



CITY PLAN COMMISSION STAFF REPORT

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

December 21, 2021

PROJECT NAME

Brandom Acres

DOCKET #7

CD-CPC-2021-00156 – Preliminary Plat

REQUEST

APPLICANT

Martin Arling
Kaw Valley Engineering

OWNER

Brandom T. Scott

Location	7400 N Broadway
Area	About 8 acres
Zoning	R-5 & R-80
Council District	2nd
County	Clay
School District	North Kansas City

SURROUNDING LAND USES

North: zoned R-80, KCMO Water Tower.

South: zoned R-5, Willow Creek.

East: zoned N/A, Gladstone, Missouri.

West: zoned R-6, Undeveloped/US 169.

MAJOR STREET PLAN

The City's Major Street Plan identifies Hwy 169 as a freeway. North Broadway that abuts this plat is within the jurisdiction of the City of Gladstone.

LAND USE PLAN

The Line Creek Valley Area Plan recommends Residential Medium Density uses for the subject property. The proposed preliminary plat is consistent with the future land use recommendations.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for project plans therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public engagement meeting on December 9, 2021, of which a summary is attached.

EXISTING CONDITIONS

The subject property is currently the site of a single-family home that will remain on the property. It is generally located at the northwest corner of Northwest 74th Street and North Broadway. The parcel is about 8 acres and has approximately 450 feet of frontage along North Broadway.

Surrounding uses include an existing KCMO water tower to the north, single family residences (Willow Creek subdivision) to the south. To the east of the site are single family residences within the City of Gladstone and to the west is Hwy 169.

SUMMARY OF REQUEST

The applicant is seeking approval of an interjurisdictional preliminary plat within the cities of Gladstone, Missouri and Kansas City, Missouri in District R-80 (Residential 80) on about 8 acres (9.5 acres total) generally located at the northwest corner of Northwest 74th Street and North Broadway, creating two residential lots.

KEY POINTS

- Applicant is proposing 2 total lots.
- Elevated from Minor Subdivision due to the property being in multiple jurisdictions and the regulated stream.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Recommendation: Approval Subject to Conditions.

CONTROLLING CASE

There is no controlling case associated with the subject property.

PLAN ANALYSIS

The R-80 zoning district requires a minimum of 80,000 square foot per lot and a minimum lot width of 150 feet per lot. The proposed preliminary plat meeting these requirements.

Parkland Dedication (88-408)

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 1 new residential lot is proposed. Pursuant to this section a total of 0.022 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

$$1 \text{ single family lots} \times 3.7 \times 0.006 = 0.022 \text{ acres}$$

$$0.022 \text{ acres} \times \$48,801.37 = \$1,083.39$$

That the developer can either dedicate 0.22 acres of parkland or contribute \$1,083.39 in lieu of parkland dedication for the one additional lot in satisfaction of Chapter 88-408 of the Zoning and Development Code.

REQUESTED DEVIATIONS

None

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Olofu Agbaji
 Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Planning Commission

Recommended by Staff

Report Date: December 20, 2021

Case Number: CD-CPC-2021-00195

Project: Brandom Acres

Plan Corrections

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

1. That the existing sanitary sewer service line be relocated to serve Lot 1 directly from a public main prior to Mylar approval or issuance of building permit for Lot 2. Revise Plans and Resubmit (12/17/2021)
2. Show existing detached garage and mark as building to be demolished prior to Mylar approval. Revise Plans and Resubmit (12/17/2021)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

3. Revise stream buffer plans to meet 88-415 requirements. See 88-415-07.D. requirements.
Minimum width of outer zone is 75 feet unless including portion as allowable disturbance--plans do not reflect this.
Outer zone appears mislabeled. (11/17/2021)

Plan Conditions

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 final plat to be approved by the City of Gladstone, MO prior to Mylar approval by the City of Kansas City, MO. (11/23/2021)

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

5. 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. (11/10/2021)
6. 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. (11/10/2021)
7. 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. (11/10/2021)
8. 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. (11/10/2021)
9. 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. (11/10/2021)
10. 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. (11/10/2021)
11. 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. (11/10/2021)

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 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. (11/10/2021)
13. 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 (11/10/2021)
14. 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. (11/10/2021)
15. 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. (11/10/2021)

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

16. 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat. (11/12/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

17. Water & Sewer Sewer connection letters from Gladstone, MO. & Kansas City Water Services must be on file before the Plat is recorded (11/08/2021)

Public Meeting Notice

Please join Susan L. Brandom, Owner, & Martin T. Arling of Kaw Valley Engineering, Inc.

for a meeting about a preliminary plat

case number CD-CPC-2021-00195

proposed for the following address: 7400 N. Broadway

Due to concerns regarding COVID-19, the meeting will be held via a Zoom conference meeting as follows:

Meeting Date: December 9, 2021

Meeting Time: 6:00 PM Central Time

Meeting Location: Join the Zoom meeting at:
<https://us04web.zoom.us/j/7268896458?pwd=bGNDWjlOU0lreUJlcnlPZHhqM1UvQT09>
Meeting ID: 726 889 6458
Passcode: 491109

Project Description:

The property at 7400 N. Broadway located in both Kansas City and Gladstone, is an unplatted parcel. The owner has applied for a preliminary plat with the intent to create two platted lots to allow for the construction of an additional home south of the existing house.

If you have any questions, please contact:

Name: Martin T. Arling, P.E.

Phone: (816) 468-5858

Email: arling@kveng.com

Title: Project Manager

Company: Kaw Valley Engineering, Inc. - Representing Susan L. Brandom

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Martin T. Arling

Project Manager

Digitally signed by Martin T. Arling
DN: C=US, E=arling@kveng.com,
O="Kaw Valley Engineering, Inc.",
CN=Martin T. Arling
Date: 2021.11.19 12:26:46-06'00'



KAW VALLEY ENGINEERING, INC.

Office: 816.468.5858
Fax: 816.468.6651
Web: www.kveng.com
Address: 8040 N. Oak Trafficway
Kansas City, MO 64118

Meeting Date/Time: 12/09/2021 at 6:00-6:30 PM

B21D4324

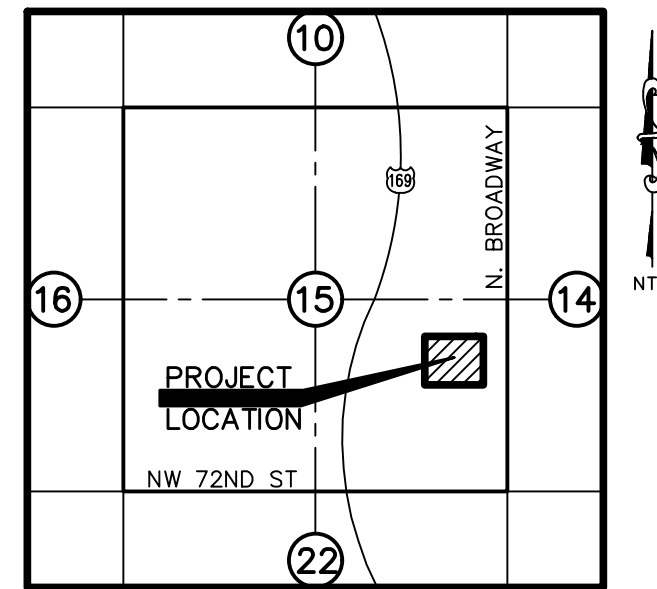
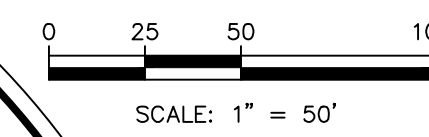
Re: Neighborhood Meeting – Brandom Estates Preliminary Plat (CD-CPC-2021-00195)

Attendees: Martin Arling, Susan Brandom, Edward and Debra Dobbins

Item	Discussion
1.	Edward and Debra Dobbins asked about the project, Martin Arling explained the placement of the house and the configuration of the proposed property lines, they had no concerns.
2.	No additional attendees appeared. The meeting ended at 6:30 PM.

NE CORNER SE 1/4
SEC. 15-T51N-R33W
2" GAS PIPE
MO DNR. DOC NO. 600-51378

PRELIMINARY PLAT OF
BRANDOM ACRES
SW 1/4, SEC. 15-T51N-R33W
KANSAS CITY, CLAY COUNTY, MISSOURI



OWNER PROPOSED LOTS 1 & 2:
SUSAN L. BRANDOM
7400 N BROADWAY AVE
KANSAS CITY, MO 64118

SURVEYOR:
KAW VALLEY ENGINEERING
ATTN: MARTIN ARLING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64052
PHONE: (816) 468-5858
E-MAIL: arling@kveg.com

LEGEND

- △ SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2" x 24" REBAR W/LS 214F CAP SET
- (M) MEASURED
- (D) DEEDED
- BUSHLINE
- TREELINE
- x- FENCE-WIRE
- o- FENCE-WROUGHT IRON
- EXISTING CONTOURS, 2 FOOT INTERVALS
- LIMITS OF STREAM SIDE ZONE
- LIMITS OF OUTER ZONE
- CITY LIMITS
- BUILDING SETBACK
- ⊕ BENCHMARK (BM)
- CLEANOUT
- DECIDUOUS TREE W/ SIZE
- ⊕ GATE POST

GENERAL NOTES:

- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND STANDARDS FOR THE STATE OF MISSOURI.
- THE PROPERTY HAS DIRECT ACCESS TO N. BROADWAY
- ADDRESS: 7400 N. BROADWAY
- GROSS LAND AREA: 411,993 SQ.FT. / 9.46 ACRES
- CONTOURS SHOWN ARE FROM GIS AND FIELD SURVEY. 2 FOOT INTERVALS.
- STREAM BUFFER AREA IS INTENDED TO BE PART OF LOT 1, SEE PRELIMINARY STREAM BUFFER PLAN FOR MORE INFORMATION.
- NO STREAM BUFFER ZONES WILL BE IMPACTED BY CONSTRUCTION.

BOUNDARY DESCRIPTION:

A TRACT OF LAND DESCRIBED IN DEED OF PERSONAL REPRESENTATIVE, DEBRA CLAUSSEN FOR THE ESTATE OF JOANN FOX, RECORDED AS DOCUMENT R26987, IN BOOK 3712, ON PAGE 758, ON AUGUST 5, 2002, IN THE OFFICE OF THE CLAY COUNTY RECORDER OF DEEDS, SAID TRACT ORIGINALLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND CONTAINING 10 ACRES, MORE OR LESS, KNOWN AS 7400 N BROADWAY AVENUE, KANSAS CITY, MISSOURI AND MORE FULLY DESCRIBED AS: THE SOUTH TEN (10) ACRES OF THE NORTH ONE HALF (1/2) OF THE EAST SIXTY (60) ACRES OF THE SOUTHEAST QUARTER (1/4) OF SECTION FIFTY-ONE (51), TOWNSHIP THIRTY-THREE (33), CLAY COUNTY, MISSOURI, EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI FOR RIGHT-OF-WAY IN BOOK 576, PAGE 45.

SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED BY PHILLIP JAMES SCHNITZ, PLS 2014020715, ON OCTOBER 15, 2021, AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN KANSAS CITY, CLAY COUNTY, MISSOURI;

(BASIS OF BEARINGS BEING SOUTH 00° 27' 17" WEST, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 33 WEST)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00° 27' 17" WEST, 880.95 FEET, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH 89° 36' 52" WEST, 30.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N. BROADWAY AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THE POINT OF BEGINNING;

THENCE SOUTH 00° 27' 17" WEST, 439.38 FEET, ON SAID WEST RIGHT-OF-WAY LINE, BEING THE EAST LINE OF THE TRACT OF LAND HEREIN DESCRIBED, TO THE SOUTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTH 89° 30' 08" WEST, 942.20 FEET, ON THE NORTH LINE OF THE PLATS OF WILLOW CREEK, LOTS 1 THRU 12 AND WILLOW CREEK, LOTS 13 THRU 73, BOTH BEING RECORDED SUBDIVISION IN CLAY COUNTY, MISSOURI, AND THE WESTERLY EXTENSION THEREOF, BEING THE SOUTH LINE OF THE TRACT OF LAND HEREIN DESCRIBED, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169, SAID POINT BEING SOUTHWEST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTH 01° 07' 05" EAST, 437.54 FEET, ON SAID EAST LINE OF U.S. HIGHWAY 169, BEING THE WEST LINE OF THE TRACT OF LAND HEREIN DESCRIBED, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 89° 36' 58" EAST, 937.13 FEET; ON THE NORTH LINE OF THE TRACT OF LAND HEREIN DESCRIBED, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED, AND THE POINT OF BEGINNING.

SAID TRACT OF LAND AS HEREIN DESCRIBED, CONTAINS 411,996 SQUARE FEET OR 9.46 ACRES MORE OR LESS.

NO.	DATE	DESCRIPTION	JNL	MTA
2	12/01/21	PER CITY COMMENTS	JAD	JAD
1	10/15/21	INITIAL SUBMITTAL	JAD	JAD

8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
PH. (816) 468-5858 | FAX (816) 468-6651
kc@kveg.com | www.kveg.com

KAW VALLEY ENGINEERING

PROJECT: 7400 N BROADWAY
KANSAS CITY, MISSOURI 64118

PREPARED FOR: SUSAN L. BRANDOM
7400 N. BROADWAY
KANSAS CITY, MISSOURI 64118

PROJECT NO. B21D4324
DRAWN BY: ELJ
CHECKED BY: JAD
DATE: 12/01/21
SHEET: 1 OF 1

SE CORNER SE 1/4
SEC. 15-T51N-R33W
2" BRASS CAP
MO DNR. DOC NO. 600-51391

ZONING TABLE

SINGLE FAMILY RESIDENTIAL LOTS				
NUMBER OF LOTS	ZONING	GROSS ACRES	NET ACRES	AVERAGE LOT AREA PER DWELLING
2	R-80	9.46	9.46	4.73

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 DELIVERY 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.

REQUESTED DEVIATIONS (WAIVER REQUESTS):

- THE OWNER HEREBY REQUESTS A DEVIATION FROM THE FOLLOWING CONSTRUCTION AND INSTALLATION REQUIREMENTS OF THE ZONING AND DEVELOPMENT CODE, 400 SERIES - DEVELOPMENT STANDARDS; 88-405-03-A - SUBDIVISION DESIGN AND IMPROVEMENTS:
- ALL STREETS WITHIN THE SUBDIVISION AND IMPROVEMENTS TO EXISTING STREETS REQUIRED FOR SAFE AND ADEQUATE ACCESS TO THE SUBDIVISION AS MAY BE REQUIRED BY THIS ZONING AND DEVELOPMENT CODE.
 - STREET SIGNS
 - SIDEWALKS AND TRAILS
 - STORM SEWERS
 - STORMWATER MANAGEMENT FACILITIES
 - STREETLIGHTS
 - STREET TREE PLANTING PLAN

PAYMENT IN LIEU OF PARKLAND:

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$_____ IN LIEU OF REQUIRED PARKLAND DEDICATING FOR TWO (2) SINGLE FAMILY UNITS, PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORNS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID12B MODEL.

BENCHMARKS:

CP 100: 1/2" IRON BAR PINK CONTROL SET 3' BEHIND BACK OF CURB AND 30' SOUTH OF DRIVEWAY TO 7400 BROADWAY
ELEV=955.09

BM #60 SQUARE CUT NORTH EAST CORNER CI 15' ± SOUTH THE SOUTH EAST PROPERTY CORNER
ELEV=954.68

CP 101: 1/2" IRON BAR WITH PINK CONTROL CAP SET FROM THE SOUTH WEST CORNER OG GARAGE OF 7400 BROADWAY.
ELEV=977.92

BASIS OF BEARINGS:

S 00°27'17" W ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI PER GPS OBSERVATION.

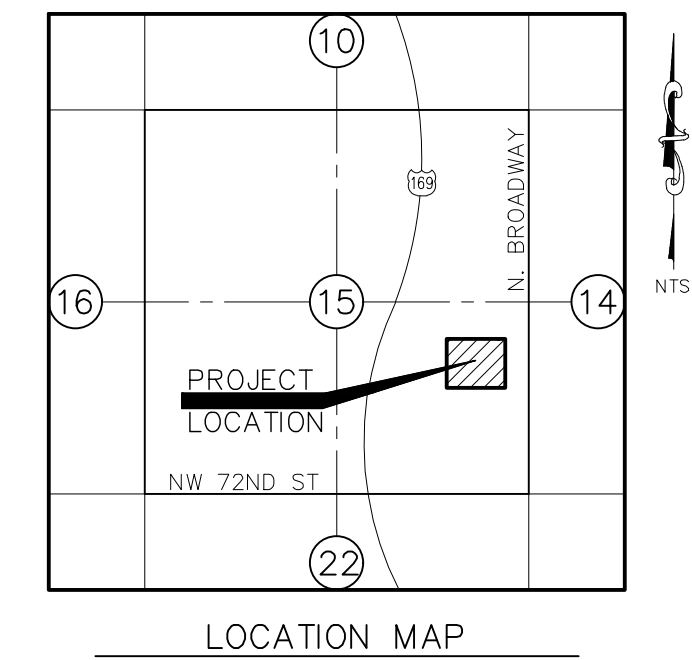
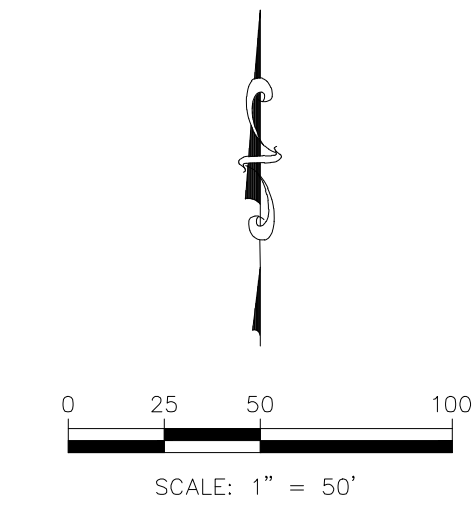
FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP 29095C01276, EFFECTIVE ON 01/20/2017

UNDERGROUND UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

PRELIMINARY STREAM BUFFER PLAN
BRANDOM ACRES
 SW 1/4, SEC. 15-T51N-R33W
 KANSAS CITY, CLAY COUNTY, MISSOURI



OWNER PROPOSED LOTS 1 & 2:
 SUSAN L. BRANDOM
 7400 N BROADWAY AVE
 KANSAS CITY, MO 64118

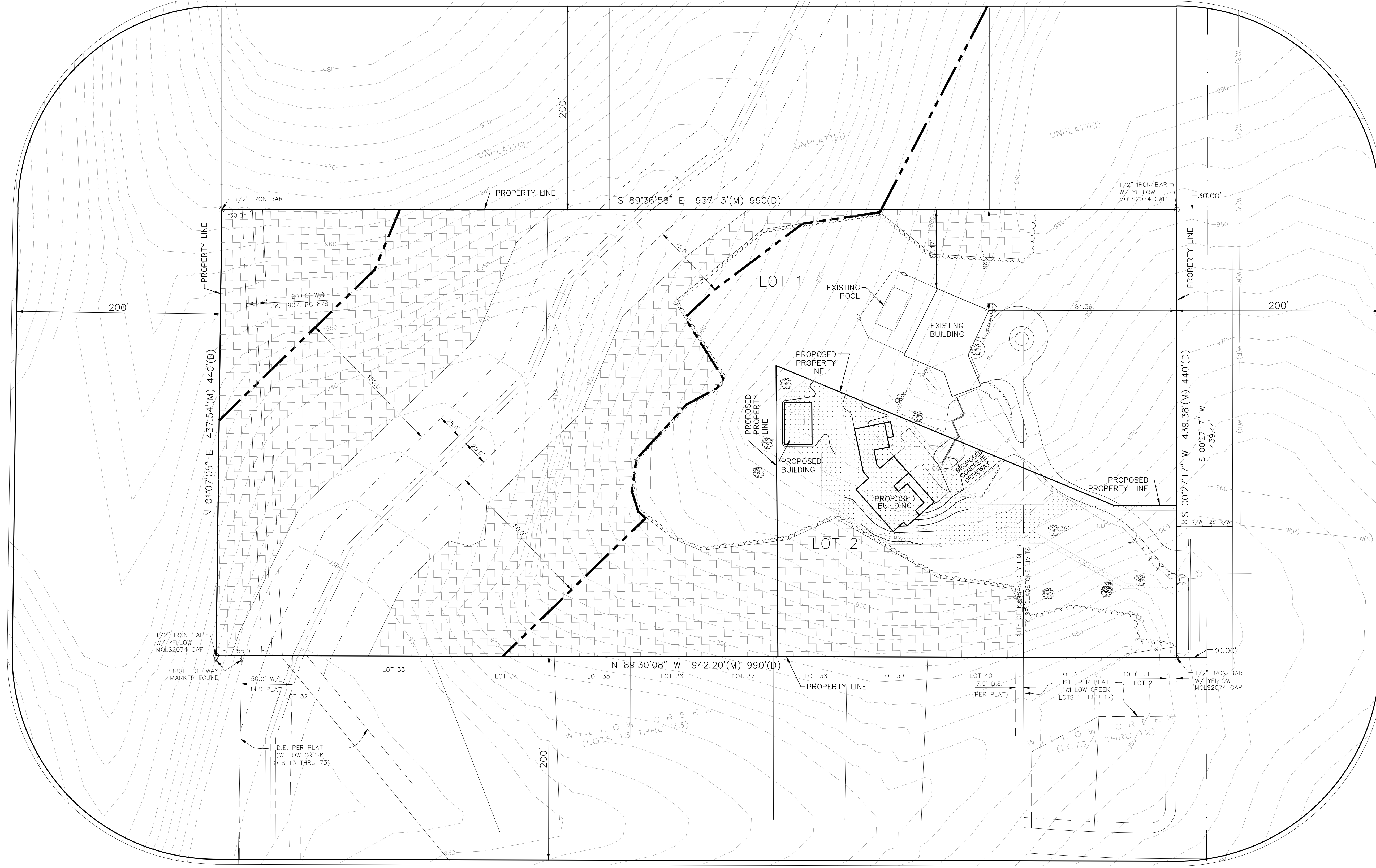
PREPARED BY:
 KAW VALLEY ENGINEERING
 ATTN: MARTIN ARLING
 8040 N. OAK TRAFFICWAY
 KANSAS CITY, MO 64052
 PHONE: (816) 468-5858
 E-MAIL: arling@kveng.com

STREAM BUFFER DATA

AREA OF MATURE RIPARIAN VEGETATION AND STEEP SLOPES IN THE OUTER ZONE = 2.34 ACRES
 AREA OF PROPOSED CLEARING AND GRADING IN THE OUTER ZONE = 0.00 ACRES
 PERCENTAGE OF OUTER ZONE TO BE CLEARED = 0.0%

LEGEND

- CITY LIMITS
- CREEK CENTERLINE
- ESTIMATED 1% FLOOD COVEYANCE
- LIMITS OF STREAMSIDE ZONE
- LIMITS OF OUTER ZONE
- EXISTING CONTOURS, 2 FOOT INTERVALS
- TREELINE
- AREA WITH MATURE RIPARIAN VEGETATION OR SLOPES OF 15% OR GREATER PER KCMO GIS
- AREA TO BE DISTURBED



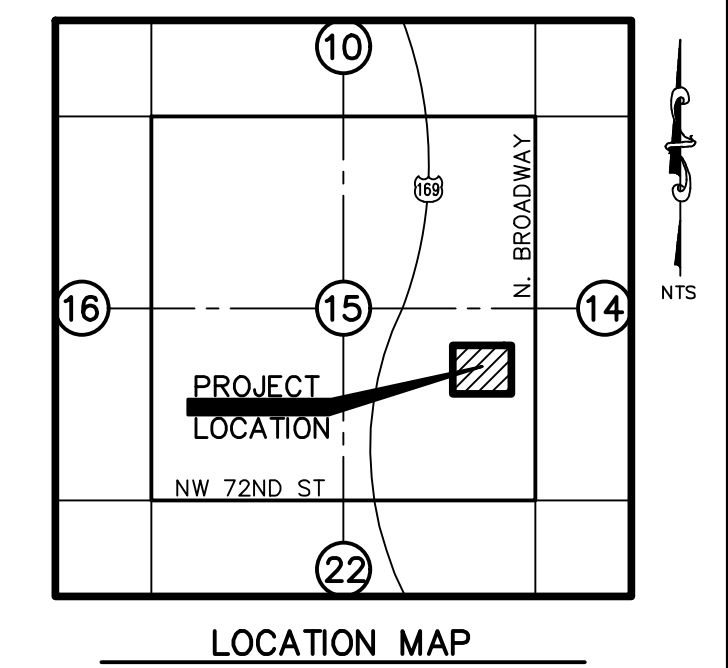
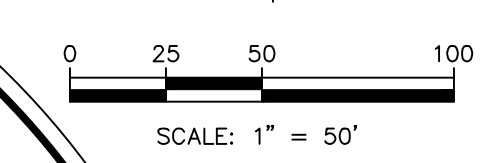
NOTES:

1. THERE IS NO FEMA OR CITY DESIGNATED FLOODPLAIN ASSOCIATED WITH THIS PROPERTY.
2. THERE ARE NO WETLANDS ASSOCIATED WITH THIS PROPERTY.
3. 100% OF THE OUTER ZONE IS INTENDED TO BE SET ASIDE AND PROTECTED AS PERMANENT OPEN SPACE.

2	11/18/21	PER CITY COMMENTS	JNL	CHK
1	10/15/21	INITIAL SUBMITTAL	JAD	

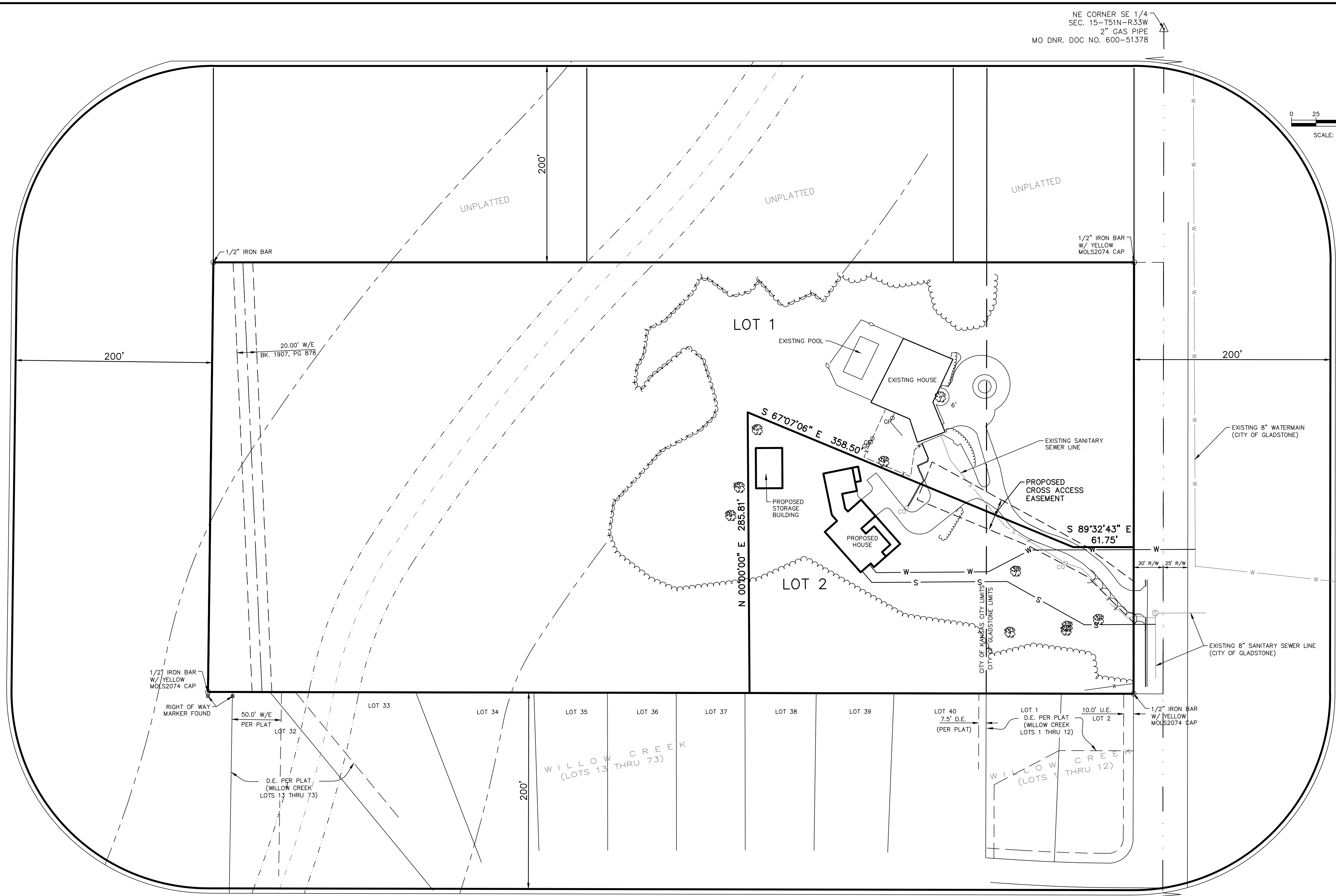
	PROJECT: 7400 N BROADWAY KANSAS CITY, MISSOURI 64118	PREPARED FOR: SUSAN L. BRANDOM 7400 N. BROADWAY KANSAS CITY, MISSOURI 64118
	PROJECT NO: B21D4324 DRAWN BY: ELJ CHECKED BY: JAD SHEET: 24STREAMBUF OF 1	

UTILITY PLAN FOR
BRANDOM ACRES
 SW 1/4, SEC. 15-T51N-R33W
 KANSAS CITY, CLAY COUNTY, MISSOURI



OWNER PROPOSED LOTS 1 & 2:
 SUSAN L. BRANDOM
 7400 N BROADWAY AVE
 KANSAS CITY, MO 64118

SURVEYOR:
 KAW VALLEY ENGINEERING
 ATTN: MARTIN ARLING
 8040 N. OAK TRAFFICWAY
 KANSAS CITY, MO 64052
 PHONE: (816) 468-5858
 E-MAIL: arling@kveng.com



UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:
 THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



LEGEND

△ SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	⊕ BENCHMARK (BM)
● MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	☐ CLEANOUT
○ 1/2" x 24" REBAR W/LS 214F CAP SET	24" Ⓞ DECIDUOUS TREE W/ SIZE
(M) MEASURED	Ⓞ GATE POST
(D) DEEDED	Ⓞ SAN SEWER MANHOLE
~~~~~ BUSHLINE	
~~~~~ TREELINE	
-x- FENCE-WIRE	
-o- FENCE-WROUGHT IRON	
-s- SAN SEWER LINE	
-w- WATERLINE	
-.-.- LIMITS OF STREAM SIDE ZONE	
-.-.- LIMITS OF OUTER ZONE	
-.-.- CITY LIMITS	

SE CORNER SE 1/4
 SEC. 15-T51N-R33W
 2" BRASS CAP
 MO DNR. DOC NO. 600-51391

1	12/01/21	INITIAL SUBMITTAL	JNL	MTA
PROJECT: 7400 N BROADWAY KANSAS CITY, MISSOURI 64118			PREPARED FOR: SUSAN L. BRANDOM 7400 N. BROADWAY KANSAS CITY, MISSOURI 64118	
8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858 FAX (816) 468-6651 kc@kveng.com www.kveng.com			PROJECT NO: 821D4324 DRAWN BY: JNL CHECKED BY: JAD SHEET: 4324UTILITY 1 OF 1	

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