



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

May 7, 2025

Project Name
Orchards at Shoal Creek

Docket #C5

Request
CLD-FnPlat-2023-00022
Final Plat

Applicant
Matt Schlicht
Midwest Engineering Solutions

Owner
Brian Mertz
PC Homes, LLC

Location 2 NW Shoal Creek
Area Pkwy About 36 acres
Zoning B2-2
Council District 1st
County Clay
School District North Kansas City

Surrounding Land Uses

North: Residential, Zoned R-6
South: Undeveloped, Zoned B1-1
East: Residential, Zoned R-7.5
West: Highway 169, Zoned B2-2

Land Use Plan

The Gashland/Nashua Area Plan recommends Mixed Use Community for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Shoal Creek Parkway is identified on City's Major Street Plan as a Parkway with 4 lanes at this location.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in Districts B2-2 (Commercial) and R-6 (Residential) creating thirty-two (32) residential lots and two (2) tracts for a total of 409 units (with a mix of single family, duplexes, four-plexes and multiunit apartments) on about 36 acres generally located at the northeast corner of Northeast Shoal Creek Parkway and Missouri Highway 169.

PROJECT TIMELINE

The application for the subject request was filed on August 1, 2023. Scheduling deviations from 2023 Cycle Q have occurred due to needed revisions by the applicant. After approval of the Preliminary Plat it was identified that the regulated stream and associated buffer would not permit the development as approved. Engineering review and subsequent amendments to the controlling plan were made and caused a delay in the Final Plat.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped. There is an associated regulated stream with the subject site located along the north and west portion of the site.

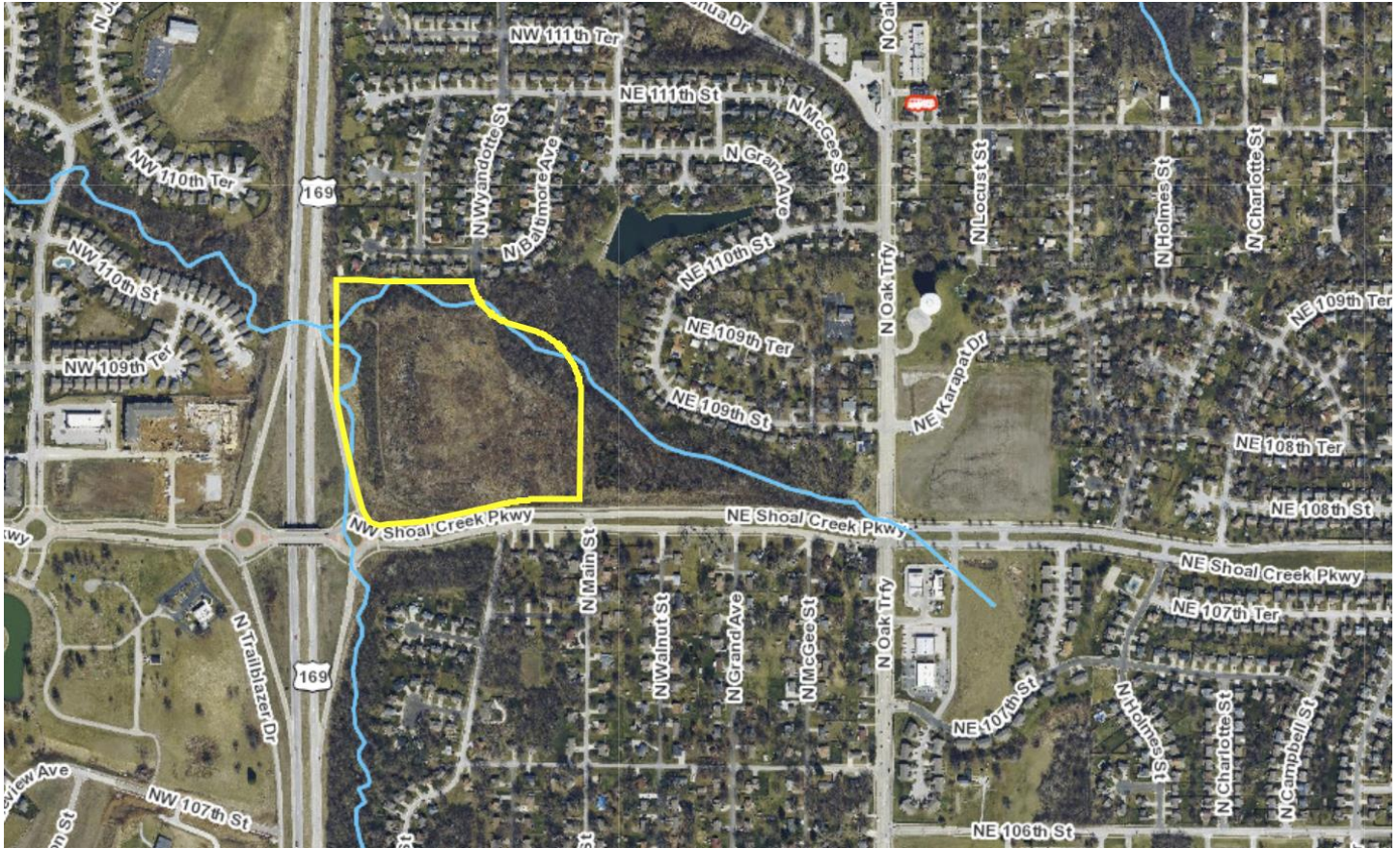
CONTROLLING CASE

Case No. CD-AA-2023-00317 – On March 5, 2024, City Staff approved a Minor Amendment to an approved plan on about 36 acres generally located at the northwest corner of Northwest Shoal Creek Parkway and Highway 169.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C5 Recommendation: **Approval Subject to Conditions**

VICINITY MAP



RELEVANT CASES

Case No. CD-CPC-2022-00196 – Ordinance 230055, approved by City Council on January 26, 2023, approved a Development Plan in District B2-2 and R-6 on about 36 acres generally located at the northeast corner of Northwest Shoal Creek Parkway and Missouri Highway 169 to allow for a residential development.

PLAT REVIEW

The applicant is requesting approval of a Final Plat in Districts B2-2 and R-6, creating thirty-two (32) residential lots and two (2) tracts, for a total of 409 residential units. The development will include a mix of single-family homes, duplexes, fourplexes, and multi-unit apartment buildings, on approximately 36 acres at the northeast corner of Northeast Shoal Creek Parkway and Highway 169.

This use was originally approved under Case No. CD-CPC-2022-00196 and subsequently amended under Case No. CD-AA-2024-00317, which also served as the Preliminary Plat. The Preliminary Plat proposed a residential development with a mixture of housing types, totaling 409 units. The development plan also includes the extension of North Wyandotte Street, providing a new connection from Northeast Shoal Creek Parkway to the north.

Shoal Creek Parkway is an established Parkway at this location. A full review of the Boulevard and Parkway Standards was conducted with the Development Plan.

The proposed Final Plat is consistent with the previously approved Preliminary Plat and complies with the lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	Applicant must dedicate or pay in lieu of dedication prior to recording Final Plat.

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: May 01, 2025

Case Number: CLD-FnPlat-2023-00022

Project: Orchards at Shoal Creek

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. That the applicant receive approval of a street name plan from the Street Naming Committee prior to recording of the Final Plat.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. Prior to recording of the plat add the City Plan Commission approval date, ordinance number, and date passed by the City Council within the Signature Block. This should also include Table 8 from the 2025 Directors Minimal Submittal Requirements which has the County Recording Block.
3. Prior to recording of the plat submit an ownership certificate from a title company, which has been signed by an authorized agent, is current within 90 days, includes all of the property being platted (which the surveyor has verified is accurate) and which shows fee ownership of the correct owners. (Please Note: This must be satisfied 90 days prior to the plat being released to the City Clerk's Office for recording. The City's Law Department has previously stated the words 'Fee Simple' when listed on ownership certificates, along with the owners' names, show fee ownership.)
4. Prior to recording of the plat submit an executed original (hard copy) of the covenants, conditions and restrictions document. The covenants will be recorded simultaneously with the final plat.
5. Prior to recording of the plat submit an executed original (hard copy) of the Covenant to Maintain Storm Water Detention and BMP Facilities. The covenants will be recorded simultaneously with the final plat.

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

6. That the developer shall submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit for any phase/ lot. The Street Naming plan shall be approved prior to Mylar approval of the first final plat.
7. That the developer shall submit an application for Project Plan to the City Plan Commission for all private open space indicating plans for landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing zero foot candles at the property lines prior to ordinance request of the first final plat for this development. The Project Plan for all private open space be approved by the City Plan Commission prior to Mylar approval of the first plat or issuance of issuance of building permit.
8. That the developer apply for street right of way vacation and obtain approval prior to issuance of building permit or Mylar approval of the first plat. This is a separate application.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

9. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

12. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

13. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

14. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2022 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
15. As conditioned in CD-CPC-2022-00196, the developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements prior to the release of the Final Plat

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

16. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
17. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
18. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
19. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
20. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
21. The following note shall be provided on both the final plat and development plan regarding the private sanitary service lines that serve multiple units on one lot: "No single unit within a duplex, fourplex, or townhome can ever be sold individually".
22. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
23. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

PLAT BOUNDARY DESCRIPTION

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

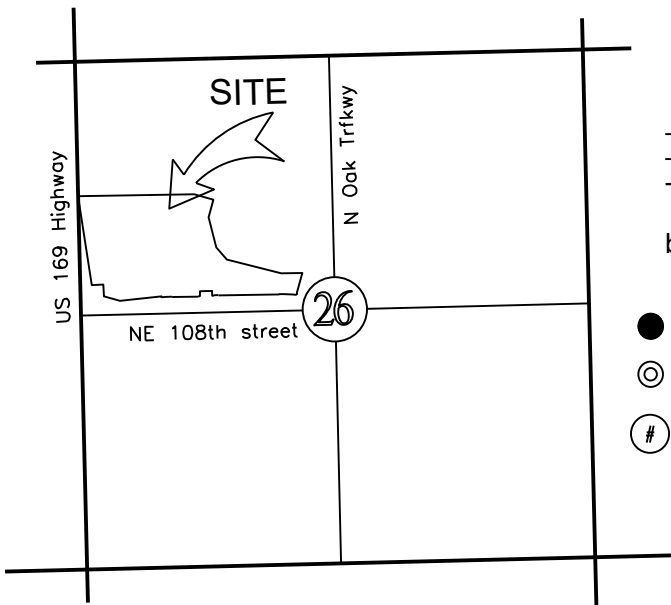
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 0°05'17" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1223.98 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE SOUTH 89°21'49" EAST, A DISTANCE OF 1187.10 FEET; THENCE SOUTH 72°36'18" EAST, A DISTANCE OF 202.94 FEET; THENCE SOUTH 15°49'39" WEST, A DISTANCE OF 185.83 FEET; THENCE SOUTH 12°45'52" EAST, A DISTANCE OF 518.31 FEET; THENCE SOUTH 38°55'20" EAST, A DISTANCE OF 163.10 FEET; THENCE SOUTH 74°19'49" EAST, A DISTANCE OF 576.70 FEET; THENCE SOUTH 89°45'22" EAST, A DISTANCE OF 215.43 FEET; THENCE SOUTH 17°17'57" WEST, A DISTANCE OF 206.19 FEET; THENCE SOUTH 0°32'47" WEST, A DISTANCE OF 26.62 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 82°54'10" WEST AND A RADIUS OF 1571.00, AN ARC DISTANCE OF 182.82 FEET; THENCE NORTH 89°34'13" WEST, A DISTANCE OF 619.73 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 1023.00, AN ARC DISTANCE OF 51.11 FEET; THENCE SOUTH 87°34'02" WEST, A DISTANCE OF 14.73 FEET; THENCE NORTH 0°34'08" EAST, A DISTANCE OF 49.34 FEET; THENCE NORTH 89°25'52" WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 0°34'08" WEST, A DISTANCE OF 55.52 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 89°19'46" WEST AND A RADIUS OF 977.00, AN ARC DISTANCE OF 18.76 FEET; THENCE NORTH 89°34'13" WEST, A DISTANCE OF 266.55 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 1563.00, AN ARC DISTANCE OF 106.86 FEET; THENCE NORTH 0°06'41" EAST, A DISTANCE OF 14.03 FEET; THENCE SOUTH 85°17'53" WEST, A DISTANCE OF 430.42 FEET; THENCE NORTH 72°37'17" WEST, A DISTANCE OF 168.85 FEET; THENCE NORTH 1°57'09" WEST, A DISTANCE OF 120.21 FEET; THENCE SOUTH 87°53'01" WEST, A DISTANCE OF 118.00 FEET; THENCE NORTH 7°08'13" WEST, A DISTANCE OF 923.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,588,278.13 S.F. OR (36.69 ACRES), MORE OR LESS.

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor:
(A). Final Plat of Pine Lake - 4th Plat, Doc# 19940034952.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No title report was furnished by the client.
- Bearings shown hereon are based upon bearings described in the Final Plat of Pine Lake - 4th Plat, Doc# 19940034952.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- Part of this property is located outside of the 100 year flood plain, as shown on the Map Number 29095C0062G, Dated January 20, 2017.
- Front and Rear Setback lines are 25' per deviation granted in Development Plan.

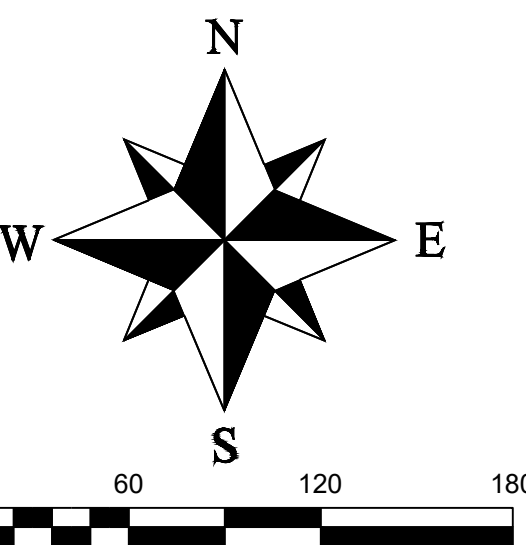
LOCATION MAP
SECTION 26-T52N-R33W



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- Ⓢ Exception Document Location



DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

" Orchards at Shoal Creek"

UTILITY EASEMENT DEDICATION:

AN UTILITY EASEMENT (U.E.) IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U.E.), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITION PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

DRAINAGE EASEMENT:

A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER EASEMENT:

A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OF PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

PRIVATE OPEN SPACE

TRACT C THRU F CONTAIN 5.48 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 7 SINGLE FAMILY UNITS, 1 DUPLEX(2 UNITS), AND 23 FOUR PLEXES(92 UNITS) PURSUANT TO SECTION 88-04-B OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 1.3 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.

MAINTENANCE OF TRACTS (PRIVATE OPEN SPACE):

TRACT A, B, C, D, E AND F WITHIN THIS PLAT SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, PURSUANT TO THE CC&R DOCUMENTS TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

WATER MAIN EASEMENT

A WATER MAIN EASEMENT (W/E) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

FUTURE LOT SUBDIVISION

NO SINGLE UNIT WITHIN A DUPLEX, FOURPLEX OR TOWNHOME CAN EVER BE SOLD OR SUBDIVIDED INDIVIDUALLY

IN TESTIMONY WHEREOF:

PARKVILLE HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS ____ DAY OF ____, 20__.

BRIAN MERTZ, PRESIDENT

NOTARY CERTIFICATION:

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN MERTZ, ON BEHALF OF THE OWNERSHIP ENTITY, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS FREE ACT AND DEED.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

CITY PLAN COMMISSION

Approved this ____ day of ____, 20__.

Case Number CLD-FnPlat-2023-00022

PUBLIC WORKS:

Michael Shaw Director of Public Works
CITY COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. ____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF ____, 20__.

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC, MO CORP LS 2005008319-D

DATE: _____

REVISIONS			
DATE	City Comments	City Comments	City Comments
9-11-2023			
3-27-2024			

Final Plat
Orchards at Shoal Creek
Section 26, Township 52 North, Range 33 West
Kansas City, Clay County, Missouri

JOB NO.		COUNTY		TOWNSHIP		SECTION		SHEET	
Orchards		Clay		52 N		26		1	
DATE OF PREPARATION		SCALE		DRAWN BY		DATE		DATE	
July 21, 2023		1"=80'		M. Schlicht, PLS., PE					

PROFESSIONAL SEAL

ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849