



CITY PLAN COMMISSION STAFF REPORT

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

May 17, 2022

PROJECT NAME

Providence Pointe 2nd Plat

DOCKET #C1.1

CD-CPC-2022-00002 –

REQUEST

Project Plan

DOCKET #C1.2

CLD-FnPlat-2021-00064 – Final Plat

REQUEST

APPLICANT

Art Atkin
AGC Engineers, Inc.

OWNER

Robert de la Fuente
Star Development

Location	11199 N Bristol Dr
Area	About 21 acres
Zoning	R-7.5
Council District	1 st
County	Clay
School District	North Kansas City

SURROUNDING LAND USES

- North:** zoned R-7.5, Auburndale Estates.
- South:** zoned R-7.5, Providence Pointe 1st.
- East:** zoned R-7.5, Auburndale Estates.
- West:** zoned R-80, Large SF Estates.

MAJOR STREET PLAN

The City's Major Street Plan identifies Eastern Avenue as a Local Link with 2 lanes at this location

LAND USE PLAN

The Shoal Creek Valley Area Plan recommends Residential Low Density uses for the subject property.

APPROVAL PROCESS



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 property is currently undeveloped and is the final plat for Providence Pointe. There has been grading work conducted on the property. Single family development surrounds the property on 3 sides. Stub streets have been extended to property from the existing development.

SUMMARY OF REQUEST

The applicant is seeking approval of a Project Plan in District R-7.5 (Residential) on about 22 acres generally located on North Eastern Avenue between Northeast 111th Street and Northeast 112th Terrace, creating three Private Open Space Tracts. (CD-CPC-2022-00002)

Additionally, the applicant is seeking approval of final plat in in District R-7.5 (Residential 7.5), creating 68 residential lots and two (2) tracts on about 22 acres generally located at generally located at the northwest corner of NE 108th Street and N. Eastern Avenue. (CLD-FnPlat-2021-00064)

KEY POINTS

- Applicant is proposing 68 total lots for this phase
- Applicant is proposing 3 open space tracts in this phase

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1.1 Recommendation: Approval with Conditions.
Docket #C1.2 Recommendation: Approval with Conditions.

CONTROLLING CASE

SD 1492, Preliminary Plat, Providence Point – Ordinance No. 160530- Phase 1 and Phase 2 -- to consider the approval of a Preliminary Plat in District R-7.5 (Residential 7.5) creating 165 single family lots and 4 tracts, was recommended for approval by the City Plan Commission on April 19, 2016.

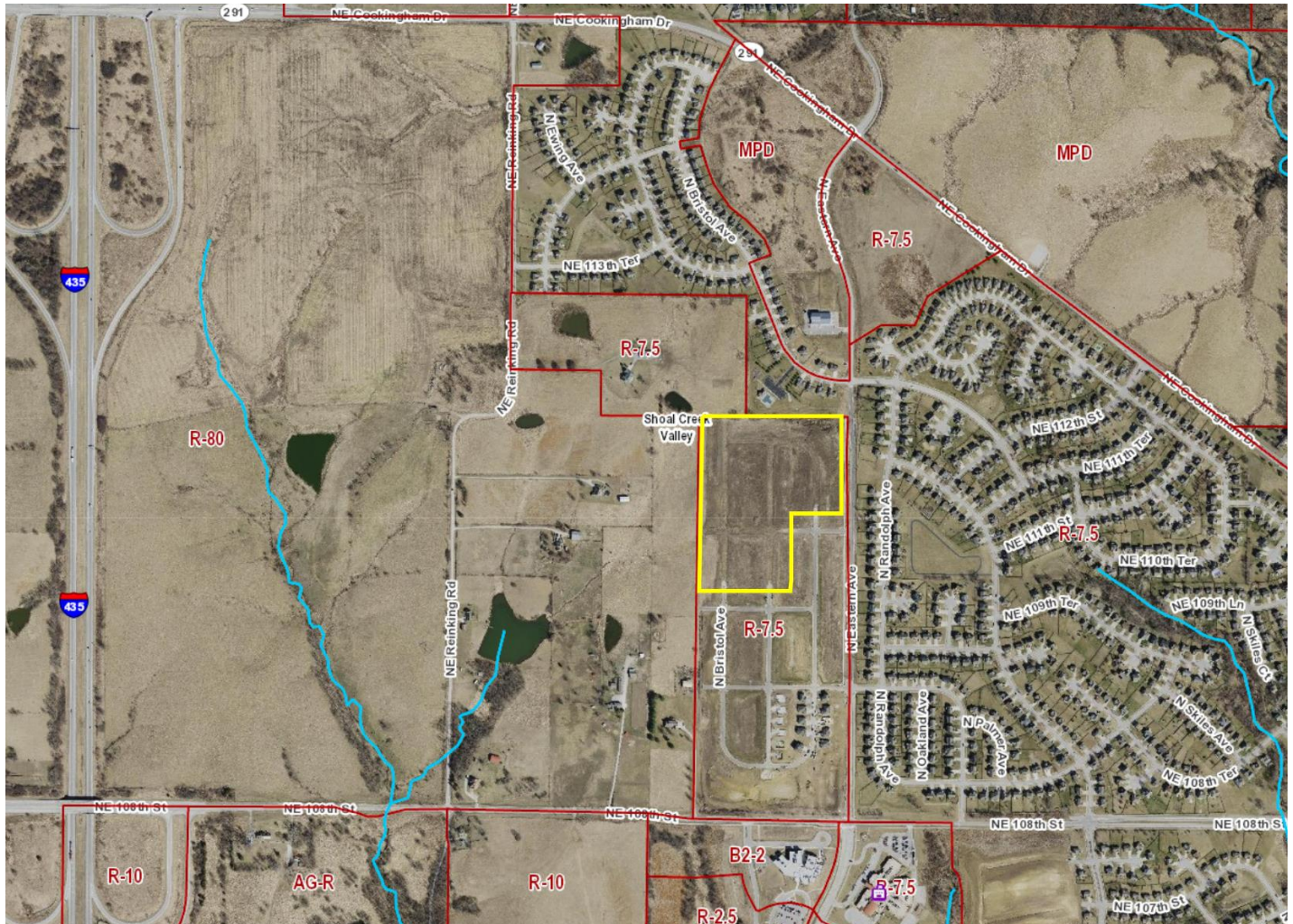
RELEVANT CASES

Case No. 14505-P- to consider rezoning the site from R-80 (Residential 80) to R-7.5 (Residential 7.5), was recommended for approval by the City Plan Commission on April 19, 2016. Ordinance No. 160530, recommended for "Do Pass" at the Planning, Zoning and ED Committee on July 27, 2016.

Case No. SD1492A- in 2016 City Council approved a Final Plat on 38.2 acres generally located at the northwest corner NE 108th Street and N. Eastern Avenue, to consider the approval of a final plat in District R-7.5 (Residential 7.5) creating 96 single family lots, private open space tracts and public right of way.

Case No. CD-CPC-2019-00012- A request to approve a project plan on about 29 acres, generally located at the northwest corner of NE 108th Street and N Eastern Avenue, to allow for 7 tracts including a detention basin and a pool and clubhouse.

CASE LOCATION



PROJECT PLAN REVIEW

There is a platted 30-foot no build buffer that is located between the public ROW and the rear property lines of the lots that back up to N. Eastern Avenue. This 30-foot buffer is required to be landscaped and screened adequately to separate vehicular activities from residential uses and provide some privacy for the residents. The two sections of the Zoning and Development Code that pertain to the buffer are seen below:

88-405-05-F. LOTS

Residential lots may not be platted so that rear or side lot lines directly abut major street rights-of-way. When residential lots are platted with rear or side lot lines "facing" major streets a minimum 30-foot "no build" buffer must be established between the major street right-of-way and the abutting residential lot. The entire 30-foot "no-build" buffer must be platted as a private open space tract to be maintained by a property owners association. No buildings or structures (including fences and walls) may be located in required no-build buffers. Private open space tracts may be used for stormwater BMPs.

88-425-04-B. PRIVATE OPEN SPACE TRACTS

Private open space tracts platted in accordance with 88-405-05 must be landscaped. A landscape plan must be submitted for site plan approval per 88-425-12. Landscaping of the tract shall be done by the developer and occur within one year of platting of the tract or prior to issuance of any building permits for structures on lots within the subdivision, whichever occurs first.

The applicant has provided a landscape plan which contains plantings for this 30-foot buffer as well as a tract that contains a water detention pond. Staff has requested that additional evergreen plantings be added along North Eastern Avenue to adequately screen the homes. The applicant has agreed and will provide the revised plan prior to mylar approval of the Final Plat (CLD-FnPlat-2021-00064). The landscape buffer is maintained by the HOA. Additionally, in this development each individual home owner has the opportunity to build a fence, which the HOA regulates by material and height. They are allowed to build a 5' shadow box fence with dog eared pickets. Staff believes that the combination of uniform fencing and evergreens is adequate in screening the vehicular activities from the residential homes.

FINAL PLAT REVIEW

The subject site is generally located on the west side of North Eastern, Avenue, approximately 2,000 feet north of Northeast 108th Street. The site is currently undeveloped. This final plat is part of the Providence Pointe development and currently consists of one undeveloped parcel. There are no regulated stream buffers on the property. This final plat conforms to all R-7.5 zoning regulations and is in conformance with the approved plan.

PLAT ANALYSIS: Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO		
<i>Parkland Dedication (88-408)</i>	YES	YES	
<i>Parking and Loading Standards (88-420)</i>	NO		
<i>Landscape and Screening Standards (88-425)</i>	YES	YES	
<i>Outdoor Lighting Standards (88-430)</i>	NO		
<i>Sign Standards (88-445)</i>	NO		
<i>Pedestrian Standards (88-450)</i>	NO		

REQUESTED DEVIATIONS

None

COMMENT

The request Project Plan and Final Plat is in conformance with the controlling plan subject to the recommended corrections to the plan.

PROFESSIONAL STAFF RECOMMENDATION

C1.1: Staff recommends **Approval Subject to the Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

C1.2: Staff recommends **Approval Subject to the Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes
Planner



Plan Conditions

Report Date: May 12, 2022

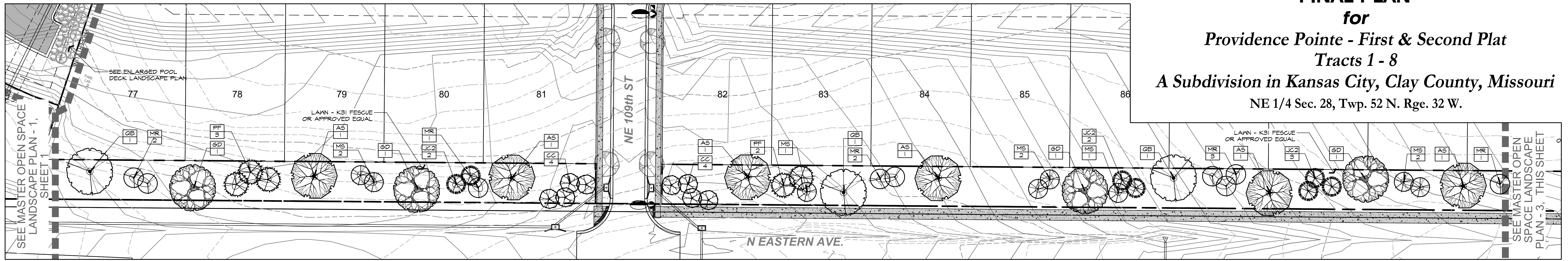
Case Number: CD-CPC-2022-00002

Project: Providence Pointe 2nd Plat

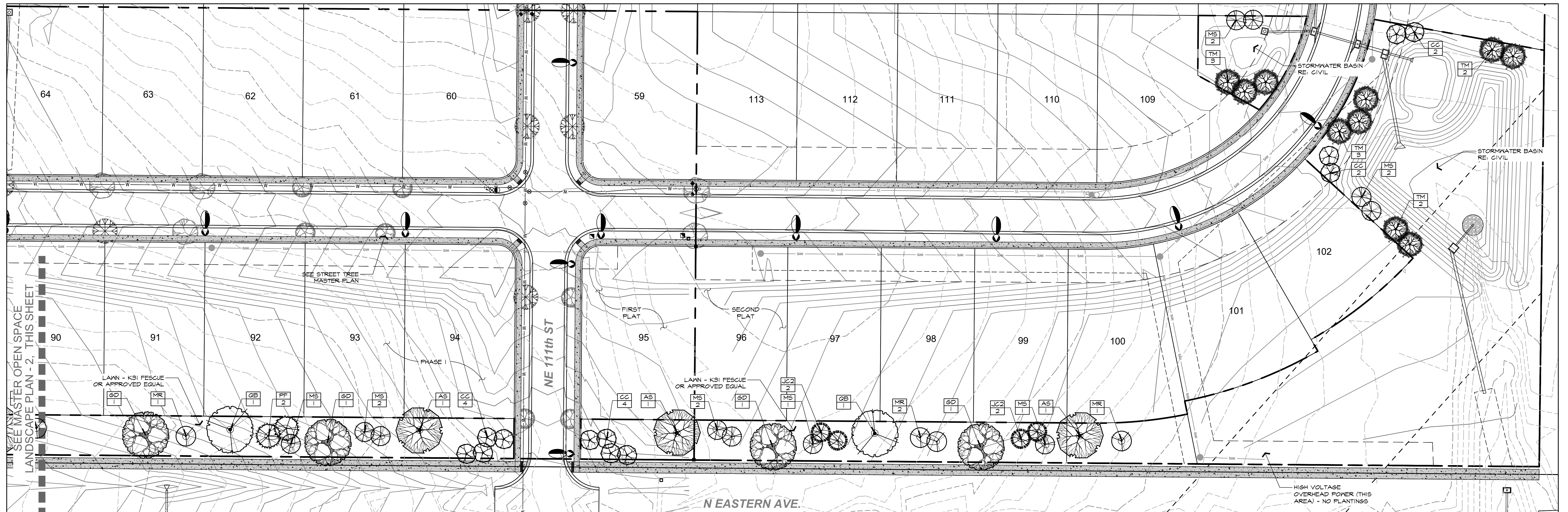
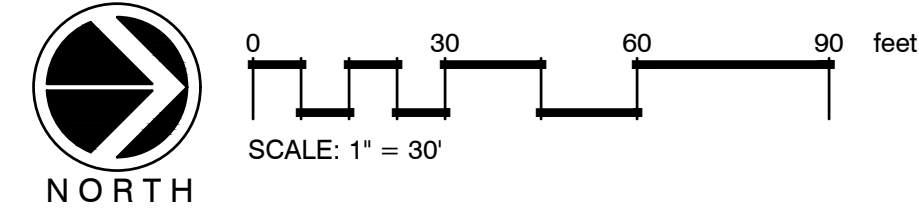
Condition(s) by City Planning and Development Department. Contact Matthew Barnes at / matthew.barnes@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. The developer shall revise the plan prior to mylar approval of the Final Plat (CLD-FnPlat-2021-00064) to include screening in the form of evergreens that are staggered on center at a distance approved by a landscape architect along North Eastern Avenue in Tract 8.

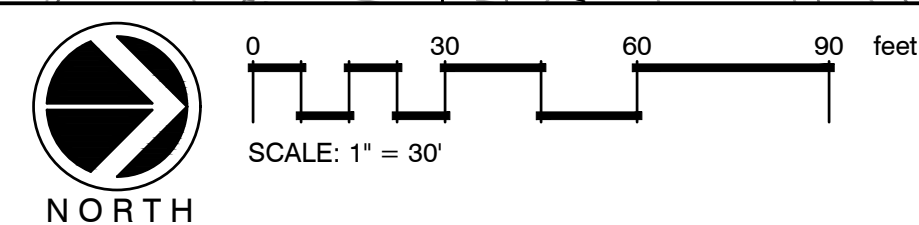
FINAL PLAN
for
Providence Pointe - First & Second Plat
Tracts 1 - 8
A Subdivision in Kansas City, Clay County, Missouri
 NE 1/4 Sec. 28, Twp. 52 N. Rge. 32 W.



MASTER OPEN SPACE LANDSCAPE PLAN - 2
 SCALE: 1"=30'



MASTER OPEN SPACE LANDSCAPE PLAN - 3
 SCALE: 1"=30'



PLANT SCHEDULE

EVERGREEN TREES			
CODE	BOTANICAL NAME	COMMON NAME	
JC2	<i>Juniperus virginiana</i> 'Concertii'	Concertii Eastern Redcedar	
FF	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	
ORNAMENTAL TREES			
CODE	BOTANICAL NAME	COMMON NAME	
MS	<i>Amelanchier</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	
CC	<i>Cercis canadensis</i> var. 'Texensis'	Oklahoma Redbud	
MR	<i>Malus</i> x 'Royal Raindrops'	Royal Raindrops Crabapple	
SI	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	
SHADE TREES			
CODE	BOTANICAL NAME	COMMON NAME	
AS	<i>Acer saccharum</i> 'Caddo'	Caddo Maple	
GD	<i>Symonocladus dioica</i> 'Expresso'	Kentucky Coffeetree	
GB	<i>Quercus bicolor</i>	Swamp White Oak	
TM	<i>Taxodium distichum</i> 'Mickelson' TM	Shannon Brave Bald Cypress	

Note: See plant schedule, sheet L103 for full plant data including plant sizes and quantities



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BY	REVISION	DATE
-	-	-
Lorax	Submittal to City	03-17-2022

FINAL PLAN

for

Providence Pointe - First & Second Plat

Tracts 1 - 8

A Subdivision in Kansas City, Clay County, Missouri

NE 1/4 Sec. 28, Twp. 52 N. Rge. 32 W.

GENERAL NOTES

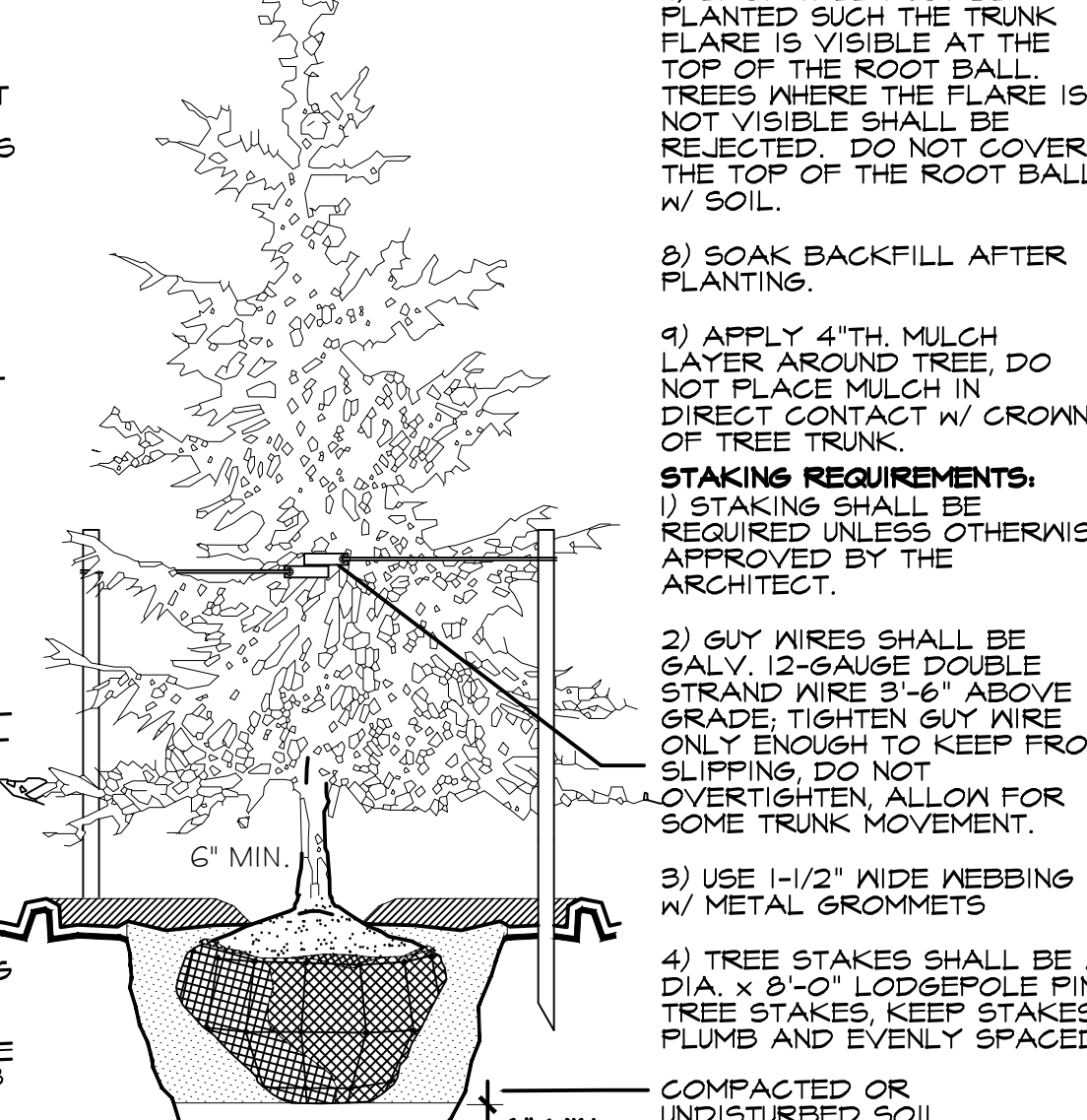
1. THE LANDSCAPE CONTRACTOR SHALL READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT.
2. ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT MASSING, STAKED LOCATION OF TREES AND INSTALLATION OF PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
6. ALL PLANT MATERIAL (EXCEPT SHADE TREES) IS DELINEATED AT MATURE SIZE OF PLANT MATERIAL. SHADE TREES ARE DELINEATED AT 25% OF ACTUAL MATURE SIZE.
7. ALL LANDSCAPE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z602.1-1996) PER THE AMERICAN ASSOCIATION OF NURSERMEN.
8. PER OWNER'S DIRECTION, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY, PRIOR TO SELECTION OR DIGGINGS.
9. CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON, MARCH 1 TO JUNE 1, OR THE FALL PLANTING SEASON, SEPTEMBER 30 UNTIL FREEZING OF THE GROUND. DURING THE FALL PLANTING SEASON, CONIFEROUS MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15 TO OCTOBER 1. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.
10. THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. RATIO: 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.
11. ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURERS SPECIFICATIONS.
12. THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH MAY HAVE BEEN DISTURBED DURING PLANTING OPERATIONS.
13. ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE-GROUND HARDWOOD MULCH (COLOR DYED DARK BROWN). LANDSCAPE CONTRACTOR TO PROVIDE MULCH SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL SURFACE IN THE SOD IS 1/2" BELOW THE HARDSCAPE SURFACE.
14. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TRIFLURAL OR EQUAL. APPLY PER MANUFACTURER'S SPECIFICATIONS. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING WITHIN THESE AREAS IS COMPLETE, BUT BEFORE THESE AREAS ARE MULCHED. DO NOT DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
15. MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
16. ALL SLOPES THAT EXCEED A 3:1 GRADE SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET WITH NORTH AMERICAN GREEN S150. INSTALL PER THE MANUFACTURER'S SPECIFICATIONS.
17. LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL, AND ANNUAL WITH THE LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT. ALL PLANT MATERIALS SHALL BE BONDED FOR TWO (2) YEARS. LABELS SHALL NOT BE REMOVED UNTIL AFTER BOND RELEASE.
18. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
19. ALL LAWN AREAS SHALL HAVE A 6" MINIMUM TOPSOIL LAYER. TOPSOIL SHALL BE LAID IN 3" LIFTS. IN AREAS WHERE CONSTRUCTION GRADING HAS NOT OCCURRED AND THE VIRGIN GRADES YET EXIST, THE TOPSOIL LAYER MAY NOT BE REQUIRED BASED ON THE DECISION OF THE LANDSCAPE ARCHITECT.
20. TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEIOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
21. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES WITHOUT THE WRITTEN APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTION THAT HAS NOT BEEN APPROVED SHALL BE REMOVED AND REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE.
22. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	JC2	Juniperus virginiana 'Canaertii'	Canaertii Eastern Redcedar	5' Ht.	B4B	11
	PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' Ht.	B4B	7
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	MS	Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5' Cal.	B4B	19
	CC	Cercis canadensis var. 'Texensis'	Oklahoma Redbud	1.5' Cal.	B4B	20
	MR	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	1.5' Cal.	B4B	13
	SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5' Cal.	B4B	7
SHADE TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AS	Acer saccharum 'Caddo'	Caddo Maple	1.5' Cal.	B4B	17
	GD	Gymnocladus dioica 'Expresso'	Kentucky Coffeetree	1.5' Cal.	B4B	12
	QB	Quercus bicolor	Swamp White Oak	1.5' Cal.	B4B	8
	TM	Taxodium distichum 'Mickelson' TM	Shawnee Brave Bald Cypress	1.5' Cal.	B4B	10

EVERGREEN TREE PLANTING

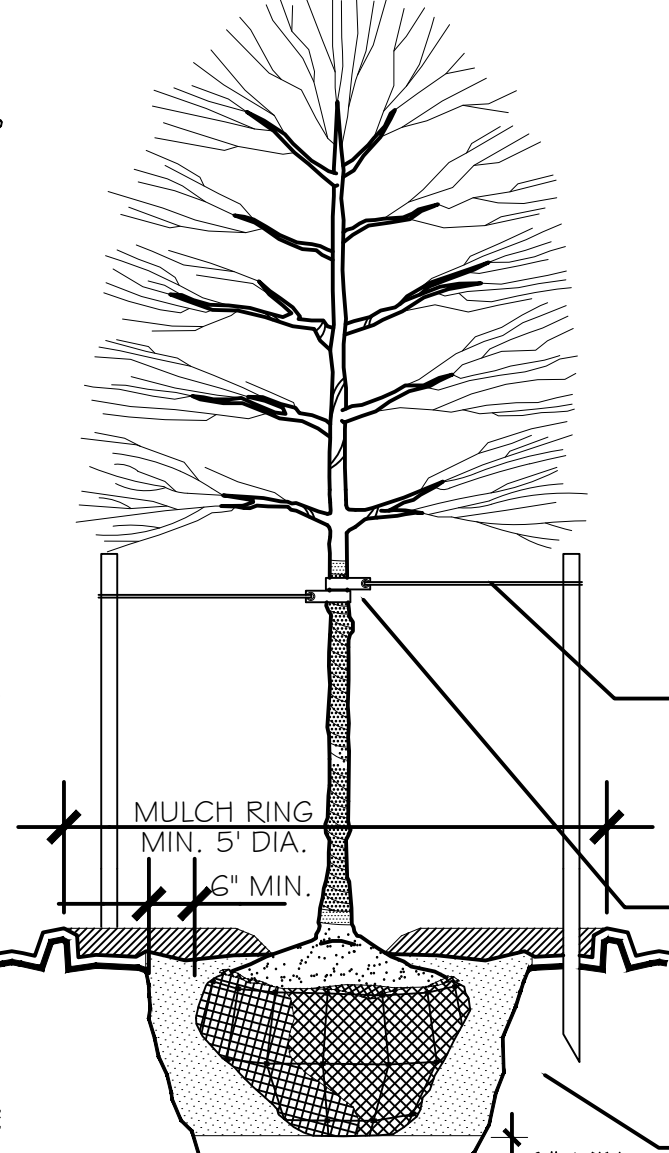
- NOTES:**
- 1) DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & UNBROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED, IF REQUIRED. DO NOT REMOVE THE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - 3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
 - 4) PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL. TYP. SCARIFY HOLE & BACKFILL WITH SOIL EXCAVATED FROM HOLE & SPECIFIED AMENDMENTS.
 - 5) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
 - 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL.



- 7) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
 - 8) SOAK BACKFILL AFTER PLANTING.
 - 9) APPLY 4" TH MULCH LAYER AROUND TREE. DO NOT PLACE MULCH IN DIRECT CONTACT W/ CROWN OF TREE TRUNK.
- STAKING REQUIREMENTS:**
- 1) STAKES SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE ARCHITECT.
 - 2) GUY WIRES SHALL BE GALV. 12-GAUGE DOUBLE STRAND WIRE 3'-6" ABOVE GRADE. TIGHTEN GUY WIRE ONLY ENOUGH TO KEEP FROM SLIPPING. DO NOT OVERTIGHTEN. ALLOW FOR SOME TRUNK MOVEMENT.
 - 3) USE 1-1/2" WIDE WEBBING W/ METAL GROMMETS.
 - 4) TREE STAKES SHALL BE 2" DIA. W/ 8'-0" LONGER PINE TREE STAKES. KEEP STAKES PLUMB AND EVENLY SPACED.

DECIDUOUS TREE PLANTING NOTES:

- 1) DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & UNBROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED, IF REQUIRED. DO NOT REMOVE THE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- 3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
- 4) PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL. TYP. SCARIFY HOLE & BACKFILL WITH SOIL EXCAVATED FROM HOLE & SPECIFIED AMENDMENTS. SOILS IN INTERIOR LANDSCAPE AREAS SHALL BE LOOSENED AND AMENDED TO A DEPTH OF 2'-6".
- 5) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL.



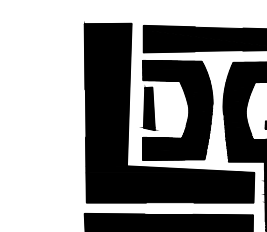
- 7) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
 - 8) SOAK BACKFILL AFTER PLANTING.
 - 9) APPLY 4" TH MULCH LAYER AROUND TREE. DO NOT PLACE MULCH IN DIRECT CONTACT W/ CROWN OF TREE TRUNK.
 - 10) WHEN NECESSARY APPLY TREE WRAP TO TRUNK FROM BOTTOM UPWARD. SECURE W/ TAPE.
- STAKING REQUIREMENTS:**
- 1) STAKING SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE ARCHITECT.
 - 2) GUY WIRES SHALL BE GALV. 12-GAUGE DOUBLE STRAND WIRE 3'-6" ABOVE GRADE. TIGHTEN GUY WIRE ONLY ENOUGH TO KEEP FROM SLIPPING. DO NOT OVERTIGHTEN. ALLOW FOR SOME TRUNK MOVEMENT.
 - 3) USE 1-1/2" WIDE WEBBING W/ METAL GROMMETS.
 - 4) TREE STAKES SHALL BE 2" DIA. W/ 8'-0" LONGER PINE TREE STAKES. KEEP STAKES PLUMB AND EVENLY SPACED.

1 EVERGREEN TREE PLANTING

SCALE: N.T.S.

2 DECIDUOUS TREE PLANTING

SCALE: N.T.S.



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		BY: _____ LORAX	REVISION: _____ Submittal to City



Plan Conditions

Report Date: May 12, 2022

Case Number: CLD-FnPlat-2021-00064

Project: Providence Pointe 2nd Plat

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

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.

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

4. That the developer submit a Project Plan to the Development Management Division for approval, including detailed information on landscaping, grading, screening, berming, fencing and signage for Tract 8 prior to Mylar approval of any final plat. The sidewalk shall be constructed or bonded as part of the public infrastructure improvement prior to Mylar approval.
5. The developer shall submit a street tree planting plan and secure the approval of the City Forester for street trees planted on right of way in front of residential lots, with a copy to be submitted to the Department of City Development prior to ordinance request. The street tree planting plan shall be approved prior to Mylar approval.
6. That the developer post a sign at the terminus of all stub streets that states "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS" pursuant to Chapter 88-405-10-B-6 of the Zoning and Development Code as directed by the Public Works Department prior to Mylar approval of the plat.

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

7. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
8. 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 entire development 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.
9. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
11. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

12. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
13. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
14. 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.
15. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
16. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
17. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
18. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
19. The developer must dedicate additional right of way for North Eastern Avenue as required by the adopted Major Street Plan so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted, and ensure right of way dedication is adequate for any proposed road improvements as required by the Public Works Department, adjacent to this project.
20. The developer shall submit plans to the Land Development Division and obtain permits to construct all ADA ramps at street intersections, sidewalks along the platted frontage for N. Eastern Avenue, and along any platted Private Open Space, prior to releasing the Final Plat for Recording.
21. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

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

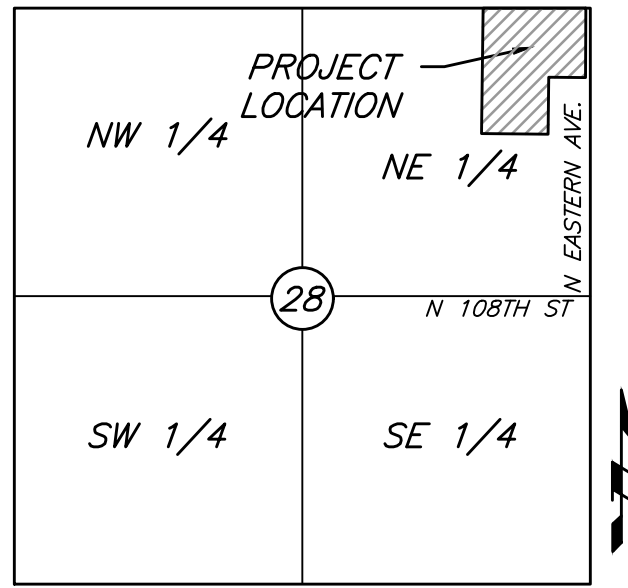
22. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way. Please confirm approval from Forestry Division. Contact Kevin LaPointe at Kevin.Lapointe@kcmo.org or 816-513-7776.
23. The developer is 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 rate at the time (year) of preliminary plat approval. This requirement shall be satisfied prior to recording the final plat.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

24. Water Main Extension Plans

FINAL PLAT
PROVIDENCE POINTE 2ND PLAT
 NE 1/4, SECTION 28, TOWNSHIP 52 NORTH, RANGE 32 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI

CLIENT:
 Star Development Corporation
 Robert De La Fuente
 244 W Mill St. Ste. 101
 Liberty, Missouri 64068



VICINITY MAP
 SEC. 28-52-32
 N.T.S.

PROPERTY DESCRIPTION:

A tract of land in the Northeast Quarter of Section 28, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows:
 Beginning at the Northwest corner of, PROVIDENCE POINTE FIRST PLAT, a subdivision in said Kansas City, Clay County, Missouri; Thence North 00°39'43" East, 1157.02 feet to the North line of said Northeast Quarter; Thence South 89°18'36" East, along said North line, 939.92 feet to the West Right-of-Way line of N. Eastern Avenue, as now established; Thence South 00°27'00" West, along said West Right-of-Way line, 632.96 feet to the Northeast corner of Lot 95, said PROVIDENCE POINTE FIRST PLAT; Thence along the North line of said PROVIDENCE POINTE FIRST PLAT, the following three courses; Thence North 89°33'24" West, 336.07 feet; Thence South 00°26'36" West, 520.00 feet; Thence North 89°33'24" West, 608.18 feet, to the Point of Beginning. Contains 913,315 square feet or 20.97 acres more or less.

PLAT DEDICATION:

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS: "PROVIDENCE POINTE 2ND PLAT".

EASEMENT DEDICATION:

AN EASEMENT 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 ADDITIONAL 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.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVER OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

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.

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 HERETO 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 THEM 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.

MAINTENANCE OF TRACT:

TRACT 8 (1.49 ACRES) IS TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITH THE PLAT PURSUANT TO THE DECLARATIONS OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS OF PROVIDENCE POINTE 2ND PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

MAINTENANCE OF TRACT:

TRACT 9 (1.30 ACRES), ARE TO BE USED FOR STORM WATER DETENTION AND BMP WATER QUALITY SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY OF PROVIDENCE POINTE 2ND PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

MAINTENANCE OF TRACT:

TRACT 10 (0.95 ACRES), ARE TO BE USED FOR BMP WATER QUALITY AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY OF PROVIDENCE POINTE 2ND PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

STREET DEDICATION:

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

PAYMENT IN LIEU OF PARKLAND:

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$25,384.68 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR (68 SINGLE FAMILY UNITS*3.7* 0.006* \$16,815.50) PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

IN WITNESS WHEREOF:

STAR DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2022.

STAR DEVELOPMENT CORPORATION

Timothy D. Harris President

STATE OF MISSOURI
 COUNTY OF PLATTE

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME TIMOTHY D. HARRIS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF STAR DEVELOPMENT CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID TIMOTHY, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

CITY PLAN COMMISSION: PUBLIC WORKS:

APPROVED: _____
 Micheal 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 _____, 2022.

QUINTON LUCAS
 MAYOR

MARILYN SANDERS
 CITY CLERK

STREET GRADE:

STREET GRADES FOR A PORTION OF N. EASTERN AVE. HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER D50669 BEING PASSED ON JUNE 6, 2005; AND ALSO BY ORDINANCE NUMBER 05121 BEING PASSED AUGUST 25, 2005

NE CORRINGTON AVE.

GRADE POINT	ELEVATION	DESCRIPTION	V.C.T.
15+48.00	1037.639	BEGIN	
15+72.00	1037.639	BEGIN	
19+13.01	1033.11	BVCS	
19+57.75	1032.52	LVC	89.47
20+02.48	1029.92	EVCS	
20+72.93	1025.83	BVCS	
21+07.98	1024.82	LOW PT.	
20+94.10	1024.60	LVC	42.34
21+15.27	1024.86	EVCS	
21+55.05	1025.34	END	

N. CRYSTAL AVE.

42+99.32	1030.43	BEGIN	
43+23.32	1030.43	BEGIN	
43+74.57	1031.54	BVCS	
44+24.77	1032.09	HIGH POINT	
44+25.63	1032.65	PVI	102.13
44+76.70	1031.50	EVCS	
48+50.00	1022.71	END	

N. BRISTOL DRIVE

0+00.00	1036.842	BEGIN	
7+34.36	1025.440	GRADE BREAK	
7+46.36	1025.440	END	

N. BRISTOL AVENUE

7+46.36	1025.440	BEGIN	
7+58.36	1025.440	GRADE BREAK	
10+23.64	1020.69	BVCS	
10+23.64	1020.69	HIGH POINT	
10+98.64	1019.34	LVC	150.00
11+73.64	1017.04	EVCS	
11+50.00	1017.74	END	

NE 111TH STREET

9+93.63	1017.59	BEGIN	
6+37.99	1035.37	EVCS	
5+37.26	1037.89	HIGH PT.	
5+62.77	1039.13	LVC	150.44
4+87.55	1037.28	BVCS	
2+88.03	1032.36	EVCS	
2+88.03	1032.36	HIGH PT.	
2+34.20	1031.03	LVC	107.67
1+80.36	1028.71	BVCS	
0+68.42	1023.91	EVCS	
0+31.58	1022.66	LOW PT.	
0+50.00	1023.11	LVC	36.85
0+31.58	1022.66	BVCS	
23+00.00	1022.45	GRADE BREAK	
0+00.00	1022.91	END	

NE 112TH STREET

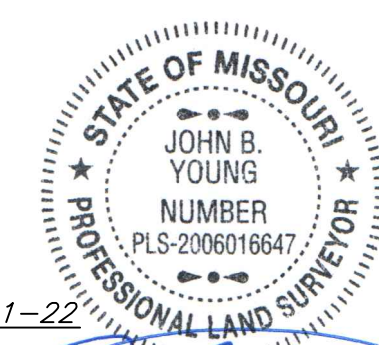
47+00.00	1026.49	BEGIN	
48+98.50	1022.03	BVCS	
49+61.25	1021.32	LOW POINT	
49+73.50	1020.34	LVC	150.00
50+48.50	1022.69	EVCS	
54+18.67	1034.250	GRADE BREAK	
54+30.67	1034.49	END	

GENERAL SURVEY NOTES:

- 1.) The plat of PROVIDENCE POINTE FIRST PLAT is recorded in Book I Page 71.1 is in the Recorder of Deeds Office in Clay County, Missouri
- 2.) The plat of MEADOWS OF AUBURNDALE SECOND PLAT is recorded in Book G Page 66 is in the Recorder of Deeds Office in Clay County, Missouri
- 3.) Title Report No. 229380-a dated December 6, 2021 at 8:00 a.m., provided by Thomson - Affinity Title, LLC.
- 4.) Basis of bearings were established by the Missouri State Plane Coordinate system from GPS observation
- 5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0089G, effective January 20, 2017.



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
 PHONE (816)741-1017 • FAX (816)741-1018

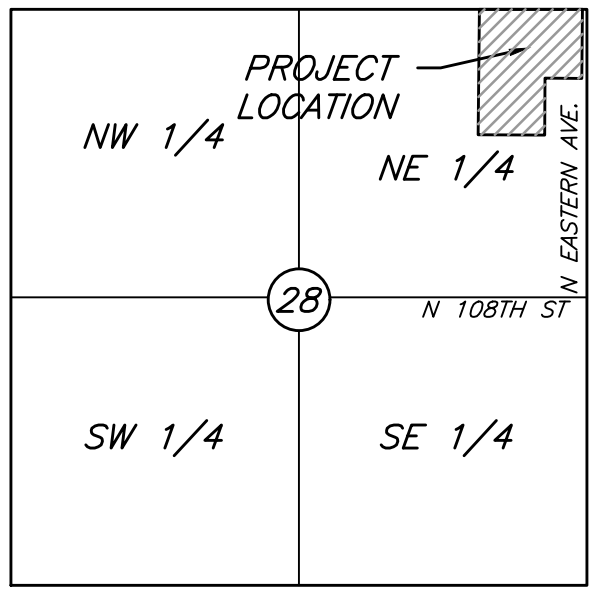


John B. Young PLS-2006016647

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 27th day of May, 2021 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

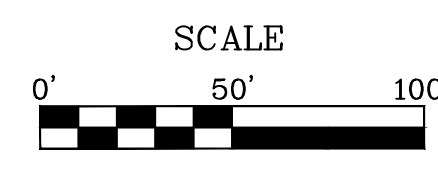
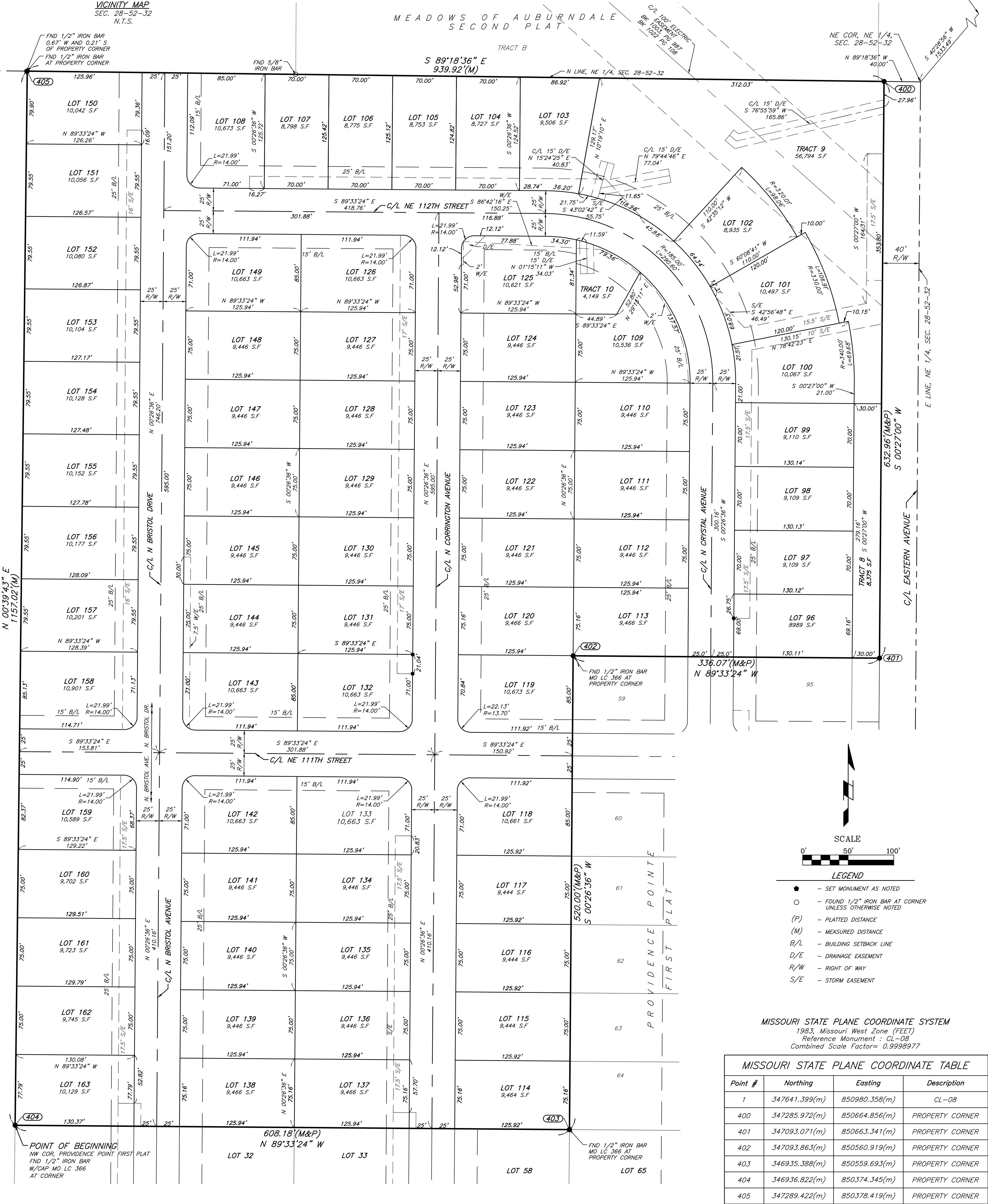
FINAL PLAT
PROVIDENCE POINTE 2ND PLAT
 NE 1/4, SECTION 28, TOWNSHIP 52 NORTH, RANGE 32 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI



VICINITY MAP
 SEC. 28-52-32
 N.T.S.

MEADOWS OF AUBURNDALE
 SECOND PLAT

MISSOURI STATE PLANE COORDINATE SYSTEM
 STATION NAME: CL-08



- LEGEND**
- - SET MONUMENT AS NOTED
 - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - (P) - PLATTED DISTANCE
 - (M) - MEASURED DISTANCE
 - B/L - BUILDING SETBACK LINE
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT OF WAY
 - S/E - STORM EASEMENT

MISSOURI STATE PLANE COORDINATE SYSTEM
 1983, Missouri West Zone (FEET)
 Reference Monument : CL-08
 Combined Scale Factor = 0.9998977

Point #	Northing	Easting	Description
1	347641.399(m)	850980.358(m)	CL-08
400	347285.972(m)	850664.856(m)	PROPERTY CORNER
401	347093.071(m)	850663.341(m)	PROPERTY CORNER
402	347093.863(m)	850560.919(m)	PROPERTY CORNER
403	346935.388(m)	850559.693(m)	PROPERTY CORNER
404	346936.822(m)	850374.345(m)	PROPERTY CORNER
405	347289.422(m)	850378.419(m)	PROPERTY CORNER

1	INITIAL SUBMITTAL	09-14-21
2	REVISED PER TITLE COMMENTS	12-20-21
3	REVISED PER CITY COMMENTS	02-04-22
4	REVISED PER CITY COMMENTS	03-21-22

Location: S:\21.150 - PROVIDENCE POINT 2ND PLAT\DRAWINGS\2022.03.21-FINAL PLAT\PROVIDENCE POINTE 2ND PLAT--dwg-Mar 21, 2022-11:28am

J & J
SURVEY
 LLC

6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
 PHONE (816)741-1017 • FAX (816)741-1018

3-21-22
 Date

John B. Young PLS-2006016647

CERTIFICATION:
 I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 27th day of May, 2021 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

SHEET 2 OF 2