



September 13, 2017

Clint Smith
Senior Planner
701 E. Broadway
Columbia, MO 65205

Mr. Smith:

Herewith please find four copies of the revised preliminary plat along with additional information with regards to the Perche Ridge Preliminary Plat per your comment letter dated September 7, 2017.

Planning

1. Per the definition of steep slopes within the UDC the steep slope located on Lot 2 was shown in error. In fact it is not considered a steep slope per the UDC.

With regards to the comments about the floodplain, Section 29-5.1(b) states "Avoidance of sensitive areas, except under approved special safeguards, land shall be neither subdivided nor developed, where there is a finding by the Council that a proposed subdivision or development poses a threat to the safety, health and general welfare of inhabitants of the land or surrounding areas due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations, topography, utility easements, or other conditions. Portions of the proposed subdivision or development that cannot be developed without damage to sensitive areas shall be set aside for such use as shall not pose an undue hazard to life and property.

The areas that are located within the floodplain that are being proposed for development are minimal. They are along the fringes of the floodplain and would be filled in according to FEMA regulations and protocol. This would include a standard floodplain development permit as well as an elevation certificate submitted to the City at the time of the building permit application (again standard protocol). The land in which the filling would take place is not sensitive if it were to be filled. It does not contain sinkholes, steep slopes,

improper drainage, rock formations, etc. It is simply an area that FEMA has identified as an area that need further study and/or additional care given if a structure is to be built upon it. Per the above mentioned section it states that we should avoid sensitive area "except under approved special safeguards". Both the City and FEMA have standards protocols in place to cover these safeguards.

Where there will FEMA floodplain on the residential lots, the building areas will be raised a minimum of 2 feet above the Base Flood Elevation (BFE). Please note that FEMA allows this to be done as long as the building site is AT the BFE. The City of Columbia has regulations that require the additional 2 feet of elevation above the established BFE. This gives assurance that there are no issues with regards to flooding of the house. I believe that both of these entities, along with the required documentation, provide the safeguards as mentioned under Section 29-5.1(b).

We have also revised the preliminary plat to minimize the lots sizes so as to encroach into the floodplain as little as possible. Notes have been added to the plat with respect to preservation easements over the common lot. At no time shall any construction (other than utility construction) take place in the regulated floodway.

An easement note has been added to protect the oxbow that is shown in the revised preliminary plat.

2. Understood. Please see the response to the arborist's comment regarding a tree preservation plan.
3. We desire to seek a design modification for the loop street situation. Attached to this letter is a formal request which addresses the items in Section 29-5.2(b.9).
4. Understood. The applicant is working with the fire department for this approval.
5. Ok
6. The owner to the north has been contacted. They desire to maintain their existing driveway in its current location. Since the property owner to the north has an easement and right to this access and desires to maintain it as-is, the preliminary plat addresses the situation as best we can by providing the driveway on a lot of its own.