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July 20, 2016

Dardenne Prairie  
Planning and Zoning  
2032 Hanley Road  
Dardenne Prairie, MO 63368

RE: Storage Q  
Bax Project No. 10-15035  
Dardenne Prairie Project No. 971422

Thank you for the comments in your email dated July 15, 2016 we have addressed them as follows:

1. The Dardenne Prairie Project No. 971422 has been referenced in the top-rightmost corner of all plan sheets.
2. Added a Demolition plan on the top half of sheet 2 showing all existing conditions and demolition.
3. Added a sheet to the plan set with a preliminary storm water management plan on sheet 3.
4. Location map has been redrawn to reflect current conditions.
5. Not applicable
6. Development Note 20 (sheet 1) has been added, stating "FUTURE PHASE AREA TO BE SEEDED WITH GRASS UNTIL FUTURE DEVELOPMENT (SEE PHASE ONE SITE PLAN ON SHEET 2). Furthermore, an additional note has been added to the phase one site plan on sheet 2 with the same verbage. Labels specifying buildings C and G as being phase 1 was in correct, this has been corrected and now specifies the proposed buildings C and G as being part of Phase 2 construction.
7. Expanded development note 19 providing the purpose, length of time and to whom the easements are granted to.
8. Added 10' wide permanent cross access easement to the City of Dardenne Prairie to sheet 1 from the right of way, through the proposed drive aisle back to the top of berm on the proposed detention basin.
9. Water and Sanitary facilities for all phases have been noted to be Private and added development note 21 stating all storm sewers and the detention basin on site are private.
10. Revised the proposed sanitary main to have 10' separation from the proposed storm sewer.

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11. Fence has been re-specified as a 6' Black Chain-link Fence and a new detail provided on sheet 4. We have also attached a photograph of this fence.
12. Trash service will be residential style push cart only, there is no trash enclosure as the site does not produce any bulk waste, added development note 22.
13. Added a light location plan to sheet 4 with the light style, watts and height labeled.
14. See new landscape sheet L -1.
15. Will forward letters of approval from sanitary, water, fire district and MoDoT once we receive them.
16. provided

Sincerely,

Clifford L. Heitmann P.E.

President

Enclosures