

Request for Legislative Action

Ord. #5528

Date: August 9, 2021

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5528
Sponsor(s):	Tony Miller	Legislature Meeting Date:	8/9/2021

Introduction
Action Items: ['Authorize']
Project/Title:
Jeffrey B & Angela D Pagel and Larry D & Sharron L Pagel - RZ-2021-607

Request Summary
Requesting a change of zoning from District AG (Agricultural) on 19.50 ± acres to District RE (Residential Estates). The purpose to create six residential lots at 7516 & 7606 S Arnett Road, and requesting approval of the preliminary plat "Pagel Estates" for the creation of a six residential lot subdivision. Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission held a public hearing on July 15, 2021 and accepted testimony pertaining to the rezoning request. The Plan Commission voted 5 to 0 to recommend <u>APPROVAL</u> for the rezoning, and 5 to 0 to recommend the preliminary plat to the County Legislature.

Contact Information			
Department:	Public Works	Submitted Date:	7/22/2021
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Administrator	Phone:	816-881-4577

Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Randy D. Diehl at 7/22/2021 1:13:45 PM - [Submitted |]
Department Director: Brian Gaddie at 7/22/2021 2:15:12 PM - [Approved |]
Finance (Purchasing): Barbara J. Casamento at 7/22/2021 2:24:43 PM - [Not applicable |]
Compliance: Katie M. Bartle at 7/23/2021 9:18:18 AM - [Approved | eRLA 173]
Finance (Budget): Mary Rasmussen at 7/23/2021 9:58:29 AM - [Not applicable |]
Executive: Troy Schulte at 7/23/2021 10:34:10 AM - [Approved |]
Legal: Elizabeth Freeland at 7/30/2021 4:17:12 PM - [Approved |]

RZ-2021-607

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

LOT 1A, REPLAT OF PAGEL ESTATES, A SUBDIVISION OF LAND IN JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF,

And

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 48, RANGE 30, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN ARNETT ROAD.

RZ-2021-607

ATTACHMENT 2: ZONING SUPPORT DUCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 15, 2021

Staff Report

Location Map

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Aerial of location

Pictures of Property

Copy of Preliminary Plat

Randy Diehl gave the staff report:

RE: RZ-2021-607

Applicant: Jeffrey B & Angela D Pagel and Larry D & Sharron L Pagel

Location: 7516 & 7608 S. Arnett Road

Area: 19.50 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: Applicant is requesting the change in zoning in order to create six residential lots for single family homes.

Current Land Use and Zoning in the Area:

The zoning in the area is both agricultural and residential with land use primarily single family residences. Directly to the West is Currigan Lake, consisting of 14 lots. This development is within District RE.

Along Arnett Road are developments ranging in size from 2.5 acres in size and larger.

Currently there are two residences, each on their own acreage, which will remain. They are wishing to add four addition lots that will be served by a new roadway. This road is required to be constructed to County standards.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

Staff does not have any objection to this plan, however there are few concerns regarding the type of onsite wastewater systems and locations that will be serving the new lots.

Soil tests will help determine which type of wastewater systems can be utilized on the new lots.

Based upon the soil report, any lot that will not be required by a pond will then be required to be at least 25 feet from any property line.

Criteria for ponds is that they must be at least 75 feet from any property line, must be a minimum of 100 feet from the home they serve, and must be at least 200 feet from any adjacent residence.

There are properties to the West in Currigan Lake that are on polishing pond systems. The setbacks for those will also factor into the home locations within the new lots.

A replacement system would be required for Lot 1. A new pond system was installed in 2015. The plat places the wastewater pond into proposed Lot 2. A pond system would be limited to the front yard and would be subject to the 100 foot setback from the home and 200 feet from the adjacent home to the south.

Lot 2 might be able to utilize the older wastewater pond in the northeast corner of the proposed lot. It would still need to be at least 100 feet from the home it will serve and 200 feet from any adjacent home. The new system that was put in 2015 for the home at 7608 cannot be used since it does not meet the regulations for setbacks once the lots are created.

Lots 3 and 4 may have enough room to accommodate a pond system and still have enough room for residences.

Lot 5 is extremely limited on space for a pond system. The area within the natural pond is eliminated and is subject to a 20 foot setback from pond itself.

Staff was provided with soil tests prior to the start of the meeting to determine which type of system would be appropriate for each individual proposed lot.

The Engineering staff is waiting on a determination as to which type of road design, either the Rural or Urban section. The difference being a curb and gutter roadway with enclosed stormwater system or an open ditch roadway. A stormwater plan will be required.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Hilliard: What types of systems do the existing homes have?

Mr. Diehl: Lot 6 has a lateral system serving that home. Lot 1 is currently being served by a polishing pond system. This lot will need a new system constructed so that a wastewater system can be contained within that lots own boundaries.

Mr. Antey: So determining the types of wastewater systems will need to be determined prior to any building permits for homes?

Mr. Diehl: Yes. We work these types of details out during the platting process so that that when permits are pulled, these things have already been worked out. There are different soil types in this area. This is way there is a mix of lateral systems and pond systems.

Mr. Antey: *Is the applicant here?*

Jeff Pagel: 1810 NW Bradford Ct, Grain Valley. The house on the south is my parent's home. I recently purchased the home to the north of them. I can give a little more clarification on the ponds. The pond on to the north side (of proposed Lot 2) served the old home that used to be there and has since been filled in. This other pond serves the new home my parents live in. Our plan is to have a new system installed for their home.

Mr. Hilliard: Have those tests been done yet?

Mr. Pagel: Yes, as of yesterday.

Mr. Diehl: We did receive those test results before the meeting.

Mr. Pagel: So what we are planning is to have other family member to be able to build out here as well.

Mr. Tarpley: Where will the road?

Mr. Diehl: The road will basically run through the middle of the 20 acres.

Mr. Tarpley: *Is there anyone else who is in favor of this application?*

There were none

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

Virgil Myers: 7502 S Arnett Road. I own the land directly to the north. I've had trouble with the drainage on my land. I don't this project dumping any more water onto me. I want the water off the roads to drain away, and the homes to drain away from me. Anything that will ease that from coming across me.

Mr. Antey: What is on your property now? Is it row crops?

Mr. Myers: Right now it's in hay.

Mr. Antey: What about the property to your south.

Mr. Myers: I believe that's just pasture land.

Mr. Antey: The reason I'm asking is that with turf grass, like around a house, will help hold the water like a sponge and slow it down the runoff.

Mr. Myers: I also don't want any septic water coming onto my property.

Mr. Antey: And that why we ask for the soils tests.

Mr. Diehl: I would like to bring out that as part of the review for the construction of the road and improvements the County's Engineering Division will review how the stormwater will be managed.

Mr. Pagel: I purchased this property last year. I think there was an issue with the dam at one time. It's not only a problem for him, but us as well. We are hoping to dirt this out a bit and strengthen the dam. That should help alleviate the problem.

Mr. Antey: Is this pond (on Lot 5) a polishing pond or just a stock pond.

Mr. Myers: It's just a mud hole.

Mr. Tarpley: So it's just a stock pond.

Mr. Antey: Anyone else who'd like to speak on this?

Jade Rodell-Tipton: 3200 S Route 291, Independence. I'm with Powell CWM, the engineering firm working this project. The majority of this drains to the south.

Mr. Tarpley: Where is the highest part of the land?

Ms. Rodell-Tipton: Just to the north of where the road will be.

Motion to take under advisement.

Ms. Mershon moved to take under advisement. Mr. Tarpley seconded.

Discussion under advisement

Mr. Tarpley: I understand the neighbors concern about the water on his property. Hopefully they'll get it rectified. I don't know if we can recommend that the pond be dredged.

Mr. Antey: No. That's an issue they'll have to work through.

Mr. Tarpley: Are the perc tests positive?

Mr. Diehl: We've just received them. They'll need to be reviewed by staff.

Mr. Hilliard: If we approve this, will they need to come back before us for any changes?

Mr. Diehl: The zoning is in place. We will continue to review the plat with all the information we receive. They can decrease the amount of lots, however, the number of lots cannot exceed more than six. Once the improvements have been constructed, and the Engineering Division accepts those improvements, the Final Plat will need to be accepted by the Commission prior to being recorded.

Mr. Hilliard moved to approve. Mr. Haley seconded.

Approval of the Rezoning

Ms. Mershon	Approve
Mr. Hilliard	Approve
Mr. Haley	Approve
Mr. Tarpley	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

Approval of the Preliminary Plat of Pagel Estates

Mr. Tarpley moved to approve. Ms. Mershon seconded.

Ms. Mershon	Approve
Mr. Hilliard	Approve
Mr. Haley	Approve
Mr. Tarpley	Approve
Chairman Antey	Approve

Motion Carried 5 – 0

STAFF REPORT

PLAN COMMISSION July 15, 2021

RE: RZ-2021-607

Applicant: Jeffrey B & Angela D Pagel and Larry D & Sharron L Pagel

Location: 7516 & 7608 S. Arnett Road

Area: 19.50 ± acres

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County Plan:

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Recommendation:

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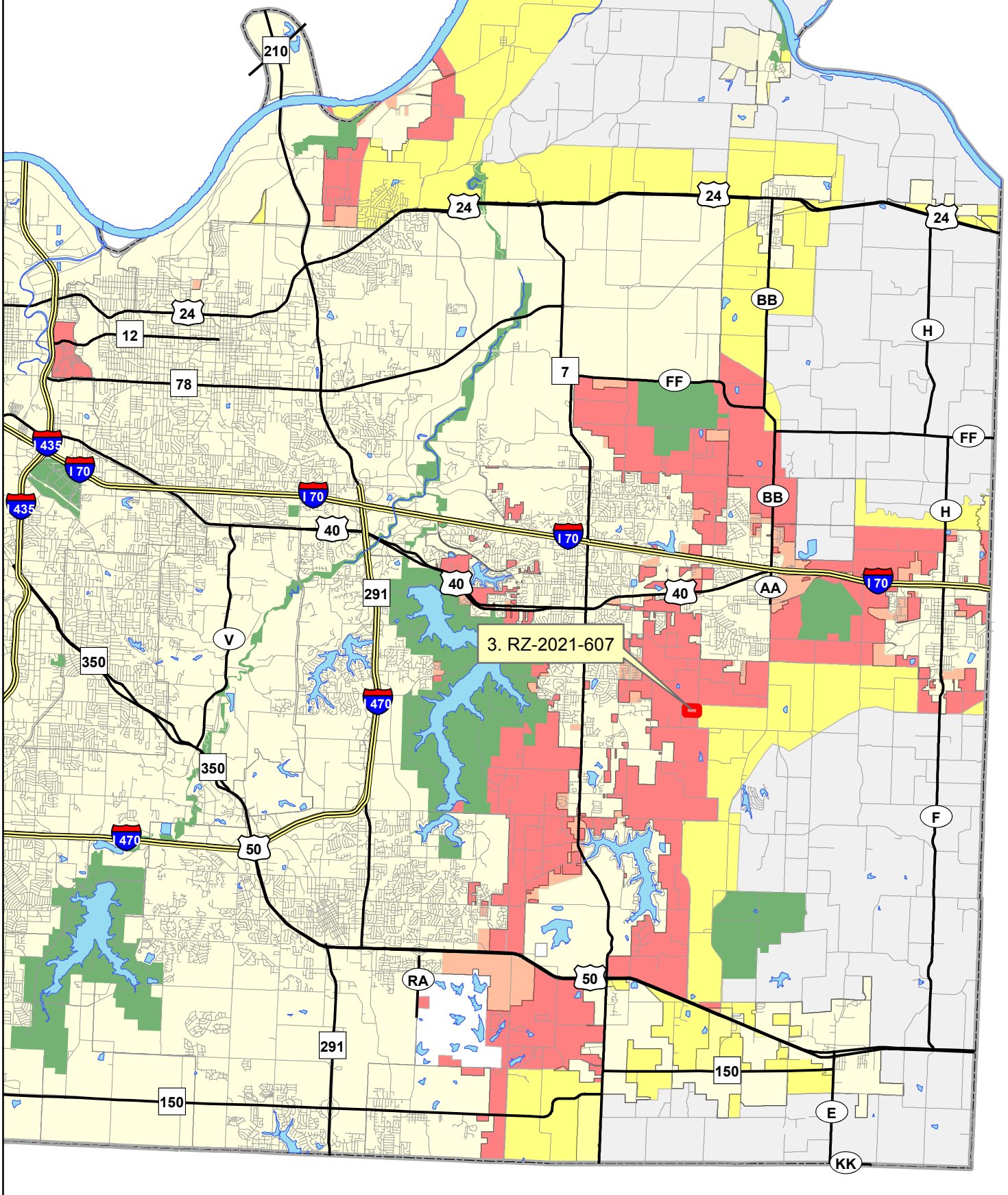
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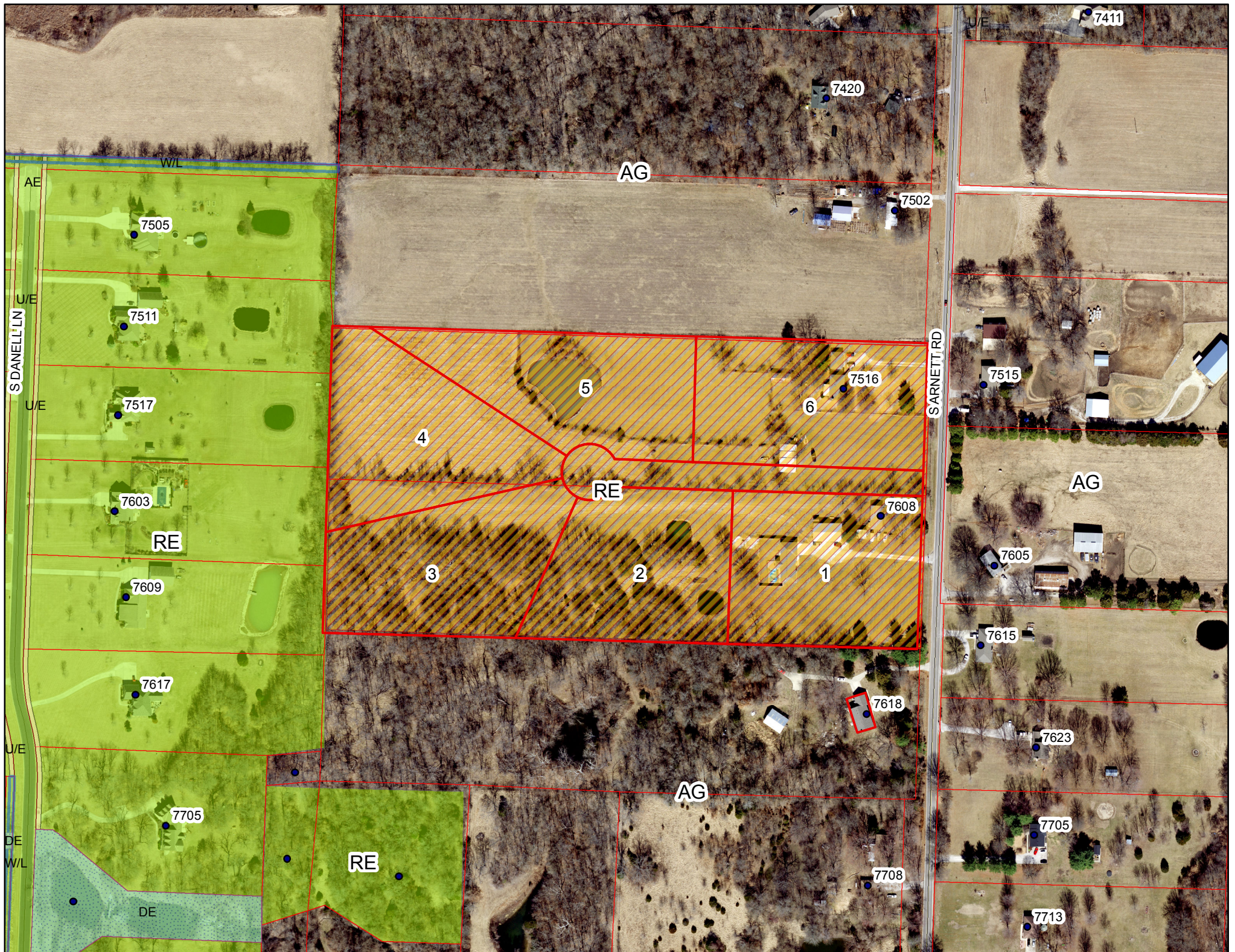
The Engineering staff is waiting on a determination as to which type of road design, either the Rural or Urban section. The difference being a curb and gutter roadway with enclosed stormwater system or an open ditch roadway. A stormwater plan will be required.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
July 15, 2021
Agenda Location Map





Plan Commission July 15, 2021

RZ-2020-607

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
41-700-01-12-00-0-00-000	SALADINO ALIKA E	7515 S ARNETT RD	GRAIN VALLEY	MO	64029
41-700-01-18-00-0-00-000	HILDERBRAND DEREK J & ANDREA L	7615 S ARNETT RD	GRAIN VALLEY	MO	64029
41-700-01-31-00-0-00-000	GENASCI MATTHEW A & DANNETTE M	7605 S ARNETT RD	GRAIN VALLEY	MO	64029
41-700-01-15-00-0-00-000	WHITAKER CLINTON L	7503 S ARNETT RD	GRAIN VALLEY	MO	64029
41-700-01-19-00-0-00-000	PEOPLES DAVID W & NICOLE J	7623 S ARNETT RD	GRAIN VALLEY	MO	64029
41-700-01-02-00-0-00-000	MYERS VIRGIL D	7502 S ARNETT RD	GRAIN VALLEY	MO	64029
41-700-01-05-00-0-00-000	POWELL MICHAEL L	7618 S ARNETT RD	GRAIN VALLEY	MO	64029
41-700-02-26-00-0-00-000	BURNS JERRY KYLE & MAURINA KAY	7511 S DANELL LN	GRAIN VALLEY	MO	64029
41-700-02-22-00-0-00-000	BROWN DANIEL J & VIRGINIA L-TR	7617 S DANELL LN	GRAIN VALLEY	MO	64029
41-700-02-27-00-0-00-000	HORSCHIG BRANDON J	7505 S DANELL LN	GRAIN VALLEY	MO	64029
41-700-02-25-00-0-00-000	ROYER JEFFREY & BEVERLY	7517 DANELL LN	GRAIN VALLEY	MO	64029
41-700-02-23-00-0-00-000	WYATT CHRISTOPHER H & BRETTE L	PO BOX 713	OAK GROVE	MO	64075
41-700-02-24-00-0-00-000	HOSACK ALLEN L & DENISE L	7603 DANELL LN	GRAIN VALLEY	MO	64029
41-700-01-03-00-0-00-000	PAGEL JEFF B & ANGELA D	1810 NW BRADFORD CT	GRAIN VALLEY	MO	64029
41-700-01-38-00-0-00-000	PAGEL LARRY D & SHARON L	7608 S ARNETT RD	GRAIN VALLEY	MO	64029



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

June 30, 2021

RE: Public Hearing: RZ-2021-607
Jeffrey B & Angela D Pagel and Larry D & Sharron L Pagel

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Jeffrey B & Angela D Pagel and Larry D & Sharron L Pagel requesting a change of zoning from District AG (Agricultural) on 19.50 ± acres to District RE (Residential Estates). The purpose to create six residential lots at 7516 & 7606 S Arnett Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 15, 2021 at 8:30 a.m. in the Brady Courtroom, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
 5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2021- 607

Date filed 5-20-21 Date of hearing 7-15-21

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings:

Heard by _____	Date _____	Decision _____
Heard by _____	Date _____	Decision _____
Heard by _____	Date _____	Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Jeff & Angela Pagel, Larry & Sharon Pagel
Address: 1810 NW Bradford Court, Grain Valley, MO 64029

Phone: 816-679-1272
 - b. Owner(s) Name: _____
Address: _____
Phone: _____
 - c. Agent(s) Name: Powell CWM

Address: 3200 S State Route 291

Phone: 816-373-4800

d. Applicant's interest in Property: _____

2. General location (Road Name) 7516 S Arnett Road and 7606 S Arnett Road

3. Present Zoning AG Requested Zoning RE

4. AREA (sq. ft. / acres) ±19.5 ac

5. Legal Description of Property: (Write Below or Attached 9)

LOT 1A, REPLAT OF PAGEL ESTATES, A SUBDIVISION OF LAND IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI

The South 1/2 of the North 1/2 of the Northwest Quarter of the Northeast Quarter of Section 16, Township 48, Range 30, in Jackson County, Missouri, EXCEPT that part in Arnett Road.

6. Present Use of Property: Ag Homesite

7. Proposed Use of Property: Residential Estates

8. Proposed Time Schedule for Development: _____

9. What effect will your proposed development have on the surrounding properties?

N/A

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? _____

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Public Water

b. Sewage disposal On-Site Septic

c. Electricity Evergy - Missouri West

d. Fire and Police protection Central FD / Jackson County PD

12. Describe existing road width and condition: 20' unimproved road (10' lanes no shoulder)

13. What effect will proposed development have on existing road and traffic conditions? N/A - addition of 4 lots

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? N/A

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

Angela Pagel
Jeff Pagel

6/10/2021
6/10/2021

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

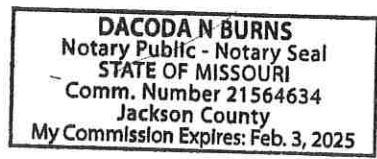
On this 10th day of June, in the year of 2021, before me the undersigned notary public, personally appeared Angela Pagel & Jeff Pagel

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Dacoda N Burns

Commission Expires Feb. 3 2025



Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature _____ Date _____
Property Owner(s) Jamy & Pagel 6/10/21
Sharon & Pagel 6/10/21

Applicant(s): _____

Contract Purchaser(s): _____

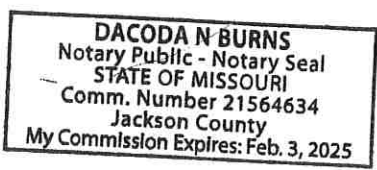
STATE OF Missouri
COUNTY OF Jackson

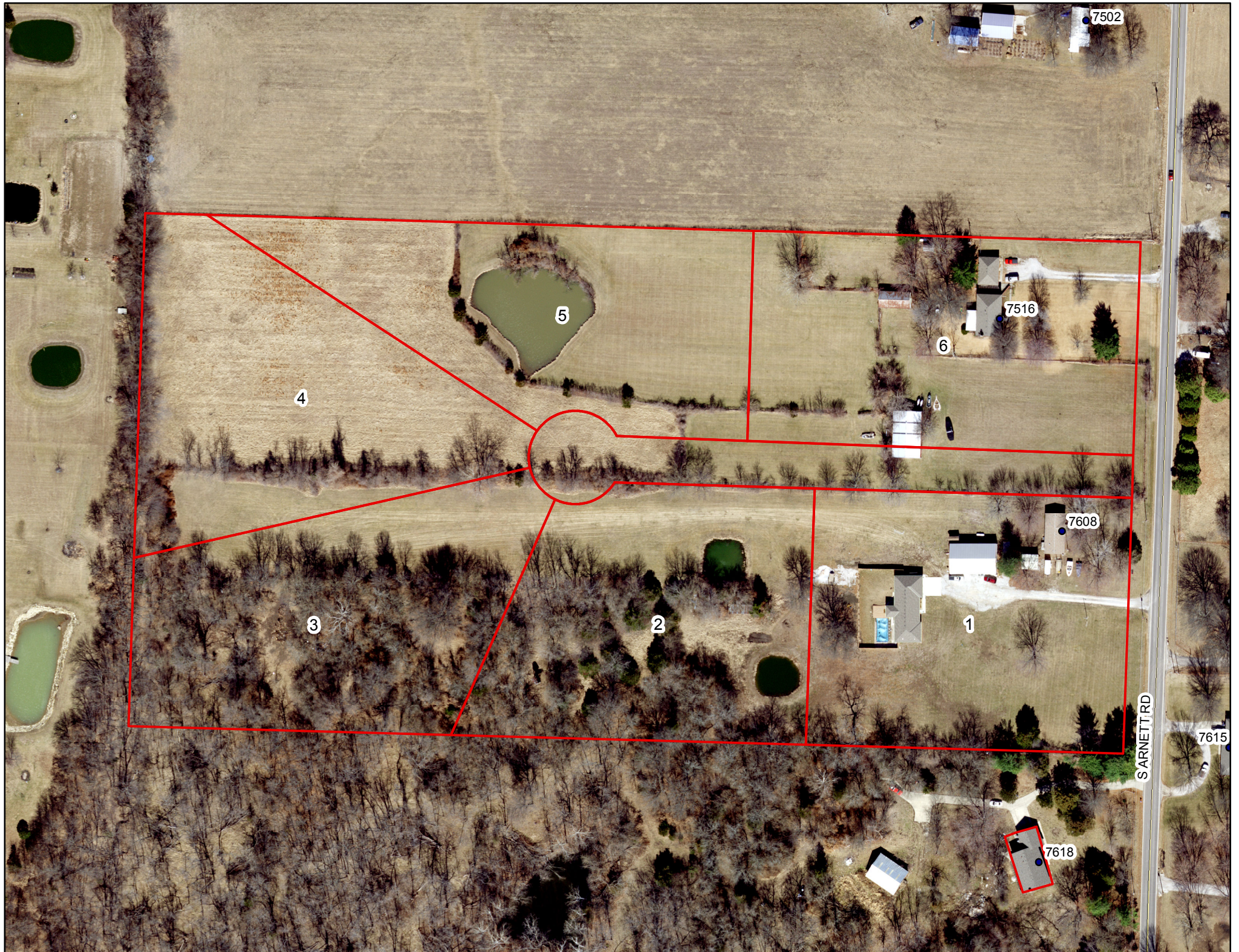
On this 10th day of June, in the year of 2021, before me
the undersigned notary public, personally appeared Sharon Pagel &
Larry Pagel

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and
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In witness whereof, I hereunto set my hand and official seal.

Notary Public Dacoda N. Burns Commission Expires Feb. 3 2025





7502

5

4

7516

6

3

2

7608

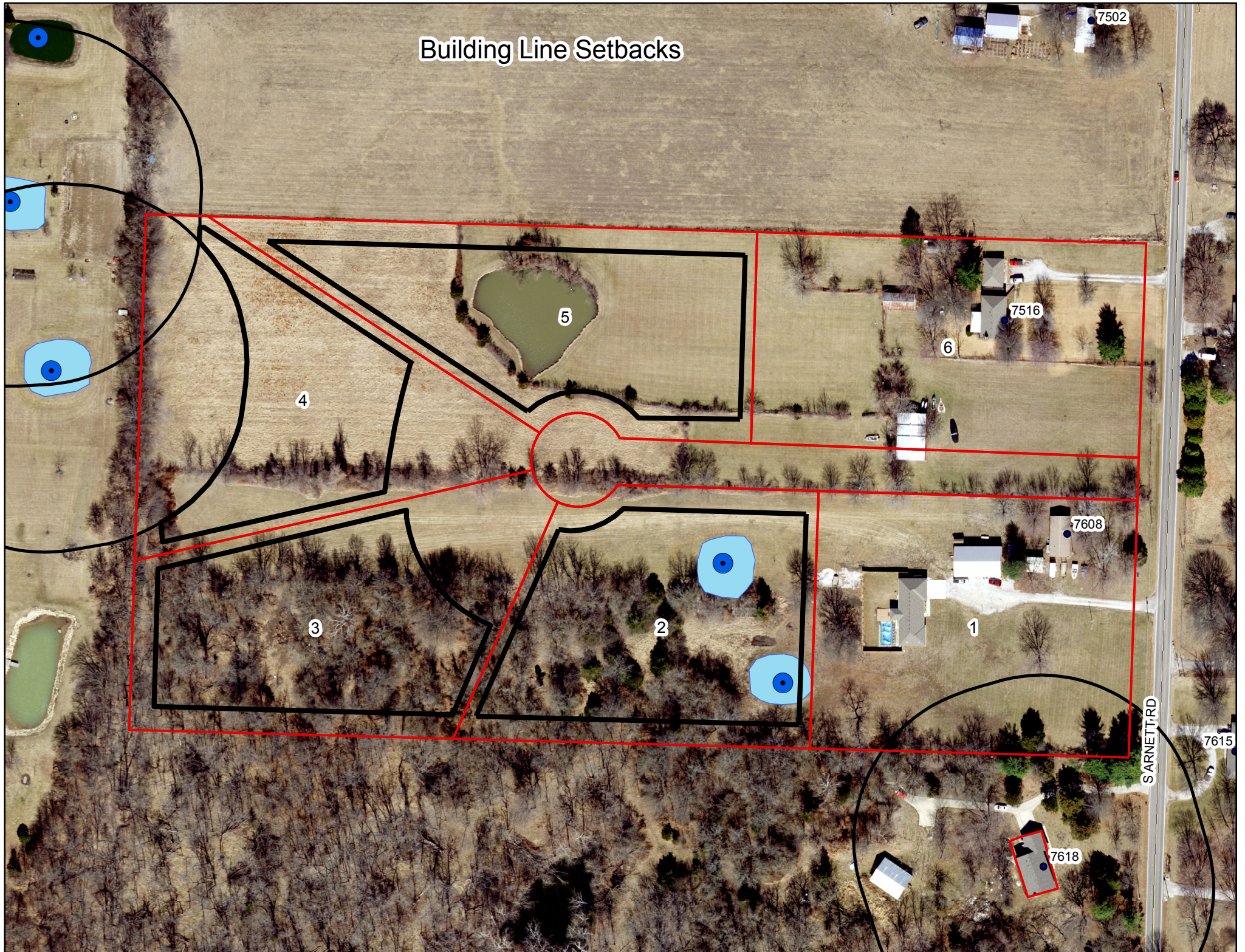
1

SARNETT RD

7615

7618

Building Line Setbacks



7502

7516

7608

7615

7618

SARNETT RD

4

5

6

3

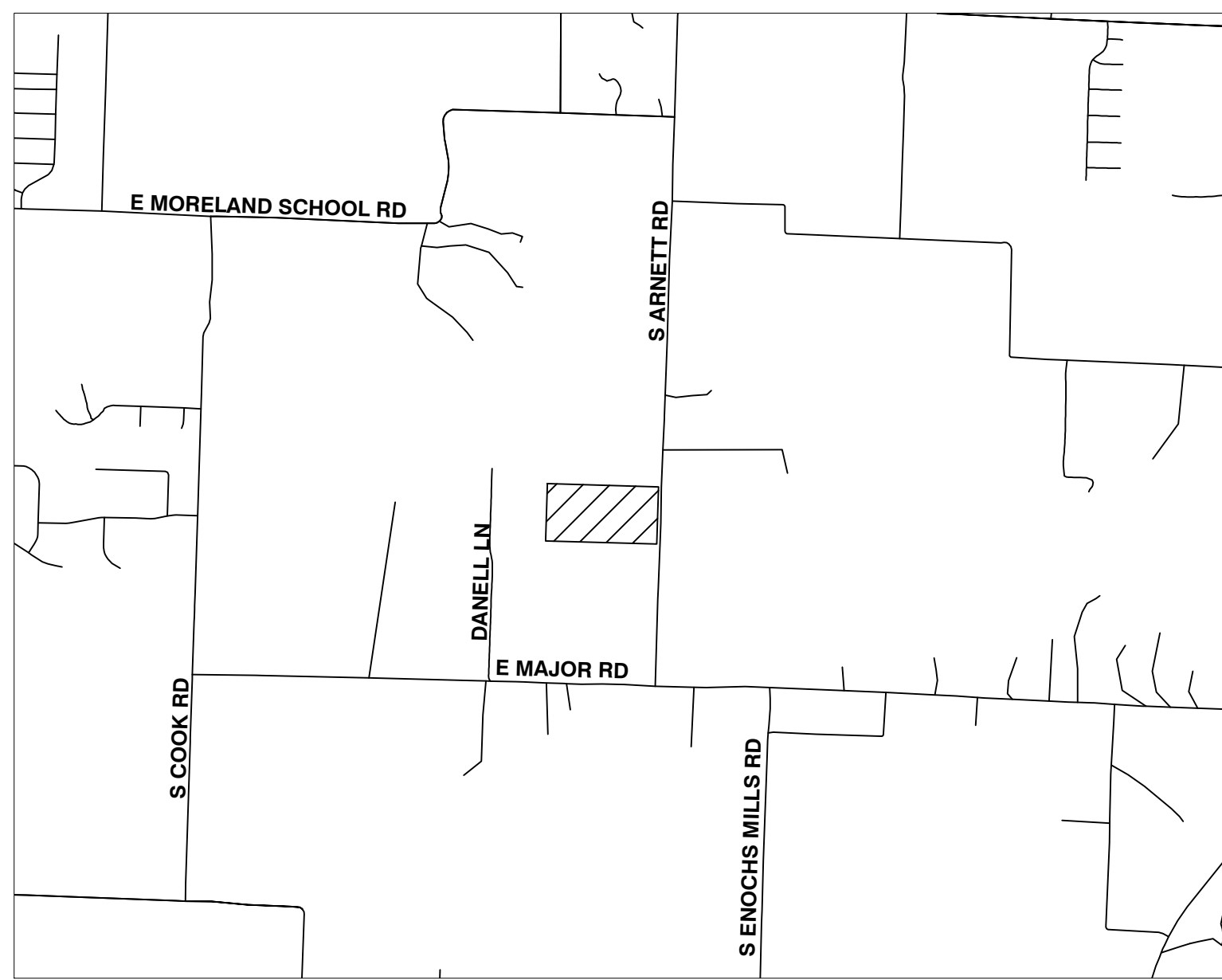
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LOCATION MAP

LAND USE TABLE

ZONING:
 PROPOSED: RESIDENTIAL ESTATES (RE)
 EXISTING: AGRICULTURAL (AG)

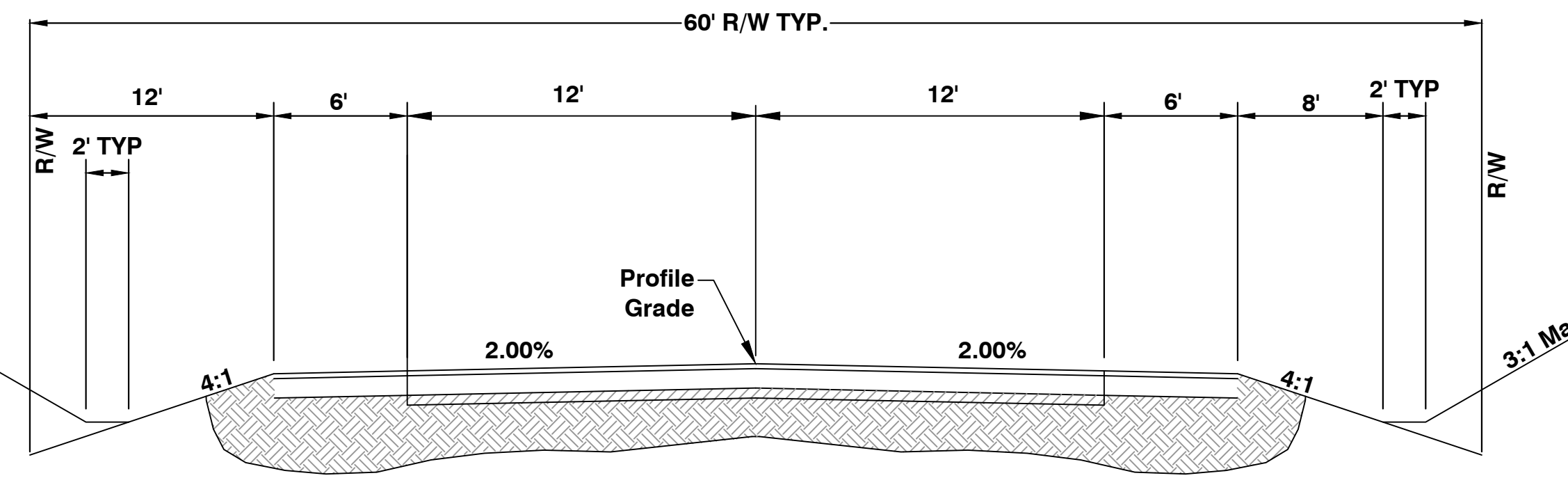
TOTAL AREA:	± 19.5 ac
PUBLIC RIGHT-OF-WAY (60'):	1.16 ac
SINGLE FAMILY RESIDENTIAL:	6 lots
TOTAL LOT AREA:	18.34 ac
MINIMUM LOT SIZE:	3.00 ac
GROSS LOT DENSITY:	± 3.06 lots/ac
AVERAGE LOT AREA:	± 3.06 ac
COMMENCEMENT DATE:	TBD
COMPLETION DATE:	TBD

ZONING REQUIREMENTS

MINIMUM LOT SIZE	3 ac (Onsite WW)
MAXIMUM BUILDING HEIGHT	35 ft
SETBACKS	
FRONT - 30 ft	
SIDE - 15 ft (STREET SIDE - 30 ft)	
REAR - 30 ft	
MINIMUM LOT WIDTH	180 ft
MAXIMUM IMPERVIOUS COVER	25%

WASTEWATER NOTE

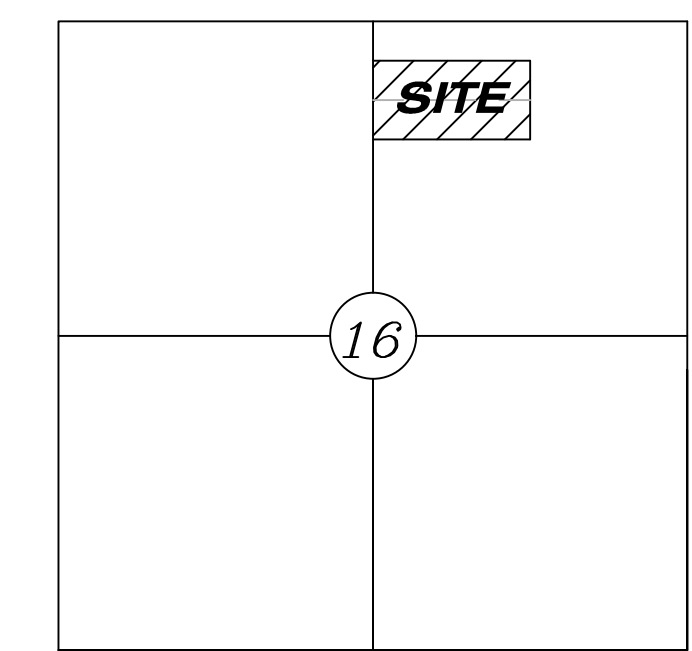
SEPTIC TANKS WILL BE USED WHERE SOIL CONDITIONS PERMIT, LAGOONS WILL BE USED WHEN NECESSARY. AVAILABLE LOCATIONS FOR LAGOONS ARE SHOWN ON EACH LOT WITH 75' SETBACKS FROM PROPERTY LINES, 100' SETBACKS FROM HOUSES ON THE LOT, AND 200' FROM HOUSES ON ADJACENT PROPERTIES. EACH LOT PROVIDES ENOUGH SPACE FOR BOTH A LAGOON AND HOUSE TO BE CONSTRUCTED.



TYPICAL SECTION

DRAINAGE NOTE

ROADSIDE DRAINAGE DITCHES WILL BE USED AS SHOWN TO ROUTE RUNOFF AWAY FROM STREET TO NATURAL PATHS AS SHOWN. ALL OTHER LOCATIONS SHEET DRAIN NATURALLY AWAY FROM ROAD TO DRAINAGE PATHS. DRAINAGE SWALES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH DESIGN.



VICINITY MAP
 Township 48N Range 30W

LEGAL DESCRIPTION

Parcel 41-700-01-38-00-0-00-000, LOT 1A, REPLAT OF PAGEL ESTATES, A SUBDIVISION OF LAND IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF

Parcel 41-700-01-03-00-0-00-000, THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 48, RANGE 30, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN ARNETT ROAD.

BENCHMARK

BEARINGS SHOWN HEREON ARE GROUND BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983 (1997 ADJUSTMENT), WEST ZONE AND TIED TO CONTROL MONUMENT "JA-19" OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS. THE GRID FACTOR IS 0.9999054.

FLOODPLAIN INFORMATION

THE SUBJECT PROPERTY IS LOCATED ENTIRELY IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO FEMA FIRM PANELS 29095C0451G EFFECTIVE 20 JANUARY 2017

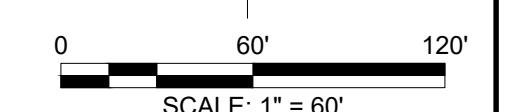
OWNER'S INFORMATION

PARCEL 41-700-01-03-00-0-00-000
 PAGEL JEFF B & ANGELA D
 1810 NW BRADFORD CT
 GRAIN VALLEY, MO 64029 USA

PARCEL 41-700-01-38-00-0-00-000
 PAGEL LARRY D & SHARON L
 7608 S ARNETTE RD
 GRAIN VALLEY, MO 64029 USA

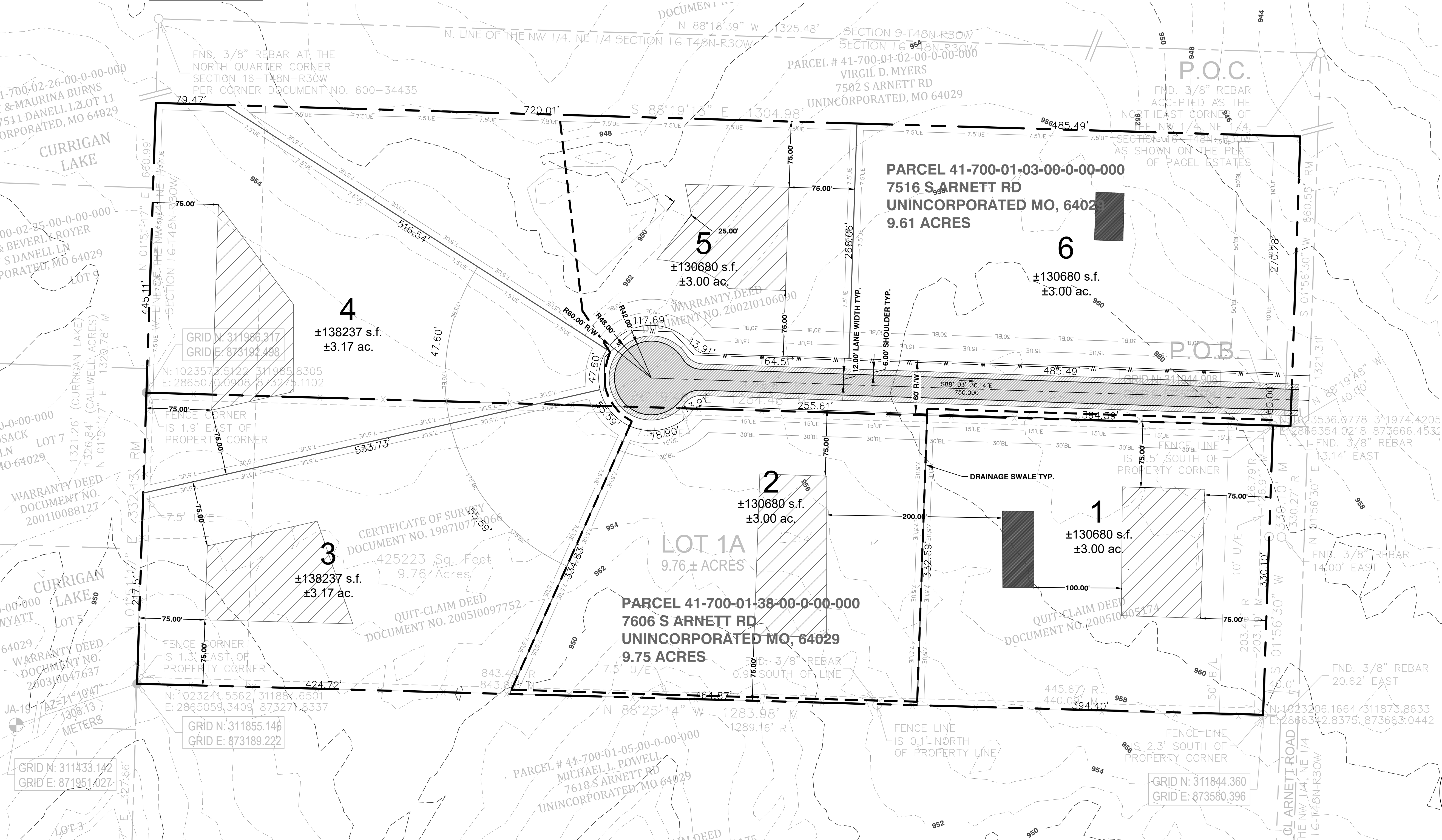
LEGEND:

- Δ CURVE DELTA ANGLE
- L CURVE LENGTH
- R CURVE RADIUS
- R/W RIGHT-OF-WAY
- B/L FRONT BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- PROPOSED WATER LINE



UTILITY LOCATIONS SHOWN ON THIS DOCUMENT ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION.

FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1.800.344.7483, STATE LAW REQUIRES TWO DAYS ADVANCE NOTICE.



REVISIONS	NO.	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		

PROJECT #: 3383-21-1895
 ISSUE DATE: 05/12/2021

NOT FOR CONSTRUCTION

PRELIMINARY PLAT