



Vance Engineering, Inc.

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April 19, 2017

City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368

RE: Dardenne Prairie Project No. 971770
P.U.D. Request – Area Plan
2353 Jay Court

ATTN: Luke Kehoe, City Engineer

Mr. Kehoe:

We have addressed the comments of your letter dated April 14, 2017. Below are responses to each of the numbered comments.

1. Copy of public hearing notice letter attached.
2. Differential runoff calculations based on the anticipated build out of the two new lots are provided. Due to the small impact, no special storm water management methods are proposed.
3. a. The size and type of proposed trees is provided.
b. and c. Tree requirement calculations provided.
d. Provided.
e. The trees to be removed are indicated on the plan.
4. a. DP project number added.
b. "Preliminary Plat" removed
c. Title revised
d. "Lillyan Estates" is the proposed name.
e. Lot numbering revised.
f. Owner info revised.
g. Zoning info changed.
h. Locator map revised.
i. The side yards of the corner lots are now called rear yards. Deviation from the 25 foot width is requested per comment (v.)
j. Note #1 under P.U.D. Notes.
k. Notes #2 and #3
l. Notes #4, #5 and #6
m. Note #7
n. Information added.
o. General Note #1 and Vertical Datum Note at lower left corner.
p. Zoning district boundary indicated by linestyle.
q. The City limits are indicated. The water district boundary is outside of the plan limits. I do not know where the school or fire district boundaries are.
r. The owner is not planning on developing the two new lots.
s. This information provided under P.U.D. Data.
t. The owner is not going to build the houses on the two new lots, so no building elevations proposed.
u. Property is not within flood hazard areas.
v. Deviations for Lot 3C and Lot 3E are listed.
w. Proposed 5' wide easements on all property lines. The existing sanitary sewer along the west property line does not appear to be in an easement. Proposed utility service to the two new lots is shown.

- x. Owner Statement for signature added to plan.
- y. The City website indicates that city-wide trash collection is provided by Grace Hauling.
- 5. No deed restrictions, protective covenants or bylaws are proposed.
- 6. List of property owners near P.U.D. attached.

If you need any additional information or have any questions please contact the undersigned.

Thank you.

Sincerely,
Vance Engineering, Inc.

Michael Elton, P.E.