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July 14, 2017

Clay Vance, P.E.  
Vance Engineering, Inc.  
10537 Lackland Road  
St. Louis, Missouri 63114

Subject: P.U.D. Request – Final Plan – 1<sup>st</sup> Review  
2353 Jay Court  
Parcel ID: 2-113A-4169-00-0003  
Dardenne Prairie Project No. 971770

Dear Mr. Vance:

The subject application that was received by the City on July 3, 2017, has been reviewed. The application fee has been received by the City. The following comments need to be addressed:

1. Revise the submitted P.U.D. Final Plan per the following:
  - a. The proposed zoning in the "Property Data" table does not match the proposed zoning in the P.U.D. Request – Final Plan application.
  - b. The minimum lot area, lot width and lot depth in the "Proposed Area Requirements" table are for the R-1D zoning district, which does not match the proposed zoning in the P.U.D. Request – Final Plan application.
  - c. Provide typical building elevations of proposed structures.
  - d. Identify the flood hazard boundaries/zones as shown on current United States Federal Emergency Management Agency (FEMA) maps.
2. Provide a letter indicating how the above comments were addressed. Include the Dardenne Prairie project number above in all correspondence and submitted documents.

Provide the following items for distribution to the Planning and Zoning Commission and Board of Aldermen by July 28, 2017:

- One (1) half-scale copies of the revised P.U.D. Final Plan addressing the comments above,
- Twenty-three (23) full-size **folded** copies of the revised P.U.D. Final Plan addressing the comments above,
- One (1) electronic copy (pdf format) of all items submitted to the City for each submittal.

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The P.U.D. Request - Final Plan application will be considered by the Planning and Zoning Commission at their meeting that is scheduled to begin at 7:00 p.m. on August 9, 2017, and by the Board of Aldermen at their meeting that is scheduled to begin 7:00 p.m. on August 16, 2017. Both meetings are planned to take place at the City Hall at 2032 Hanley Road. All plans, architectural drawings, renderings or 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 of any approval.

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

Sincerely,  
KEHOE ENGINEERING COMPANY, INC.

A handwritten signature in black ink, appearing to read "Luke R. Kehoe". The signature is fluid and cursive, with the first and last names being more prominent.

Luke R. Kehoe, P.E., CFM, LEED AP  
City Engineer

cc: David Zucker, Mayor  
Kim Clark, City Clerk  
Planning and Zoning Commission  
Board of Aldermen  
Jack Wu, February Properties, LLC