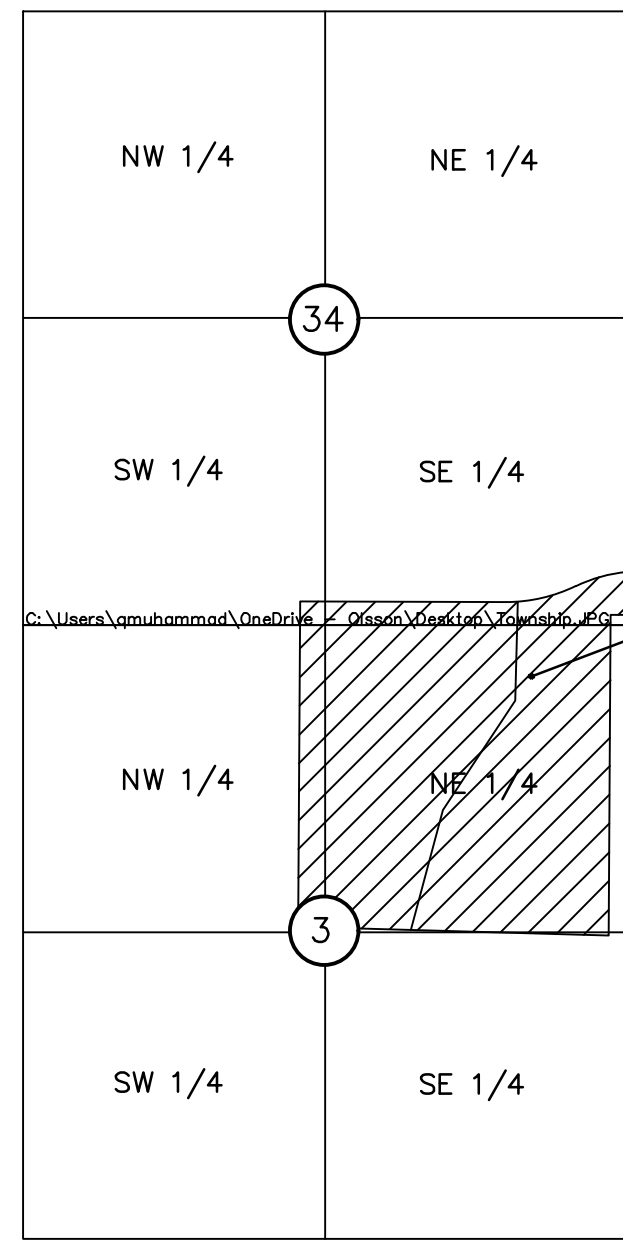


BOTHAM REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

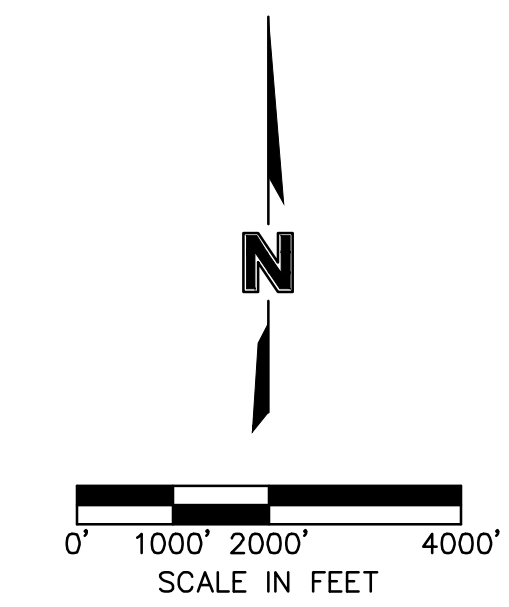
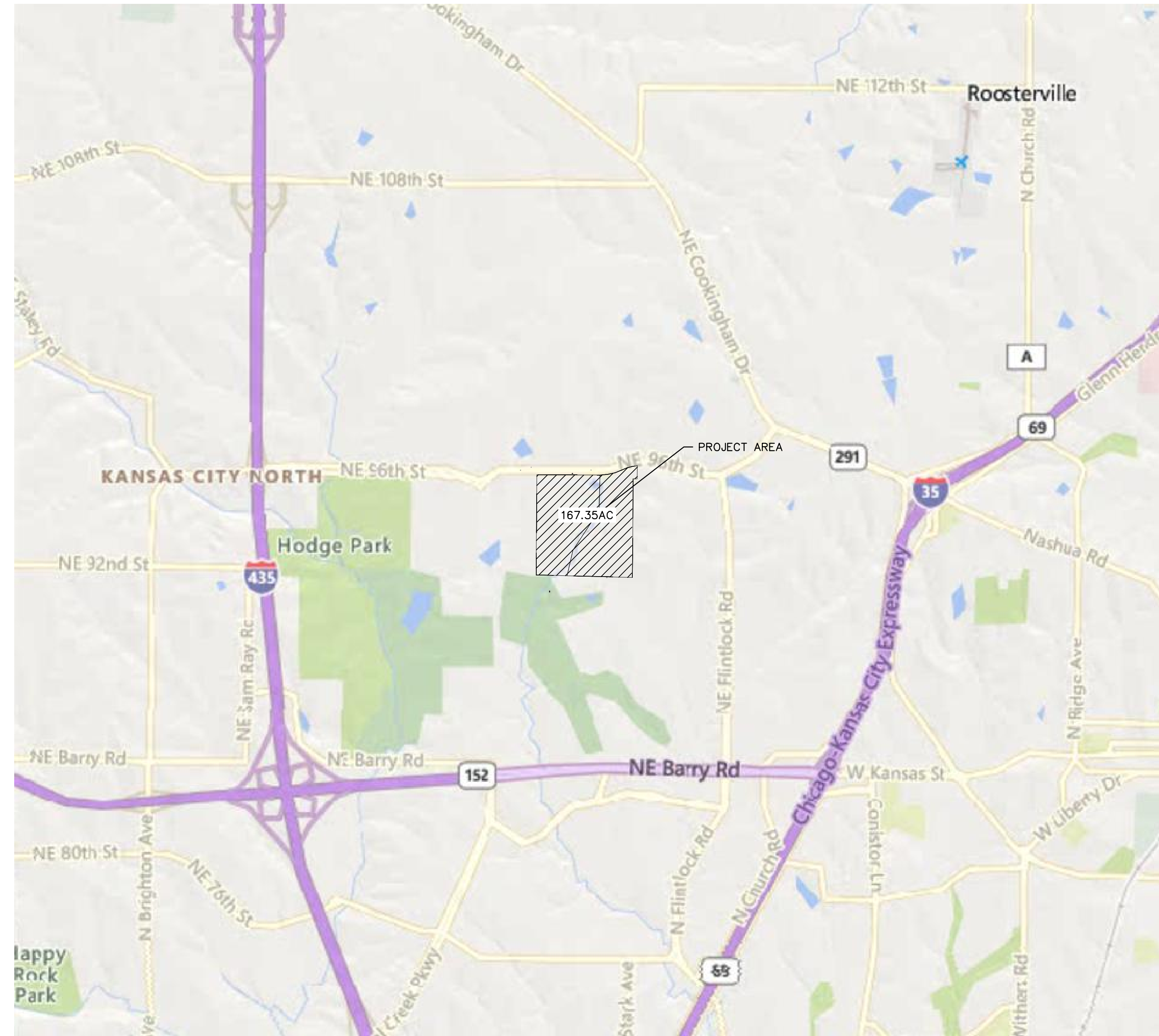
SECTION 3, TOWNSHIP 51N, RANGE 32W
IN KANSAS CITY, JACKSON COUNTY, MO



VICINITY MAP
S3, T51N, R32W
N.T.S

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. KANSAS CITY, MO 64161 CONTACT: PHONE: EMAIL:	UTILITY SERVICE NUMBERS NAME: KCMO PUBLIC WORKS PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE PHONE: 816-756-5252
ENGINEER OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: NICK HEISER, P.E. PHONE: 816.442.6056 EMAIL: NHEISER@OLSSON.COM	NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM: 816-358-5360
SURVEYOR OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: JASON ROUDEBUSH, PLS PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959

<input checked="" type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	REVIEWED FOR CONSTRUCTION



Sheet List Table	
Sheet Number	Sheet Title
C.0.0	TITLE
C1.0	EXISTING CONDITIONS
C2.0	REZONING PLAN
C3.0	SITE PLAN & PRELIMINARY PLAT
C3.1	SITE PLAN & PRELIMINARY PLAT (AREA 1)
C3.2	SITE PLAN & PRELIMINARY PLAT (AREA 2)
C3.3	SITE PLAN & PRELIMINARY PLAT (AREA 3)
C3.4	SITE PLAN & PRELIMINARY PLAT (AREA 4)
C4.0	PRELIMINARY GRADING & UTILITY PLAN
C4.1	PRELIMINARY GRADING & UTILITY PLAN (AREA 1)
C4.2	PRELIMINARY GRADING & UTILITY PLAN (AREA 2)
C4.3	PRELIMINARY GRADING & UTILITY PLAN (AREA 3)
C4.4	PRELIMINARY GRADING & UTILITY PLAN (AREA 4)
C5.0	PRELIMINARY STREAM BUFFER PLAN
C5.1	PRELIMINARY STREAM BUFFER PLAN (AREA 1)
C5.2	PRELIMINARY STREAM BUFFER PLAN (AREA 2)
C5.3	PRELIMINARY STREAM BUFFER PLAN (AREA 3)
C5.4	PRELIMINARY STREAM BUFFER PLAN (AREA 4)
C6.0	TREE PRESERVATION PLAN

SURVEYOR'S SUGGESTED PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 51 NORTH, RANGE 32 WEST, AND THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 34, TOWNSHIP 52 NORTH, RANGE 32 WEST IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 3; THENCE NORTH 0°26'15" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 2634.25 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°38'32" EAST A DISTANCE OF 79.41 FEET, TO THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 96TH STREET, AS NOW ESTABLISHED; THENCE SOUTH 88°55'31" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 327.02 FEET; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 10050.00 FEET, A DELTA ANGLE OF 1°08'00" AND AN ARC DISTANCE OF 198.81 FEET; THENCE NORTH 89°56'29" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1188.94 FEET; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1332.00 FEET, A DELTA ANGLE OF 25°50'18" AND AN ARC DISTANCE OF 600.68 FEET; THENCE CONTINUING EASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1232.00 FEET, A DELTA ANGLE OF 20°50'10" AND AN ARC DISTANCE OF 448.03 FEET; THENCE SOUTH 0°31'28" WEST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 358.03 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 52 NORTH, RANGE 32 WEST; THENCE NORTH 89°31'15" WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 111.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, TOWNSHIP 51 NORTH, RANGE 32 WEST; THENCE SOUTH 0°25'10" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2675.23 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE NORTH 88°24'26" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2612.30 FEET TO THE POINT OF BEGINNING. CONTAINING 7,289,748 SQUARE FEET OR 167.350 ACRES, MORE OR LESS.

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY	
			CHK	APP
1	2024.01.15	Revised per State comments		
2	2025.01.19	Revised per State comments		

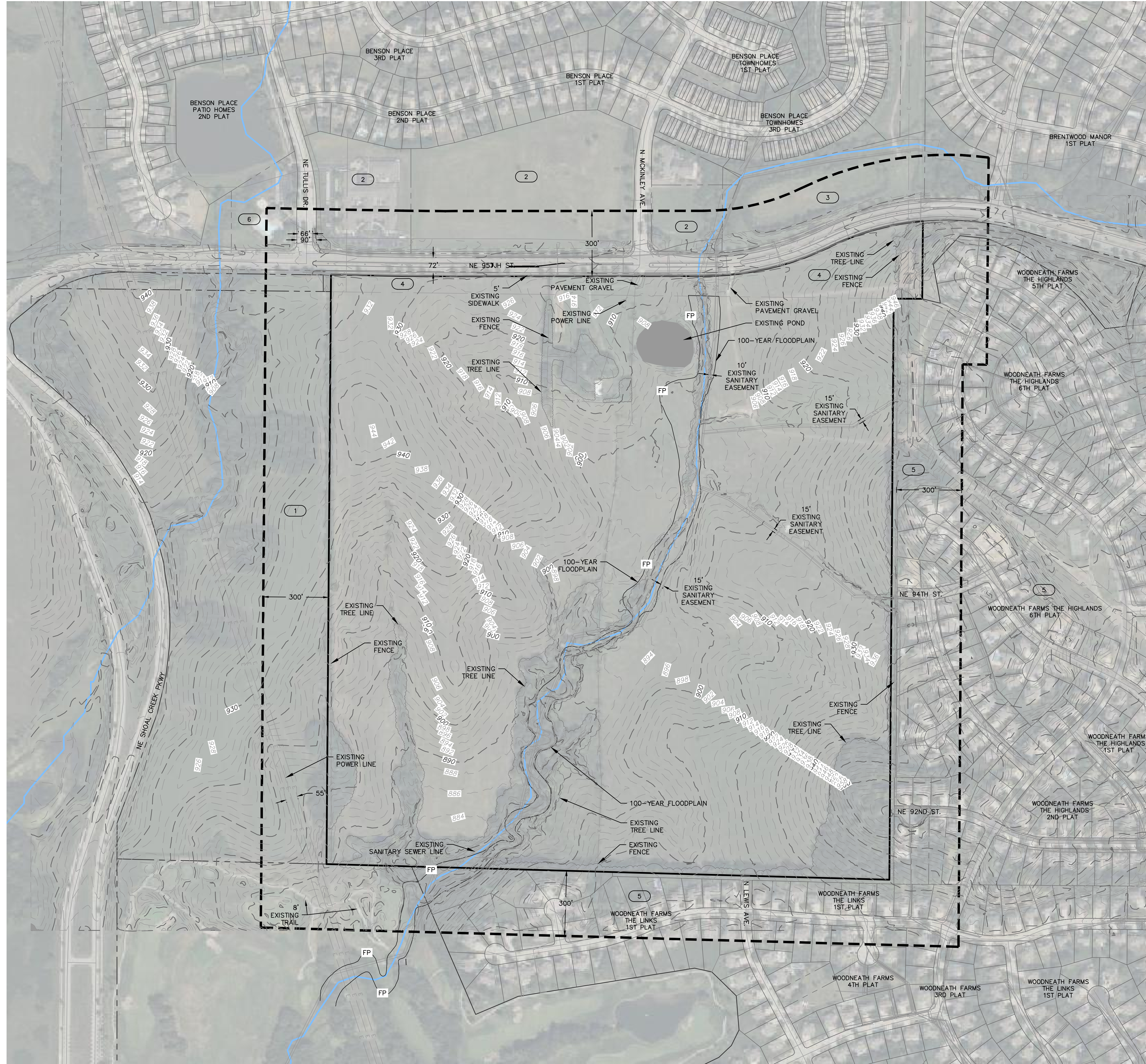
REVISIONS

TITLE	REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT
	BOTHAM
	KANSAS CITY, MO

2023

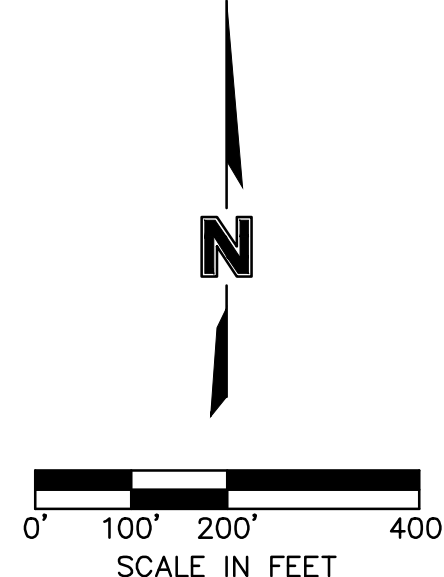
drawn by:	BH/CM
checked by:	CH
approved by:	ENG
GNOC by:	ENG
project no.:	B22-03454
drawing no.:	C_TT01_B2203454
date:	12/15/23

SHEET
C.0.0



PROPERTY OWNERS WITHIN 300'	
1	PROPERTY RESERVE INC C/O TAX DIVISION PO BOX 511196 SALT LAKE CITY, UT 84151
2	HUNT MIDWEST REAL ESTATE DEVELOPMENT INC 8300 NE UNDERGROUND DR STE 100 KANSAS CITY, MO 64161
3	BENSON PLACE HOME OWNERS ASSOC C/O FIRST SERVICE RESIDENTIAL 11125 N AMBASSADOR DR STE 200 KANSAS CITY, MO 64153
4	HUNT MIDWEST REAL ESTATE DEVELOPMENT INC 1881 MAIN ST STE 200 KANSAS CITY, MO 64108
5	WOODNEATH FARMS HOME OWNERS ASSOC C/O HUNT MIDWEST REAL ESTATE DEVEL 8300 NE UNDERGROUND DR STE 100 KANSAS CITY, MO 64161
6	Dawson Cyrus BENSON PLACE HOME OWNERS ASSOC C/O FIRST SERVICE RESIDENTIAL 11125 N AMBASSADOR DR STE 200 KANSAS CITY, MO 64153

LEGEND	
	PROJECT PROPERTY BOUNDARY
	300' ADJACENT PROPERTY OWNER BOUNDARY
	PROPERTY LOT LINE
	100-YEAR FLOODPLAIN
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS



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2	2024.01.19	Revised per Staff comments	CH

EXISTING CONDITIONS
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT
 BOTHAM

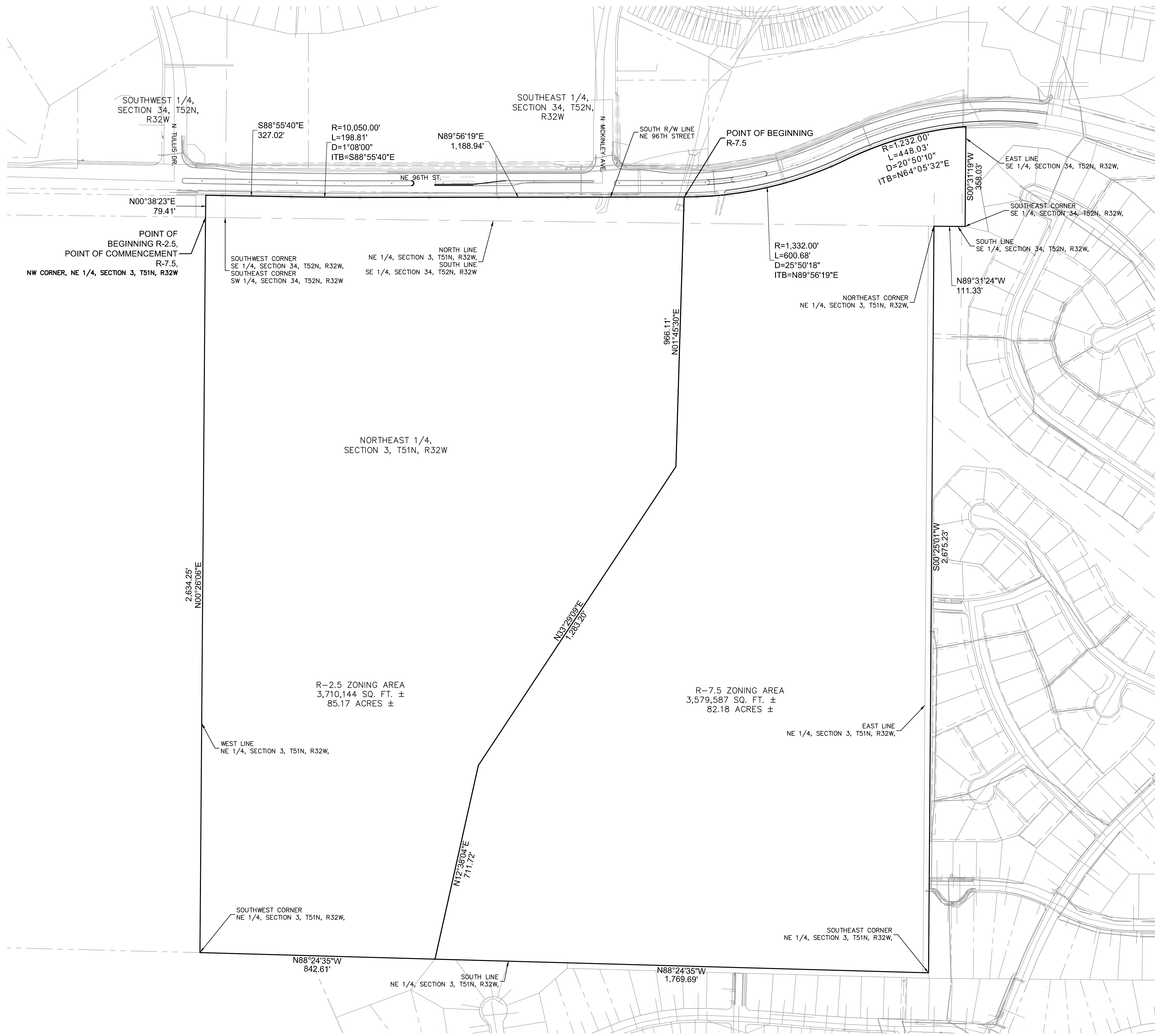
2023

drawn by: B2203454
 checked by: CH
 approved by: ENG
 GNCC by: ENG
 project no.: B2203454
 drawing no.: C_EXC01_B2203454
 date: 12/15/23

KANSAS CITY, MO

SHEET
C1.0

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 C_PBASE: B2203454



LEGEND

PROJECT PROPERTY BOUNDARY

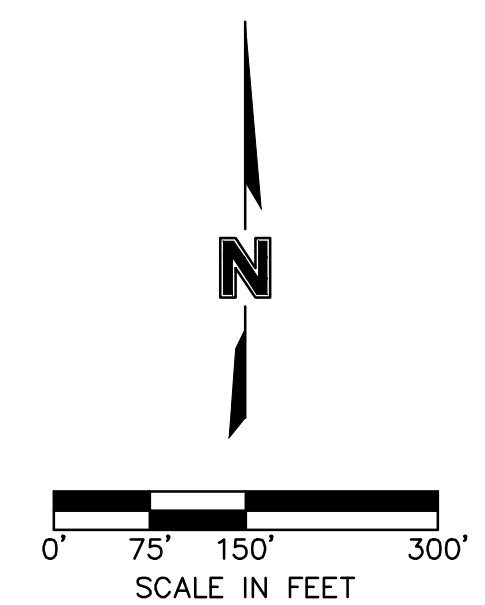
PROPERTY DESCRIPTION:

R-2.5 ZONING AREA PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 51 NORTH, RANGE 32 WEST AND THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 34, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°38'23" EAST, 79.41 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NE 96TH STREET AS NOW ESTABLISHED; THENCE SOUTH 88°55'40" EAST ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE, 327.02 FEET; THENCE EASTERLY ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 10,050.00 FEET, A CENTRAL ANGLE OF 01°08'00" AND AN ARC DISTANCE OF 198.81 FEET; THENCE NORTH 89°56'19" EAST ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE, 1,188.94 FEET; THENCE LEAVING SAID EXISTING SOUTH RIGHT-OF-WAY LINE SOUTH 01°45'30" WEST, 966.11 FEET; THENCE SOUTH 33°29'09" WEST, 1,283.20 FEET; THENCE SOUTH 12°38'04" WEST, 711.72 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88°24'35" WEST ON SAID SOUTH LINE OF SAID NORTHEAST QUARTER, 842.61 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°26'06" EAST ON THE WEST LINE OF SAID NORTHEAST QUARTER, 2,634.25 FEET TO THE POINT OF BEGINNING. CONTAINING 3,710,144 SQUARE FEET OR 85.17 ACRES, MORE OR LESS.

R-7.5 ZONING AREA PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 51 NORTH, RANGE 32 WEST AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 00°38'23" EAST, 79.41 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NE 96TH STREET AS NOW ESTABLISHED; THENCE SOUTH 88°55'40" EAST ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE, 327.02 FEET; THENCE EASTERLY ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 10,050.00 FEET, A CENTRAL ANGLE OF 01°08'00" AND AN ARC DISTANCE OF 198.81 FEET; THENCE NORTH 89°56'19" EAST ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE, 1,188.94 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE EASTERLY ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,332.00 FEET, A CENTRAL ANGLE OF 25°50'18" AND AN ARC DISTANCE OF 600.68 FEET; THENCE EASTERLY ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 64°05'32" EAST WITH A RADIUS OF 1,232.00 FEET, A CENTRAL ANGLE OF 20°50'10" AND AN ARC DISTANCE OF 448.03 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 34; THENCE LEAVING SAID EXISTING SOUTH RIGHT-OF-WAY LINE SOUTH 00°31'19" WEST ON SAID EAST LINE OF SAID SOUTHEAST QUARTER, 358.03 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°31'24" WEST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 111.33 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°25'01" WEST ON THE EAST LINE OF SAID NORTHEAST QUARTER, 2,675.23 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 88°24'35" WEST ON SAID SOUTH LINE OF SAID NORTHEAST QUARTER, 1,769.69 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 12°38'04" EAST, 711.72 FEET; THENCE NORTH 33°29'09" EAST, 1,283.20 FEET; THENCE NORTH 01°45'30" EAST, 966.11 FEET TO THE POINT OF BEGINNING. CONTAINING 3,579,587 SQUARE FEET OR 82.18 ACRES, MORE OR LESS.



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2	2024.01.19	Revised per Staff comments	CH

REZONING PLAN
REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT
BOTHAM

REVISIONS

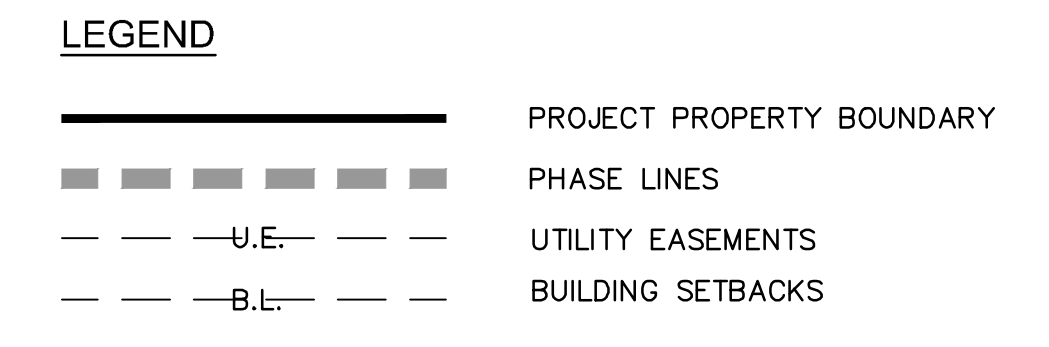
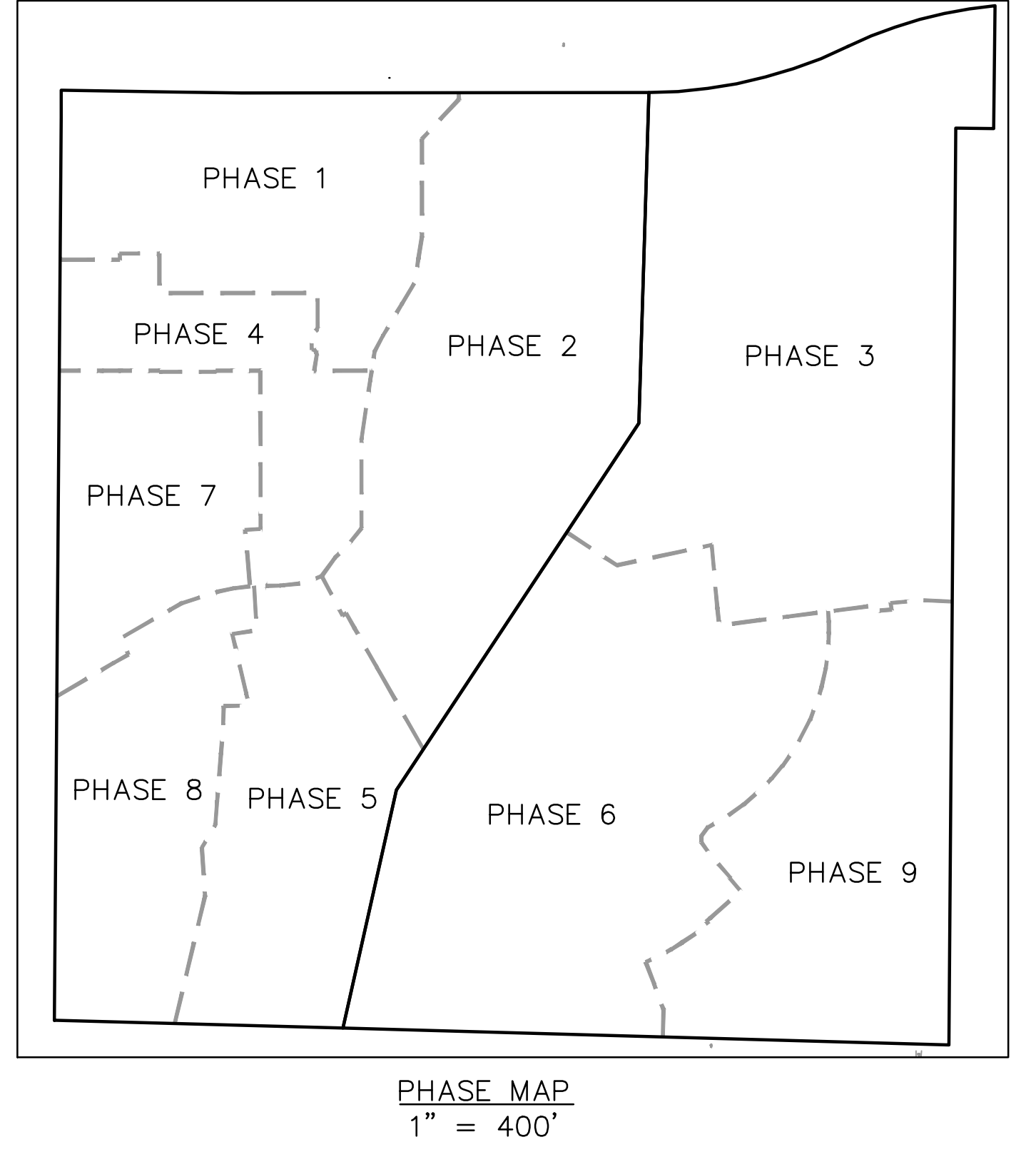
KANSAS CITY, MO

2023

drawn by: B2203454
checked by: CH
approved by: ENG
GNCV by: ENG
project no.: B2203454
drawing no.: C_SIT01_B2203454
date: 12/15/23

SHEET
C2.0

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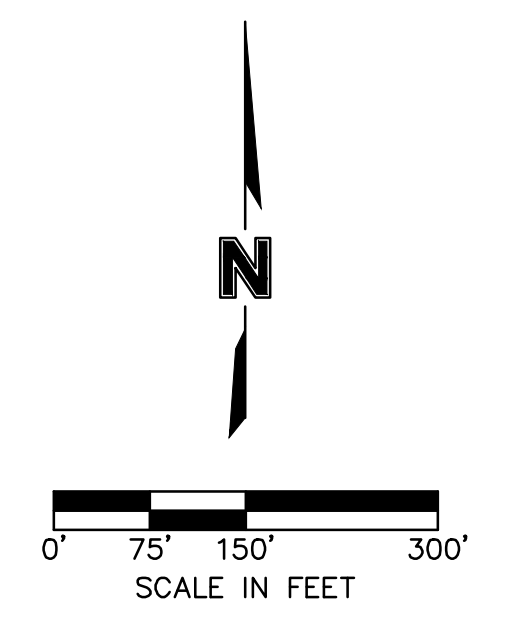
DEVELOPMENT DATA TABLE														
PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	EXISTING R/W (AC.)	STREET R/W (AC.)	PRIV. OPEN SPACE	DETENTION (AC.)	NET ACRES	UNITS	AVG. NET DU/AC.	AVG. GROSS DU/AC.	COMMENCE DATE	COMPLETION DATE
1	R-80	R-2.5	SF RES.	14.73	0.00	5.93	4.03	0.00	4.77	55	11.53	3.73	FALL 2024	FALL 2025
2	R-80	R-2.5	SF RES.	25.90	0.00	2.21	0.00	13.94	9.75	40	4.10	1.54	FALL 2026	FALL 2027
3	R-80	R-7.5	SF RES.	34.75	0.00	5.01	2.24	8.55	18.95	61	3.22	1.76	FALL 2028	FALL 2029
4	R-80	R-2.5	SF RES.	8.74	0.00	2.11	0.00	0.00	6.63	44	6.64	5.03	FALL 2030	FALL 2031
5	R-80	R-2.5	SF RES.	13.80	0.00	1.36	0.00	6.50	5.94	25	4.21	1.81	FALL 2032	FALL 2033
6	R-80	R-7.5	SF RES.	29.89	0.00	3.58	0.00	9.40	16.91	55	3.25	1.84	FALL 2034	FALL 2035
7	R-80	R-2.5	SF RES.	10.01	0.00	2.11	0.00	0.00	7.90	52	5.78	5.19	FALL 2036	FALL 2037
8	R-80	R-2.5	SF RES.	11.99	0.00	1.24	0.00	3.02	7.73	27	3.49	2.25	FALL 2038	FALL 2039
9	R-80	R-7.5	SF RES.	17.54	0.00	1.89	0.00	4.76	10.89	37	3.40	2.11	FALL 2040	FALL 2041
TOTAL				167.35	0.00	25.44	6.27	46.17	89.47	396	4.43	2.37		

GENERAL NOTES:
 A. EXISTING ZONING: R-80; PROPOSED ZONING: R-2.5 & R-7.5
 B. TOTAL LAND AREA: 7,285,410 SF, 167.35 AC.
 C. EXISTING R/W: 0.00 AC.; PROPOSED R/W: 25.44 AC.
 D. NET LAND 3,933,468 SF. AREA: 90.29 AC.
 E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 F. HEIGHT ABOVE GRADE OF BUILDINGS & STRUCTURES: N/A; MAX. HEIGHT PER SECTION 88-110-04, TABLE 110-2 REQUIREMENTS. NUMBER OF FLOORS OF EACH BUILDING: N/A
 G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: N/A
 H. BUILDING COVERAGE AND FLOOR AREA RATIO: N/A
 I. NET DENSITY: 4.43 DU/AC.; GROSS DENSITY: 2.37 DU/AC.
 J. PARKING REQUIREMENTS: N/A
 K. BICYCLE PARKING REQUIREMENTS: N/A
 L. COMMENCEMENT & COMPLETION DATES: SEE DEVELOPMENT DATA TABLE
 M. PROPOSED MONUMENT SIGNS SHALL MEET KOMO DEVELOPMENT CODE, CHAPTER 88 REQUIREMENTS.

PARKLAND CALCULATIONS:
 REQUIRED:
 $396 \text{ D.U.} \times 3.7 \times 0.006 = 8.791 \text{ AC.}$
 PROVIDED:
 TRAIL: $4,804 \text{ LF.} (4,804 \times 50 = 5,514 \text{ AC.})$
 AMENITY AREA: 3.257 AC.
 TOTAL = 8.811 AC.

AMENITIES WHICH MAY BE INCLUDED WITHIN TRACT A MAY INCLUDE THE FOLLOWING. DETAILED PLANS FOR AMENITIES SHALL BE APPROVED VIA FINAL PLAN FOR TRACT A, AND MAY DIFFER FROM THOSE LISTED HERE.

- SWIMMING POOL
- BATH HOUSE
- GRILLS
- ACTIVE RECREATION EQUIPMENT



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SITE PLAN & PRELIMINARY PLAN
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAN
 BOTHAM

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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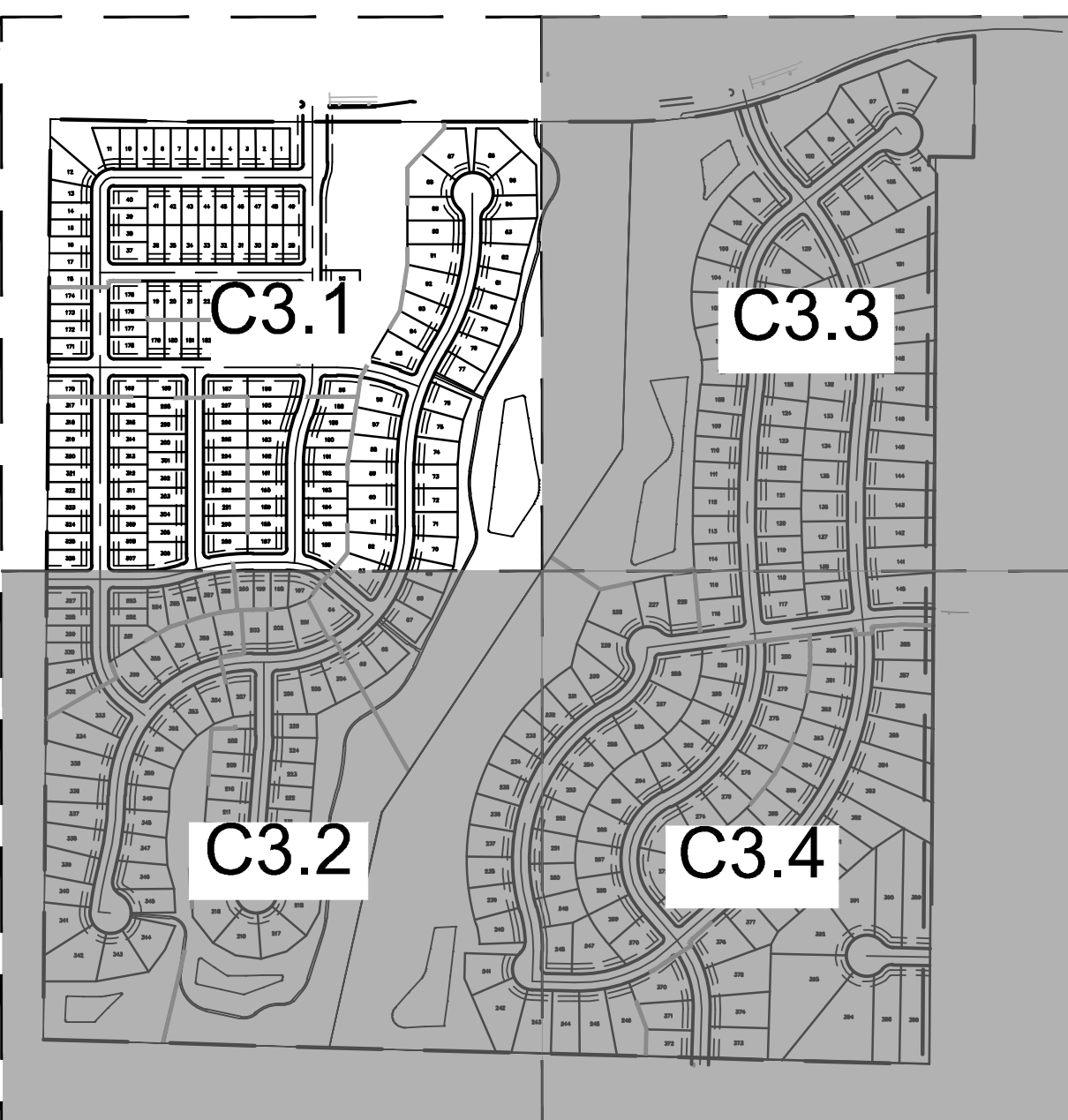
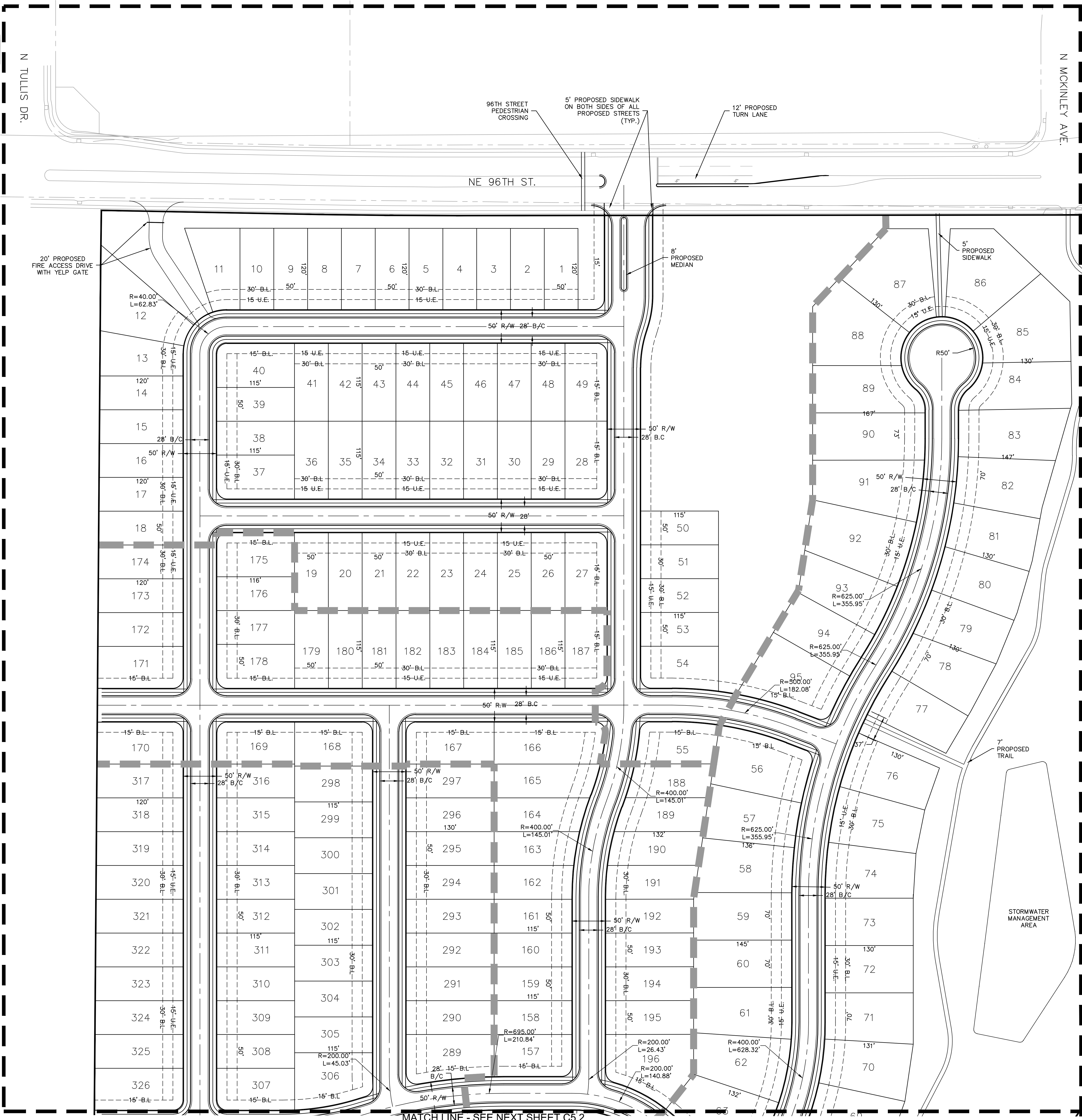
2023

drawn by: BNC/M
 checked by: CH
 approved by: ENG
 GNCC by: ENG
 project no.: B22-03454
 drawing no.: C_SIT01_B2203454
 date: 12/15/23

KANSAS CITY, MO

SHEET
C3.0

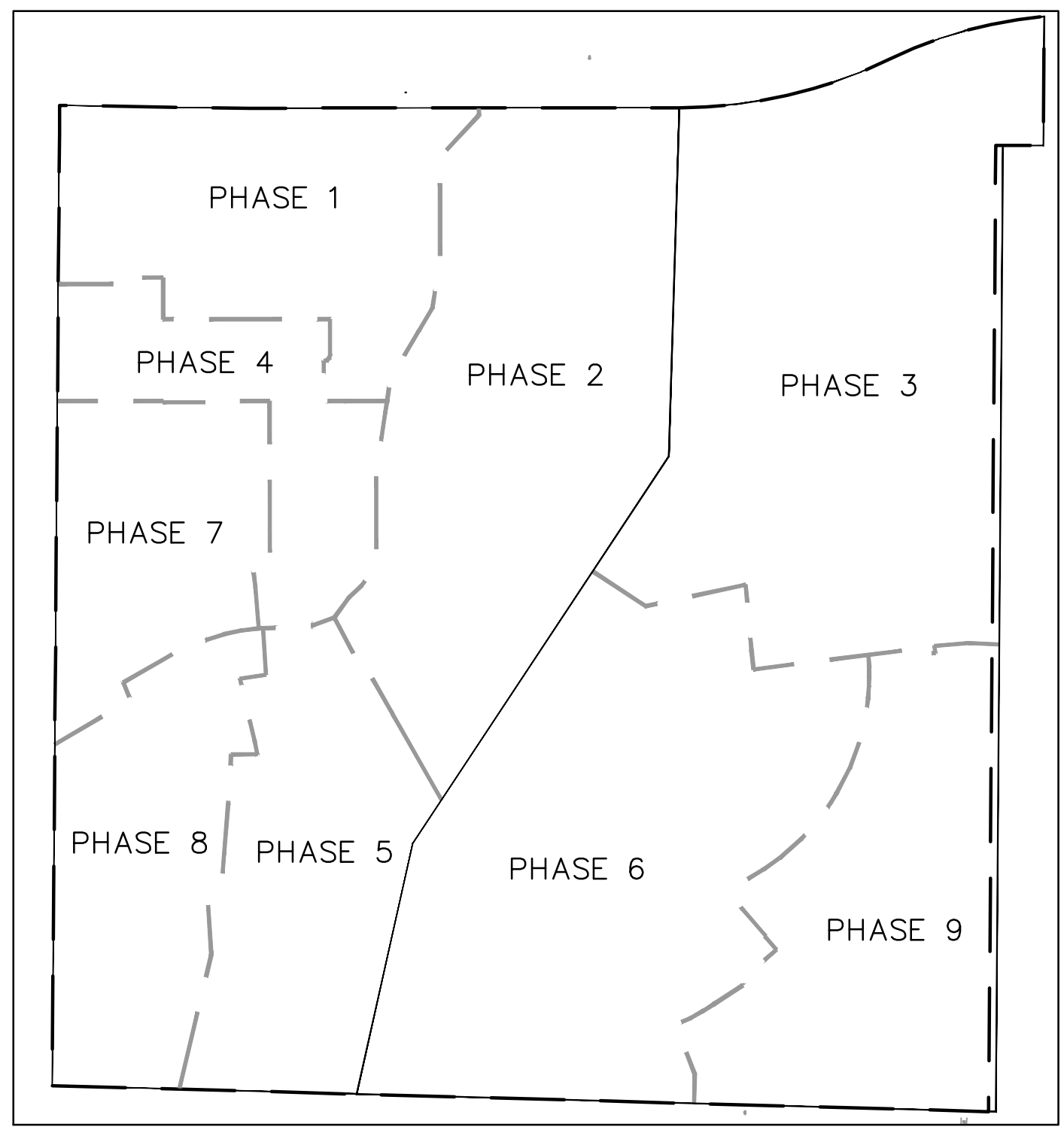
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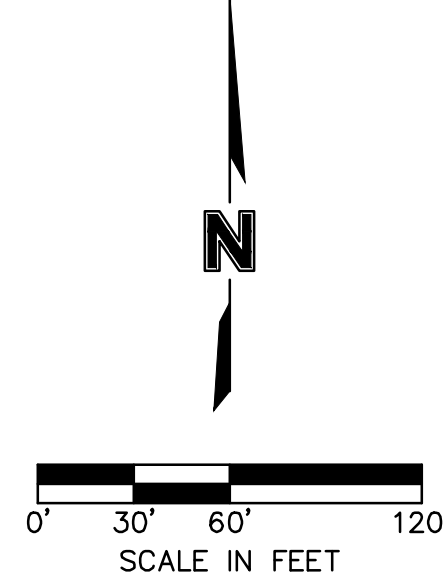
KEY MAP
1" = 500'

LEGEND

—	PROJECT PROPERTY BOUNDARY
- - - -	PHASE LINES
- - - -	UTILITY EASEMENTS
- - - -	BUILDING SETBACKS



PHASE MAP
1" = 400'



MATCH LINE - SEE SHEET C5.3

MATCH LINE - SEE NEXT SHEET C5.2

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**SITE PLAN & PRELIMINARY PLAN (AREA 1)
REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAN**

BOTHAM

KANSAS CITY, MO

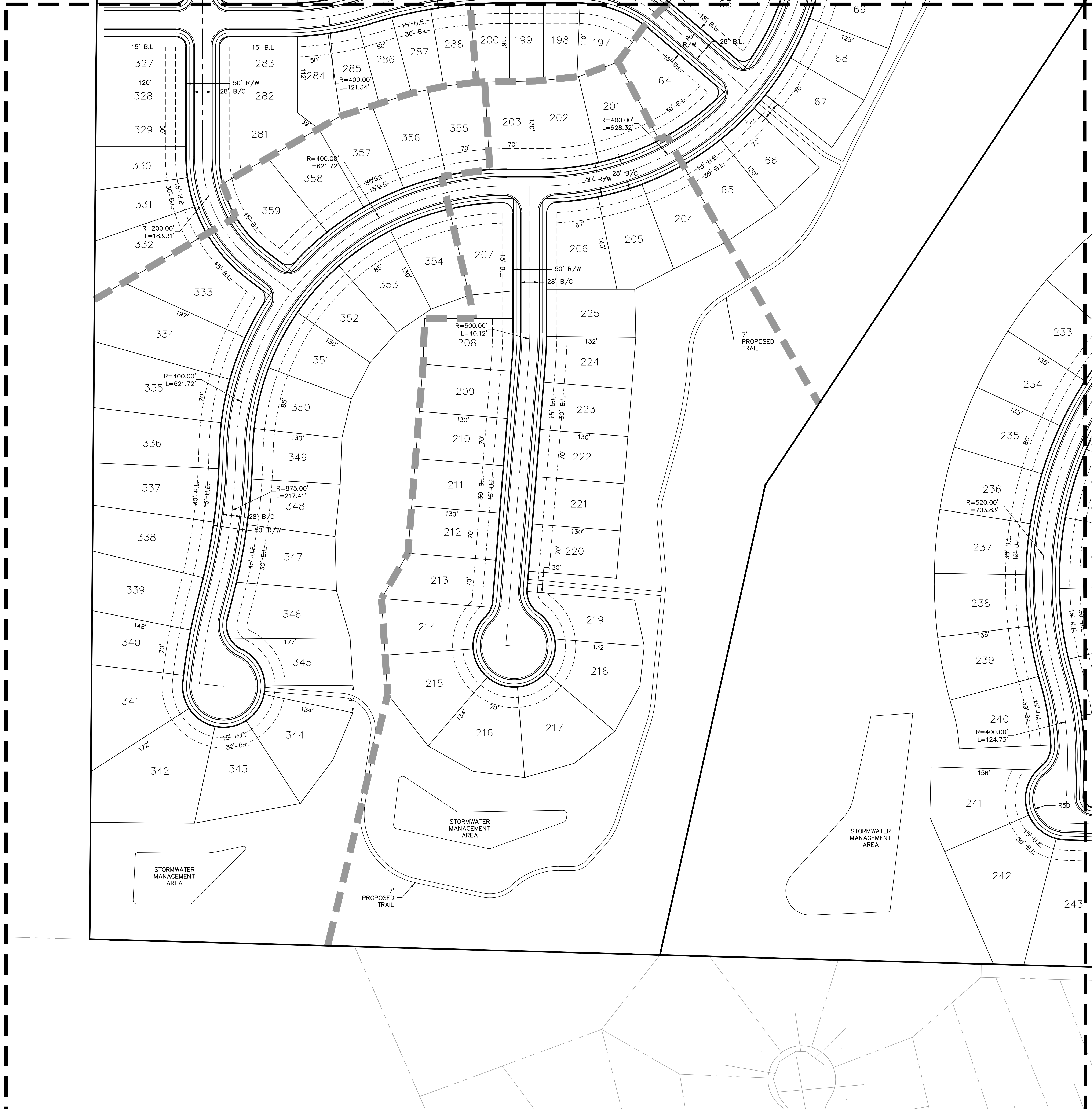
2023

drawn by: B220454
checked by: CH
approved by: ENG
GNCCV by: B220454
project no.: B220454
drawing no.: C_SIT02_B220454
date: 12/15/23

SHEET C3.1

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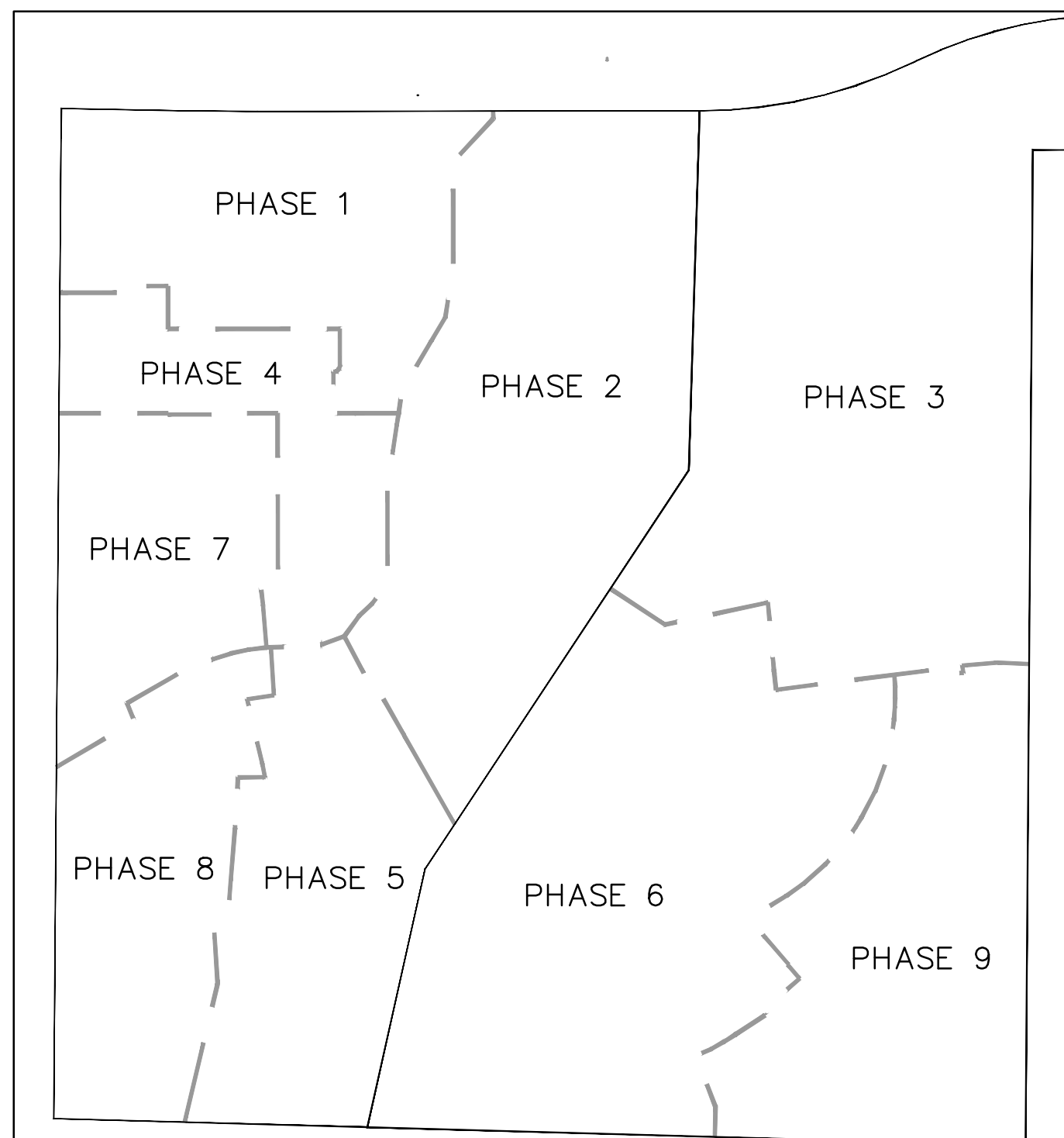
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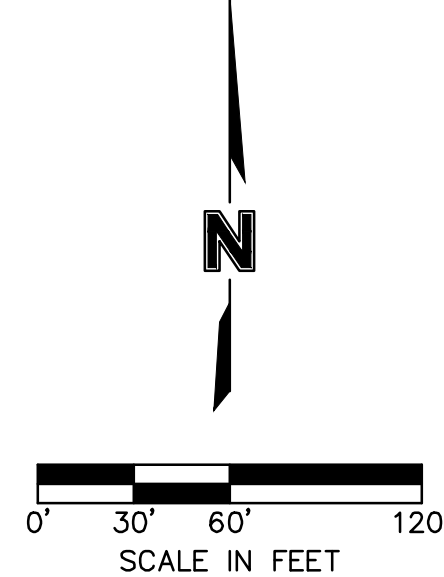
KEY MAP
1" = 500'

LEGEND

	PROJECT PROPERTY BOUNDARY
	PHASE LINES
	UTILITY EASEMENTS
	BUILDING SETBACKS



PHASE MAP
1" = 400'



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2023

KANSAS CITY, MO

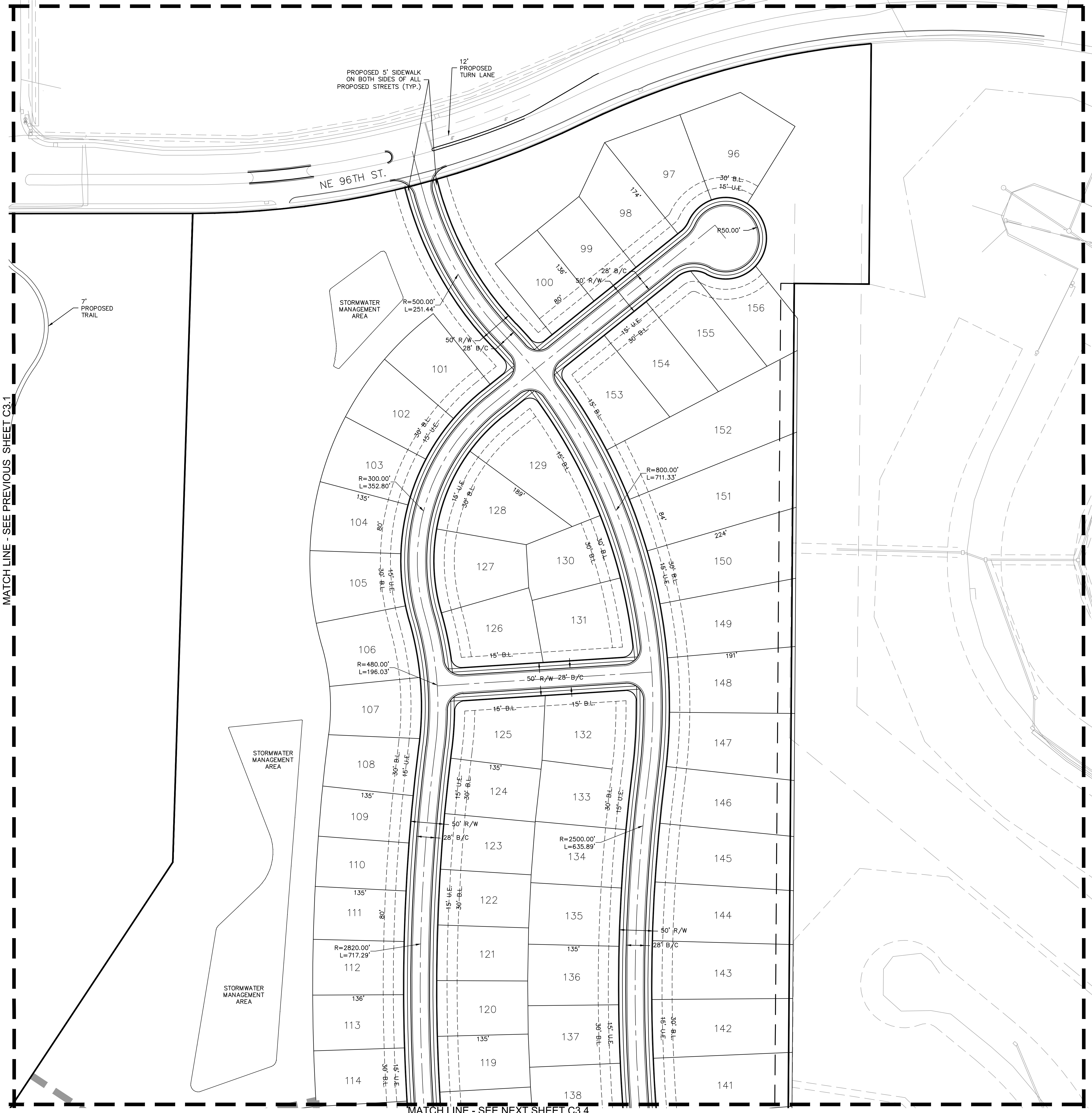
BOTHAM

SHEET
C3.2

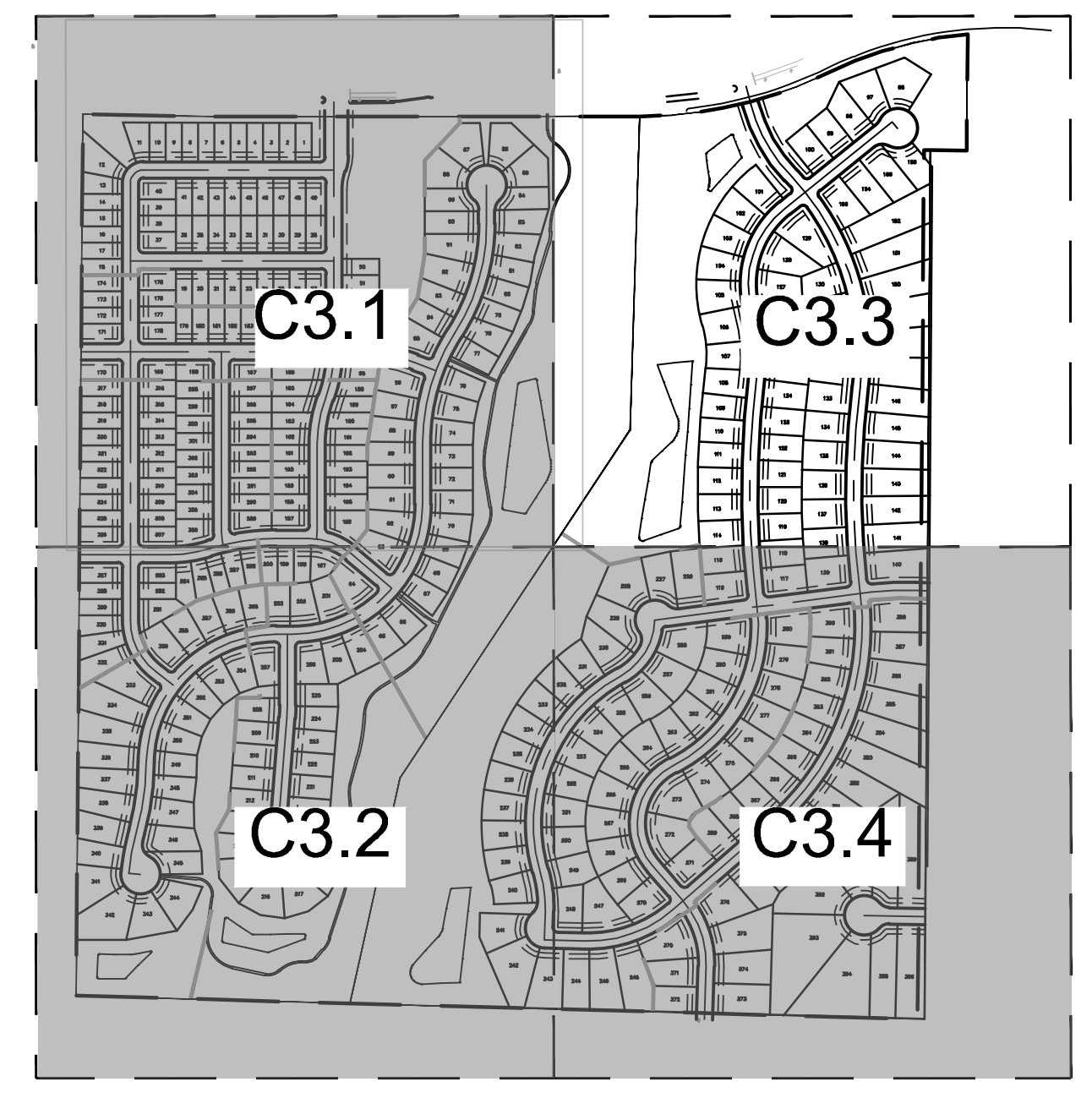
SITE PLAN & PRELIMINARY PLAN (AREA 2)
REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAN

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MATCH LINE - SEE PREVIOUS SHEET C3.1



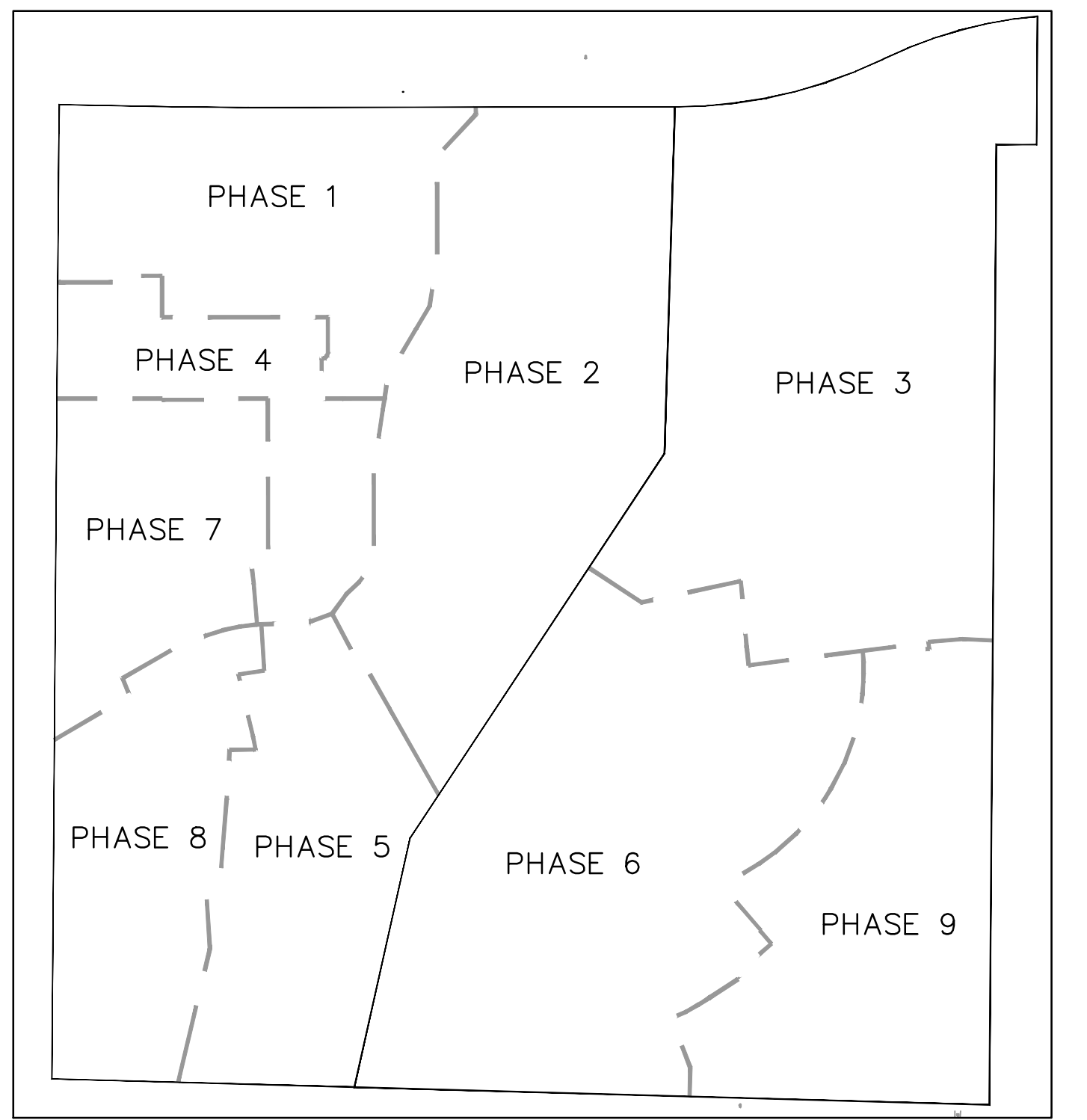
MATCH LINE - SEE NEXT SHEET C3.4



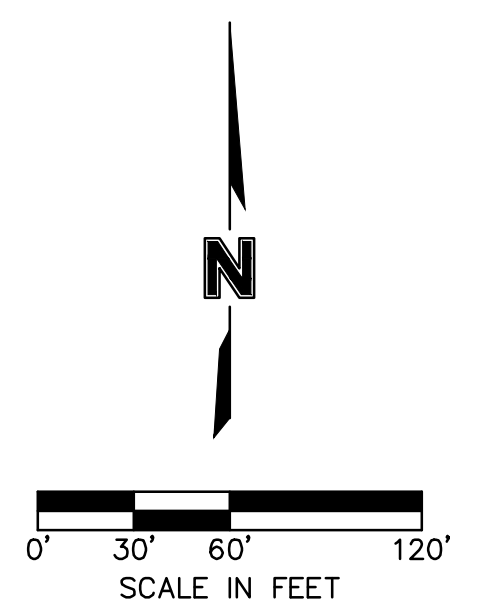
KEY MAP
1" = 500'

LEGEND

	PROJECT PROPERTY BOUNDARY
	PHASE LINES
	UTILITY EASEMENTS
	BUILDING SETBACKS



PHASE MAP
1" = 400'



SITE PLAN & PRELIMINARY PLAT (AREA 3)
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

drawn by: B220454
 checked by: CH
 approved by: ENG
 GNOC by: ENG
 project no: B220454
 drawing no: C_SIT02_B220454
 date: 12/15/23

SHEET
C3.3

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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2	2024.01.19	Revised per Staff comments	CH

REVISIONS

2023

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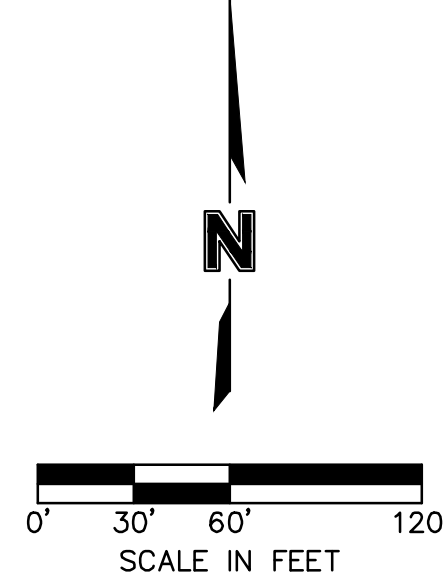
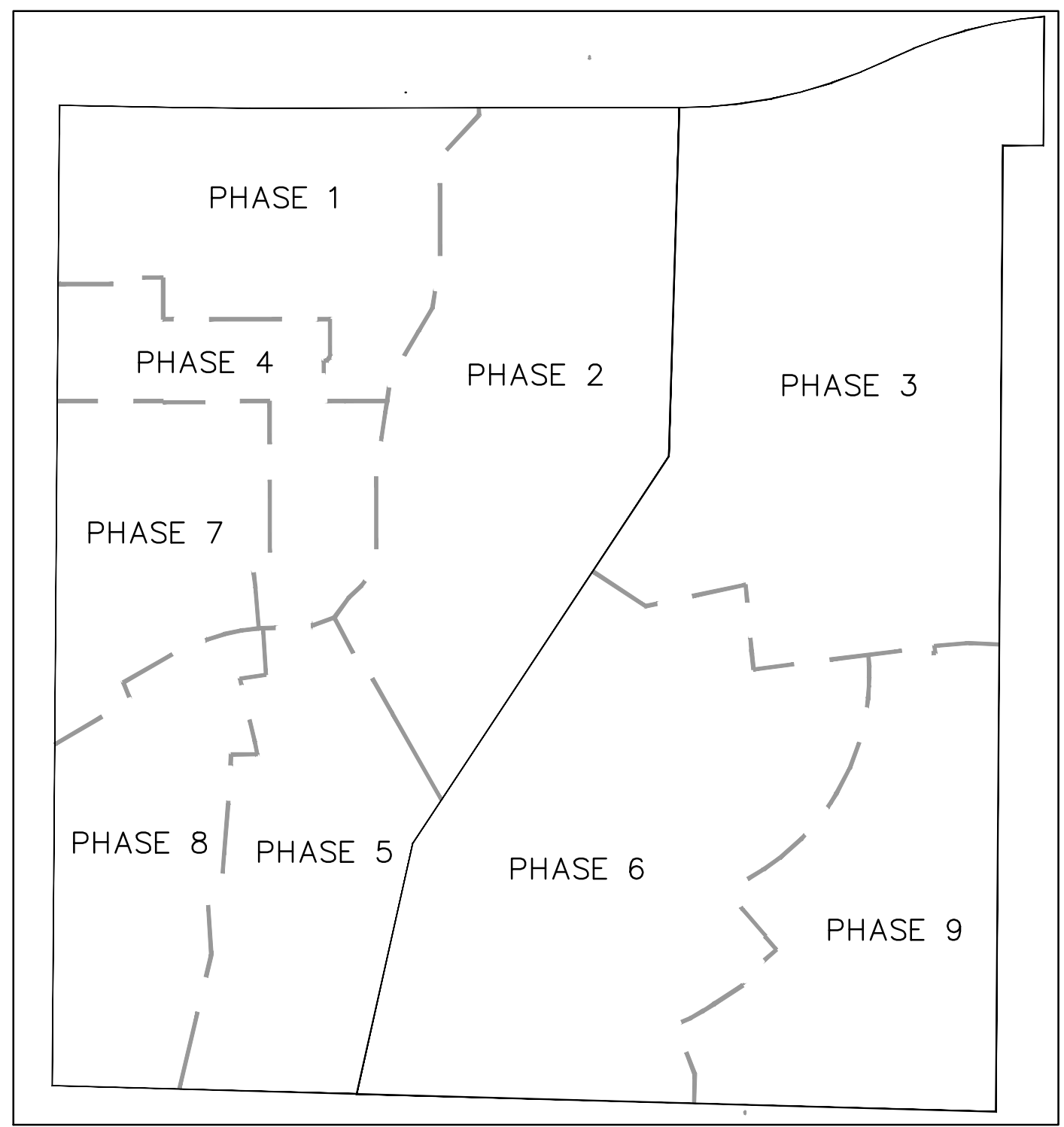
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1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

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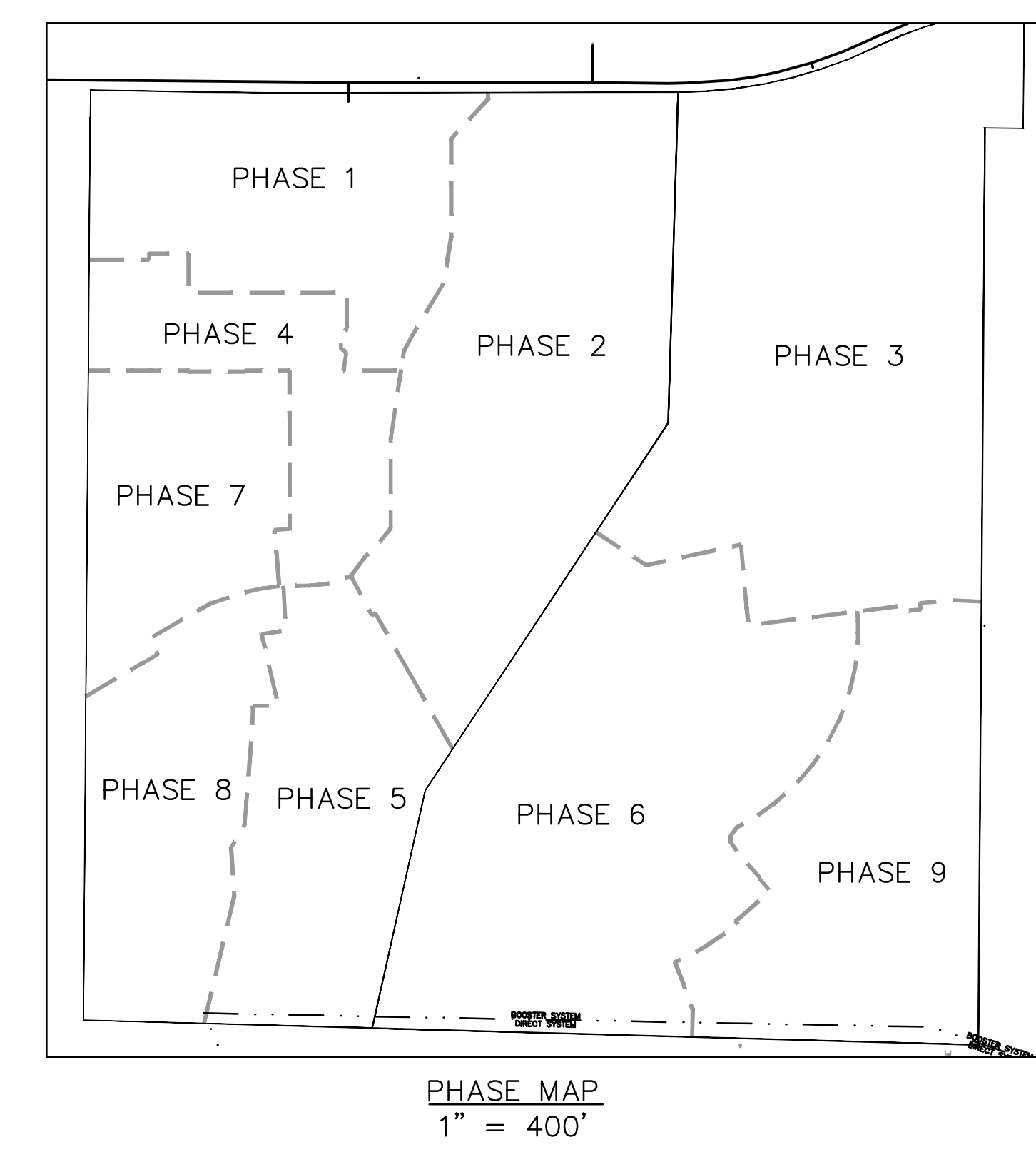
**SITE PLAN & PRELIMINARY PLAT (AREA 4)
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT**

BOTHAM

KANSAS CITY, MO

drawn by: B2203454
 checked by: CH
 approved by: ENG
 GN/CN by: ENG
 project no.: B2203454
 drawing no.: C_SIT02_B2203454
 date: 12/15/23

SHEET C3.4



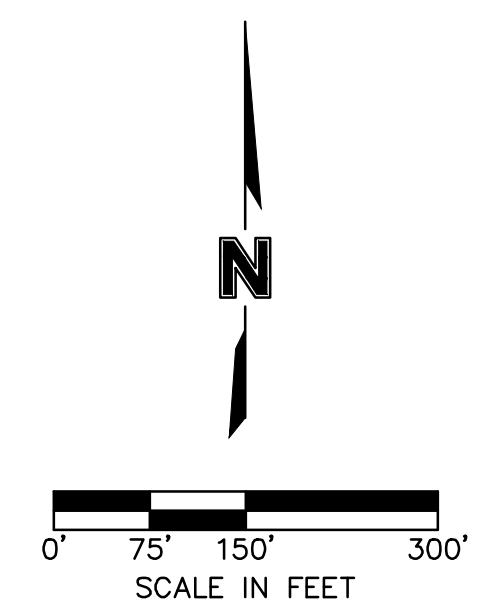
NOTE:
 A VARIANCE WAS REQUESTED FROM THE KANSAS CITY FIRE DEPARTMENT FOR THE KC WATER RULES AND REGULATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS RELATING TO THE MAXIMUM FIRE HYDRANT SPACING ALONG NE 96TH STREET TO BE INCREASED FROM A MAXIMUM OF 600 FT. TO A MAXIMUM OF 1,200 FT. KCFD GRANTED THE VARIANCE IN THIS SPECIFIC CASE BASED ON THE SPECIFIC CONDITIONS PRESENTED BY THIS PROJECT.

LEGEND

- PROJECT PROPERTY BOUNDARY
- PHASE LINES
- U.E. UTILITY EASEMENTS
- B.L. BUILDING SETBACKS
- WATER PRESSURE BOUNDARY
- 100-YEAR FLOODPLAIN

LEGEND	
—100—	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
—SS—	PROPOSED SANITARY SEWER
—S—	PROPOSED STORM SEWER
—W—	PROPOSED WATER LINE
—COMM—	PROPOSED COMMUNICATION LINE
—P-UG—	PROPOSED UNDERGROUND POWER
●	PROPOSED FIRE HYDRANT
—	EXISTING WATER LINE
—	EXISTING GAS LINE
—	EXISTING POWER LINE
—	EXISTING SANITARY SEWER LINE
—	EXISTING STORM SEWER LINE

NOTE:
 ALL PROPOSED SITE UTILITY SHALL BE PUBLIC UNLESS OTHERWISE NOTED.
 ALL PROPOSED WATER MAINS ARE TO BE 8" DIP WITH THE EXCEPTION OF WATER MAINS PROPOSED WITHIN CUL-DE-SAC STREETS, WHICH WILL BE 6" DIP AS ALLOWED BY WATER SERVICES



PRELIMINARY GRADING & UTILITY PLAN
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

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2	2024.01.19	Revised per Staff comments	CH

drawn by: BRC/M

checked by: CH

GNCC by: ENG

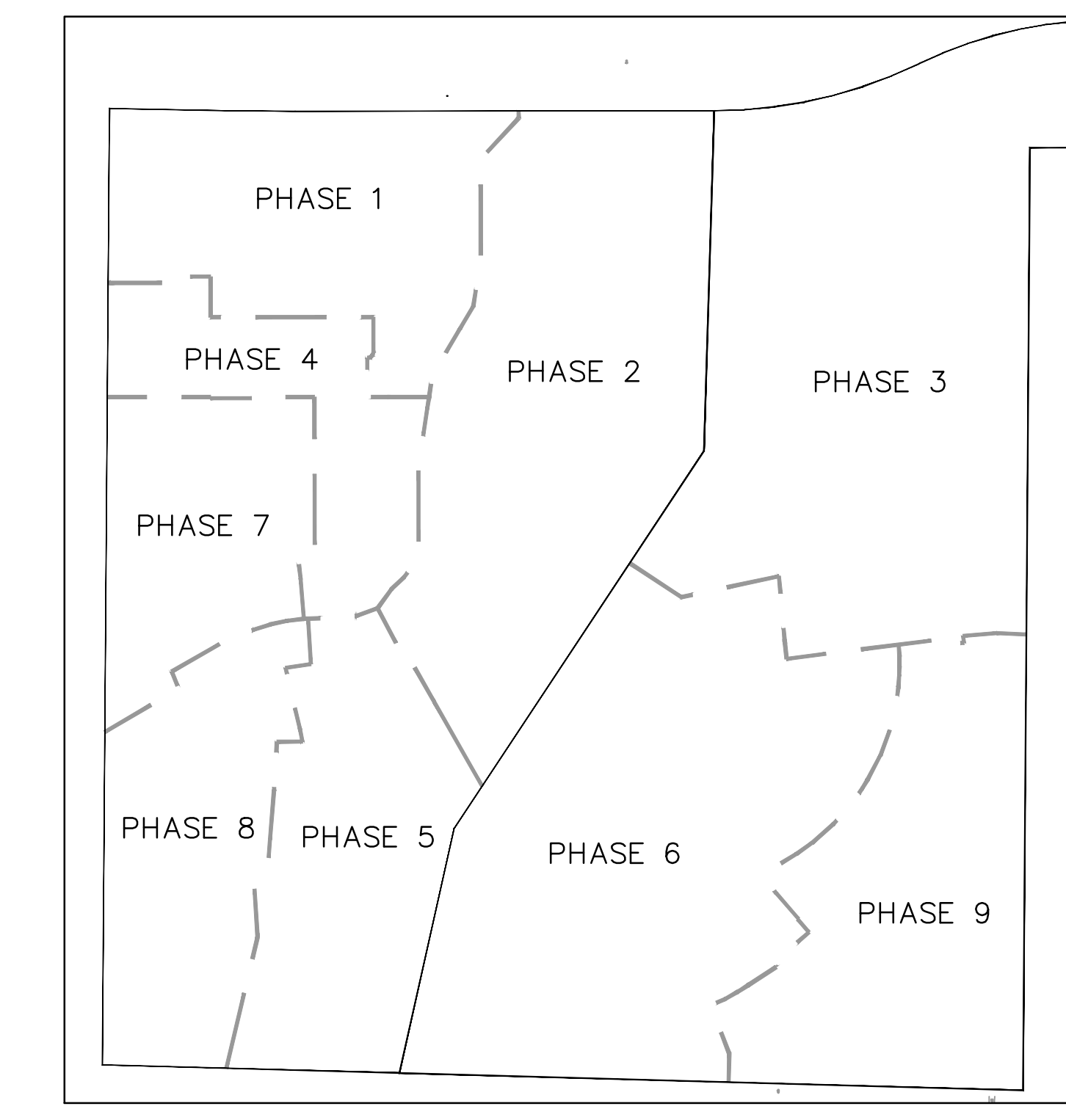
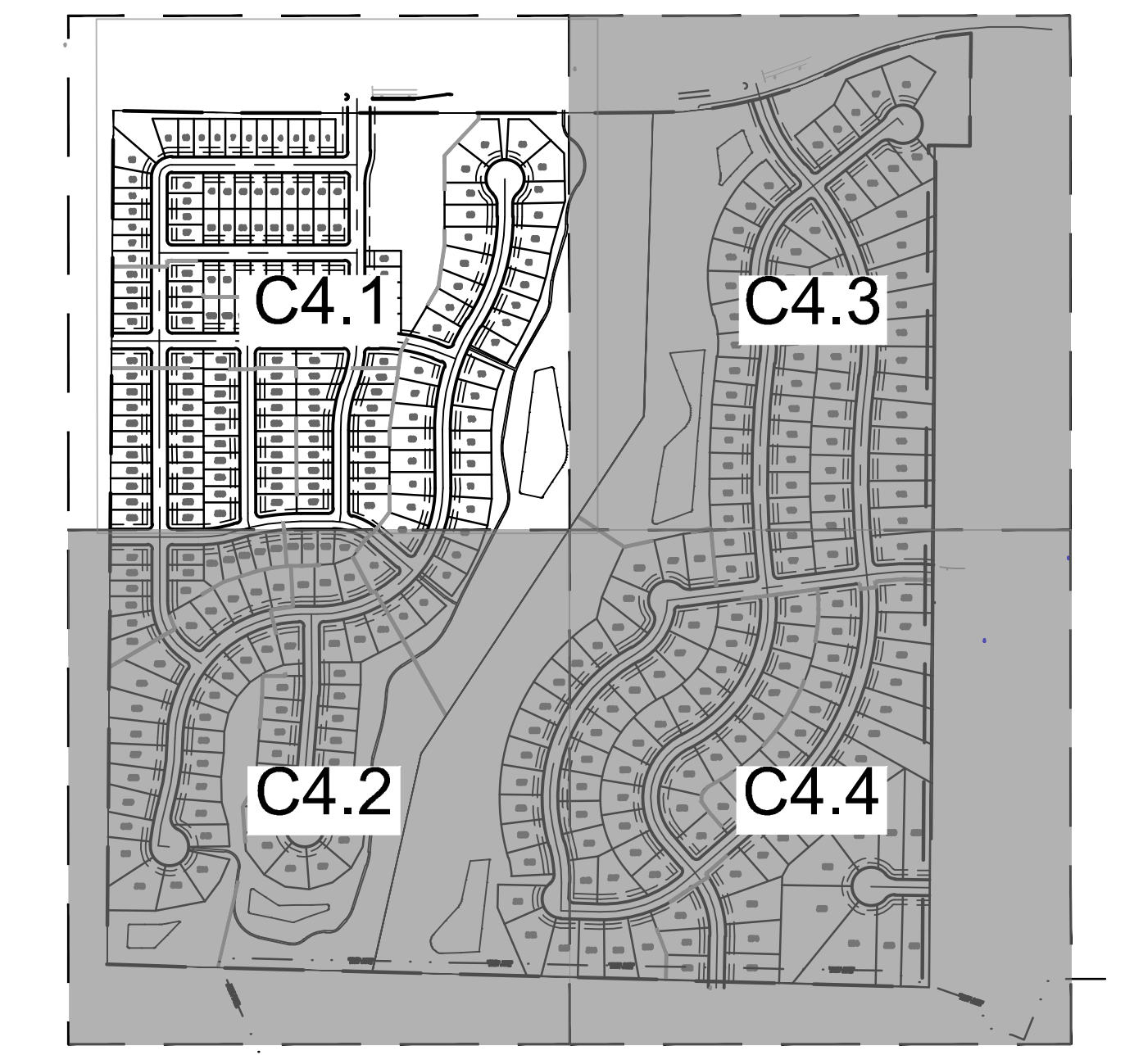
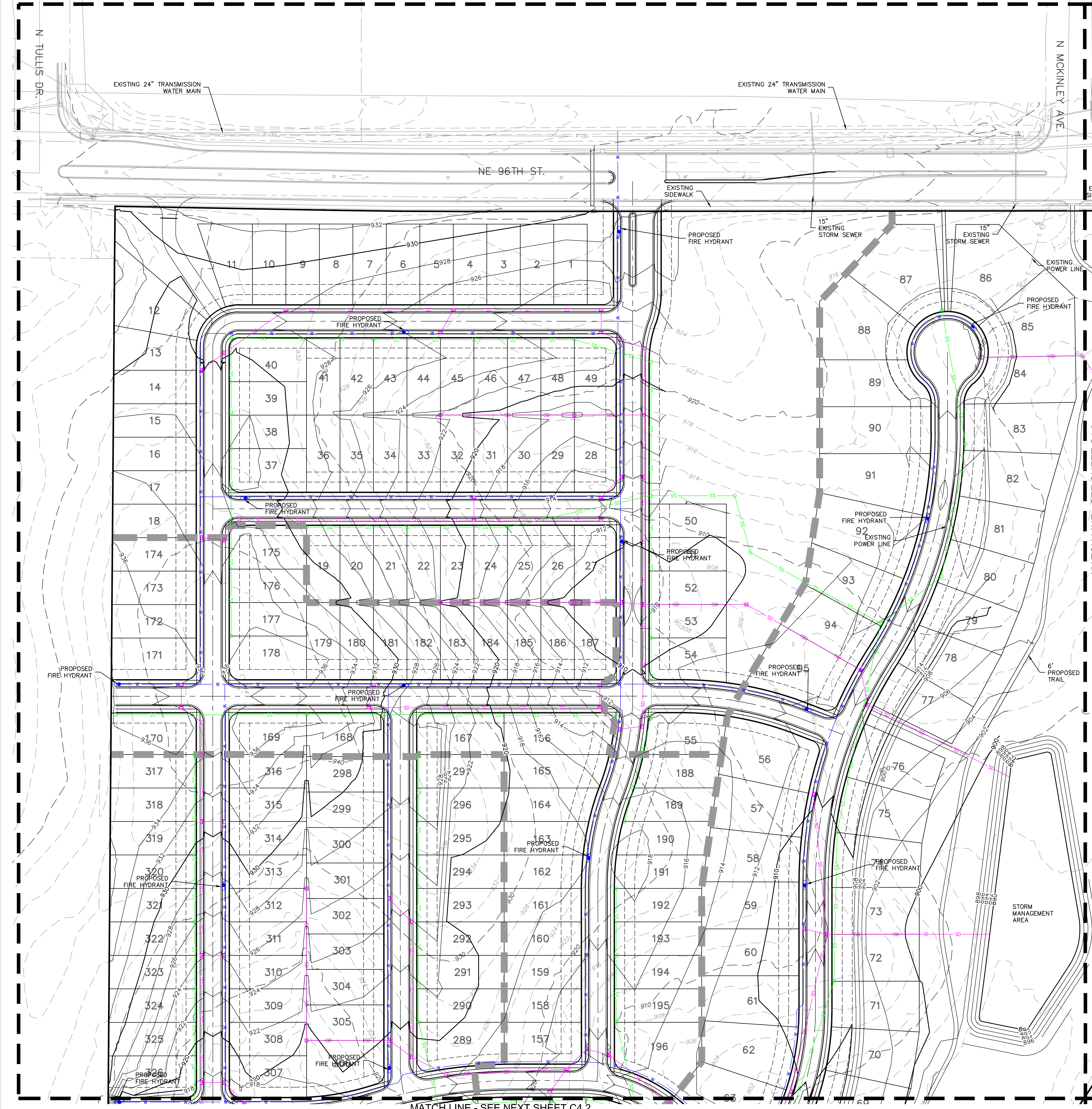
project no.: B22-03454

drawing no.: C_GRD01_B2203454

date: 12/15/23

SHEET
C4.0

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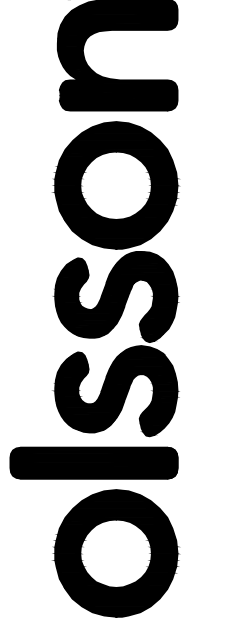
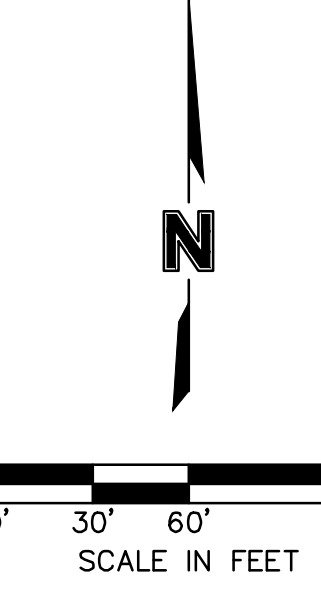
LEGEND

(Thick dashed line)	PROJECT PROPERTY BOUNDARY
(Thin dashed line)	PHASE LINES
(Dotted line)	UTILITY EASEMENTS
(Dashed line)	BUILDING SETBACKS
(Dotted line)	WATER PRESSURE BOUNDARY
(Line with 'FP' symbol)	100-YEAR FLOODPLAIN

LEGEND	
(-100-)	EXISTING INDEX CONTOURS
(--100--)	EXISTING INTERMEDIATE CONTOURS
(100)	PROPOSED INDEX CONTOURS
(--100--)	PROPOSED INTERMEDIATE CONTOURS
(SS)	PROPOSED SANITARY SEWER
(SD)	PROPOSED STORM SEWER
(W)	PROPOSED WATER LINE
(COM)	PROPOSED COMMUNICATION LINE
(P-U)	PROPOSED UNDERGROUND POWER
(Blue dot)	PROPOSED FIRE HYDRANT
(Blue line)	EXISTING WATER LINE
(Green line)	EXISTING GAS LINE
(Purple line)	EXISTING POWER LINE
(Red line)	EXISTING SANITARY SEWER LINE
(Yellow line)	EXISTING STORM SEWER LINE

NOTE:
ALL PROPOSED SITE UTILITY SHALL BE PUBLIC UNLESS OTHERWISE NOTED.

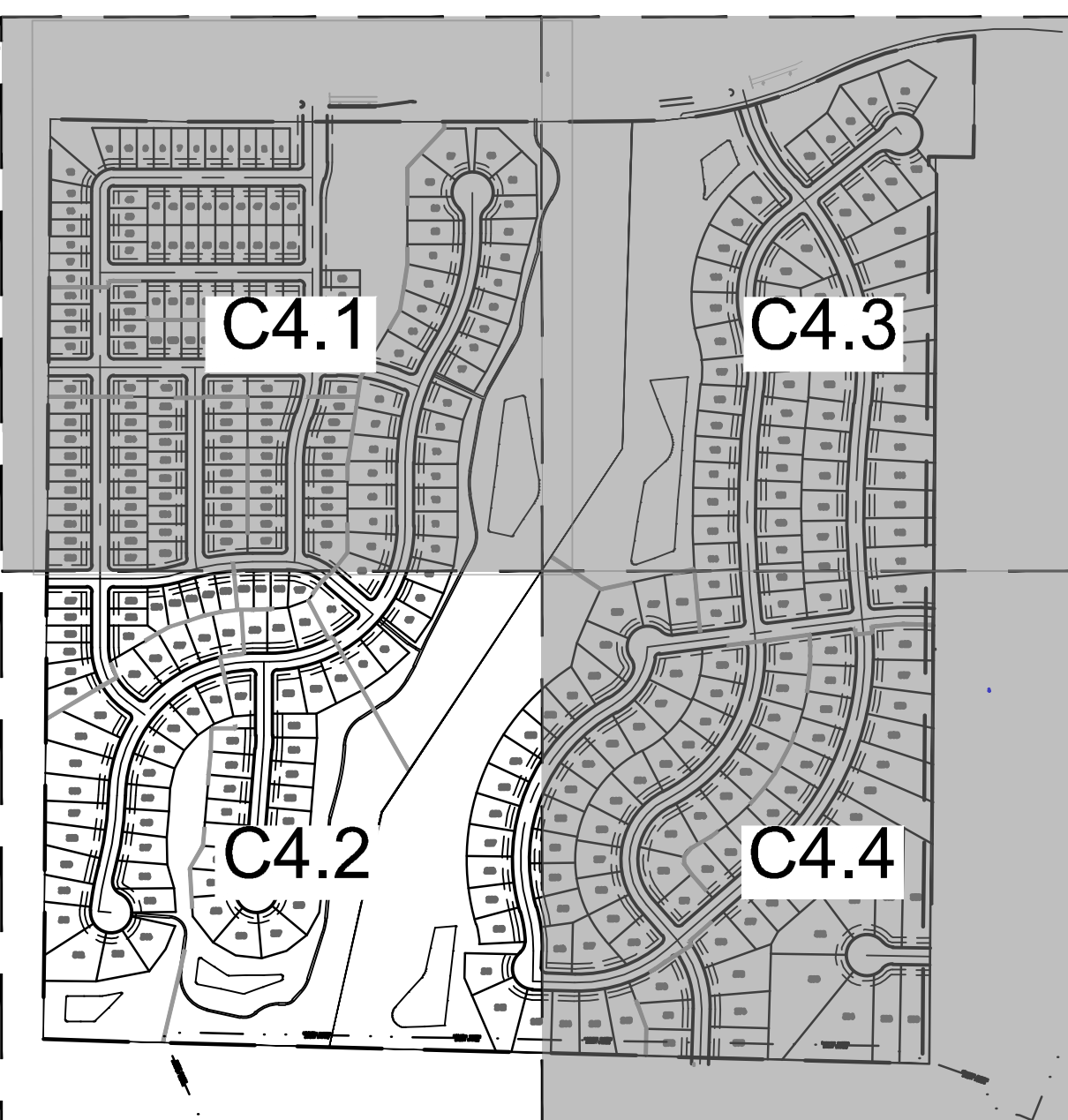
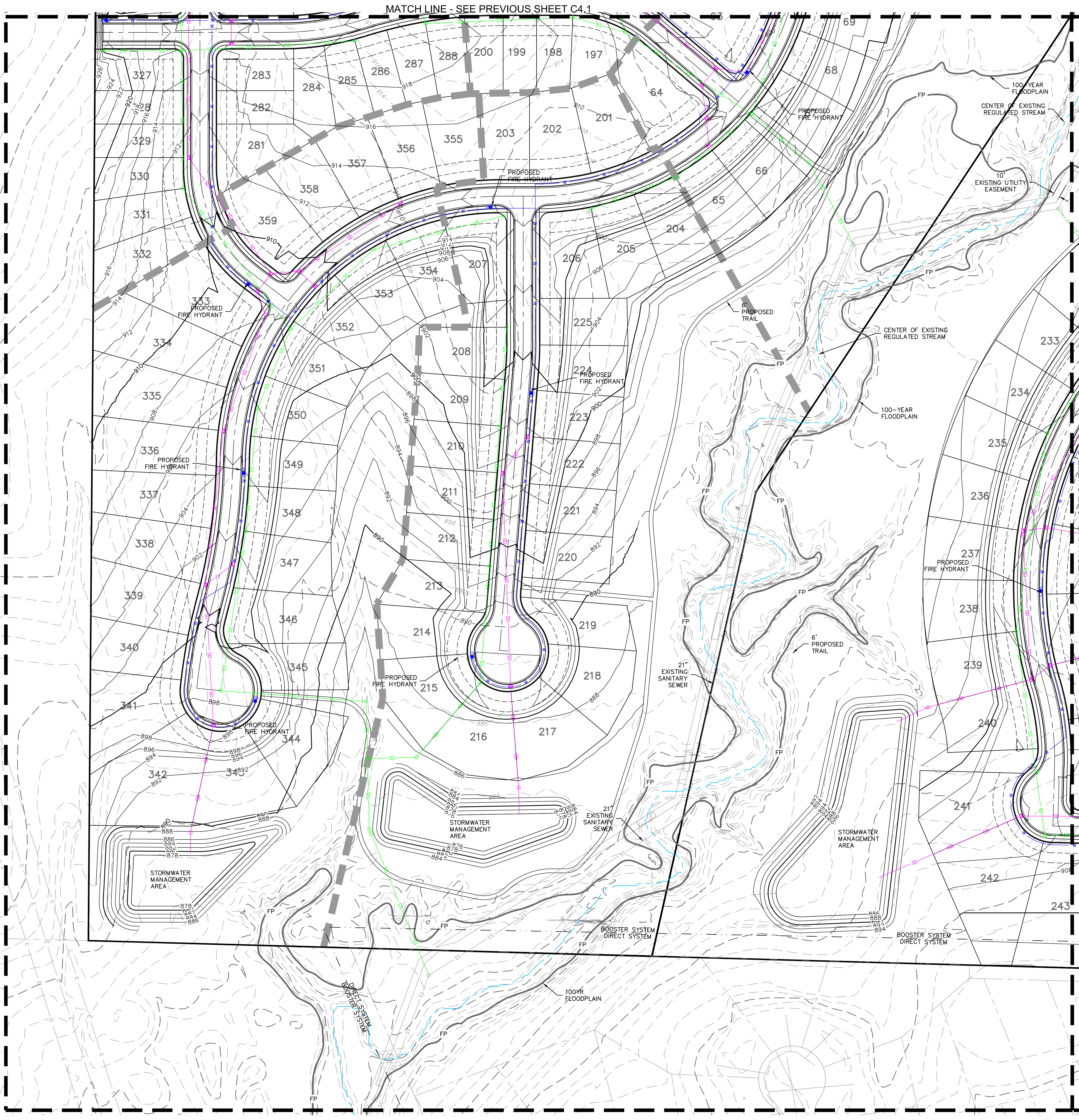
ALL PROPOSED WATER MAINS ARE TO BE 8" DIP WITH THE EXCEPTION OF WATER MAINS PROPOSED WITHIN CUL-DE-SAC STREETS, WHICH WILL BE 6" DIP AS ALLOWED BY WATER SERVICES



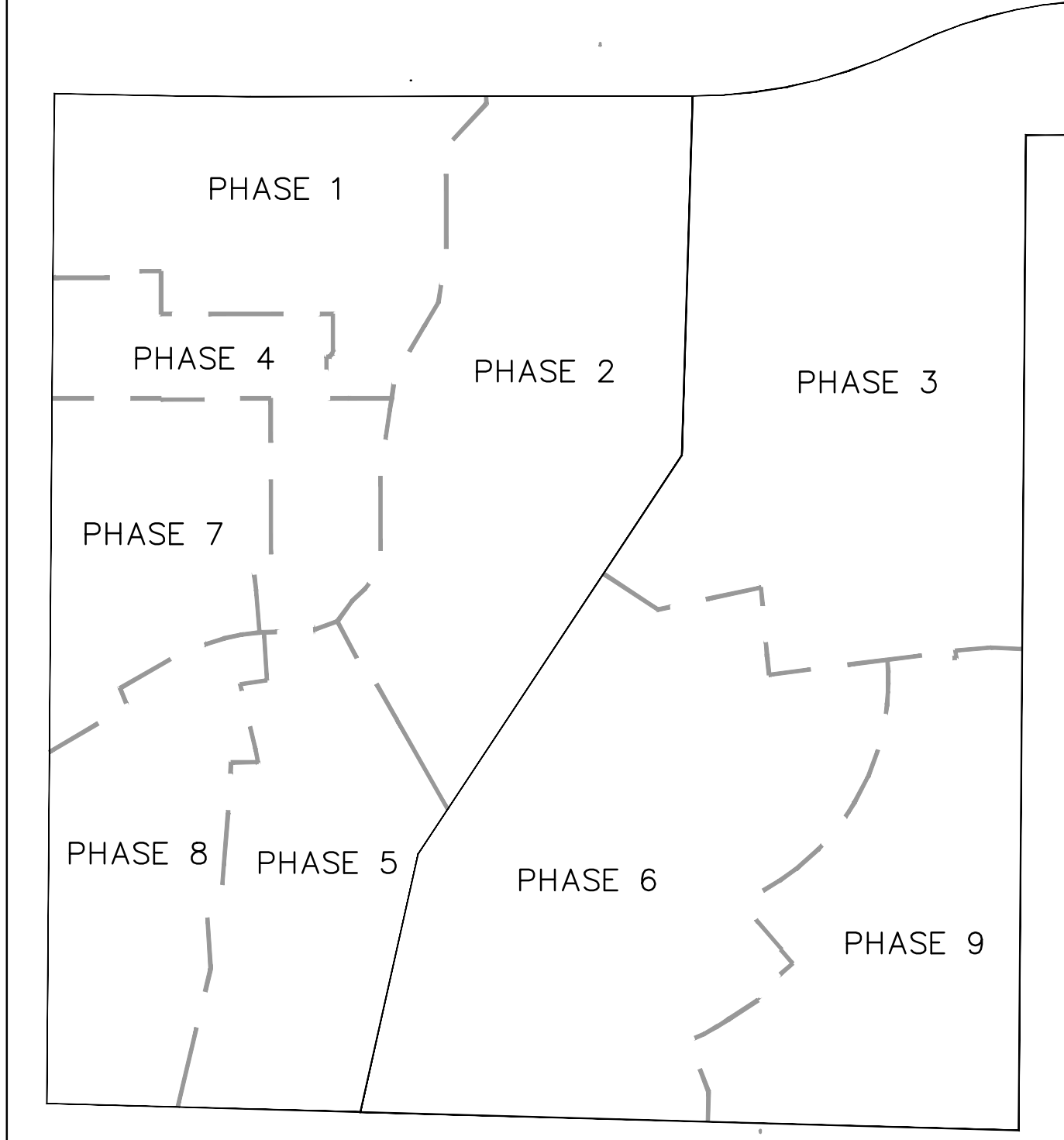
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2	2024.01.19	Revised per Staff comments	CAH

REVISIONS	
NO.	DATE

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KEY MAP
1" = 500'



PHASE MAP
1" = 400'

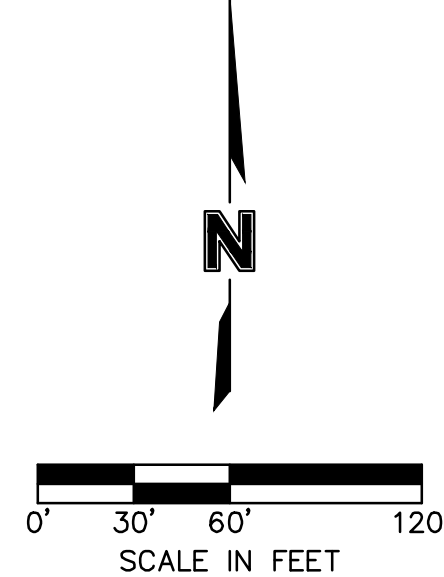
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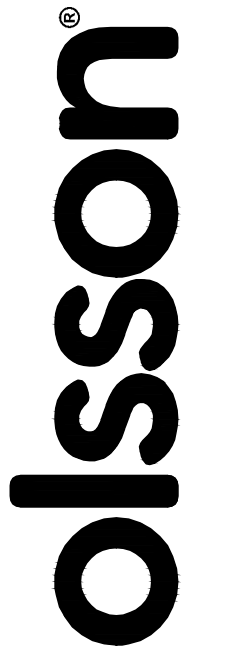
—	PROJECT PROPERTY BOUNDARY
---	PHASE LINES
- - - U.E. - - -	UTILITY EASEMENTS
- - - B.L. - - -	BUILDING SETBACKS
- - - - -	WATER PRESSURE BOUNDARY
FP	100-YEAR FLOODPLAIN

LEGEND

-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
COMM	PROPOSED COMMUNICATION LINE
P-U-G	PROPOSED UNDERGROUND POWER
●	PROPOSED FIRE HYDRANT
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING POWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE

NOTE:
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1	2023.12.15	Revised per Staff comments	CH
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REVISIONS

2023

BOTHAM

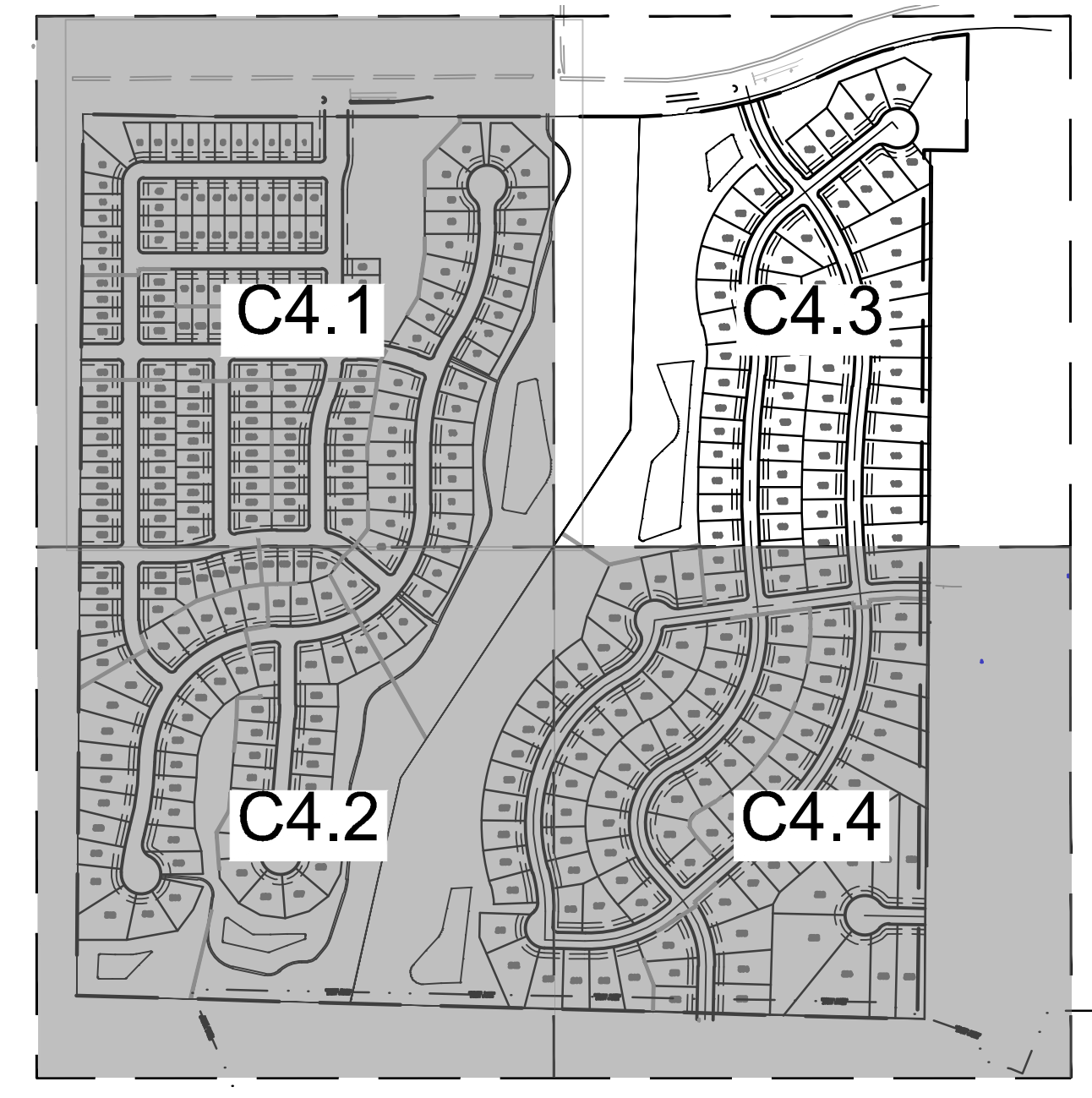
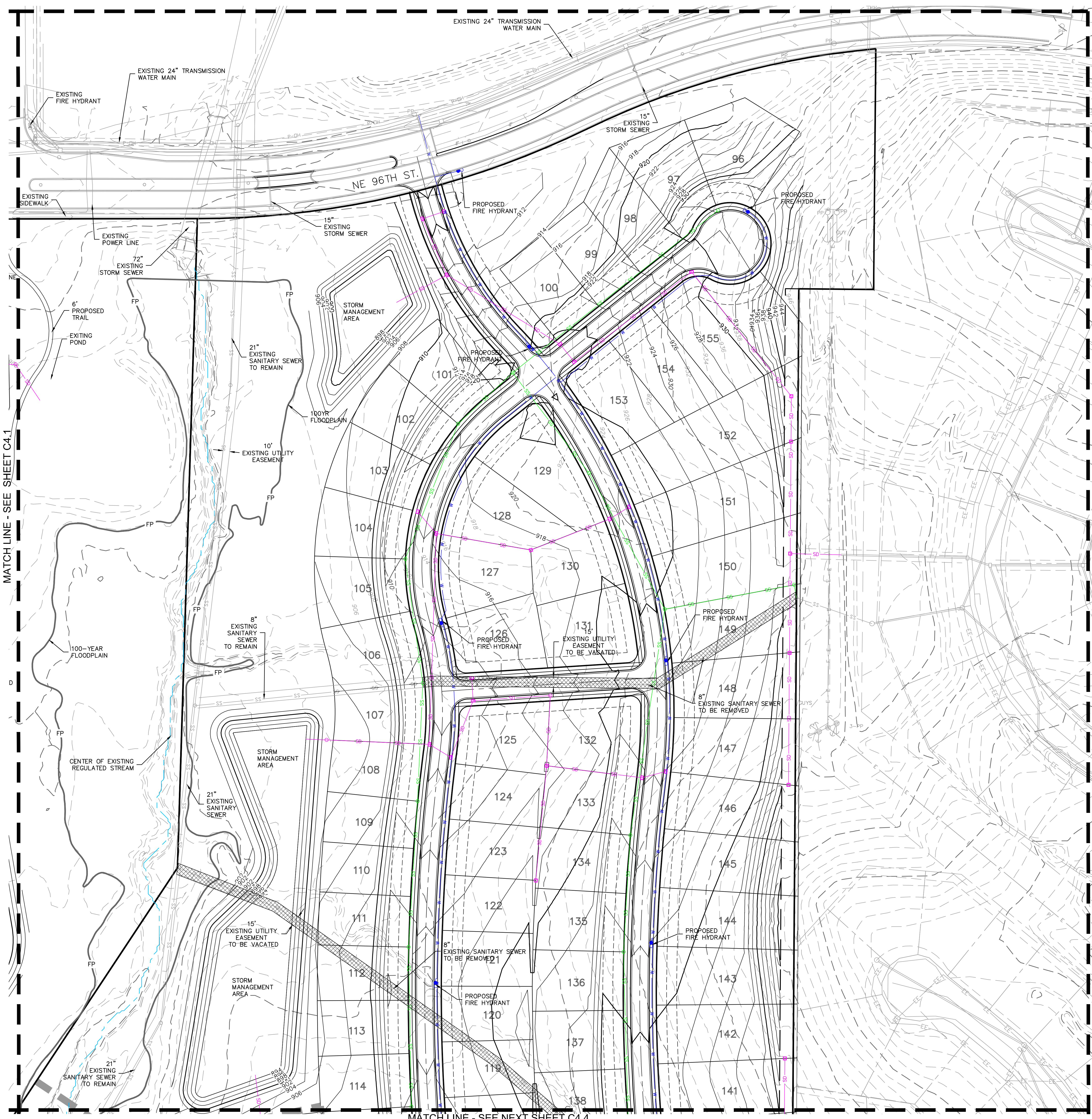
KANSAS CITY, MO

**PRELIMINARY GRADING & UTILITY PLAN (AREA 2)
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT**

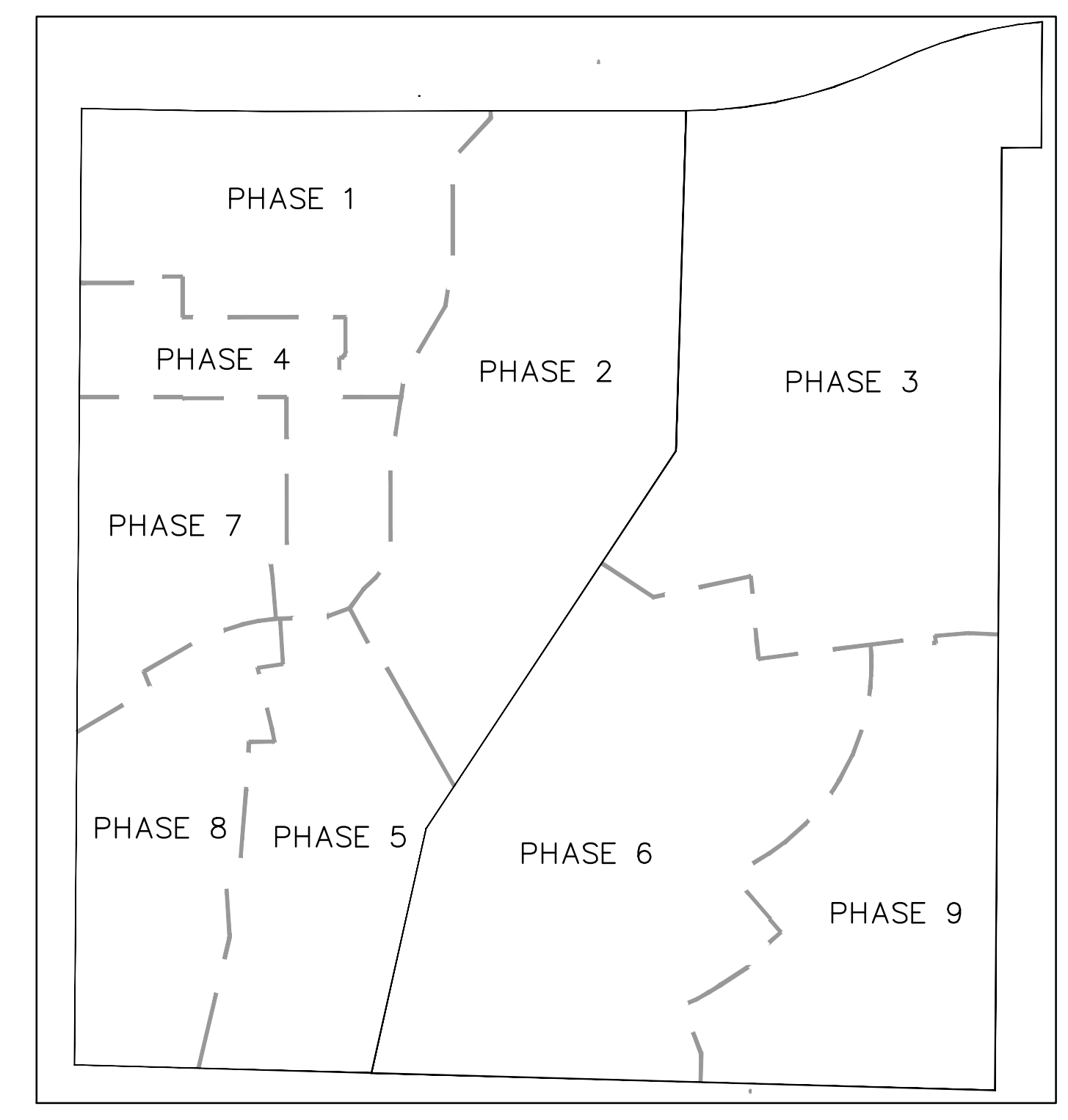
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 checked by: CH
 approved by: ENG
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 project no.: B2203454
 drawing no.: C_GRD02_B2203454
 date: 12/15/23

**SHEET
C4.2**

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KEY MAP
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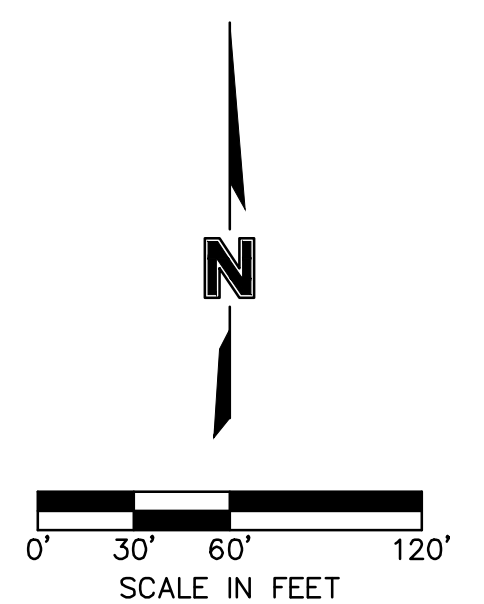


PHASE MAP
1" = 400'

- LEGEND**
- PROJECT PROPERTY BOUNDARY
 - PHASE LINES
 - - - U.E. - UTILITY EASEMENTS
 - - - B.L. - BUILDING SETBACKS
 - - - W.P.B. - WATER PRESSURE BOUNDARY
 - FP - 100-YEAR FLOODPLAIN

- LEGEND**
- 100- EXISTING INDEX CONTOURS
 - 100- EXISTING INTERMEDIATE CONTOURS
 - 100- PROPOSED INDEX CONTOURS
 - 100- PROPOSED INTERMEDIATE CONTOURS
 - SS- PROPOSED SANITARY SEWER
 - SD- PROPOSED STORM SEWER
 - W- PROPOSED WATER LINE
 - COMM- PROPOSED COMMUNICATION LINE
 - P-U-G- PROPOSED UNDERGROUND POWER
 - PROPOSED FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING POWER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE

NOTE:
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PRELIMINARY GRADING & UTILITY PLAN (AREA 3)
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

KANSAS CITY, MO
 2023

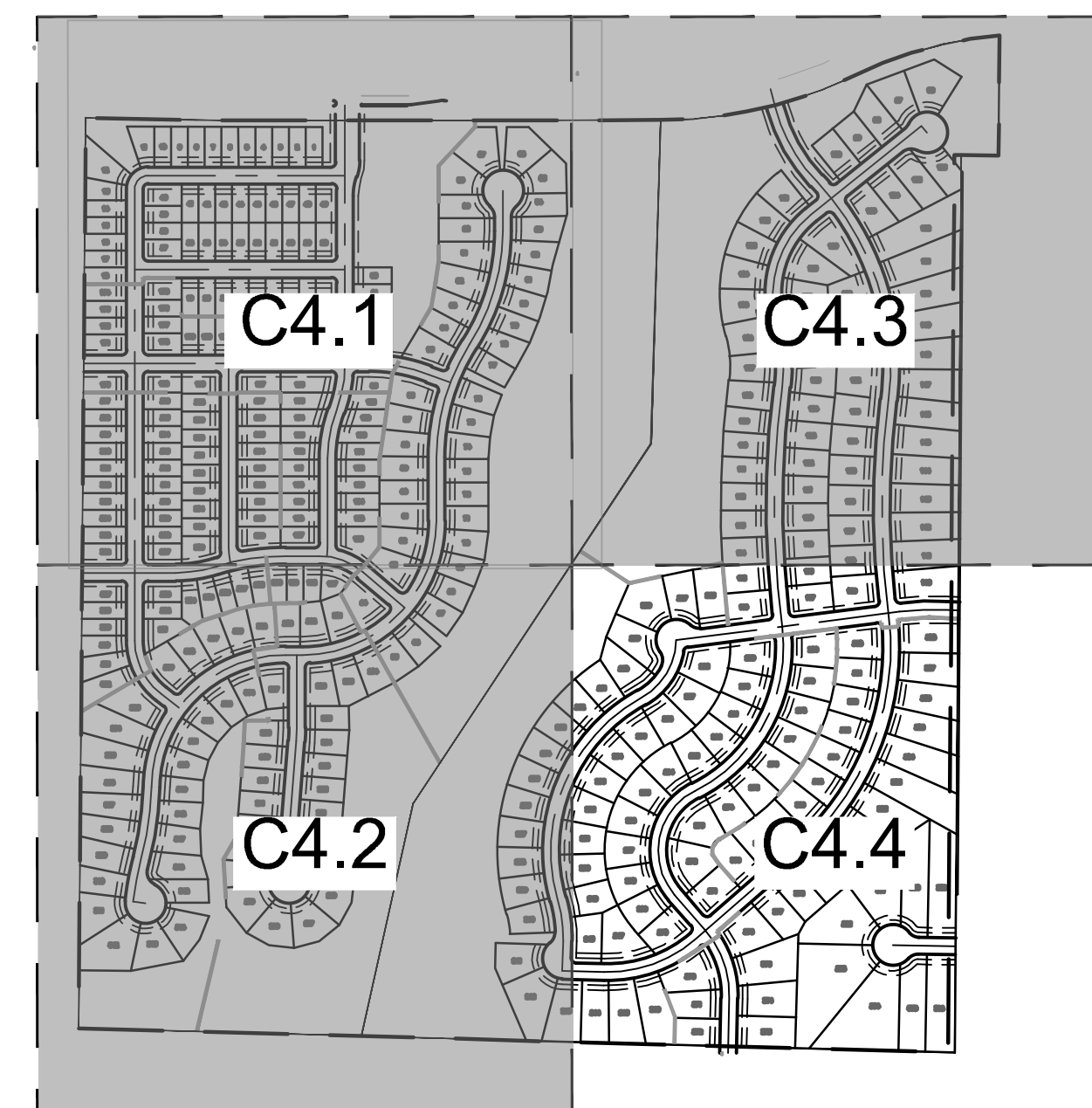
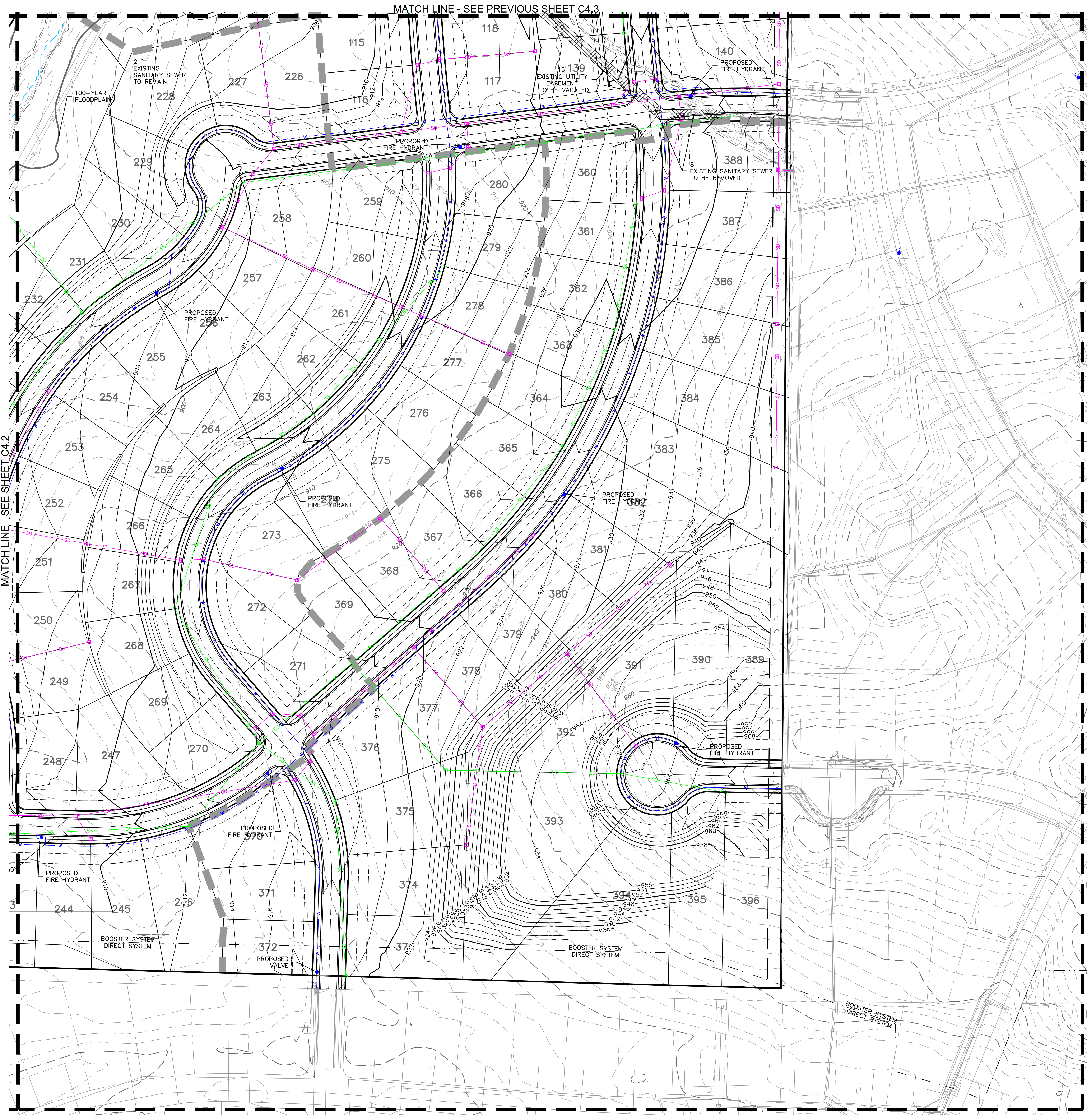
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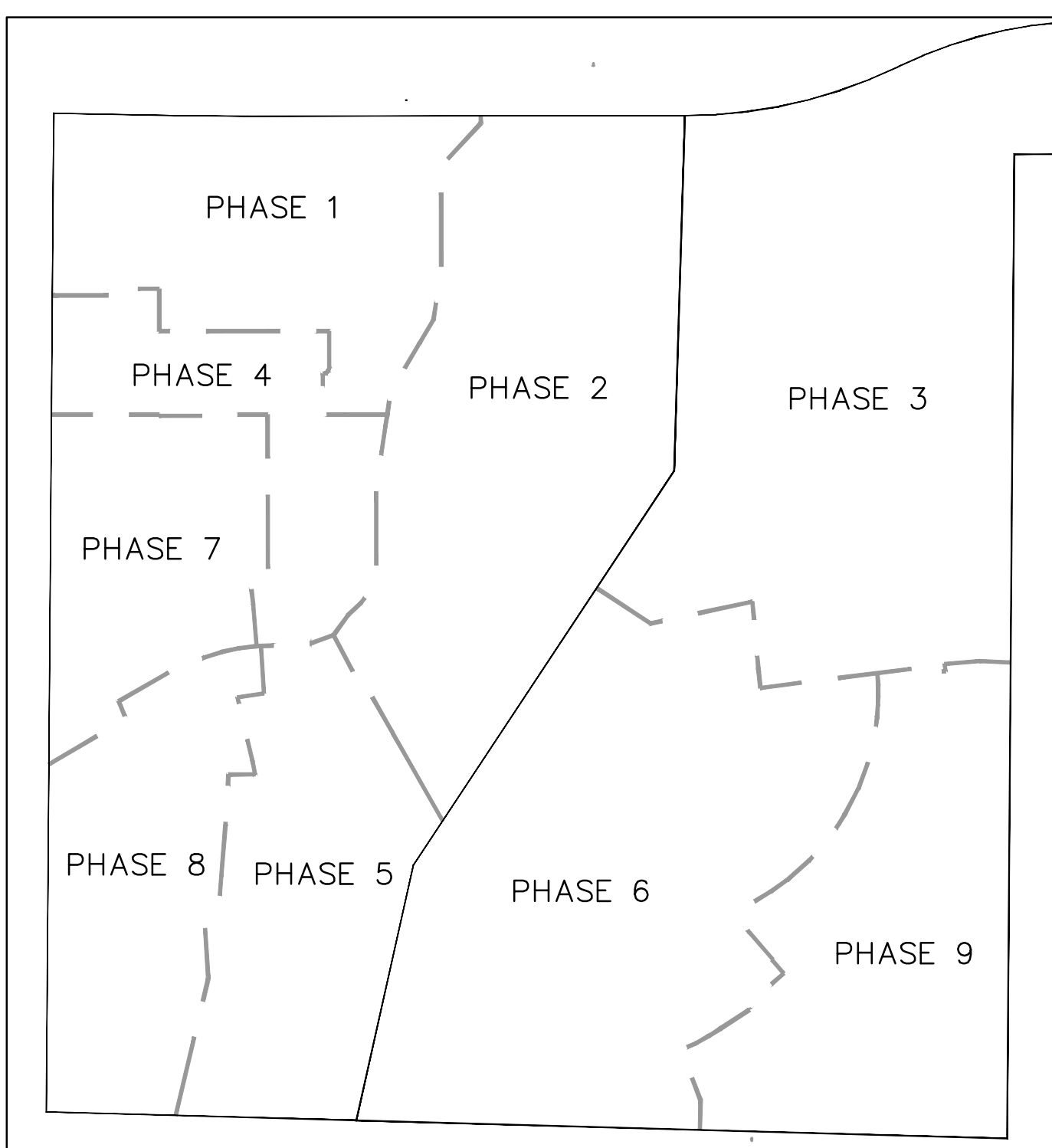
BY	REVISIONS DESCRIPTION
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CH	

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KEY MAP
1" = 500'



PHASE MAP
1" = 400'

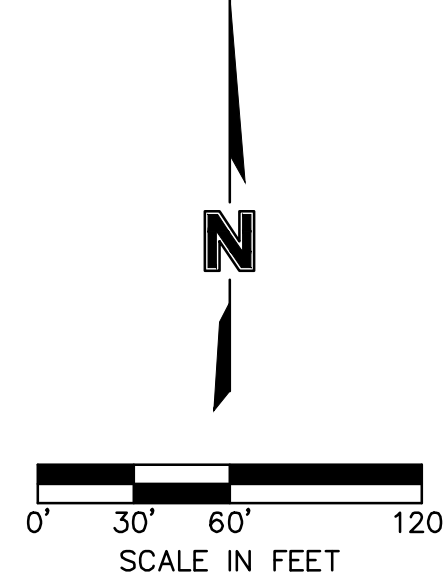
LEGEND

---	PROJECT PROPERTY BOUNDARY
---	PHASE LINES
---	UTILITY EASEMENTS
---	BUILDING SETBACKS
---	WATER PRESSURE BOUNDARY
---	100-YEAR FLOODPLAIN

LEGEND

-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
COMM	PROPOSED COMMUNICATION LINE
P-U-G	PROPOSED UNDERGROUND POWER
●	PROPOSED FIRE HYDRANT
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING POWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE

NOTE:
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PRELIMINARY GRADING & UTILITY PLAN (AREA 4)
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

drawn by: B2203454
 checked by: CH
 approved by: ENG
 GNVC by: ENG
 project no.: B2203454
 drawing no.: C_GRD02_B2203454
 date: 12/15/23

SHEET
C4.4

REVISIONS

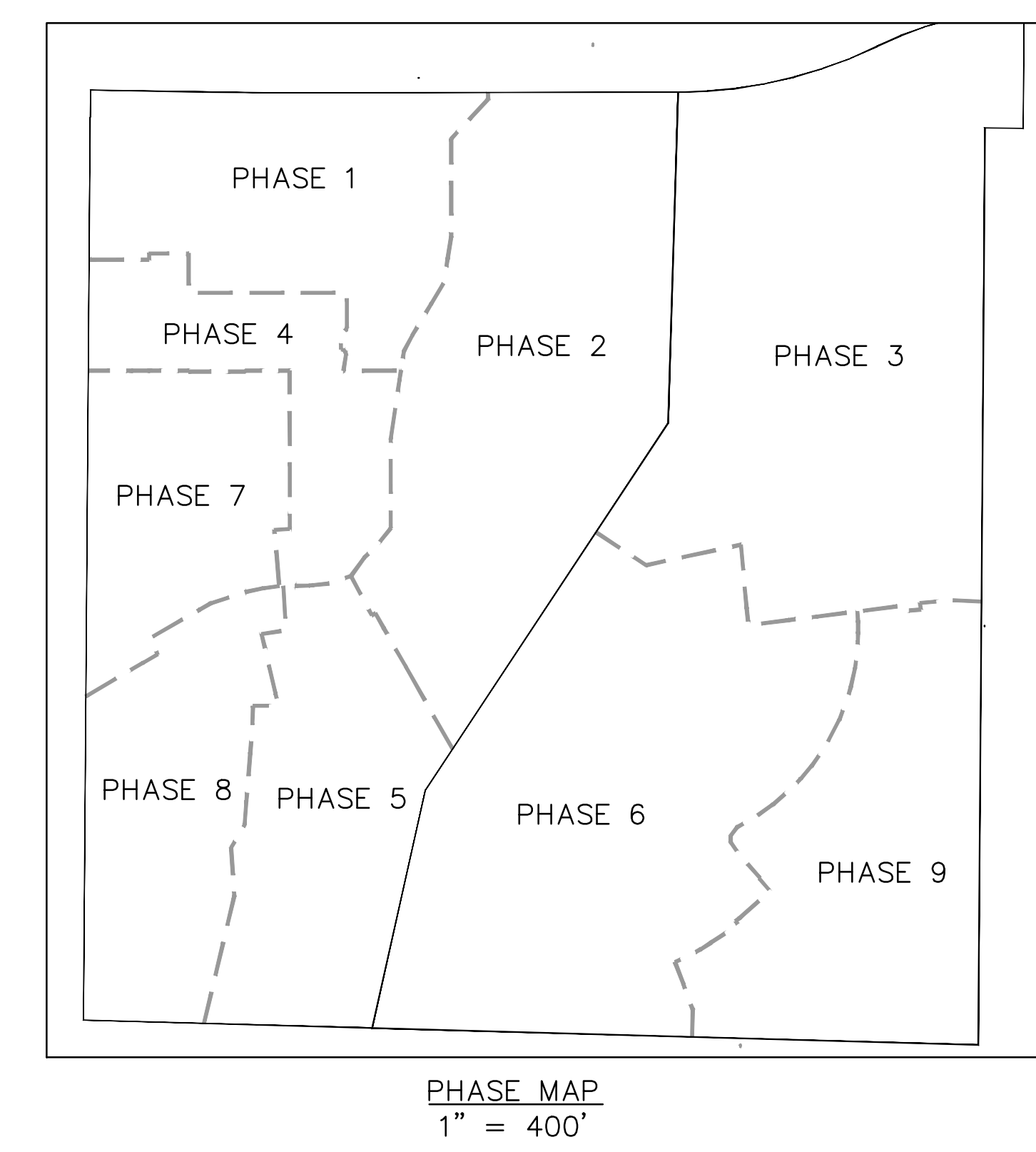
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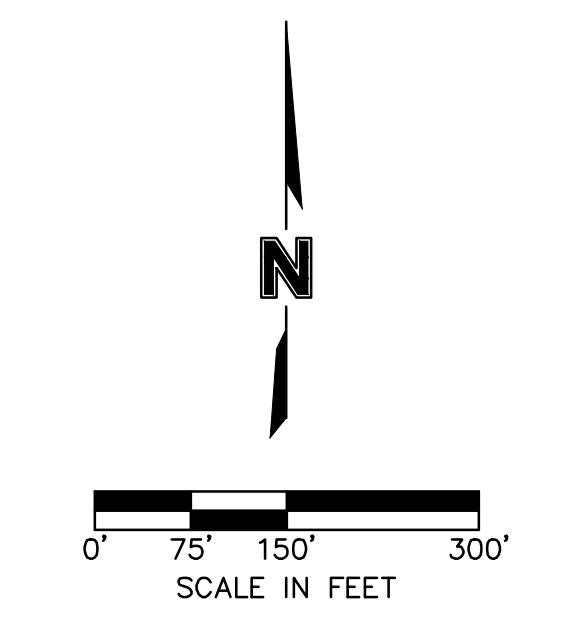


- LEGEND:**
- OUTER ZONE
 - MIDDLE ZONE
 - STREAMSIDE ZONE
 - EDGE OF STREAM
 - PLAT LIMITS
 - PROPERTY BOUNDARY
 - NO BUILD ZONE
 - DETERMINED OUTER ZONE
 - FINAL OUTER ZONE
 - OUTER ZONE DISTURBANCE
 - MIDDLE ZONE DISTURBANCE
 - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
 - SLOPES EXCEEDING 15%
 - MATURE RIPARIAN VEGETATION
 - EXISTING INDEX CONTOURS
 - EXISTING INTERMEDIATE CONTOURS
 - PROPOSED INDEX CONTOURS
 - PROPOSED INTERMEDIATE CONTOURS
 - 100 YEAR FLOODPLAIN

AREAS OF RIPARIAN VEGETATION ESTABLISHMENT FOR MITIGATION .50 ACRES.

- STREAM BUFFER NOTES:**
- STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
 - FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.

STREAM BUFFER CALCULATIONS							
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	15.12	0.87	1.86	2.73	18.06%	0.00	0.50
MIDDLE ZONE	5.97	0.02	0.01	0.03	0.45%	0.11	
STREAMSIDE ZONE	4.26	0.00	0.00	0.00	0.00%	0.00	
FINAL OUTER ZONE	13.15						



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CAH
2	2024.01.19	Revised per Staff comments	CAH

PRELIMINARY STREAM BUFFER PLAN		BOTHAM	2023
REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT			

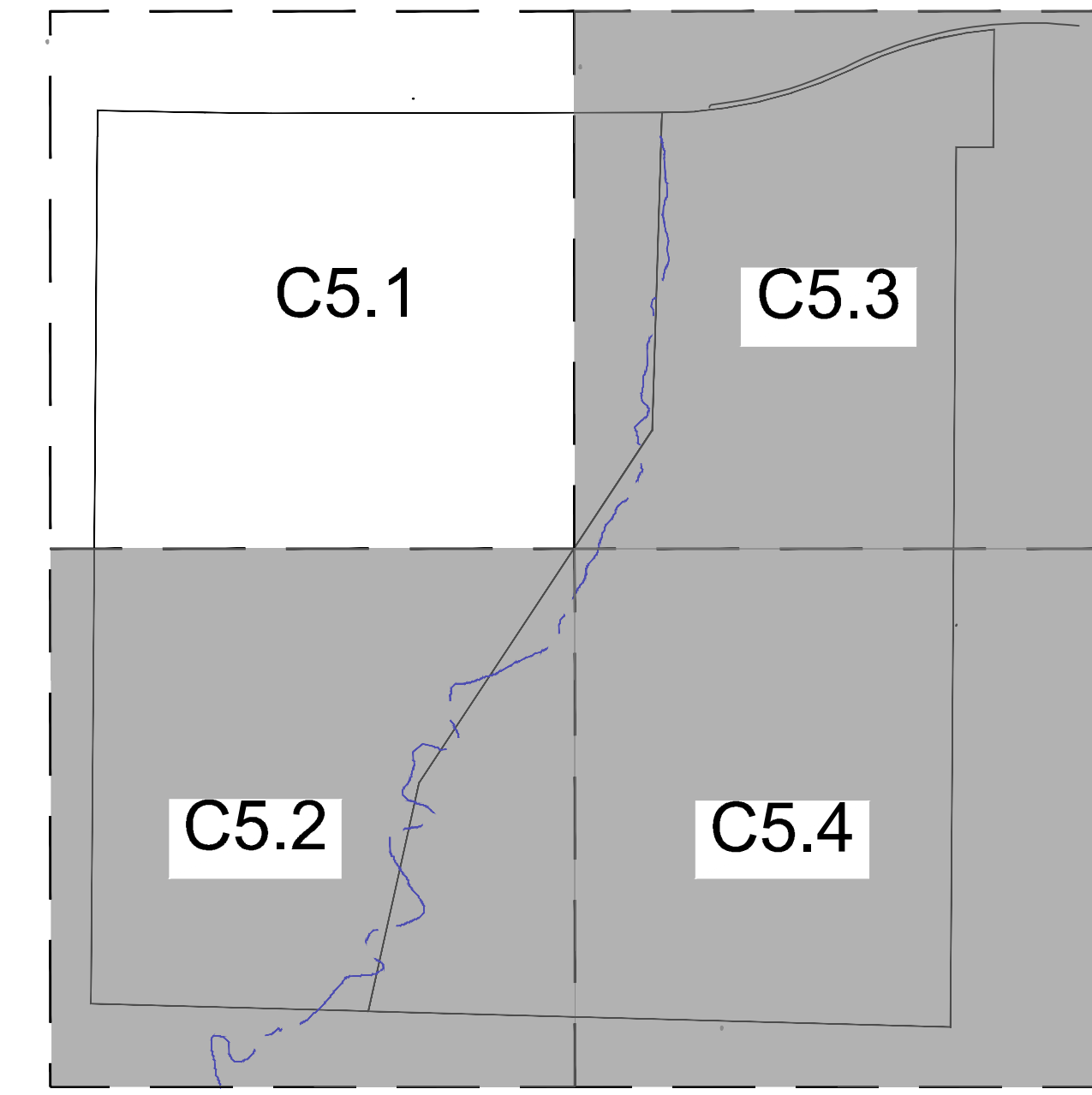
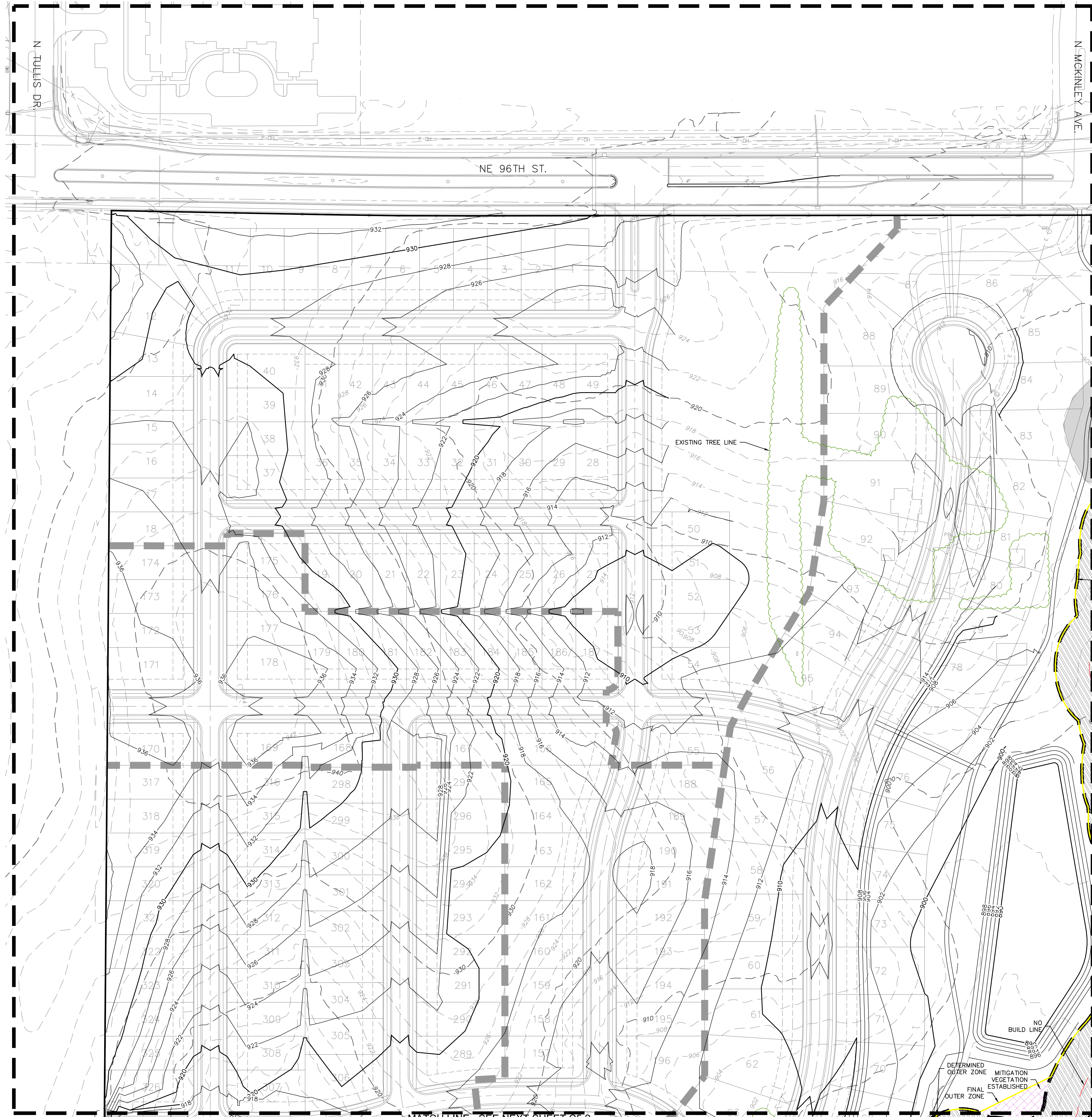
KANSAS CITY, MO

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drawn by: BMM/CM
 checked by: CH
 approved by: ENG
 GNVC by: ENG
 project no.: B22-03454
 drawing no.: C_SBP01_B2203454
 date: 12/15/23

SHEET C5.0

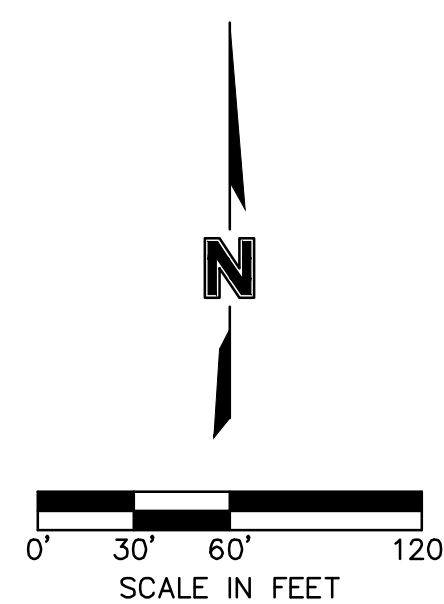
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KEY MAP
1" = 500'

LEGEND:

- OUTER ZONE
- MIDDLE ZONE
- STREAMSIDE ZONE
- EDGE OF STREAM
- PLAT LIMITS
- PROPERTY BOUNDARY
- NO BUILD ZONE
- DETERMINED OUTER ZONE
- FINAL OUTER ZONE
- OUTER ZONE DISTURBANCE
- MIDDLE ZONE DISTURBANCE
- MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
- SLOPES EXCEEDING 15%
- MATURE RIPARIAN VEGETATION
- 100- EXISTING INDEX CONTOURS
- 100- EXISTING INTERMEDIATE CONTOURS
- 100- PROPOSED INDEX CONTOURS
- 100- PROPOSED INTERMEDIATE CONTOURS
- 100 YEAR FLOODPLAIN



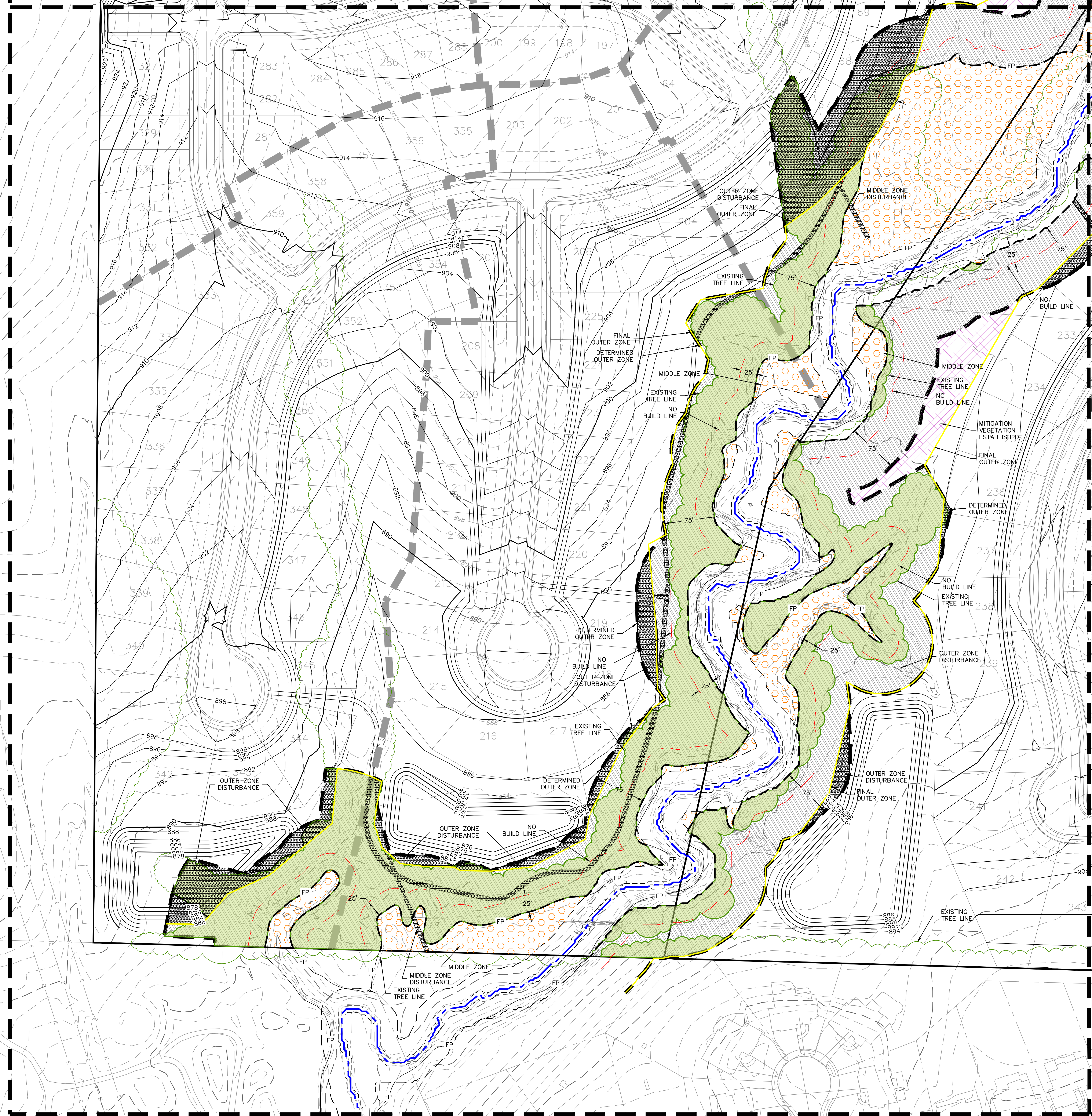
PRELIMINARY STREAM BUFFER PLAN (AREA 1)
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

drawn by: BMM/CM
 checked by: CH
 approved by: ENG
 GNCC by: ENG
 project no.: B22-03454
 drawing no.: C_SBP02_B2203454
 date: 12/15/23

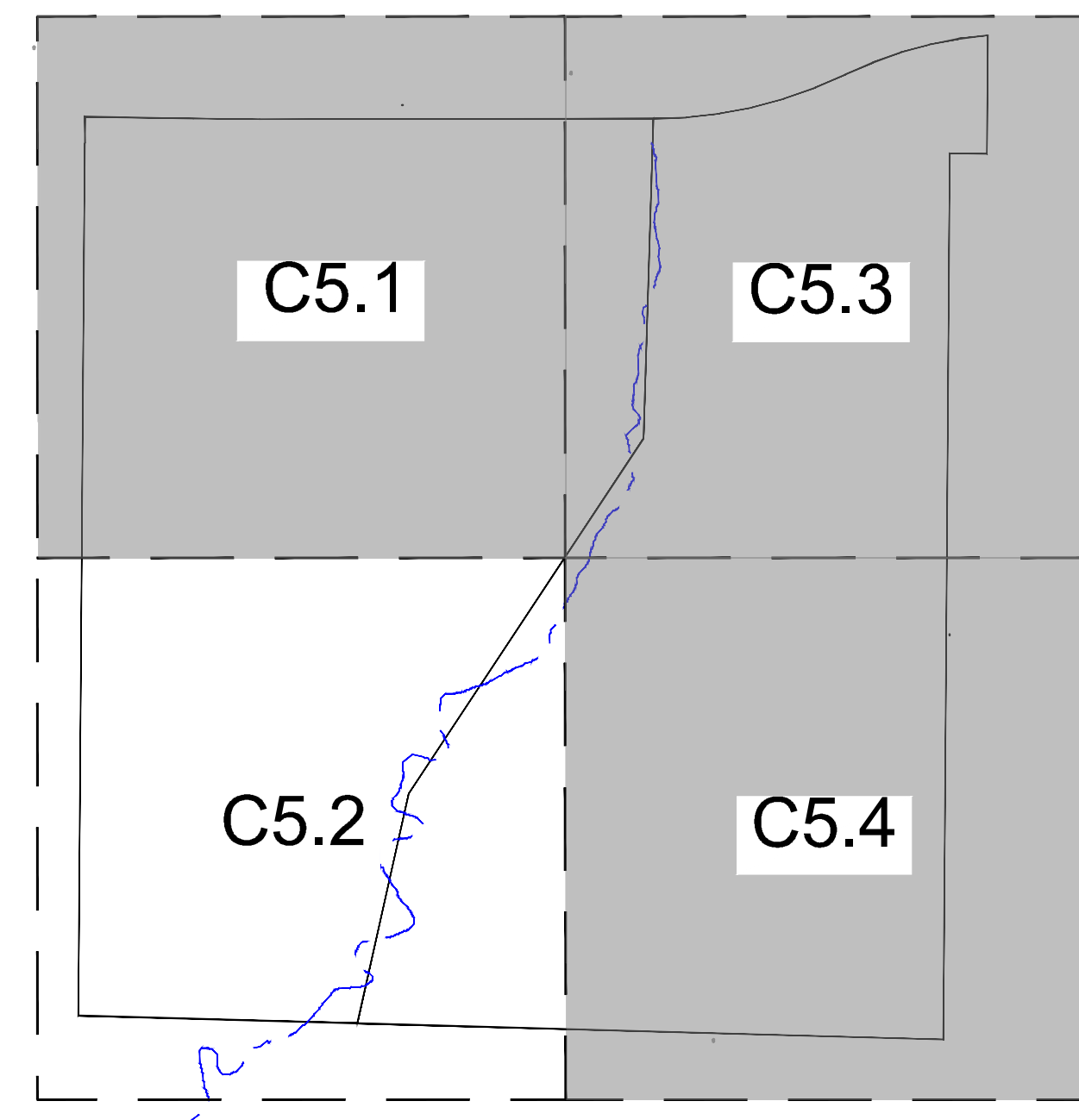
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MATCH LINE - SEE PREVIOUS SHEET C5.1

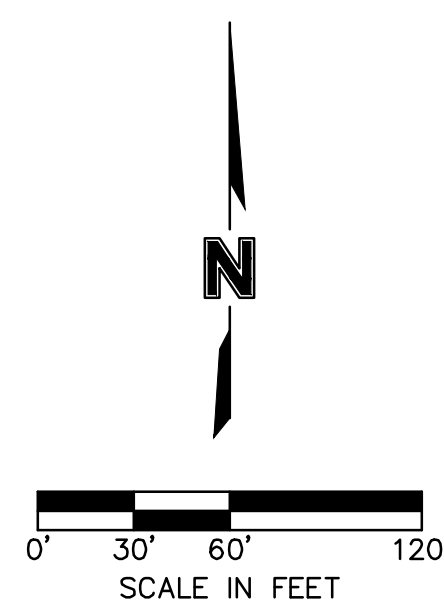


MATCH LINE - SEE SHEET C5.4

- LEGEND:**
- OUTER ZONE
 - MIDDLE ZONE
 - STREAMSIDE ZONE
 - EDGE OF STREAM
 - PLAT LIMITS
 - PROPERTY BOUNDARY
 - NO BUILD ZONE
 - DETERMINED OUTER ZONE
 - FINAL OUTER ZONE
 - OUTER ZONE DISTURBANCE
 - MIDDLE ZONE DISTURBANCE
 - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
 - SLOPES EXCEEDING 15%
 - MATURE RIPARIAN VEGETATION
 - 100- EXISTING INDEX CONTOURS
 - 100- EXISTING INTERMEDIATE CONTOURS
 - 100- PROPOSED INDEX CONTOURS
 - 100- PROPOSED INTERMEDIATE CONTOURS
 - 100 YEAR FLOODPLAIN



KEY MAP
1" = 500'



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1	2023.12.15	Revised per Staff comments	CAH
2	2024.01.19	Revised per Staff comments	CAH

PRELIMINARY STREAM BUFFER PLAN (AREA 2)
REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

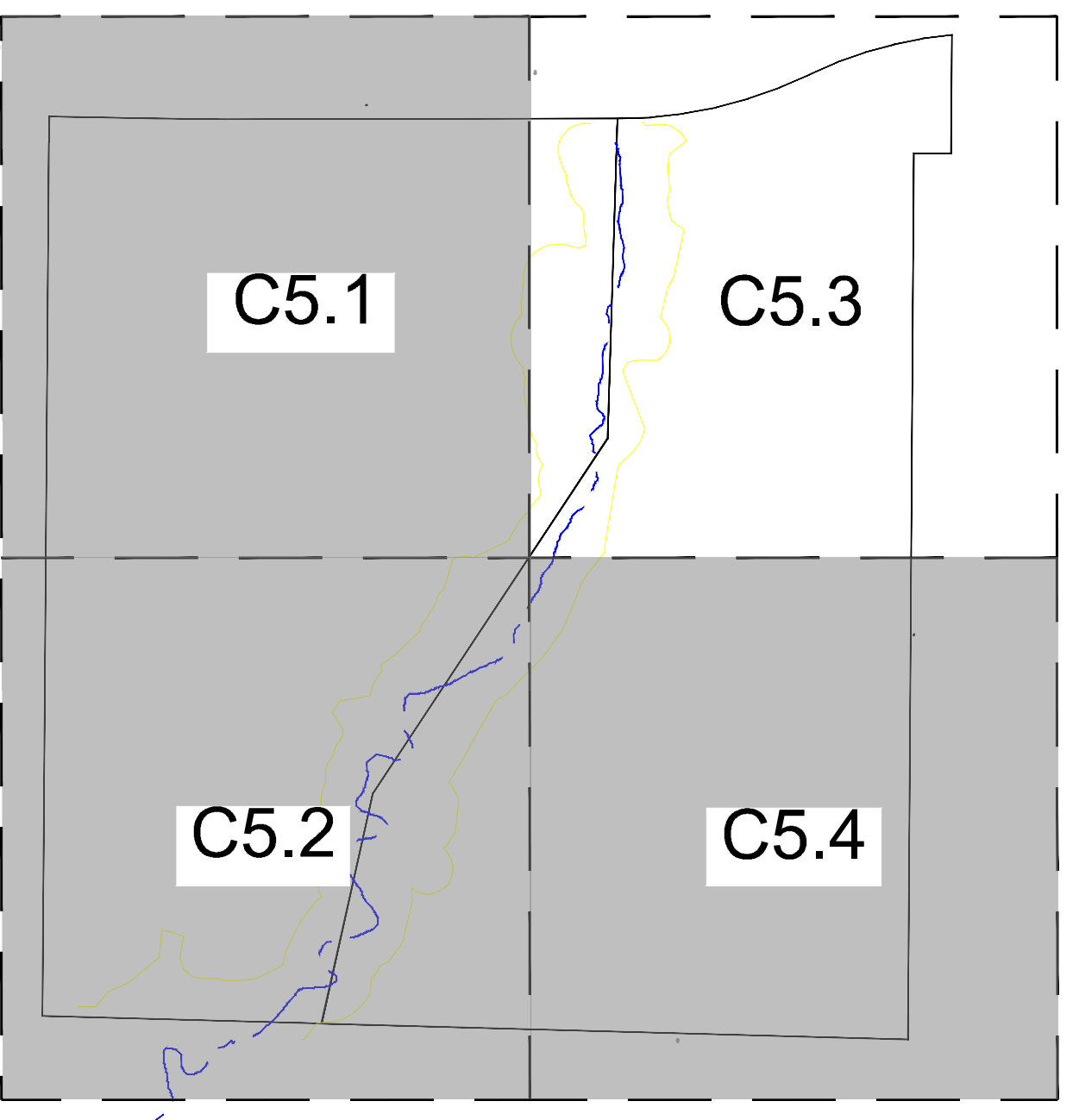
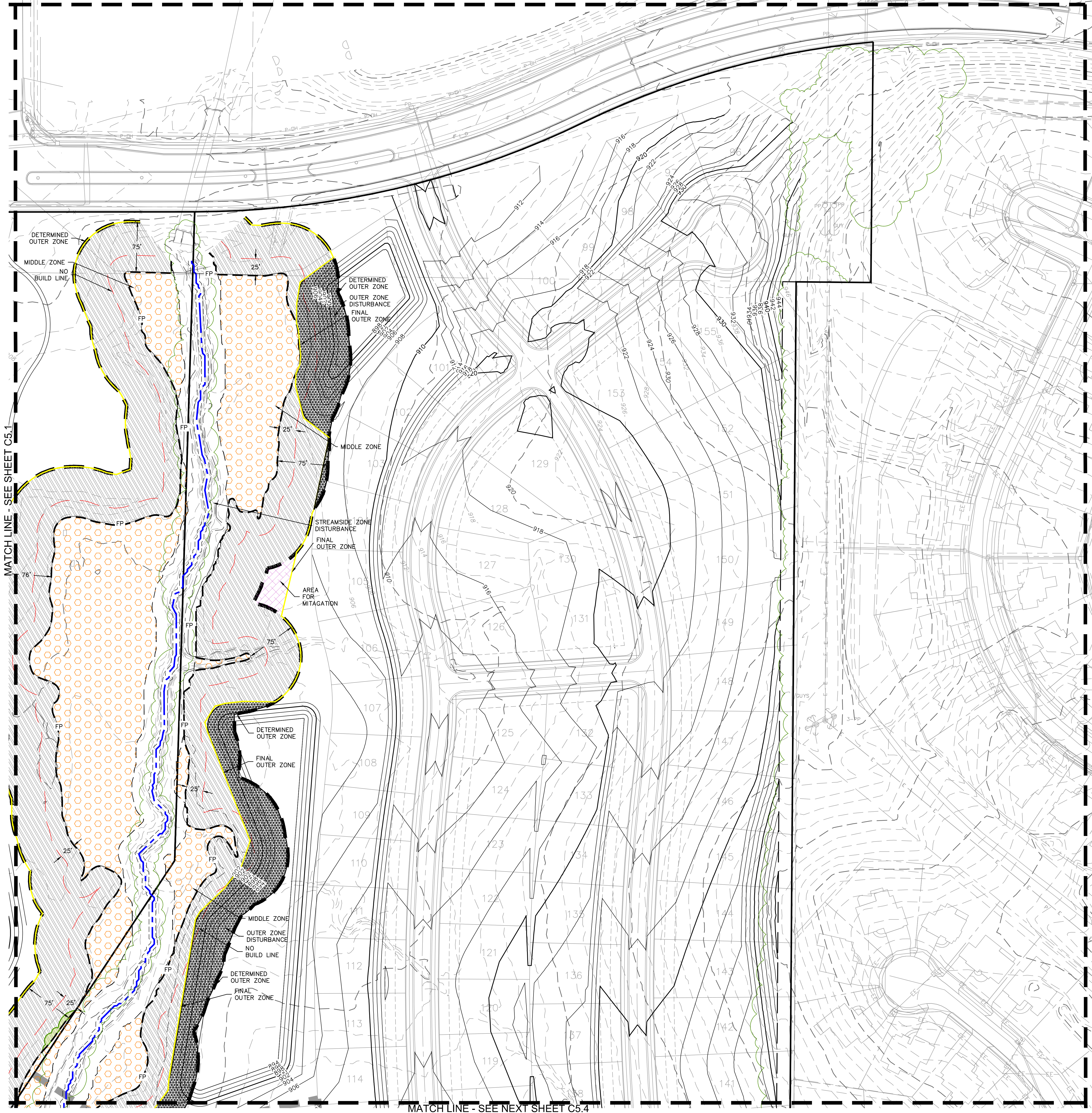
BOTHAM

2023

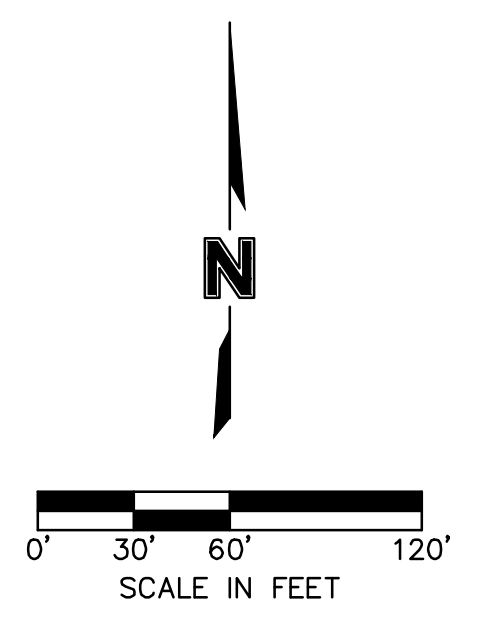
KANSAS CITY, MO

SHEET
C5.2

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_SBP02_B2203454.dwg USER: crolmquist
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- LEGEND:**
- OUTER ZONE
 - MIDDLE ZONE
 - STREAMSIDE ZONE
 - EDGE OF STREAM
 - PLAT LIMITS
 - PROPERTY BOUNDARY
 - NO BUILD ZONE
 - DETERMINED OUTER ZONE
 - FINAL OUTER ZONE
 - OUTER ZONE DISTURBANCE
 - MIDDLE ZONE DISTURBANCE
 - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
 - SLOPES EXCEEDING 15%
 - MATURE RIPARIAN VEGETATION
 - EXISTING INDEX CONTOURS
 - EXISTING INTERMEDIATE CONTOURS
 - PROPOSED INDEX CONTOURS
 - PROPOSED INTERMEDIATE CONTOURS
 - 100 YEAR FLOODPLAIN



PRELIMINARY STREAM BUFFER PLAN (AREA 3)
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

drawn by: BWHOM
 checked by: CH
 approved by: ENG
 GNCV by: ENG
 project no.: B22-03454
 drawing no.: C_SBP02_B2203454
 date: 12/15/23

SHEET C5.3

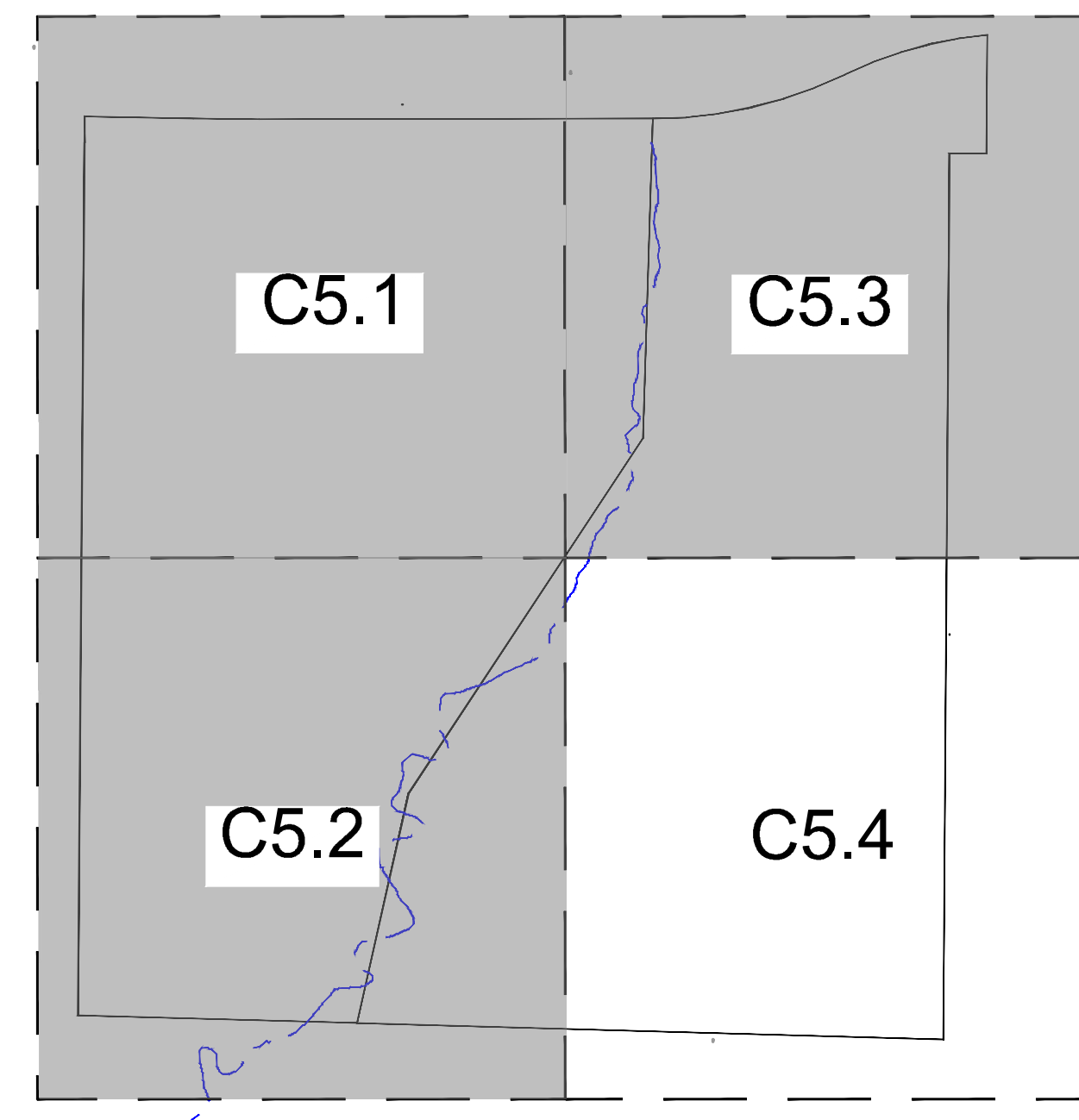
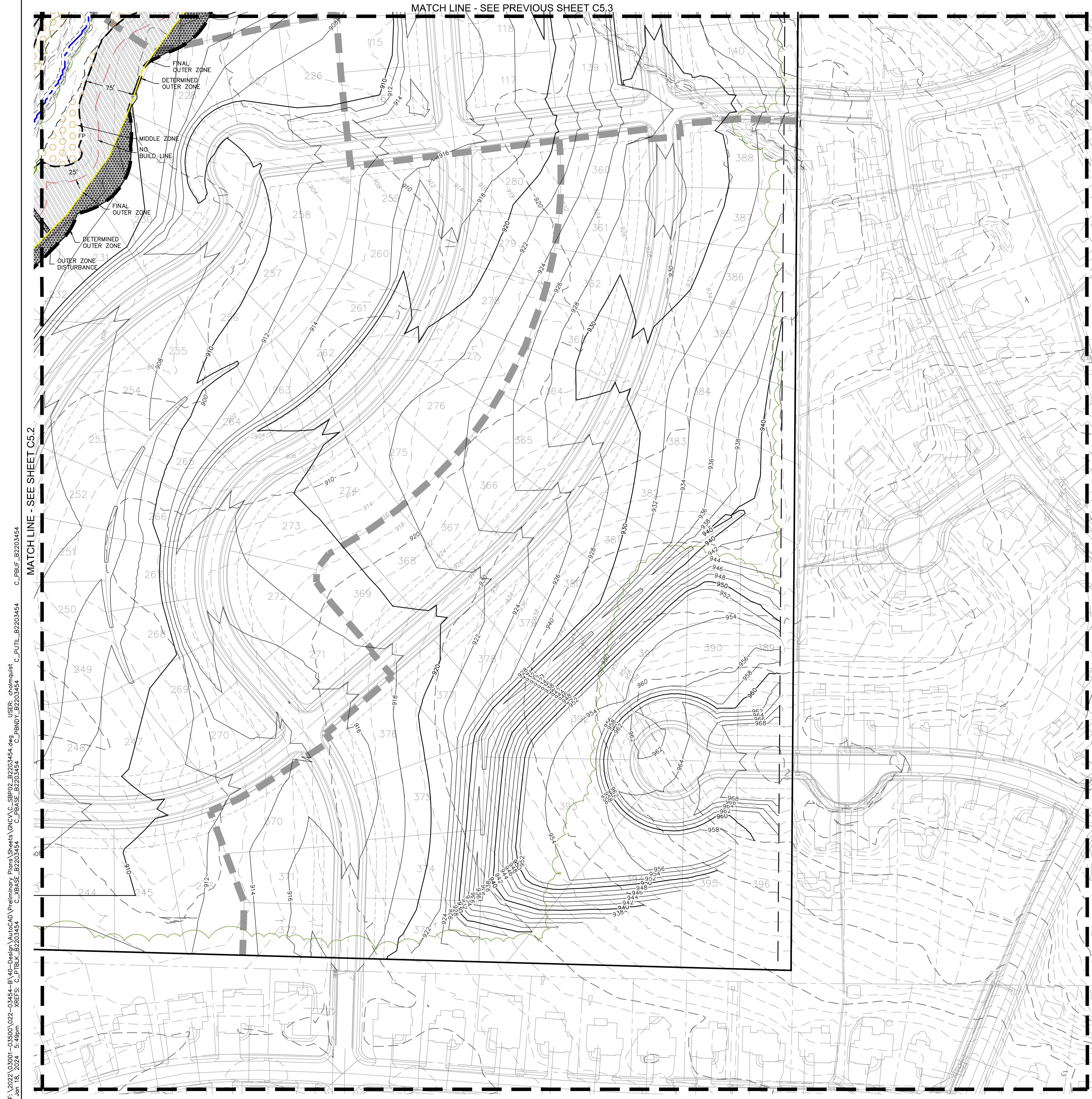
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

2023

BOTHAM

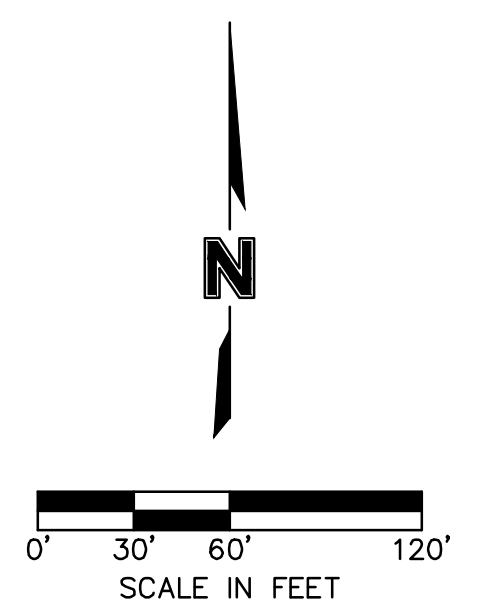
KANSAS CITY, MO

REVISIONS



KEY MAP
1" = 500'

- LEGEND:**
- OUTER ZONE
 - MIDDLE ZONE
 - STREAMSIDE ZONE
 - EDGE OF STREAM
 - PLAT LIMITS
 - PROPERTY BOUNDARY
 - NO BUILD ZONE
 - DETERMINED OUTER ZONE
 - FINAL OUTER ZONE
 - OUTER ZONE DISTURBANCE
 - MIDDLE ZONE DISTURBANCE
 - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
 - SLOPES EXCEEDING 15%
 - MATURE RIPARIAN VEGETATION
 - 100- EXISTING INDEX CONTOURS
 - 100- EXISTING INTERMEDIATE CONTOURS
 - 100- PROPOSED INDEX CONTOURS
 - 100- PROPOSED INTERMEDIATE CONTOURS
 - FP- 100 YEAR FLOODPLAIN



DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNC\VC_SBP02_B2203454.dwg USER: crolmquist
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 MATCH LINE - SEE SHEET C5.2

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

PRELIMINARY STREAM BUFFER PLAN (AREA 4)
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
 BOTHAM

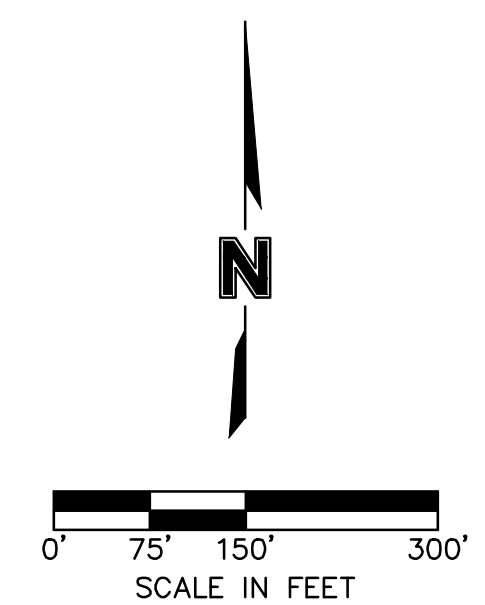
KANSAS CITY, MO
 2023

drawn by: B2203454
 checked by: CH
 approved by: ENG
 GNCOC by: ENG
 project no.: B2203454
 drawing no.: C_SBP02_B2203454
 date: 12/15/23



- LEGEND**
- PROPERTY BOUNDARY
 - PHASE BOUNDARY
 - EXISTING CONTIGUOUS TREE CANOPY
 - TREES TO BE PRESERVED
 - TREES TO BE REMOVED

ORDINANCE NO. 220961
 PROPERTY IS NOT SUBJECT TO 88-424 - TREE PRESERVATION AND PROTECTION



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

TREE PRESERVATION PLAN
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT
 BOTHAM

KANSAS CITY, MO
 2023

drawn by: BWM/CH
 checked by: CH
 approved by: ENG
 GNVC by: ENG
 project no.: B22-03454
 drawing no.: C_TPP01_B2203454
 date: 12/15/23

SHEET
 C6.0