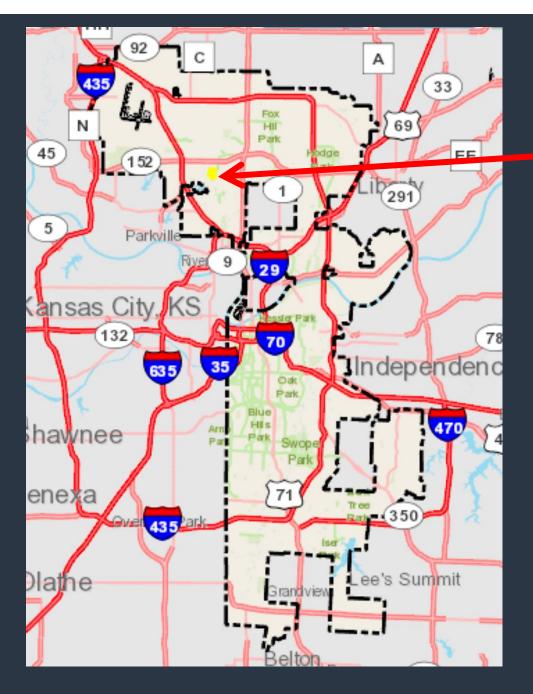
Docket #6

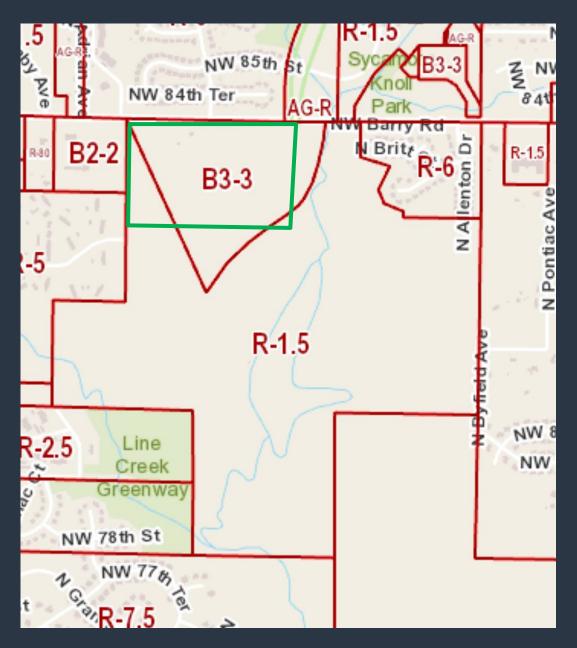
# Case No. CD-CPC-2022-00225 Development Plan

**Kimpton Falls** 

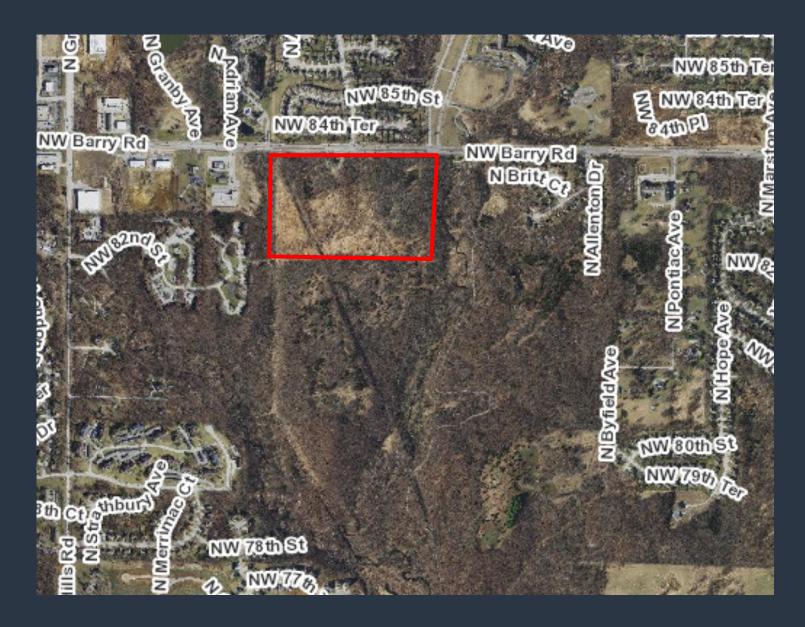




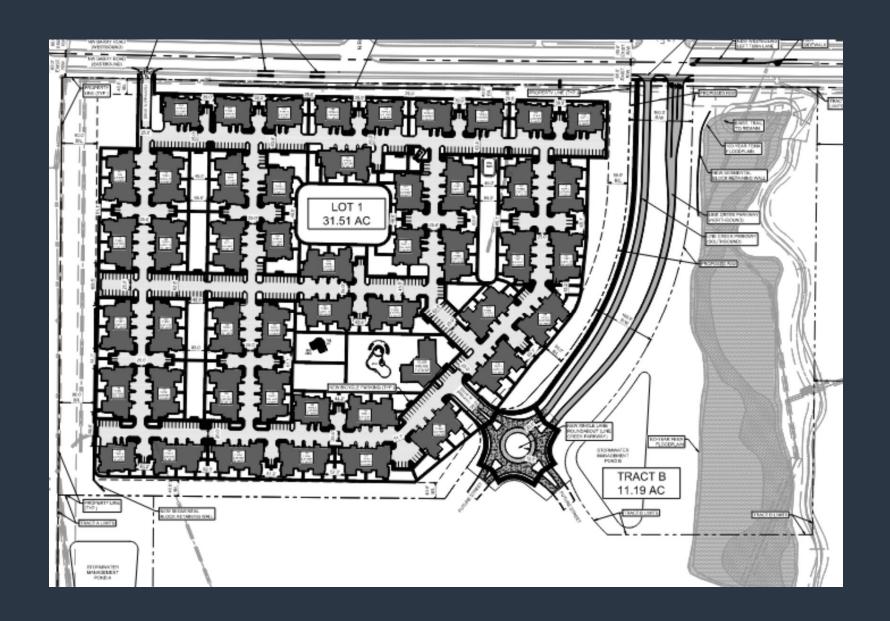




















### Front





Rear



### Side



## Conditions to Remove

• 1.h: The developer shall update the cover of the development plans to include the deviation found in the "Development Plan Deviation" as a waiver request.



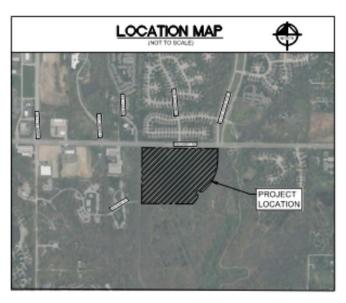
### PROJECT TEAM

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### DEVELOPMENT PLANS FOR KIMPTON FALLS SECTION 9, TOWNSHIP 51N, RANGE 33W CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



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### DEVELOPMENT PLAN WAIVERS

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# Conditions to Revise:

 21. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. Plans shall include lowering the Water minimum cover. (https://www.kcwater.us/wpcontent/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf) {Fire Hydrants will be required at 300' max intervals on perimeter streets



# Conditions to Consider

- 1.d. The developer shall construct Line Creek Parkway per Parks Department Standards including a 6' wide sidewalk on the east side of the street. If Council shall decide to waive this requirement, the developer shall cause for the site to be graded such that a sidewalk can be added in this location at a later date by a different party.
- 1.e. Please update the plans to show a future 10' wide trail alignment which would directly connect the residential portion of the proposed development to the existing trail located within Tract B.
- 1.f. As per Park and Recreation Standards, please provide a 12' drive lane and 4' striped bike lane on both sides of Line Creek Parkway.
- 1.g. Provide a street connection to NW 82nd street per Section 88-405-10-B-2.
- 15. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105)
- 22. The developer shall submit a Preliminary Stream Buffer plan prior to approval
  of the plan in accordance with the Section 88-415 requirements.



### **Staff Recommendations:**

Case No. CD-CPC-2022-00225
Approval with conditions

