

PRELIMINARY PLAT OF HARMON ACRES

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

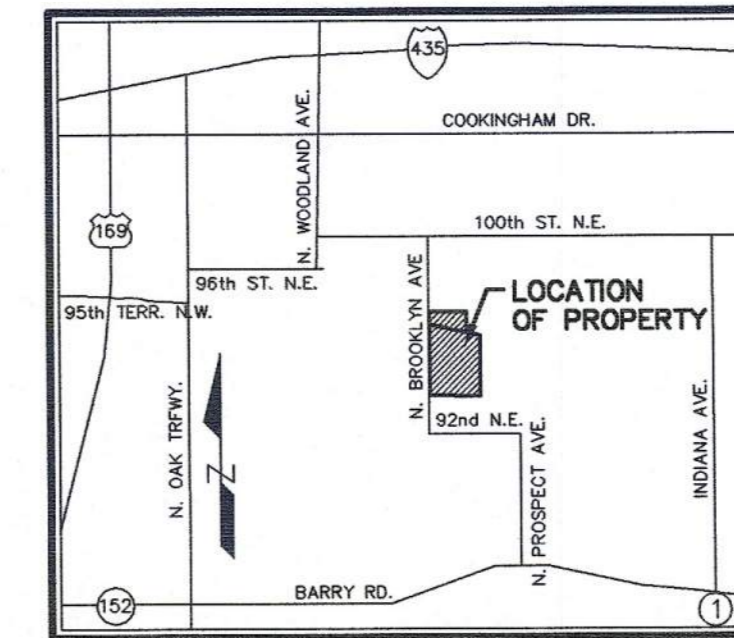
Case No. CD-CPC-2021-00090

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS
Diane M. Binckley
ASSISTANT SECRETARY
DATE: 07-06-2021

THIS PLAN
APPROVED
BY ORDINANCE
No. _____
DATE: _____

OWNER PROPOSED LOTS 1 & 2:
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

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:
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. WASTEWATER SYSTEMS, OTHER THAN INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
 5. STORM SEWERS
 6. STORMWATER MANAGEMENT FACILITIES
 10. STREETLIGHTS
 12. STREET TREE PLANTING PLAN

PAYMENT IN LIEU OF PARKLAND:

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$1083.40 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR TWO (2) SINGLE FAMILY UNITS, PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

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:

- A. FENCE IS OVER THE NORTH LINE OF SURVEYED PARCEL AS SHOWN HEREON.
- B. FENCE IS OVER THE EAST LINE OF SURVEYED PARCEL AS SHOWN HEREON.
- C. 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.

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 875.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

GENERAL NOTES:

1. 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.
2. THE PROPERTY HAS DIRECT ACCESS TO N. BROOKLYN AVE. A DEDICATED PUBLIC STREET.
3. ADDRESS: 9301 N. BROOKLYN AVE.
4. GROSS LAND AREA: 717.704 SF / 16.47 ACRES
5. CONTOURS SHOWN ARE FROM GIS MAPS
6. STREAM BUFFER AREA IS INTENDED TO BE INCLUDED AS PART OF LOTS 1 AND 2. SEE PRELIMINARY STREAM BUFFER PLAN FOR MORE INFORMATION.
7. AREAS OF OUTER ZONE TO BE IMPACTED BY CONSTRUCTION.

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 PARCEL LIES WITHIN FLOOD HAZARD ZONE "X - AREA OF MINIMAL FLOOD HAZARD" AS SAID PARCEL PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP 29095C0068G, EFFECTIVE ON 01/20/2017

BASIS OF BEARINGS:

N 00°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.

LEGEND

- LIMITS OF STREAMSIDE ZONE
- LIMITS OF OUTER ZONE
- AREA OF DISTURBANCE WITHIN OUTER ZONE

ZONING TABLE

SINGLE FAMILY RESIDENTIAL LOTS				
NUMBER OF LOTS	ZONING	GROSS ACRES	NET ACRES	AVERAGE LOT AREA PER DWELLING
2	R-80	16.47	16.47	8.235

LEGEND

○ MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	□ UTILITY POLE
● PLATTED	□ UTILITY POLE, TRANSFORMER
(D) DEEDED	○ WATER VALVE
(M) MEASURED	— FENCE-CHAIN LINK
(C) CALCULATED	— FENCE-WOOD
□ CANOPY SUPPORT	— UNDERGROUND ELECTRIC LINE
○ DOWN SPOUT	— OVERHEAD UTILITY LINE
□ ELECTRIC METER	— WATER LINE
□ FIRE HYDRANT	--- EXISTING CONTOURS- MAJOR
□ DEADMAN ANCHOR	--- EXISTING CONTOURS- MINOR
□ LIGHT POLE	--- BACK OF CURB TO BACK OF CURB
□ AIR COND. UNIT	R/W RIGHT OF WAY
□ CLEANOUT	--- LINE NOT DRAWN TO SCALE
□ ELECTRIC METER	--- DECIDUOUS TREE W/ SIZE
□ GATE POST	○ POSSIBLE ENCROACHMENT IDENTIFIER
□ LID OF SEPTIC TANK	

2	8/13/21	PER CITY COMMENTS	JAD
1	6/16/21	INITIAL SUBMITTAL	JAD

PHILLIP JAMES SCHMITZ
PLS-2014020715
schmitz@kveng.com

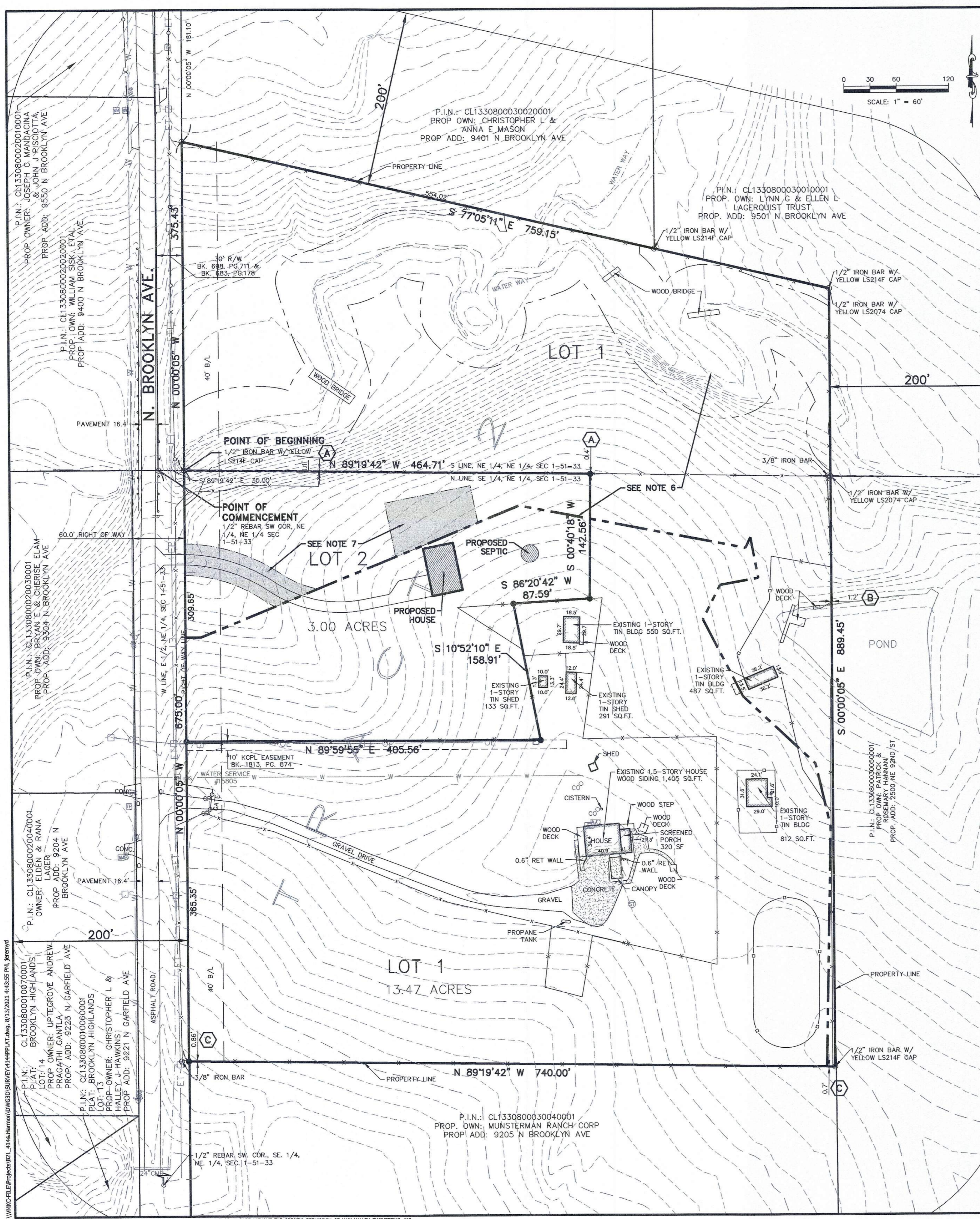
KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
PH. (816) 468-5858 | FAX (816) 468-6651
kc@kveng.com | www.kveng.com

PROJECT NO. **B21S4144**
DRAWN BY **ELJ**
CHECKED BY **JAD**
CFN **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



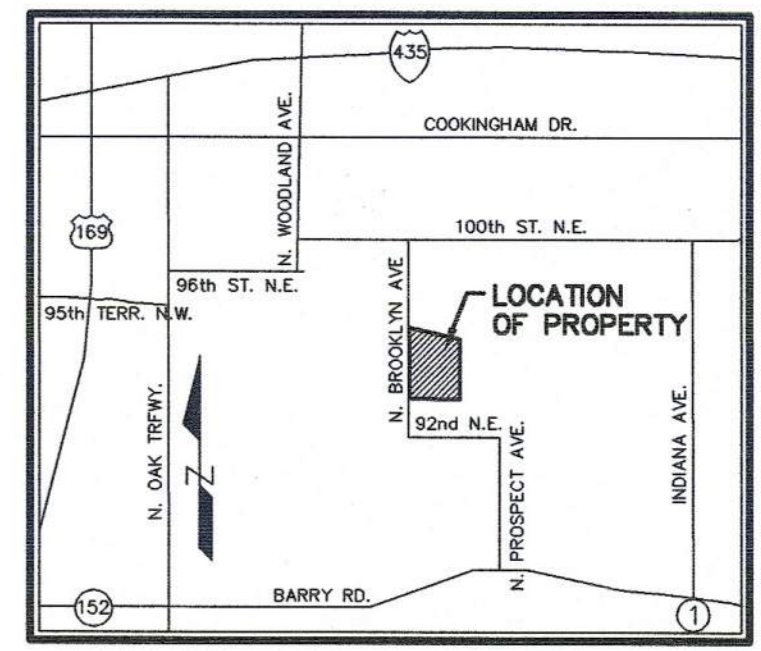
\\KVC-FILE\Projects\B21_4144\Harmon\DWG\3D\SURVEY\4\HPP\PLAT.dwg, 8/13/2021, 4:53:56 PM, jremond

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.

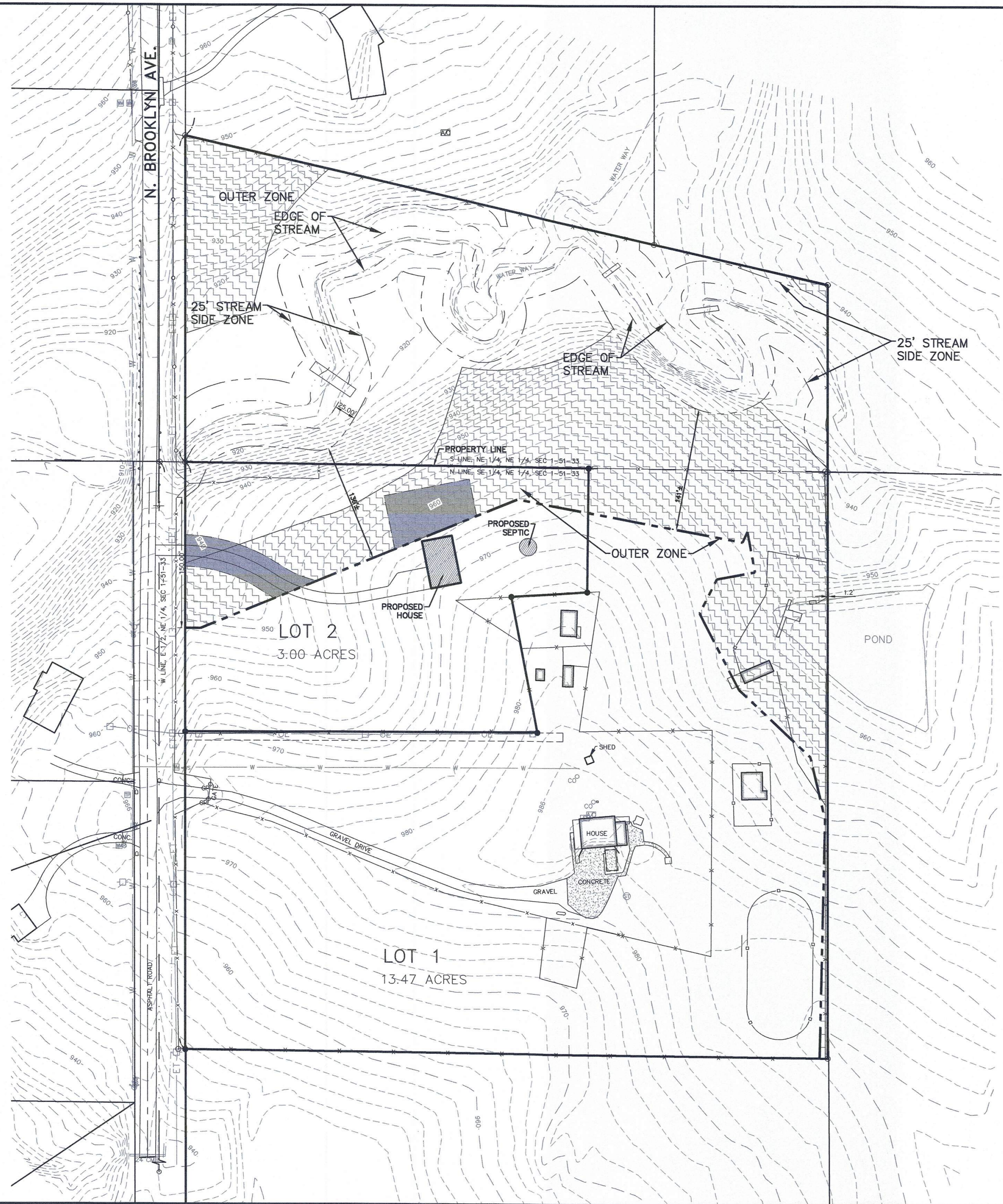
PRELIMINARY STREAM BUFFER PLAN
HARMON ACRES
 IN NE 1/4, SEC 1 - T51N - R33W
 KANSAS CITY, CLAY COUNTY MISSOURI

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

2	8/13/21	PER CITY COMMENTS	JAD
1	6/16/21	INITIAL SUBMITTAL	JAD

KAW VALLEY ENGINEERING

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**

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

I:\WORK-FILES\Projects\B21_4144_Harmon\DWG\CD\SURVEY\1445STREAMBUFFER.dwg, 8/13/2021, 4:43:59 PM, jkmmyd
 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.