



Application Number: PL2020235
Application Type: Minor Plat
Application Name: NAPA VALLEY LOT 133A & TRACT N
Location: 1519 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Comment Date: 8-26-2020

Please note our comment responses in bold below.

Planning Review:

1. CITY SIGNATURE BLOCK. Revise the City Clerk's name from Carla Dial to Trisha Fowler Arcuri. **Revised.**
2. DETENTION POND. Remove the lines demarcating the limits of the detention pond on Tract N3 from the final version of the plat submitted for signatures. **Revised.**

Engineering Review:

1. A Master Drainage Plan was missing from the submittal. This is referenced on the plans, but was not submitted in the package. **Added.**
2. The lot appears to be at or within the floodplain fringe. A review of the Master Drainage Plan will be conducted to determine if the lot is within the floodplain fringe, based on elevations. If so, we are recommending the lot line be adjusted to remove this lot from the floodplain fringe. **Revised.**
3. Base flood elevations are called-out using a zig-zag line. Shouldn't these elevations be called-out using a straight cross-section line? **Revised.**
4. It appears the rear lot utility easement needs to be vacated.
5. Where is the emergency spillway and permanent pool elevation in relation to the new lot lines? A twenty (20) foot minimum separation is required between the 100-year water surface elevation, and any lot line. **Added.**
6. Final approval of the plat is contingent upon approval and construction of the retention basin improvements within Tract N3, which also includes application for a floodplain development permit for all activity within the floodplain fringe.
7. Is the lot labeled correctly? We are showing the title as Lot 133A, not Lot 133. **Revised.**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht