



CITY PLAN COMMISSION STAFF REPORT

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

February 5, 2024

Project Name
Davidson Farms 4th Plat

Docket #C1

Request
CLD-FnPlat-2024-00037
Final Plat

Applicant
Doug Ubben
Phelps Engineering Inc

Owner
Mike Yeates
The Brookeview Group LLC

Location City PIN: 293453
Area About 13 acres
Zoning SC
Council District 1st
County Clay
School District Liberty

Surrounding Land Uses

North: Residential, Zoned SC
South: Residential, Zoned R-7.5
East: Undeveloped, Zoned SC
West: Residential, Zoned SC

Land Use Plan

The Shoal Creek Valley Area Plan recommends Residential Medium Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Northeast 76th Street is identified on the City's Major Street Plan as a Local Link with 4 lanes.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District SC (Shoal Creek) on about 13 acres generally located at the northeast corner of Northeast 76th Street and North Donnelly Avenue, allowing for the creation of twenty-seven (27) lots and one (1) tract.

PROJECT TIMELINE

The application for the subject request was filed on November 18, 2024. Scheduling deviations from 2025 Cycle 1.2 have occurred. See detailed explanation in the Plat Review Section.

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

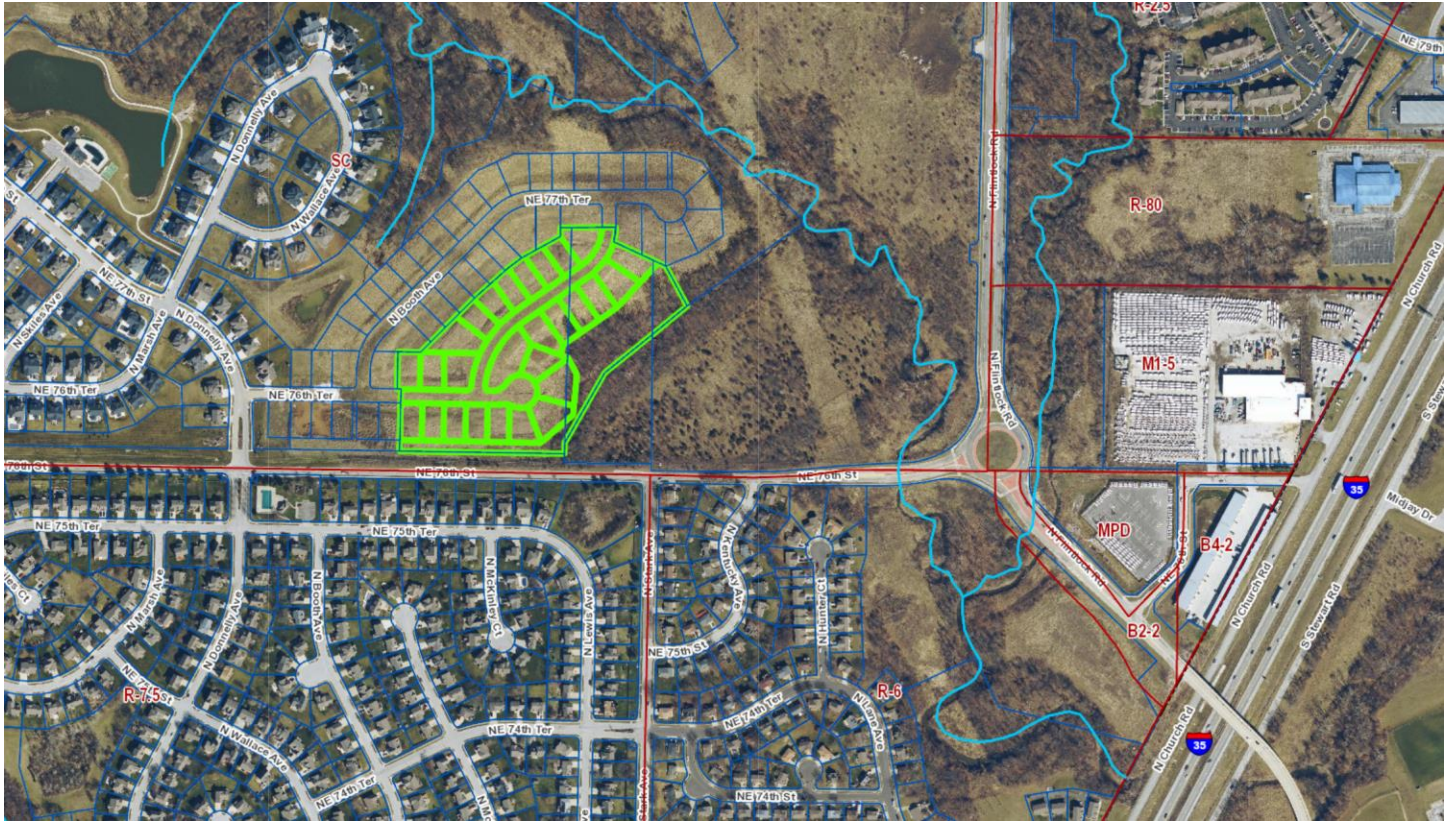
The subject site is currently undeveloped. It is within the existing Davidson Farms Development. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. 12417-P-28 – On August 7, 2018 the City Plan Commission approved a project plan, which serves as a Neighborhood Plan and a preliminary plat in District SC (Shoal Creek), to allow for 430 single family lots, 52 multi-family units (475 total units) and 20 tracts in 10 phases.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**RELEVANT CASES**

Case No. CLD-FnPlat-2021-00058 – Ordinance 220651, passed August 11, 2022, approved Davidson Farms, Third Plat, on approximately 34.81 acres generally located on the north side of Northeast 76th Street, between North Flintlock on the east and Northeast Shoal Creek Parkway on the west, creating 69 lots and 1 tract for the purpose of a 69 lot single family home subdivision.

Case No. CLD-FnPlat-2020-00043 – Ordinance 210550, passed July 1, 2021, approved Davidson Farms, Second Plat on approximately 12.64 acres generally located at Northeast 76th Street and west of North Tullis Avenue, creating 36 lots and 4 tracts for the purpose of creating a 36-lot single family subdivision.

Case No. CLD-FnPlat-2018-01242 – Ordinance 190350, passed May 26, 2019, approved Davidson Farms, an addition in Clay County, Missouri, on approximately 65.45 acres generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway, creating 99 lots and 6 tracts for the purpose of constructing 99 single family homes.

Case 36-lot417-P-10 – Ordinance No. 160070, passed February 18, 2016, approved an amendment to the community master plan and pertinent aspects of the plan, to allow for the sub-zone on a 7-acre tract located south of NE 82nd Terrace, between North Booth Avenue and North Farley Avenue to change from MPC-2 to MPC-9 to allow for office uses. Note: This is the approved master plan.

Case No. 254-S-179 -- Ordinance No. 000987, passed August 31, 2000, amended Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the zoning ordinance, by creating a new zoning district to be known as District MPC ("Master Planned Community") and establishing a new section number for said district.

Case No. 12417-P – Ordinance No. 000989, passed August 31, 2000, rezoned 1,508 acres from Districts RA, R-1b, CPO-1, CP-1, CP-2 and CP-3 to District MPC (Master Planned Community) and approved a community master plan for same.

Case No. 12417-P-AA – Shoal Creek Valley "The Preserve" Neighborhood Plan administratively approved by the four required department directors on October 3 and 4, 2001.

Case No. 12417-P-1 – C.S. Ordinance No. 011691, passed December 20, 2001, approved an amendment to the Master Plan by specifically amending The Preserve Neighborhood Plan portion of the Master Planned Community plan by revising Condition Twenty (20) of Ordinance Number 000989 by changing the required approved noise level contour on all final plats where no residential uses will be allowed, from 65 dBA to 70 dBA (decibel-average).

PLAT REVIEW

The request is to consider approval of a Final Plat in District SC (Shoal Creek) on about 13 acres generally located at the northeast corner of Northeast 76th Street and North Donnelly Avenue, allowing for the creation of twenty-seven (27) lots and one (1) tract to allow for a single unit residential development. This use was approved in Case No. 12417-P-28 which served as the Preliminary Plat. The Preliminary Plat proposed to develop 475 units in a mixture of building types across 10 phases. This Final Plat proposes to complete a vehicular loop off of Donnelly Avenue which currently dead ends to the east. 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.

The Preliminary Plat, Case #12417-P-28, was reviewed and approved under the 2012 International Fire Code. The City of Kansas City adopted the 2018 International Fire Code on July 7, 2019, which is the present version. During review, the Fire Department determined that the Final Plat layout did not comply with the requirements of the current International Fire Code for the allowable number of residences served by a single vehicular access point. However, due to the consistency of the Final Plat to the approved of the Preliminary Plat the Fire Department recommended approval of Davidson Farms 4th Plat, CLD-FnPlat-2024-00037. The discussions between the Fire Department, Development Management Division, and the applicant regarding compliance with the Fire Code caused a delay in the project. This Final Plat is in conformance with the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes, Subject to Conditions	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	

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 requested 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,

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, AICP
Lead Planner



Plan Conditions

Report Date: January 30, 2025

Case Number: CLD-FnPlat-2024-00037

Project: Davidson Farms 4th Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00037.
3. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract
4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

5. 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.
6. 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.
7. 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.
8. 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.
9. The developer shall dedicate additional right of way [and provide easements] for NE 76th Street as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

10. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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. The KC Water public utilities shall be located within exclusive easements.
12. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
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.
14. The developer shall submit a final stream buffer plan to KC Water 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.

15. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
16. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
17. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
18. The developer must grant a BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
19. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
20. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.
21. 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.
22. The developer must submit covenants, conditions and restrictions to KC Water 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 storm water detention area tracts, prior to recording the plat.
23. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.
24. The developer must submit covenants, conditions and restrictions to KC Water 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.

FINAL PLAT OF

DAVIDSON FARMS, FOURTH PLAT

A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 15 AND SECTION 14 ALL IN TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

TIED TO CONTROL POINT STATION CL-19 RESET ADJUSTMENT
DATE 2003 GRID FACTOR=0.9999052
(1 METER=3.28083333 FEET)
N 340079.543
E 851569.696

Parcel	Area (S.F.)	Area (Ac.)
178	11475.00	0.2634
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180	14462.34	0.3320
181	17735.04	0.4071
182	10897.88	0.2502
183	10503.26	0.2411
184	10128.83	0.2325
185	10561.28	0.2425
186	10273.81	0.2359
187	9706.19	0.2238
188	13444.62	0.3086
189	13150.31	0.3019
190	14070.07	0.3230
191	11854.93	0.2722
192	11849.39	0.2720
193	11850.00	0.2720
194	13192.28	0.3029
195	21462.19	0.4927
196	12278.61	0.2819
197	16661.59	0.3825
198	15436.69	0.3544
199	11912.17	0.2735
200	10760.00	0.2470
201	10665.00	0.2448
202	10665.00	0.2448
203	10665.00	0.2448
204	10665.00	0.2448
PLAT 4	560661.83	12.8710
ROW	68420.25	1.5707
ROW NE 76TH ST	35877.26	0.8236
TRACT M	118564.84	2.7219

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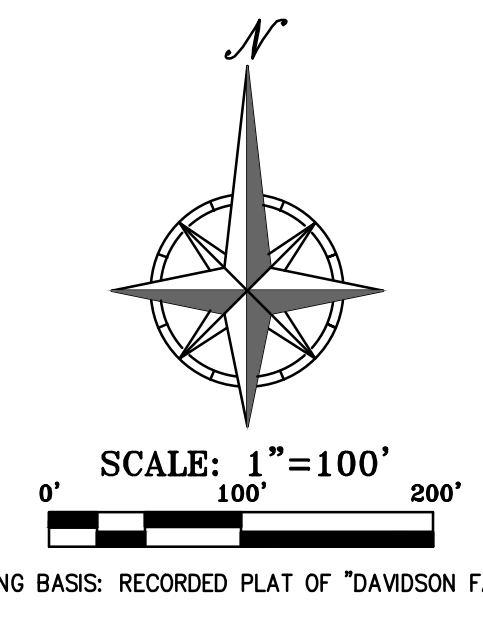
Land Data	Area
TOTAL LAND AREA	12,871.0 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	2,3943 10,4767
PLAT DATA	560661.83
NUMBER OF LOTS	204
NUMBER OF TRACTS	7

SW COR. NE 1/4, SEC. 15-51-32, FND. KMO PUBLIC WORKS CAP
I, hereby certify that the Plat of Davidson Farms, Third Plat subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the accuracy standards for an Urban Property Survey and the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board of Architects, Professional Engineers, Professional Surveyors and Professional Landscape Architects. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

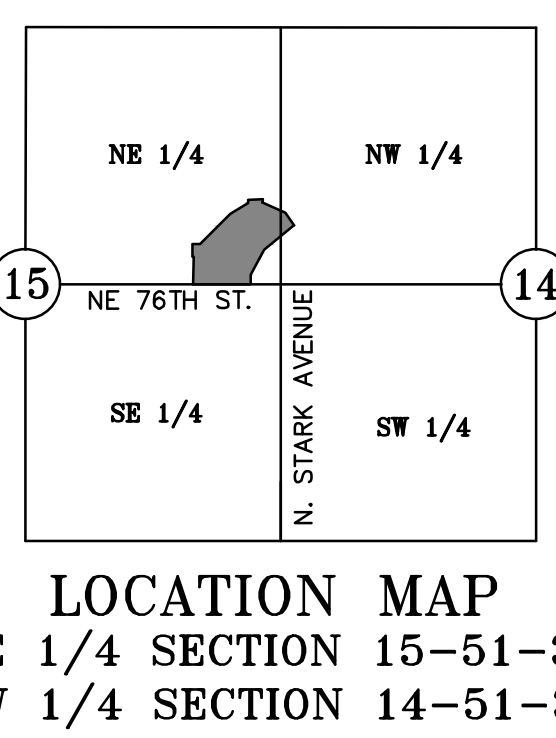
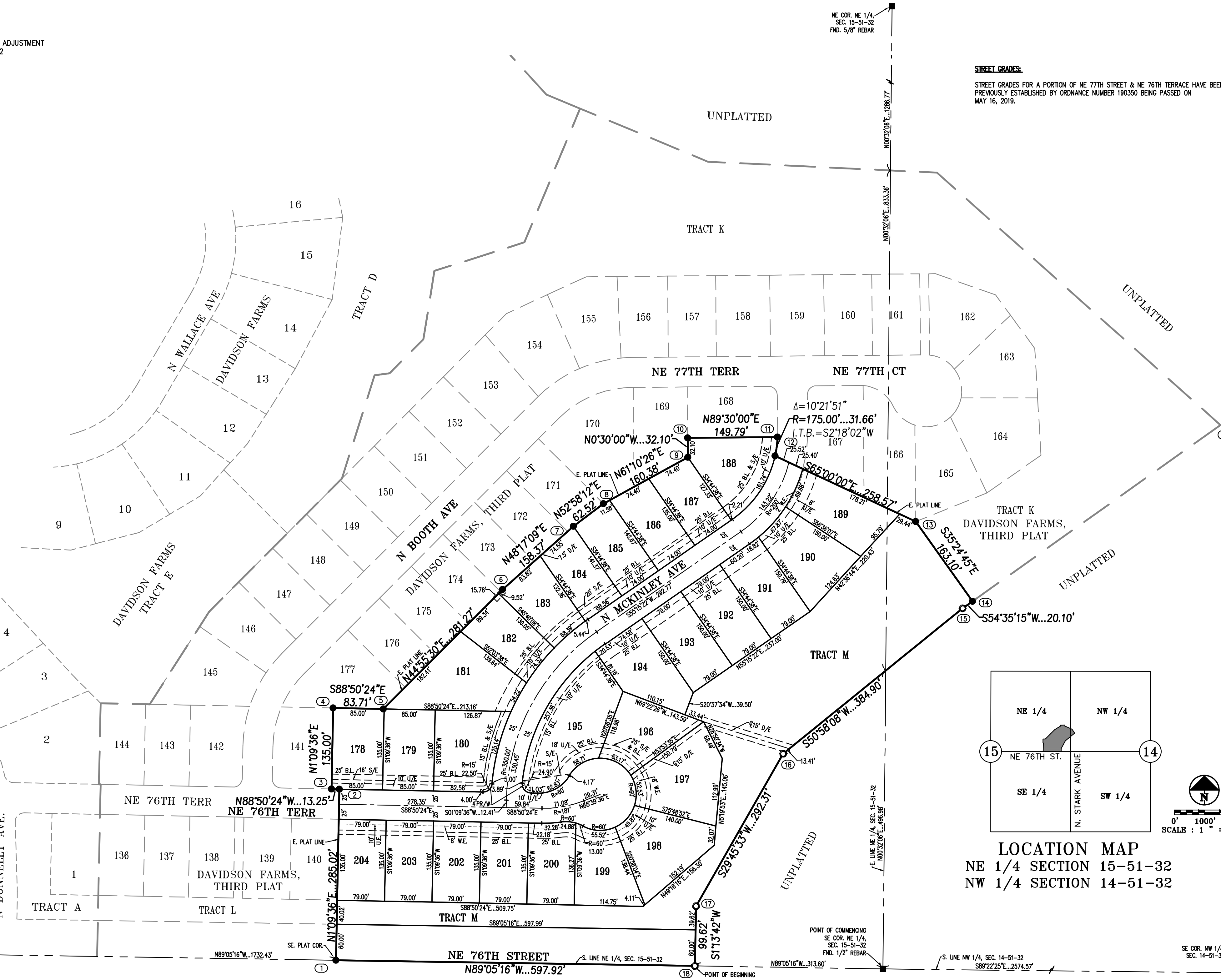
BY: SCOTT G. CHRISMAN MO. LS-2594

REVISSED: 12/18/24
PEI #241025 - 11/6/24

Error Closure: 0.000563' North: 0.0000546' East: -0.0005602' Perimeter: 3209.577' Precision: 1:5700767



- LEGEND**
- DENOTES SET 5/8"x24" REBAR W/PHELPS MOCLS 2007001128 PLASTIC CAP
 - DENOTES FOUND 1/2" REBAR W/ALUM. RIC MO CAP UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
 - DENOTES FOUND 5/8" REBAR W/ALUM. RIC MO CAP UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
 - U/E DENOTES UTILITY EASEMENT
 - B.L. DENOTES BUILDING LINE
 - D/E DENOTES DRAINAGE EASEMENT
 - SS/E DENOTES SANITARY SEWER EASEMENT
 - (P) DENOTES PLATTED
 - P/W DENOTES RIGHT-OF-WAY UNLESS OTHERWISE NOTED
 - DENOTES IDENTIFICATION NUMBER
 - PR/W DENOTES PEDESTRIAN RIGHT-OF-WAY



PROPERTY DESCRIPTION
This description was prepared by Phelps Engineering, Inc., MOCLS2007001128 on November 6, 2024, for Project No. 241025. All that part of the Northeast Quarter of Section 15 and the Northwest Quarter of Section 14, all in the Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:
Commencing at the Southeast corner of the Northeast Quarter of said Section 15; thence N 89°05'16" W, along the South line of the Northeast Quarter of said Section 15, a distance of 313.60 feet to the Point of Beginning; thence continuing N 89°05'16" W, along the South line of the Northeast Quarter of said Section 15, a distance of 597.92 feet to the Southeast plat corner of DAVIDSON FARMS, THIRD PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri; thence along the Easterly plat line of said DAVIDSON FARMS, THIRD PLAT, for the following thirteen (13) courses; thence N 1°09'36" E, a distance of 285.02 feet; thence N 88°50'24" W, a distance of 13.25 feet; thence N 1°09'36" E, a distance of 135.00 feet; thence S 88°50'24" E, a distance of 83.71 feet; thence N 44°55'30" E, a distance of 281.27 feet; thence N 48°17'09" E, a distance of 158.37 feet; thence N 52°58'12" E, a distance of 62.52 feet; thence N 61°10'26" E, a distance of 160.38 feet; thence N 0°30'00" W, a distance of 32.10 feet; thence N 89°30'00" E, a distance of 149.79 feet; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 2°18'02" W and a radius of 175.00 feet, an arc distance of 31.66 feet; thence S 65°00'00" E, a distance of 258.57 feet; thence S 35°24'45" E, a distance of 163.10 feet; thence S 54°35'15" W, a distance of 20.10 feet; thence S 50°58'08" W, a distance of 384.90 feet; thence S 29°45'33" W, a distance of 292.31 feet; thence S 1°13'42" W, a distance of 99.62 feet to the Point of Beginning, containing 12.8710 acres, more or less, unplatted land.

PLAT DEDICATION
The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "DAVIDSON FARMS, FOURTH 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, 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 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.

WATER MAIN EASEMENT
A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City, The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

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 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.

SANITARY SEWER EASEMENT
A Sewer Easement (SS/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and along the strips of land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will 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.

PEDESTRIAN RIGHT-OF-WAY
A pedestrian right-of-way easement is hereby granted to Kansas City, Missouri to be used only as a walk for pedestrians upon, over, under and along the strips of land designated "Ped R/W Easement" with all rights, immunities, privileges and appurtenances, thereto, belonging, so that no one shall or will hereinafter claim or demand any right or title to the aforesaid premises or part thereof. The easement shall be kept free from any and all obstructions which would interfere with the city's use. Owner shall be solely responsible for the construction, maintenance and repair of the easement.

STREET DEDICATION
Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

BUILDING LINES
Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

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 Service 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.

FLOOD PLAIN
The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), OTHER FLOOD AREAS, ZONE X, (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile), and SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE (Base Flood Elevations determined), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0151 G, effective January 20, 2017.

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 herein 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.

PRIVATE OPEN SPACE
The Private Open Space (29.96 Acres) shown and dedicated by the plat of DAVIDSON FARMS, recorded as Document No. 201903558 in Book 1 at Page 86.2, was reserved at the election of the Developer in lieu of the required Parkland Dedication for all phases development reflected on the approved Plan (Case No. 12417-P-28) including up to 430 single family dwelling units (9.55 Acres required by Ordinance) and up to 52 multi-family dwelling units (0.47 Acres required by Ordinance), pursuant to Section 88-408-E of the zoning and development code. The private open space (Tract K) shown on this plat is not being used to satisfy the required parkland dedication for 42 single family dwelling units pursuant to Section 88-408-E of the Zoning and Development Code.

MAINTENANCE OF TRACTS
Tract "M" is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to 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.

STREET GRADIES
The Street Grades for NE 76th Street were previously established by Ordinance No. 961099 passed September 5, 1996.

BUILDING SETBACKS
Front = 25', Side = 5', Rear = 15', Side (Corner Lots) = 15'

EXECUTION
IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____.

YDO, LLC
By: _____
John R. Davis, Jr. Authorized Member

ACKNOWLEDGEMENT
STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came John R. Davis, Jr. Authorized Member of YDO, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

DEVELOPER:
YDO LLC
ATTN: JOHN R. DAVIS, JR.
PO BOX 517
LIBERTY, MO 64069

CITY PLAN COMMISSION
Approved: _____
Case Number: _____
Michael J. Shaw
Director

PUBLIC WORKS
Approved: _____
City Clerk
Marlyn Sanders

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 _____, 20____.

Mayor
Quinton Lucas

Plat Dedication: DAVIDSON FARMS, FOURTH PLAT
Private Open Space Dedication: 2.7219 Acres
Record As: Plat

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING - 2007001128
ENGINEERING - 2007005628