



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

July 18, 2023

**Project Name**  
Kimpton Falls

**Docket #**C11

**Request**

CLD-FnPlat-2023-00015  
Final Plat

**Applicant**

Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes

**Owner**

Garry Hayes  
MD Management

**Location**

3519 NW Barry Rd

**Area**

About 50 acres

**Zoning**

R-1.5 & B3-3

**Council District**

#

**County**

County

**School District**

School District

**Surrounding Land Uses**

**North:** Townhomes, zoned R-6

**South:** Undeveloped Land, zoned R-1.5

**East:** Undeveloped Land, zoned R-1.5

**West:** Commercial, zoned B2-2

**Major Street Plan**

The City's Major Street Plan identifies Barry Road as a Thoroughfare with 4 lanes at this location and North Line Creek Parkway as a Parkway with 2 lanes at this location

**Land Use Plan**

The Line Creek Valley Area Plan recommends Mixed Use Community and Mixed Use Neighborhood for the subject property.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on May 31, 2023. No scheduling deviations from 2023 Cycle M have occurred.

**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. To the north, northwest, and northeast are developed parcels which include residential and commercial uses. To the south and south is undeveloped land. The major street plan calls for North Line Creek Parkway to be extended through the site. Line Creek and its associated regulated stream buffer are within the subject site.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Final Plat in District R-1.5 (Residential) and B3-3 (Commercial) on about 50 acres generally located south of Northwest Barry Road at Line Creek Parkway allowing for the creation of 420 units on one (1) lot and one (1) tract.

**CONTROLLING CASE**

**Case No. CD-CPC-2022-00225** – Ordinance 230232, approved by City Council on March 23, 2023 approved a residential development plan and preliminary plat in district B3-3 and R-1.5 on about 49.43 acres generally located at south of NW Barry Road and along the future extension of Line Creek Parkway allowing for the creation of 420 residential units.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #C11 Recommendation: **Approval Subject to Conditions**

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District R-1.5 (Residential) and B3-3 (Commercial) on about 50 acres generally located south of Northwest Barry Road at Line Creek Parkway allowing for the creation of 420 residential units on one (1) lot and one (1) tract. This use was approved in Case No. CD-CPC-2022-00225 which served as the Preliminary Plat. The Development Plan proposed to develop 4 multi-unit buildings and 1 clubhouse on a 31.51 acre parcel. The plan also proposes to construct the extension of Line Creek Parkway to the south which will terminate at a traffic circle proposed at the entrance to the development. Additionally the site will have a right-in, right-out entrance along Barry Road. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

**PLAT ANALYSIS**

**\*indicates adjustment/deviation requested**

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)	No		
Parkland Dedication (88-408)	Yes	Yes	The applicant has proposed a 11 acre tract for parkland dedication

**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 request 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  
 Planner



## Plan Conditions

Report Date: July 07, 2023

Case Number: CLD-FnPlat-2023-00015

Project: Kimpton Falls

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / 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 street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
2. Prior to recording of the Final Plat the developer shall secure approval of a street tree planting plan from the City Forester.
3. Prior to recording documents the developer must update the Final Plat to reflect the date the City Plan Commission heard the case and add the Final Plat ordinance number and date passed by the City Council

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

4. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
5. 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.
6. The developer shall 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.
7. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for Line Creek Pkwy and to a tie-in point with the existing sidewalks at NW Barry Rd and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
8. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
9. 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 as may be required.
10. The developer shall 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.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

11. The developer shall 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.
12. 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.
13. 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.
14. The developer shall 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 shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

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

16. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
17. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
  - Fire hydrant distribution shall follow IFC-2018 Table C102.1

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

18. Water Main Easements

# FINAL PLAT OF KIMPTON FALLS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI  
SHEET 1 OF 2 SHEETS

### LEGAL DESCRIPTION:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AND IN THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD AS NOW ESTABLISHED, AND INCLUDING THAT PART OF THE NOW ABANDONED RIGHT-OF-WAY OF THE KANSAS CITY, CLAY COUNTY AND ST. JOSEPH RAILROAD IN THE SOUTHEAST QUARTER OF SAID SECTION 8, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SOUTH 00°38'55" WEST, 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD, SOUTH 89°29'04" EAST, 1287.05 FEET; THENCE, SOUTH 00°39'59" WEST, 1134.87 FEET; THENCE, SOUTH 90°00'00" WEST, 519.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS NORTH 42°28'36" EAST, 370.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 16°49'50", AN ARC DISTANCE OF 108.69 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE TO THE RIGHT; THENCE, NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 08°56'02", AN ARC DISTANCE OF 15.59 FEET; THENCE, NORTH 21°45'33" WEST, 45.65 FEET; THENCE, SOUTH 49°33'58" WEST, 83.00 FEET; THENCE, NORTH 51°49'32" WEST, 65.33 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE, WESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 83°13'52", AN ARC DISTANCE OF 72.63 FEET; THENCE, SOUTH 44°56'36" WEST, 17.28 FEET; THENCE, NORTH 50°19'18" WEST, 93.29 FEET; THENCE, SOUTH 35°07'33" WEST, 96.60 FEET; THENCE, NORTH 89°27'47" WEST, 739.58 FEET; THENCE, SOUTH 00°27'34" WEST, 411.15 FEET; THENCE, NORTH 89°27'43" WEST, 242.92 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF WAU-LIN-CREEE ADDITION, A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE, ALONG THE EAST LINE OF LOT 1 AND LOT 2 OF SAID WAU-LIN-CREEE ADDITION, AND ALONG THE EAST LINE OF LOT 2 OF STONERIDGE SQUARE THIRD PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, NORTH 00°32'13" WEST, 1239.21 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED RECORDED IN BOOK 1376, PAGE 823; THENCE, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 1376, PAGE 823, NORTH 00°38'20" EAST, 232.23 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD; THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD, SOUTH 88°41'42" EAST, 630.39 FEET TO THE TRUE POINT OF BEGINNING, PREPARED BY ANNE M. SMOKE, MISSOURI PLS 2016019010, ON MAY 11, 2023.

CONTAINS APPROXIMATELY 49.45 ACRES.

### PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "KIMPTON FALLS".

IN TESTIMONY WHEREOF, THE FOLLOWING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED:

BY: ERIKA FEINGOLD, MANAGER

STATE OF: )SS  
COUNTY OF: \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, I, ERIKA FEINGOLD, TO ME PERSONALLY KNOWN, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS MANAGER OF KIMPTON PROPERTY, LLC, AND THAT SAID INSTRUMENT HAS BEEN SIGNED AND SEALED AS HIS FREE ACT AND DEED ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

PRINT NAME \_\_\_\_\_

LOF KIMPTON FALLS, LLC, A TEXAS LIMITED LIABILITY COMPANY (OWNER OF LOT 1)

BY: HAYTHEM DAWLETT, OWNER

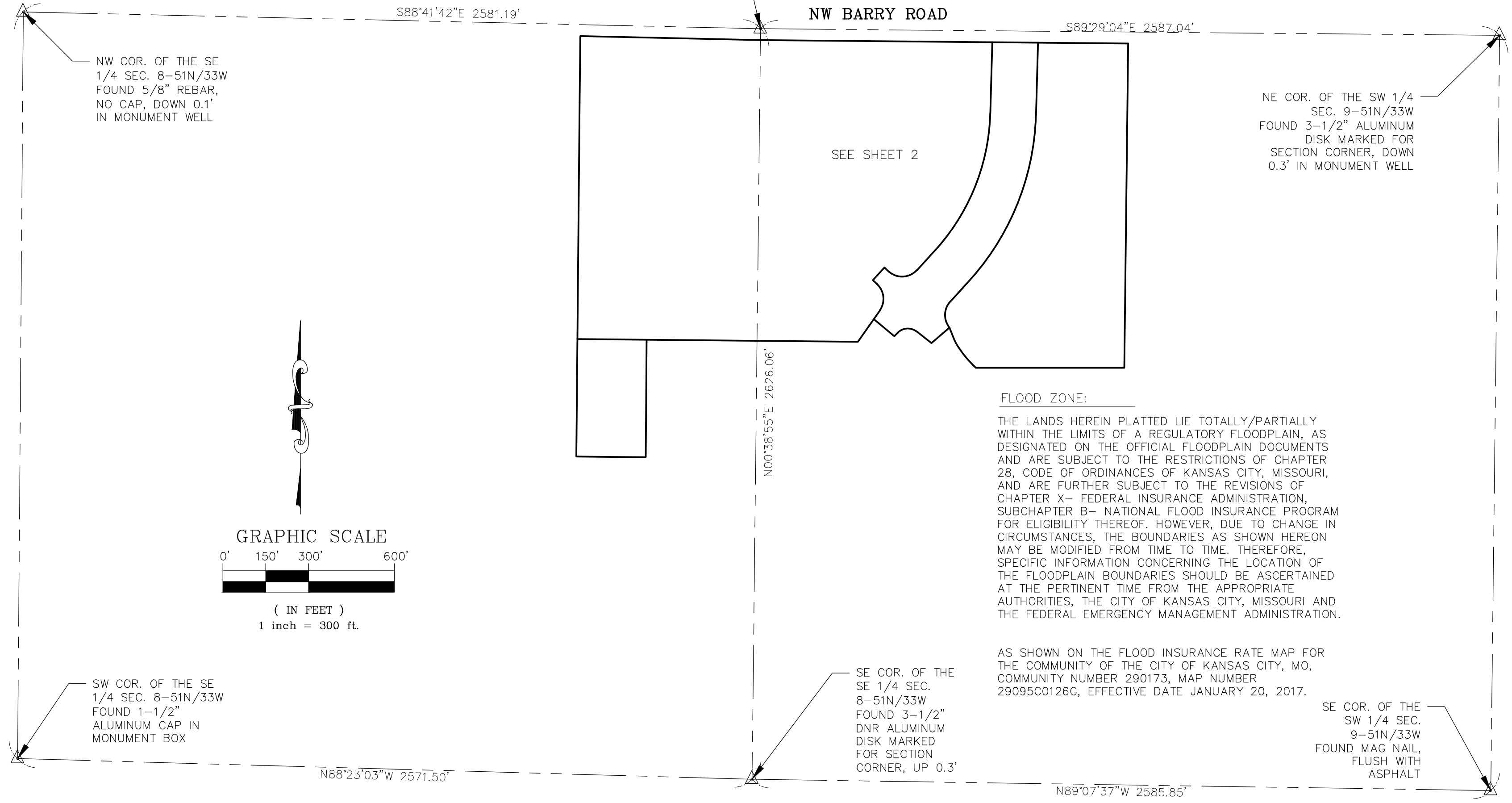
STATE OF: \_\_\_\_\_ )SS  
COUNTY OF: \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, I, HAYTHEM DAWLETT, TO ME PERSONALLY KNOWN, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS OWNER OF LOF KIMPTON FALLS, LLC, AND THAT SAID INSTRUMENT HAS BEEN SIGNED AND SEALED AS HIS FREE ACT AND DEED ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

PRINT NAME \_\_\_\_\_



### FLOOD ZONE:

THE LANDS HEREIN PLATTED LIE TOTALLY/PARTIALLY WITHIN THE LIMITS OF A REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENTS AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES, OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER X- FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B- NATIONAL FLOOD INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES, THE CITY OF KANSAS CITY, MISSOURI AND THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION.

AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF THE CITY OF KANSAS CITY, MO, COMMUNITY NUMBER 290173, MAP NUMBER 29095C01266, EFFECTIVE DATE JANUARY 20, 2017.

**BASIS OF BEARINGS:**  
MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE

**HORIZONTAL DATUM:**  
MCCLURE CONTROL POINT #50  
NORTHING: 1,121,543.84 FEET  
EASTING: 2,754,649.06 FEET  
CAF = 0.99995288

1 METER = 3.28083333 U.S. SURVEY FEET  
ALL DISTANCES SHOWN ARE GROUND DISTANCES.  
COORDINATES HAVE BEEN PREVIOUSLY SCALED UP TO GROUND COORDINATES. COORDINATES ON THIS SURVEY ARE NOT STATE PLANE COORDINATES.

- ### LEGEND:
- △ FOUND SECTION CORNER AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - SET 1/2" REBAR & CAP "PLS 2016019010"
  - ( ) RECORD DATA PER PLAT OF WAU-LIN-CREEE ADDITION
  - [ ] RECORD DATA PER STONERIDGE SQUARE THIRD PLAT

### AREA TABLE:

TOTAL LAND AREA:	49.454 ACRES
TOTAL AREA DEDICATED TO RIGHT OF WAY:	4.461 ACRES
NET LAND AREA:	44.993 ACRES

### SURVEYOR'S CERTIFICATION

I, ANNE M. SMOKE, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS FINAL PLAT OF "KIMPTON FALLS" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE 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. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE GRID BEARINGS, BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AND THAT THE BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND PLATTE COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ANNE M. SMOKE \_\_\_\_\_  
MISSOURI PLS NO. 2016019010

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK, SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

CITY PLANNING COMMISSION PUBLIC WORKS

APPROVED: \_\_\_\_\_ DIRECTOR  
MICHAEL J. SHAW

COUNCIL

THIS IS TO CERTIFY THAT THE PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. \_\_\_\_\_ DULY AUTHENTICATED AS PASSED THIS \_\_\_\_\_

\_\_\_\_\_ MAYOR  
QUINTON LUCAS

\_\_\_\_\_ CITY CLERK  
MARILYN SANDERS

**MAINTENANCE OF TRACTS:**  
TRACT "A" IS TO BE USED FOR STORMWATER MANAGEMENT AND TRACT "B" IS TO BE USED FOR STORMWATER MANAGEMENT AND PRIVATE OPEN SPACE (PARKLAND) AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KIMPTON ESTATES, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

**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.

**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, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

**PARKLAND:**  
THE LAND SHOWN AND DESIGNATED AS TRACT B HERETO BE AND THE SAME IS HEREBY DEVOTED FOR PARK AND RECREATION PURPOSES AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS BY RESOLUTION NO. \_\_\_\_\_ ADOPTED ON \_\_\_\_\_ SAID DEDICATION IS PURSUANT TO SECTION 88-408-B OF THE ZONING AND DEVELOPMENT CODE.

**PRIVATE OPEN SPACE:**  
TRACT B CONTAINS 11.19 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 420 MULTI-FAMILY UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 5.04 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.

**UTILITY EASEMENT:**  
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, AS LOCATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE 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 OF 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.

Drawing name: M:\Work\2023\23-0002-Kimpton Falls\23-0002-FINAL PLAT.dwg, 1 of 2, Jun 26, 2023, 9:16am, By: mine

AMS 6-6-22

ADD PARKLAND TRACT P

SCALE: AS NOTED  
DESIGNED BY: AT  
DRAWN BY: AMS  
CHECKED BY: AMS

REVISIONS: No. DATE BY:

**Kimley»Horn**  
SURVEYING  
© 2021, KIMLEY-HORN AND ASSOCIATES, INC.  
1838 WALNUT STREET, SUITE 98-100  
DENVER, CO 80202  
PHONE: 303-750-4110  
WWW.KIMLEY-HORN.COM  
EXPIRES 12/31/21

**MINNEY**  
SURVEYING  
15547 W 81ST STREET  
LENEXA, KS 66219  
PH. (913) 766-5141  
WWW.MINNEYSURVEYING.COM

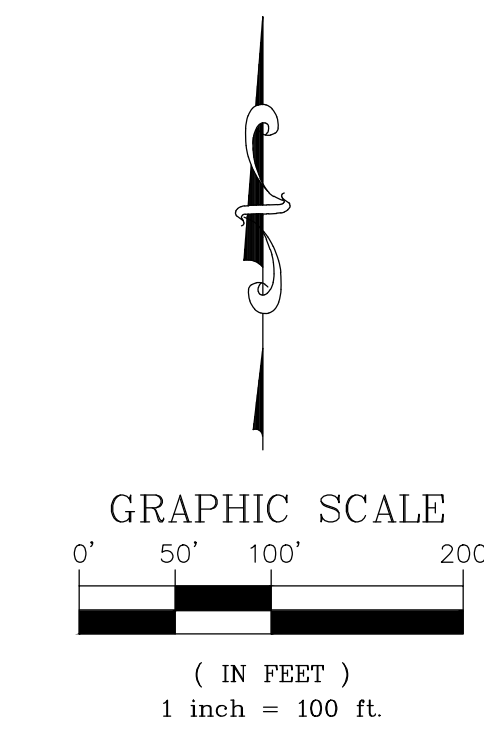
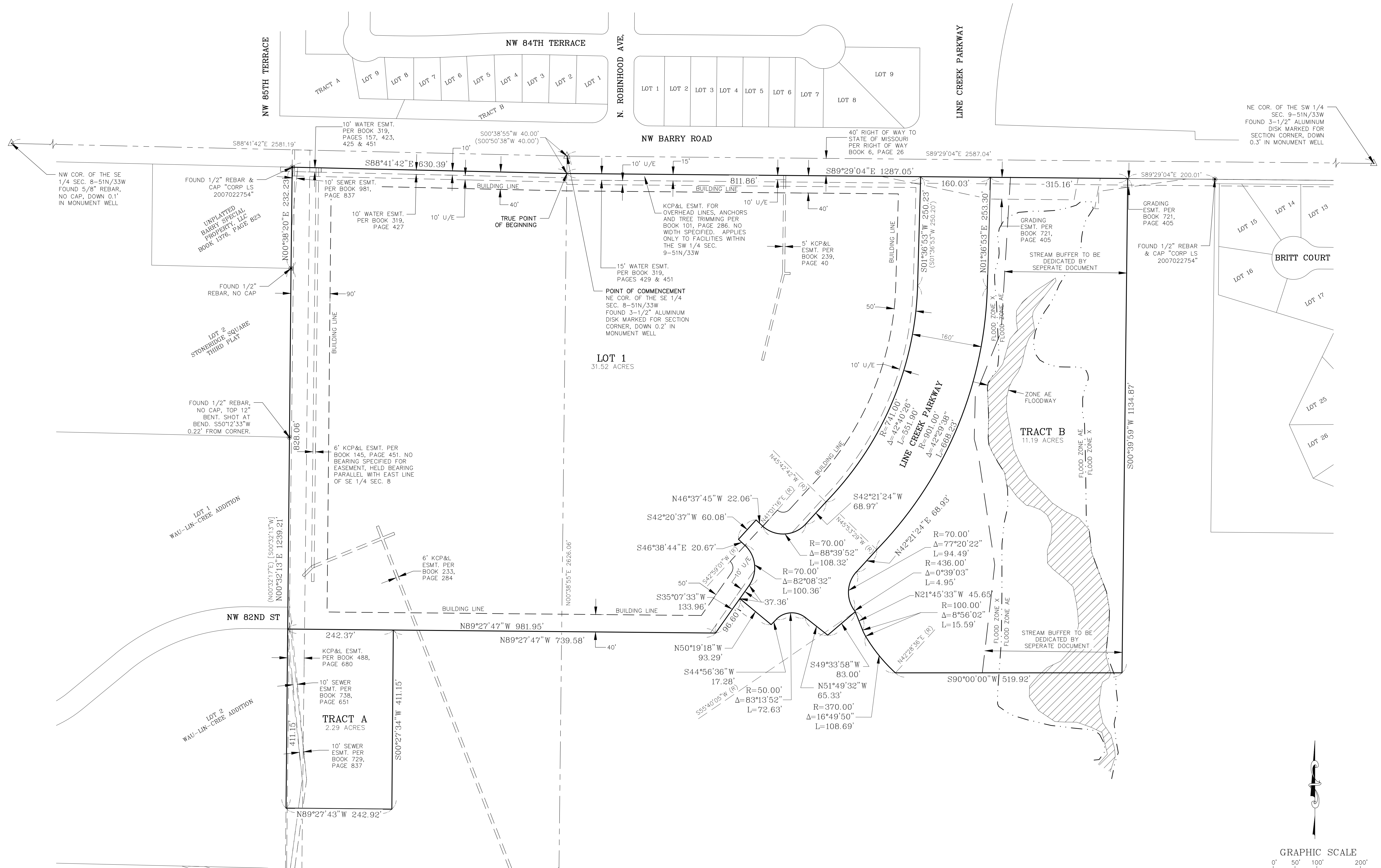
**KIMPTON FALLS**  
KANSAS CITY, MO

ORIGINAL ISSUE: 6-29-23  
KHA PROJECT NO. 168898011  
SHEET NUMBER 1 OF 2

# FINAL PLAT KIMPTON FALLS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI  
SHEET 2 OF 2 SHEETS

Drawing name: M:\Work\2023\23-0002-Kimpton Falls\23-0002-FINAL PLAT.dwg, 2 of 2 Jun 29, 2023 8:17am by: minne  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



AMS	6-6-22		
1	ADD PARKLAND TRACT P		
SCALE:	AS NOTED		
DESIGNED BY:	AT		
DRAWN BY:	AMS		
CHECKED BY:	AMS		
<b>Kimley-Horn</b>			
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1838 WANDU STREET, SUITE 200-100 LENEXA, KS 66242 PHONE: 816-452-0350 WWW.KIMLEY-HORN.COM MISSOURI LICENSE #001912 EXPIRES 12/31/21			
<b>MINNEY SURVEYING</b>			
15547 W 81ST STREET LENEXA, KS 66219 PH. (913) 766-5141 WWW.MINNEYSURVEYING.COM			
<b>FINAL PLAT</b>			
<b>KIMPTON FALLS</b>			
KANSAS CITY, MO			
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