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PE-2008019568

**SUMMIT VIEW FARMS 5TH PLAT  
KANSAS CITY, JACKSON COUNTY, MISSOURI**



now what's **below**.  
**Call** before you dig.

01/01/2020 - PER CITY COMMENTS

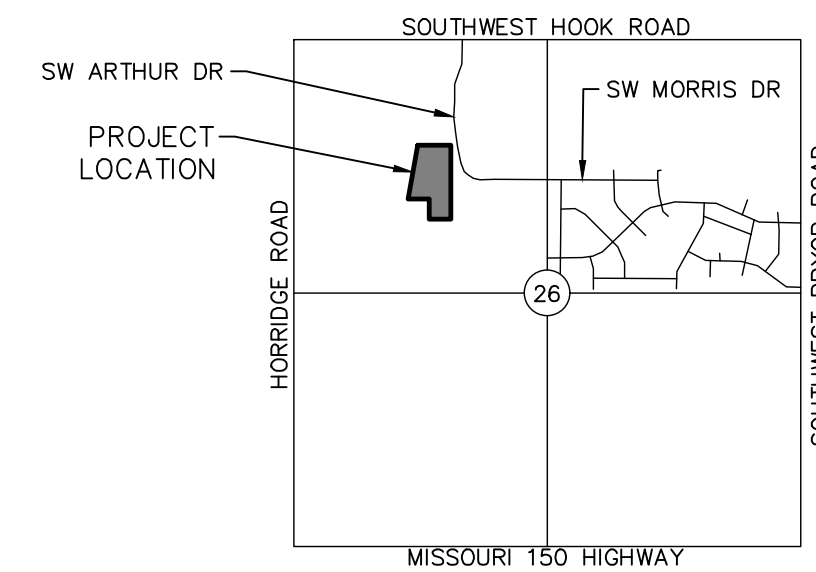
DESIGNER / DRAFTER  
DM/AJM  
DATE  
12-06-2019  
PROJECT NUMBER  
518050.02  
BOOK AND PAGE

MISSOURI CERTIFICATE OF AUTHORITY NUMBER  
013011903

SHEET

1 OF 1

SUMMIT VIEW FARMS 5TH PLAT  
PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 32 WEST  
KANSAS CITY, JACKSON COUNTY, MISSOURI



LEGAL DESCRIPTION  
ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 32 WEST, OF THE FIFTH PRINCIPLE MERIDIAN, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A LIMESTONE MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 87°59'47" WEST (THIS AND ALL FOLLOWING BEARINGS ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE) ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1141.43 FEET (1141.62 FEET DEED) TO A POINT ON THE CITY LIMITS LINE OF KANSAS CITY, MISSOURI; THENCE NORTH 02°21'56" EAST (NORTH 02°22'40" EAST DEED) ON SAID EAST LINE, A DISTANCE OF 948.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°37'06" WEST, A DISTANCE OF 200.07 FEET TO A POINT; THENCE NORTH 02°22'13" EAST, A DISTANCE OF 219.46 FEET TO A POINT; THENCE NORTH 87°37'47" WEST, A DISTANCE OF 303.86 FEET TO A POINT ON THE WEST LINE OF A QUIT CLAIM DEED FOUND IN INSTRUMENT NUMBER 2018E0049276, IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 16°32'33" EAST (NORTH 16°32'42" EAST DEED) ON SAID WEST LINE, A DISTANCE OF 540.76 FEET TO A POINT ON THE SOUTH LINE OF A QUIT CLAIM DEED FOUND IN INSTRUMENT NO. 2016E0047063 AND THE SOUTH LINE OF A QUIT CLAIM DEED FOUND IN INSTRUMENT NO. 2016E0047064, RECORDED IN SAID RECORDER OF DEEDS OFFICE; THENCE SOUTH 87°37'12" EAST (SOUTH 87°37'15" EAST DEED) ON SAID SOUTH LINE, A DISTANCE OF 371.54 FEET TO A POINT ON SAID CITY LIMITS LINE, ALSO BEING THE WEST LINE OF SUMMIT VIEW FARMS AMENDED FIRST PLAT, A RECORDED SUBDIVISION AS FILED IN SAID RECORDER OF DEEDS OFFICE, INSTRUMENT NUMBER 2017E0048627, IN BOOK 170, AT PAGE 1; THENCE SOUTH 02°22'18" WEST (SOUTH 02°22'15" WEST PLAT) ON SAID CITY LIMITS LINE AND LAST SAID WEST LINE, A DISTANCE OF 658.35 FEET TO A 2" ALUMINUM DISK STAMPED HDR ENGINEERING, INC., MARKING THE SOUTHWEST CORNER OF SAID PLAT; THENCE SOUTH 02°21'56" WEST CONTINUING ON SAID CITY LIMITS LINE, A DISTANCE OF 85.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 273,400 SQUARE FEET OR 6.276 ACRES, MORE OR LESS.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOOD) AS DETERMINED BY FEMA  
FLOOD INSURANCE RATE MAP NUMBER 29095C0531G,  
WITH A MAP REVISED DATE OF JANUARY 20, 2017.  
LOCATION DETERMINED BY A SCALDED GRAPHICAL  
PLOT OF THE FLOOD INSURANCE MAP.

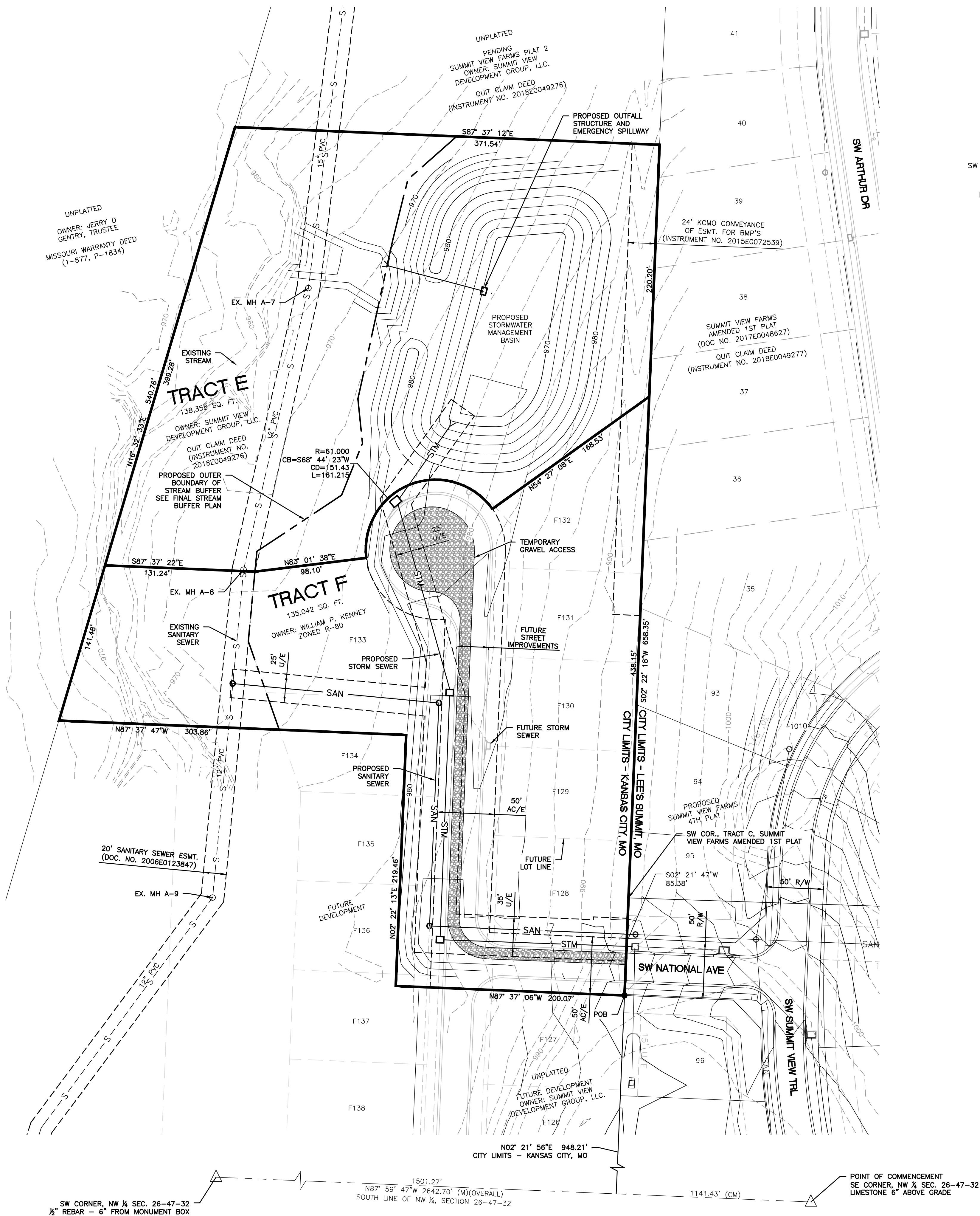
TRACTS

TRACT E WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND WILL BE USED FOR STORMWATER MANAGEMENT, STREAM BUFFER, AND PRIVATE OPEN SPACE.

TRACT F WILL BE PRIVATE OPEN SPACE AND  
WILL BE REPLANTED IN THE FUTURE TO DEDICATE  
PUBLIC RIGHT-OF-WAY AND CREATE LOTS TO  
SUPPORT SINGLE FAMILY RESIDENTIAL HOMES.

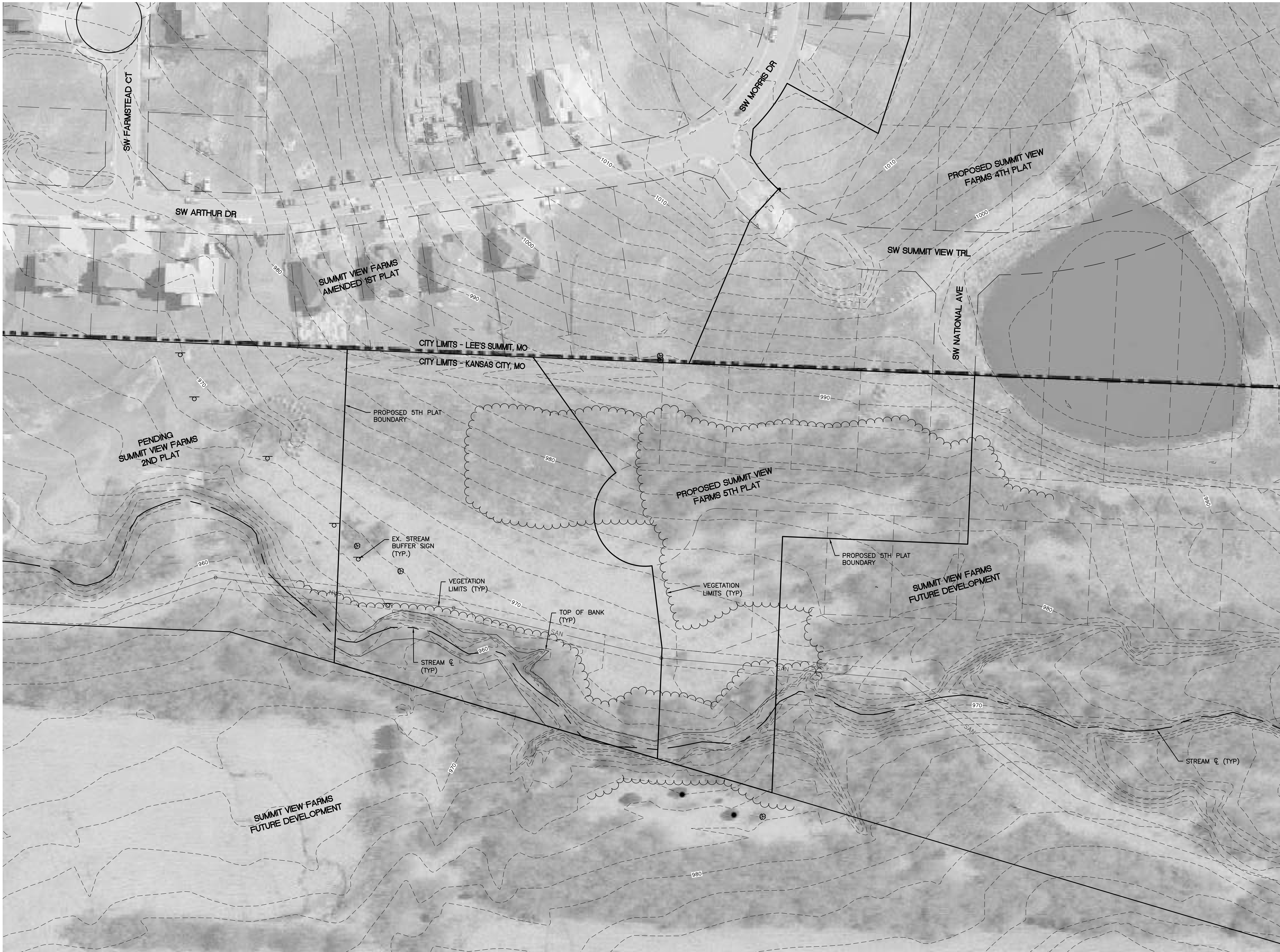
LEGEND

---S---	EXISTING SANITARY SEWER
-----SAN-----	PROPOSED SANITARY SEWER
-----STM-----	PROPOSED STORM SEWER
U/E	UTILITY EASEMENT
AC/E	ACCESS EASEMENT





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PRELIMINARY

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SUMMIT VIEW FARMS 5TH PLAT  
FINAL STREAM BUFFER PLAN  
EXISTING STREAM AND VEGETATION PLAN

SUMMIT VIEW FARMS 5TH PLAT  
KANSAS CITY, JACKSON COUNTY, MISSOURI

REVISIONS

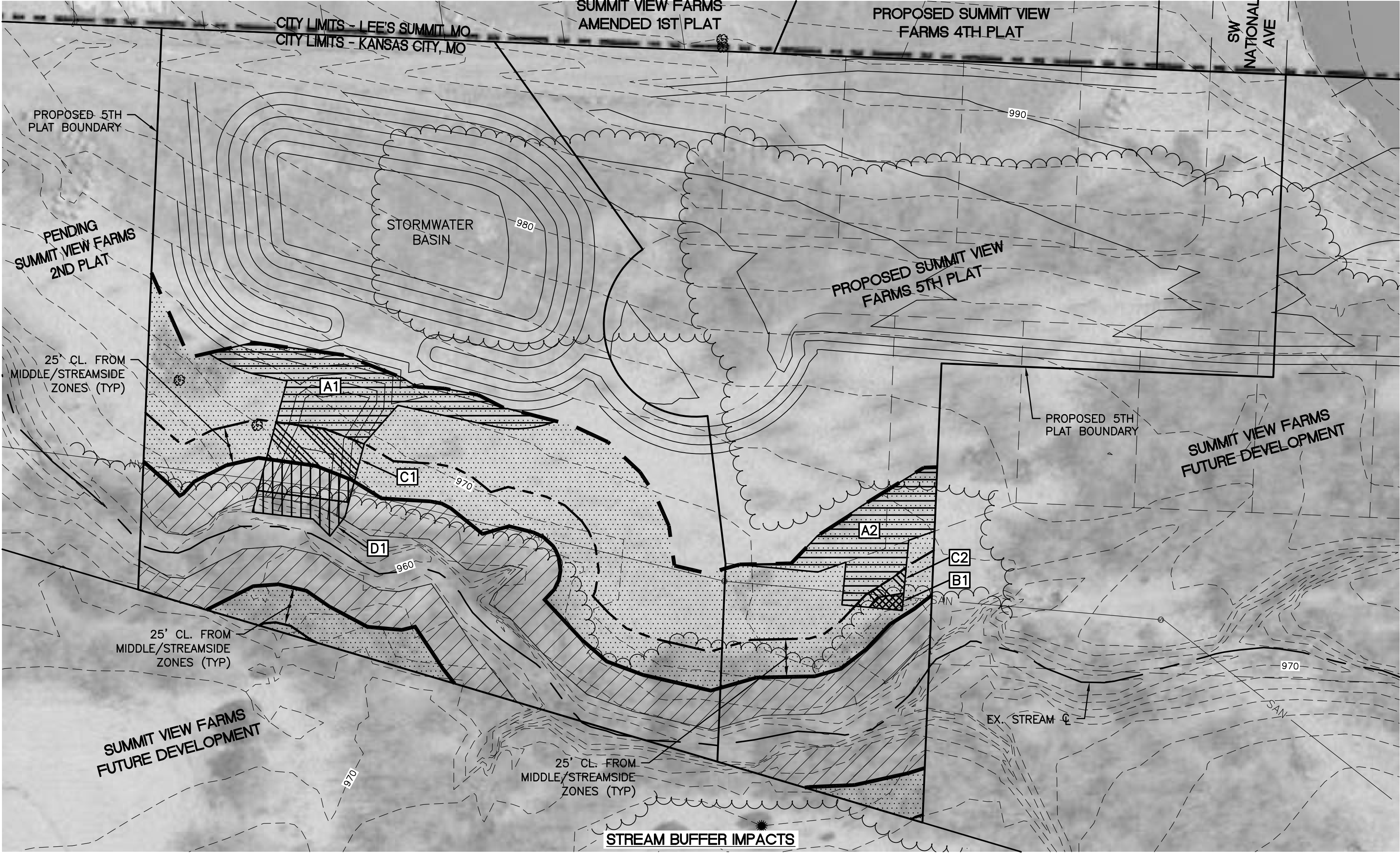
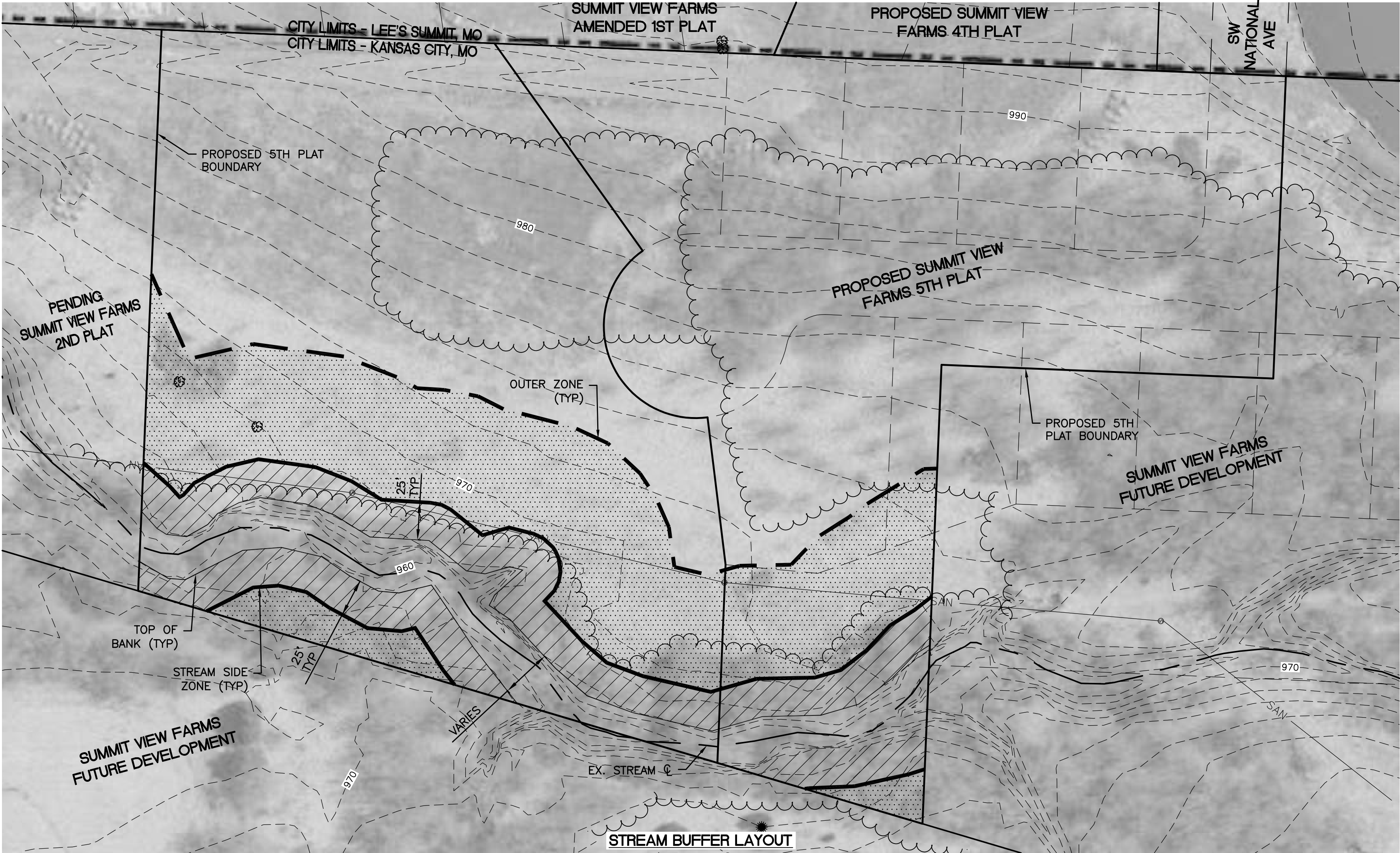
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01 OF 03





LEGEND

- STREAM CHANNEL
- STREAMSIDE ZONE
- FLOODPLAIN
- MIDDLE ZONE
- 25' CLEAR FROM MIDDLE ZONE EDGE
- OUTER ZONE
- IMPACT AREA IN STREAMSIDE & MIDDLE ZONE
- IMPACT AREA IN OUTER ZONE (VEGETATED)
- IMPACT AREA IN OUTER ZONE
- DISTURBED AREA IN OUTER ZONE (40% MAX.)

TOTAL STREAMSIDE ZONE AREA = 41,518 SF = 0.95 AC  
TOTAL MIDDLE ZONE AREA = 0 SF = 0.0 AC  
TOTAL OUTER ZONE AREA = 52,096 SF = 1.20 AC  
MAX. 40% DISTURBED AREA IN OUTER ZONE (W/NO MITIGATION) = 0.48 AC

- A1 DISTURBED AREA IN OUTER ZONE (BEYOND 25-FT CLEAR) = 9,976 SF = 0.23 AC
- A2 IMPACT AREA IN OUTER ZONE (VEGETATED) = 176 SF = 0.005 AC
- B1 IMPACT AREA IN OUTER ZONE (NON-VEGETATED) = 1,808 SF = 0.04 AC
- C1 IMPACT AREA IN STREAMSIDE & MIDDLE ZONES = 2,135 SF = 0.05 AC

MITIGATED AREA IN OUTER ZONE (VEGETATED, 1.5:1 RATIO) = 0.01 AC  
MITIGATED AREA IN OUTER ZONE (NON-VEGETATED, 1:1 RATIO) = 0.04 AC  
MITIGATED AREA IN STREAMSIDE & MIDDLE ZONES, 4:1 RATIO) = 0.20 AC  
0.25 AC

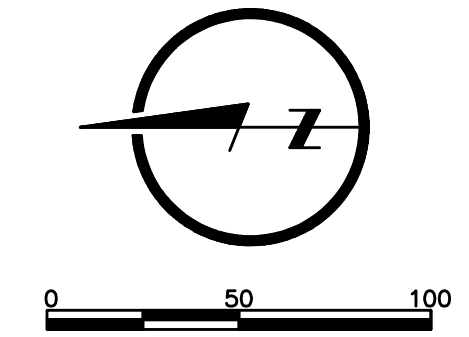
TOTAL DISTURBED AREA AND MITIGATED AREA = 0.23 + 0.25 = 0.48 AC

TOTAL DISTURBED AREA AND MITIGATED AREA = MAX 40% DISTURBANCE THEREFORE  
NO ADDITIONAL RESTORATION REQUIRED.

BREAKDOWN OF IMPACT AREAS		
IMPACT	AREA (SF)	AREA (AC)
A1	5,842	0.13
A2	4,134	0.09
B1	176	0.005
C1	1,511	0.03
C2	297	0.01
D1	2,135	0.05

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FINAL STREAM BUFFER PLAN  
STREAM BUFFER PLAN SHEET

SUMMIT VIEW FARMS 5TH PLAT  
KANSAS CITY, JACKSON COUNTY, MISSOURI

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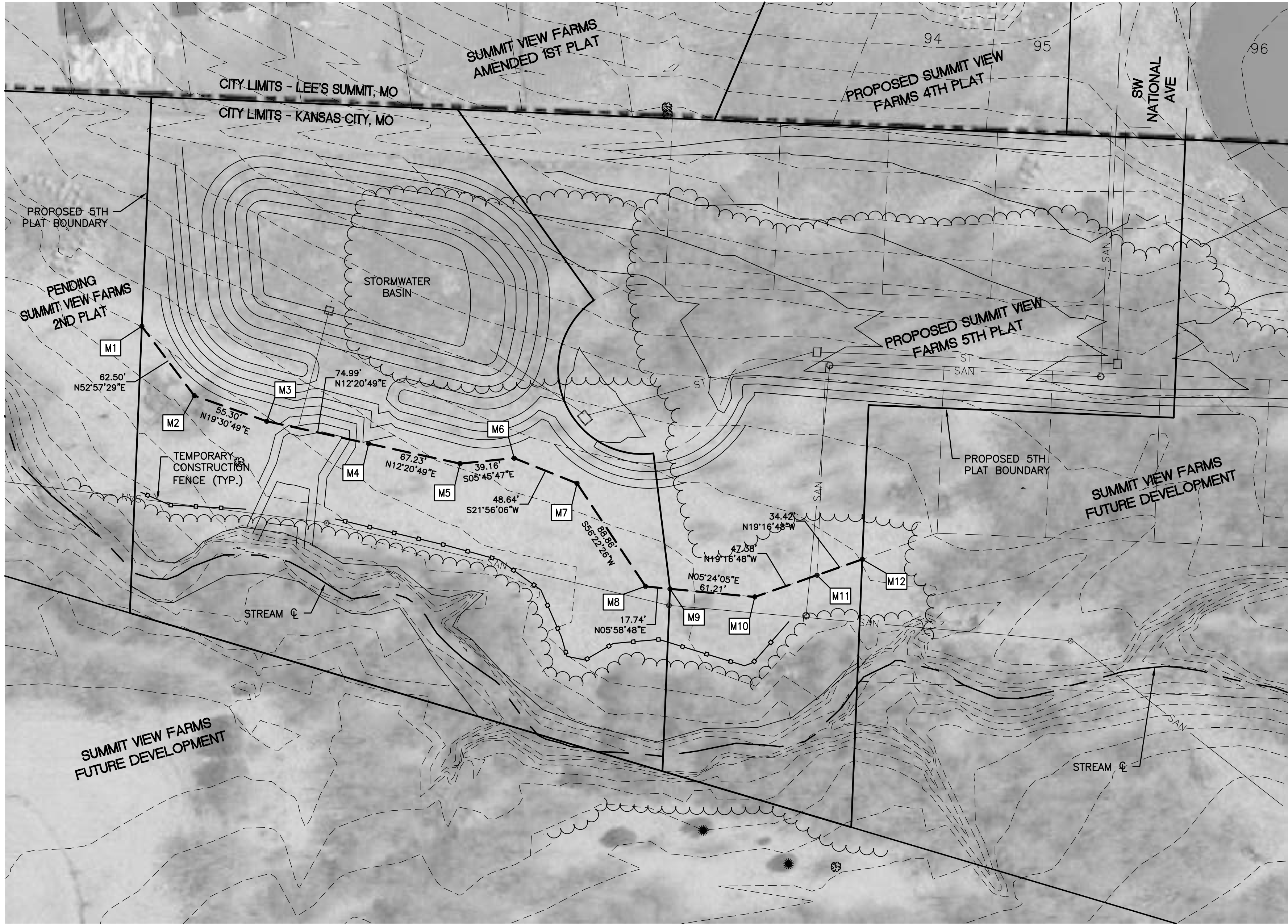
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NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE TEMPORARY CONSTRUCTION FENCING SHOWN BELOW THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
2. BOUNDARY MARKERS MUST BE INSTALLED AS INDICATED BELOW CLEARLY MARKING THE STREAM BUFFER OUTER ZONE BOUNDARY BEFORE, DURING, AND AFTER CONSTRUCTION.
3. PERMANENT SIGNS MUST BE INSTALLED AFTER CONSTRUCTION TO DENOTE THE BUFFER.
4. REQUIRED PERMANENT SIGNS SHALL READ:  
"PROTECT STREAM BUFFER - DO NOT DISTURB (CITY CODE SECTION 88-415)," WITH THE SIGN MESSAGE LOCATED 4-FT ABOVE THE GROUND. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

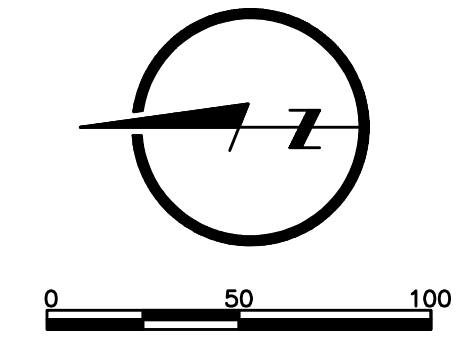
LEGEND

- STREAM CHANNEL
- PROPOSED OUTER ZONE BOUNDARY
- BOUNDARY MARKER
- TEMPORARY CONSTRUCTION FENCING

POINT TABLE FOR BOUNDARY MARKER LOCATIONS		
POINT NO.	NORTHING	EASTING
M1	982992.7756	2808813.1560
M2	982955.1266	2808763.2701
M3	982903.0016	2808744.7977
M4	982829.7442	2808728.7623
M5	982764.0689	2808714.3866
M6	982725.1021	2808718.3194
M7	982679.9809	2808700.1487
M8	982630.7711	2808626.1551
M9	982613.1245	2808624.3066
M10	982552.1830	2808618.5445
M11	982507.4579	2808634.1895
M12	982474.9730	2808645.5529

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SUMMIT VIEW FARM'S 5TH PLAT  
FINAL STREAM BUFFER PLAN  
STREAM BUFFER OUTER BOUNDARY PLAN

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