

City of Independence, MO
Stream Buffer and Setback Regulations
Article 5 Chapter 7 Independence City Code
Buffer Plan Requirements

- Buffer Plan submitted to the Director of Water Pollution Control in conjunction with grading and engineering plans
- Application fee of \$100.00

Stream Buffer Plan

- Informative, conceptual and schematic representation of the proposed activity
- Stream buffer with the 3 zones marked: streamside, middle, and outer zones
- FEMA-delineated 100-year floodplain
- Streams, springs, bodies of water on the property and 150 feet into adjacent properties; field marked and/or surveyed.
- Structures or activities within the zones
- Slopes greater than 15%

Other Plats and Plans

Stream buffer and three zones marked on:

- Building construction plans
- Preliminary Plat
- Final Plat
- Final grading plan
- Final Site Plan

Final Plats:

- Extent of stream buffer and the three zones
- Reference note: "There shall be no clearing, grading, construction or disturbance of vegetation."
- Reference note for any conservation easement: "Any stream buffer shown hereon is subject to conservation easements that restrict disturbance and use of these areas."
- Book and page reference for recorded conservation easements.

Prior to approval of final grading and clearing plan:

- Boundary markers installed on-site for all three buffer zones
- Construction fencing installed at the outer edge of the middle zone

Reviewer: _____

Date: _____