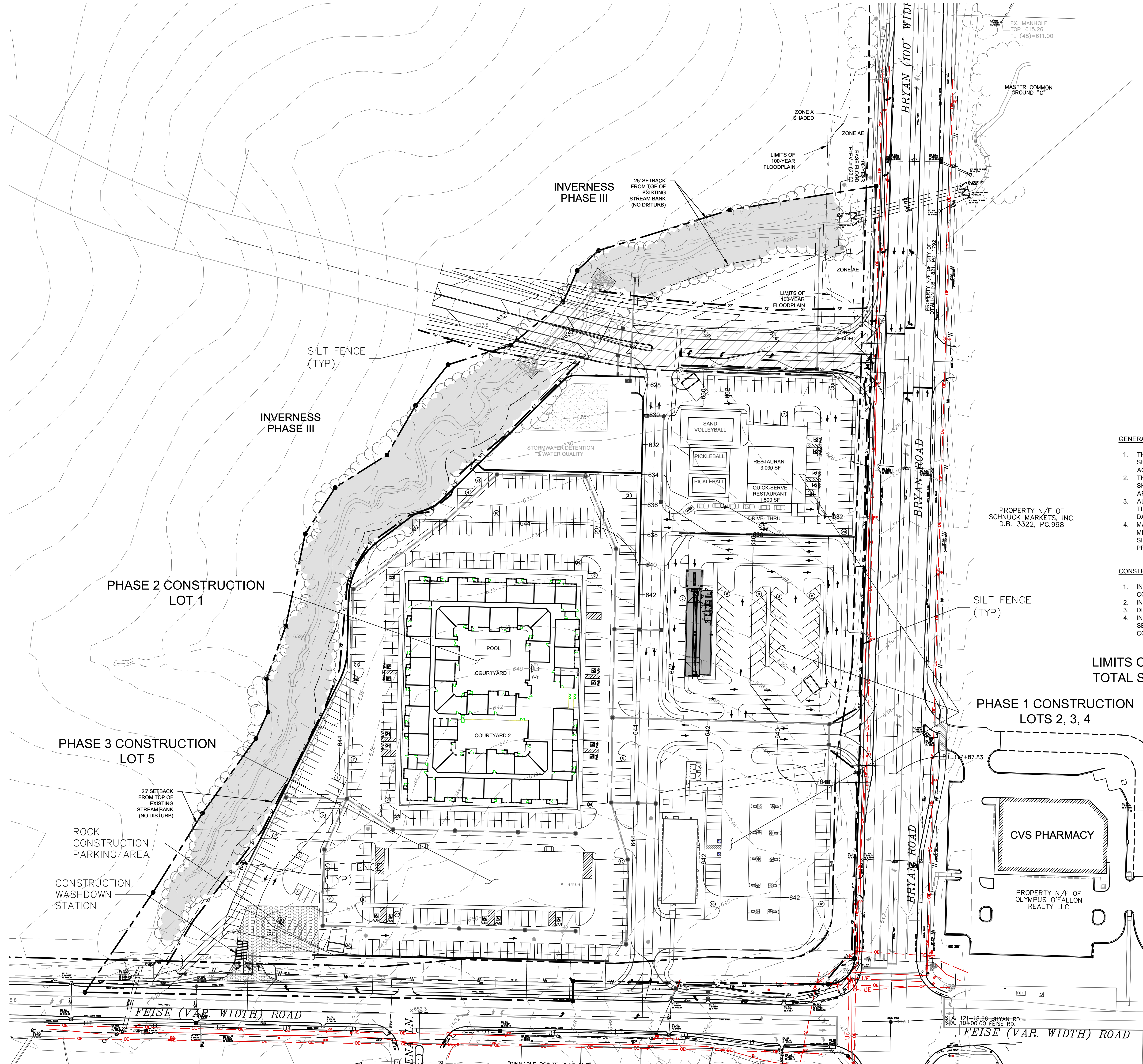
12-05-2022
 Thomas E. Buerk III
 MO# PE-2018000174

DATE: 12/05/2022
 SCALE: 1"=60'

EROSION & SEDIMENT CONTROL PLAN

C200

PRELIMINARY PLAN- NOT FOR CONSTRUCTION

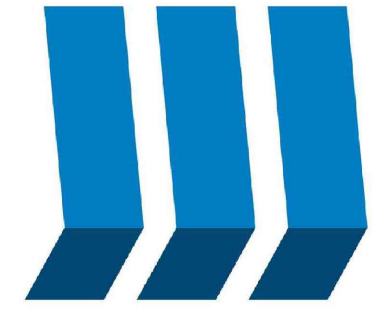


ITEMS SCHEDULED FOR DEMOLITION HAVE BEEN REMOVED FOR CLARITY

KEYED NOTES

1. ASPHALT PAVEMENT
2. CONCRETE PAVEMENT PER CITY STANDARDS
3. ROAD WIDENING PER CITY STANDARDS
4. CONCRETE ENTRANCE PER CITY STANDARDS
5. 6" VERTICAL CONCRETE CURB
6. 6" INTEGRAL CONCRETE CURB
7. CONCRETE SIDEWALK PER CITY STANDARDS
8. MONOLITHIC CURB & WALK
9. ADA RAMP
10. MODULAR BLOCK RETAINING WALL W/ GUARDRAIL (DESIGN BY OTHERS)
11. MODULAR BLOCK RETAINING WALL W/ FENCE (DESIGN BY OTHERS)
12. SANITARY SEWER (ALL SANITARY SEWERS ARE 8" PVC PER DUCKETT SPECS)
13. SANITARY MANHOLE
14. AERIAL CROSSING PER DUCKETT CREEK DETAILS
15. BORE BRYAN ROAD PER DUCKETT CREEK DETAILS
16. STORM SEWER
17. CURB INLET
18. 2-GRATE INLET
19. FLARED END SECTION/END OF PIPE W/ REVETMENT
20. WATER LINE PER PWS#2 STANDARDS
21. ELECTRIC LINE PER AMEREN STANDARDS
22. ELECTRIC TRANSFORMER PER AMEREN STANDARDS
23. ELECTRIC PULLBOX PER AMEREN STANDARDS
24. TAP EXISTING GAS MAIN PER SPIRE STANDARDS. ALIGNMENT TO BE DETERMINED. SPIRE TO INSTALL
25. HYDRANT PER WENTZVILLE FIRE PROTECTION DISTRICT
26. BIORETENTION SOIL MEDIA
27. TRASH ENCLOSURE
28. LOADING AREA
29. COVERED CANOPY
30. HEAVY STONE REVETMENT
31. 16" PUBLIC WATER MAIN RELOCATION
32. PROPOSED SHARED PARKING

ENGENUITY
 BUILDING VALUE
 BY DESIGN



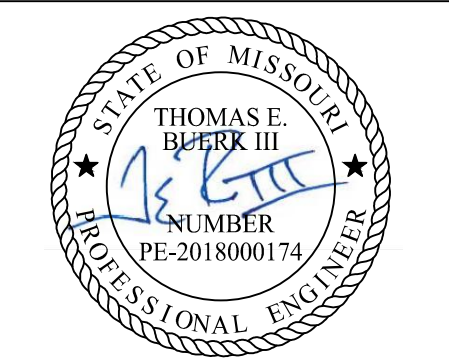
MIA ROSE HOLDINGS

THE PRAIRIE ENCORE
 P.U.D. AREA PLAN

PREPARED FOR:

No	Description	Date

Project No: 22-0113



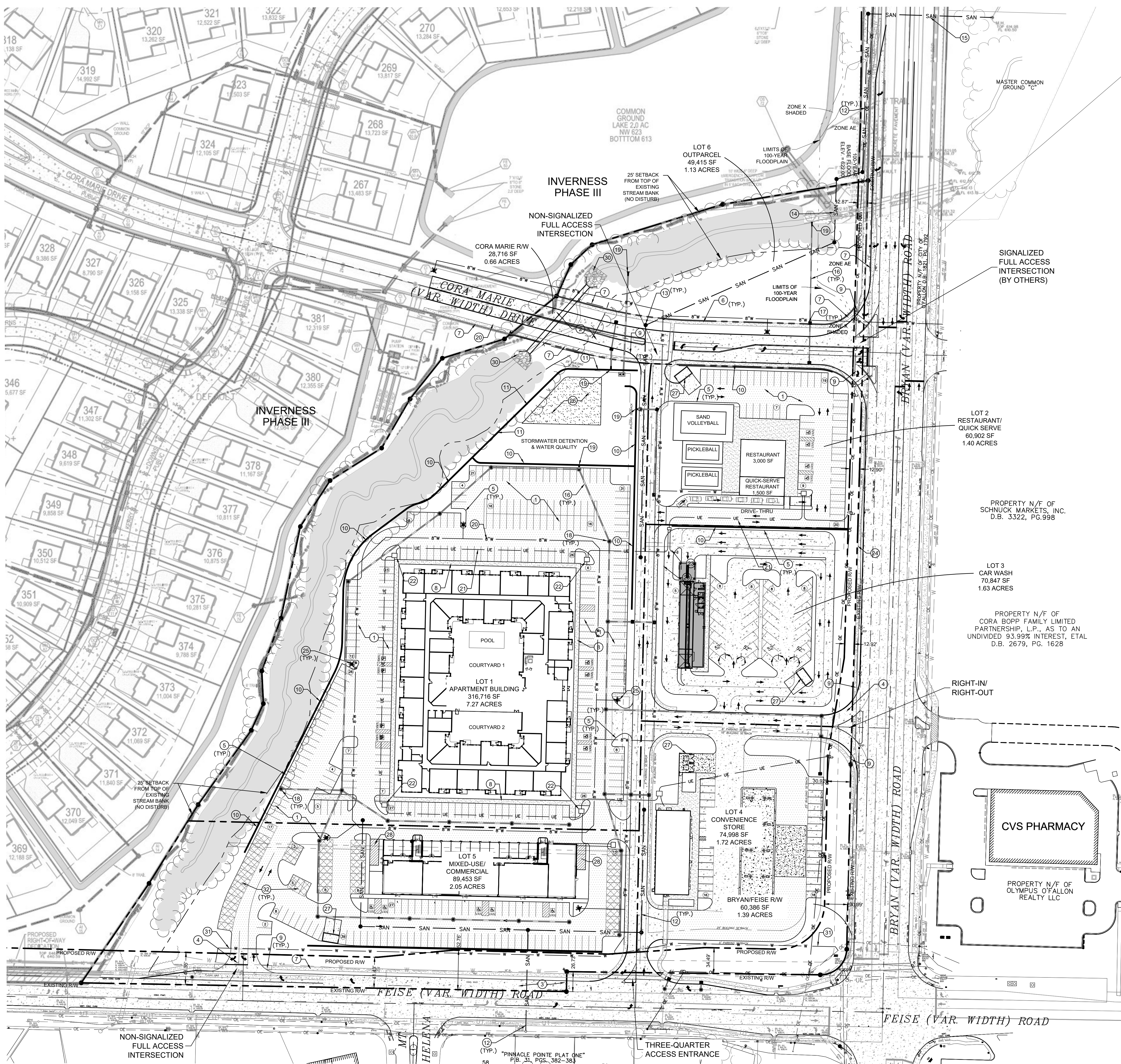
12-05-2022
 Thomas E. Buerk III
 Missouri Professional Engineer

DATE: 12/05/2022

SCALE: 1"=60'

OVERALL
 SITE & UTILITY PLAN

C300



ITEMS SCHEDULED FOR
 DEMOLITION HAVE BEEN
 REMOVED FOR CLARITY

PRELIMINARY PLAN- NOT FOR CONSTRUCTION

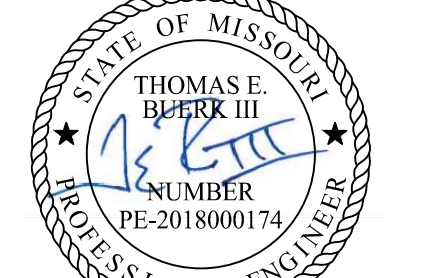


**THE PRAIRIE ENCORE
 P.U.D. AREA PLAN**

1575 BRYAN ROAD
 DARDENNE PRAIRIE, MISSOURI 63366

Project No:	22-0113	
No	Description	Date

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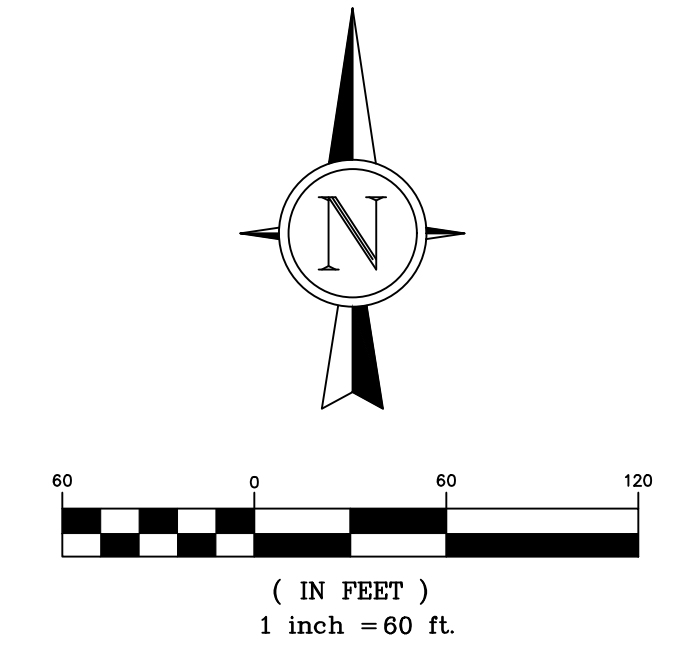
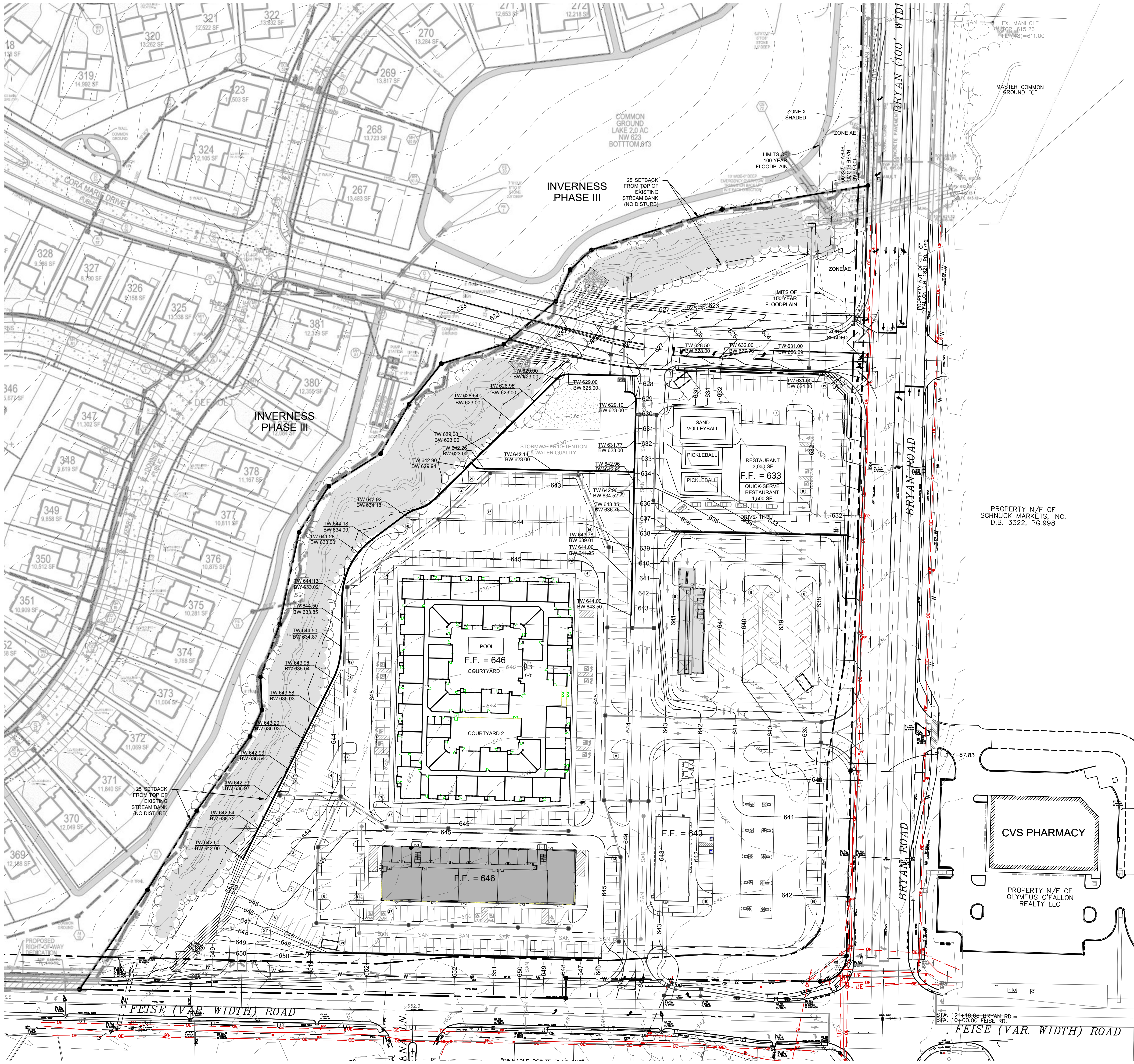


12-05-2022
 Thomas E. Buerk III
 MO# PE-2018000174

DATE: 12/05/2022
 SCALE: 1"=60'

OVERALL
 GRADING
 PLAN
 C400

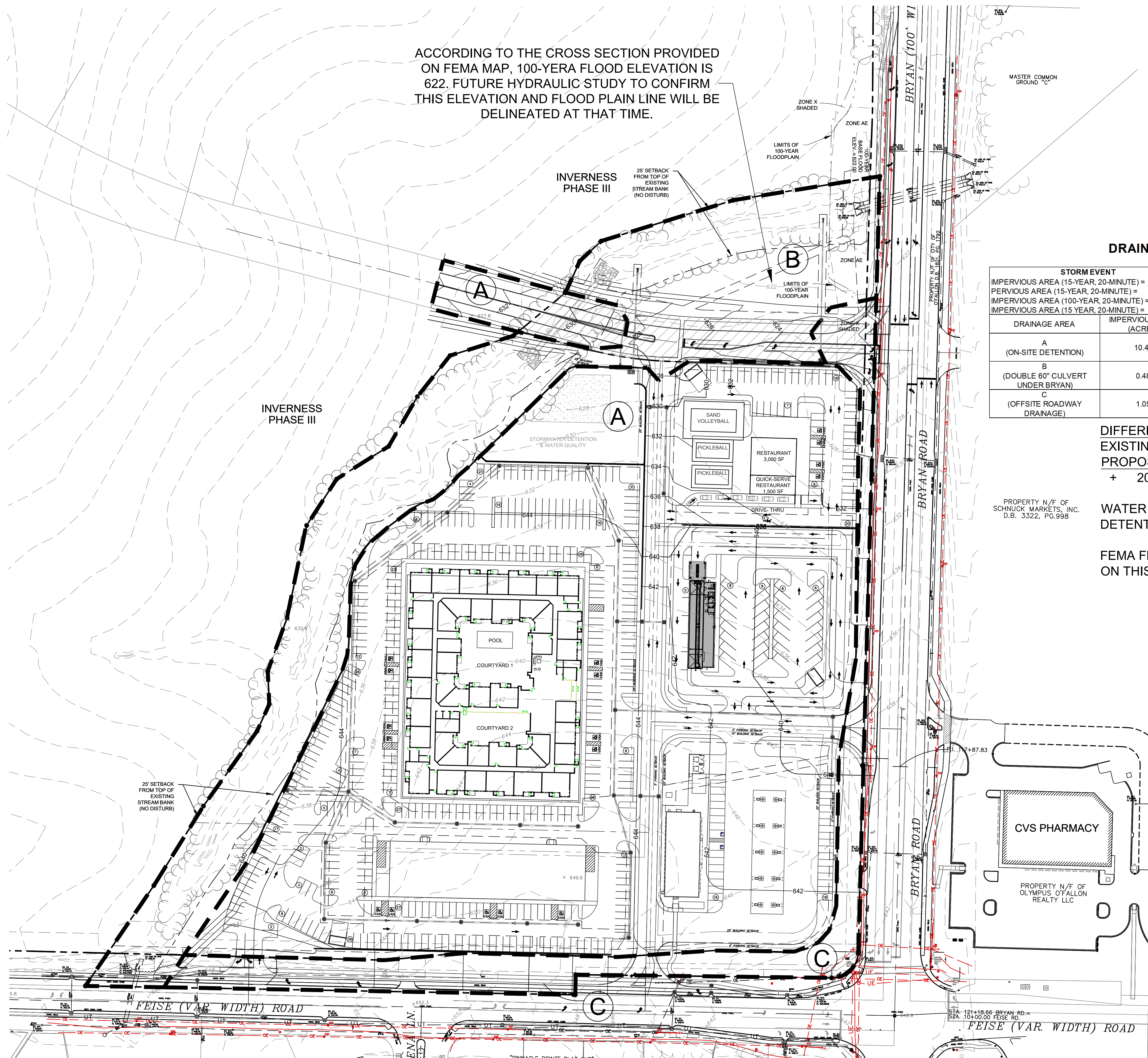
PRELIMINARY PLAN-NOT FOR CONSTRUCTION



ITEMS SCHEDULED FOR
 DEMOLITION HAVE BEEN
 REMOVED FOR CLARITY

STA. 121+18.66 BRYAN RD. =
 STA. 10+00.00 FEISE RD.

ACCORDING TO THE CROSS SECTION PROVIDED ON FEMA MAP, 100-YEAR FLOOD ELEVATION IS 622. FUTURE HYDRAULIC STUDY TO CONFIRM THIS ELEVATION AND FLOOD PLAIN LINE WILL BE DELINEATED AT THAT TIME.



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			
IMPERVIOUS AREA (15 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

PROPERTY N/F OF SCHNUCK MARKETS, INC. D.B. 3322, PG.998

PREPARED FOR:



CONTACTS: TOM KAIMAN
JIM COOK

THE PRAIRIE ENCORE
P.U.D. AREA PLAN

1575 BRYAN ROAD
DARDENNE PRAIRIE, MISSOURI 63366

Project No:	22-0113	
No	Description	Date

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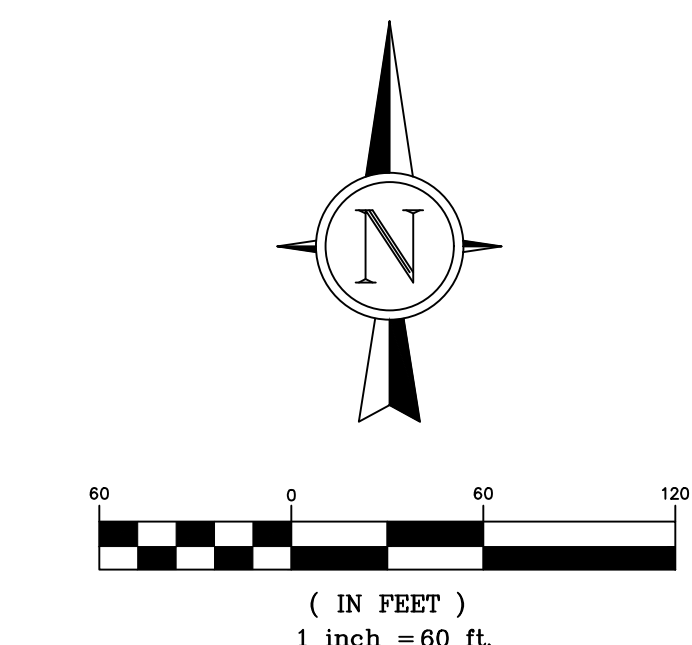


12-05-2022
 Thomas E. Buerk III
 MO# PE-2018000174

DATE: 12/05/2022
 SCALE: 1"=60'

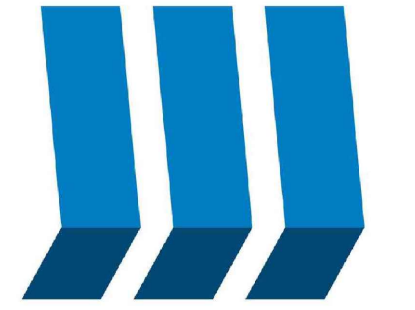
STORMWATER MANAGEMENT PLAN
 C500

PRELIMINARY PLAN-NOT FOR CONSTRUCTION



ITEMS SCHEDULED FOR DEMOLITION HAVE BEEN REMOVED FOR CLARITY

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

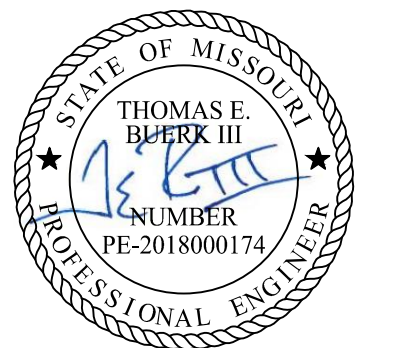
THE PRAIRIE ENCORE
 P.U.D. AREA PLAN
 1575 BRYAN ROAD
 DARDENNE PRAIRIE, MISSOURI 63366

Project No: 22-0113

No	Description	Date

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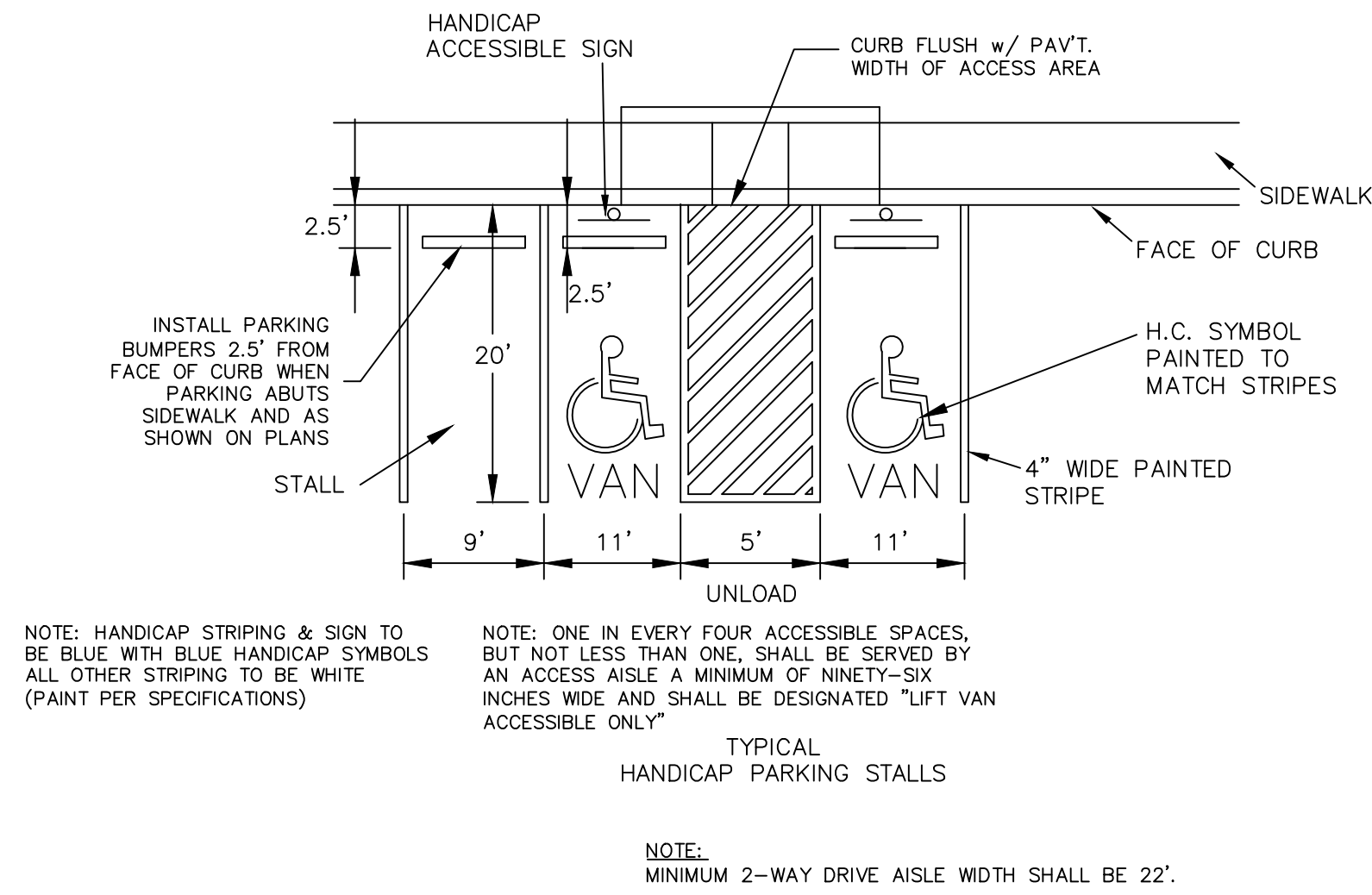
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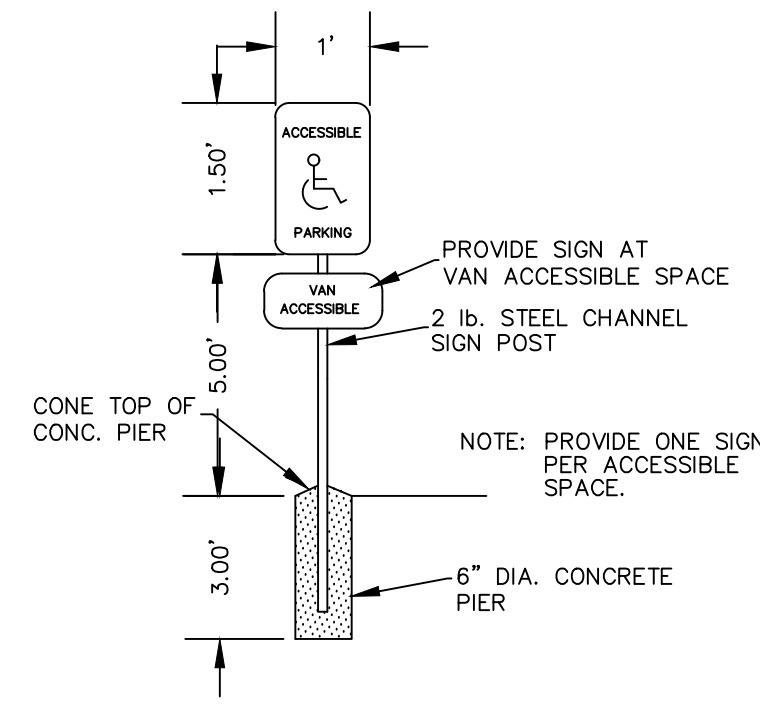
CONSTRUCTION
 DETAILS & TYPICAL
 SECTIONS

C600

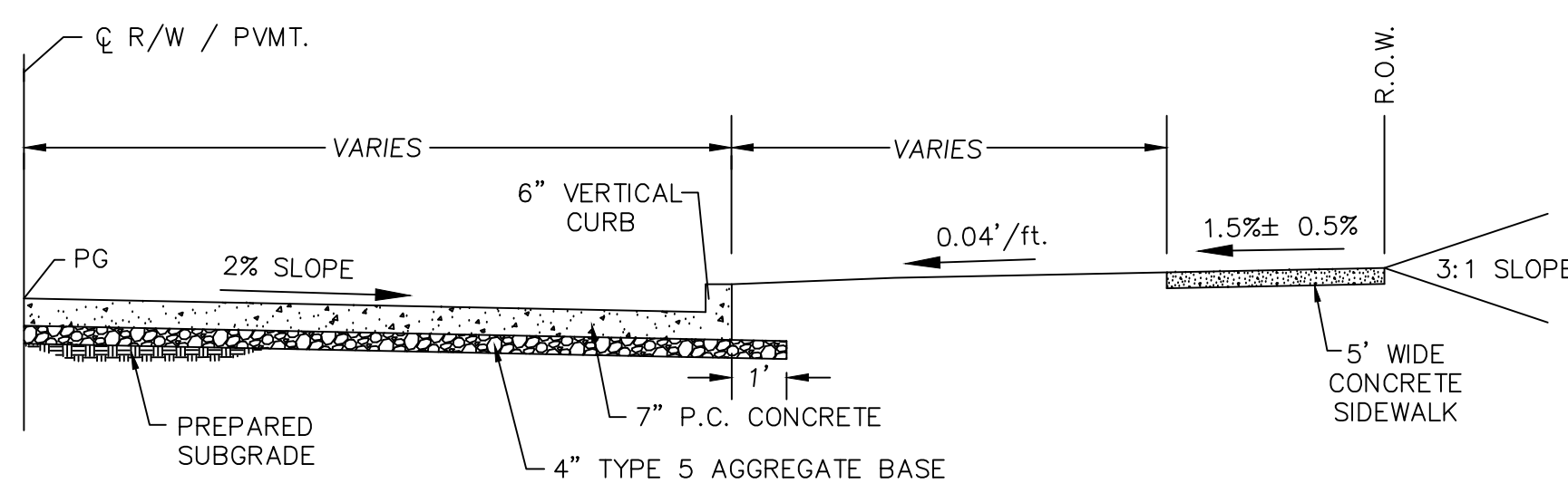
PRELIMINARY PLAN- NOT FOR CONSTRUCTION



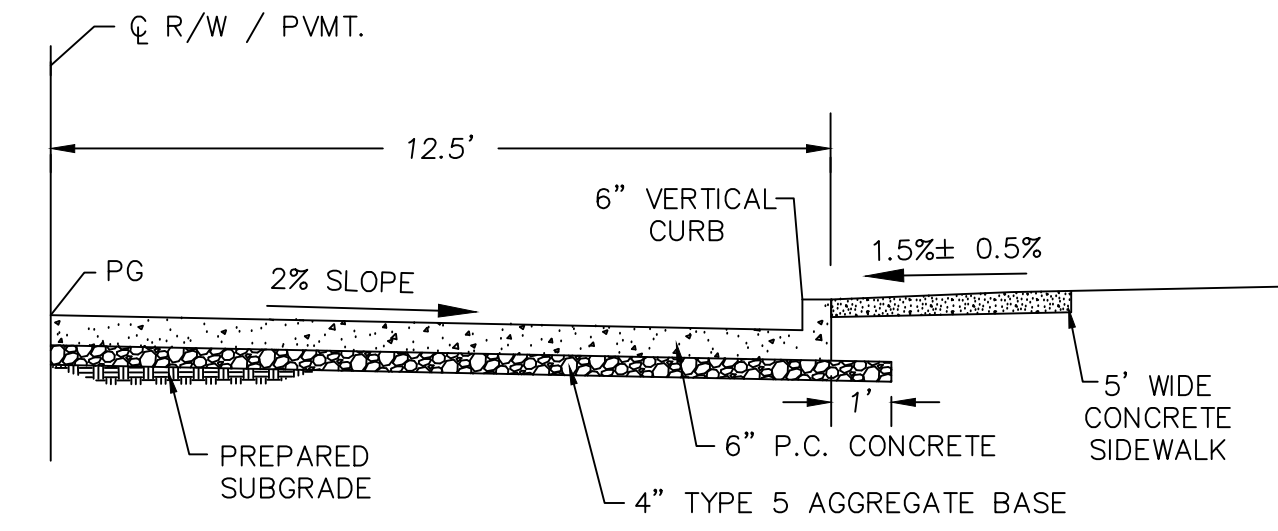
2 PARKING SPACE DETAIL
 NOT TO SCALE



1 ACCESSIBLE PARKING SIGN DETAIL
 NOT TO SCALE



3 CORA MARIE TYPICAL PAVEMENT SECTION
 NOT TO SCALE

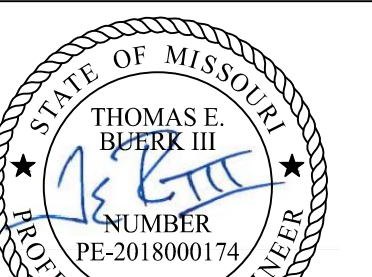


4 PRIVATE DRIVE TYPICAL SECTION
 NOT TO SCALE



Project No:	22-0113	
No	Description	Date

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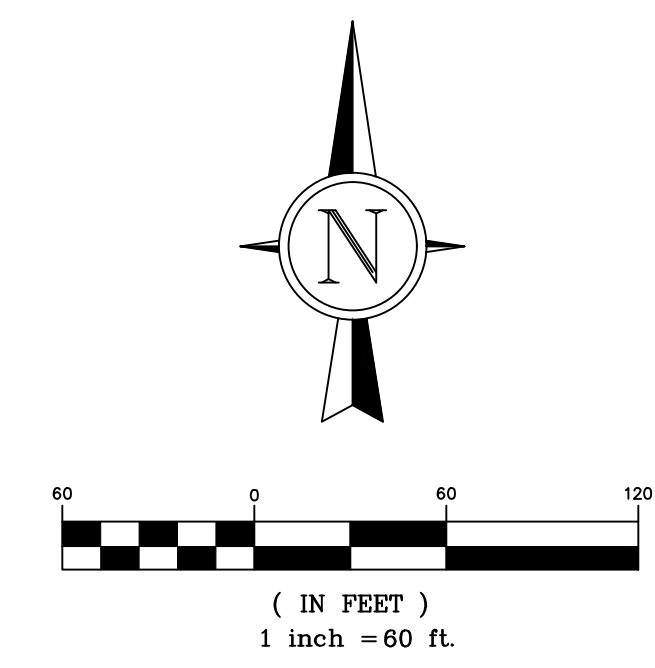
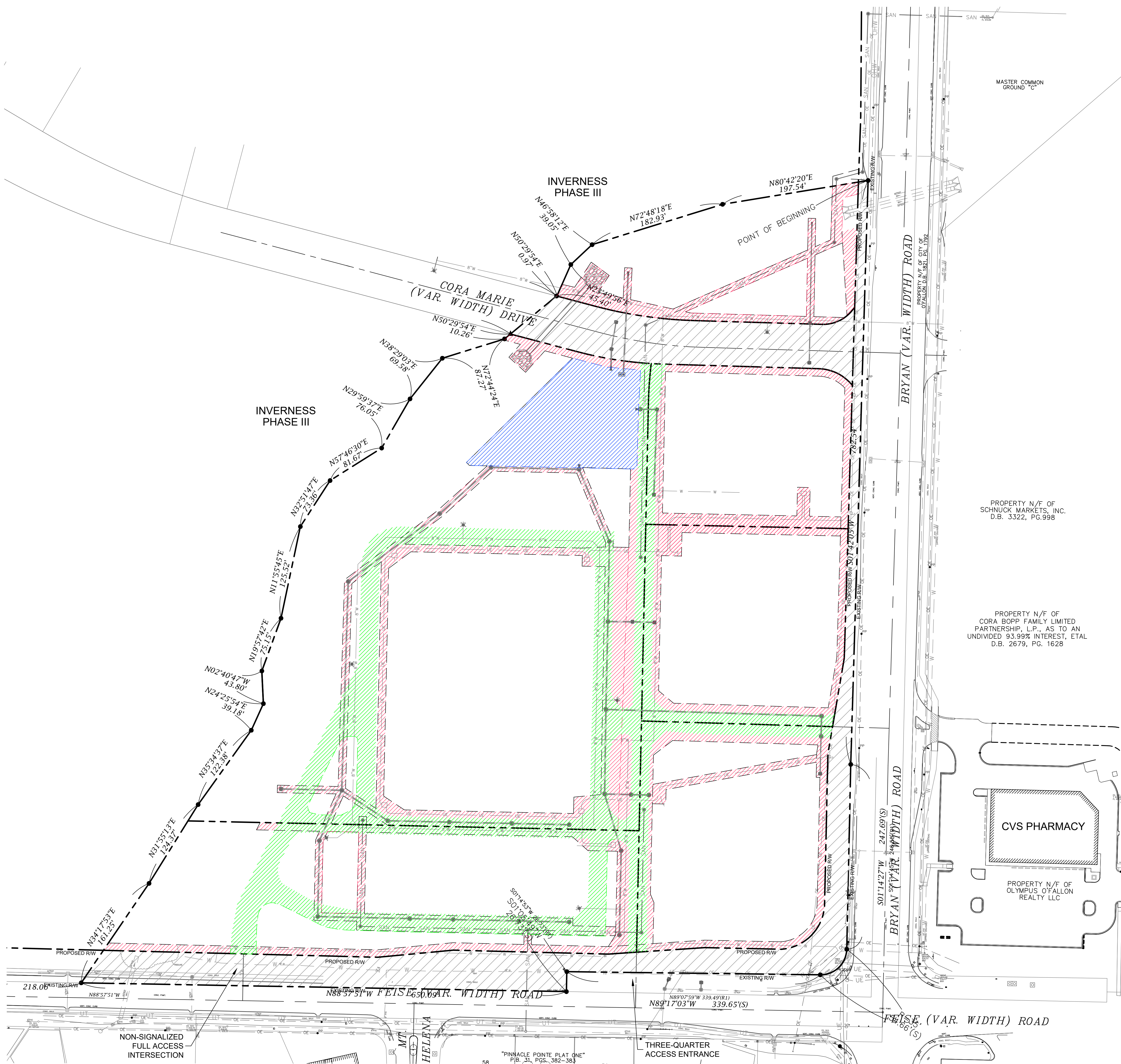
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 MO# PE-2018000174

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DATE: 12/05/2022
 SCALE: 1"=60'

DEDICATION &
 RESERVATION EXHIBIT

C700



PRELIMINARY PLAN- NOT FOR CONSTRUCTION

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 MEMBER CORPORATE OF AIA-MISSOURI
 E: 2025.017554

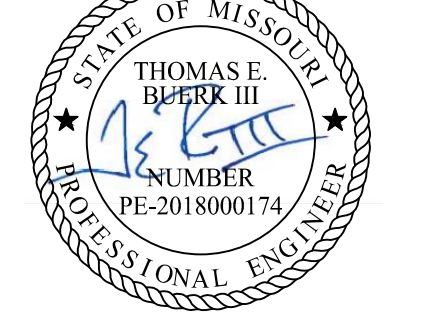
PREPARED FOR:
MIA ROSE HOLDINGS
 CONTACTS: TOM KAIMAN
 JIM COOK

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

Project No: 22-0113

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 MO# PE-2018000174

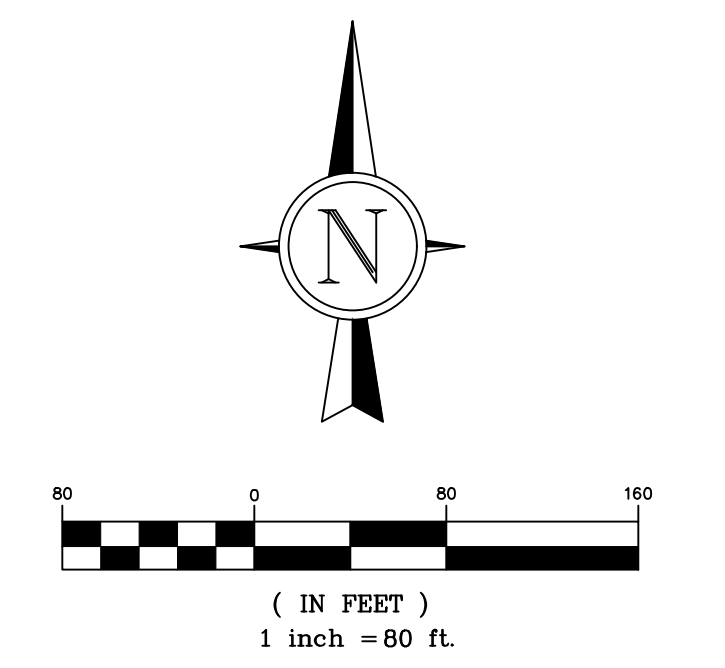
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DATE: 12/05/2022
 SCALE: 1"=60'

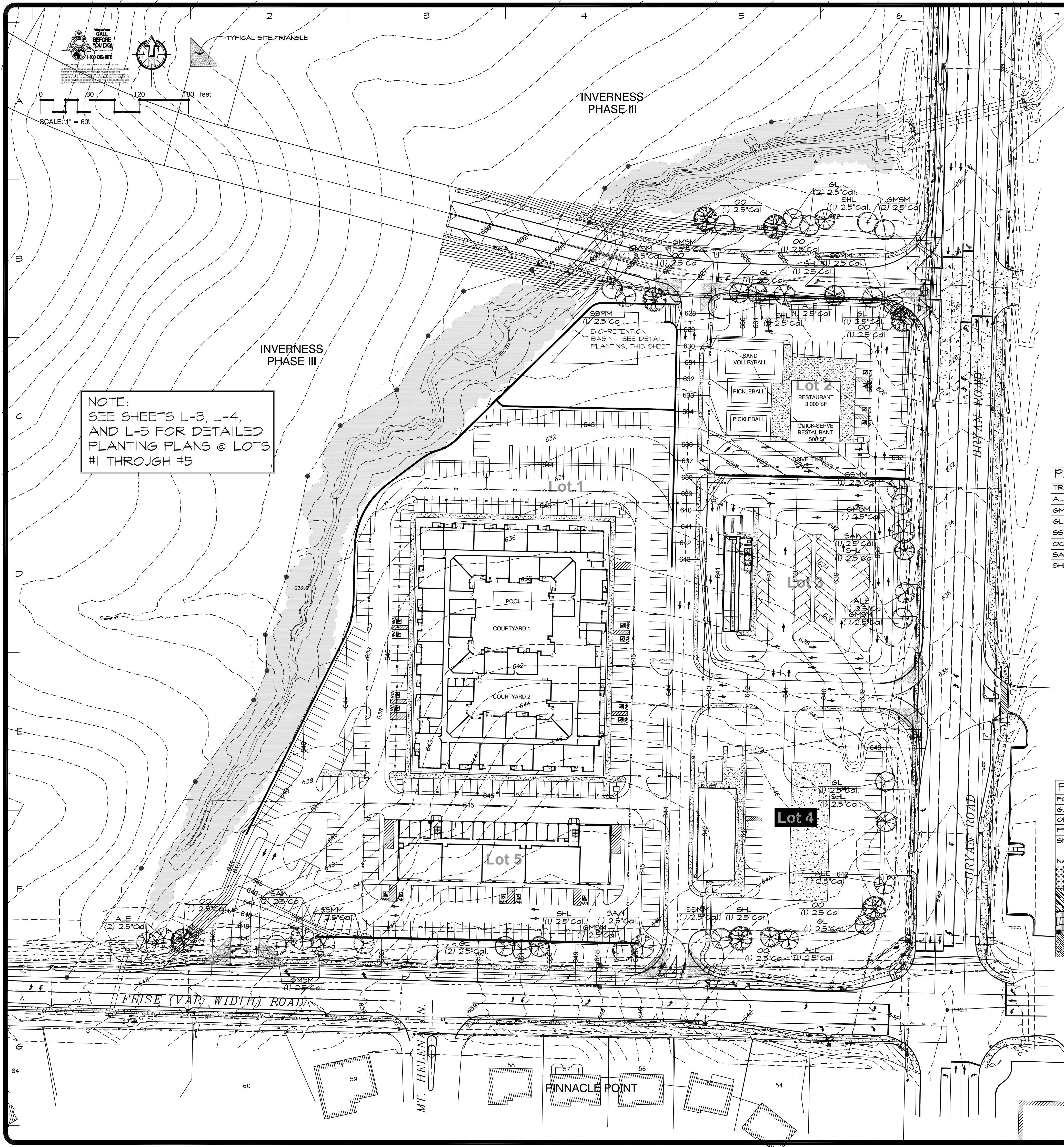
ZONING &
 BOUNDARY EXHIBIT
 C800



MUNICIPAL, FIRE, SCHOOL AND UTILITY DISTRICT
 BOUNDARY LINES ARE PER RECORD DATA



PRELIMINARY PLAN-NOT FOR CONSTRUCTION



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

SITE DATA CALCULATIONS:

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

FRONTAGE ALONG LOT #1- CORA MARIE DR. = 188.92 LIN. FT. THEREFORE, FOUR (4) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #2- CORA MARIE DR. / BRYAN RD. = 525.48 LIN. FT. THEREFORE, NINE (9) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #3- BRYAN RD. = 232.07 LIN. FT. THEREFORE, FOUR (4) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #4- BRYAN RD. / FEISE RD. = 524.26 LIN. FT. THEREFORE, NINE (9) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #5- FEISE RD. = 296.98 LIN. FT. THEREFORE, FIVE (5) TREES ARE REQUIRED AND PROPOSED

FRONTAGE ALONG LOT #6- FEISE RD. = 417.91 LIN. FT. THEREFORE, SEVEN (7) TREES ARE REQUIRED AND PROPOSED

LANDSCAPE CREDITS:

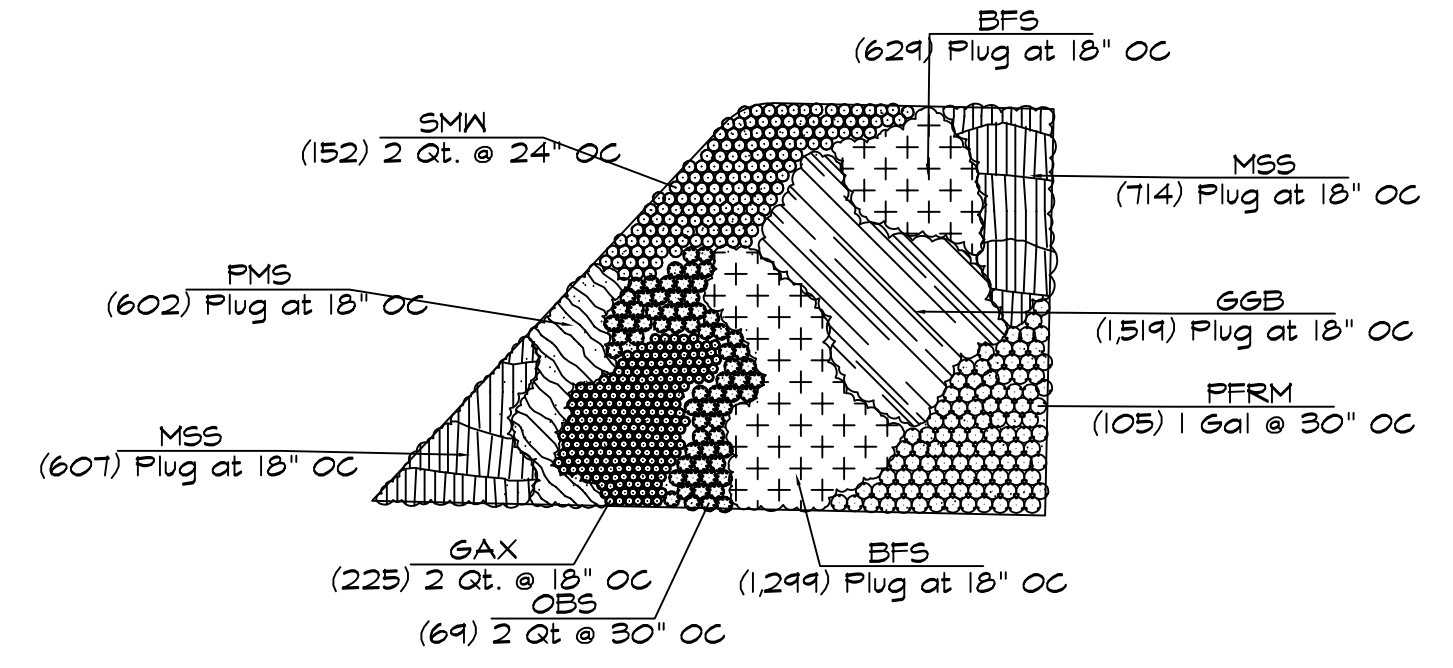
OPEN SPACE IS CALCULATED AS FOLLOWS:
TOTAL LOT MINUS AREA OF BUILDING FOOTPRINT = AREA OF OPEN SPACE
OPEN SPACE SQ. FT. x 20% OR 40% = # CREDIT POINTS REQUIRED

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

- LOT #1: 7.21 ACRES OR 316,681.20 SQ. FT. 122,834.20 SQ. FT. OPEN SPACE OR 39% OF TOTAL LOT, REQUIRING 24,568 CREDITS PROVIDED
 - LOT #2: 1.40 ACRES OR 60,984 SQ. FT. 17,259.60 SQ. FT. OPEN SPACE OR 29% OF TOTAL LOT, REQUIRING 3,512 CREDITS PROVIDED
 - LOT #3: 1.63 ACRES OR 71,002.80 SQ. FT. 17,424.00 SQ. FT. OPEN SPACE OR 25% OF TOTAL LOT, REQUIRING 3,485 CREDITS PROVIDED
 - LOT #4: 1.72 ACRES OR 74,923.20 SQ. FT. 12,632.40 SQ. FT. OPEN SPACE OR 17% OF TOTAL LOT, REQUIRING 2,526 CREDITS PROVIDED
 - LOT #5: 2.05 ACRE OR 89,298.00 SQ. FT. 36,154.80 SQ. FT. OPEN SPACE OR 40% OF TOTAL LOT, REQUIRING 3,615 CREDITS PROVIDED
- * ABOVE CREDITS INCLUDE STREET TREES LOCATED ON INDIVIDUAL LOTS

PLANT SCHEDULE: STREET TREES

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ALE	6	Athena Lacebark Elm / <i>Ulmus parvifolia</i> 'Emer I'	2.5' Cal
GMSM	8	Green Mountain Sugar Maple / <i>Acer saccharum</i> 'Green Mountain'	2.5' Cal
GL	8	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2.5' Cal
SSMM	5	Miyabel Maple / <i>Acer miyabeli</i> 'State Street'	2.5' Cal
OO	7	Overcup Oak / <i>Quercus lyrata</i>	2.5' Cal
SAN	4	Sawtooth Oak / <i>Quercus acutissima</i>	2.5' Cal
SHL	8	Skyline Locust / <i>Gleditsia triacanthos</i> 'Skyline'	2.5' Cal



BIO-RETENTION PLANTING PLAN

SCALE: 1"=60'-0"

PLANT SCHEDULE: BIO-RETENTION POND

FORES	QTY	COMMON / BOTANICAL NAME	SIZE
GAX	225	Golden Alexander / <i>Zizia aurea</i>	2 qt. @ 18" OC
OBS	64	Ozark Blue Star / <i>Amselia illustris</i>	2 qt. @ 30" OC
FFRM	105	Party Favor Rose Mallow / <i>Hibiscus lasiocarpus</i>	1 gal @ 30" OC
SMN	152	Swamp Milkweed / <i>Asclepias incarnata</i>	2 qt. @ 24" OC

NATIVE GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
	483	Brown Fox Sedge / <i>Carex vulpinoidea</i>	Plug at 18" OC
	380	Great Green Bulrush / <i>Scirpus atrovirens</i>	Plug at 18" OC
	331	Morning Star Sedge / <i>Carex grayi</i>	Plug at 18" OC
	151	Palm Sedge / <i>Carex muskingumensis</i>	Plug at 18" OC

BIO-RETENTION MAINTENANCE PROCEDURES:

1. ADD 2-4 INCHES OF MULCH (SEE CIVIL DWGS. FOR TYPE) TO THE ENTIRE NEARLY PLANTED RAIN GARDEN/BIO-RETENTION AREA. DO NOT COVER THE CROWNS OF THE PERENNIALS. REPLENISH THE MULCH AS NEEDED.
2. AVOID FINE CUT OR LIGHTER WEIGHT MULCHES AS THEY FLOAT IN WET CONDITIONS.
3. PRUNE ANY DEAD, DISEASED OR DAMAGED PLANTS AS SOON AS THE PROBLEM IS NOTICED. DEADHEAD PLANTS AS NEEDED AND DIVIDE PERENNIALS EVERY 3-4 YEARS AS NEEDED. LEAVE STEMS AND SEED HEADS STANDING IN FALL/WINTER TO ADD VISUAL INTEREST AND TO PROVIDE FOOD AND COVER FOR BIRDS.
4. PRUNE THE FOLIAGE OF PERENNIALS WHEN THEY DIE BACK FOR THE WINTER AND ORNAMENTAL GRASSES BEFORE NEW GROWTH BEGINS IN THE SPRING.
5. HAND WEED BIWEEKLY UNTIL PLANTS ARE ESTABLISHED. THEREAFTER, REMOVE OR SPOT WEED AS NECESSARY.
6. WATER THE GARDEN DURING ITS ESTABLISHMENT AND EXTENDED DRY PERIODS. ONE INCH OF WATER PER WEEK IS RECOMMENDED.
7. DO NOT USE LIQUID FERTILIZERS NEAR GARDEN AREA AS THIS WILL STIMULATE WEED GROWTH.
8. EACH SPRING, MOW AND REMOVE DEAD VEGETATION. USE BURNING ONLY UNDER SUPERVISION OF LOCAL FIRE DEPARTMENT. NATIVE PLANTS THRIVE UNDER FIRE MANAGEMENT.

REVISIONS	BY
11/30/2022	RMM

Landscaping TECHNOLOGIES

11/30/2022

MARSH NUMBER 019

REGISTERED

RANDALL A. MARSH ARCHITECT + INTERIOR

811 Jacob Creek Drive, Suite 100
1100 Landscape Architects, Corporation 630-200-0992

OVERALL STREET TREE + BIO-RETENTION PLANTING PLAN:

Prairie Encore

BRYAN @ FEISE ROADS DARDENNE PRAIRIE, MISSOURI

DRAWN R. MARSH

CHECKED RMM

DATE 10/9/2022

SCALE 1"=60'-0"

JOB No. 2022-164

SHEET

L-1

OF FIVE SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- Base map information is accurate as of the date of drawing printed in this package.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- The contractor shall be in compliance with all codes applicable to this work.
- Clean all planting beds of debris, rock, building material, etc. prior to adding / spreading topsoil or mulch.
- All annual and/or perennial beds are to be roto-tilled to a depth of 12" and amended with peat moss or organic material prior to planting. All grass and/or weeds shall be killed / removed from new planting beds of any kind.
- Remove all debris and rock in parking lot islands shall be removed / disposed and new topsoil provided to a depth of 8" with a berm 4" higher than the adjacent curbing.
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
 - The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Any damage to the existing improvements shall be the responsibility of the contractor. It shall be the responsibility of the contractor to restore all areas of the site where disturbed by said contractor. Refer to additional drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - Plant material shall be typical in shape and form for species specified. Plants planted in groupings and masses shall also be matched. Container grown plant material shall not be root-bound and balled-and-burlapped material shall have root balls as dictated by American Standard for Nursery Stock.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
 - Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished sides walls" prior to plant material installation.
 - All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - All substitutions of plant material shall be submitted to landscape architect for approval.
 - Tree protection fencing is to be installed prior to any grading operations and inspected daily / maintained in place until completion of the project.
 - No parking, storage of materials or any other construction activities are to occur within tree protection areas.

PRUNING:

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

INSURANCE:

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

MULCH:

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

MAINTENANCE:

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

SIGHT TRIANGLES:

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

TOPSOIL:

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

MISC. MATERIAL:

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

EROSION CONTROL BLANKET (Where applicable):

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

PLUG PLANTING NOTES:

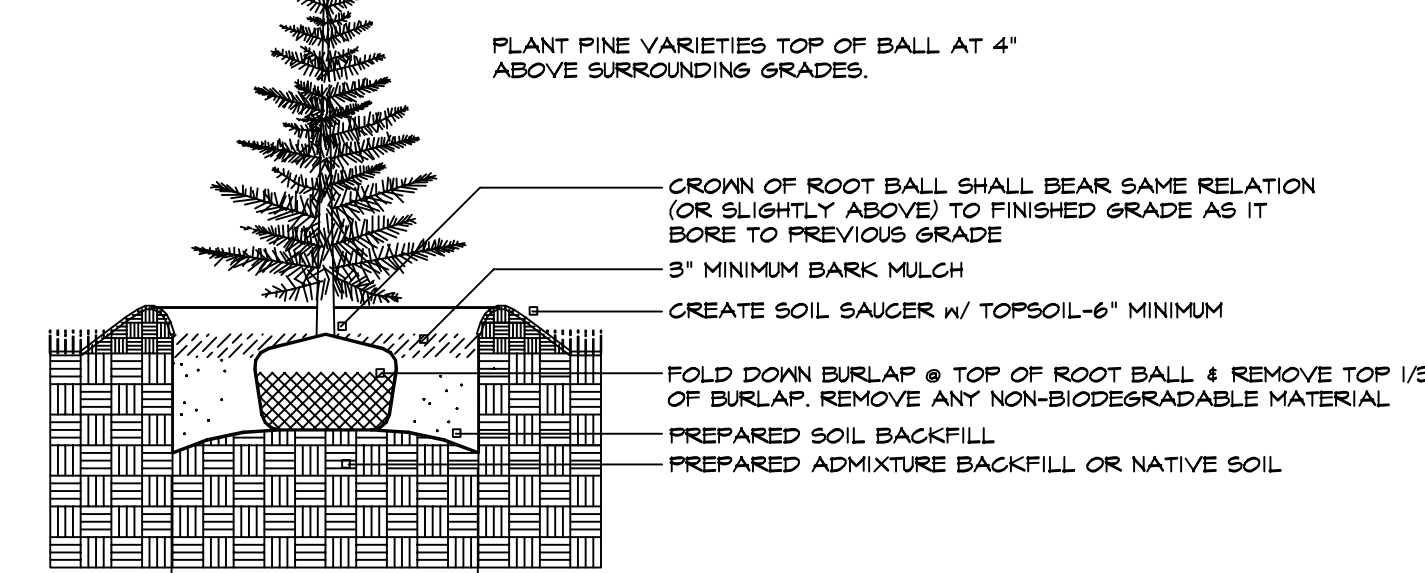
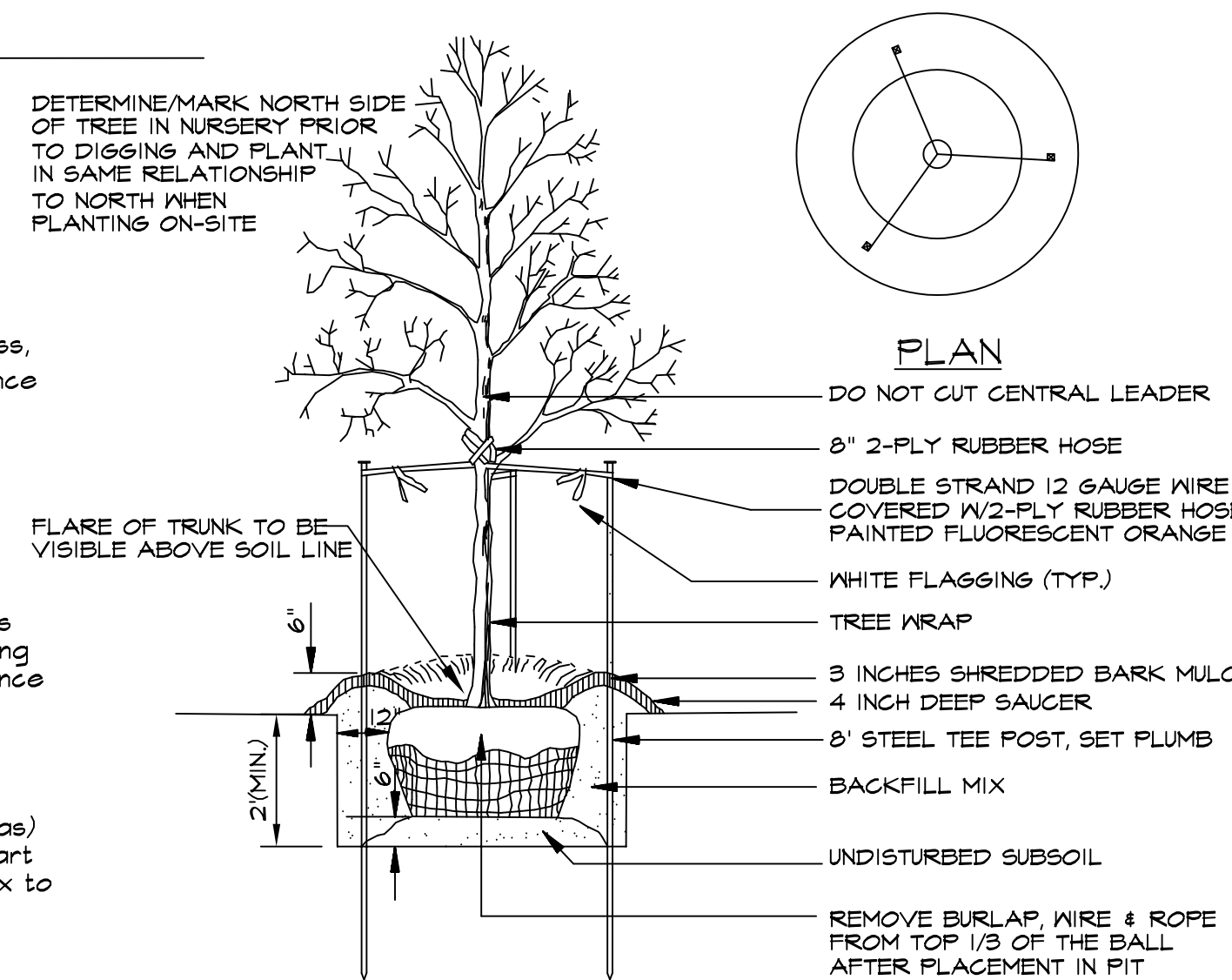
- All plugs to be 4-1/2" deep X 2" diameter minimum.
- Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
- Plugs shall be spaced in a triangulated layout approximately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

WARRANTY:

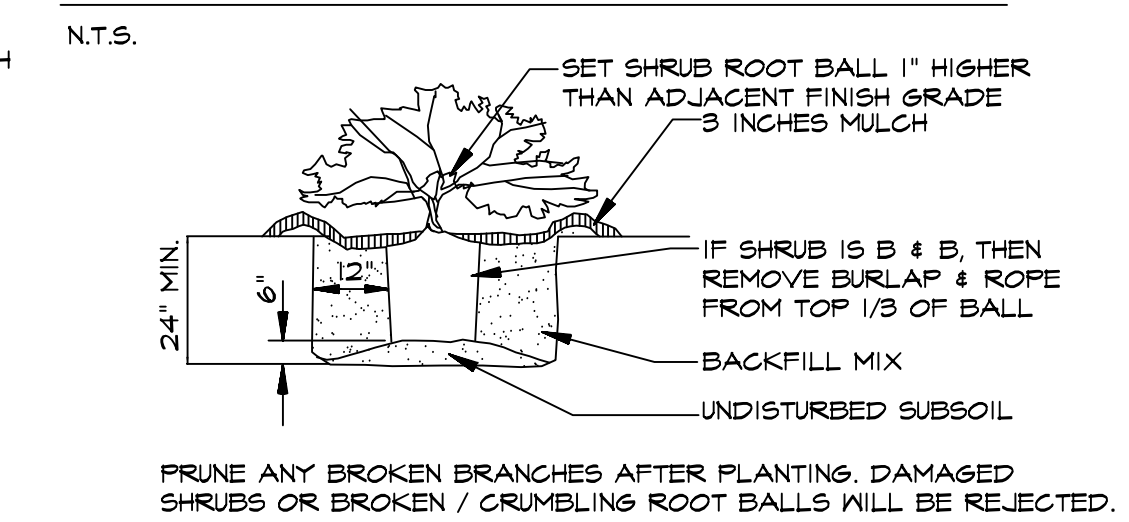
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price. All plant material deemed unhealthy, unsightly or having undue amounts of dead branches by the landscape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

TURF:

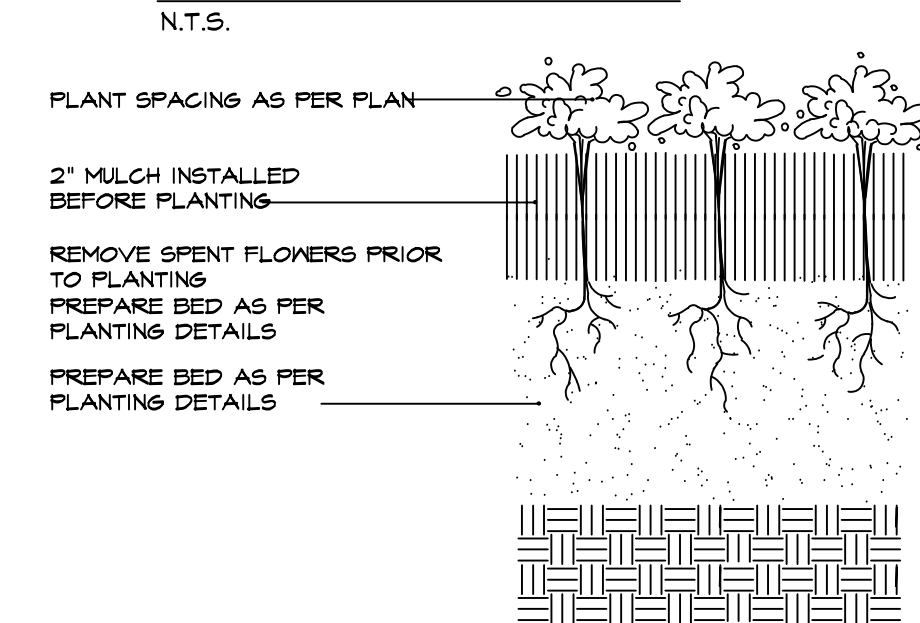
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.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



EVERGREEN TREE PLANTING



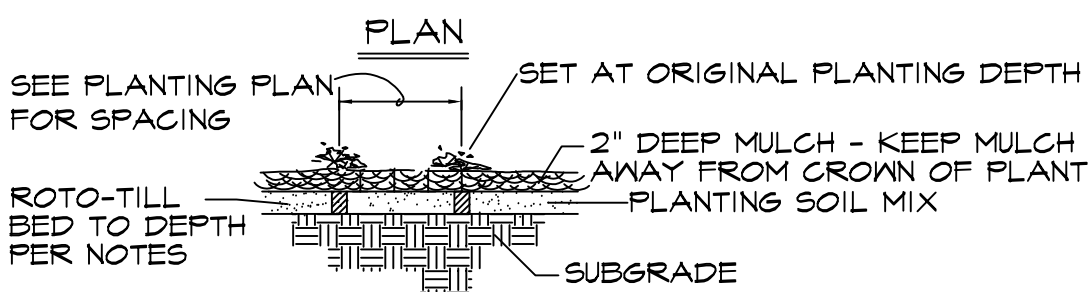
SHRUB PLANTING



PERENNIAL / ANNUAL PLANTING

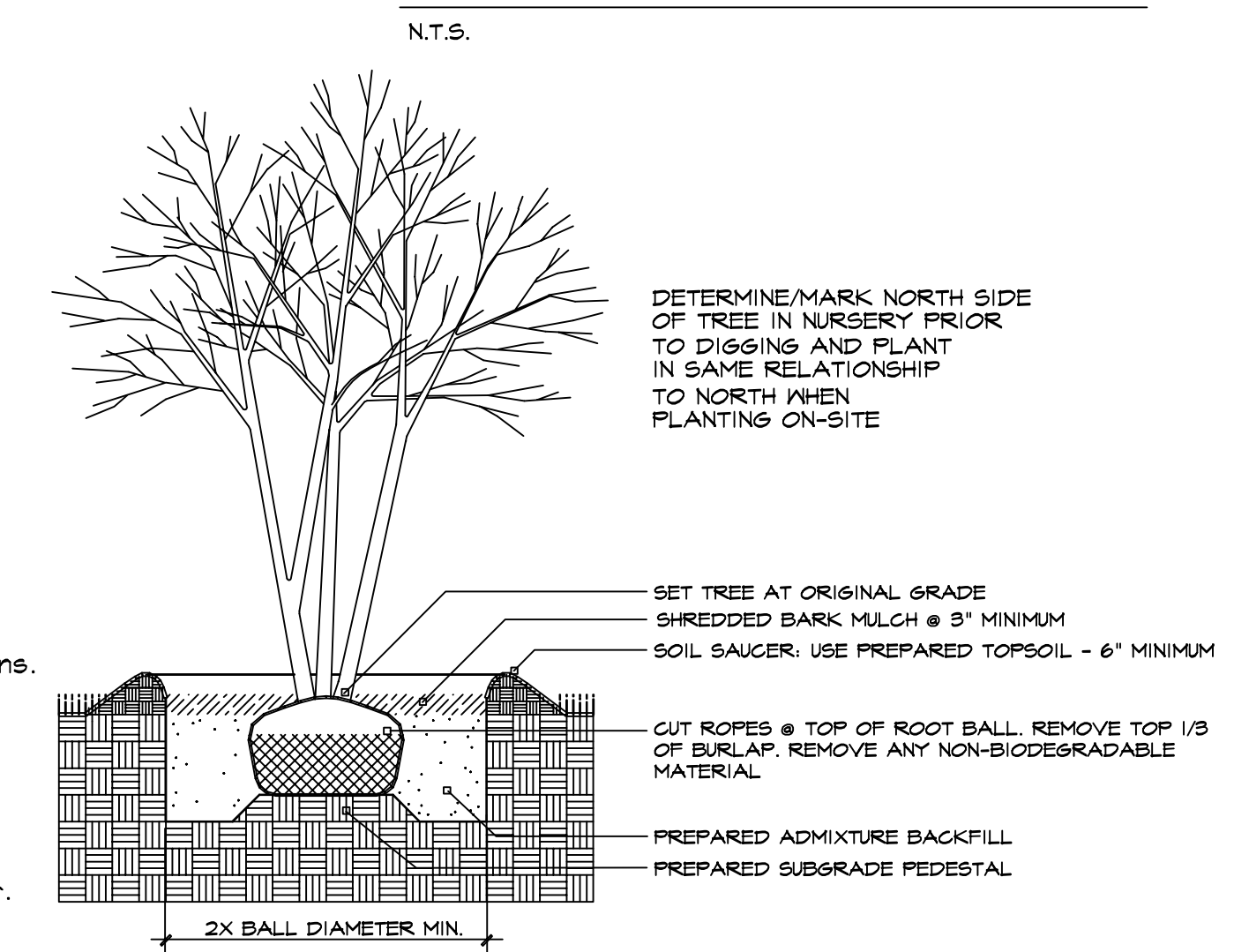
N.T.S.

SPACING "D"	ROW "A"	# OF PLANTS PER SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
15"	13"	0.64
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25

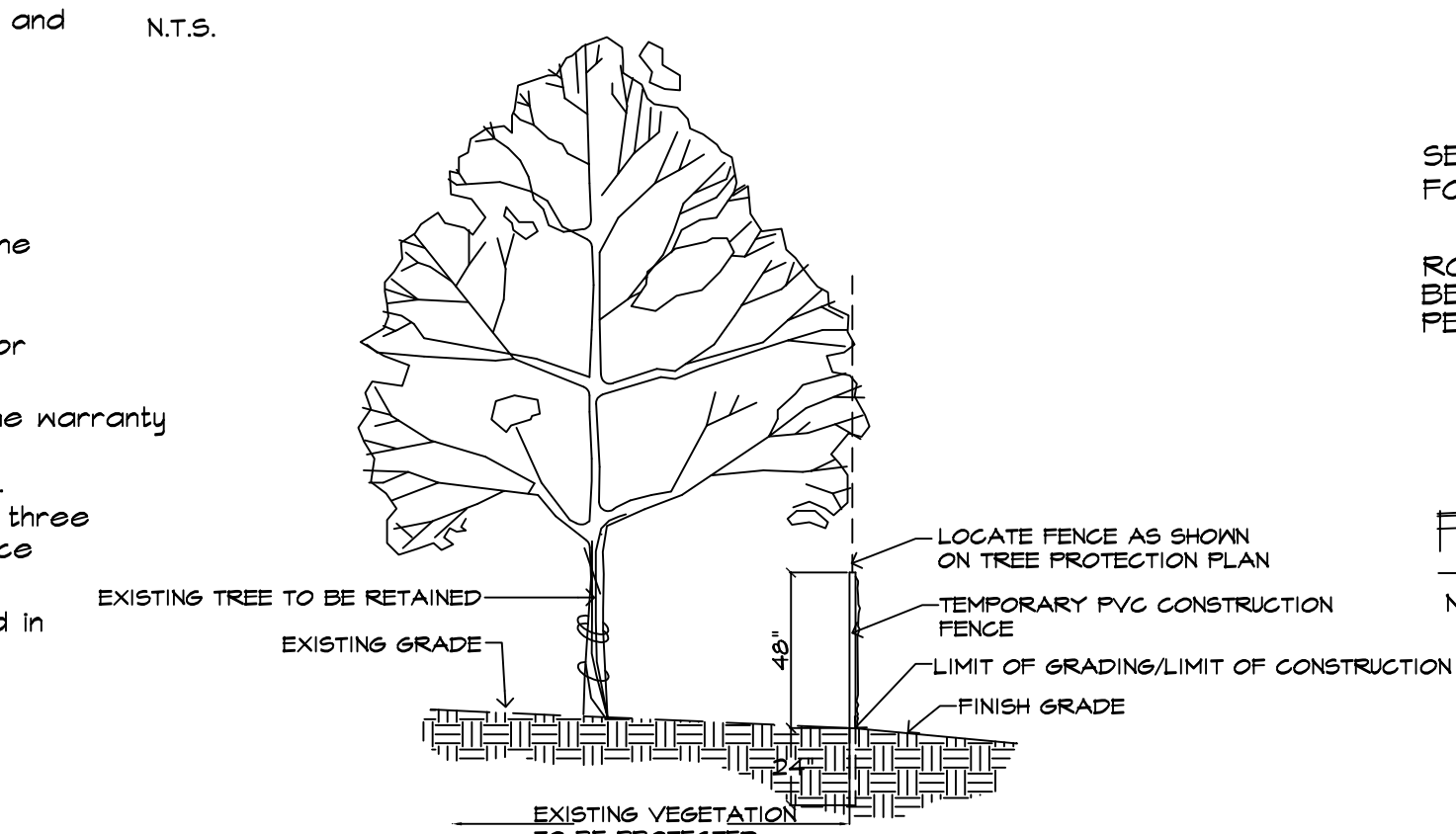


FORB/GRASS PLANTING DETAIL

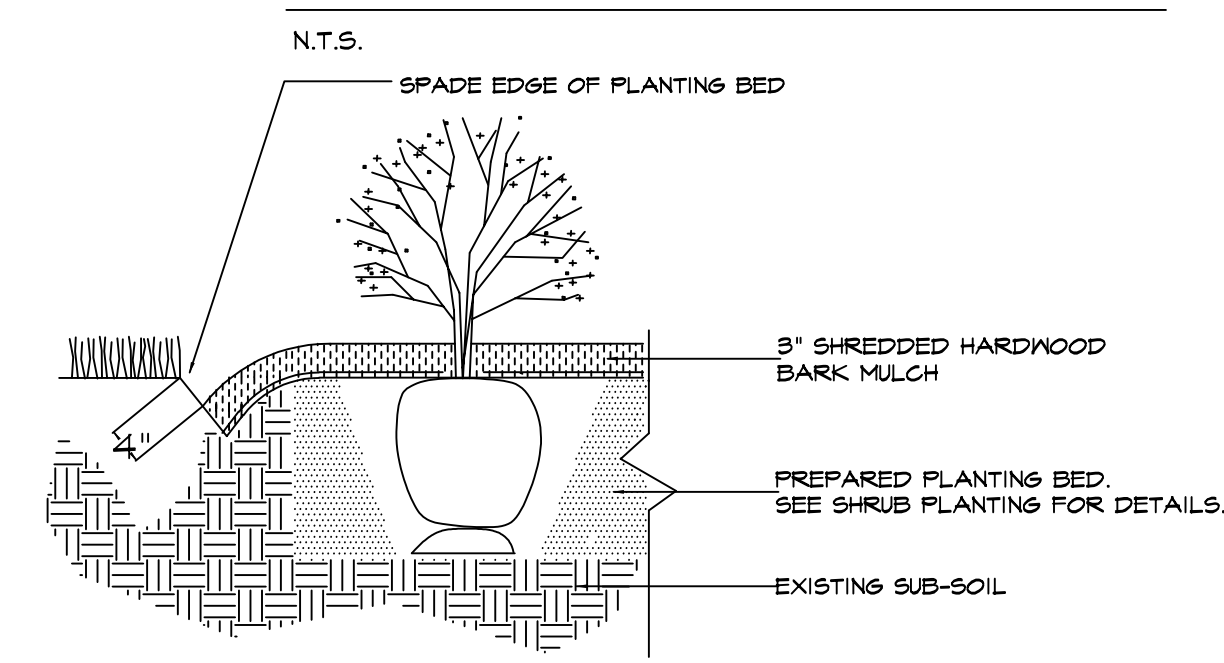
DECIDUOUS TREE PLANTING



MULTI-STEM TREE PLANTING



TREE PROTECTION DETAIL



SPADE-CUT EDGE DETAIL

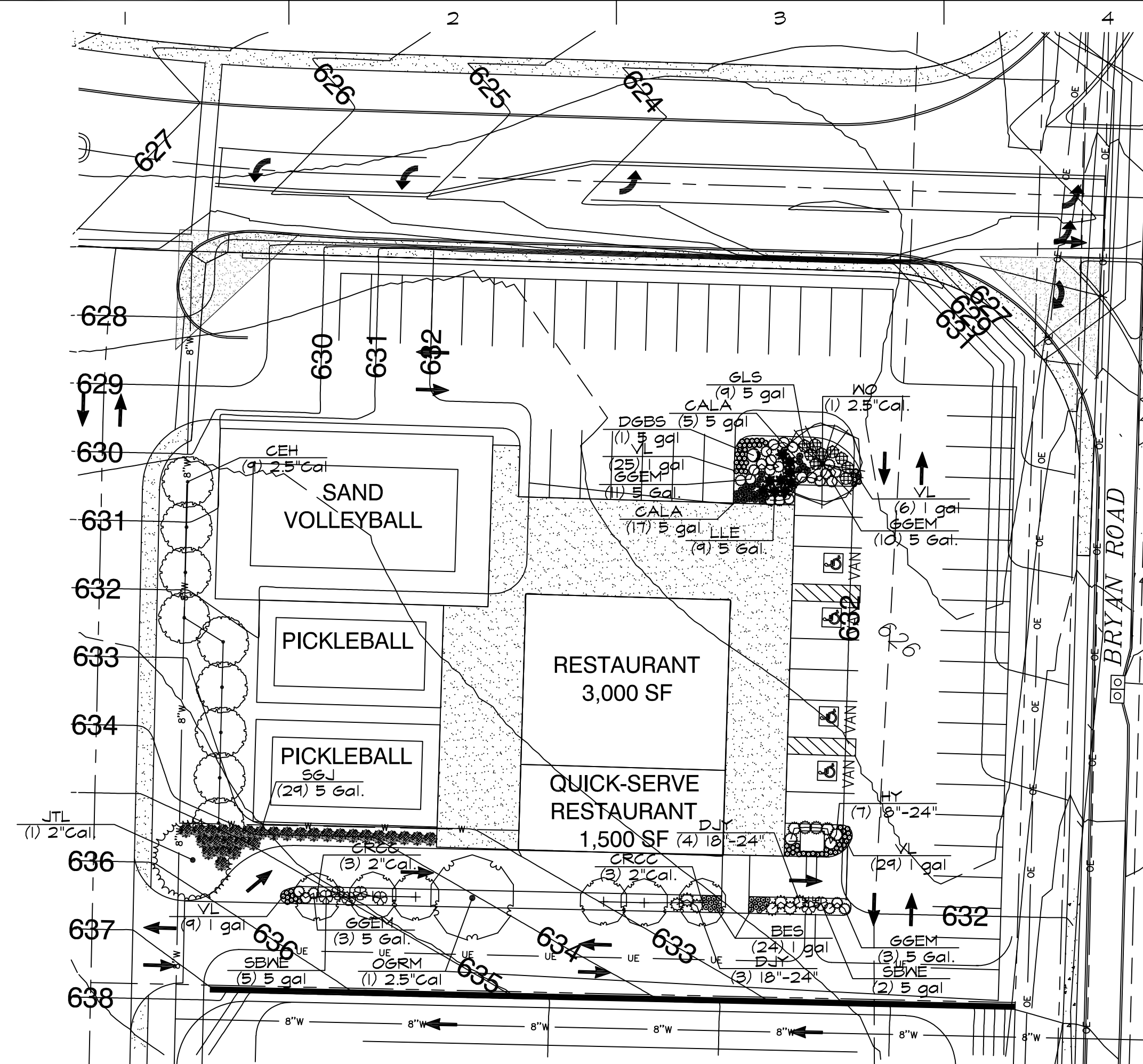
REVISIONS	BY
11/30/2022	RHM

Landscape TECHNOLOGIES

RANDALL A. HARRIS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #000091
DATE: 11/30/2022

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

DRAWN	R. HARRIS
CHECKED	RHM/EL
DATE	10/3/2022
SCALE	N.A.
JOB No.	2022-161
SHEET	L-2
OF FIVE SHEETS	



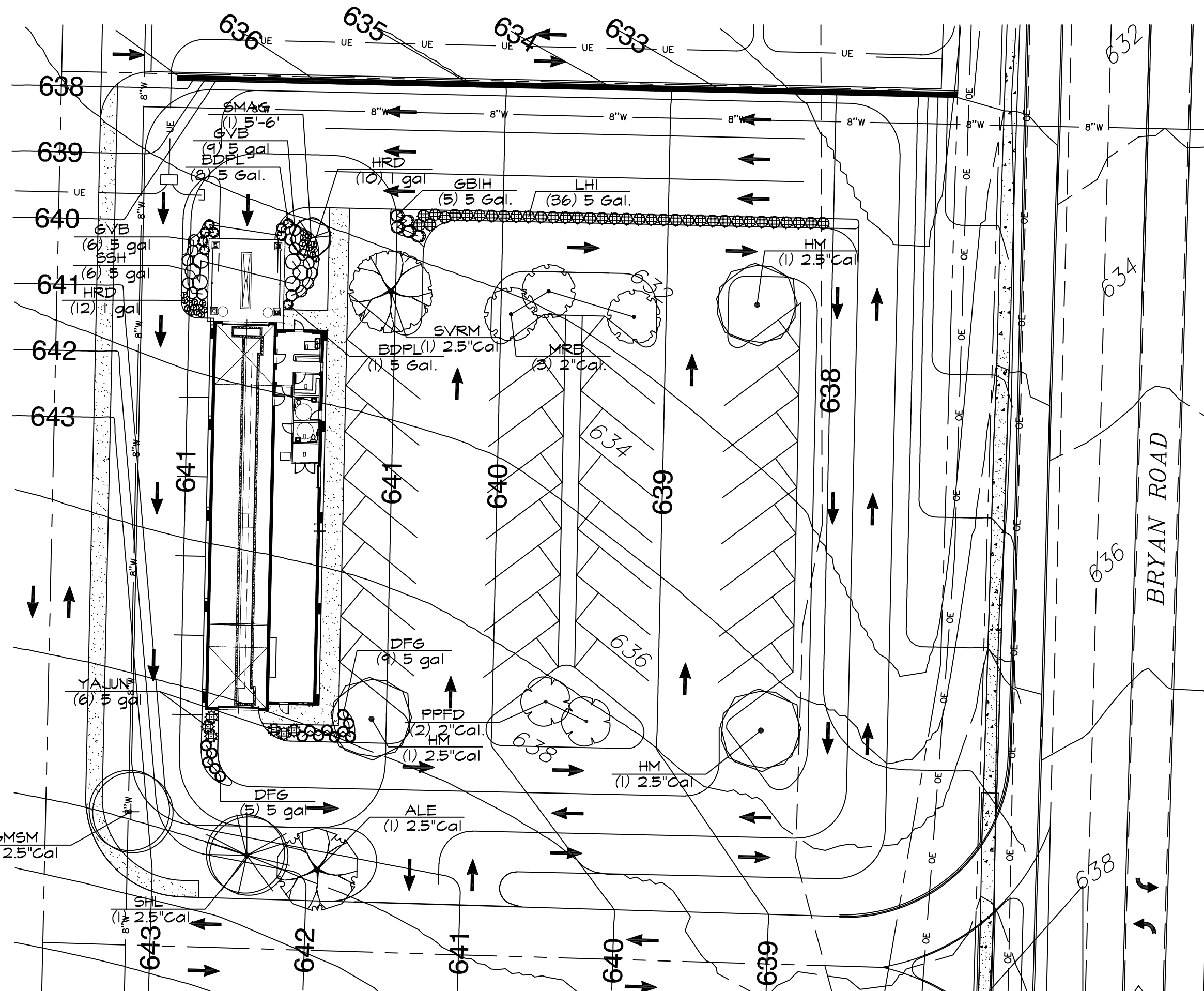
LANDSCAPE-LOT #2

SCALE: 1"=30'-0"

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

PLANT SCHEDULE: LOT 2

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
CEH	9	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS 'FASTIGIATA'	2.5" CAL
NO	1	WILLOW OAK / QUERCUS PHELLOS	2.5" CAL.
OGRM	1	'OCTOBER GLORY' MAPLE / ACER RUBRUM 'OCTOBER GLORY'	2.5" CAL
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
CRCC	6	CANADA RED CHOKECHERRY / PRUNUS VIRGINIANA 'CANADA RED'	2" CAL.
JTL	1	IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	2" CAL.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
DJY	7	DENSE JAPANESE YEW / TAXUS CUSPIDATA 'DENSIFORMIS'	18"-24"
DGBS	1	DWARF GLOBE BLUE SPRUCE / PICEA PUNGENS 'GLOBOSA'	5 GAL
GGEM	27	GREEN GEM BOXWOOD / BUXUS X 'GREEN GEM'	5 GAL.
GLS	9	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL
HY	7	HICKS YEW / TAXUS MEDIA 'HICKSII'	18"-24"
LLE	9	LEMONY LACE ELDERBERRY / SAMBUCUS RACEMOSA 'SMNSRD4' TM	5 GAL.
SGJ	29	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL.
SBWE	7	SONIC BLOOM WEIGELA / WEIGELA FLORIDA 'SONIC BLOOM'	5 GAL
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
CALA	22	FOERSTER'S REED GRASS / CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	5 GAL
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
BES	24	GOLDSTURM BLACK-EYED SUSAN / RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL
VL	69	VARIEGATED LIRIOPE / LIRIOPE MUSCARI 'VARIEGATA'	1 GAL



LANDSCAPE-LOT #3

SCALE: 1"=30'-0"

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

PLANT SCHEDULE: LOT 3

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ALE	1	ATHENA LACEBARK ELM / ULMUS PARVIFOLIA 'EMER I'	2.5" CAL
GMSM	1	GREEN MOUNTAIN SUGAR MAPLE / ACER SACCHARUM 'GREEN MOUNTAIN'	2.5" CAL
HM	3	HEDGE MAPLE / ACER CAMPESTRE	2.5" CAL
SVRM	1	SUN VALLEY RED MAPLE / ACER RUBRUM 'SUN VALLEY'	2.5" CAL
SHL	1	'SKYLINE' LOCUST / GLEDITSIA TRIACANTHOS 'SKYLINE'	2.5" CAL.
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
MRB	3	MERLOT REDBUD / CERCIS X 'MERLOT'	2" CAL.
PPFD	2	PRAIRIE PINK FLOWERING DOGWOOD / CORNUS FLORIDA 'PRAIRIE PINK'	2" CAL.
SMAG	1	SAUCER MAGNOLIA / MAGNOLIA X SOULANGIANA	5'-6'
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
BDPL	4	BLOOMERANG DWARF PURPLE LILAC / SYRINGA X 'SMNJRPV' TM	5 GAL.
YAJUN	6	COMPACT YOUNGSTOWN ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	5 GAL
GBIH	5	GEM BOX INKBERRY HOLLY / ILEX GLABRA 'GEM BOX'	5 GAL.
GVB	15	GREEN VELVET BOXWOOD / BUXUS 'GREEN VELVET'	5 GAL
LHI	36	LITTLE HENRY SWEETSPIRE / ITEA VIRGINICA 'LITTLE HENRY' TM	5 GAL.
SSH	6	STRAWBERRY SUNDAE HYDRANGEA / HYDRANGEA PANICULATA 'STRAWBERRY SUNDAE'	5 GAL
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
DFG	14	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
HRD	22	HAPPY RETURNS DAY'LILY / HEMEROCALLIS HYBRID 'HAPPY RETURNS'	1 GAL

REVISIONS	BY
11/30/2022	RAM

Encore Landscape Technologies

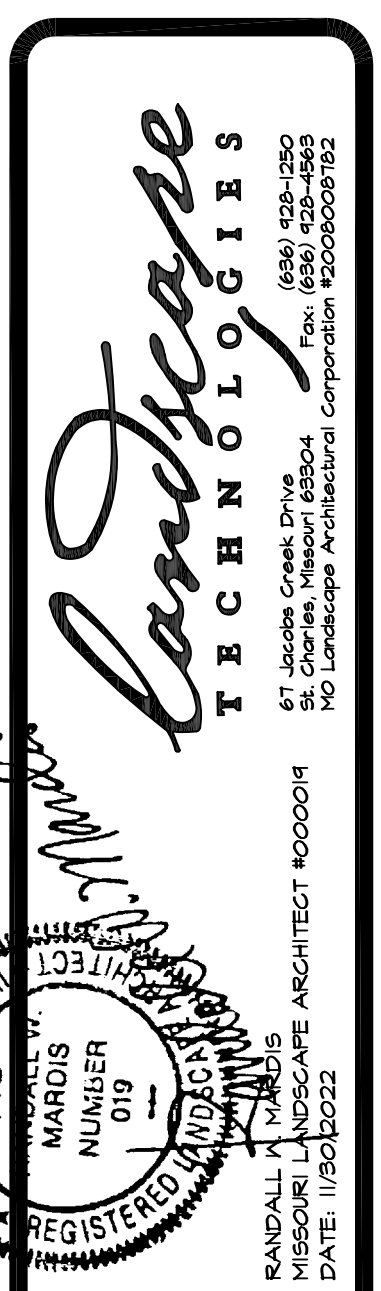
LANDSCAPE ARCHITECT

RANDALL R. MARDIS
REGISTERED PROFESSIONAL ARCHITECT #000014
11/30/2022

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

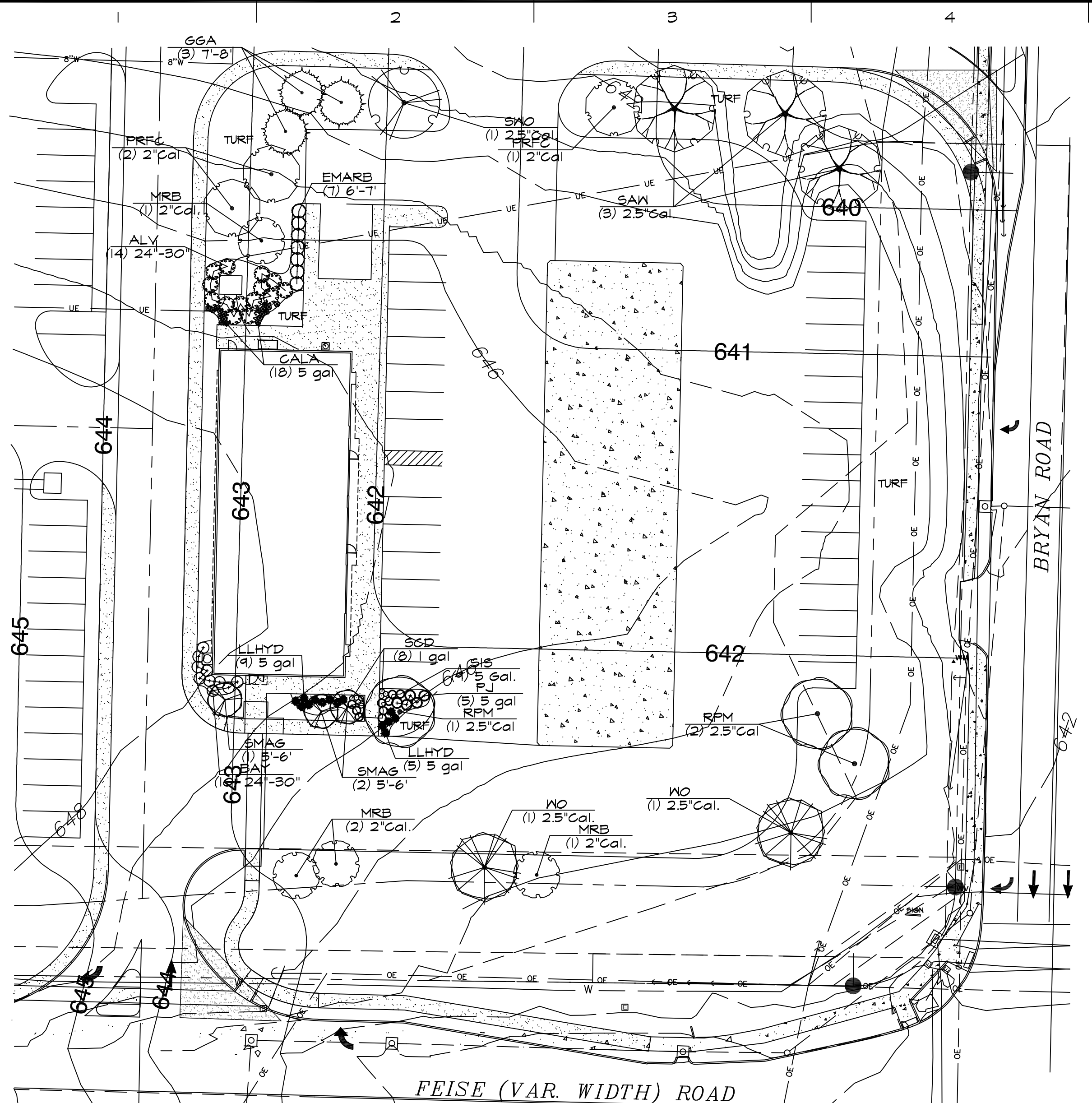
DRAWN
R. MARDIS
CHECKED
RAM/EL
DATE
10/9/2022
SCALE
1"=30'-0"
JOB No.
2022-164
SHEET
L-4
OF FIVE SHEETS

REVISIONS	BY
11/30/2022	RMM



PLANTING PLAN FOR LOTS 4 AND 5:
Prairie Encore
 BRYAN @ FEISE ROADS DARDENNE PRAIRIE, MISSOURI

DRAWN: R. MARDIS
 CHECKED: RANVEL
 DATE: 10/9/2022
 SCALE: 1"=30'-0"
 JOB No.: 2022-164
 SHEET: **L-5**
 OF FIVE SHEETS



LANDSCAPE-LOT #4

SCALE: 1"=30'-0"

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

PLANT SCHEDULE: LOT 4

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

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

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

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ALV	14	ALLEGHANY LEATHERLEAF VIBURNUM / VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	24"-30"
LLHYD	14	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'LITTLE LIME'	5 GAL.
BAY	10	NORTHERN BAYBERRY / MYRICA PENNSYLVANICA	24"-30"
FJ	5	PROCUMBENS JUNIPER / JUNIPERUS PROCUMBENS 'NANA'	5 GAL.
SIS	4	SCENTLANDIA SWEETSPICE / ITEA VIRGINICA 'SMNVDFC' TM	5 GAL.

GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
CALA	18	FOERSTER'S REED GRASS / CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	5 GAL.

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

PLANT SCHEDULE: LOT 5

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
GL	3	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	2.5' CAL.
OGRM	3	'OCTOBER GLORY' MAPLE / ACER RUBRUM 'OCTOBER GLORY'	2.5' CAL.

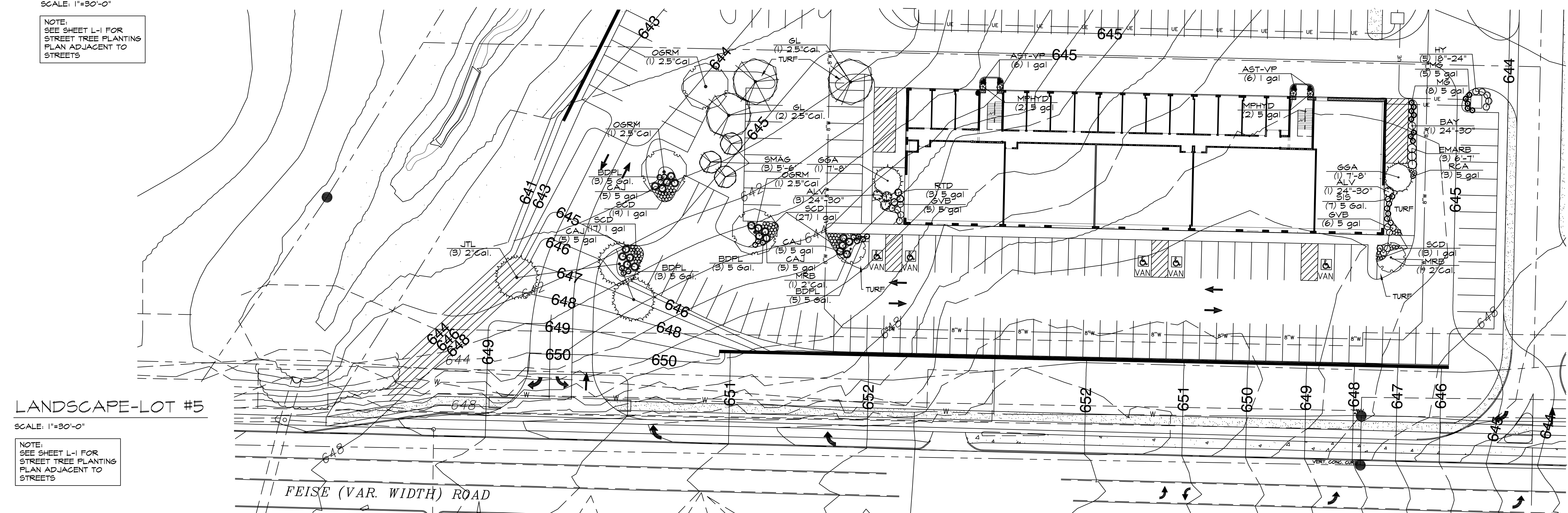
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
EMARB	3	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD'	6'-7'
GSA	2	GREEN GIANT ARBORVITAE / THUJA PLICATA 'GREEN GIANT'	7'-8'

FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
JTL	3	IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	2' CAL.
MRB	2	MERLOT REDBUD / CERCIS X 'MERLOT'	2' CAL.
SMAG	3	SAUCER MAGNOLIA / MAGNOLIA X SOULANGIANA	5'-6'

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ALV	4	ALLEGHANY LEATHERLEAF VIBURNUM / VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	24"-30"
RTD	3	BAILEY'S RED-TWIG DOGWOOD / CORNUS SERICEA 'CARDINAL'	5 GAL.
BDPL	14	BLOOMERANG DWARF PURPLE LILAC / SYRINGA X 'SMNJRP' TM	5 GAL.
CAJ	20	COMPACT ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	5 GAL.
SVB	11	GREEN VELVET BOXWOOD / BUXUS 'GREEN VELVET'	5 GAL.
HY	5	HICKS YEW / TAXUS MEDIA 'HICKSII'	18"-24"
MPHYD	4	MINI PENNY HYDRANGEA / HYDRANGEA MACROPHYLLA 'MINI PENNY'	5 GAL.
BAY	1	NORTHERN BAYBERRY / MYRICA PENNSYLVANICA	24"-30"
RCA	3	ROSE CREEK ABELIA / ABELIA X GRANDIFLORA 'ROSE CREEK'	5 GAL.
SIS	7	SCENTLANDIA SWEETSPICE / ITEA VIRGINICA 'SMNVDFC' TM	5 GAL.

GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
MG	13	MAIDEN GRASS / MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.

ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
SCD	76	STRAWBERRY CANDY DAYLILY / HEMEROCALLIS X 'STRAWBERRY CANDY' TM	1 GAL.
AST-VP	12	VISIONS IN PINK ASTILBE / ASTILBE CHINENSIS 'VISIONS IN PINK'	1 GAL.



LANDSCAPE-LOT #5

SCALE: 1"=30'-0"

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

ENGENUITY
 BUILDING VALUE
 BY DESIGN
 17057 N. OUTER FORTY ROAD
 CHESTERFIELD, MO 63005
 P: (314) 819-9189
 WWW.THEENGENUITY.COM
 MEMBER CORPORATION OF AUTHORITY:
 E2251017504



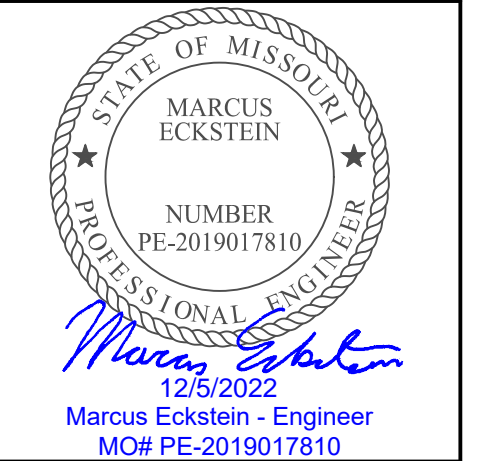
PREPARED FOR:
MIA ROSE HOLDINGS
 CONTACTS: TOM KAIMAN
 JIM COOK

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

Project No: 22-0113

No	Description	Date

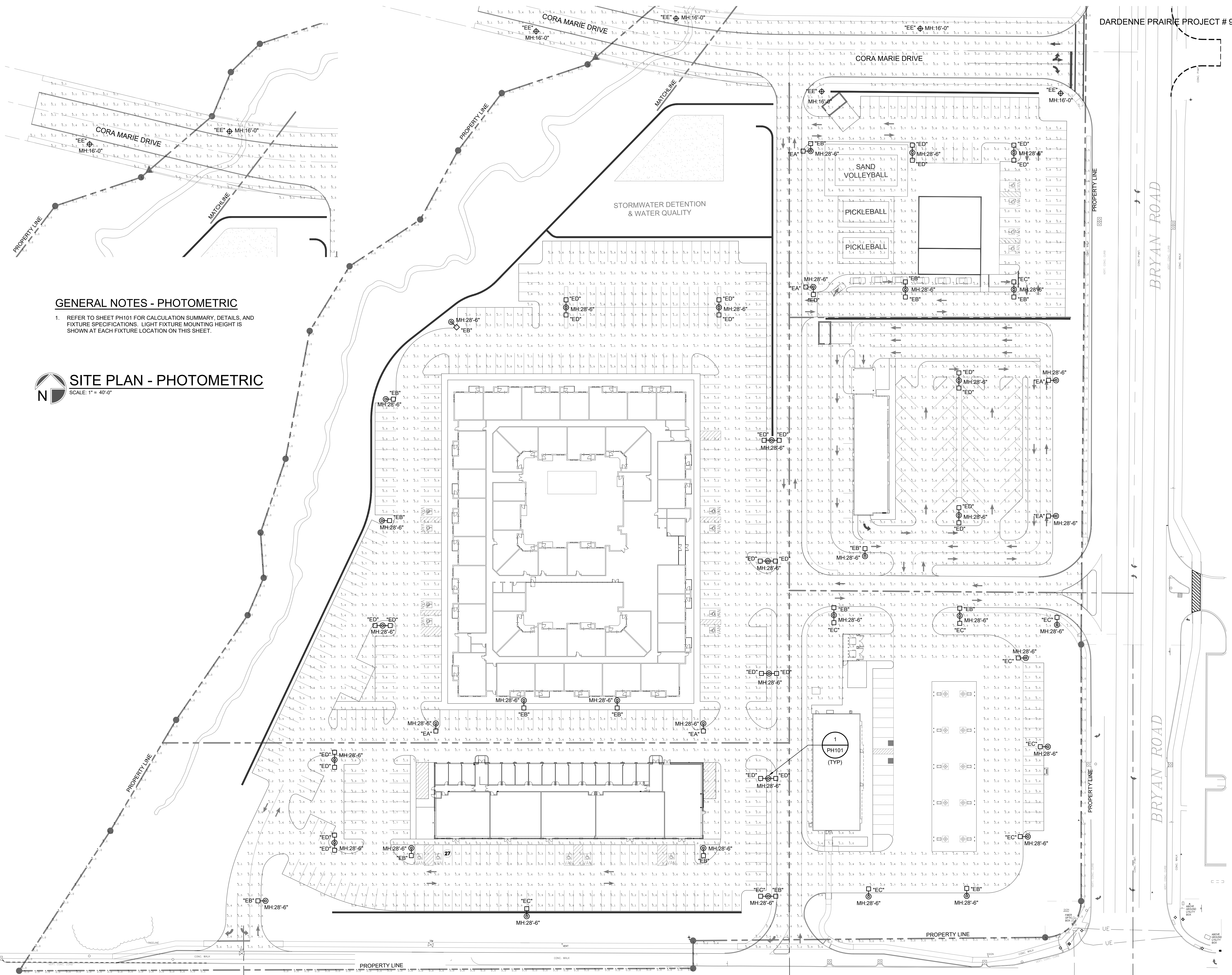
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DATE: 12/05/2022
 SCALE: 1"=40'

SITE PLAN - PHOTOMETRIC
 PH100

PRELIMINARY PLAN - NOT FOR CONSTRUCTION



GENERAL NOTES - PHOTOMETRIC

- REFER TO SHEET PH101 FOR CALCULATION SUMMARY, DETAILS, AND FIXTURE SPECIFICATIONS. LIGHT FIXTURE MOUNTING HEIGHT IS SHOWN AT EACH FIXTURE LOCATION ON THIS SHEET.

SITE PLAN - PHOTOMETRIC
 SCALE: 1" = 40'-0"



Catalog #: MRS-15L Project: THE LANDING OF OFALLON
 Prepared By: ENGENUITY Date: 04/28/2022 Type: SA, SB, SC

Mirada Small Area (MRS)

Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, SW, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70
- Integral tower (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.

Standard Universal Voltage (120-277 VAC)

- Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60K Hours
- Total harmonic distortion: <20%
- Operating Temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > .90
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth[™] motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- SG rated for ANSI C156.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium[™] Listings in progress.

Specifications and dimensions subject to change without notice.

Page 1/9 Rev. 12/14/21 SPEC:1045.A-0620

Type: _____

Mirada Small Area Light (MRS)

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH**

Luminaire Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ¹	Voltage	Driver
MRS - Mirada Small Area Light	LED	BL - 6,000 lms BL - 9,000 lms 18L - 12,000 lms 18L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms 24L - 24,000 lms Custom Lumen Packages ²	SIL - Silicone	2 - Type 2 3 - Type 3 SW - Type 3 Wide FT - Forward Throw	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCE2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ALSC24 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)	BLK - Black BRZ - Dark Bronze GMS - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus DVS - Dark Verde Green WHT - White	(Blank) - None IH - Integral HouseSide Shield ³ IL - Integral Louver (Sharp Spill Light Cut-off) ⁴

Accessory Ordering Information⁵

Controls Accessories	Order Number	Description	Order Number ⁶
Twist Lock Photocell (120V) for use with CR7P	122514	Universal Mounting Bracket	684616CLR
Twist Lock Photocell (208-277V) for use with CR7P	122515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Twist Lock Photocell (347V) for use with CR7P	122516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	682761CLR
Twist Lock Photocell (480V) for use with CR7P	1225180	Quick Mount Pole Bracket (Square Pole)	687073CLR
AirLink 5 Pin Twist Lock Controller	661409	Quick Mount Pole Bracket (4-5' Round Pole)	689903CLR
AirLink 5 Pin Twist Lock Controller	661410	15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR ⁶	15 Tilt Quick Mount Pole Bracket (4-5' Round Pole)	689903CLR
Shorting Cap for use with CR7P	149328	Wall Mount Bracket	382132CLR

Fusing Options ⁷	Order Number	Shielding Options	Order Number
Single Fusing (120V)		Mirada Small	
Single Fusing (277V)		Mirada Medium	
Double Fusing (208V, 240V)	See Fusing Accessory Guide	Mirada Large	See Shielding Guide
Double Fusing (480V)		Zone Medium	
Double Fusing (347V)		Zone Large	
		Zone Medium	

Shielding & Miscellaneous Accessories

Description	Order Number
Integral Louver/Sheet	763445
Internal HouseSide Sheet	763446
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	751692

FOOTNOTES:

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available on "Type 3W" distribution.
- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
- IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
- Accessories are shipped separately and field installed.
- "CLR" denotes finish. See Finish options.
- Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatibility.

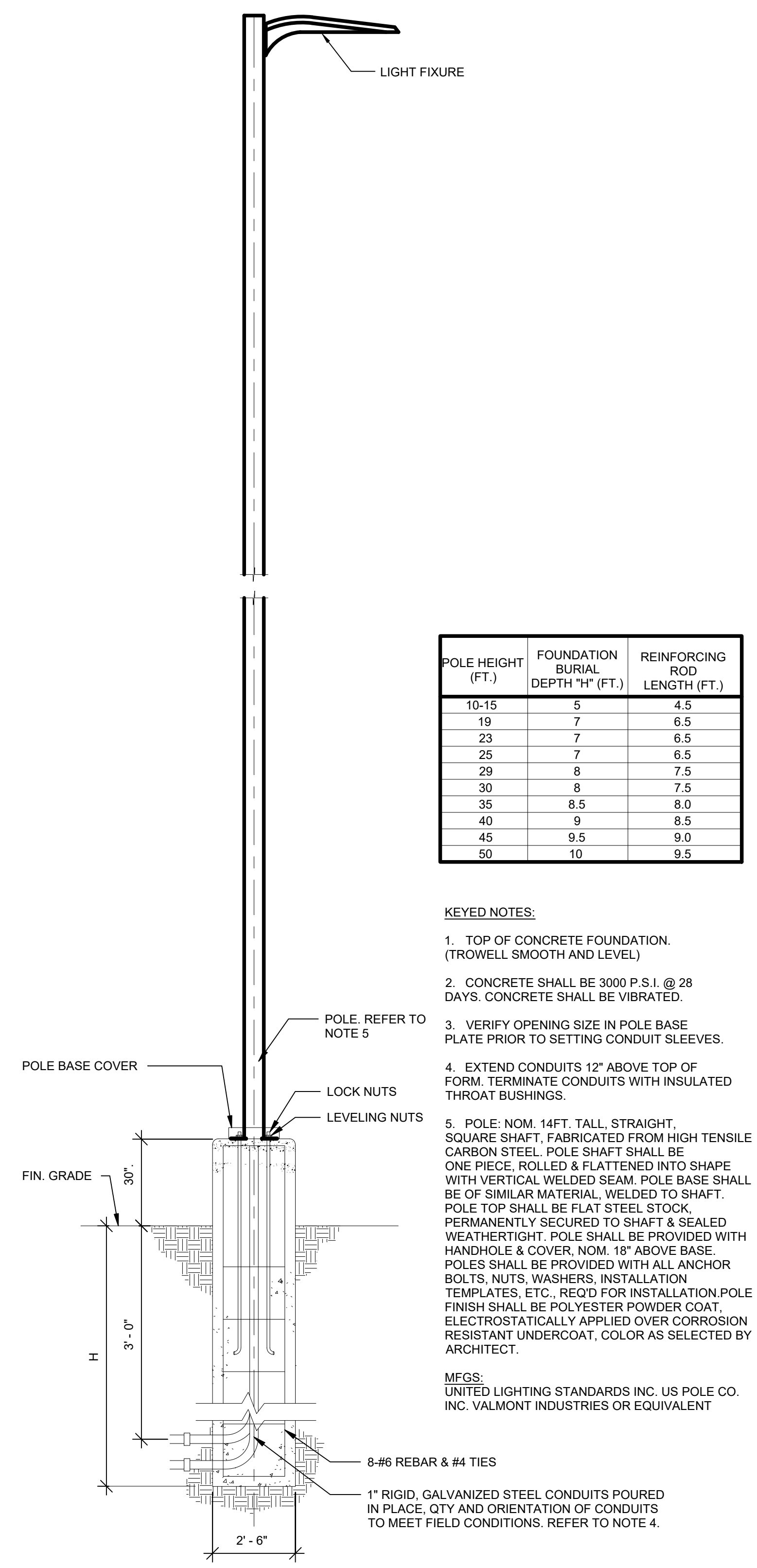
Page 2/8 Rev. 12/14/21 SPEC:1045.A-0620

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
○	6	MRS-LED-15L-SIL-2-40-70CRI-IH	Single	MRS-LED-15L-SIL-2-40-70CRI-IH	EA	0.95	11780	111
○	17	MRS-LED-15L-SIL-3-40-70CRI-IH	Single	MRS-LED-15L-SIL-3-40-70CRI-IH	EB	0.95	12569	111
○	10	MRS-LED-15L-SIL-FT-40-70CRI-I	Single	MRS-LED-15L-SIL-FT-40-70CRI-IH	EC	0.95	11467	111
○	27	MRS-LED-15L-SIL-5W-40-70CRI	Single	MRS-LED-15L-SIL-5W-40-70CRI	ED	0.95	15257	111
⊕	5	CITY OF DARDENNE APPROVED FIXTURE	Single		EE	0.95	5227	51

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING & DRIVE CALCS	Illuminance	Fc	2.15	7.3	0.4	5.38	18.25
PROPERTY LINE CALCS	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.
CORA MARIE DRIVE CALCS	Illuminance	Fc	0.29	1.2	0.1	2.90	12.00



1 PH101 LIGHT STANDARD DETAIL NO SCALE

ENGENUITY
 BUILDING VALUE BY DESIGN
 17057 N. OUTER FORTY ROAD
 SUITE 147
 CHESTERFIELD, MO 63005
 P: (314) 819-9189
 WWW.THEENGENUITY.COM
 MEMBER: ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS
 LICENSE # 17354

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

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

Project No: 22-0113

No	Description	Date

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STATE OF MISSOURI
 MARCUS ECKSTEIN
 PROFESSIONAL ENGINEER
 NUMBER PE-2019017810
 12/5/2022
 Marcus Eckstein - Engineer
 MO# PE-2019017810

DATE:	12/05/2022
SCALE:	NONE

PHOTOMETRIC SCHEDULES & DETAILS
 PH101

PRELIMINARY PLAN - NOT FOR CONSTRUCTION



1 **FIRST FLOOR PLAN**
1/16" = 1'-0"

PROPOSED FIRST FLOOR PLAN

DARDENNE APARTMENTS II

Feise Rd & Bryan Rd

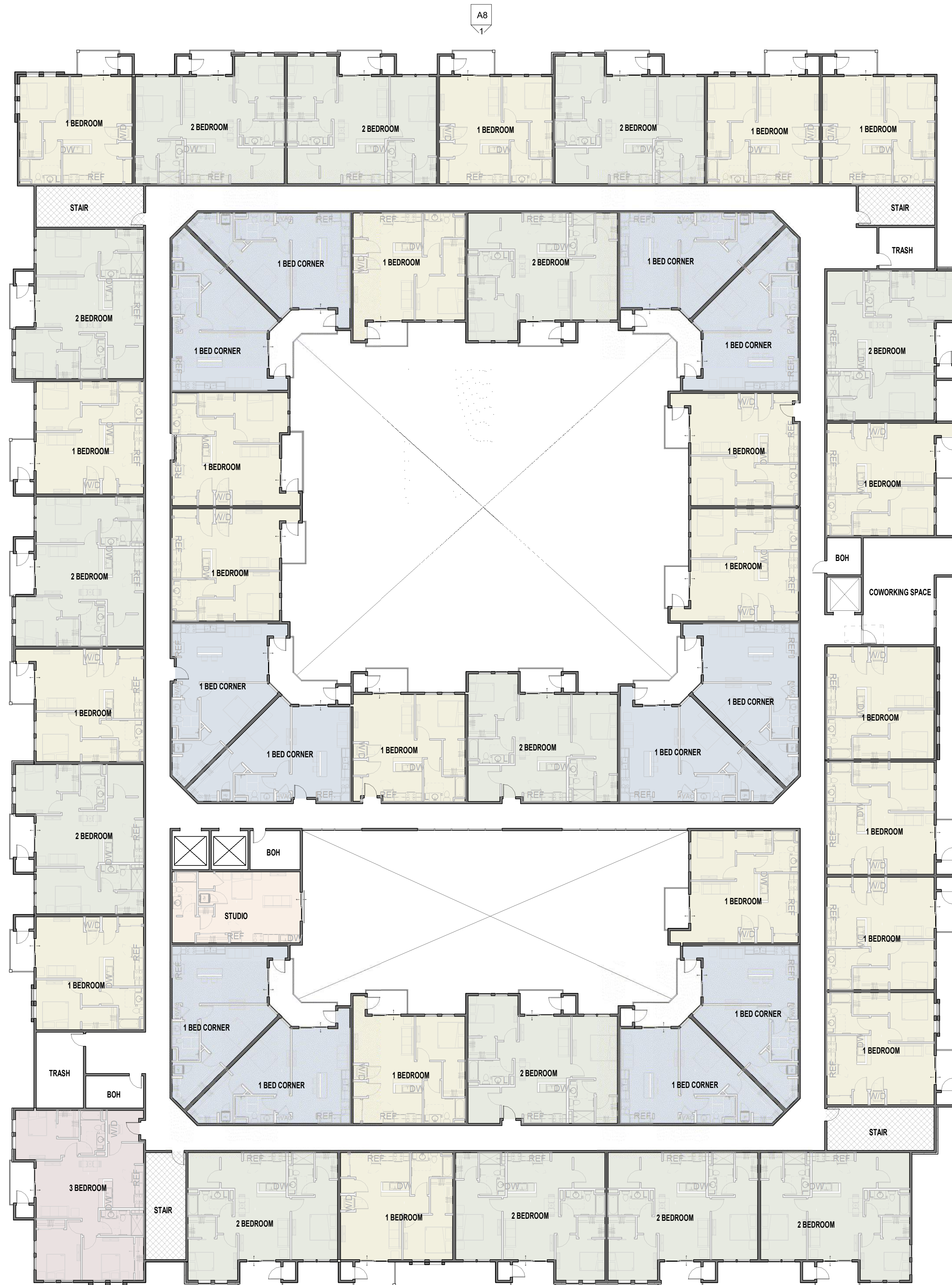
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10/18/2022

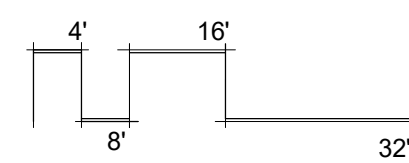
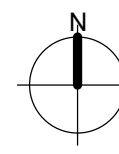


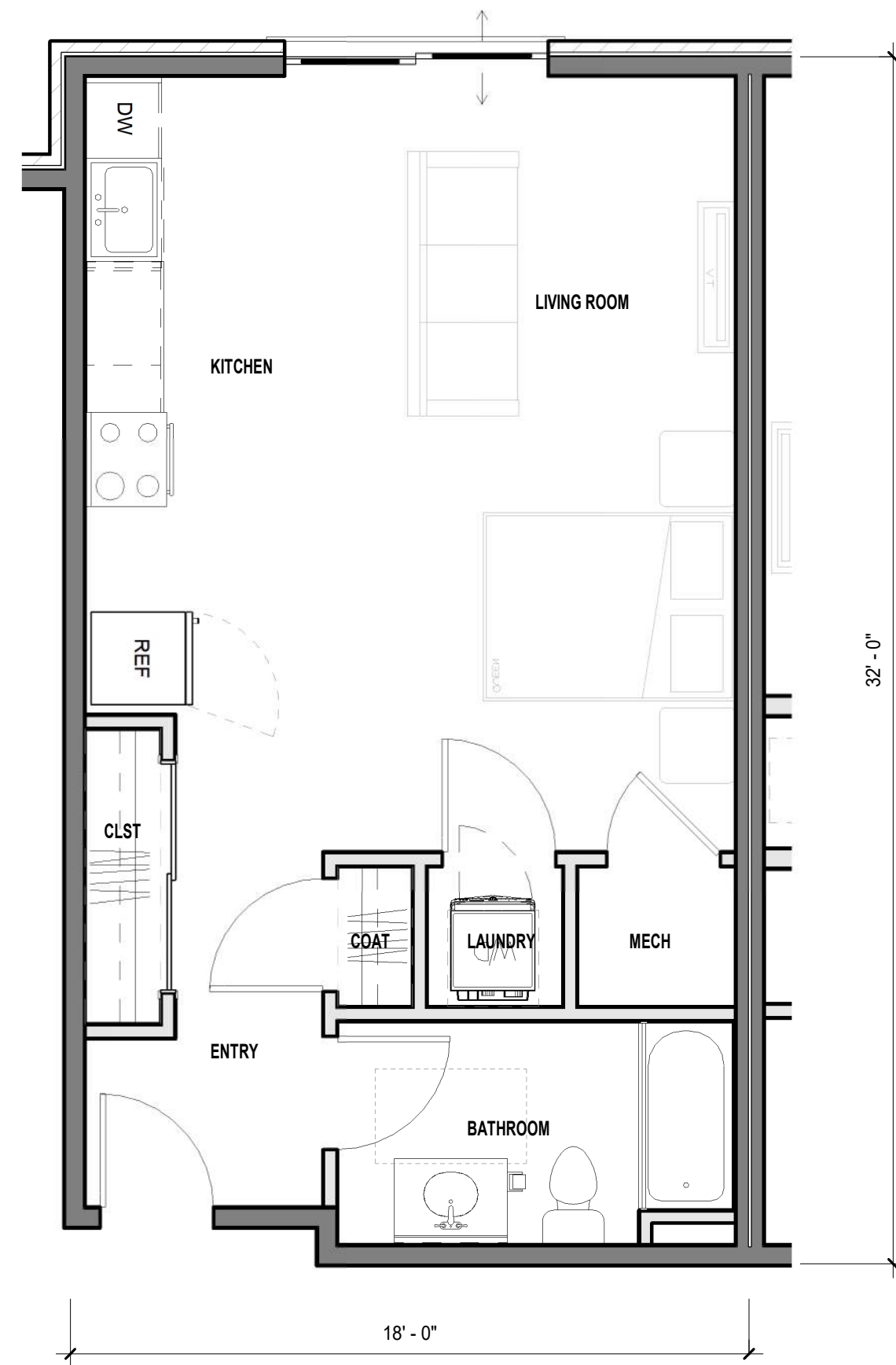
1 SECOND FLOOR PLAN
 1/16" = 1'-0"
 N
 4' 8' 16' 32'



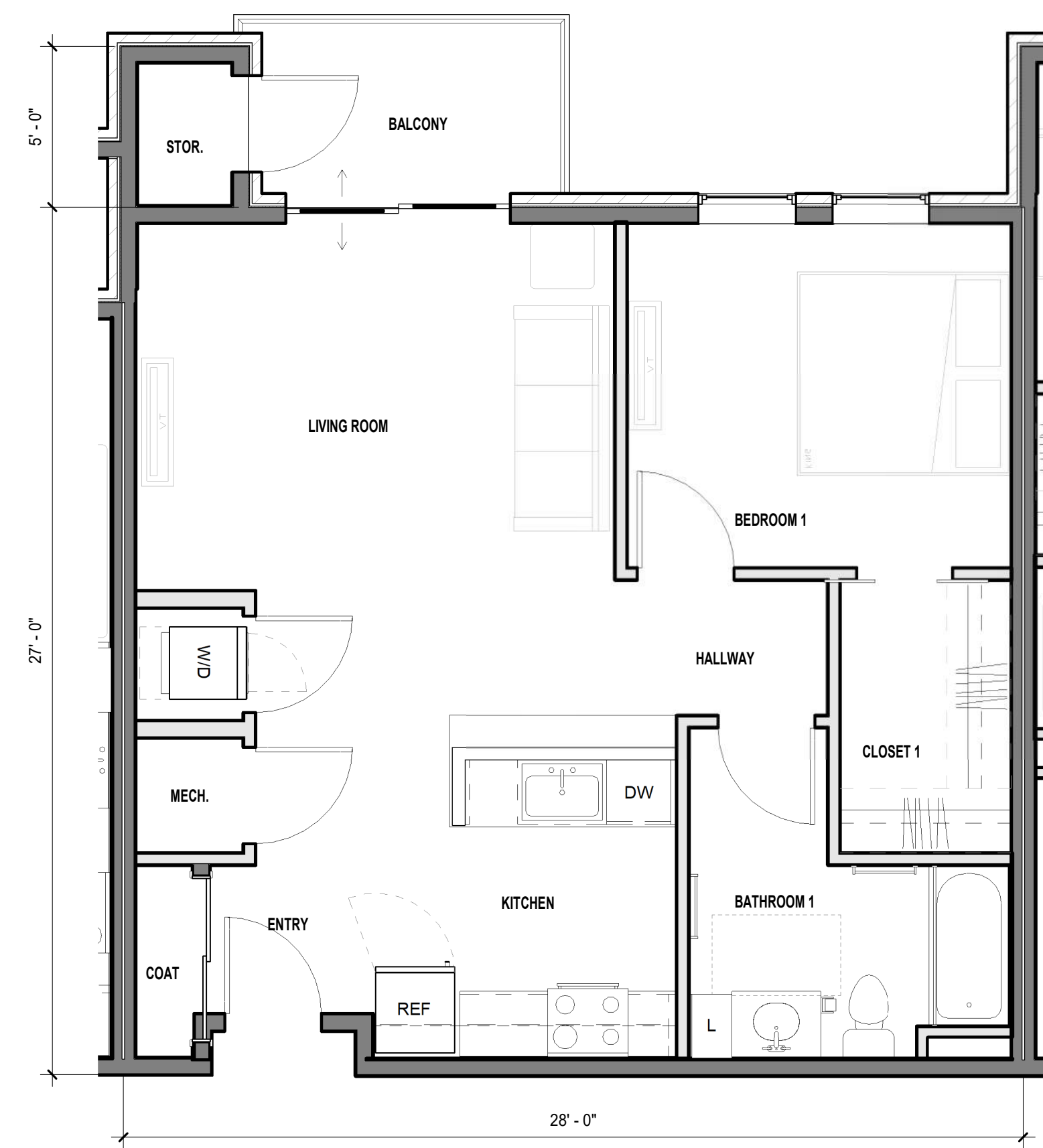
A8

1 THIRD FLOOR PLAN
1/16" = 1'-0"

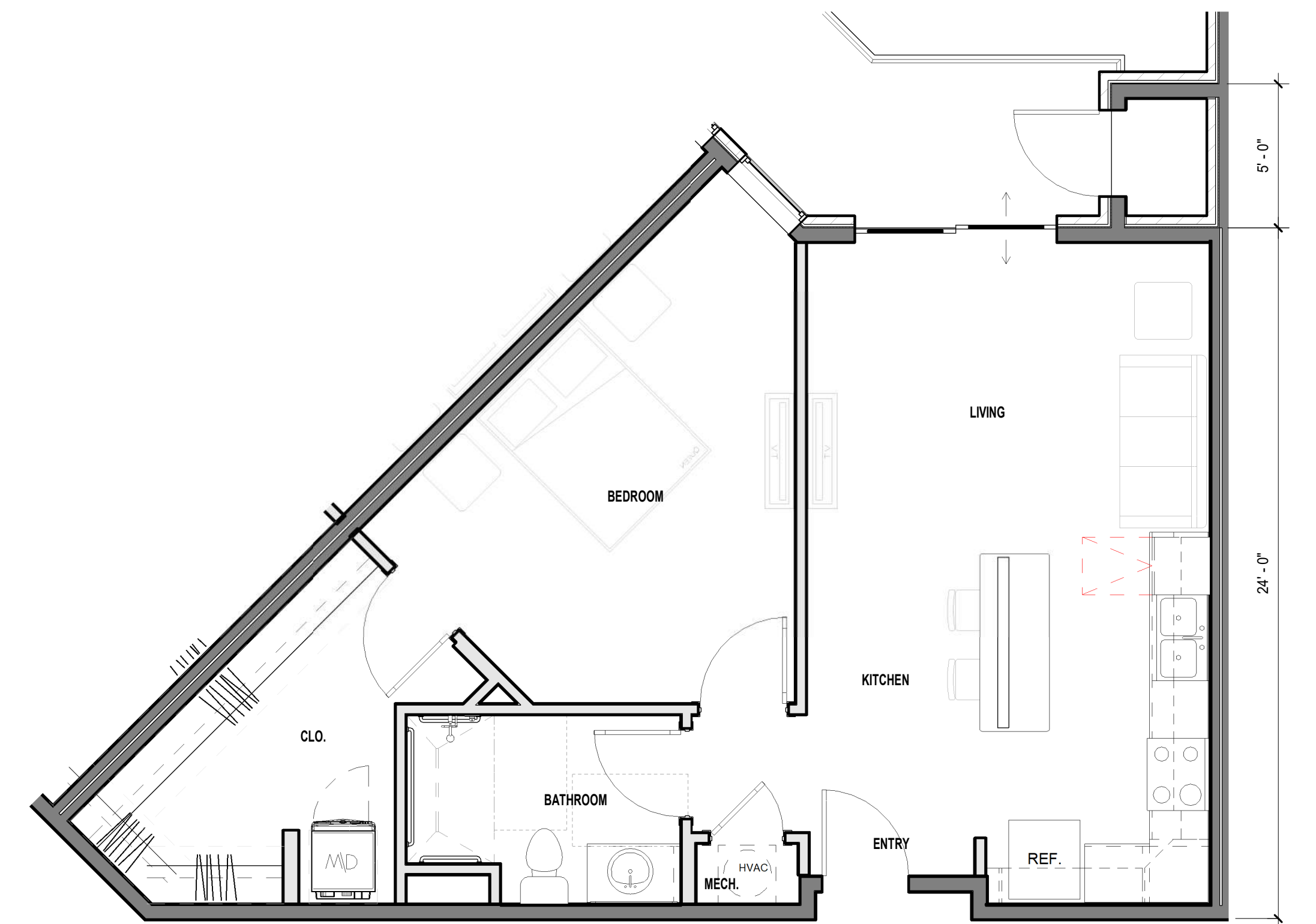




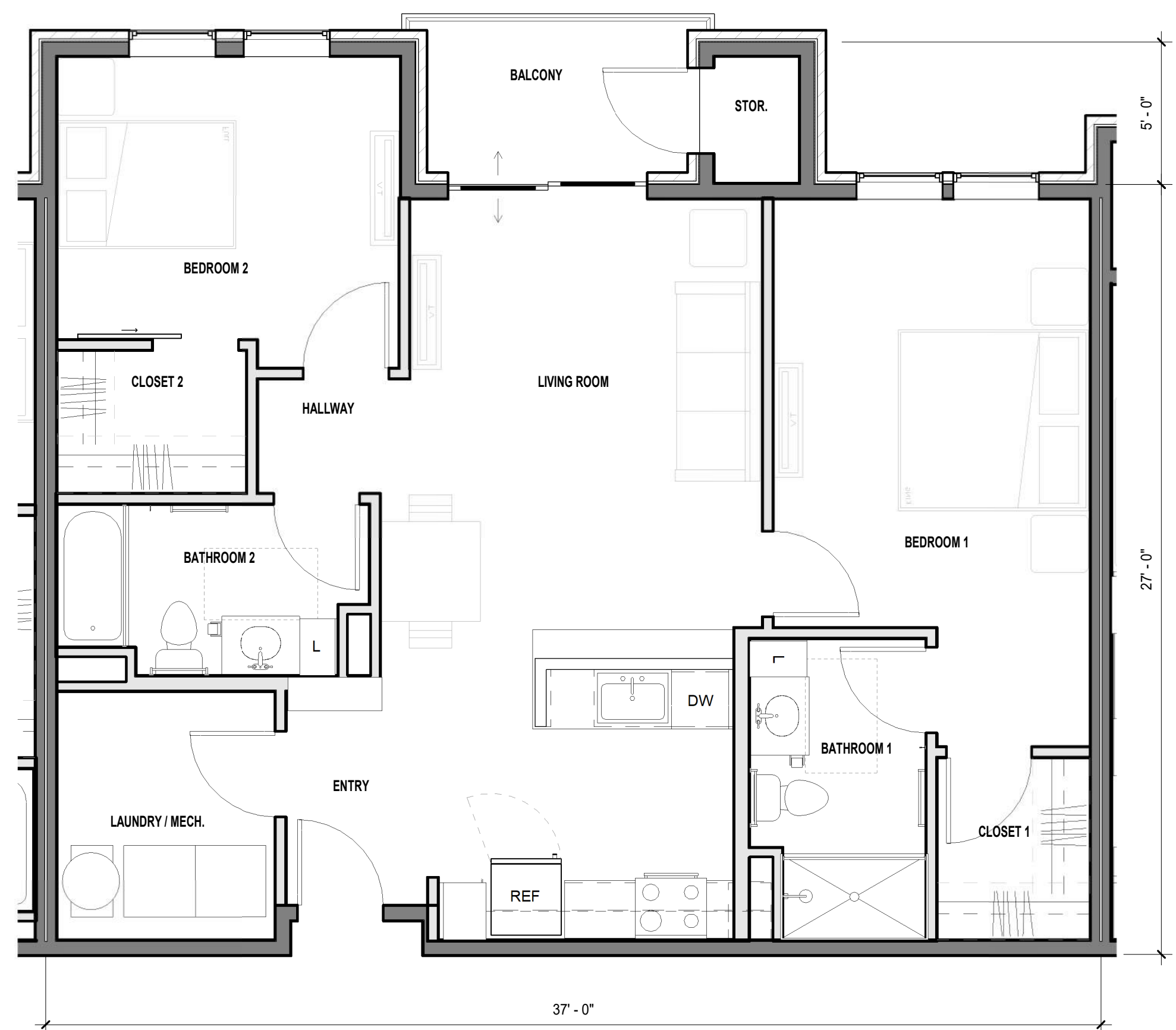
3 UNIT PLAN - STUDIO
1/4" = 1'-0" 594 SF



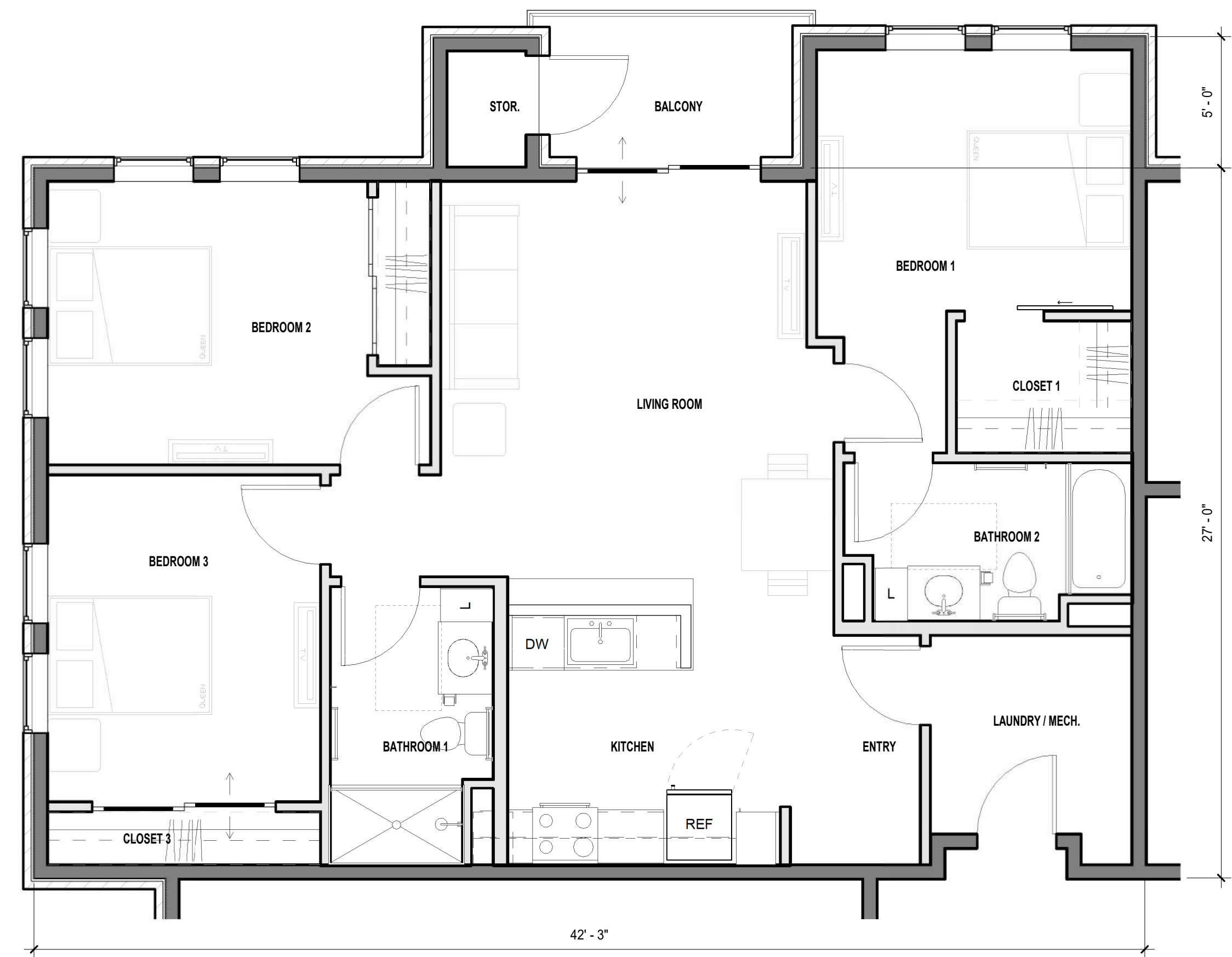
2 UNIT PLAN - 1 BED
1/4" = 1'-0" 745 SF



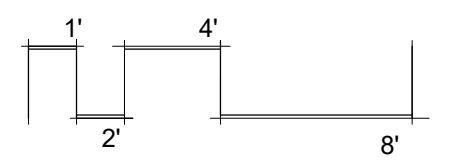
1 UNIT PLAN - 1 BED - CORNER
1/4" = 1'-0" 760 SF



2 UNIT PLAN - 2 BED
1/4" = 1'-0"



1 UNIT PLAN - 3 BED
1/4" = 1'-0"

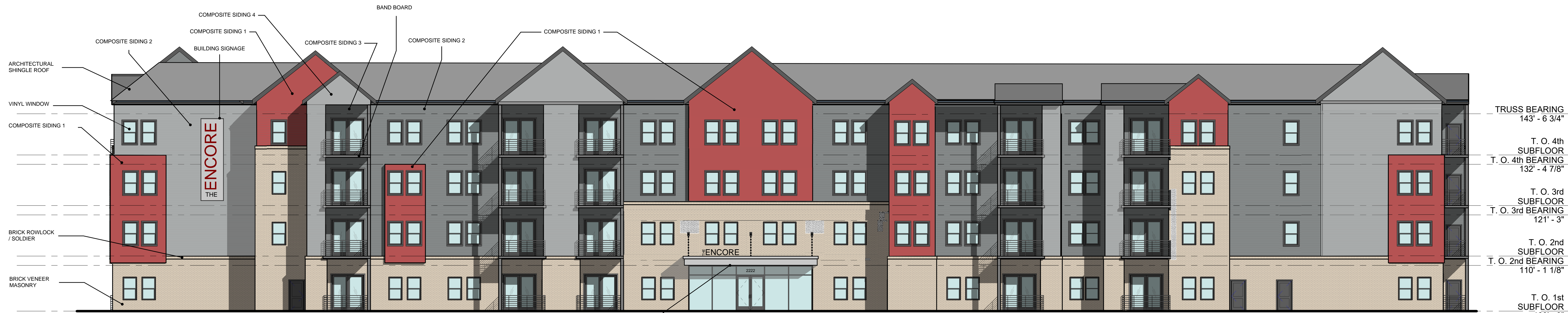




BRICK VENEER MASONRY
BRICK ROWLOCK / SOLDIER

* ASTERISK ON MATERIAL LEGEND DENOTES -
OPTIONAL ALTERNATE USE OF NICHIIHA FIBER CEMENT SIDING.

2 WEST ELEVATION
3/32" = 1'-0"



ARCHITECTURAL SHINGLE ROOF
VINYL WINDOW
COMPOSITE SIDING 1
BRICK ROWLOCK / SOLDIER
BRICK VENEER MASONRY

* ASTERISK ON MATERIAL LEGEND DENOTES -
OPTIONAL ALTERNATE USE OF NICHIIHA FIBER CEMENT SIDING.

1 EAST ELEVATION
3/32" = 1'-0"
3' 12' 6' 24'



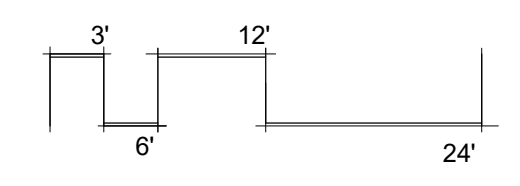
* ASTERISK ON MATERIAL LEGEND DENOTES -
OPTIONAL ALTERNATE USE OF NICHIIA FIBER CEMENT SIDING.

2 SOUTH ELEVATION
3/32" = 1'-0"



* ASTERISK ON MATERIAL LEGEND DENOTES -
OPTIONAL ALTERNATE USE OF NICHIIA FIBER CEMENT SIDING.

1 NORTH ELEVATION
3/32" = 1'-0"









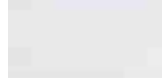


ARCHITECTURAL SHINGLE ROOF



ORNAMENTAL RAILING

MATERIAL LEGEND

	ARCHITECTURAL SHINGLE ROOF		SIDING 4 * COMPOSITE SIDING
	SIDING 1 * COMPOSITE SIDING		BRICK VENEER MASONRY *
	SIDING 2 * COMPOSITE SIDING		ENGINEERED TRIM 1 1/4" AT BANDING 3-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	SIDING 3 COMPOSITE SIDING		

* ASTERISK DENOTES - OPTIONAL ALTERNATE USE OF NICHIIHA FIBER CEMENT SIDING.



GUTTERS & METAL COIL



SIDING 3



MASONRY



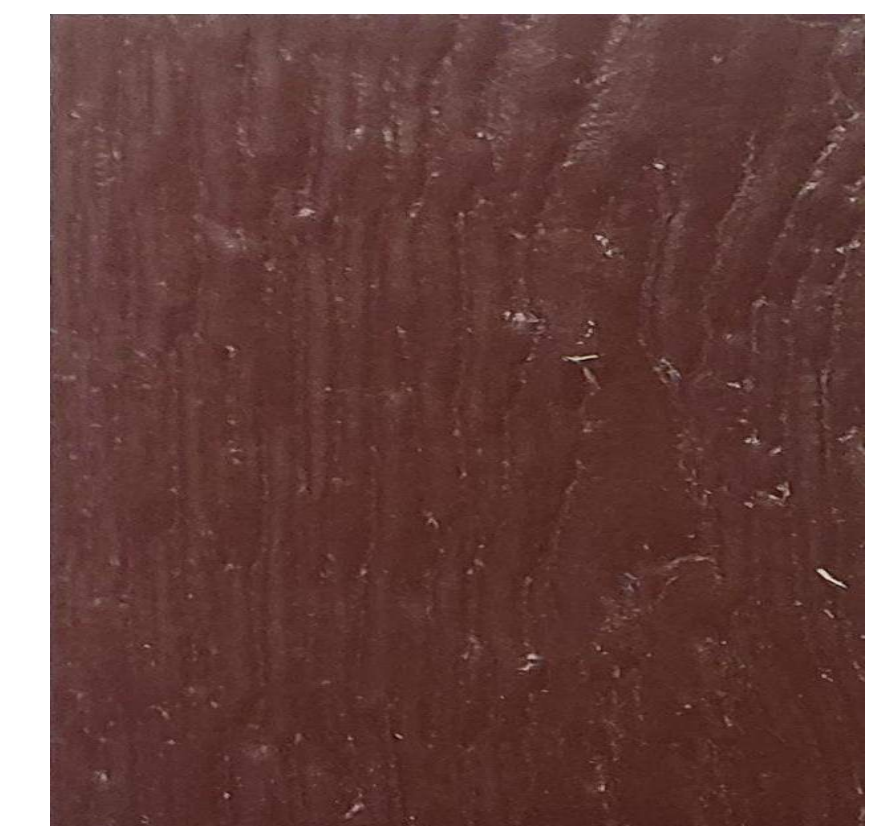
BAND BOARD & TRIM



SIDING 2



SIDING 4



SIDING 1

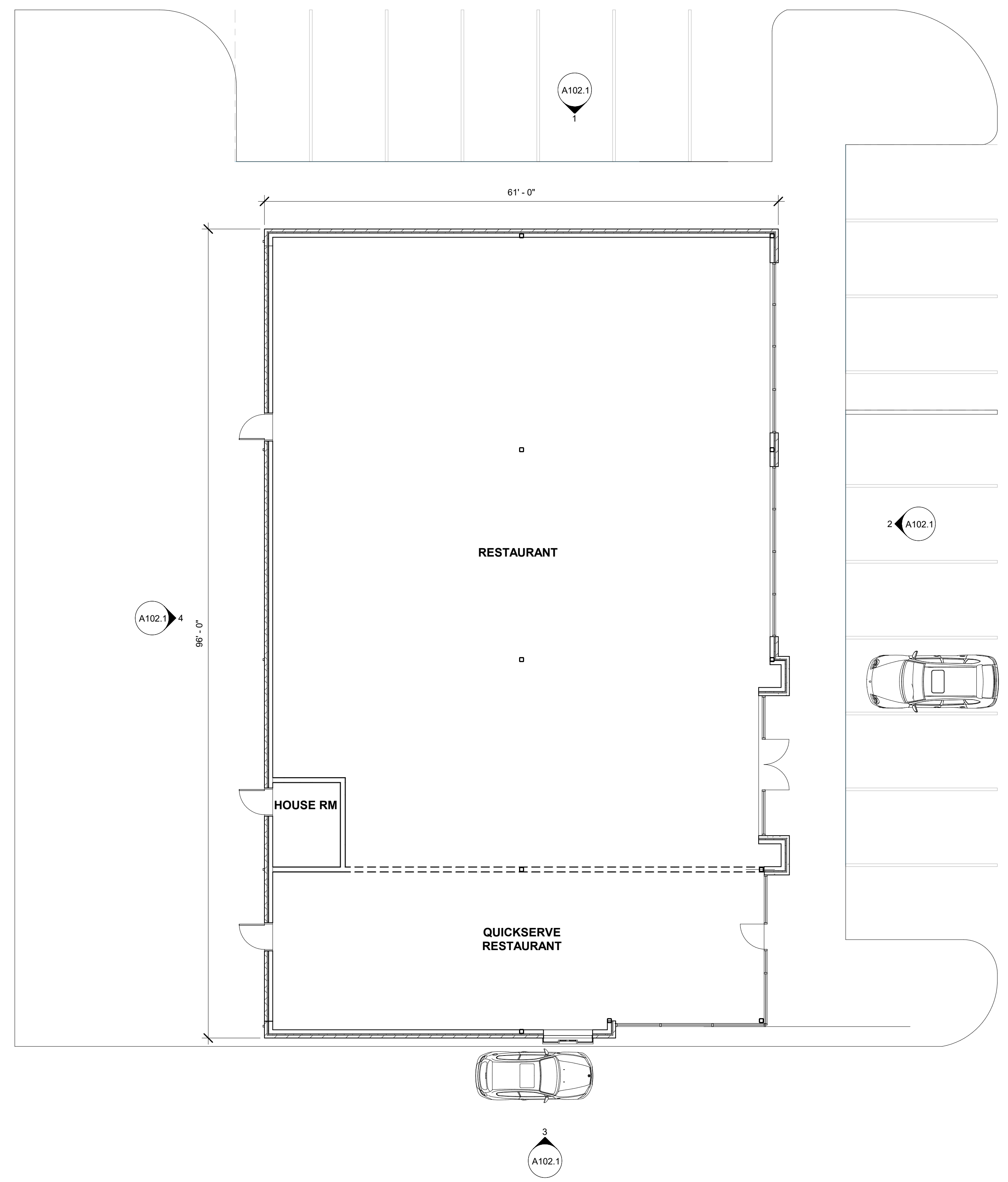
Retail Building
 Dardenne Prairie, Missouri



2 Northeast Corner
 A101.2 12" = 1'-0"



3 Southeast Corner
 A101.2 12" = 1'-0"



1 FIRST FLOOR PLAN
 A101.2 1/8" = 1'-0"

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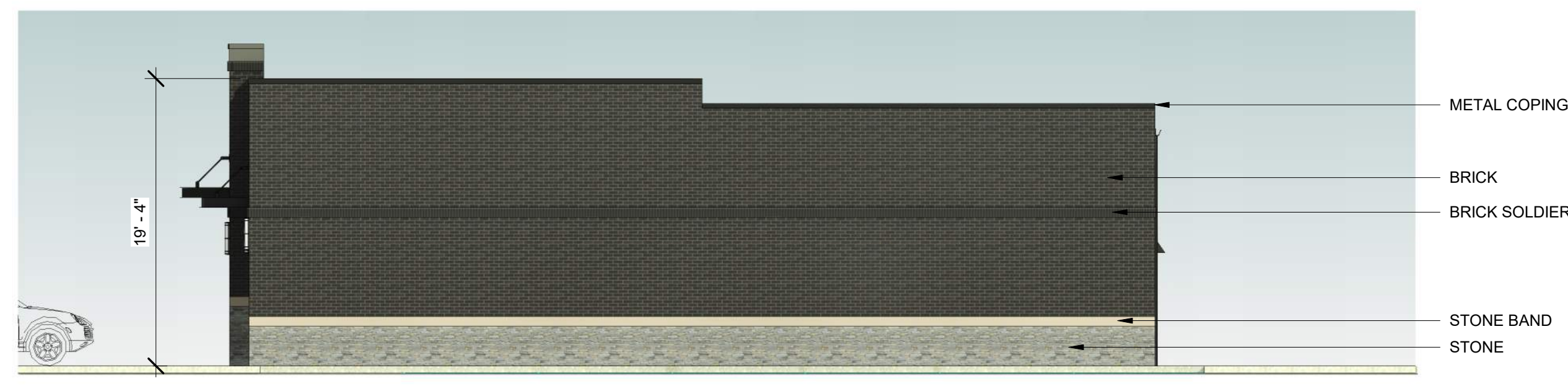
Revisions:

No.	Date	Description

Sheet Info:

Drawn By:	CEC
Checked By:	DGC
Commission:	022-2053
Date:	2022-10-03

A101.2



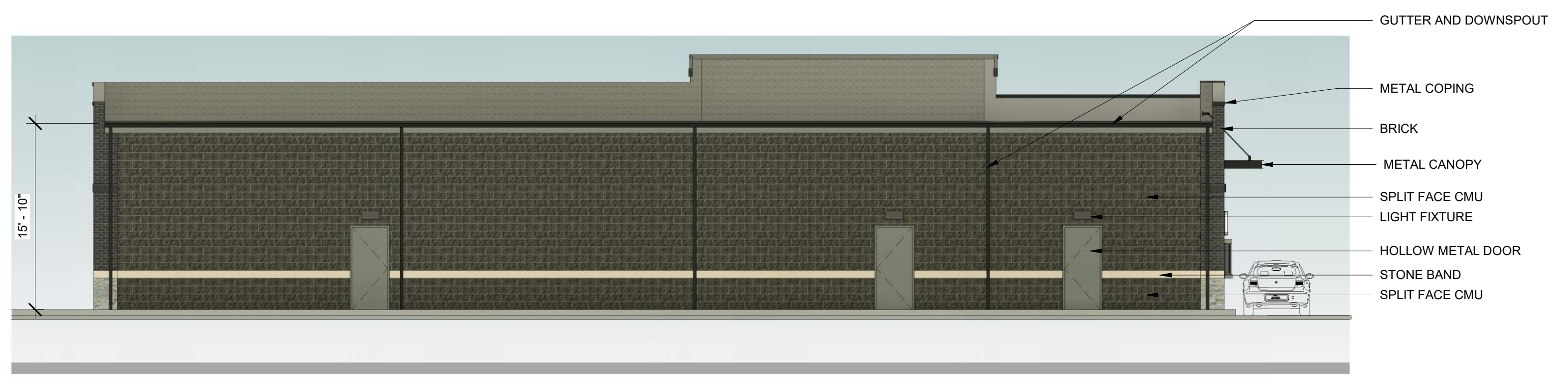
1 North Elevation
 A102.2 1/8" = 1'-0"



2 East Elevation
 A102.2 1/8" = 1'-0"



3 South Elevation
 A102.2 1/8" = 1'-0"



4 West Elevation
 A102.2 1/8" = 1'-0"

Revisions:

No.	Date	Description

Sheet Info:

PRELIMINARY ELEVATIONS

Drawn By:	Author
Checked By:	Checker
Commission:	022-2053
Date:	2022-10-03

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PROFESSIONAL SEAL

REVISIONS

ISSUE	DATE
R3	04/05/22
R3.1	05/18/22

PROJECT MANAGER

A.SIGNOR

QUALITY CONTROL

A.SIGNOR

DRAWN BY

J.MASON

PROJECT NAME

CIRCLE K STORES, INC.

Dardenne Praire,
Missouri

Bryan & Feise

PROTOCOL # R3.1



CIRCLE K STORE

PROJECT NUMBER: XXXX

EXTERIOR ELEVATIONS

A2.1

KEY

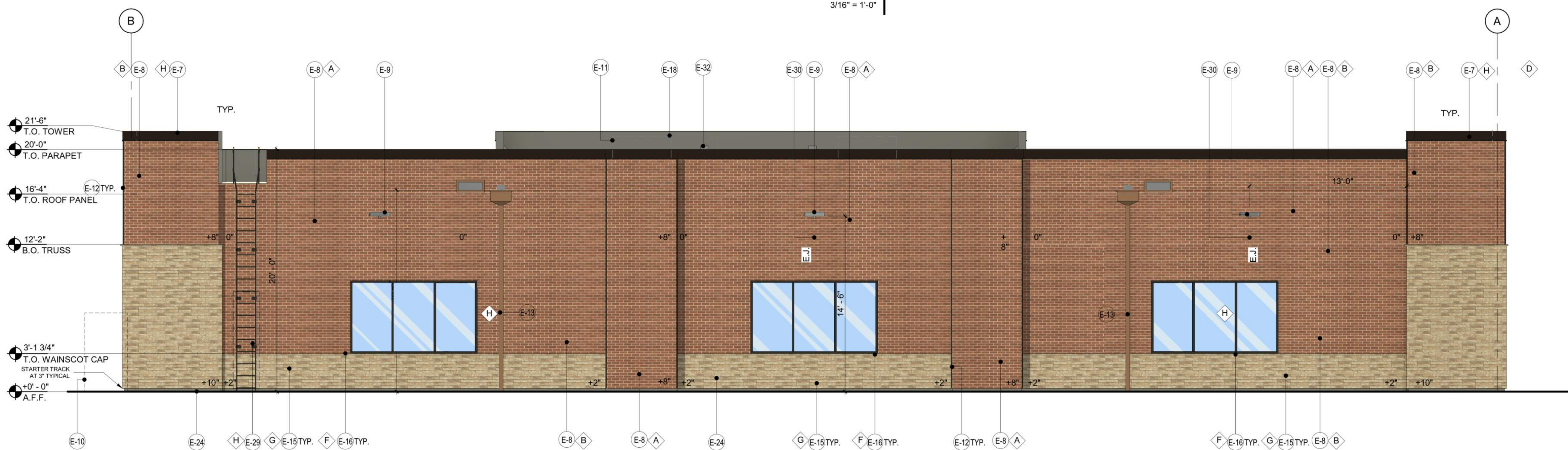
NUMBER	DESCRIPTION
E-1	NOT USED.
E-2	LINE OF CANOPY / SOFFIT
E-3	DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS, SEE GLAZING SCHEDULE ON SHEET A6.0
E-4	INTERNALLY ILLUMINATED SIGN (UNDER SEPERATE PERMIT)
E-5	DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
E-6	SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
E-7	PRE-FINISHED METAL FASCIA COPING
E-8	NICHIHA FIBER CEMENT WALL PANEL SYSTEM
E-9	WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE. SEE ELECTRICAL PLAN
E-10	SERVICE DISCONNECT PANEL LOCATION. SEE ELECTRICAL PLAN
E-11	ROOF LINE AND HVAC UNITS
E-12	1-1/2" NICHIHA CORNER KEY EDGE, TYP. TO ALL CORNERS
E-13	DOWNSPOUT, RE: PLUMBING PLAN
E-14	ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
E-15	1 3/8" THK. X 6" NICHIHA KURASTONE HIGH FIBER CEMENT WAINSCOT
E-16	1-1/2" HIGH NICHIHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
E-17	NICHIHA OVERHANG FLASHING, SEE DETAIL 2/A8.3
E-18	PARAPET WALL BEYOND
E-19	(KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT).
E-22	EMERGENCY FUEL SHUT-OFF SWITCH, REFER TO FUEL SHEETS
E-23	INSULATED METAL DOOR
E-24	NICHIHA ESSENTIAL "STARTER" FLASHING 3" FROM THE HARD SURFACE.
E-25	CO2 TANK WITH METAL LOUVERED CONTAINER
E-26	EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 8/A8.1.
E-28	NOT USED.
E-29	METAL ROOF ACCESS LADDER WITH SECURITY DOOR LADDER GUARD MODEL # LG6 C1 P2 COTTERMAN
E-30	CONTROL EXPANSION JOINT "E-J" LOCATION, SEE DETAIL 5/A8.1
E-31	NICHIHA FIBER CEMENT WALL PANEL SYSTEM.
E-32	PARAPET BRACING, SEE SIP VENDOR SHEETS
E-33	WALL MOUNTED EMERGENCY LIGHT FIXTURE, COLOR: BRONZE. SEE ELECTRICAL PLAN
E-34	DARK BRONZE ANODIZED WINDOW FRAME WITH SPANDREL GLASS.
E-35	DOOR DECAL PROVIDED AND INSTALL BY GRAPHIC VENDOR

FINISH

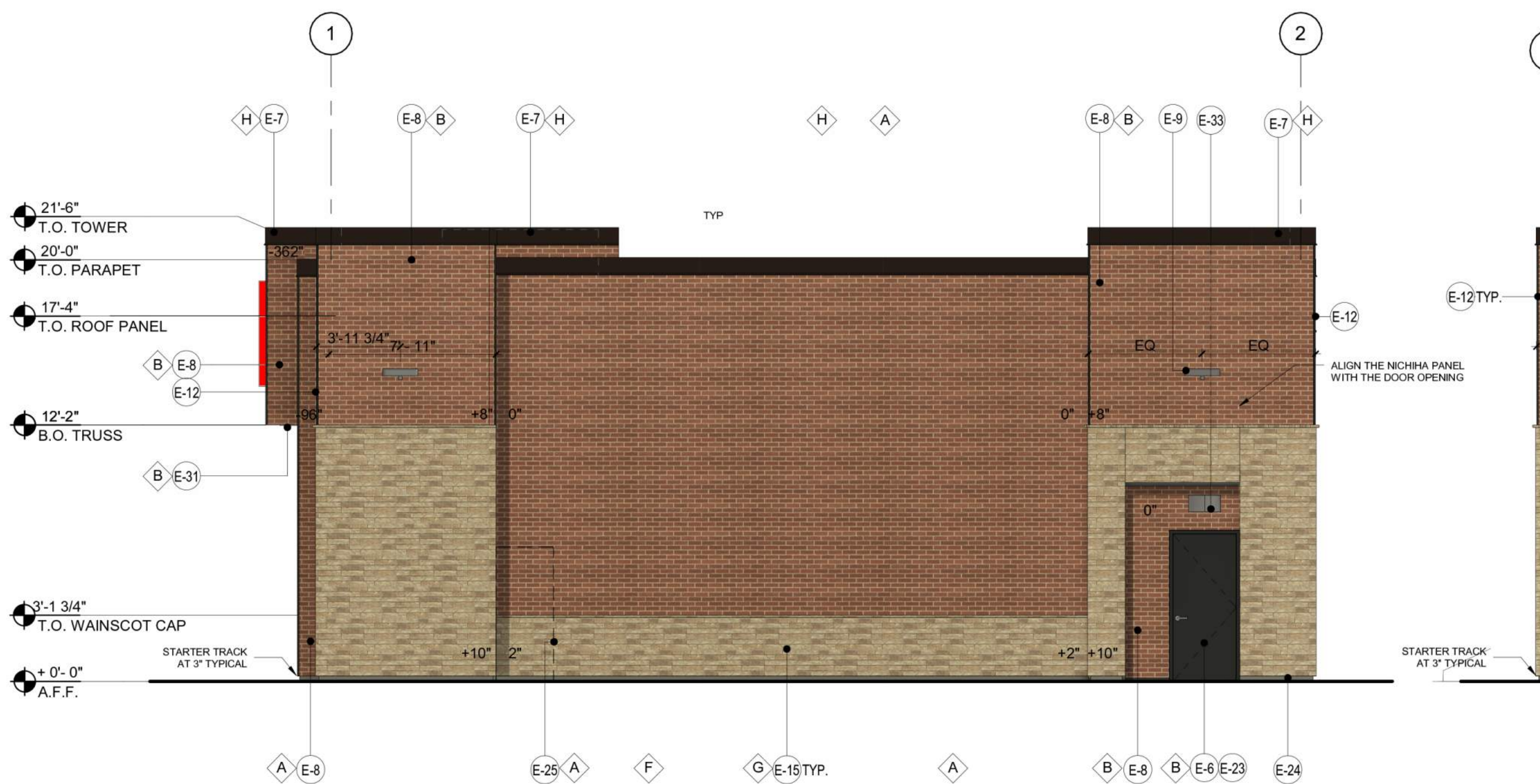
- A - ***NICHIHA PLYMOUTH BRICK - COLOR: CRIMSON
 - B - ***NICHIHA PLYMOUTH BRICK - COLOR: CRIMSON
 - C - 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
 - D - *SHERWIN WILLIAMS #SW 4081 - **SAFETY RED
 - E - *SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE
 - F - ***NICHIHA CHISELED SILL TAN
 - G - ***NICHIHA LEDGESTONE BLUFF
 - H - *SHERWIN WILLIAMS #SW 6090 - JAVA - FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL FASCIA)
 - I - CIRCLE K ORANGE #PMS 144
 - J - *** NICHIHA TUFF BLOCK - COLOR TO MATCH #SW 4081
- * USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** TO BE PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CK PM AND OWNER'S REP circlek@nichiha.com



FRONT ELEVATION (SOUTH) | 1
3/16" = 1'-0"



BACK ELEVATION (NORTH) | 2
3/16" = 1'-0"



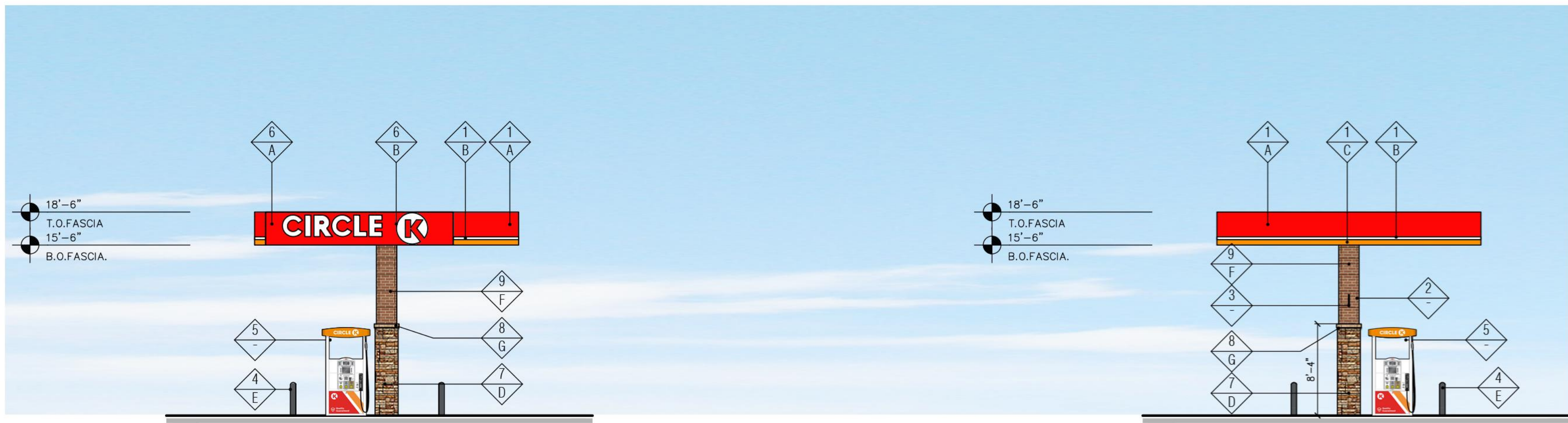
SIDE ELEVATION (EAST) | 3
3/16" = 1'-0"



SIDE ELEVATION (WEST) | 4
3/16" = 1'-0"

NOTE FOR GC: GC TO REVIEW DETAIL 9/A8.1 & 12/A8.2, STARTER PANEL BEFORE STARTING TO INSTALL

ALIGN THE NICHIHA PANEL WITH THE DOOR OPENING

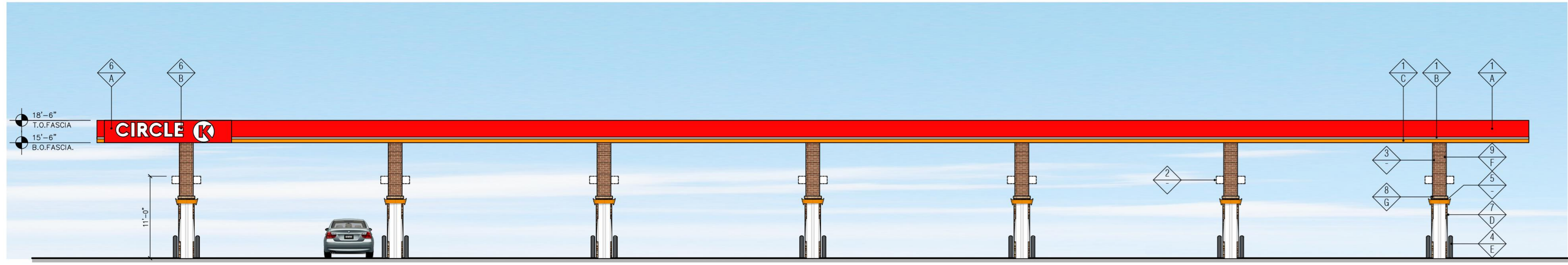


3 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

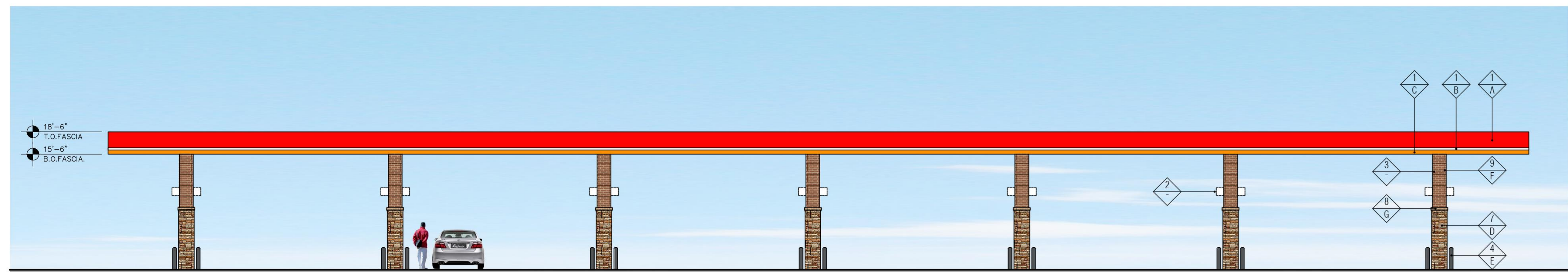
4 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACM PANEL "TEX-COTE"
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	LINE OF STEEL COLUMN WITHIN
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
7	1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT
8	1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
9	NICHHA FIBER CEMENT WALL PANEL SYSTEM
FINISH COLOR	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	NICHHA LEDGESTONE BLUFF
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	NICHHA PLYMOUTH BRICK - CRIMSON
G	NICHHA CHISELED SILL TAN

Notes:
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. The fascia panels are pre-finished by signage vendor.
 3. All signs require a separate submittal.
 4. All lighting on canopy to be flush mounted with fascia.



2 "FRONT" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



1 "REAR" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

CLASS A COLUMN FINISH

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PROFESSIONAL SEAL

REVISIONS

△ ISSUE	DATE

PROJECT MANAGER
A.SIGNOR
QUALITY CONTROL
A.SIGNOR
DRAWN BY
J.MASON
PROJECT NAME

CIRCLE K STORES, INC.

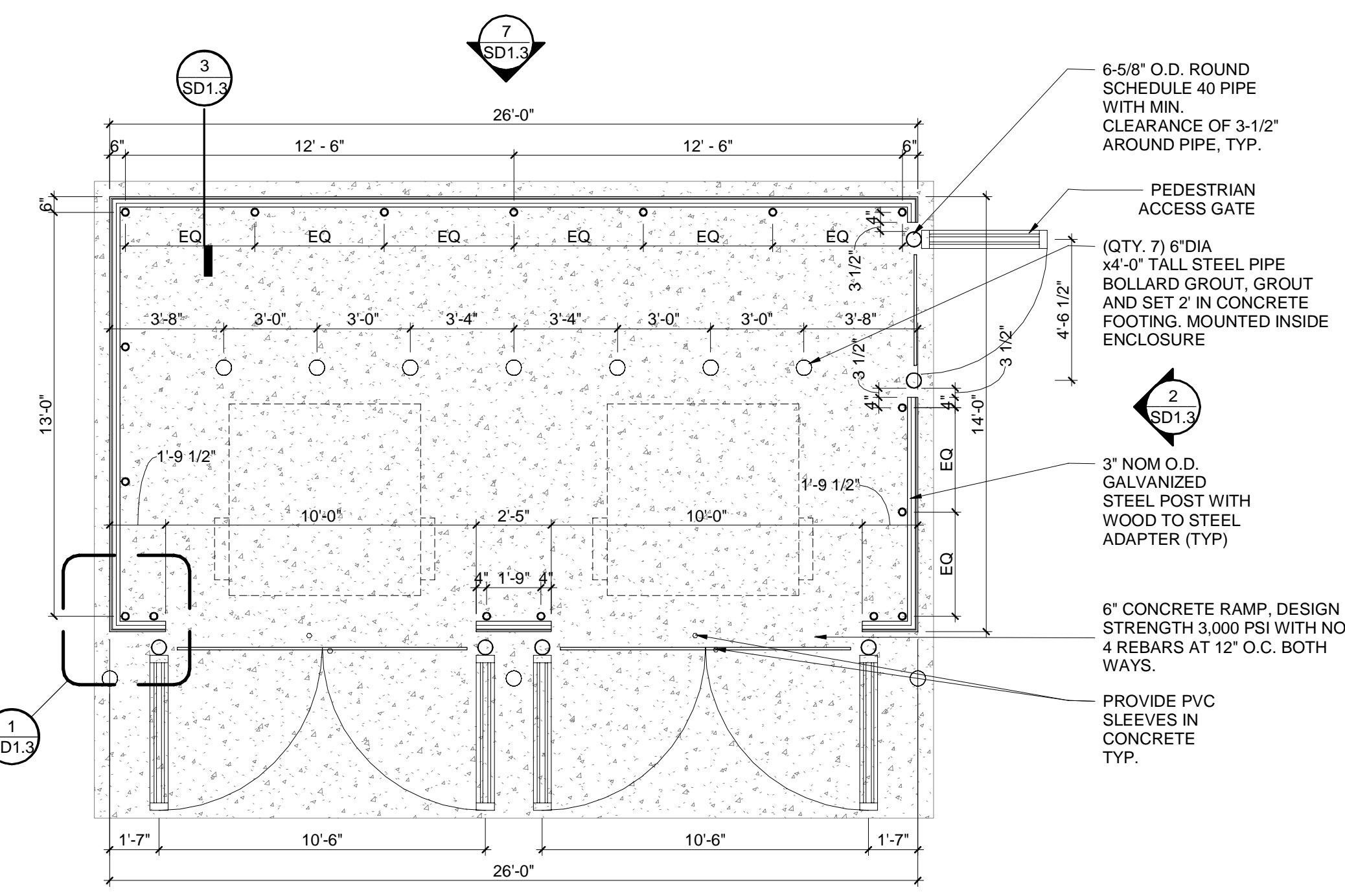
 Dardenne Praire,
 Missouri
 Bryan & Feise

PROCYCLE # R3.1

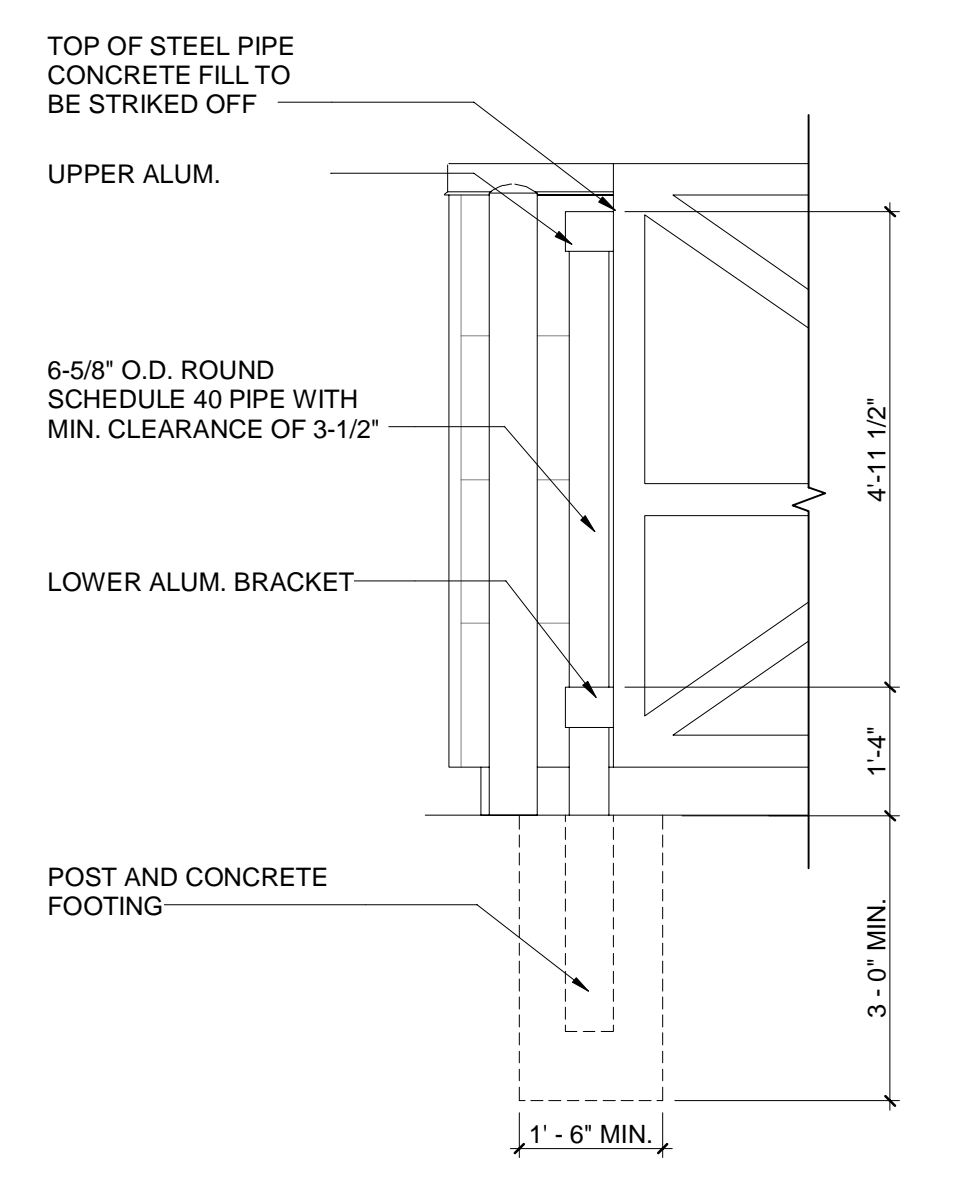
CIRCLE K STORE
 PROJECT NUMBER: XXXX

CANOPY
ELEVATIONS

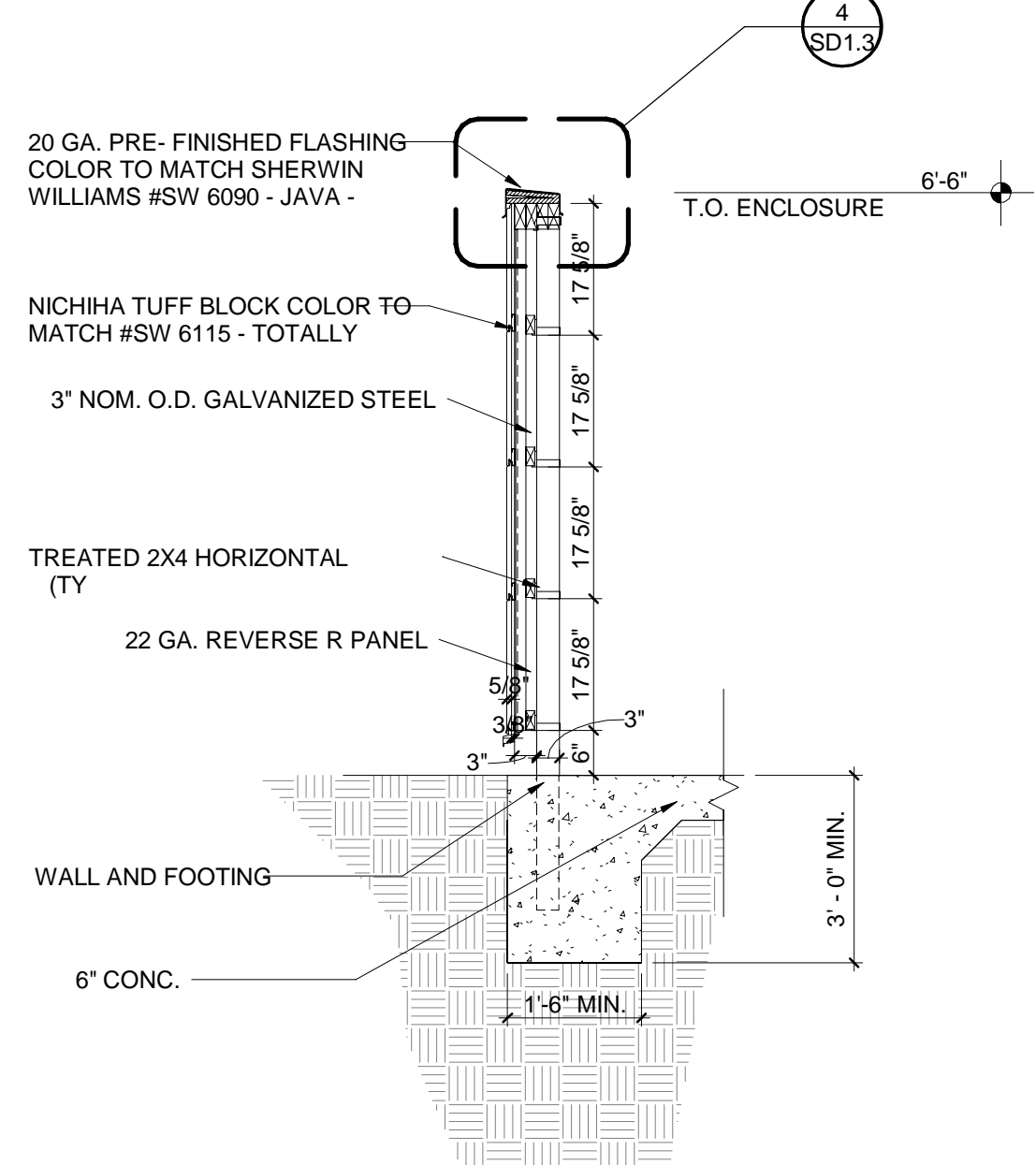
ISSUE	DATE



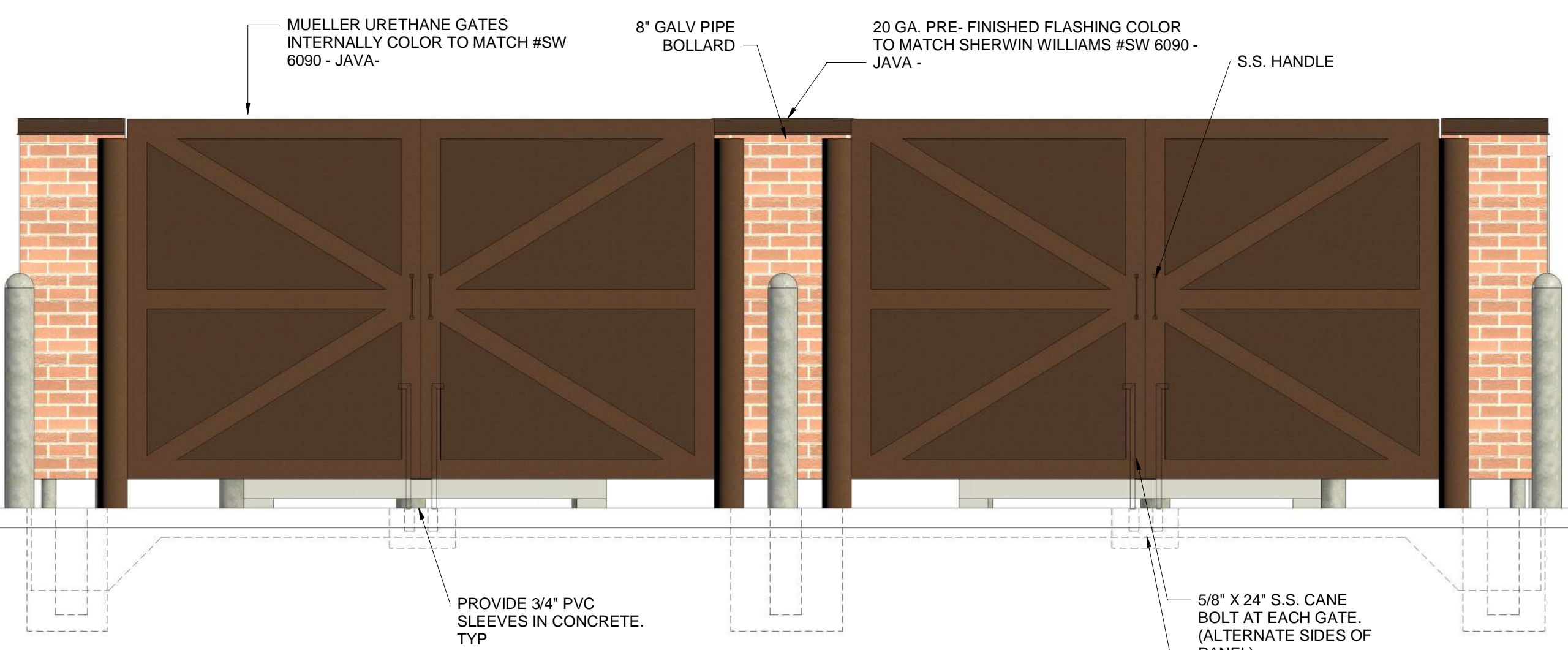
TRASH ENCLOSURE | 9
1/4" = 1'-0"



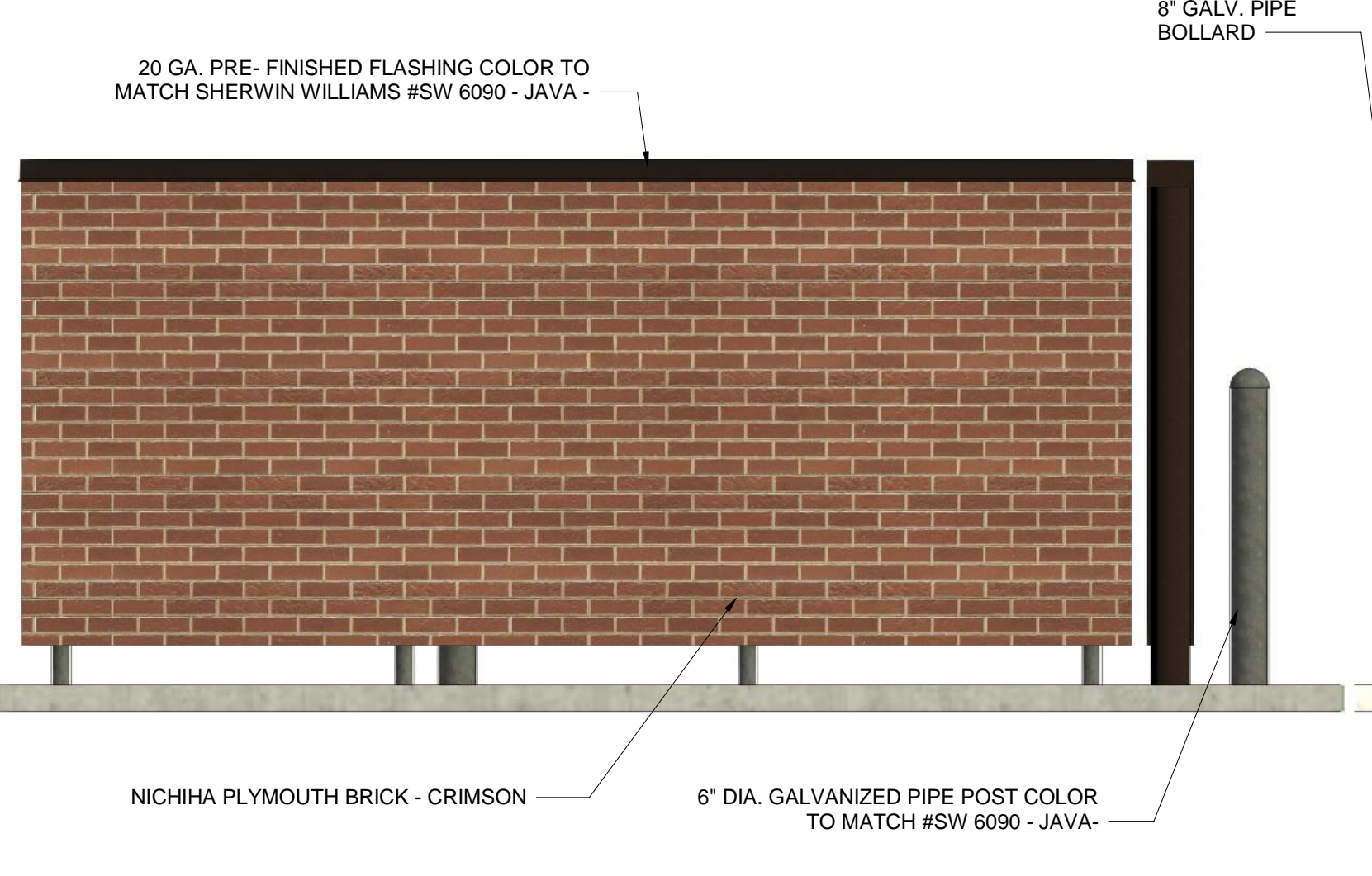
GATE BOLLARD DETAIL | 6
1/2" = 1'-0"



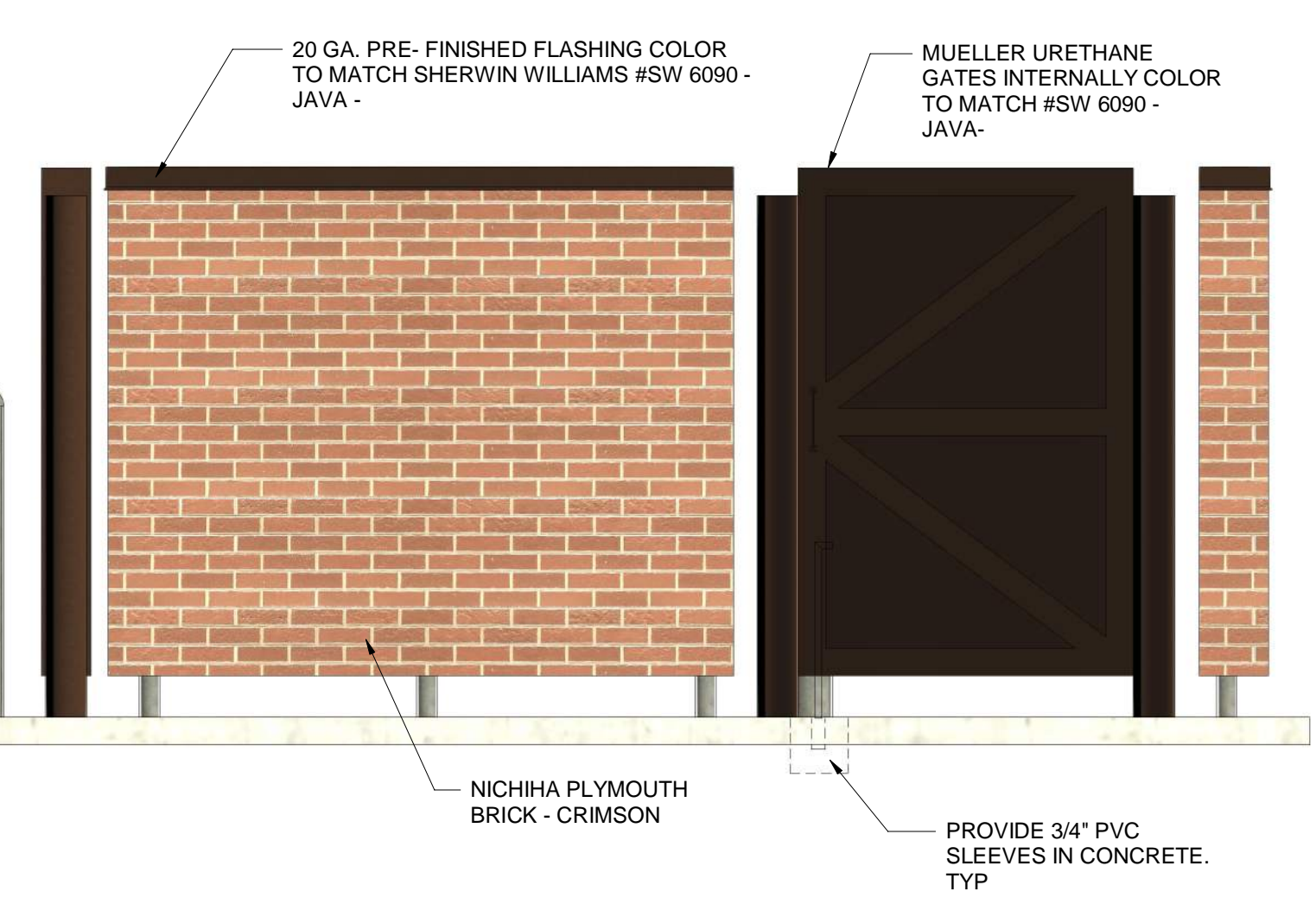
TRASH ENCLOSURE WALL SECTION | 3
1/2" = 1'-0"



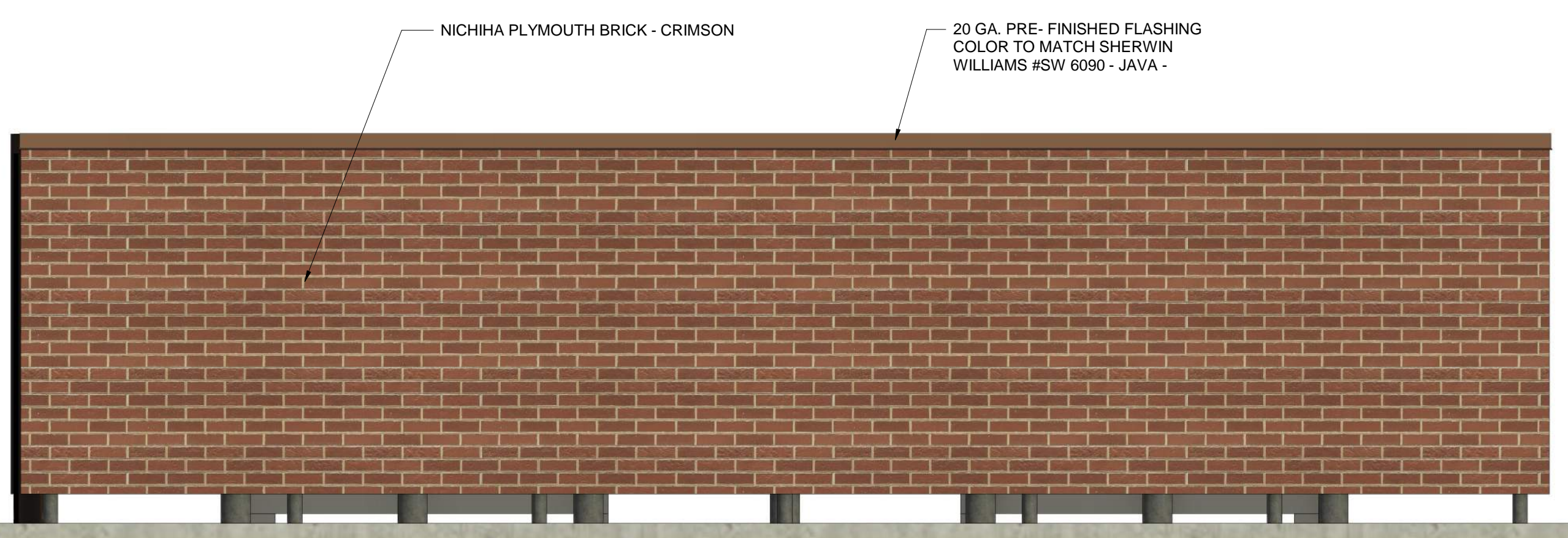
TRASH ENCLOSURE FRONT ELEVATION | 8
1/2" = 1'-0"



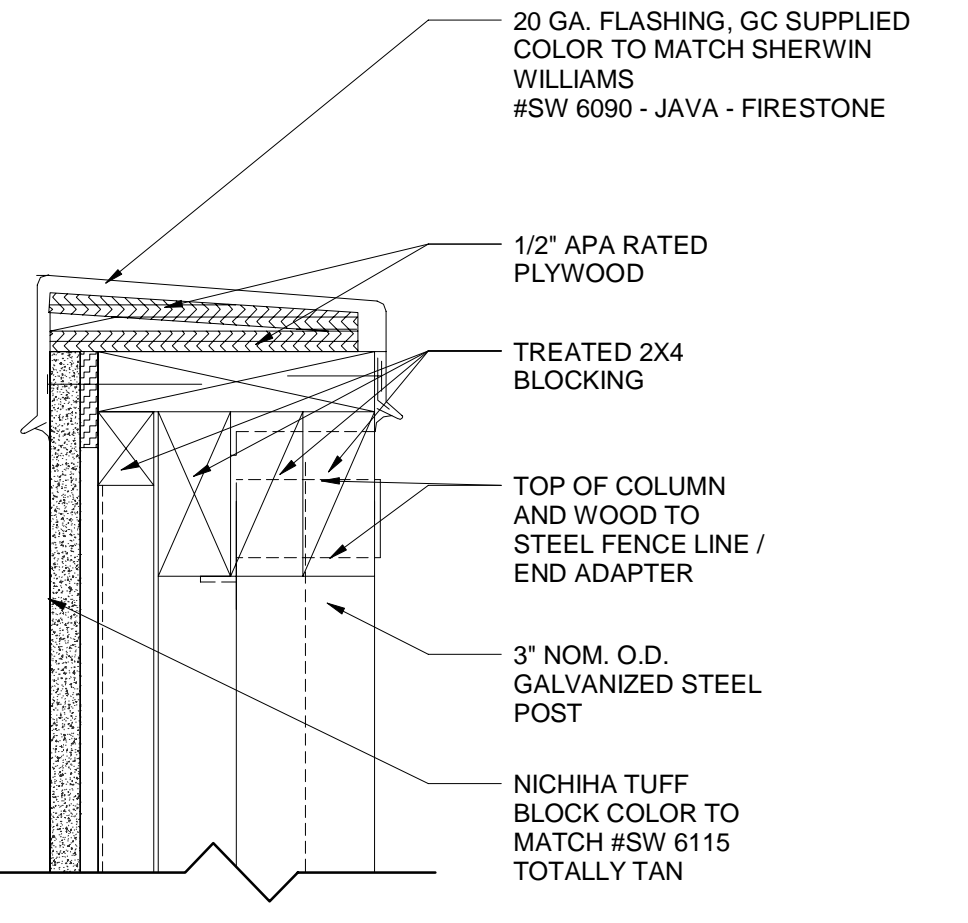
TRASH ENCLOSURE SIDE 2 ELEVATION | 5
1/2" = 1'-0"



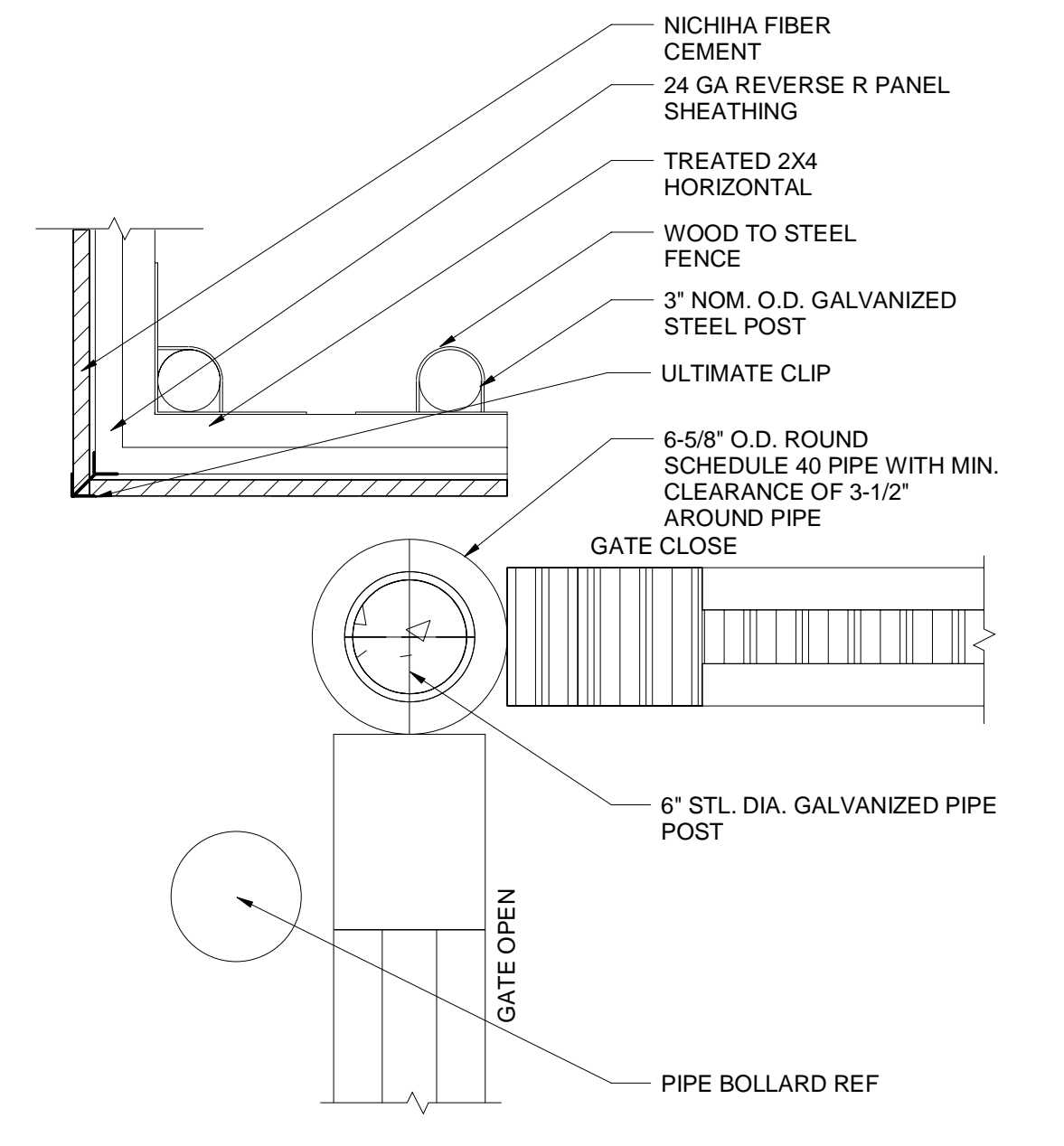
TRASH ENCLOSURE SIDE ELEVATION | 2
1/2" = 1'-0"



TRASH ENCLOSURE - REAR ELEVATION | 7
1/2" = 1'-0"



DETAIL COPING | 4
3" = 1'-0"



ENCLOSURE GATE HINGE | 1
1 1/2" = 1'-0"