



City Engineer  
Phone 636.978.6008  
Fax 636.898.0923  
Engineer@DardennePrairie.org

City Hall  
2032 Hanley Road  
Dardenne Prairie, MO 63368  
Phone 636.561.1718  
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September 17, 2018

James Brennan, President  
McKelvey Homes, LLC  
218 Chesterfield Towne Centre  
Chesterfield, Missouri 63005

Subject: Rezoning Request  
Conditional Use Permit Application and  
P.U.D. Request - Area Plan – 1<sup>st</sup> Review  
Inverness  
Dardenne Prairie Project No. 971950

Dear Mr. Brennan:

The subject rezoning request, conditional use permit (CUP) application and P.U.D. Request – Area Plan that were received by the City September 4, 2018, and the P.U.D. Area Plan received by the City on September 4, 2018, for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen have been reviewed. From this review, the following items need to be addressed:

1. The enclosed City of Dardenne Prairie invoices have not yet been paid:
  - a. Invoice No. 11893 to McKelvey Homes, LLC, applicant.
  - b. Invoice No. 12076 to Husch Blackwell, LLP, property owner representative.
2. Clarify on the P.U.D. Area Plan where the proposed sanitary pump station (CUP) is proposed to be located.
3. Provide the names, addresses, and phone numbers of the owner(s) of record on the P.U.D. Area Plan.
4. Add the proposed street names to the P.U.D. Area Plan.
5. Replace the word “Reaproposed” in the Project Notes on Sheet 01.
6. Revise the natural gas provider on Sheet 01 to be Spire.
7. Provide a preliminary stormwater management plan pursuant to Chapter 550 of the Municipal Code:
  - a. Topographic map outlining the limits of the contributing watershed. Topographic maps should be the best available. Topographic maps with two (2) foot contour intervals will be accepted as a minimal requirement.
  - b. A map of the property being of suitable scale and contour interval, showing the land to be developed and such adjoining land whose topography may affect the layout or drainage patterns for the site.
  - c. The location of streams and other floodwater runoff channels, the extent of floodplains, the limits of the floodway, if pertinent, and any additional information, all of which shall be properly identified.
  - d. The normal elevation and shoreline of lakes, ponds, swamps, and detention basins including their floodplains and inflow and outflow structures, if such structures exist.
  - e. Specific information regarding the type and characteristics of soils which will be encountered within the development, and the locations of any sinkholes on the site.

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- f. Concepts that will be considered within the site to handle the quantity of storm water runoff, including the methods for detention or control of increased storm water runoff generated by the development, and how storm water quality will be addressed.
  - g. A general plan showing the extent and nature of the storm water management system planned to serve the site including preliminary calculations indicating the runoff which must be handled by such systems, the methods and criteria which have been utilized in calculating such runoff, and basic information regarding the receiving watercourse into which such system will discharge.
  - h. A general plan indicating the exterior perimeter of the site, the general development proposed for the site, and an indication by means of rough contours showing the terrain after grading of the site.
  - i. All computations, plans, and specifications must be prepared and sealed by a professional engineer registered in the State of Missouri.
  - j. Following receipt of a preliminary storm water management plan, and the information to be included with such plan, the general concepts and planning proposals will be reviewed by the City Engineer. The City Engineer will schedule a review meeting with representatives of the developer, including, but not limited to, the developer's engineer, to review the overall concepts included in the preliminary storm water management plan. The purpose of this review shall be to jointly agree upon an overall storm water management plan for the proposed development and to review criteria and design parameters which shall apply to the final design for the development of the site.
8. Provide a traffic study sealed by a licensed professional engineer in the State of Missouri to determine development impacts related to streets, traffic, and circulation to include:
  - a. Traffic Impact Analysis to assess the near-term and long-term effects of the proposed development on the existing streets in accordance with the Missouri Department of Transportation traffic impact study guidelines.
  - b. Traffic Circulation Analysis to determine how the proposed development's traffic relates to existing traffic on adjacent roadways.
  - c. Show/identify on the plan all the proposed traffic improvement measures identified in the traffic study that will be incorporated into the development.
9. Show on the P.U.D. Area Plan how water service will be provided to proposed Lots 155 – 167.
10. The proposed sanitary sewer line at Lots 18 – 20 is discontinuous.
11. The proposed sanitary sewer line at Lots 50 – 66 appears to be “looped.”
12. The proposed storm sewers on the 60'-wide “North-South Road” are inadequate to service this proposed roadway in both location (near proposed Lots 18 – 19) and discharge point (near Feise Road).
13. Why is there a continuous connection of storm sewers between Lake 3 and Lake 4?
14. The PVC material proposed for the storm sewers in Phase 1 is not acceptable.
15. Show on the P.U.D. Area Plan the names and addresses of all the owners of property within one hundred eighty-five (185) feet of the subject properties.
  - a. Parcel just east of the end of Devon Drive.
  - b. Parcels east of Wagon Wheel Trail.
  - c. Parcels north of Great Warrior Drive.
16. Identify in the P.U.D. Area Plan all adjacent properties within three hundred (300) feet and their existing uses and existing zoning districts.
17. It is not clear what right-of-way dedication is proposed along Feise Road.

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18. Identify on the P.U.D. Area Plan all proposed public and private rights-of-way and streets.
19. The names of adjacent subdivisions, layout of streets (with names), right-of-way widths, connections with adjoining platted streets, widths and locations of alleys, easements and public sidewalks adjacent to or connecting with the tract, location and size of all existing sanitary sewer, storm sewer and supply facilities within two hundred (200) feet of the proposed development is not provided in all locations.
20. Show on the plan all parcels of lands to be dedicated or reserved for public use or for use in common by property owners in the P.U.D. Use a separate sheet(s) if necessary for clarity.
21. Provide the substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities.
22. It is not clear in the plan or the typical lot details if the proposed sidewalks will be constructed with public rights-of-way.
23. Revise the word “stage” in General Note 11 on Sheet 02 to be “stages.”
24. Replace General Note 14 on Sheet 02 to indicate that all storm sewer pipes shall be reinforced concrete pipe.
25. Clearly label on the P.U.D. Area Plan all planned use areas as to the proposed use and all parcels of lands to be dedicated or reserved for public use or for use in common by property owners in the PUD shall be indicated on the plan for dedication or reservation.
26. Identify the flood zone for the subject properties as shown on current United States Federal Emergency Management Agency (FEMA) maps.
27. Clarify what is meant by “trail with bench” in the density calculations section on Sheet 03.
28. The number of lots used in the last Density Calculations equation is not correct.
29. Remove the “definition” of *lot width* in the two left-most typical lot details on Sheet 04.
30. Show the location and size of all existing utilities (public and private) serving the property as well as the location and size of all proposed utilities to serve the property.
31. The provided landscape plan is not in conformance with Article IX of the Municipal Code. The following comments pertain to the submitted landscape plan.
  - a. Provide calculations on the landscape plan to indicate that there shall be one (1) tree planted in front of each lot that has seventy-nine (79) feet or less road frontage. Lots having eighty (80) feet or more road frontage shall have one (1) tree planted for every forty (40) feet of frontage.
  - b. On a corner lot in any district no planting, berm, fence, sign or wall shall be placed in such a manner as to impede vision and must be outside of the area of the sight triangle as defined in Section 405.400(F) of the City Code.
32. Identify the source and date of the provided topographic survey information.
33. Clearly identify on the P.U.D. Area Plan the locations of all sanitary and water line connections.

Provide twenty-three (23) *folded* copies of the proposed P.U.D. Area Plan addressing the items above by September 28, 2018, for distribution to the Planning and Zoning Commission and Board of Aldermen.

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The subject Rezoning Petition and P.U.D. Request – Area Plan will be considered by the Planning and Zoning Commission at their meeting on October 10, 2018 and by the Board of Aldermen at their meeting on October 17, 2018. Both meetings are scheduled to begin at 7:00 pm at the Dardenne Prairie City Hall. 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, reading "Luke R. Kehoe". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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

Enclosures

cc: David Zucker, Mayor  
Planning and Zoning Commission  
Board of Aldermen  
Kim Clark, City Clerk  
Cora Bopp Family Limited Partnership, c/o Gary Feder, Husch Blackwell, LLP  
Timothy J. Meyer, P.E., Volz Incorporated  
Rusty Saunders, P.L.A., Loomis Associates, Inc.



# INVOICE

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City Hall  
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Phone 636.561.1718  
Fax 636.625.0077

Date: February 28, 2017  
Project No: 970042  
Invoice No: 11893

**TOTAL THIS INVOICE \$ 84.24**

Tim Martin  
McKelvey Homes LLC  
218 Chesterfield Towne Center  
Chesterfield, MO 63005

**DUE UPON RECEIPT**

Professional Services through February 28, 2017

970042 DP-Leighton Hollow (Village B)

Task 510b Site Inspection / Escrow Admin

*Final inspection and escrow management;*


Professional Personnel	Hours	Rate	Amount
City Engineer	0.50	139.00	69.50
Totals	0.50		69.50
<b>Total Labor</b>			<b>69.50</b>

## Reimbursable Expenses

Auto Mileage			3.75
Totals			3.75
<b>Total Reimbursables</b>			<b>3.75</b>
Administration Fee	15.00% of 73.25		10.99
<b>Total Additional Fees</b>			<b>10.99</b>

**TOTAL THIS INVOICE \$ 84.24**

**DUE UPON RECEIPT**

  
Kehoe Engineering Company, Inc.  
Luke R. Kehoe, P.E., City Engineer



DARDENNE



www.DardennePrairie.org

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Date: June 30, 2018  
Project No: 971100  
Invoice No: 12076

**TOTAL THIS INVOICE \$ 3,581.90**

Gary H. Feder  
Husch Blackwell, LLP  
190 Carondelet Plaza, Suite 600  
St. Louis MO 63105-3433

**DUE UPON RECEIPT**

**Professional Services through June 30, 2018**

971100 DP-Cora Marie's Marketplace  
Task 510h Application Fee

For professional engineering services rendered for


**PUD Request - Area Plan Review Fee**  
for the property located 1575 Bryan Road  
in Dardenne Prairie, Missouri.

Site Area = 68.40 acres

PUD Request - Area Plan Review Fee	2661.90
Rezoning Request Application Fee	920.00
Sub-Total	3581.90

**TOTAL THIS INVOICE \$ 3,581.90**

Prepared by:

  
Kehoe Engineering Company, Inc.  
Luke R. Kehoe, P.E., City Engineer

**DUE UPON RECEIPT**