



CITY PLAN COMMISSION STAFF REPORT

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

July 6, 2021

Project Name Harmon Acres

Docket #11 Request

CD-CPC-2021-00090 – Preliminary Plat.

Applicants

Heather Malone

Owner

Jean Harmon

Location	9301 N. Brooklyn Avenue
Area	About 18 acres
Zoning	R-80
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: zoned R-80, single family residence.

South: zoned R-80, single family residence.

East: zoned R-80, single family residence.

West: zoned R-80, single family residence.

Major Street Plan

The streets within this development are not identified on the City's Major Street Plan at this location.

Land Use Plan

The Gashland/ Nashua Area Plan recommends Low Density Residential land use for the subject property. The request conforms to this recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There is no registered neighborhood or civic organization. Notice of the public hearing was sent surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on June 16, 2021, see attached summary.

EXISTING CONDITIONS

The project site is about 18 acres generally at the northeast corner of NE 92nd Street and N. Brooklyn Avenue. The lot is currently developed with a single family residential structure and multiple accessory buildings. The existing building is setback about 500 feet from N. Brooklyn Avenue. There is a regulated stream that bisects the property from east to west. This is a tributary of Shoal Creek. There is no sanitary sewer on this parcel.

Brooklyn Avenue at this location is an unimproved rural street without curb, gutter or sidewalk. Surrounding land uses are single family residences on large tracks zoned R-80.

SUMMARY OF REQUEST

The applicant is seeking approval of preliminary plat on about 18 acres generally located at the northeast corner of NE 92nd Street and N. Brooklyn Avenue allow for creation of two residential lots.

PURPOSE

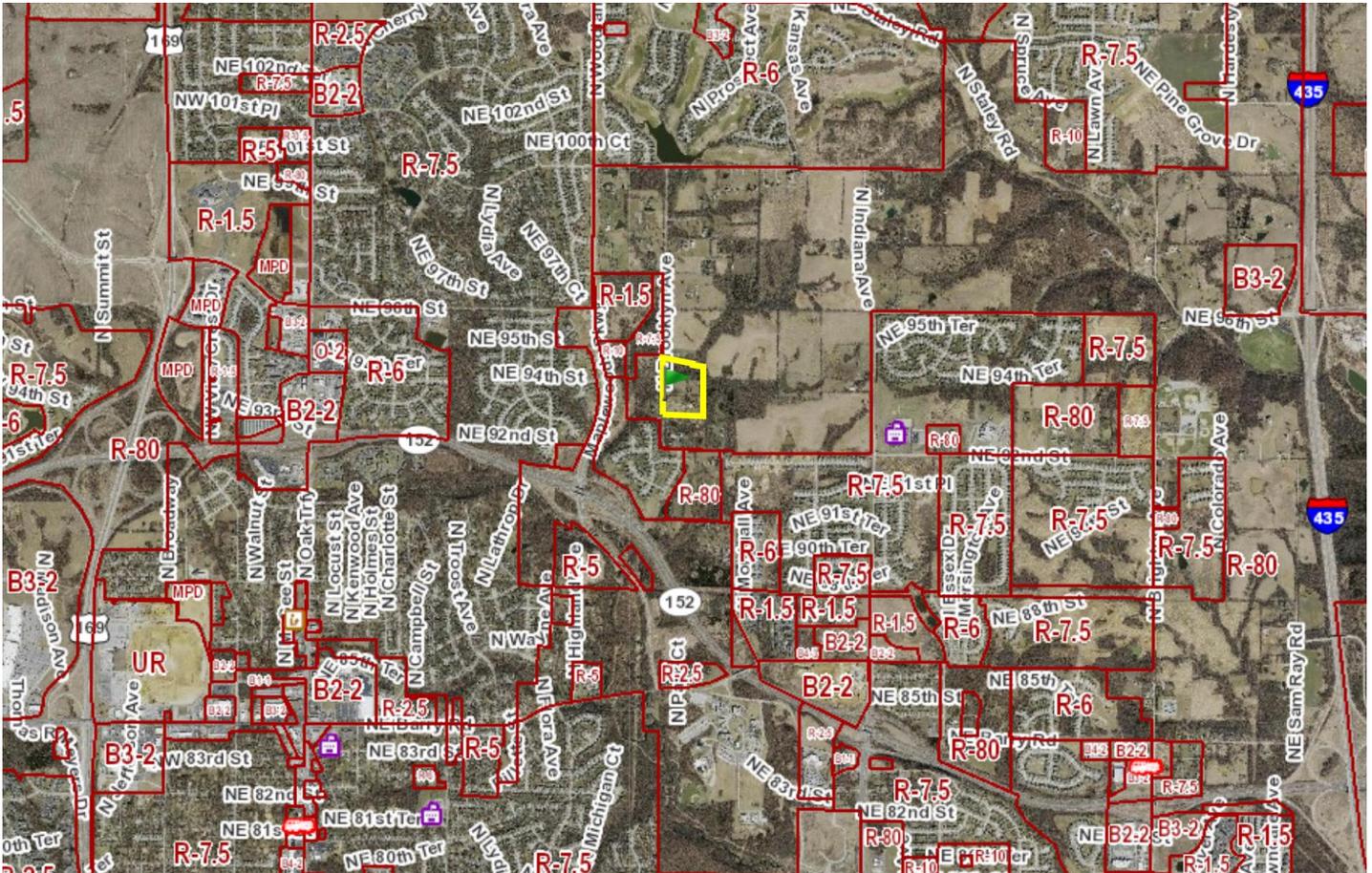
This will allow for the creation of two residential lots.

PROFESSIONAL STAFF RECOMMENDATION

Docket #11 Approval with conditions.

CONTROLLING CASE

There are no prior CPC cases on this parcel.



PLAT REVIEW & ANALYSIS:

The request is to consider approval of a preliminary plat in District R-80 (Residential 80) on about 18 acres generally located at the northeast corner of NE 92nd Street and N Brooklyn Avenue, creating two residential lots. Lot 1 is proposed to be 13.47 acres and will retain the existing home and accessory buildings. Lot one has 365.35 feet of frontage along N Brooklyn Avenue. Lot 2 is proposed to be 3 acres with 309.65 feet of frontage. Building setbacks is shown in the amounts of 40 feet front yard setbacks along public right of way.

Use-Specific (88-300) and Development Standards (88-400)

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

The proposed preliminary plat meets the R-80 zoning district minimum lot area and lot width requirement. The plat also meets the 3 acre minimum lot area required for septic system. The applicant submitted a preliminary stream buffer plan that is under review by staff. The applicant is asking for waivers of half street improvements pursuant to section 88-405.

Requested Deviations

The developer is seeking the following deviations from the Zoning and Development Code, 400 Series – Development Standards; 88-405 – Subdivision Design and Improvements. Staff recommends that these waivers be clearly depicted on the face of the preliminary plat.

Section 88-405-03-A. *Developers (subdividers) are responsible for the construction and installation of the following improvements in accordance with the standards of this zoning and development code.*

1.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; 2.street signs; 3.sidewalks and trails; 4.water supply and wastewater systems, other than individual wells and individual sewage disposal systems; 5.surface drainage and storm sewers; 6.stormwater management facilities; 7.erosion and sedimentation control devices; 8.utilities; 9.survey monuments; 10.street lights; 11.any other on- or off-site improvements required at the time of plat approval; and 12.street tree planting plan.

To recommend or approve a waiver or modification of subdivision design and improvement standards, the city plan commission and city council must determine that all of the following conditions exist:

88-405-25-C-1. That there are special circumstances or conditions affecting the property;

88-405-25-C-2. That the waiver or modification is necessary for reasonable and acceptable development of the property in question and is not a greater modification or waiver than is required to allow reasonable and acceptable development of the subject property; and

88-405-25-C-3. That the granting of the waiver or modification will not be detrimental to the public welfare or injurious to other property in the vicinity in which the subject property is situated.

Parkland Dedication:

According to Chapter 88-408 of the Zoning and Development Code, the developer can either, dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. A plat is providing a need for the following:

1 additional single-family lot x 3.7 x 0.006 = 0.22 acres

0.22 acres x \$48,801.37 (2021 Fees) = \$1,083.4

The developer can either dedicate 0.22 acres of parkland or contribute \$1,083.4 in lieu of parkland dedication for the 1 additional single family lots in satisfaction of Chapter 88-408 of the Zoning and Development Code.

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 Plan Commission
Recommended by Development Review Committee

Report Date: July 01, 2021

Case Number: CD-CPC-2021-00090

Project: Harmon 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. Call out all requests for waiver, deviation and modification to the subdivision regulations on the face of the plat. (5/28/2021)
2. Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements on the face of the plat. (5/28/2021)
3. Provide the necessary zoning information on a table indicating the zoning, type and number of lots, gross acres and average lot area per dwelling based on total acreage minus area dedicated or reserved for streets and open area. This should be for both lots (entire plat). Revise Plans and Resubmit (7/01/2021)
4. List the specific conditions as outlined by Land Development Division that is being requested to be waived on the face of the plat. Revise Plans and Resubmit (7/01/2021)
5. Update preliminary plat to show all areas proposed to be disturbed within the outer zone. Revise Plans and Resubmit (7/01/2021)

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

6. Preliminary stream buffer plan was not submitted in accordance with the requirements of Section 88-415. Plan does not accurately show the impacts on the outer zone by the proposed construction on Lot 2. (5/24/2021)
7. Preliminary plat does not clearly identify how the land on the north side of the property is designated around the stream buffer (north of the possible boundary for Lots 1 and 2). Please clarify if it is intended to be included in one of the lots or a tract and label as appropriate. (5/24/2021)

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

8. Provide the following language on the plat: 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 (# single family units, duplex units, multi-family units) pursuant to Section 88-408-C of the Zoning and Development Code. (5/26/2021)

Plan Conditions

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

9. That the public sanitary sewer system need not be extended, provided that the developer demonstrates that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, and MDNR requirements, prior to recording the Final Plat. (5/24/2021)
10. 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. (5/24/2021)
11. 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. (5/24/2021)
12. 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. (5/24/2021)
13. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (5/24/2021)
14. 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. (5/24/2021)
15. 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. (5/24/2021)
16. That the east half of North Brooklyn Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (5/24/2021)
17. 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. (5/24/2021)
18. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements. (5/24/2021)
19. 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. (5/24/2021)

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

20. 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 for one additional single family unit. This requirement shall be satisfied prior to recording the final plat. (5/26/2021)

Condition(s) by Water Services Department. Contact Heather Massey at / heather.massey@kcmo.org with questions.

21. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(5/19/2021)



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

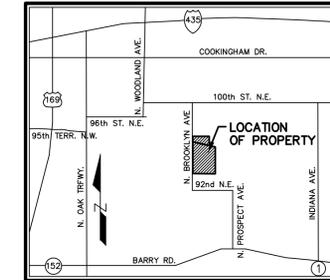
join, but other than hosts of meeting there were no other attendees at meeting. Email and phone number contact were also provided in original letter, but no invitees contacted host through this method of contact either.

PRELIMINARY PLAT OF HARMON ACRES

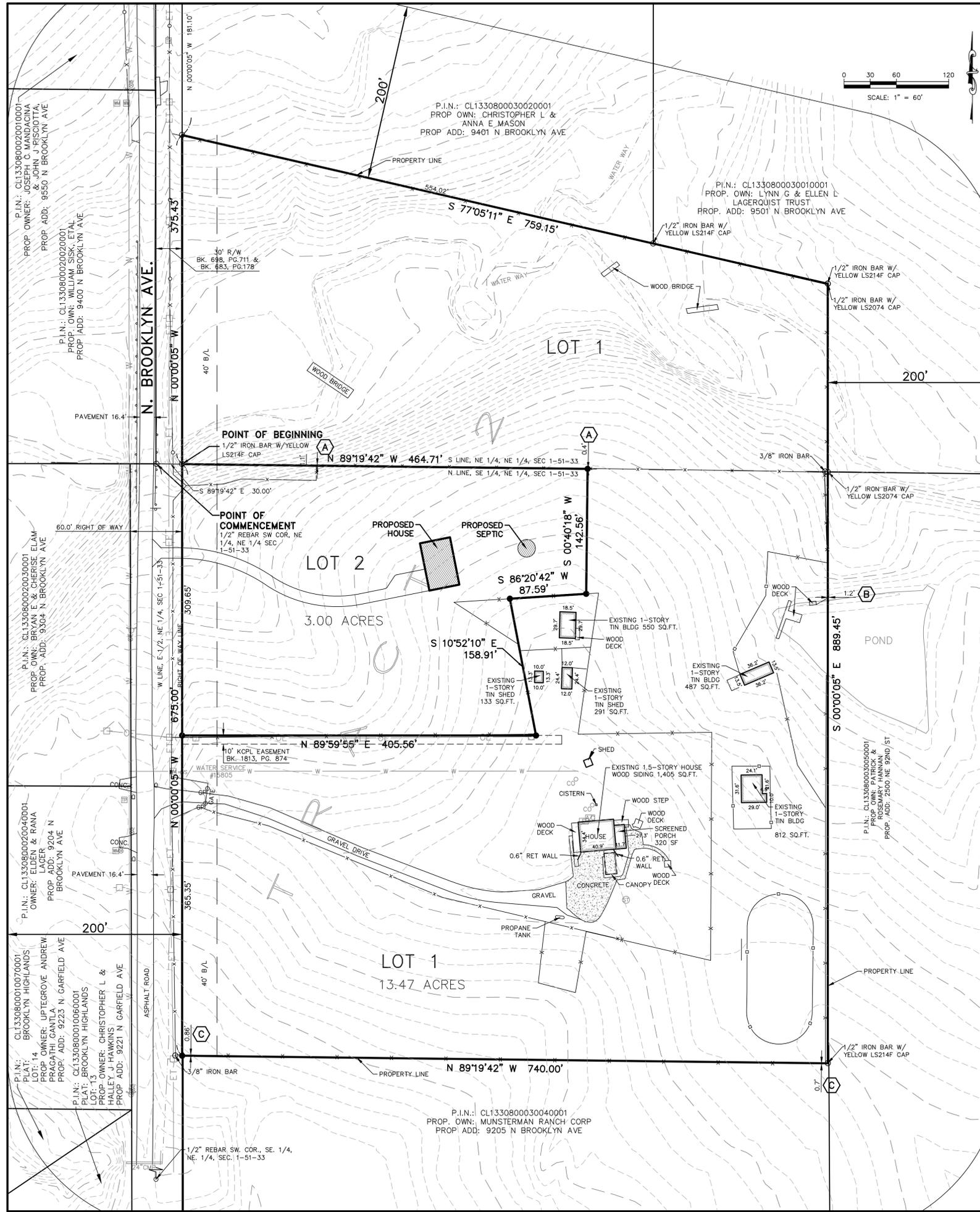
IN NE 1/4, SEC 1 - T51N - R33W
KANSAS CITY, CLAY COUNTY MISSOURI

OWNER LOTS 2A & 2B:
JAMES D. HARMON AND JEAN M. HARMON
9301 N BROOKLYN AVE
KANSAS CITY, MO 64155

SURVEYOR:
KAW VALLEY ENGINEERING, LLC
ATTN: JOHN A. COPELIN, PLS
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64052
PHONE: (816) 468-5858
E-MAIL: copelin@kveneng.com



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

TRACT 2, AS SHOWN ON THE CERTIFICATE OF SURVEY FILED 05/27/1999 AS DOCUMENT NO. P51308 IN BOOK D AT PAGE 114, IN KANSAS CITY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED IN THE EAST ONE HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 19 MINUTES 42 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH BROOKLYN AVENUE AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 375.43 FEET; THENCE SOUTH 77 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 759.15 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS EAST, A DISTANCE OF 889.45 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 42 SECONDS WEST, A DISTANCE OF 740.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 675.00 FEET TO THE POINT OF BEGINNING; SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

GENERAL NOTES:

- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND REGULATIONS FOR THE STATE OF MISSOURI, AND MEETS OR EXCEEDS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE ACCURACY STANDARDS FOR AN URBAN SURVEY.
- THE PROPERTY HAS DIRECT ACCESS TO N. BROOKLYN AVE. A DEDICATED PUBLIC STREET.
- ADDRESS: 9301 N. BROOKLYN AVE.
- GROSS LAND AREA: 717,704 SF / 16.47 ACRES
- CONTOURS SHOWN ARE FROM GIS MAPS

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 SURVEY PARCEL LIES WITHIN FLOOD HAZARD ZONE "X" - AREA OF MINIMAL FLOOD HAZARD" AS SAID PARCEL PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP 29095C00686, EFFECTIVE ON 01/20/2017

BASIS OF BEARINGS:

N 0°00'05" W ALONG THE WEST LINE OF THE EAST ONE HALF THE THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI PER CERTIFICATE OF SURVEY RECORDED IN CABINET D, SLEEVE 114.

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.

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 (# SINGLE FAMILY UNITS, DUPLEX UNITS, MULTI-FAMILY UNITS) PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

ZONING TABLE				
R-80 SETBACKS				
FRONT	REAR	SIDE	STREET SIDE	BLDG HEIGHT
40'	50'	8'	15'	35'
R-80 LOT SIZE				
MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER UNIT (SQ. FT.)	MIN. LOT WIDTH (FT.)		
80,000	80,000	150		

WAIVER REQUEST:

- PER SECTION 88-405-22 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE, THE OWNERS ARE REQUESTING THE DEFERRAL OF REQUIRED SUBDIVISION IMPROVEMENTS.
- PER SECTION 88-405 - 25 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE THE OWNERS ARE REQUESTING WAIVERS AND MODIFICATIONS OF SUBDIVISION DESIGN STANDARDS. IMPROVEMENT STANDARDS. WITH THIS BEING A PROPOSED TO LOT RESIDENTIAL SUBDIVISION TO ADD ONE NEW RESIDENCE IT IS NOT PRACTICAL TO REQUIRE THE OWNERS TO IMPROVE THE HALF STREET WIDTH FOR THE EXISTING ASPHALT STREET WITH DITCHES, GRANTING THE WAIVER WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE.

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.

POSSIBLE ENCROACHMENTS:

- FENCE IS OVER THE NORTH LINE OF SURVEYED PARCEL AS SHOWN HEREON.
- FENCE IS OVER THE EAST LINE OF SURVEYED PARCEL AS SHOWN HEREON.
- FENCE IS OVER THE SOUTH LINE OF SURVEYED PARCEL AS SHOWN HEREON.

AN ENCROACHMENT IS A MATTER OF LAW, NOT A MATTER OF SURVEY. ITEMS LISTED ABOVE ARE POTENTIAL ENCROACHMENTS OBSERVED WHILE CONDUCTING THIS SURVEY. THERE MAY BE OTHER POTENTIAL ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT LISTED.

LEGEND

- MONUMENT FOUND, ORIGIN UNKNOWN
- UNLESS OTHERWISE NOTED
- 1/2" x 24" REBAR W/LS 214F CAP SET
- (P) PLATTED
- (D) DEEDED
- (M) MEASURED
- (C) CALCULATED
- ☒ CANOPY SUPPORT
- ☒ DAWN SPOUT
- ☒ ELECTRIC METER
- ☒ FIRE HYDRANT
- ☒ DEADMAN ANCHOR
- ☒ LIGHT POLE
- ☒ AIR COND. UNIT
- ☒ CLEANOUT
- ☒ ELECTRIC METER
- ☒ GATE POST
- ☒ LID OF SEPTIC TANK
- ☒ UTILITY POLE
- ☒ UTILITY POLE, TRANSFORMER
- ☒ WATER VALVE
- FENCE-CHAIN LINK
- FENCE-WOOD
- E— UNDERGROUND ELECTRIC LINE
- OU— OVERHEAD UTILITY LINE
- W— WATER LINE
- — — EXISTING CONTOURS- MAJOR
- — — EXISTING CONTOURS- MINOR
- B/B BACK OF CURB TO BACK OF CURB
- R/W RIGHT OF WAY
- — — LINE NOT DRAWN TO SCALE
- ☒ DECIDUOUS TREE W/ SIZE
- (A) POSSIBLE ENCROACHMENT IDENTIFIER

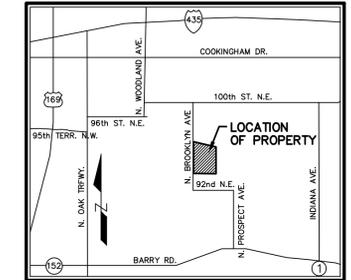
	8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858 FAX (816) 468-6651 kc@kveneng.com www.kveneng.com	PROJECT NO. B2154144 DRAWN BY JAD CHECKED BY _____ EFN 4144PLAT SHEET 1 OF 1
	PROJECT: HARMON ACRES 9301 N. BROOKLYN KANSAS CITY, MO 64155	PREPARED FOR: HEATHER MALONE 8414 N. ELMWOOD AVE KANSAS CITY, MO 64156

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/21

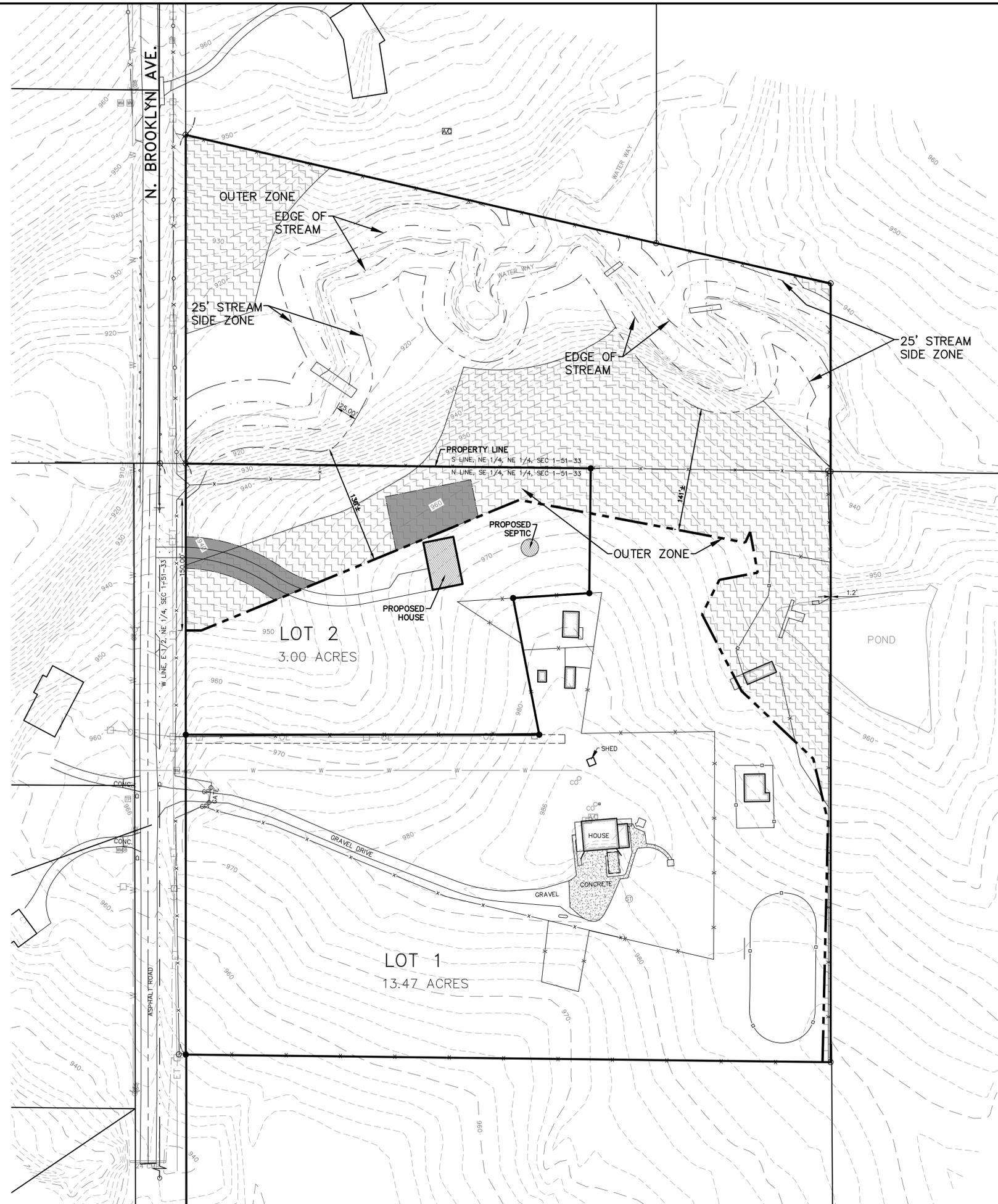
PRELIMINARY STREAM BUFFER PLAN
HARMON ACRES
 IN NE 1/4, SEC 1 - T51N - R33W
 KANSAS CITY, CLAY COUNTY MISSOURI

OWNER:
 JAMES D. HARMON AND JEAN M. HARMON
 9301 N. BROOKLYN AVE
 KANSAS CITY, MO 64155

SURVEYOR:
 KAW VALLEY ENGINEERING, LLC
 ATTN: JOHN A. COPELIN, PLS
 8040 N. OAK TRAFFICWAY
 KANSAS CITY, MO 64052
 PHONE: (816) 468-5858
 E-MAIL: copelin@kveng.com



VICINITY MAP
 NOT TO SCALE



STREAM BUFFER DATA

STREAM SIDE ZONE	= 1.40 ACRES
MIDDLE ZONE	= N/A
OUTER ZONE	= 4.96 ACRES
OUTER ZONE USED FOR DEVELOPMENT	= 0.23 ACRES (4.6%)

LEGEND

	CREEK CENTERLINE
	ORDINARY HIGH WATER
	LIMITS OF STREAMSIDE ZONE
	LIMITS OF OUTER ZONE
	LIMITS OF DISTURBANCE
	AREA WITH MATURE RIPARIAN VEGETATION OR SLOPES OF 15% OR GREATER PER KCMO GIS
	AREA OF DISTURBANCE WITHIN OUTER ZONE

	8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858 FAX (816) 468-6651 kc@kveng.com www.kveng.com	PROJECT NO. B21S4144 DRAWN BY JAD CHECKED BY CFN 4144PPLAT SHEET 1 OF 1
	KAW VALLEY ENGINEERING PROJECT: HARMON ACRES 9301 N. BROOKLYN KANSAS CITY, MO 64155	PREPARED FOR: HEATHER MALONE 8414 N. ELMWOOD AVE KANSAS CITY, MO 64156

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/21

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.