CITY PLAN COMMISSION STAFF REPORT

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

May 21, 2025

Project Name
Bristol North Townhomes Final Plat

Docket #C5

Request
CLD-FnPlat-2025-00009
Final Plat

Applicant
Patricia Jensen
Rouse Frets White Goss Gentile Rhodes

Owner
Brian Mertz
PC Homes, LLC

Location	1007 NW Cookingham Dr
Area	About 10 acres
Zoning	B2-2
Council District	1st
County	Clay
School District	North Kansas City

Surrounding Land Uses
North: Undeveloped, Zoned R-80
South: Residential, Zoned R-6
East: US Route 169, Zoned B2-2
West: Residential, Zoned R-6

Land Use Plan
The Gashland/Nashua Area Plan recommends Mixed Use Community for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
Northwest Cookingham Drive is identified on City's Major Street Plan as a thoroughfare.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a Final Plat in B2-2 (Commercial) on about 10 acres generally located at the southwest corner of Northwest Cookingham Drive and Highway 169, allowing for the creation of three (3) lots and one (1) tract.

PROJECT TIMELINE
The application for the subject request was filed on April 11, 2025. No scheduling deviations from 2025 Cycle 5.2 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 south and west are existing residential homes within the Bristol Development. There is an associated regulated stream within the subject site on the northeast corner of the development.

CONTROLLING CASE
Case No. CD-CPC-2024-00084 – Ordinance 241011 approved by City Council on December 5, 2024, approved a development plan on about 14 acres in District B2-2 generally located at N. Jefferson Street and N.W. Cookingham Drive to allow for a residential development.

PROFESSIONAL STAFF RECOMMENDATION
Docket #C5 Recommendation: **Approval Subject to Conditions**

VICINITY MAP

PLAT REVIEW

The request is to consider approval of a Final Plat in B2-2 (Commercial) on about 10 acres generally located at the southwest corner of Northwest Cookingham Drive and Highway 169 creating three (3) lots and one (1) tract to allow for a residential townhome development. This use was approved in Case No. CD-CPC-2024-00084 which served as the Preliminary Plat. The Preliminary Plat proposed to develop 161 residential units within a mixture of building types on two lots. The plan also proposes to construct a new public street from North Jefferson Street extending west which will terminate in a cul-de-sac. The applicant is also proposing interior private streets. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	

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,

Matthew Barnes, AICP
Lead Planner

Plan Conditions

Report Date: May 13, 2025

Case Number: CLD-FnPlat-2025-00009

Project: Bristol North Townhomes

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 an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

3. 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 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00009.

4. 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.

5. 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.

6. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

7. Prior to recording of the Final Plat the applicant must submit a Street Name Plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised Street Name Plan. After approval of the Street Name Plan the plat must be updated to reflect the approved names. Please contact justin.smith@kcmo.org for any questions of Street Name Plan approval.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

8. The developer shall be 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 2024 acquisition rate of $64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

9. As indicated on the plat, the project is subject to dedication of 1.45 acres of required parkland to satisfy the requirements of section 88-408-C. The developer is dedicating 0.29 acres of active open space and shall pay money in lieu of parkland for the remaining 1.16 acres for the 121 residential units created. The developer shall pay a fee of $74,623.84 prior to the release of the Certificate of Occupancy.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

10. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

11. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

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

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

12. 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 street connections and/or private drives are being added, or where existing sidewalks are modified or repaired.

13. 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.

14. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

15. 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.

16. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N Jefferson St and to a tie-in point with the existing sidewalks. I addition the developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.

17. 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.

18. 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.

19. 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.

20. 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.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

22. 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.

23. 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.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

24. 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.

25. 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.

26. 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.

27. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

28. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

29. 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.

30. 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.

31. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.

32. 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.

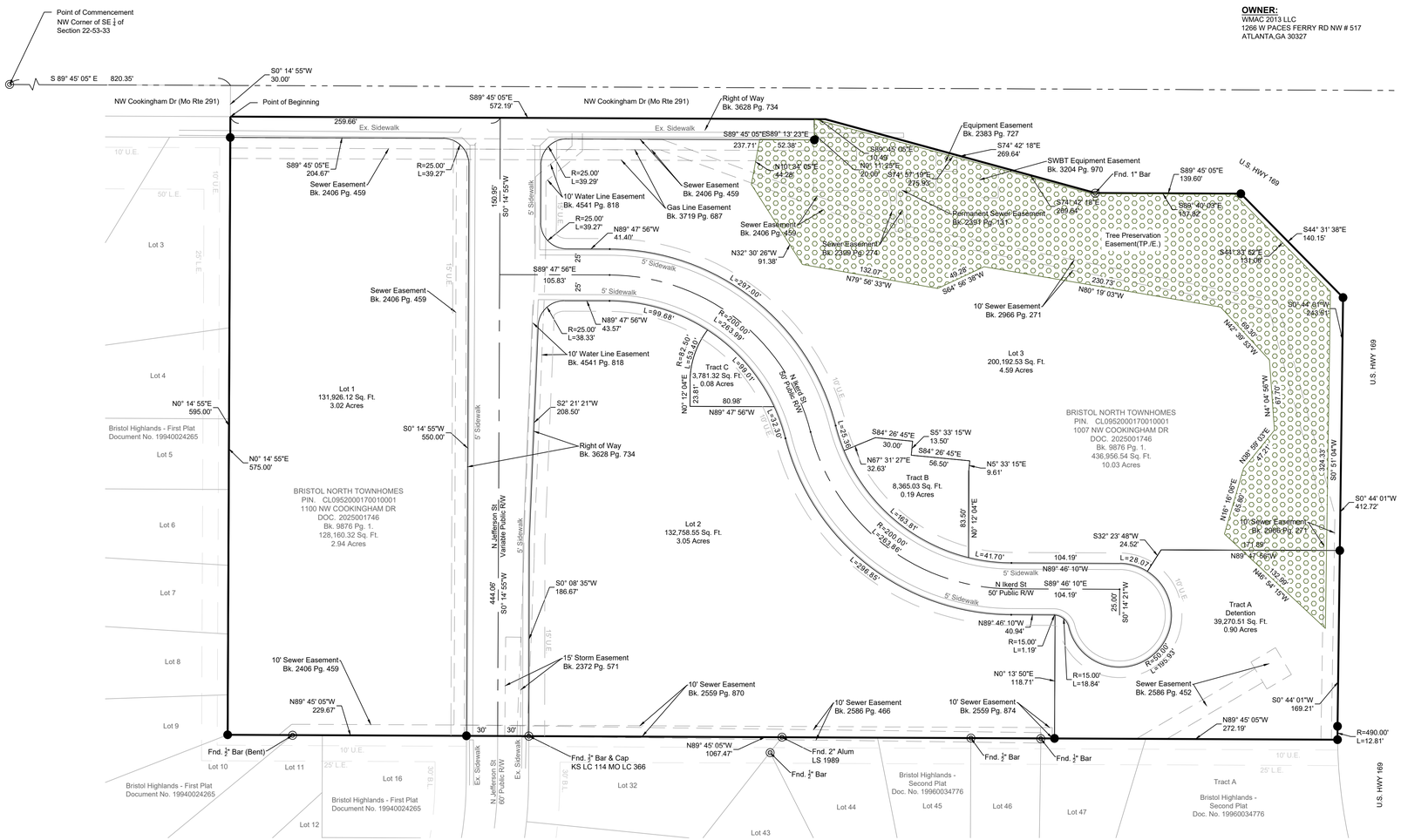
33. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.

34. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.

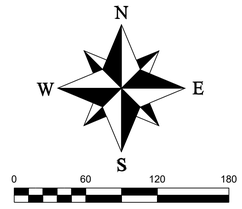
35. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.

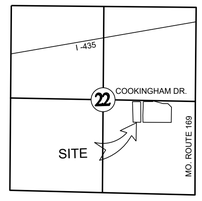
36. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.

Final Plat
Bristol North Townhomes
Section 22, Township 52, Range 33
Kansas City, Clay County, Missouri



OWNER:
WMAC 2013 LLC
1266 W PACES FERRY RD NW # 517
ATLANTA,GA 30327





LOCATION MAP
SECTION 22-T52-R33

LEGEND

These standard symbols will
be found in the drawing.

- ● Set 1/2" Rebar & Cap(LS-2005008319-D)
- ◎ Found Survey Monument (As Noted)
- (#) Exception Document Location

PROPERTY DESCRIPTION:
A tract of land in the Southeast Quarter of Section 22, Township 52, Range 33, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northwest corner of said Southeast Quarter; thence South 89 degrees 45 minutes 05 seconds East, along the North line of said Southeast Quarter, a distance of 820.35 feet; thence South 00 degrees 14 minutes 55 seconds West, a distance 30.00 feet to the Point of Beginning of the tract to be herein described: thence South 89 degrees 45 minutes 05 seconds East, a distance of 572.19 feet; thence South 74 degrees 42 minutes 18 seconds East, a distance of 269.64 feet; thence South 89 degrees 45 minutes 05 seconds East, a distance of 139.60 feet; thence South 44 degrees 31 minutes 38 seconds East, a distance of 140.15 feet to a point on the West right of way line of US Highway 169, as now established; thence South 00 degrees 44 minutes 01 seconds West along said West right of way line, a distance of 412.72 feet; thence Southerly along said West right of way line, on a curve to the left tangent to the last described course and having a radius of 490.00 feet, an arc distance of 12.81 feet to the Northeast corner of BRISTOL HIGHLAND - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, thence North 89 degrees 45 minutes 05 seconds West along the North line of said BRISTOL HIGHLANDS - SECOND PLAT and the North line of Lots 10, 11, 16 and 32 BRISTOL HIGHLANDS - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 1067.47 feet; thence North 00 degrees 14 minutes 55 seconds East along the East line of Lots 3 thru 9, said BRISTOL HIGHLANDS - FIRST PLAT, a distance of 595.00 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way, EXCEPT that part deeded to the to the City of Kansas City, a municipal corporation as further set forth in the Special Warranty Deed recorded 05/09/2002 as Document No. R11595 in Book 3628 at Page 734.
Containing 605,720.18 Sq. Ft. or 13.91 Acres±

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNED SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

" Bristol North Townhomes"

EASEMENTS:
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 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 THERE OVER 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."

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 ON THE ACCOMPANYING PLAT. NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

TREE PRESERVATION EASEMENT:
A TREE PRESERVATION EASEMENT (TP./E.) FOR THE PRESERVATION OF EXISTING TREES IS HEREBY GRANTED TO KANSAS CITY, MISSOURI. BY THE GRANTING OF THIS EASEMENT, IT SHALL PROHIBIT ALL ACTIVITIES INCLUDED IN SECTION 88-424-11-B OF THE TREE PROTECTION MEASURES AND PROHIBITIONS SECTION(88-424-11) OF THE KANSAS CITY MISSOURI ZONING AND DEVELOPMENT CODE, ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

MASTER DRAINAGE PLAN:
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

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."

PRIVATE OPEN SPACE:
TRACTS C AND B CONTAINS 0.29 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 121 MULTI-FAMILY UNITS, PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 1.452 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.

MAINTENANCE OF TRACT:
TRACT A WITHIN BRISTOL NORTH TOWNHOMES 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 THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY OF PLAT OF BRISTOL NORTH TOWNHOMES, RECORDED SIMULTANEOUSLY WITH THIS 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 68 TOWNHOME UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

IN TESTIMONY WHEREOF:

Bristol North Townhouses, LLC, a Missouri Limited Liability Company, as the owner of the property has caused these presents to be executed this _____ day of _____ , 2025.

_____
Brian Mertz, Member
Bristol North Townhouses, LLC

NOTARY CERTIFICATION:

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

On this _____ day of _____ , 2025, before me, the undersigned notary public, personally appeared Brian Mertz, who being by me duly sworn, did say that he is Member of Bristol North Townhouses, LLC, a Missouri Limited Liability Company as the owner of the property and said instrument was signed on behalf of said company and as the free act and deed of said company.

IN WITNESS THEREOF:

I have hereunto set my hand and affixed my seal the date last written above.

_____
NOTARY PUBLIC

My Commission Expires:_____

CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

_____Date:_____
Matthew J. Schlicht, MO PLS 2012000102
Midwest Engineering Solutions, LLC. LS-2005008319-D

SURVEY AND PLAT NOTES:

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
   a) SEMI-PERMANENT MONUMENTS:
   SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
   b) PERMANENT MONUMENTS:
   SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.

2. THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.0020)

3. BEARINGS AND COORDINATES ARE BASED ON FINAL PLAT BRISTOL HIGHLANDS - FIRST PLAT DOCUMENT NO. 19940024265.

4. THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0062 G EFFECTIVE DATE: JANUARY 20, 2017.

5. LOTS 1 & 3 SHALL HAVE NO ACCESS TO NW COOKINGHAM ROAD (MISSOURI HIGHWAY 291).

6. LOT 3 & TRACT A SHALL HAVE NO ACCESS TO U.S. HIGHWAY 169.

CITY 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__.

_____
QUINTON LUCAS
MAYOR

_____
MARILYN SANDERS
CITY CLERK

Plat Dedication:	Reserved for County Stamping
Final Plat	
Private Open Space Dedication:	
N/A	
Record As:	
Plat	

REVISIONS

DATE	
3/13/25	Add Easements
4/11/25	City Comments dated 4/10/25
5/2/25	City Comments dated 4/30/25
5/12/25	City Comments dated 5/10/25

Final Plat
Bristol North Townhomes
Section 22, Township 52, Range 33
Kansas City, Clay County, Missouri

FINAL PLAT

COUNTY	JOB NO.
Jackson	Bristol North
SECTION	DATE OF PREPARATION
22	January 9, 2025
TOWNSHIP	RANGE
52N	33W
DRAWN BY	SCALE
M. Schlicht, PLS, PE	1" = 60'
SHEET	
1 OF 1	

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849