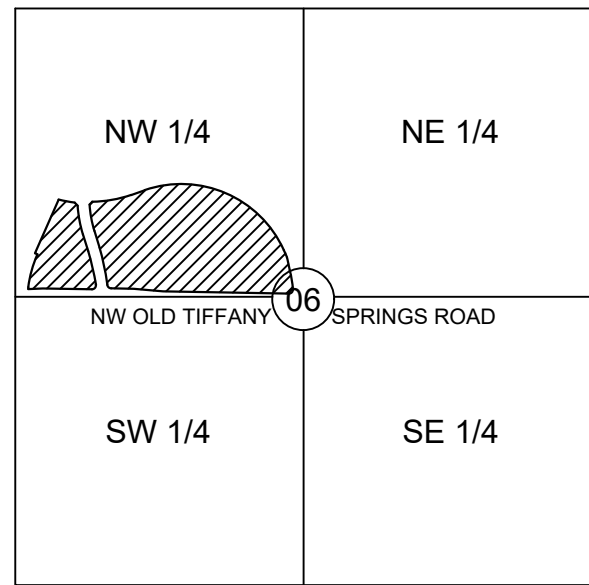


DEVELOPMENT PLAN FOR SKYVIEW CROSSING AT TIFFANY SPRINGS

NW 1/4, SECTION 06, TOWNSHIP 51N, RANGE 33W
CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



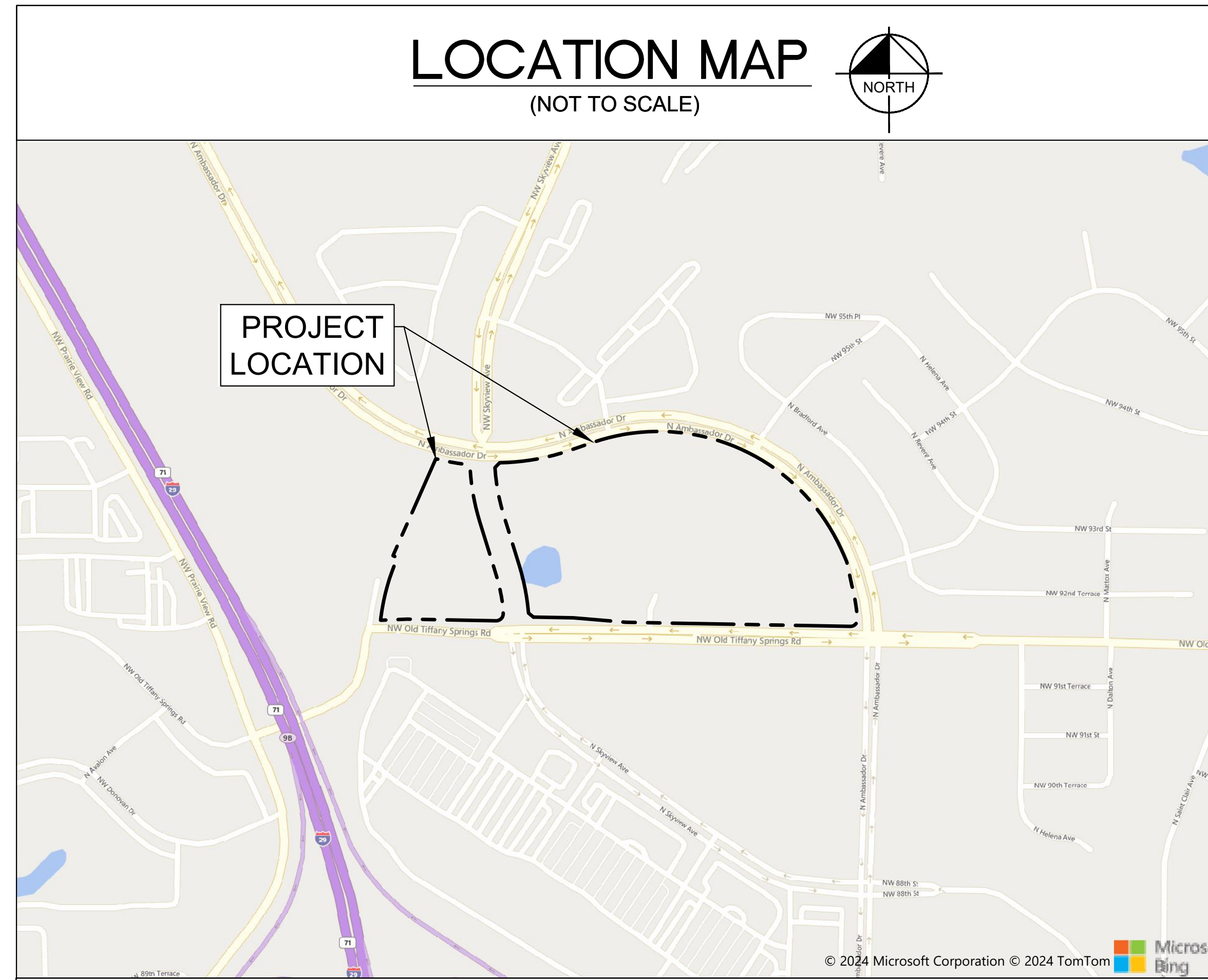
VICINITY MAP
SEC. 06-51-33
N.T.S.

PROJECT TEAM

DEVELOPER
SKYVIEW CROSSING WEST, LLC
SKYVIEW CROSSING EAST, LLC
1439 WOODBURY
LIBERTY, MO 64088
CONTACT: DAN O'DELL
EMAIL: KDAWG6468@AOL.COM
OWNER'S REP: JOHN DAVIS
EMAIL: JOHN.DAVIS@REALFORESIGHT.COM

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
TEL: (816) 652-0350
PRIMARY CONTACT: MATTHEW KIST, P.E.
EMAIL: MATT.KIST@KIMLEY-HORN.COM
SECONDARY CONTACT: KAITLIN RAYNOR
EMAIL: KAITLIN.RAYNOR@KIMLEY-HORN.COM

SURVEYOR
J&J SURVEY, LLC
8680A N. GREEN HILLS ROAD
KANSAS CITY, MO 64154
CONTACT: JOHN B. YOUNG, PLS
EMAIL: JOHN@JANDJSURVEY.COM

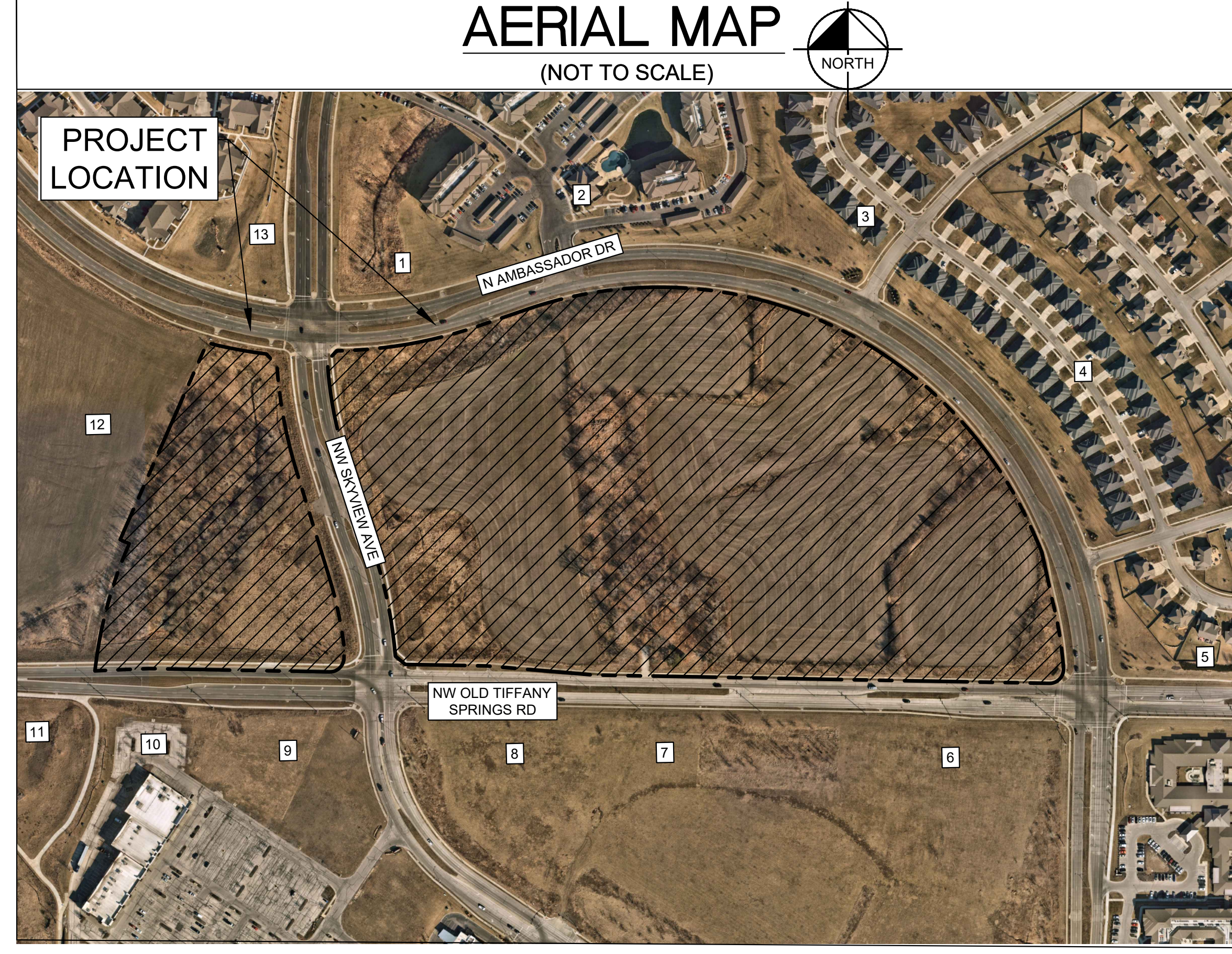


LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:
AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SAID SECTION 6; THENCE NORTH 88° 57'01", WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2,648.30 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 88° 56'40" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 122.16 FEET; THENCE NORTH 01° 03'20" EAST, 48.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NW TIFFANY SPRINGS ROAD AS ESTABLISHED IN BOOK 1089, AT PAGE 486 (SAID DOCUMENT ESTABLISHED RIGHT OF WAY FOR NW TIFFANY SPRINGS ROAD AND N AMBASSADOR ROAD); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN COURSES: THENCE NORTH 88° 56'40" WEST, 1,152.61 FEET; THENCE NORTH 85° 07'45" WEST, 270.47 FEET; THENCE NORTH 88° 56'40" WEST, 205.57 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 83° 29'36" AND AN ARC DISTANCE OF 52.46 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,137.00 FEET, A CENTRAL ANGLE 00° 45'24" AND AN ARC DISTANCE OF 15.02 FEET; THENCE SOUTH 84° 02'36" WEST, 104.00 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 06° 13'59" EAST WITH A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 00° 19'21" AND AN ARC DISTANCE OF 5.81 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 96° 57'59" AND AN ARC DISTANCE OF 60.93 FEET; THENCE NORTH 88° 56'40" WEST, 450.03 FEET; THENCE SOUTH 87° 38'12" WEST, 134.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NW SKYVIEW AVENUE (MISSOURI HIGHWAY W) AS ESTABLISHED BY BOOK 672 AT PAGE 680; THENCE NORTHEASTERLY (DEPARTING AFORESAID NORTHERLY RIGHT OF WAY LINE OF NW TIFFANY SPRINGS ROAD) ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES: THENCE NORTH 07° 21'16" EAST, 17.70 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,085.92 FEET, A CENTRAL ANGLE OF 16° 28'08" AND AN ARC DISTANCE OF 312.13 FEET; THENCE NORTH 66° 10'36" WEST, 25.00 FEET; THENCE NORTH 23° 49'24" EAST, 536.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH AMBASSADOR ROAD AS ESTABLISHED IN BOOK 1145, AT PAGE 644 (SAID DOCUMENT ESTABLISHED RIGHT OF WAY FOR N AMBASSADOR ROAD AND NW SKYVIEW AVENUE); THENCE EASTERLY (DEPARTING AFORESAID EASTERLY RIGHT OF WAY LINE) ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 75° 38'22" EAST WITH A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE AND AN ARC DISTANCE OF 150.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE SOUTH 43° 22'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 38.61 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 03° 45'13" EAST WITH A RADIUS OF 1,146.00 FEET, A CENTRAL ANGLE OF 13° 21' 50" AND AN ARC DISTANCE 287.30 FEET; THENCE SOUTH 17° 07'03" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 161.32 FEET; THENCE NORTH 72° 52'57" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644, 110.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE NORTH 17° 07'03" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 161.32 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 13° 35'46" AND AN ARC DISTANCE OF 245.84 FEET; THENCE NORTH 43° 25'52" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 34.59 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID N AMBASSADOR ROAD AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 89° 07'39" EAST WITH A RADIUS OF 1,152.00 FEET, A CENTRAL ANGLE OF 18° 05'05" AND AN ARC DISTANCE OF 363.62 FEET; THENCE NORTH 71° 02'33" EAST, 131.67 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 84° 28'24" AND AN ARC DISTANCE OF 1,518.57 FEET; THENCE SOUTH 24° 29' 02" EAST, 30.34 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 02° 34'34" AND AN ARC DISTANCE OF 43.61 FEET; THENCE SOUTH 12° 1'38" EAST, 16.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N AMBASSADOR ROAD AS ESTABLISHED BY AFORESAID DOCUMENT RECORDED IN BOOK 1089 AT PAGE 486; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: THENCE CONTINUING SOUTH 12° 1'38" EAST, 105.60 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 14° 41'18" EAST WITH A RADIUS OF 957.00 FEET, A CENTRAL ANGLE OF 10° 32'00" AND AN ARC DISTANCE OF 175.94 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 95° 12'40" AND AN ARC DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING, CONTAINING 41.38 ACRES, MORE OR LESS.

NOTE: LEGAL DESCRIPTION ABOVE DOES NOT INCLUDE THE AREA OF SKYVIEW AVENUE RW, BEING VACATED BY SEPARATE APPLICATION



AERIAL MAP
(NOT TO SCALE)

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	PRELIMINARY PLAT
C3	SHARED INFRASTRUCTURE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	TREE PRESERVATION PLAN
C7	STREAM BUFFER PLAN
L1	LANDSCAPE PLAN
E1	LIGHTING PLAN
E2	LIGHTING PLAN

NOTE
THIS DEVELOPMENT PLAN IS ACCOMPANIED BY AN ARCHITECTURAL DESIGN GUIDELINE, WHICH PROVIDES OVERALL REQUIREMENTS FOR THE FUTURE BUILDINGS AND TENANTS.

DEVELOPMENT PLAN DEVIATIONS

- LOTS TO ALLOW MAXIMUM BUILDING HEIGHT OF 75 FEET FOR MIXED-USE BUILDINGS AND 60 FEET FOR SINGLE USE COMMERCIAL BUILDINGS WHICH EXCEEDS THE MAXIMUM BUILDING HEIGHT OF 60 FEET FOR MIXED-USE AND 55 FEET FOR SINGLE USE COMMERCIAL IN B3-3 ZONING PER KCMO ZONING AND DEVELOPMENT CODE SECTION 88-120-04.
- PROJECT REQUESTS A DEVIATION FROM REQUIRING AN OFF-SITE WATERLINE EXTENSION ALONG OLD TIFFANY SPRINGS ROAD, WEST OF SKYVIEW AVENUE. THE WATERLINE EXTENSION ONLY SERVES OTHER PROPERTY OWNERS, THEREFORE IS BEING REQUESTED TO BE EXCLUDED FROM THE PROJECT.

PROPERTY NEIGHBORS			
ID NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
1	TS DG LLC		7001 LOCUST GLADSTONE, MO
2	TIFFANY WOODS APARTMENTS LLC	9401 NW SKYVIEW AVE	1436 WOODBURY DR LIBERTY, MO 64068
3	TIFFANY WOODS AT ROSE CREEK HOMES ASSOCIATION INC	9471 N HELENA AVE	6601-A ROYAL ST PLEASANT VALLEY, MO
4	TIFFANY WOODS AT ROSE CREEK HOMES ASSOCIATION INC	9401 N AMBASSADOR DR	6601-A ROYAL ST PLEASANT VALLEY, MO
5	TIFFANY WOODS AT ROSE CREEK HOMES ASSOCIATION INC	6000 NW OLD TIFFANY SPRINGS RD	PO BOX 545 LIBERTY, MO 64069
6	LOF TIFFANY SPRINGS LLC	6299 NW OLD TIFFANY SPRINGS RD	2500 BEE CAVES RD BLDG 1 STE 390 AUSTIN, TX 78746
7	LOF TIFFANY SPRINGS LLC	6400 OLD TIFFANY SPRINGS RD	2500 BEE CAVES RD BLDG 1 STE 390 AUSTIN, TX 78746
8	LOF TIFFANY SPRINGS LLC		2500 BEE CAVES RD BLDG 1 STE 390 AUSTIN, TX 78746
9	ARC TSKCYM0001 LLC	9140 NW SKYVIEW AVE	23425 COMMERCE PARK STE 103 CLEVELAND, OH 44122
10	ARC TSKCYM0001 LLC	9118 NW SKYVIEW AVE	23425 COMMERCE PARK STE 103 CLEVELAND, OH 44122
11	ARC TSKCYM0001 LLC	6898 NW OLD TIFFANY SPRINGS RD	23425 COMMERCE PARK STE 103 CLEVELAND, OH 44122
12	TIFFANY SQUARE INC		7500 WEST 95TH ST, OVERLAND PARK, KS 66212
13	TUSTIN COMPADRES LLC	9641 N AMBASSADOR DR	465 FIRST ST WEST 2ND FLOOR SONOMA, CA 95476

CITY COMMENTS	9/27/2024	KMR	REVISIONS	DATE	BY
	10/21/2024	KMR			
SCALE:	AS NOTED	DESIGNED BY: KR	DRAWN BY: KR	CHECKED BY: MK	
COVER SHEET					
SKYVIEW CROSSING AT TIFFANY SPRINGS KANSAS CITY, PLATTE COUNTY, MISSOURI					
ORIGINAL ISSUE: 08/23/2024					
KHA PROJECT NO. 268646000					
SHEET NUMBER					
C0					

Drawing name: K:\KAC_LIB\2024\08\000_Skyview & Old Tiffany Design\DWG\DEVELOPMENT\PLAN\COVER SHEET.dwg COVER SHEET Oct 18, 2024 10:38am by: Kaitlin Raynor
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein is prohibited without the written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXISTING CONDITIONS NOTES

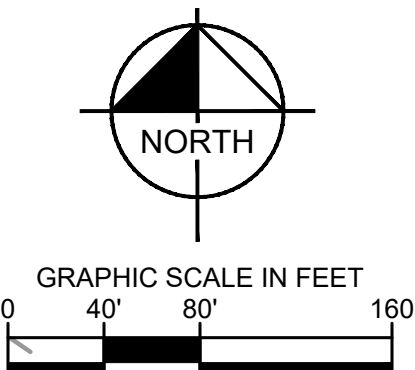
- EXISTING TOPOGRAPHY, EXISTING FEATURES, BOUNDARY, AND EASEMENT INFORMATION BASED UPON THE ALTA SURVEY FROM J&J SURVEY, DATED 8/15/2024. SEE ALTA SURVEY FOR ADDITIONAL INFORMATION.
- TITLE REPORT # 236584, DATED FEBRUARY 14, 2024 AT 8:00AM PROVIDED BY CHICAGO TITLE COMPANY WAS PROVIDED BY CLIENT.
- BASIS OF BEARINGS IS ESTABLISHED BY MISSOURI STATE PLANE COORDINATE SYSTEM BY GPS OBSERVATIONS.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BY (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD HAS NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) 29095C0043G & 29095C0044G, EFFECTIVE JANUARY 20, 2017.
- THE SUBJECT PROPERTY CONTAINS 1,802,701 SQUARE FEET OR 41.38 ACRES MORE OR LESS.
- UTILITIES SHOWN HEREIN ARE BASED ON THE BEST INFORMATION AVAILABLE, INCLUDING BUT NOT LIMITED TO: MISSOURI ONE-CALL LOCATES, MAPS PROVIDED BY LOCATE SERVICE COMPANY, OBSERVED EVIDENCE.

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
1	1123891.38	2745543.62	1076.77	PL-03
200	1127919.59	2745611.16	1046.00	1/2" BAR & CAP SET
201	1127307.26	2744464.36	1040.14	PLUS CUT IN TOP OF CURB
202	1126933.50	2744691.72	1059.18	PLUS CUT IN CURB INLET
203	1127775.98	2744179.04	1036.15	PLUS CUT IN CURB INLET
205	1127743.88	2744322.04	1032.53	SQ. CUT IN CURB INLET
206	1127545.48	2746165.51	1042.66	1/2" BAR & CAP SET
208	1126899.95	2746232.47	1060.58	1/2" BAR & CAP SET
209	1126864.32	2745474.57	1069.58	1/2" BAR & CAP SET

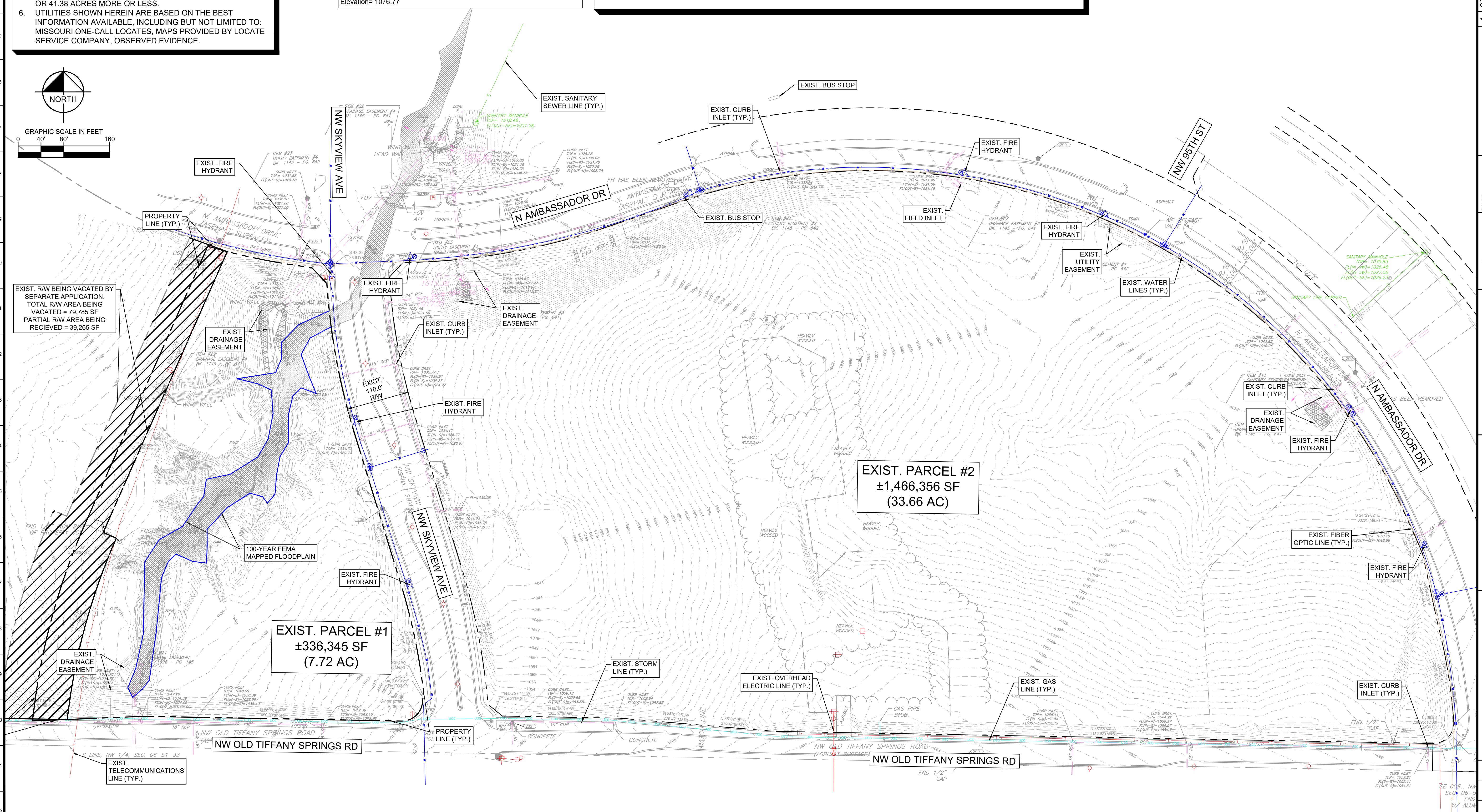
BENCHMARK:
 PL-03: Alum Disk Located on the North Right-of-Way of Tiffany Springs Road.
 It is about 259 feet East of the entrance drive to a farm house with mailboxes numbered 6000 to 6008 and 26 feet North of the center of the road.
 Elevation= 1076.77

SURVEY LEGEND

- BENCHMARK
- SECTION CORNER AS NOTED
- MONUMENT FOUND AS NOTED
- SET MONUMENT AS NOTED
- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- MEASURED DISTANCE
- RECORD DISTANCE
- ELECTRIC SECTIONALIZER
- ELECTRIC VAULT
- FLOW LINE
- FIBER OPTIC VAULT
- GAS PIPELINE MARKER
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- POWER POLE
- LIGHT
- GUY WIRE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- SIGN
- FIBER OPTIC MARKER
- WIRE FENCE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND WATER
- TREE LINE
- ZONE A
- ZONE X



GRAPHIC SCALE IN FEET
 0 40 80 160



EXIST. RW BEING VACATED BY SEPARATE APPLICATION. TOTAL RW AREA BEING VACATED = 79,785 SF PARTIAL RW AREA BEING RECEIVED = 39,265 SF

EXIST. PARCEL #1
 ±336,345 SF
 (7.72 AC)

EXIST. PARCEL #2
 ±1,466,356 SF
 (33.66 AC)

KMR	9/27/2024	CITY COMMENTS	REVISIONS	DATE
KMR	10/21/2024			
1				
2				
NO				

SCALE: AS NOTED
 DESIGNED BY: KR
 DRAWN BY: KR
 CHECKED BY: MK

Kimley»Horn
 600 PENNSYLVANIA AVE, SUITE 150
 MISSOURI SPRING, MO 64055
 WWW.KIMLEYHORN.COM

SKYVIEW CROSSING

EXISTING CONDITIONS

SKYVIEW CROSSING AT TIFFANY SPRINGS
 KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE: 08/23/2024
 KHA PROJECT NO. 268646000
 SHEET NUMBER C1

PRELIMINARY PLAT FOR SKYVIEW CROSSING AT TIFFANY SPRINGS SECTION 6, TOWNSHIP 51N, RANGE 33W CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

LEGEND

Legend table with 6 rows and 2 columns: Proposed Lot Lines, Proposed Sanitary Sewer Easement, Proposed Drainage Easement, Existing Easement, Existing Lot Line, Proposed Public Access and Utility Easement (A/U/E), Proposed Public Sanitary Easement (S/E), Proposed Public Drainage Easement (D/E), Existing Right-of-Way to be Acquired.

UTILITY EASEMENT.

A UTILITY EASEMENT (U/E) 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)...

SEWER EASEMENT.

A SEWER EASEMENT (S/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 THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY...

PAYMENT IN LIEU OF PARKLAND.

PARKLAND DEDICATION AND/OR PAYMENT IN LIEU OF PARKLAND DEDICATION REQUIREMENTS TO BE CALCULATED AT TIME OF BUILDING PERMIT. PAYMENT IN LIEU OF PARKLAND SHALL BE BASED UPON THE ADOPTED 2024 RATE, PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA'S FLOOD PANEL NO. 29095C0044G AND DATED JANUARY 20, 2017 AND MAP NO. 29095C0043G AND DATED JANUARY 20, 2017...

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...

STREET DEDICATION.

PUBLIC RIGHT IF WAY IS NOT BEING DEDICATED WITH THIS PLAT.

BUILDING LINES.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS 10', AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

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...

SPECIAL PURPOSE RAPID TRANSIT EASEMENT

A SPECIAL PURPOSE RAPID TRANSIT EASEMENT IS PROPOSED FOR THE SOLE PURPOSE OF KCATA FOR A RAIL CORRIDOR. NO BUILDINGS OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN SAID EASEMENT, UNLESS VACATED BY SEPARATE INSTRUMENT.

Vertical text on the left side of the page containing drawing information and a disclaimer.

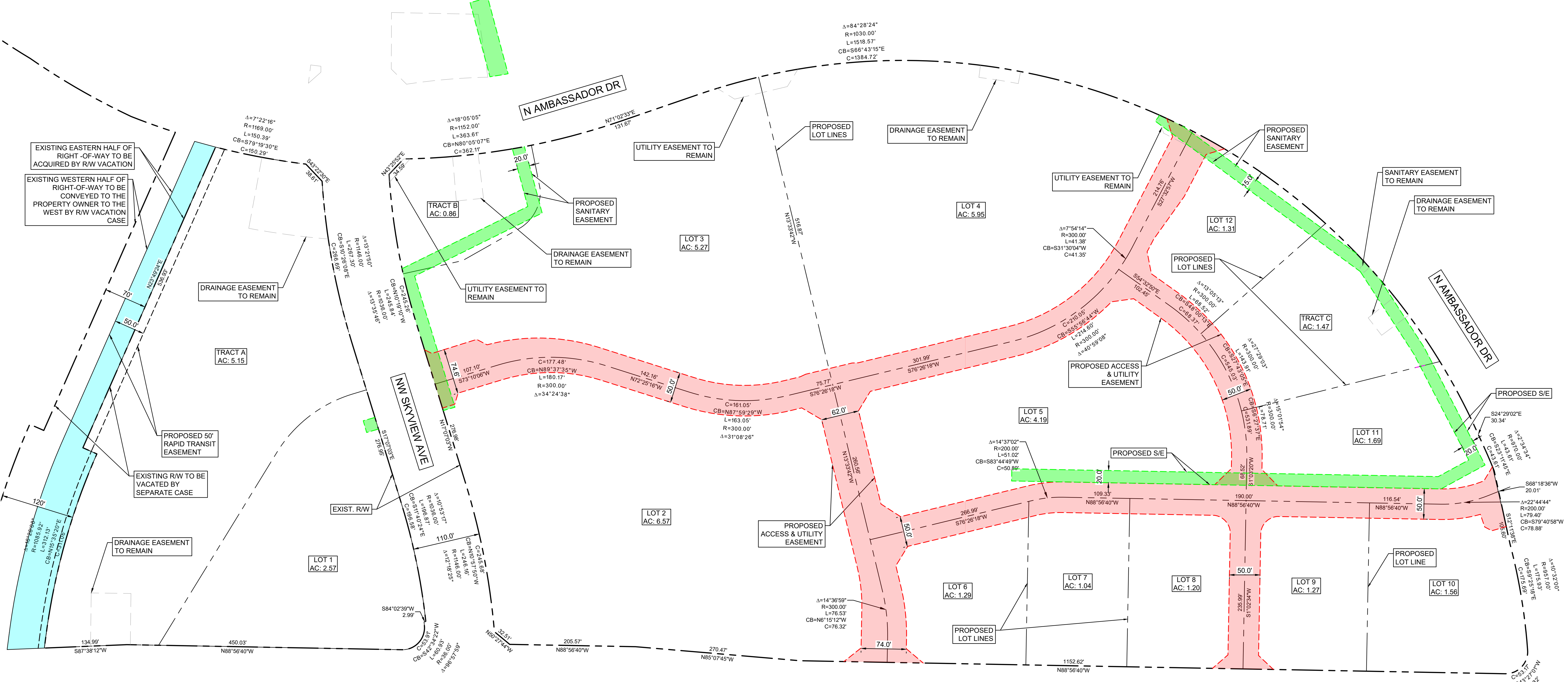


Table with columns: No., Date, Revisions, City Comments. Contains revision history for the plat.

Kimley-Horn logo and contact information: 800 PENSILVANIA, SUITE 150, KANSAS CITY, MO 64108. PHONE: 816.462.0330. WWW.KIMLEY-HORN.COM

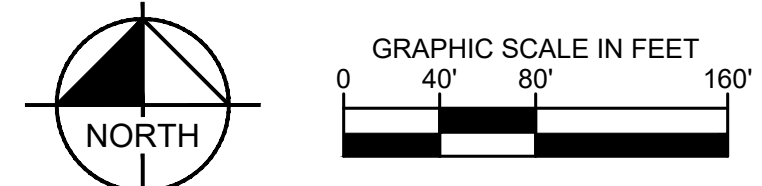
Table with columns: Scale, As Noted, Designed By, Drawn By, Checked By. Lists project personnel.

PRELIMINARY NOT FOR CONSTRUCTION



SKYVIEW CROSSING AT TIFFANY SPRINGS PRELIMINARY PLAT KANSAS CITY, PLATTE COUNTY, MISSOURI

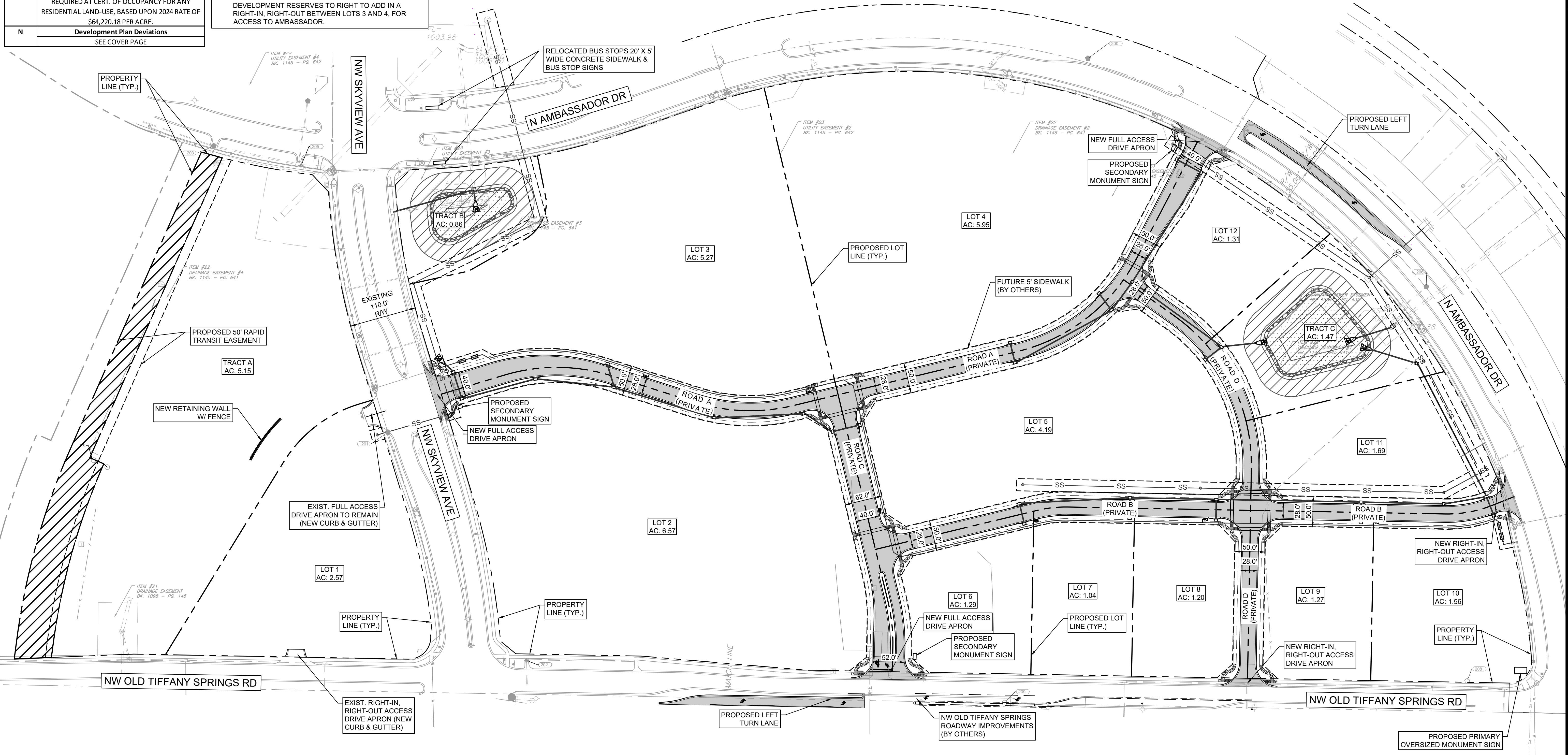
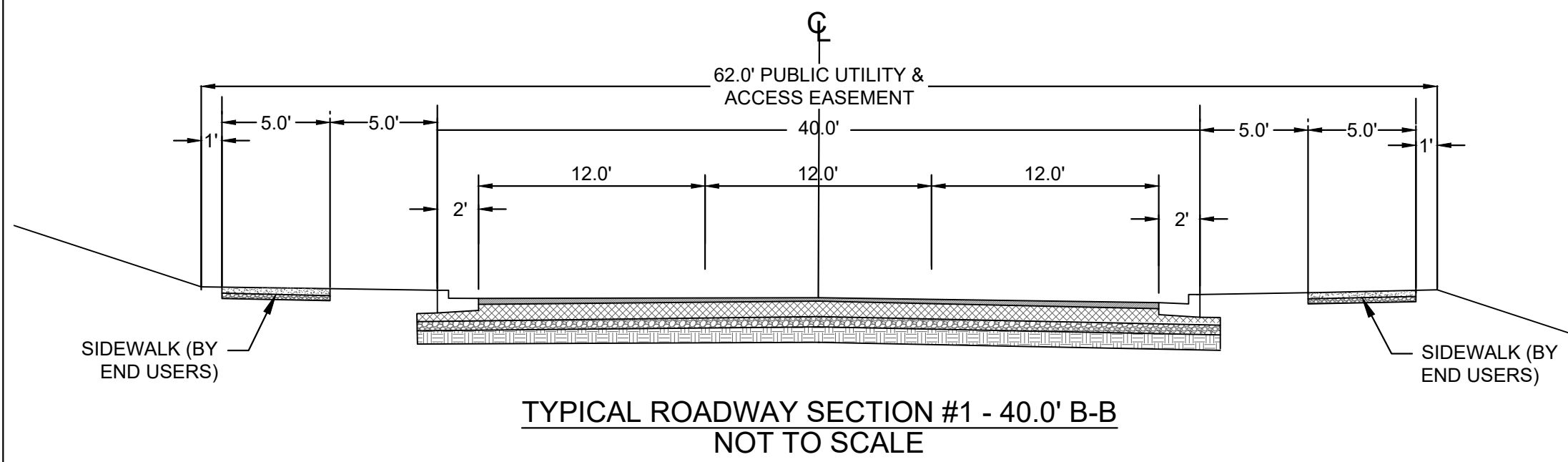
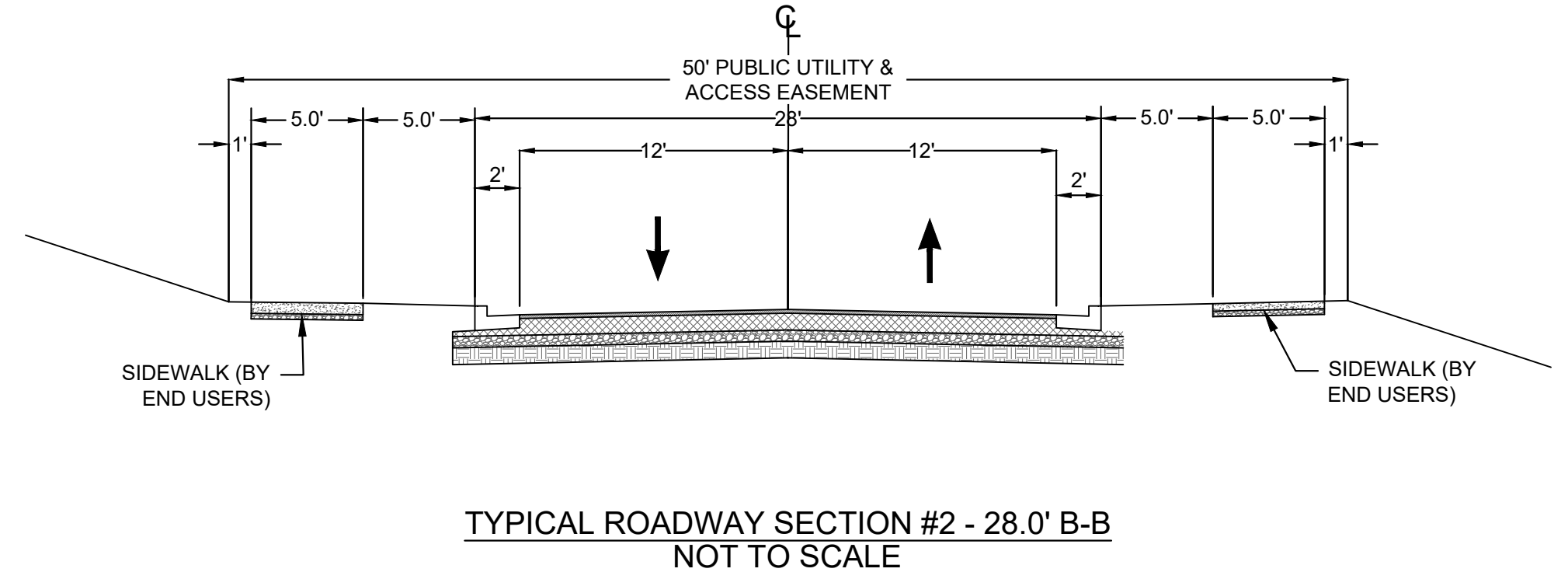
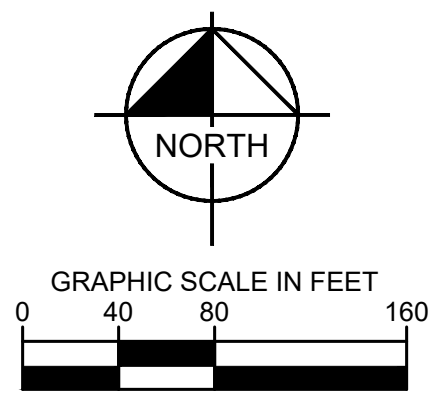
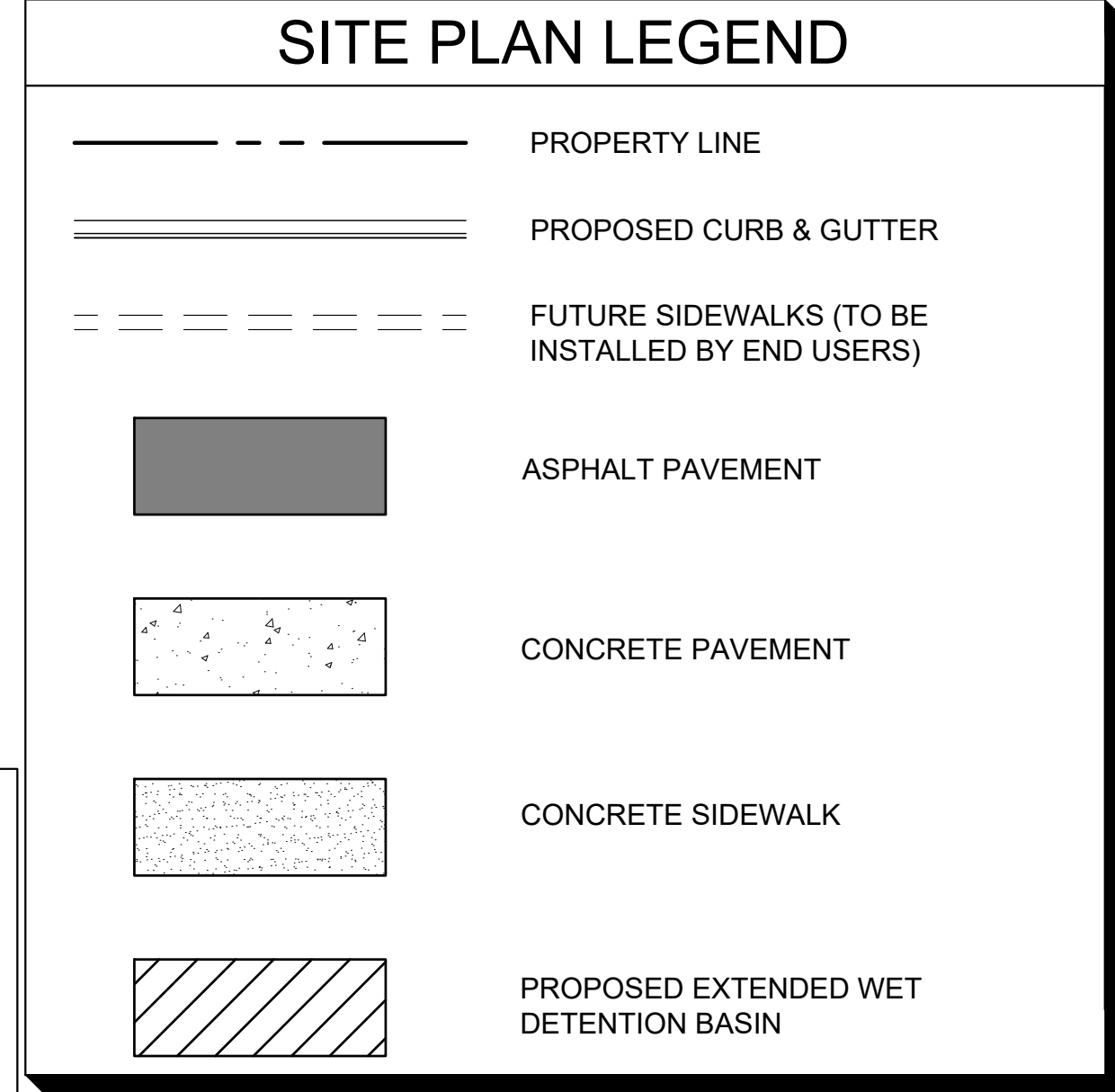
ORIGINAL ISSUE: 08/23/2024 KHA PROJECT NO: 268646000 SHEET NUMBER



DEVELOPMENT SUMMARY TABLE		
A	Zoning	
	Existing	B3-3
B	Total Land Area	
	Existing	41.38 Acres
C	Right-of-way	
	Existing	0.90 Acres
D	Net Land Area	
	Existing	41.38 Acres
E	Proposed Uses	
	Commercial/Multifamily & as Allowed by Zoning	
F	Max Structure Height & # of floors	
	Structure Height (FT)	75
G	Gross Floor Area & # of Units	
	Gross Area per Building	N/A
	Units per Building	N/A
	# of Lots	12
H	Building Coverage & FAR	
	Coverage	N/A
I	Density	
	Gross Density (lots/land area)	N/A
J	Vehicle Parking	
	Stalls Required	N/A
K	Bike Parking	
	Stalls Required	N/A
L	Timeline	
	Estimated Start Date	6/1/2025
M	Parkland Dedication	
	REQUIRED AT CERT. OF OCCUPANCY FOR ANY RESIDENTIAL LAND-USE, BASED UPON 2024 RATE OF \$64,220.18 PER ACRE.	12/30/2035
N	Development Plan Deviations	
	SEE COVER PAGE	

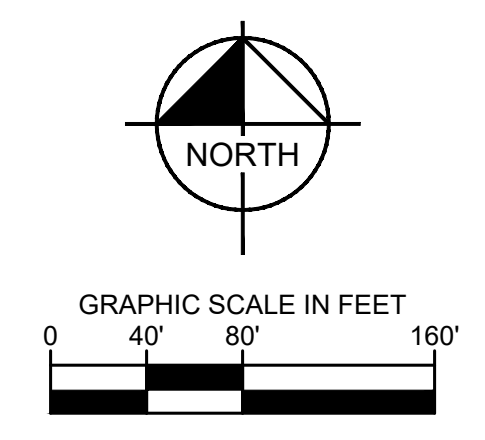
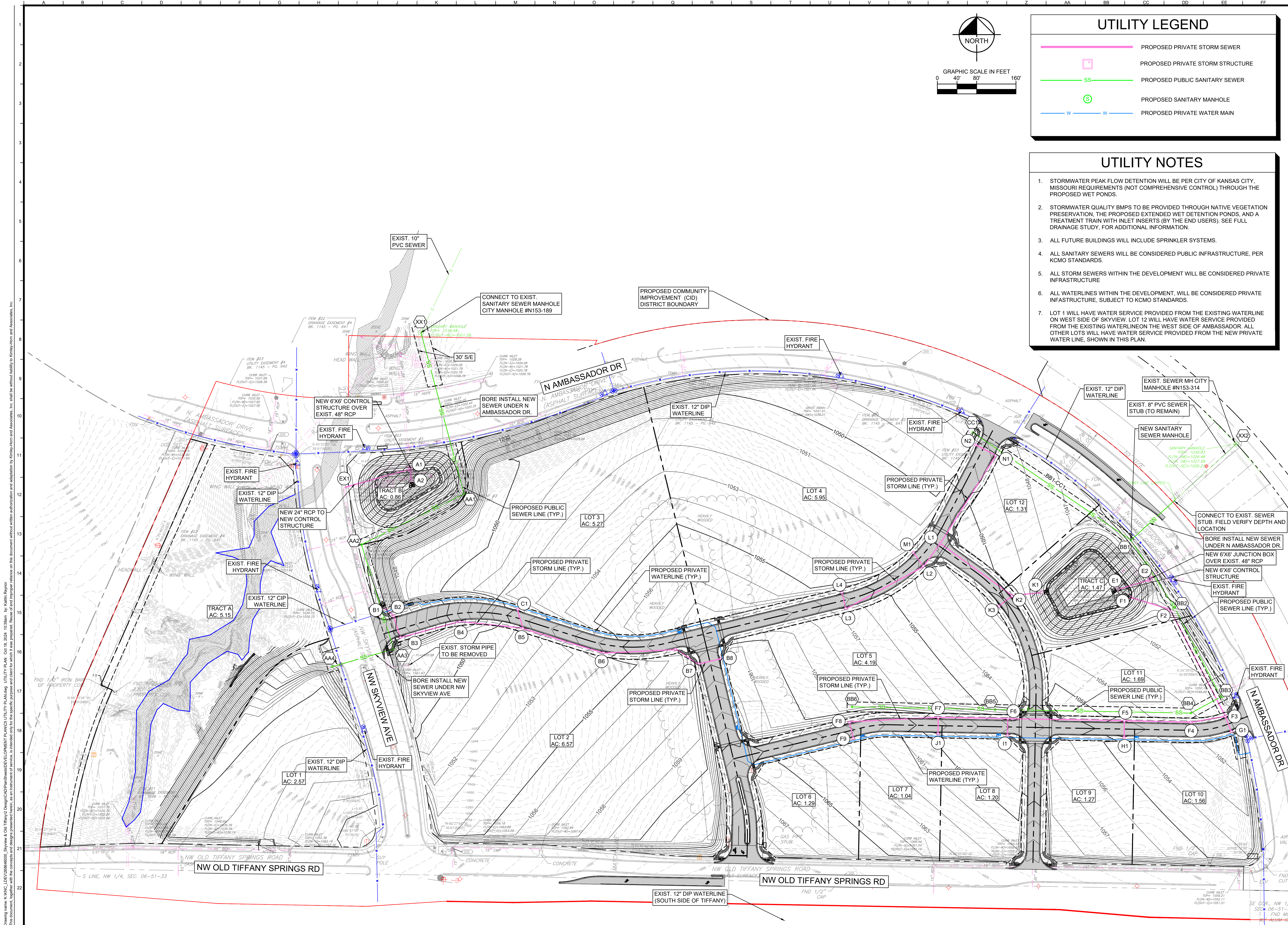
DEVELOPMENT SUMMARY TABLE-2		
LOT #	AREA (AC)	LAND USE
1	2.57	B3-3
2	6.57	B3-3
3	5.27	B3-3
4	5.95	B3-3
5	4.19	B3-3
6	1.29	B3-3
7	1.04	B3-3
8	1.20	B3-3
9	1.27	B3-3
10	1.66	B3-3
11	1.58	B3-3
12	1.31	B3-3
R/W	0.9	AQUIRED
TRACT A	5.15	STORMWATER
TRACT B	0.86	STORMWATER
TRACT C	1.47	STORMWATER
TOTAL =	42.28	

- NOTES:**
- THIS PLAN REPRESENTS THE INITIAL SHARED INFRASTRUCTURE THAT WILL BE PERMITTED AND CONSTRUCTED, PRIOR TO THE COMMERCIAL LOTS. THE PURPOSE OF THIS PLAN, IS TO CONVEY WHAT INFRASTRUCTURE WILL BE IN-PLACE, TO ALLOW FOR THE FUTURE DEVELOPMENT OF EACH LOT.
 - ALL PROPOSED DRIVES ARE CONSIDERED PRIVATE.
 - EACH LOT WILL BE REQUIRED TO COMPLY WITH THE DESIGN GUIDELINES PROVIDED.
 - LAND USES FOR EACH LOT ARE UNDERMINED AT THIS TIME. ASSUMPTIONS HAVE BEEN MADE FOR THE BASIS OF THE TRAFFIC IMPACT STUDY. HOWEVER THESE ARE SPECULATIVE IN NATURE. LAND USE FOR EACH LOT WILL BE BASED ON THOSE ALLOWING IN THE ZONING DISTRICT.
 - FINAL ACCESS FOR EACH LOT TO BE DETERMINED WITH EACH ADMINISTRATIVE SITE APPROVAL. THE DEVELOPMENT RESERVES TO RIGHT TO ADD IN A RIGHT-IN, RIGHT-OUT BETWEEN LOTS 3 AND 4, FOR ACCESS TO AMBASSADOR.



KMR	9/27/2024	BY
KMR	10/21/2024	DATE
1	CITY COMMENTS	REVISIONS
2	CITY COMMENTS	NO
SCALE:	AS NOTED	DESIGNED BY: KR
		DRAWN BY: KR
		CHECKED BY: MK
PRELIMINARY NOT FOR CONSTRUCTION		
SKYVIEW CROSSING		
SHARED INFRASTRUCTURE PLAN		
KANSAS CITY, PLATTE COUNTY, MISSOURI		
ORIGINAL ISSUE: 08/23/2024		
KHA PROJECT NO. 268646000		
SHEET NUMBER		
C3		

Drawing name: K:\KNC_LDC\268646000_Skyview & Old Tiffany\2 Design\CAD\Plan\Sheet\DEVELOPMENT PLAN (Imp) SHARED INFRASTRUCTURE PLAN Oct 18, 2024 10:38am by: Kaitlin Raynor
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UTILITY LEGEND	
	PROPOSED PRIVATE STORM SEWER
	PROPOSED PRIVATE STORM STRUCTURE
	PROPOSED PUBLIC SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED PRIVATE WATER MAIN

- ### UTILITY NOTES
- STORMWATER PEAK FLOW DETENTION WILL BE PER CITY OF KANSAS CITY, MISSOURI REQUIREMENTS (NOT COMPREHENSIVE CONTROL) THROUGH THE PROPOSED WET PONDS.
 - STORMWATER QUALITY BMPs TO BE PROVIDED THROUGH NATIVE VEGETATION PRESERVATION, THE PROPOSED EXTENDED WET DETENTION PONDS, AND A TREATMENT TRAIN WITH INLET INSERTS (BY THE END USERS). SEE FULL DRAINAGE STUDY, FOR ADDITIONAL INFORMATION.
 - ALL FUTURE BUILDINGS WILL INCLUDE SPRINKLER SYSTEMS.
 - ALL SANITARY SEWERS WILL BE CONSIDERED PUBLIC INFRASTRUCTURE, PER KCMO STANDARDS.
 - ALL STORM SEWERS WITHIN THE DEVELOPMENT WILL BE CONSIDERED PRIVATE INFRASTRUCTURE.
 - ALL WATERLINES WITHIN THE DEVELOPMENT, WILL BE CONSIDERED PRIVATE INFRASTRUCTURE, SUBJECT TO KCMO STANDARDS.
 - LOT 1 WILL HAVE WATER SERVICE PROVIDED FROM THE EXISTING WATERLINE ON WEST SIDE OF SKYVIEW. LOT 12 WILL HAVE WATER SERVICE PROVIDED FROM THE EXISTING WATERLINE ON THE WEST SIDE OF AMBASSADOR. ALL OTHER LOTS WILL HAVE WATER SERVICE PROVIDED FROM THE NEW PRIVATE WATER LINE, SHOWN IN THIS PLAN.

DATE	9/27/2024
BY	KMR
REVISIONS	
CITY COMMENTS	
CITY COMMENTS	
SCALE:	AS NOTED
DESIGNED BY:	KR
DRAWN BY:	KR
CHECKED BY:	MM
Kimley»Horn	
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SKYVIEW CROSSING	
UTILITY PLAN	
SKYVIEW CROSSING AT TIFFANY SPRINGS	
KANSAS CITY, PLATTE COUNTY, MISSOURI	
ORIGINAL ISSUE:	08/23/2024
KHA PROJECT NO.	268646000
SHEET NUMBER	C4

Drawing name: K:\KAC_LB\268646000_Skyview & Old Tiffany\Design\DWG\DEVELOPMENT\PLANS\UTILITY PLAN.dwg
 Utility Plan - Oct 18, 2024, 10:33am - by: Kaitlin Raynor
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SHARED INFRASTRUCTURE	Cut SF	Fill SF	Thickness Feet	Cut CY	Fill CY	Net CY	Cut/Fill	Notes
Existing Grade vs Finished Grade	-	-	-	166,765	178,880	(12,115)	FILL	Surface to Surface, no fill factor
Pavement Section	112,374	0	1.17	4,857	0	4,857	CUT	Assume 8" Asphalt, 6" compacted aggregate
Additional Cut Under Curbs	16,902	0	0.83	520	0	520	CUT	Assume 4" Aggregate & 6" curb depth
Total =	129,276	0	-	172,142	178,880	(6,738)	FILL	

GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM.
4. ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
5. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR SHALL INSTALL "DRY" CURB OR REVERSE GUTTER PITCH.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.

GRADING LEGEND

--- 1015 --- EXISTING CONTOUR

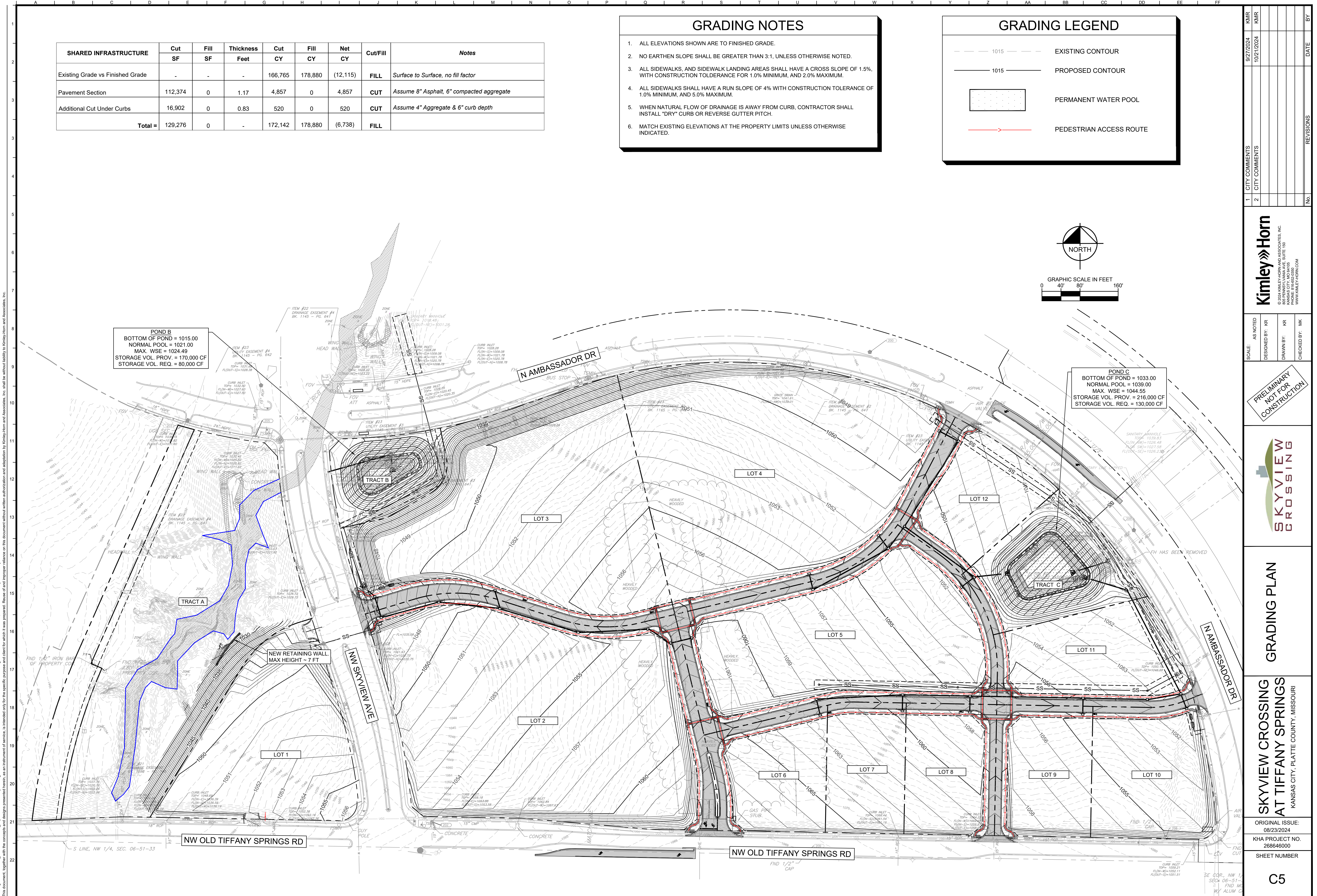
—— 1015 —— PROPOSED CONTOUR

PERMANENT WATER POOL

——>—— PEDESTRIAN ACCESS ROUTE

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'



1	CITY COMMENTS	KMR	DATE
	CITY COMMENTS	KMR	
2	CITY COMMENTS	KMR	

SCALE: AS NOTED

DESIGNED BY: KR

DRAWN BY: KR

CHECKED BY: NK

PRELIMINARY NOT FOR CONSTRUCTION

SKYVIEW CROSSING

GRADING PLAN

SKYVIEW CROSSING AT TIFFANY SPRINGS
 KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE:
08/23/2024

KHA PROJECT NO:
268646000

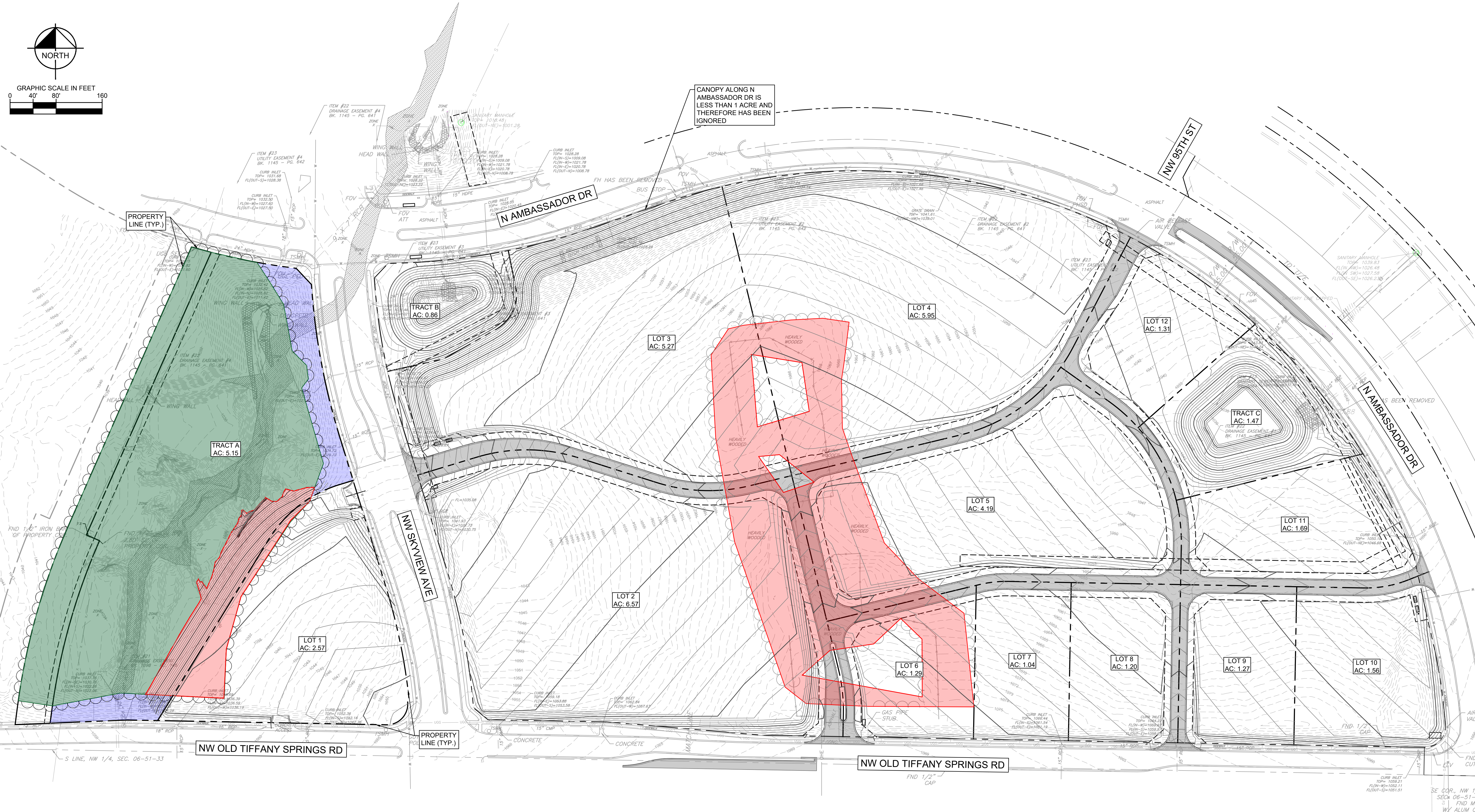
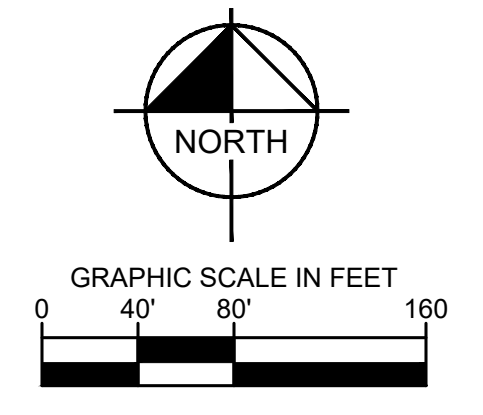
SHEET NUMBER
C5

TREE PRESERVATION LEGEND

- REMOVE EXISTING TREES
- PRESERVE EXISTING TREES
- UNDISTURBED TRACT A (STREAM BUFFER) WITHOUT ESTABLISHED TREES, PER CITY CODE 88-424-07-A-2
- PROPERTY LINE

A	B	C	D	E	F	G	H	I	J
TREES REMOVED	UNDISTURBED STREAM BUFFER	TREES SAVED (WITHIN STREAM BUFFER)	DELTA (A-B-C = D)	TREE RATIO	CALIPER INCHES RATIO	CALIPER INCHES REQUIRED (D*E*F = G)	STREET TREE CALIPER INCHES PROVIDED, PER 88-425 (SEE LANDSCAPE PLAN)	MITIGATION INCHES REQUIRED (G-H = I)	MITIGATION REQUIRED? (YES IF > 0.00)
AC	AC	AC	AC	---	---	---	---	---	---
4.23	0.60	4.91	-1.28	0.35	150	-67.32	408.00	-475.32	NO

TREE MITIGATION IS NOT REQUIRED BECAUSE THE AMOUNT OF TREES SAVED IS LARGER THAN THE TREES BEING REMOVED.



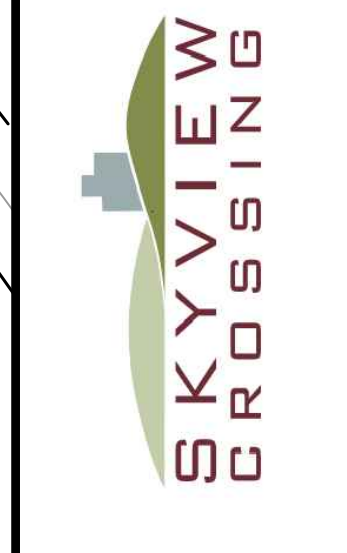
Drawing name: K:\KNC_LDE\26846000_Skyview & Od Tiffany\2\Design\DWG\Tree Preservation\Tree Preservation Plan.dwg Oct 18, 2024 10:38am by: Kaitlin Raynor
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2	CITY COMMENTS	10/21/2024	KMR

Kimley»Horn
 600 PENNSYLVANIA AVE, SUITE 150
 PIAZZA CHATEAU, MO 64108
 WWW.KIMLEYHORN.COM

SCALE: AS NOTED
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 DRAWN BY: KR
 CHECKED BY: MK

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TREE PRESERVATION PLAN

SKYVIEW CROSSING AT TIFFANY SPRINGS
 KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE: 08/23/2024
 KHA PROJECT NO. 268646000
 SHEET NUMBER

C6

STREAM BUFFER LEGEND

- EDGE OF MATURE VEGETATION & SLOPES >15% (PER KCMO PARCEL VIEWER)
- EXISTING STREAM BANK
- INNER ZONE (STREAMSIDE)
- DISTURBED AREA WITHIN INNER ZONE
- MIDDLE ZONE (EXTENDS FROM OUTER EDGE OF STREAMSIDE ZONE TO 100-YEAR FLOODPLAIN)
- DISTURBED AREA WITHIN MIDDLE ZONE
- OUTER ZONE (75' OFFSET OF INNER ZONE OR LIMIT OF MATURE VEGETATION/SLOPES >15% (MAX 250'))
- DISTURBED AREA WITHIN OUTER ZONE
- TEMPORARY CONSTRUCTION FENCE
- CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED STREAM BUFFER PRESERVATION BOUNDARY MARKER SIGNS

STREAM BUFFER NOTES

- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR." A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOODWAY AREAS IN ZONE AE, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS." A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE A, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR." A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED), DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAMS AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF THE CITY OF KANSAS CITY, MISSOURI, COMMUNITY NUMBER 290173, MAP NUMBER 29095C0043G & 29095C0044G, MAP REVISED JANUARY 20, 2017.
- TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM SURVEY DONE BY J&J SURVEY, INC ON APRIL 1, 2024.
- MITIGATION IN ACCORDANCE WITH SEC. 88-415-03-C IS NOT REQUIRED.
- STREAM BUFFER BOUNDARY MARKERS:
 - BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.
 - BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.
 - CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
 - REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
 - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.
- MIDDLE ZONE IS CALCULATED BASED ON THE EXISTING FEMA MAPPED FLOODPLAIN

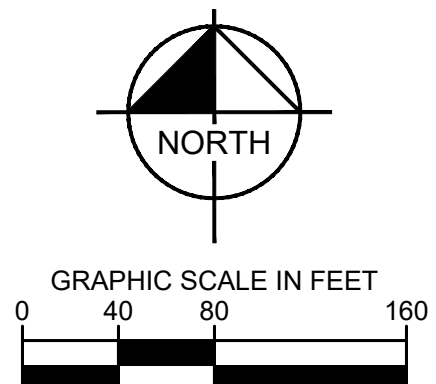
CALCULATIONS

NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES

TOTAL STREAM BUFFER OUTER ZONE: 174,116 SF
 TOTAL OUTER ZONE DISTURBED: 36,985 SF
 TOTAL PERCENT OF OUTER ZONE DISTURBED: 21.2%

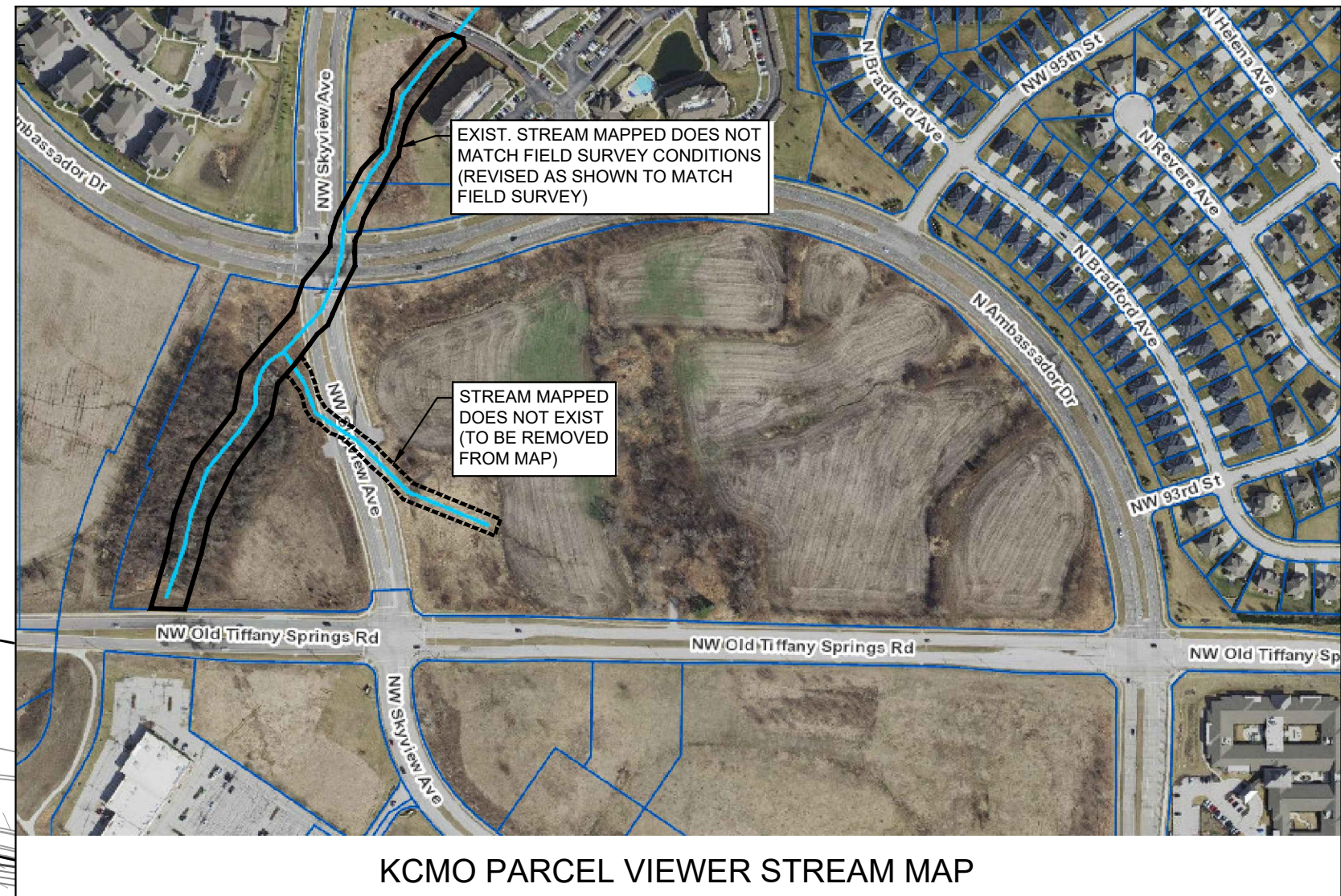
SUMMARY OF QUANTITIES*				
DESCRIPTION	QUANTITY	UNIT	AS-BUILT	CONTRACT
STREAM BUFFER				
BOUNDARY MARKER	21	EA	--	1
TEMPORARY CONSTRUCTION FENCE	620	LF	--	1
PREPARE AS-BUILT DRAWINGS	1	EA	--	1

*QUANTITIES SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING THEIR OWN QUANTITIES



Final - Stream Buffer Plan Checklist

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| a. Existing topography with at least 2-foot contour intervals | <input checked="" type="checkbox"/> |
| b. Field delineated, marked, and surveyed streams and wetlands | <input checked="" type="checkbox"/> |
| c. Field delineated, marked, and surveyed mature riparian vegetation limits as described in 88-415-07-D.4 | <input checked="" type="checkbox"/> |
| d. Slopes of 15% or greater in each sub-drainage area based on a site topographic survey | <input checked="" type="checkbox"/> |
| f. The location of proposed structures or activities | <input checked="" type="checkbox"/> |
| g. The location of field delineated and surveyed stream buffer zones | <input checked="" type="checkbox"/> |
| h. The total acreage of mature riparian vegetation and steep slopes in the outer zone | <input checked="" type="checkbox"/> |
| i. The location and total acreage of proposed clearing and grading in the outer zone, and the percentage of proposed outer zone area to be cleared (if applicable in accordance with 88-415-03-C88-415-03-C) | <input checked="" type="checkbox"/> |
| j. The limits and total acreage of proposed mitigation of outer zone vegetation and the percentage of outer zone area to be mitigated (if applicable in accordance with 88-415-07-C) | N/A |



KCMO PARCEL VIEWER STREAM MAP

Drawing name: K:\KAC_LIVE\2024\08\08\SKYVIEW\DEVELOPMENT\PLAN\STREAM BUFFER PLAN.dwg, C8 STREAM BUFFER PLAN, Oct 18, 2024, 10:38am, by: Kaitlin Raynor
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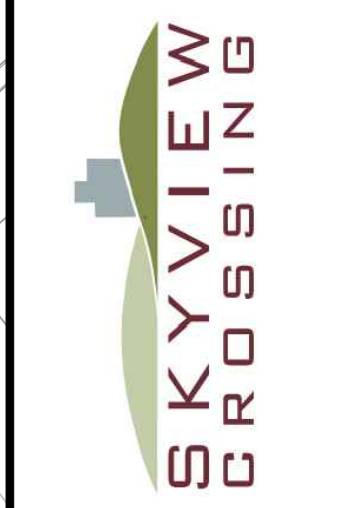


NO.	CITY COMMENTS	DATE
1		
2		

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 800 PENNSYLVANIA AVE., SUITE 150
 KANSAS CITY, MO 64101
 PHONE: 816.452.0330
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: KR
 DRAWN BY: KR
 CHECKED BY: MK

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SKYVIEW CROSSING STREAM BUFFER PLAN

KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE:
 08/23/2024
 KHA PROJECT NO.
 268646000
 SHEET NUMBER

PLANT SCHEDULE

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	AN	74	ACER RUBRUM RED SUNSET RED SUNSET MAPLE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	34	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM' MAJESTIC BEAUTY® TULIPTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QL	41	QUERCUS LYRATA OVERCUP OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	UA	55	ULMUS PARVIFOLIA 'ALLEE' ALLEE® LACEBARK ELM	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING

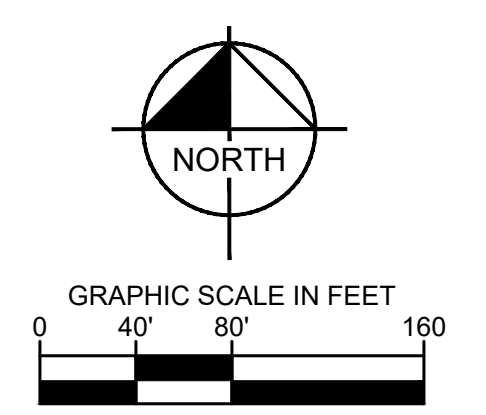
LANDSCAPE NOTES:

1. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION, AND HAS BEEN PREPARED TO ASSIST WITH THE ENTITLEMENT APPROVAL. SEE FINAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION WITH ANY LANDSCAPING TO BE INSTALLED WITH THE PROJECT.
2. STREET TREES SHOWN ARE THE MINIMUM REQUIRED BY CITY CODE. SEE STREET TREE CALCULATIONS ON THIS TABLE.
3. ALL STREET TREES WILL BE INSTALLED AT THE TIME EACH LOT IS DEVELOPED (BY THE END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY. EACH LOT WILL REQUIRE ITS OWN LANDSCAPE DESIGN AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS WITH THE CITY.
4. DISTURBED AREAS WITHIN CITY R.O.W. TO RECEIVE BUFFALOGRASS SOD AT TIME EACH LOT IS DEVELOPED (BY END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY.
5. ALL DISTURBED AREA TO RECEIVE EROSION PREVENTION AND TEMP COVER SEED MIX (COMPOSED OF NATIVE MISSOURI-ECOTYPE SPECIES)

Kansas City, Missouri - Landscape Data Table

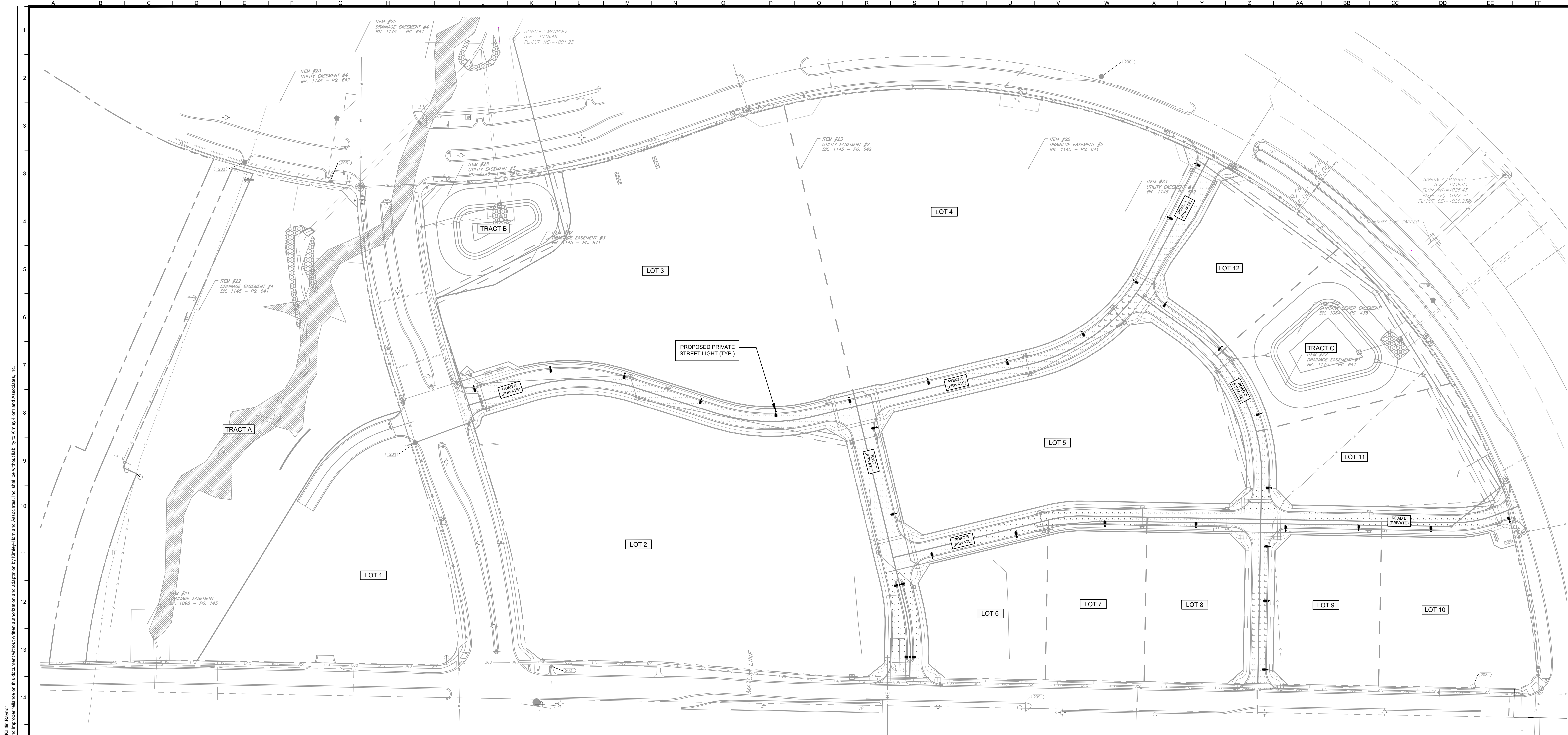
Site Area: 41.38 acres (1,802,701 sqft) - Community Business (B3-3)

	REQUIRED	PROVIDED
Section 88-425 Landscape and Screening		
88-425-03-C: Tree Planting Requirements	Yes	Yes
All least one street tree is required for each 30' of street frontage.		
North Ambassador Drive: 2,504 lft / 30' = 84 Trees	N Ambassador Dr. - 84 Trees	N Ambassador Dr. - 84 Trees
Northwest Skyview Avenue (East): 713 lft / 30' = 24 Trees	NW Skyview Ave. (E) - 24 Trees	NW Skyview Ave. (E) - 24 Trees
Northwest Skyview Avenue (West): 762 lft / 30' = 26 Trees	NW Skyview Ave. (W) - 26 Trees	NW Skyview Ave. (W) - 26 Trees
Northwest Old Tiffany Springs Road: 2,091 lft / 30' = 70 Trees	NW Old Tiffany Springs Rd. - 70 Trees	NW Old Tiffany Springs Rd. - 70 Trees
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	Yes	Yes



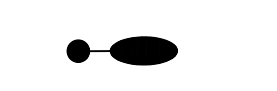
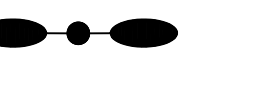
Drawing name: K:\KNC_LDE\26864000_Skyview & Old Tiffany\2 Design\CAD\Plan\Sheet\DEVELOPMENT PLAN\LANDSCAPE PLAN.dwg Date: 08/23/2024 10:38am by: Kaitlin Raynor
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<small>© 2024 KIMLEY HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVE, SUITE 150 MANASSAS, VA 20108-1415 WWW.KIMLEYHORN.COM</small>						
SCALE: AS NOTED	DESIGNED BY: HJ	DRAWN BY: HJ	CHECKED BY: AS			
PRELIMINARY NOT FOR CONSTRUCTION						
SKYVIEW CROSSING LANDSCAPE PLAN <small>KANSAS CITY, PLATTE COUNTY, MISSOURI</small>						
ORIGINAL ISSUE: 08/23/2024 KHA PROJECT NO.: 268646000 SHEET NUMBER: L1						



Drawing name: K:\KAC_LITE\2024\Development\Lighting\Lighting Plan - Oct 18, 2024, 10:38am by Kaitlin Raynor
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ELECTRICAL AND LIGHTING LEGEND

-  PROPOSED LIGHT POLE WITH SINGLE LUMINAIRE
-  PROPOSED LIGHT POLE WITH TWO LUMINAIRES

PUBLIC LIGHTING NOTE

1. EXISTING PUBLIC STREET LIGHTING ON NE SKYVIEW AVE, N AMBASSADOR DR, AND NW OLD TIFFANY SPRINGS RD TO BE EVALUATED PRIOR TO ISSUANCE OF BUILDING PERMIT.

ILLUMINANCE SUMMARY

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE B	FC	0.88	1.7	0.2	4.40	8.50
DRIVE C	FC	1.03	1.7	0.5	2.06	3.40
DRIVE D	FC	0.91	1.8	0.3	3.03	6.00
DRIVE E_North	FC	0.86	1.6	0.3	2.87	5.33
DRIVE E_South	FC	1.06	1.4	0.2	5.30	7.00

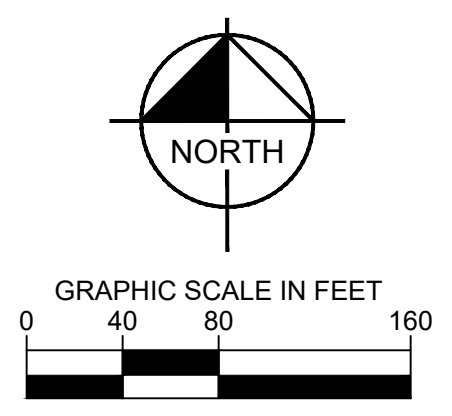
PHOTOMETRICS NOTES

- ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN IN TABLES ARE IN FOOTCANDLES (FC).
1 FC = 10.76 LUX.
- CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL BUILDING MOUNTED AND ARCHITECTURAL LIGHTING.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
- CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF POLES WITH UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
- CONTRACTOR SHALL CONFIRM POLE AND FIXTURE FINISHES, LUMINAIRE TEMPERATURE AND POLE STYLE WITH OWNER PRIOR TO PURCHASE.
- ALL MATERIALS, INSTALLATION AND PRACTICES SHALL ADHERE TO THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODE 88 - 430 - OUTDOOR LIGHTING AND ALL OTHER GOVERNING CODES AND REGULATIONS.
- BUILDING MOUNTED FIXTURES AND PRIVATE PARKING LOT LIGHTING WILL BE REQUIRED WITH THE DEVELOPMENT OF EACH LOT.

TARGET ILLUMINANCE VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROADWAY SEGMENT	FC	0.6	-	0.2	6:1	20:1

TARGET ILLUMINANCE LEVELS BASED ON THE IES RP-8-21 RECOMMENDED LIGHTING LEVELS AND THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODES 88 - 430 - OUTDOOR LIGHTING. THE GREATER OF THE TARGET ILLUMINANCE LEVELS SHALL BE OBSERVED.



NO.	CITY COMMENTS	DATE	BY
1			
2			

Kimley»Horn
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SCALE: AS NOTED
 DESIGNED BY: KR
 DRAWN BY: KR
 CHECKED BY: MK

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



**LIGHTING
 PLAN-1**

**SKYVIEW CROSSING
 AT TIFFANY SPRINGS**
 KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE:
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