



Application Number: PL2020220  
Application Type: Minor Plat  
Application Name: Lots 80A, 80B Valley Final Plat  
Comment Date: 8-26-2020

Please note our comment responses in bold below.

**Planning Review:**

1. PLAT BOUNDARY. The plat boundary needs to be extended so as to include Lot 79 and the vacated ROW that will be absorbed into the new Lot 79A. **N/A**
2. PLAT TITLE. Revise the plat title to include Lot 79A. Update the plat title wherever referenced throughout the drawing as needed. **N/A**
3. BUILDING LINE. Revise the building line along the SW Stoney Brook Dr frontage of Lot 80B from 20' to 25'. **Revised.**
4. SETBACK LINES. Remove the dashed side yard and rear yard setback lines from the final version of the plat that will be submitted for signatures following approval. **Revised.**
5. CITY SIGNATURE BLOCK. Remove the signature line for the Planning Commission Secretary and replace it with a signature line for the City Clerk (Trisha Fowler Arcuri). **Revised.**
6. PROPERTY OWNER SIGNATURE LINE. A signature line and notary certification for the owner of Lot 79 shall be added to the plat. **N/A**
7. PHYSICAL IMPROVEMENTS. Remove the existing and future infrastructure improvements from the final version of the drawing submitted for signatures. **Revised.**
8. DEVELOPMENT STANDARDS. Include the applicable development standards for single-family and single-family estate lots from Napa Valley 1st Plat on this drawing. **Added.**

**Engineering Review:**

1. The plat shows a proposed sanitary sewer lateral tying into an existing sanitary sewer main located within SW Flintrock Drive. Please verify that this sanitary sewer is existing and located as shown. If so, then dedication of a 15' U/E will be required since the public right-of-way is being vacated. **Revised right-of-way vacated. Sanitary is not within revised.**
2. Existing curb inlet and 43' of storm line (to the east) need to be removed or abandoned as part of the vacation process. Please label accordingly. **Added to Engineering drawing.**
3. Please submit engineering drawing(s) that show the storm items intended to be removed or abandoned. **Added Engineering drawing.**
4. Please make sure to seal and sign the plat.

**GIS Review:**

1. The legal description does not account for the unplatted area that is now part of this plat. **N/A**
2. Please reference the recorded document that vacates the ROW of Flintrock. **Revised.**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht

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