

NOTE:
Project Plan not required as this development plan contains all of the necessary information.

MONUMENT SIGN NOTES:

-Any monument or site sign shall comply with Section 88-445

MECHANICAL EQUIPMENT AND UTILITY CABINET NOTES:

-Any Mechanical Equipment and Utility Cabinets shall comply with Section 88-425-08-B and 88-425-08-D

INDEX OF SHEETS:

- C.001 - DEVELOPMENT PLAN
- C.002 - EXISTING CONDITIONS
- C.002A - EXISTING CONDITIONS OVERLAY
- C.003 - PRELIMINARY PLAT
- C.004 - PRELIMINARY STREAM BUFFER PLAN
- C.005 - PHASING PLAN
- C.100 - OVERALL SITE PLAN
- C.101 - SITE PLAN NORTH
- C.102 - SITE PLAN SOUTHWEST
- C.103 - SITE PLAN SOUTHEAST
- C.104 - OVERALL SIDEWALK PLAN
- C.200 - OVERALL GRADING PLAN
- C.201 - GRADING PLAN NORTH
- C.202 - GRADING PLAN SOUTHWEST
- C.203 - GRADING PLAN SOUTHEAST
- C.300 - UTILITY PLAN
- C.301 - DRAINAGE AREA MAP
- L.100 - LANDSCAPE PLAN
- A.1 - EXTERIOR ELEVATIONS
- A.2 - EXTERIOR ELEVATIONS

MPD STATEMENT OF INTENT
Stonecroft Manufactured Housing Community
4900 Raytown Road

This MPD Development Plan provides for approval of a development plan for approximately 49.20 acres located at 4900 Raytown Road. The proposed MPD Plan provides for the development of the property for 157 residential, manufactured homes, private open space, including a trail, dog park and other amenities and preserve green space.

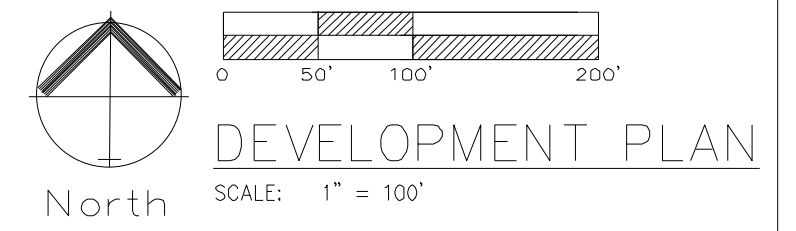
This MPD Plan provides greater community benefits by providing affordable residential housing on property that was previously in a deteriorated state and will enhance the existing environment.

DEVELOPMENT PLAN

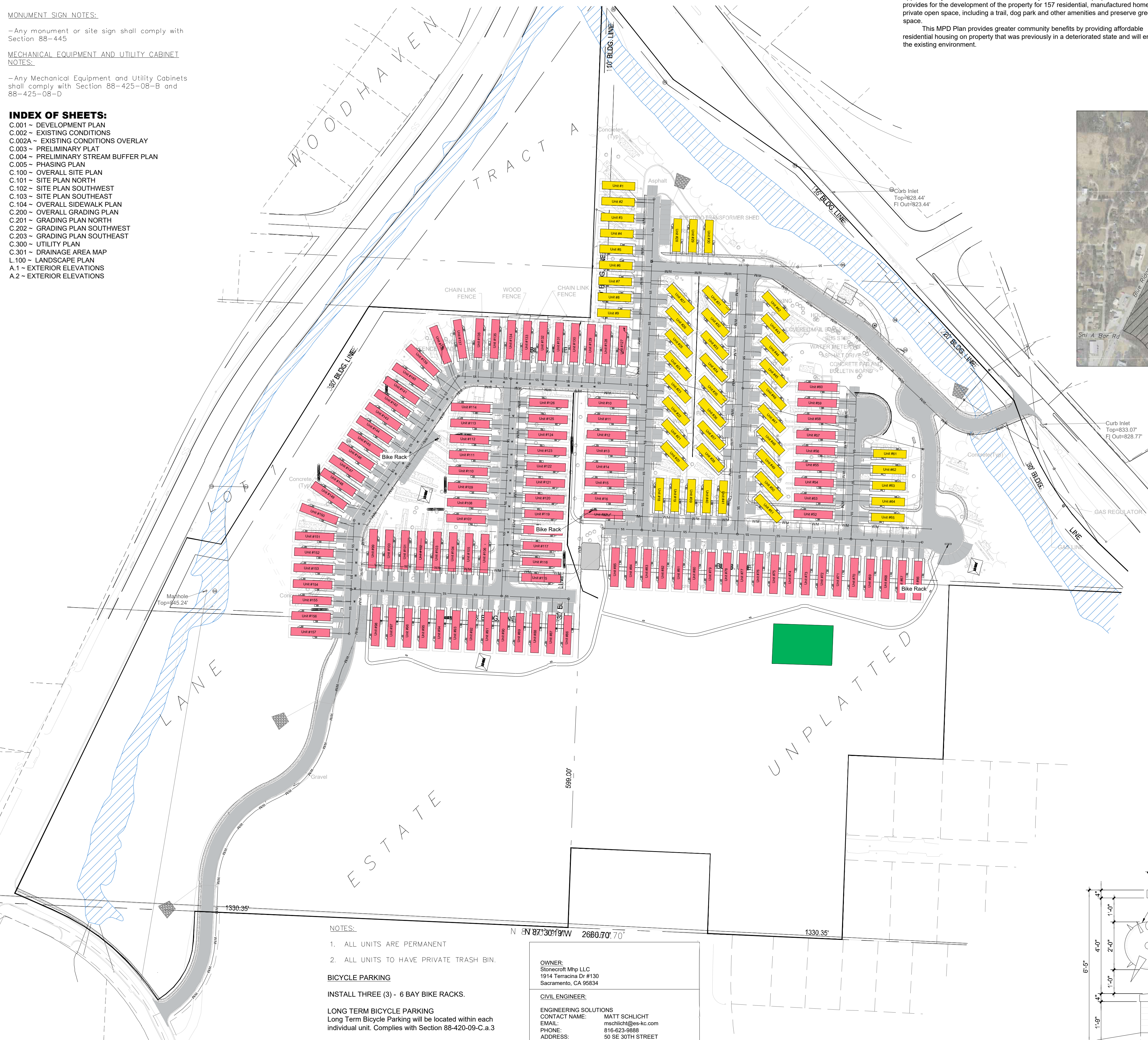
STADIUM VIEW

Kansas City, Jackson County, Missouri

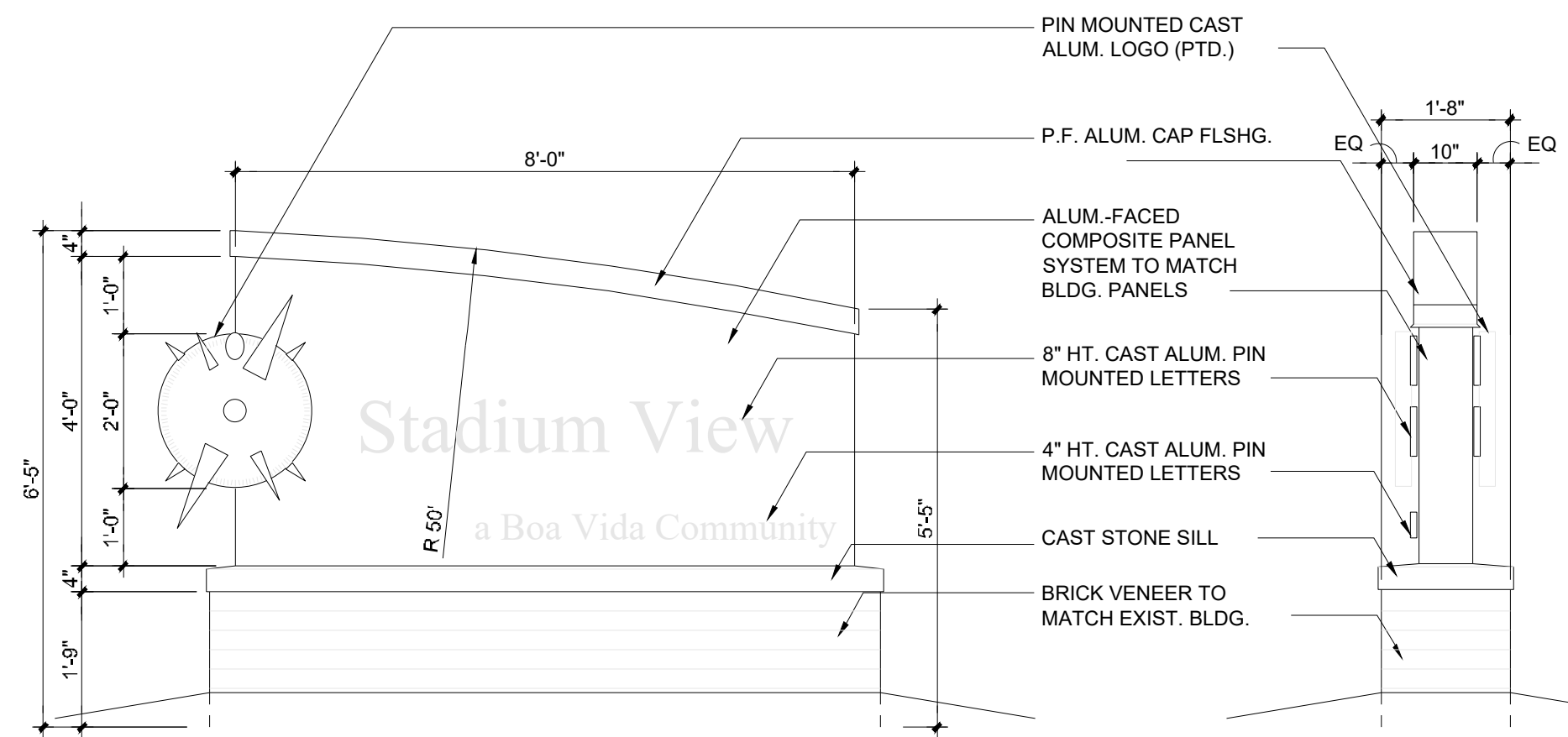
NOTE:
Wayfinding signage will be installed.



VICINITY MAP
SEC. 29-49-32



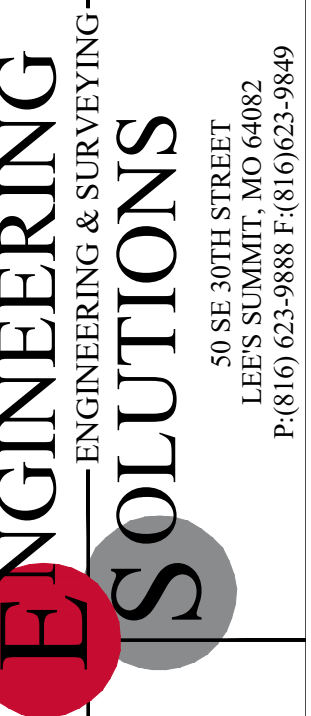
| Development Summary Table | | | |
|---------------------------|---|--------------------------------|----------------|
| a | Zoning | Existing: B3-2, M1-5 and R-7.5 | |
| | Proposed | MPD | |
| b | Total Land Area | Existing: 49.230 Acres | |
| | Proposed | MPD | |
| c | Right-of-Way | Existing: 0 Acres | |
| | Proposed | 0 Acres | |
| d | Net Land Area | Existing: 49.230 Acres | |
| | Proposed | 49.230 Acres | |
| e | Proposed Uses | Proposed: 2144241.870 SF | |
| | | RESIDENTIAL | |
| f | Structure Height & Number of Floors | | |
| | FOUR-PLEX Number of floors | - | stories |
| | Height Above Grade | - | feet |
| | DUPLEX Number of floors | - | stories |
| g | Gross Floor Area & Number of Units | | |
| | Gross Area per Building | 1400 | SF |
| h | Building Coverage & Floor Area Ratio | | |
| | Coverage (Total Footprint Area) | 187296 | SF |
| i | Density | | |
| | FAR (Gross Area/Net Land Area) | 0.087 | FAR |
| j | Vehicle Parking | | |
| | Ratio Required | 1 | stall per unit |
| k | Bike Parking | | |
| | Stalls Provided | 350 | Stalls |
| l | Timeline | | |
| | Estimated Start Date | FALL | 2024 |
| m | Deviation Requests | | |
| | Estimated Completion Date | FALL | 2025 |
| n | Deviation Requests | NONE | |



- NOTES:**
- ALL UNITS ARE PERMANENT
 - ALL UNITS TO HAVE PRIVATE TRASH BIN.
- BICYCLE PARKING**
INSTALL THREE (3) - 6 BAY BIKE RACKS.
- LONG TERM BICYCLE PARKING**
Long Term Bicycle Parking will be located within each individual unit. Complies with Section 88-420-09-C.a.3

OWNER:
Stonecroft Mhp LLC
1914 Terracina Dr #130
Sacramento, CA 95834

CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlicht@es-ks.com
PHONE: 816-623-9888
ADDRESS: 50 SE 30TH STREET
LEE'S SUMMIT, MO 64082

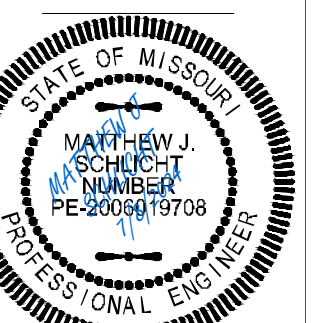


Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005038318-D
Kansas
Engineering E-1626
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

4900 Raytown Rd & 5100 Blue Ridge Cut Off
Kansas City, Jackson County, Missouri

Project: Stonecroft
Issue Date: July 8, 2024

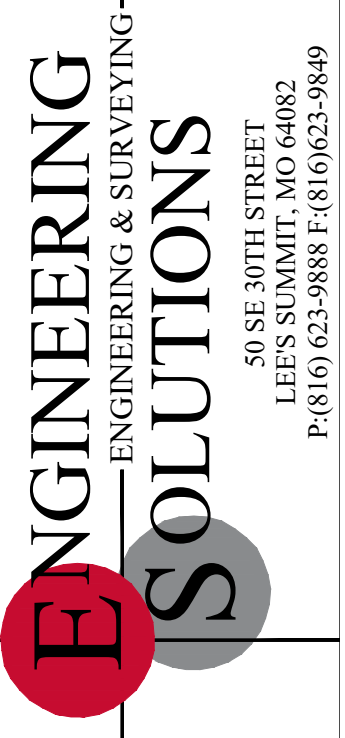
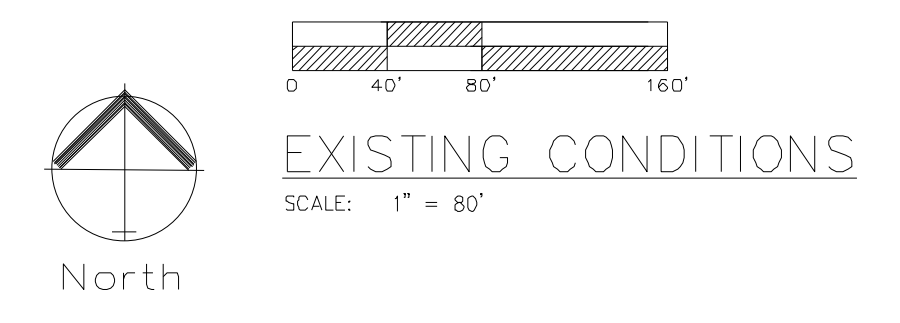
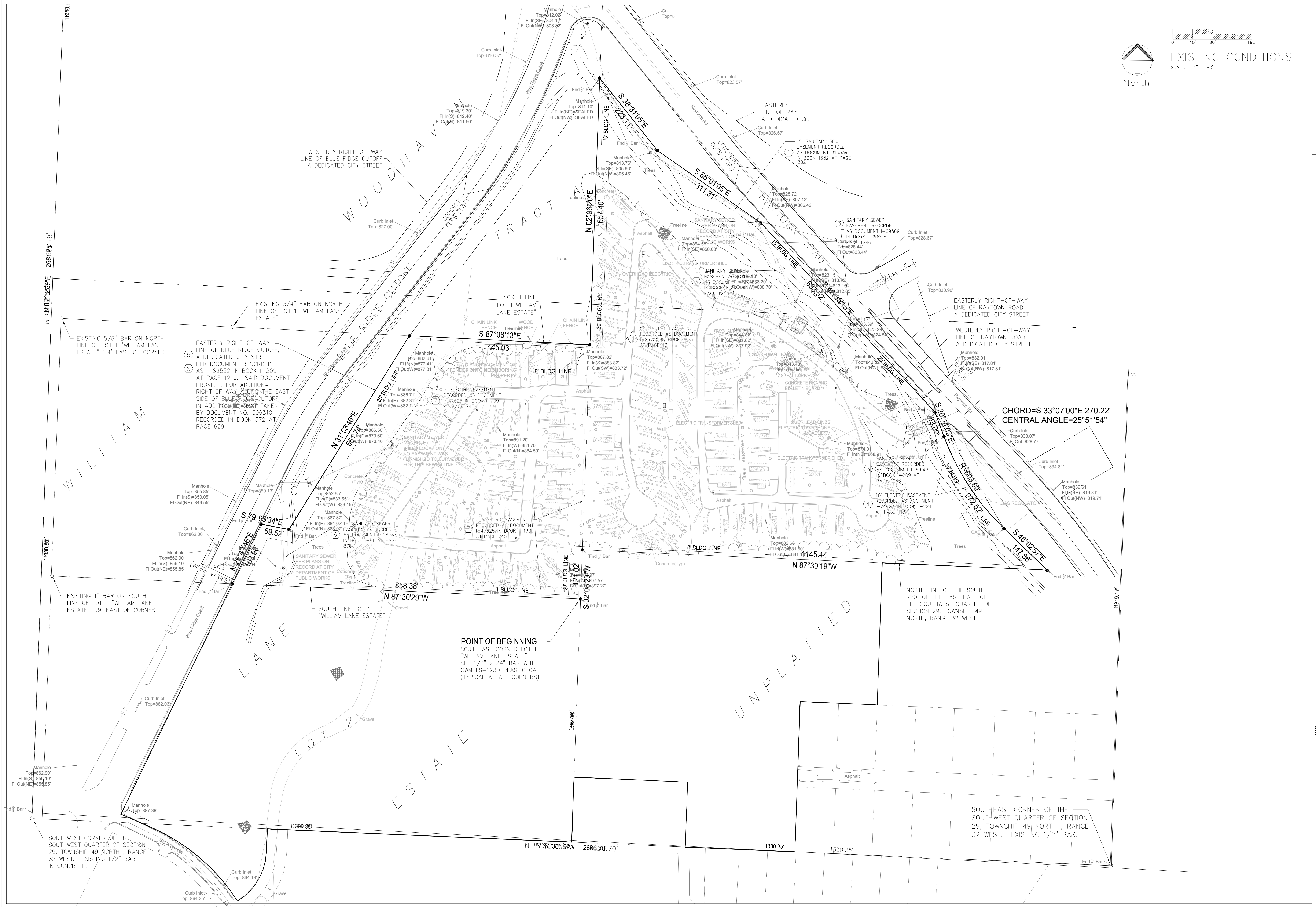
DEVELOPMENT PLAN
Development Plan for:
STADIUM VIEW
Kansas City, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2005019708
KS PE 19071
OK PE 25226
NE PE E-143325

REVISIONS

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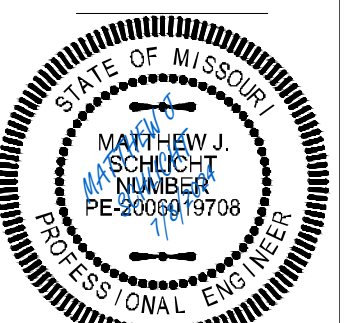


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 200500318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

4800 Raytown Rd & 5100 Blue Ridge Cut Off
 Kansas City, Jackson County, Missouri

Project: Stadium View
 Issue Date: July 8, 2024

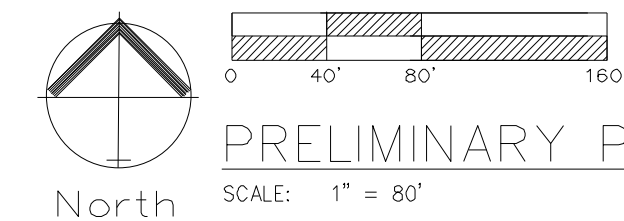
EXISTING CONDITIONS
 Development Plan for:
 STADIUM VIEW
 Kansas City, Jackson County, Missouri



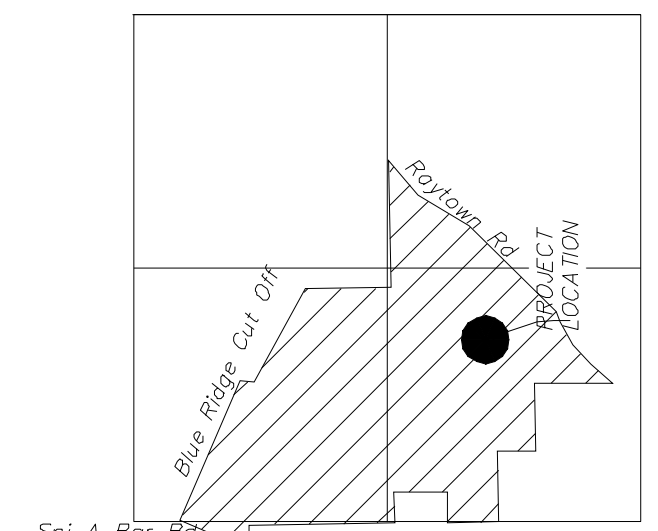
Matthew J. Schlicht
 MO PE 2005019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS

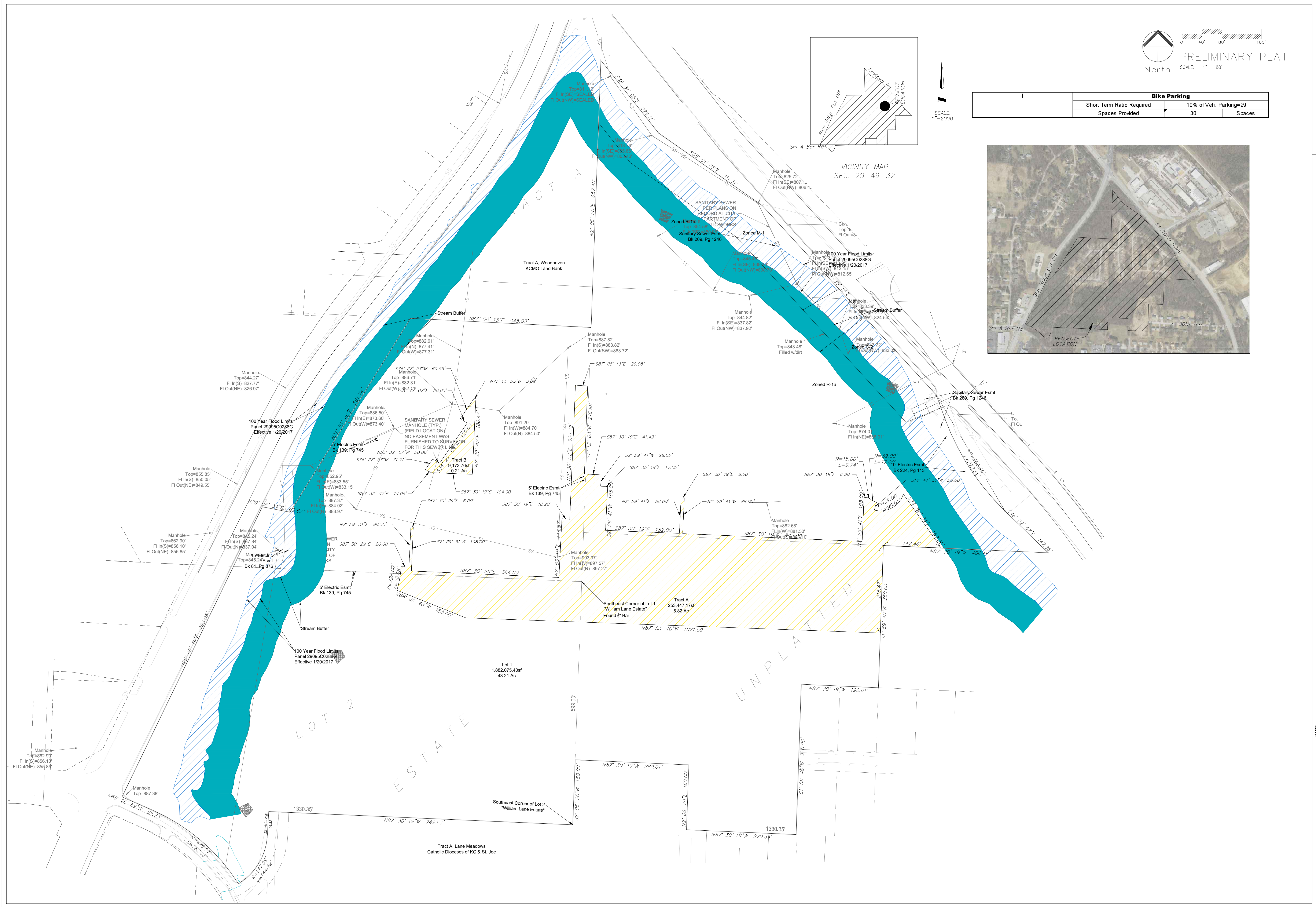
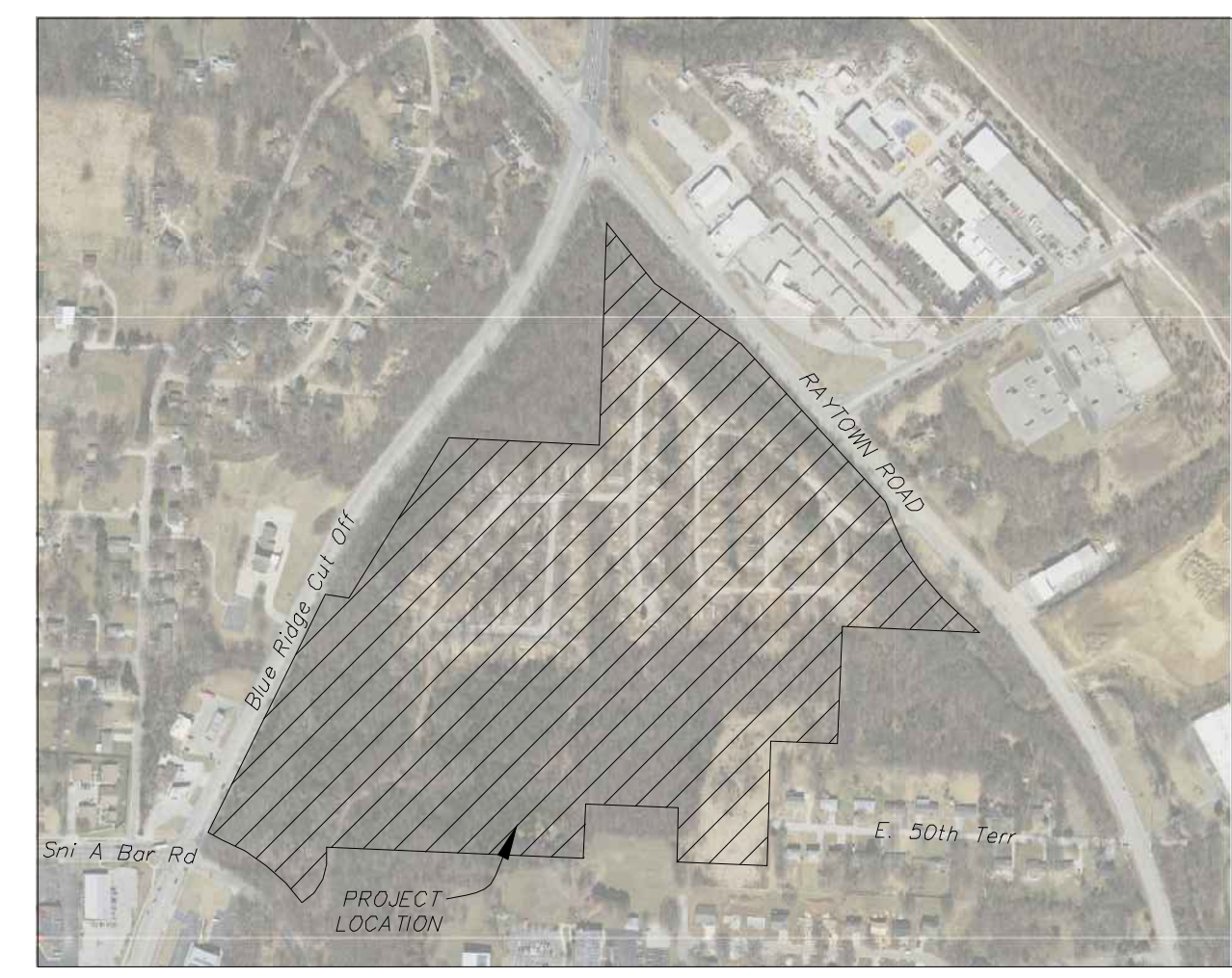
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| Bike Parking | |
|---------------------------|------------------------|
| Short Term Ratio Required | 10% of Veh. Parking=29 |
| Spaces Provided | 30 |
| | Spaces |



VICINITY MAP
SEC. 29-49-32

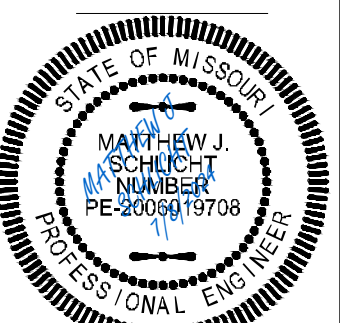


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Missouri
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Surveying 200508318-D
Kansas
Engineering E-1695
Surveying LS-218
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4800 Raytown Rd & 5100 Blue Ridge Cut Off
Kansas City, Jackson County, Missouri

Project: Stadium
Issue Date: July 8, 2024

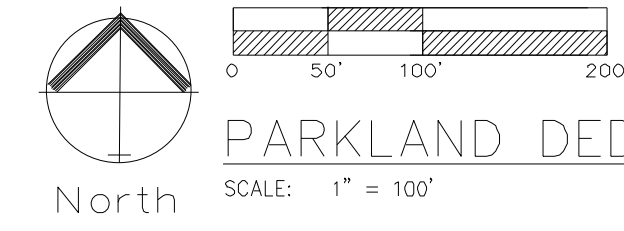
PRELIMINARY PLAT
Development Plan for:
STADIUM VIEW
Kansas City, Jackson County, Missouri



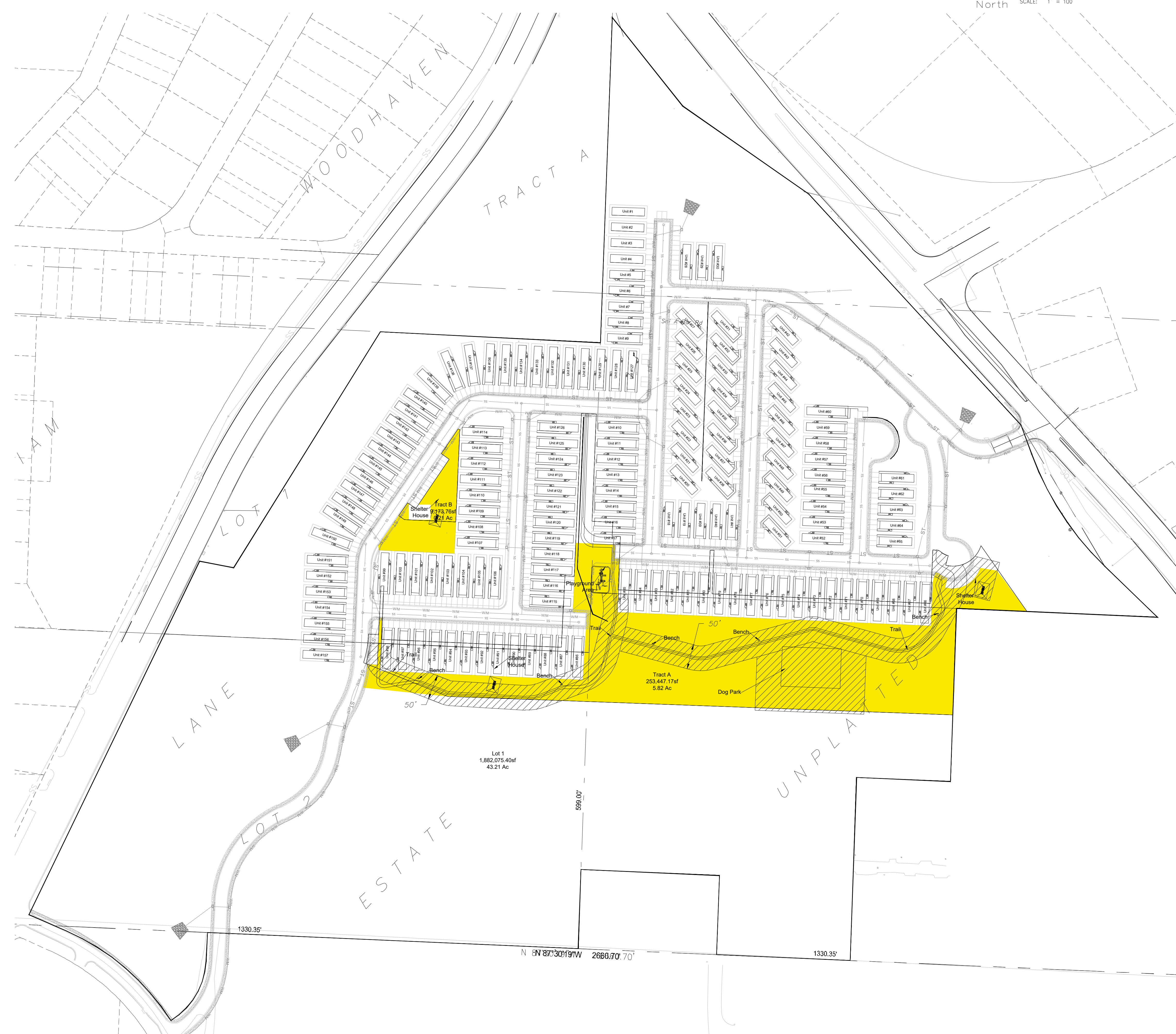
Matthew J. Schlicht
MO PE 2005019708
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OK PE 25226
NE PE E-14335

REVISIONS

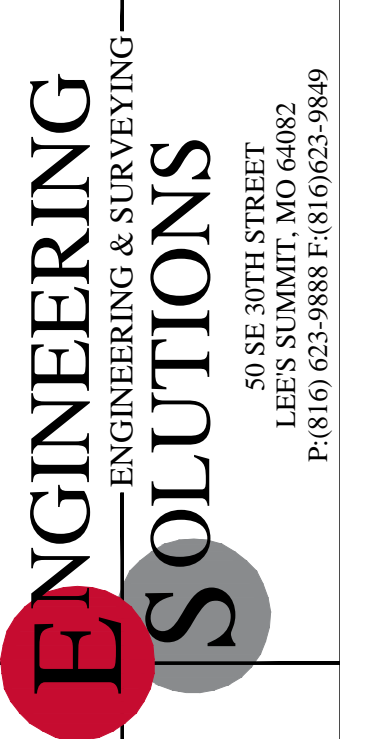
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PARKLAND DEDICATION
SCALE: 1" = 100'



| CALCULATION OF LAND DEDICATION REQUIREMENTS | | |
|---|---------------------|--------------------------|
| Number of Units | Required Area Acres | Provided Area Acres |
| 157 SINGLE FAMILY | 3.49 | Parkland Required |
| Amenity | | |
| | Area Acres | |
| Shelter | 0.50 | Parkland Credit |
| Trail | 4.26 | Parkland Credit |
| Playground | 0.50 | Parkland Credit |
| Bench | 0.25 | Parkland Credit |
| Dog Park | 0.50 | |
| TOTAL | 6.01 | Parkland Provided |
| Trail 2,070.86 L.F. x 50' | 103543.00 | Parkland Credit |

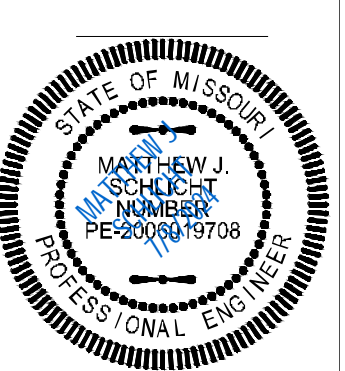


Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-210
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

4900 Raytown Rd & 5100 Blue Ridge Cut Off
Kansas City, Jackson County, Missouri

Project: Stadiumpark
Issue Date: July 8, 2024

PARKLAND DEDICATION
Development Plan for:
STADIUM VIEW
Kansas City, Jackson County, Missouri



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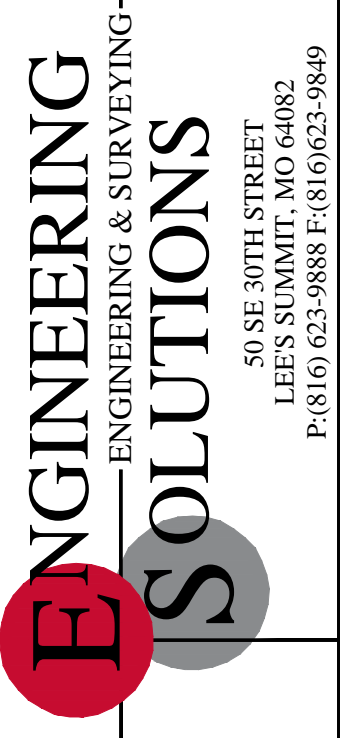
| REVISIONS |
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EXISTING STREAM AND VEGETATION

 SCALE: 1" = 100'

 North

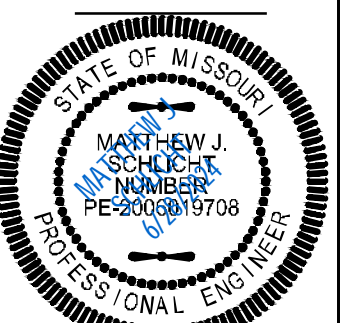


Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005008318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

4900 Raytown Rd & 5100 Blue Ridge Cut Off
 Kansas City, Jackson County, Missouri

Project: Streamcut
 Issue Date: June 28, 2024

EXISTING STREAM AND VEGETATION
 Final Stream Buffer Plans for:
 STADIUM VIEW
 Kansas City, Jackson County, Missouri

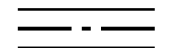

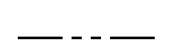


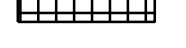
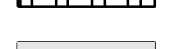
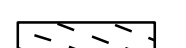
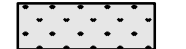
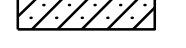



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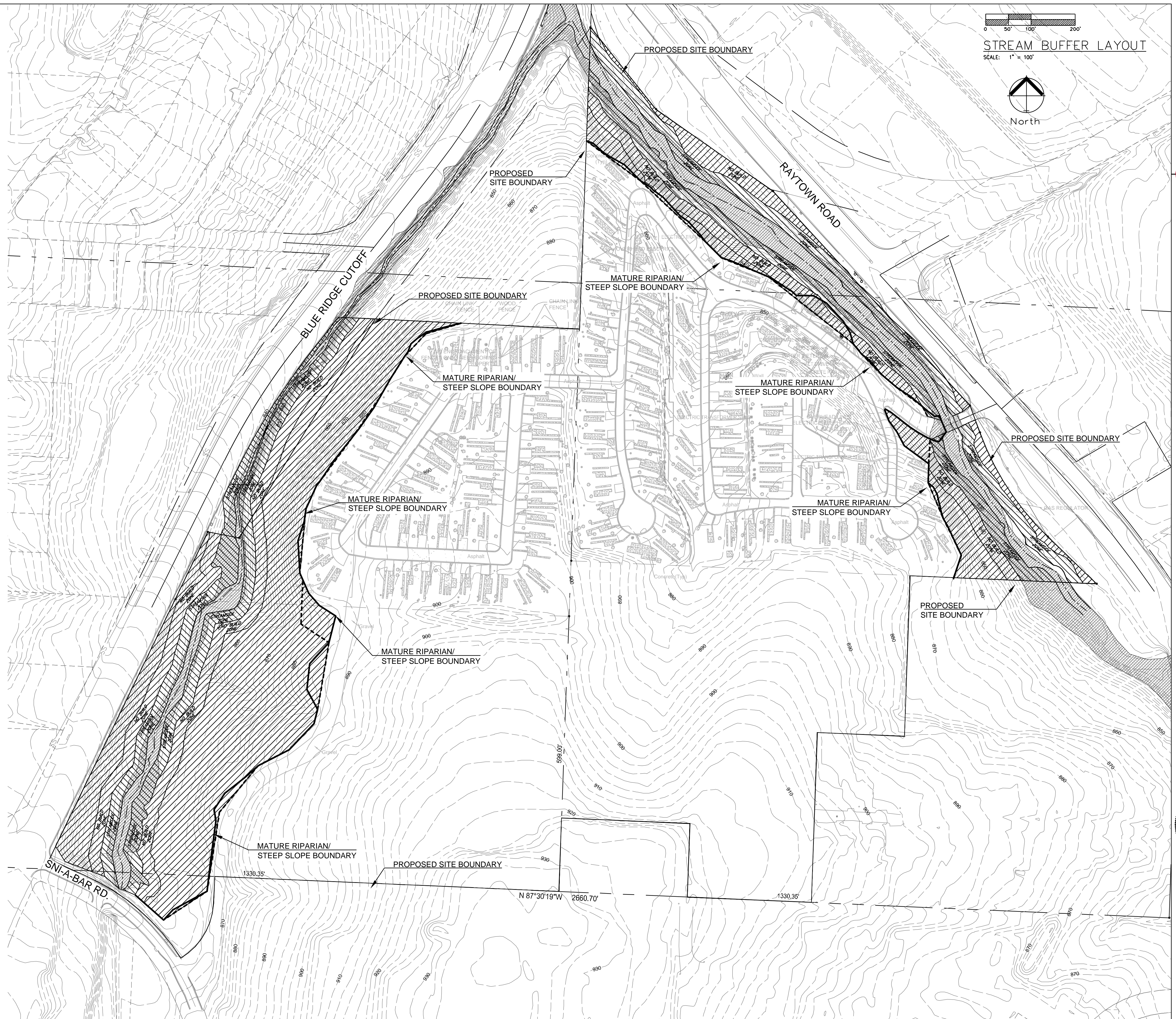
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LEGEND

-  STREAM CHANNEL
-  STREAMSIDE ZONE
-  25' CLEAR FROM OUTER LIMIT OF MIDDLE OR STREAMSIDE ZONE, WHICHEVER IS GREATER
-  OUTER ZONE
-  DISTURBED AREA IN OUTER ZONE (BEYOND 25' CLEAR)
-  IMPACT ARE IN OUTER ZONE (VEGETATED)
-  IMPACT ARE IN OUTER ZONE (NON-VEGETATED)
-  IMPACT ARE IN STREAMSIDE & MIDDLE ZONE
-  IMPACT ARE IN STREAMSIDE & MIDDLE ZONE (REVEGETATED)
-  BUFFER RESTORATION (NEW PLANTINGS)
-  FLOODPLAIN ZONE


NO BUILD ZONES = STREAMSIDE ZONE & 1ST 25 FEET OF OUTER ZONE
 MIDDLE ZONE COMBINED WITH INNER ZONE TO COVER 100-YR FLOODPLAIN



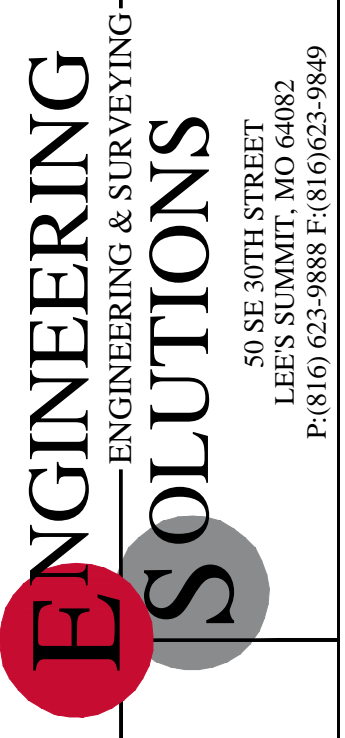
0 50' 100' 200'

STREAM BUFFER LAYOUT

SCALE: 1" = 100'



North

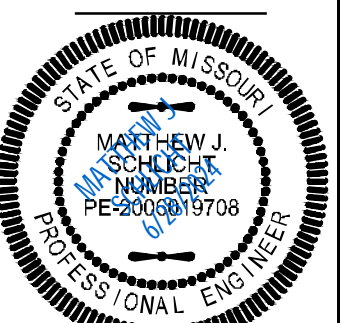


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

4900 Raytown Rd & 5100 Blue Ridge Cut Off
 Kansas City, Jackson County, Missouri

Project: Stadium
 Issue Date: June 28, 2024

STREAM BUFFER LAYOUT
 Final Stream Buffer Plans for:
STADIUM VIEW
 Kansas City, Jackson County, Missouri

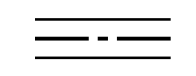
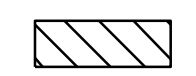
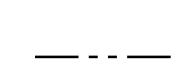
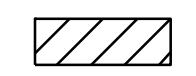
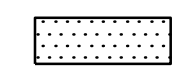
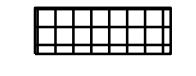

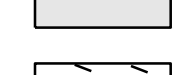
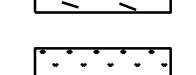

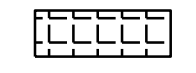



Matthew J. Schlicht
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 KS PE 19071
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REVISIONS

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LEGEND

-  STREAM CHANNEL
-  STREAMSIDE ZONE
-  25' CLEAR FROM OUTER LIMIT OF MIDDLE OR STREAMSIDE ZONE, WHICHEVER IS GREATER
-  OUTER ZONE
-  DISTURBED AREA IN OUTER ZONE (BEYOND 25' CLEAR)
-  IMPACT AREA IN OUTER ZONE (VEGETATED)
-  IMPACT AREA IN OUTER ZONE (NON-VEGETATED)
-  IMPACT AREA IN STREAMSIDE & MIDDLE ZONE
-  IMPACT AREA IN STREAMSIDE & MIDDLE ZONE (REVEGETATED)
-  BUFFER RESTORATION (NEW PLANTINGS)
-  FLOODPLAIN ZONE
-  CONSTRUCTION ZONE

STREAM BUFFER CALCULATIONS

TOTAL STREAMSIDE ZONE AREA = 137,598 SF = 3.34 AC
 TOTAL OUTER ZONE AREA = 326,535 SF = 8.03 AC
 MAX 40% DISTURBED AREA IN OUTER ZONE (W/NO MITIGATION) = 3.21 AC

Ⓐ DISTURBED AREA IN OUTER ZONE (BEYOND 25' CLEAR) = 9,154.24 SF = 0.21 AC
 Ⓑ IMPACT AREA IN OUTER ZONE (VEGETATED) = 0 SF = 0 AC
 Ⓒ IMPACT AREA IN OUTER ZONE (NON-VEGETATED) = 0 SF = 0 AC
 Ⓓ IMPACT AREA IN STREAMSIDE & MIDDLE ZONES = 0 SF = 0 AC
 Ⓔ IMPACT AREA IN STREAMSIDE & MIDDLE ZONES (REVEGETATED) = 0 SF = 0 AC

MITIGATION RATIOS PER KCMO DEVELOPMENT CODE 88-415-08-B:

- Ⓑ IMPACT AREAS CONTIGUOUS TO THE OUTER ZONE (VEGETATED), 1.5: 1
- Ⓒ IMPACT AREAS TO OUTER ZONE (NON-VEGETATED), 1: 1
- Ⓓ IMPACT AREAS IN STREAMSIDE & MIDDLE ZONES, 4: 1
- Ⓔ IMPACT AREAS IN STREAMSIDE & MIDDLE ZONES (REVEGETATED), 3: 1

MITIGATED AREA IN OUTER ZONE (VEGETATED) = 0 AC
 MITIGATED AREA IN OUTER ZONE (NON-VEGETATED) = 0 AC
 MITIGATED AREA IN STREAMSIDE & MIDDLE ZONES = 0 AC
 MITIGATED AREA IN STREAMSIDE & MIDDLE ZONES (REVEGETATED) = 0 AC
 MITIGATED TOTAL = 0 AC

TOTAL DISTURBED AREA AND MITIGATED AREA = 0.21 AC

Ⓕ RESTORATION REQUIRED TO MEET MAX. 40% DISTURBANCE = 0 AC - 0 AC

| BREAKDOWN OF IMPACT AREAS | | |
|---------------------------|-----------|-----------|
| IMPACT | AREA (SF) | AREA (AC) |
| OUTER ZONE | 9154.24 | 0.21 |
| INNER ZONE | 0.00 | - |
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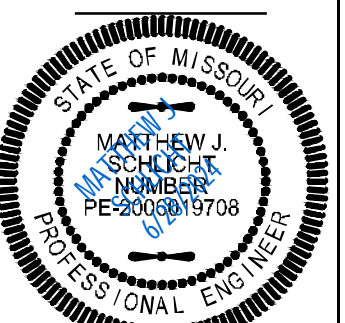


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Project: Stadium
 Issue Date: June 28, 2024

STREAM BUFFER IMPACTS
 Final Stream Buffer Plans for:
 STADIUM VIEW
 Kansas City, Jackson County, Missouri



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REVISIONS

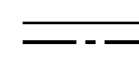

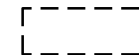
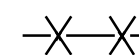

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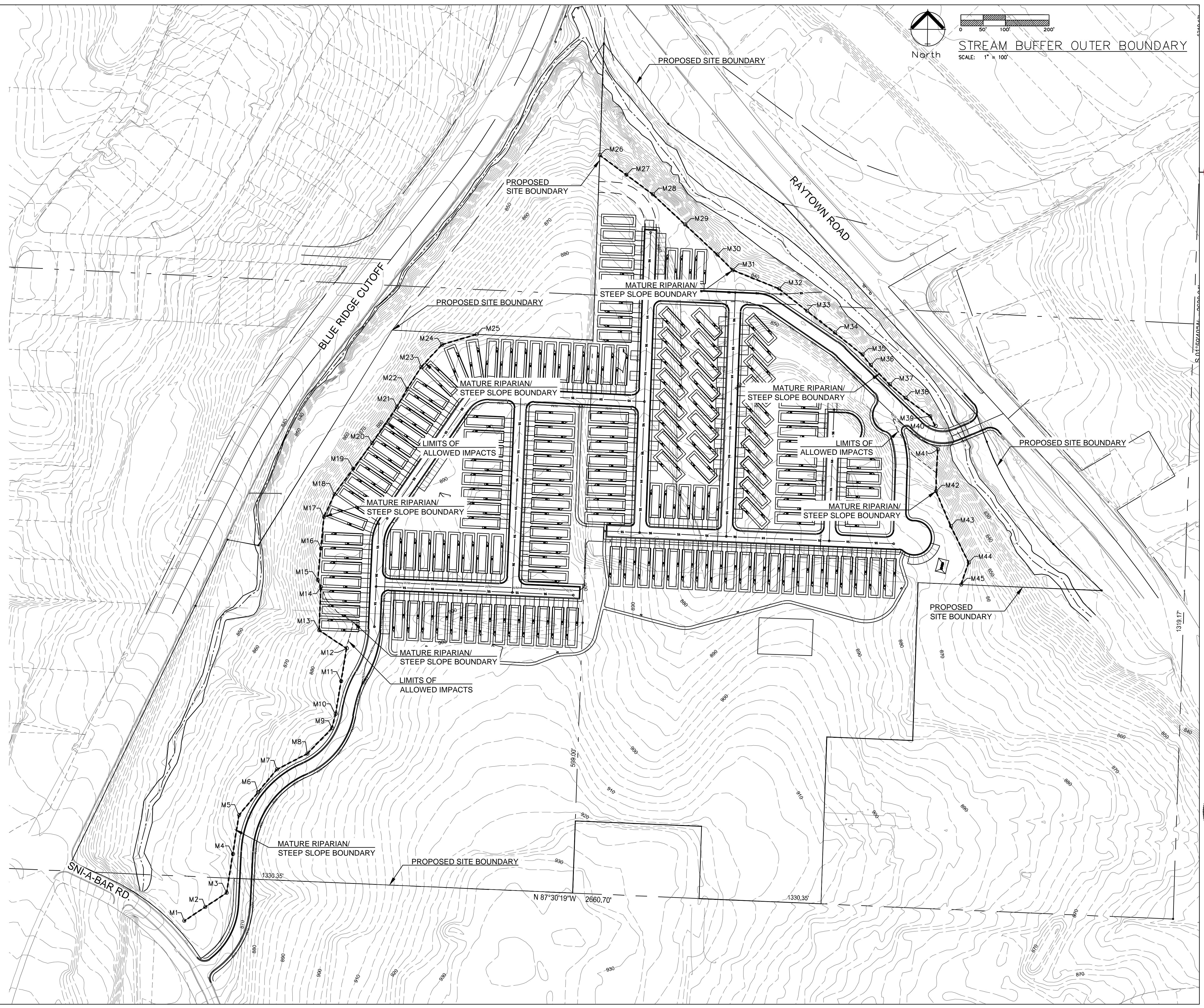
NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE TEMPORARY CONSTRUCTION FENCING SHOWN BELOW THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
2. BOUNDARY MARKERS MUST BE INSTALLED AS INDICATED BELOW CLEARLY MARKING THE STREAM BUFFER OUTER ZONE BOUNDARY BEFORE, DURING, AND AFTER CONSTRUCTION.
3. PERMANENT SIGNS MUST BE INSTALLED AFTER CONSTRUCTION TO DENOTE THE BUFFER.
4. REQUIRED PERMANENT SIGNS SHALL READ: "PROTECT STREAM BUFFER - DO NOT DISTURB (CITY CODE SECTION 88-415)," WITH THE SIGN MESSAGE LOCATED 4-FT ABOVE THE GROUND. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

| Point No. | Northing | Easting |
|-----------|------------|------------|
| M1 | 1042823.40 | 2794564.12 |
| M2 | 1042854.57 | 2794611.33 |
| M3 | 1042885.75 | 2794658.55 |
| M4 | 1042971.71 | 2794672.11 |
| M5 | 1043057.67 | 2794685.67 |
| M6 | 1043108.43 | 2794727.71 |
| M7 | 1043159.20 | 2794769.76 |
| M8 | 1043194.00 | 2794837.16 |
| M9 | 1043250.30 | 2794891.49 |
| M10 | 1043281.43 | 2794899.70 |
| M11 | 1043354.21 | 2794911.90 |
| M12 | 1043426.99 | 2794924.09 |
| M13 | 1043467.37 | 2794863.17 |
| M14 | 1043562.75 | 2794867.33 |
| M15 | 1043578.10 | 2794860.40 |
| M16 | 1043648.16 | 2794867.10 |
| M17 | 1043718.21 | 2794873.81 |
| M18 | 1043768.20 | 2794896.96 |
| M19 | 1043824.82 | 2794938.65 |
| M20 | 1043881.45 | 2794980.34 |
| M21 | 1043961.71 | 2795035.37 |
| M22 | 1044001.56 | 2795058.09 |
| M23 | 1044049.93 | 2795089.01 |
| M24 | 1044099.77 | 2795135.11 |
| M25 | 1044122.51 | 2795211.41 |
| M26 | 1044519.19 | 2795484.73 |
| M27 | 1044475.87 | 2795543.30 |
| M28 | 1044432.55 | 2795601.86 |
| M29 | 1044365.72 | 2795673.22 |
| M30 | 1044298.90 | 2795744.59 |
| M31 | 1044264.73 | 2795778.64 |
| M32 | 1044223.61 | 2795880.95 |
| M33 | 1044174.55 | 2795943.12 |
| M34 | 1044126.21 | 2796004.37 |
| M35 | 1044077.78 | 2796065.74 |
| M36 | 1044054.73 | 2796084.14 |
| M37 | 1044011.68 | 2796126.32 |
| M38 | 1043981.96 | 2796160.87 |
| M39 | 1043941.37 | 2796215.96 |
| M40 | 1043919.65 | 2796227.65 |
| M41 | 1043967.98 | 2796232.95 |
| M42 | 1043774.91 | 2796228.74 |
| M43 | 1043697.80 | 2796261.57 |
| M44 | 1043617.35 | 2796301.09 |
| M45 | 1043568.65 | 2796284.41 |

LEGEND

-  STREAM CHANNEL
-  PROPOSED OUTER ZONE BOUNDARY
-  LIMITS OF ALLOWED IMPACTS
-  TEMPORARY CONSTRUCTION FENCING
-  BOUNDARY MARKER



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

Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005038319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 4254
 Nebraska
 Engineering CA2821

4800 Raytown Rd & 5100 Blue Ridge Cut Off
 Kansas City, Jackson County, Missouri

Project: Streamcut
 Issue Date: June 28, 2024

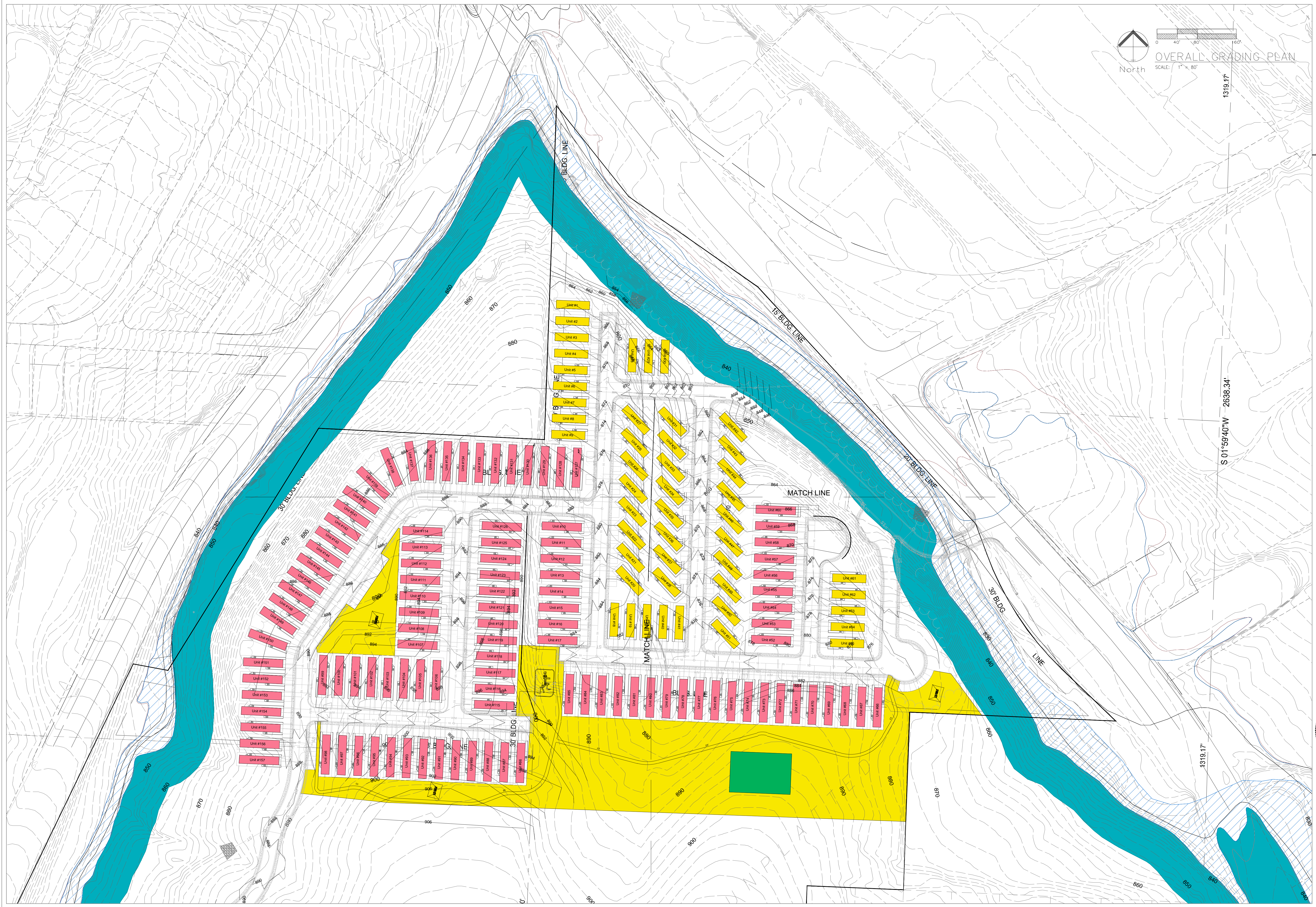
STREAM BUFFER OUTER BOUNDARY
 Final Stream Buffer Plans for:
 STADIUM VIEW
 Kansas City, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25228
 NE PE E-14335

REVISIONS

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North
 SCALE: 1" = 80'
 0 40 80 160
 1319.17'
 2638.34'

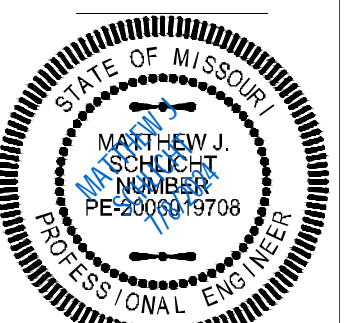


Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005031818-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
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 Nebraska
 Engineering CA2821

4900 Raytown Rd & 5100 Blue Ridge Cut Off
 Kansas City, Jackson County, Missouri

Project: Stadium View
 Issue Date: July 8, 2024

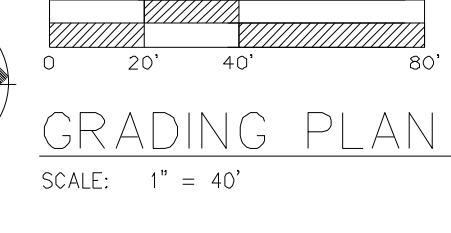
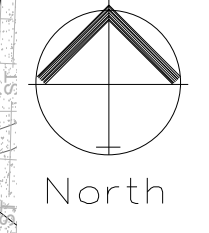
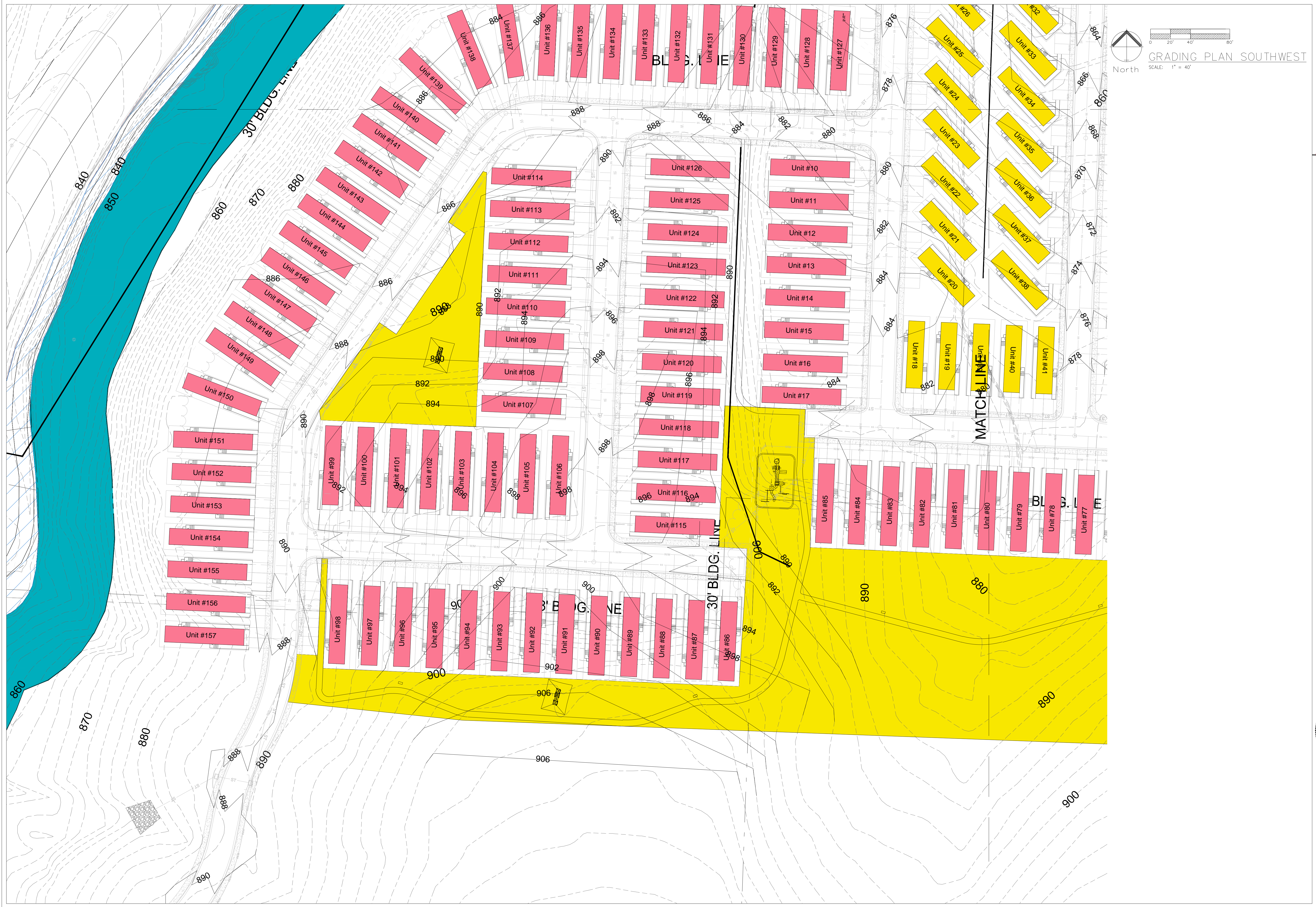
OVERALL GRADING PLAN
 Development Plan for:
 STADIUM VIEW
 Kansas City, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS

| NO. | DESCRIPTION |
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GRADING PLAN SOUTHWEST
SCALE: 1" = 40'

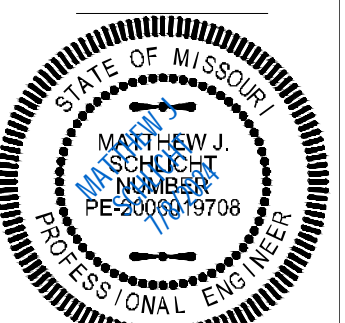


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Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-210
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

4900 Raytown Rd & 5100 Blue Ridge Cut Off
Kansas City, Jackson County, Missouri

Project: Stadium
Issue Date: July 8, 2024

GRADING PLAN SOUTHWEST
Development Plan for:
STADIUM VIEW
Kansas City, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

| NO. | REVISIONS |
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North

GRADING PLAN SOUTHEAST

SCALE: 1" = 40'

S 0155

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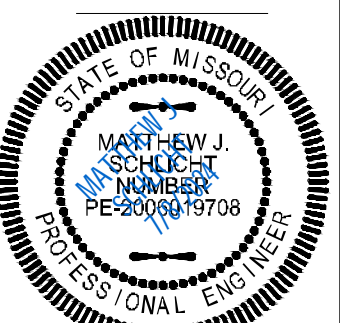
50 SE 30TH STREET
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4900 Raytown Rd & 5100 Blue Ridge Cut Off
Kansas City, Jackson County, Missouri

Project: Stadium
Issue Date: July 8, 2024

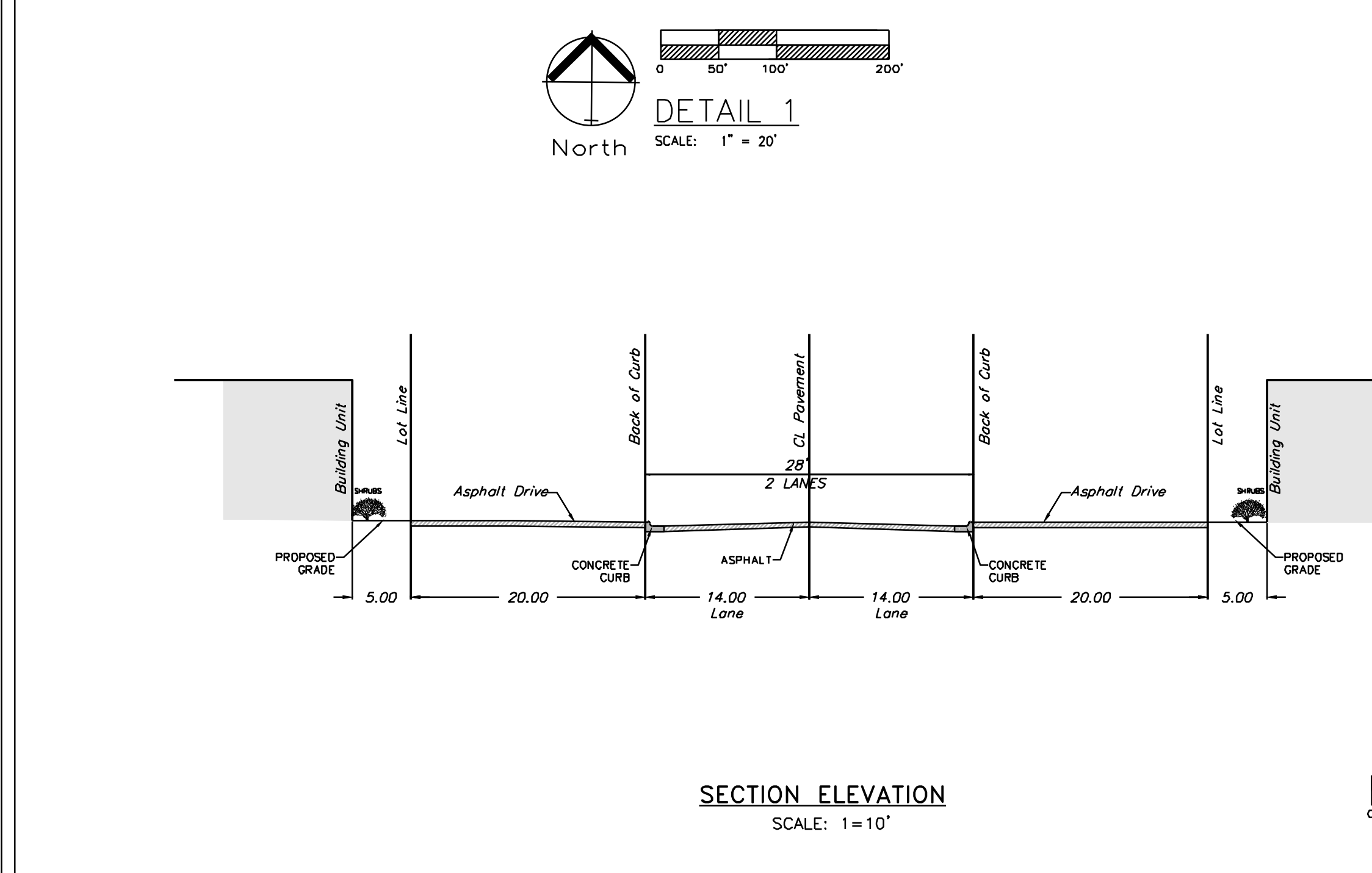
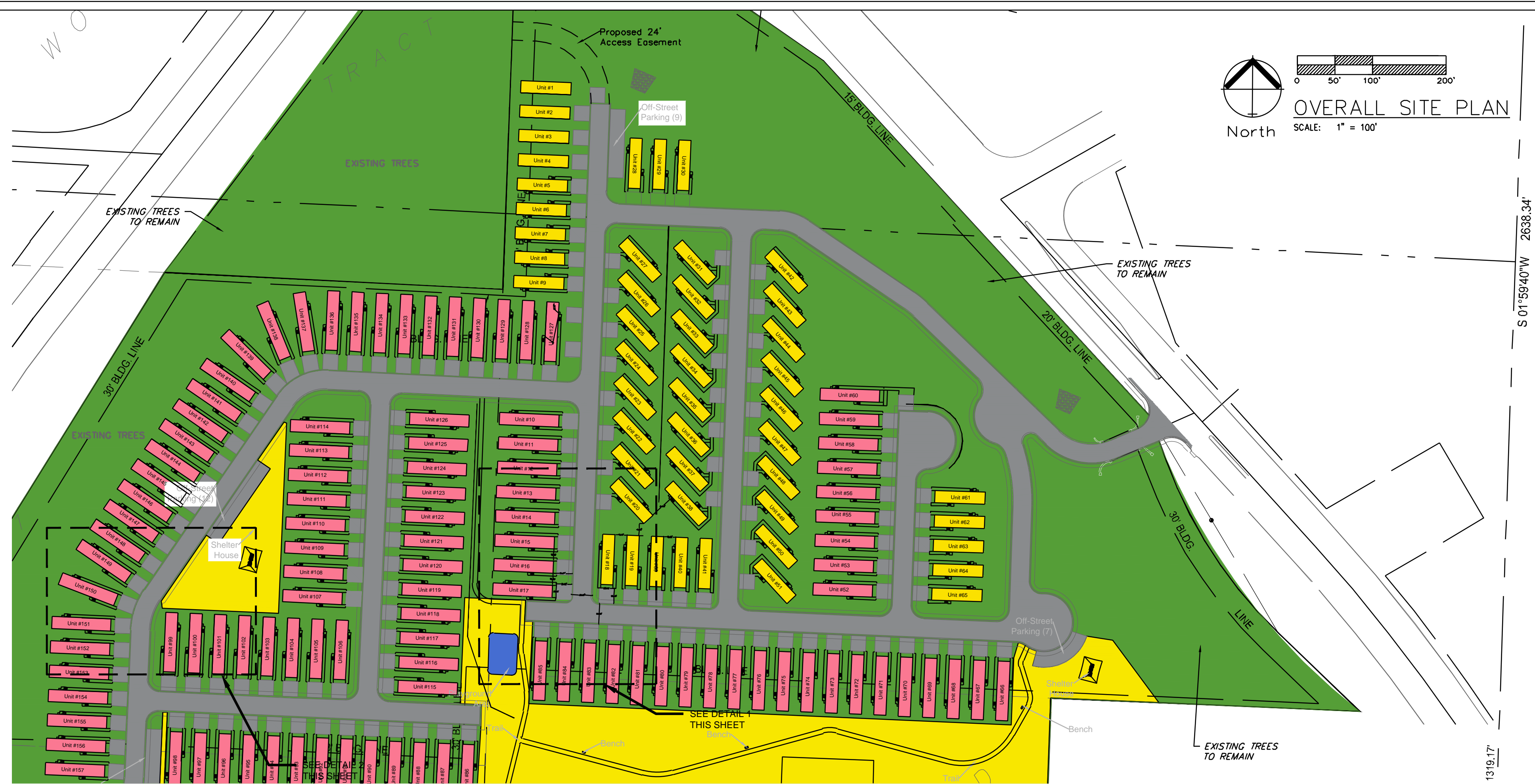
GRADING PLAN SOUTHEAST
Development Plan for:
STADIUM VIEW
Kansas City, Jackson County, Missouri

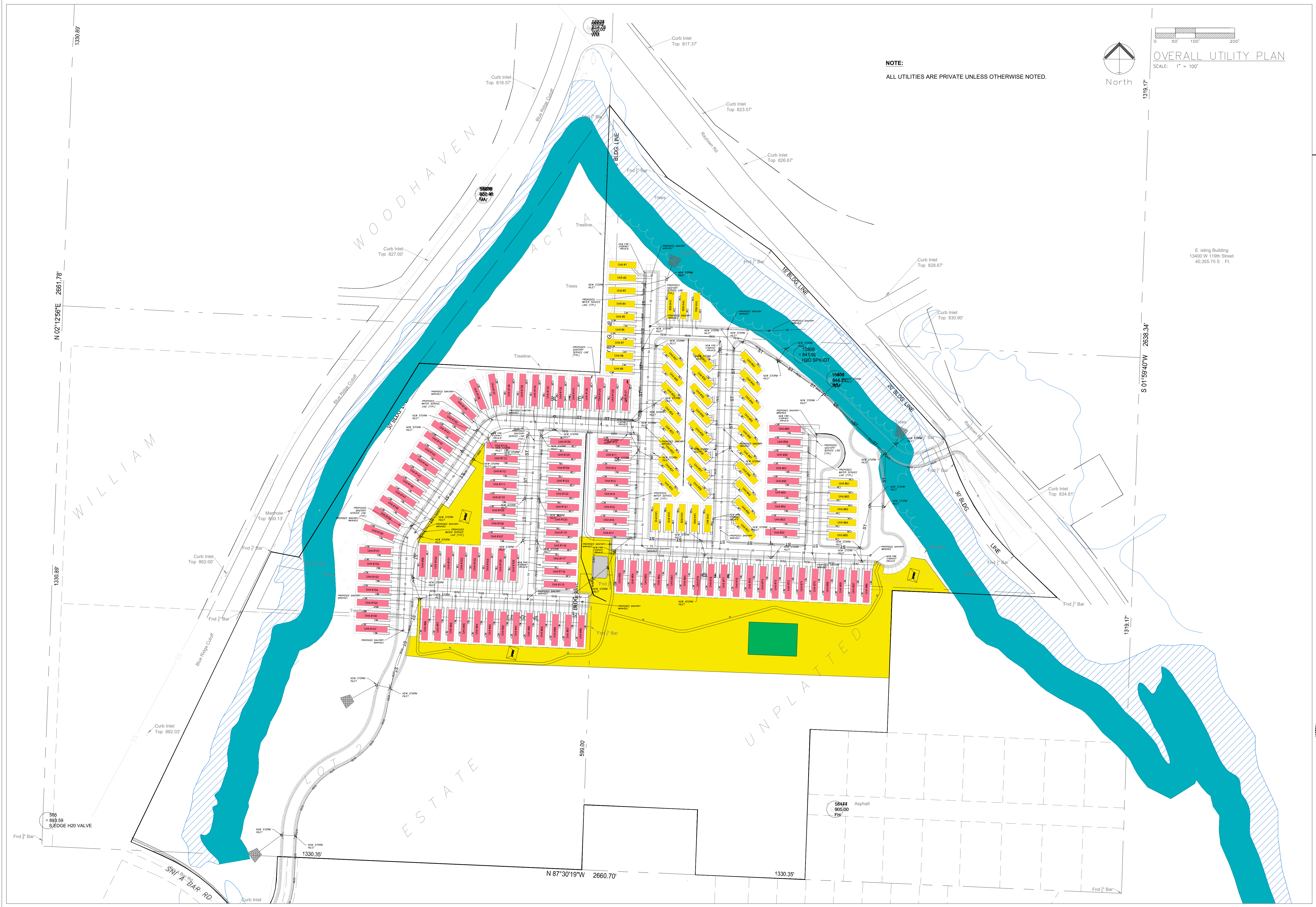


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OK PE 25226
NE PE E-14335

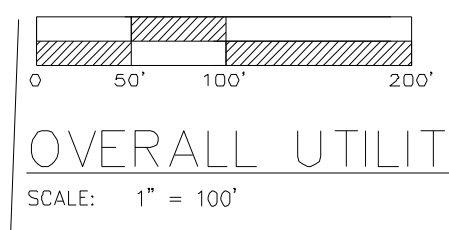
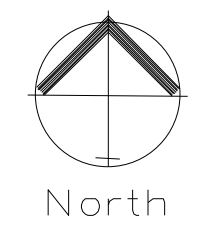
REVISIONS

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NOTE:
ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.



OVERALL UTILITY PLAN
SCALE: 1" = 100'

E-tailing Building
13400 W 119th Street
40,355.75 S. Ft.

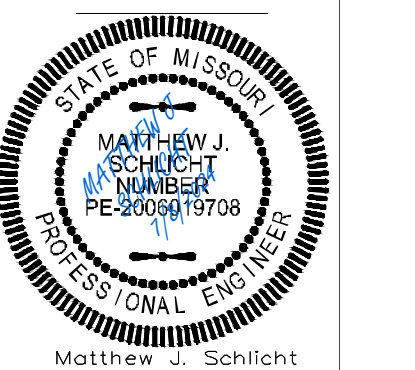


Professional Registration
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Project: 4900 Raytown Rd & 5100 Blue Ridge Cut Off
Development Plan for: STADIUM VIEW
Kansas City, Jackson County, Missouri

Project: 4900 Raytown Rd & 5100 Blue Ridge Cut Off
Development Plan for: STADIUM VIEW
Issue Date: July 8, 2024

Overall Utility Plan for:
Development Plan for:
STADIUM VIEW
Kansas City, Jackson County, Missouri

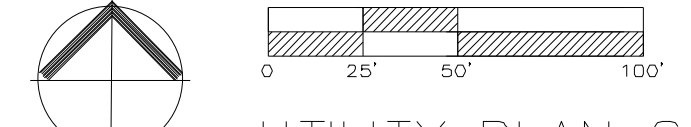


Matthew J. Schlicht
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KS PE 19071
OK PE 25226
NE PE E-143325

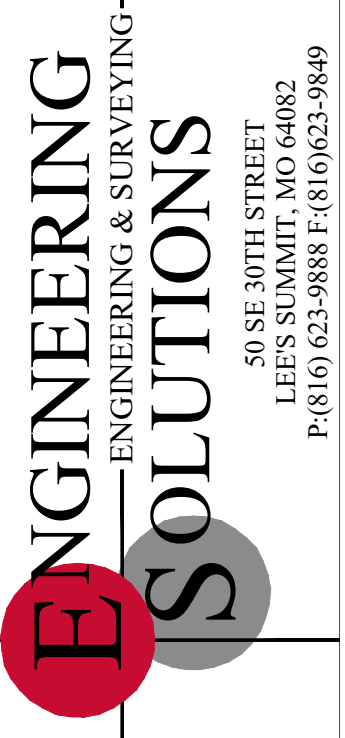
REVISIONS

| NO. | DATE | DESCRIPTION |
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NOTE:
ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.



UTILITY PLAN SOUTHWEST

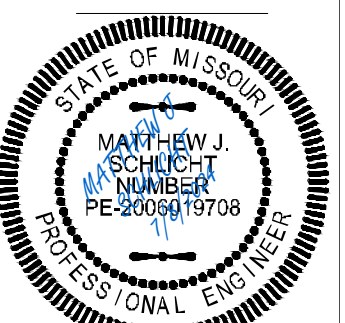


Professional Registration
Missouri
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Surveying 200500318-D
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Oklahoma
Engineering 6254
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4900 Raytown Rd & 5100 Blue Ridge Cut Off
Kansas City, Jackson County, Missouri

Project: Stadium
Issue Date: July 8, 2024

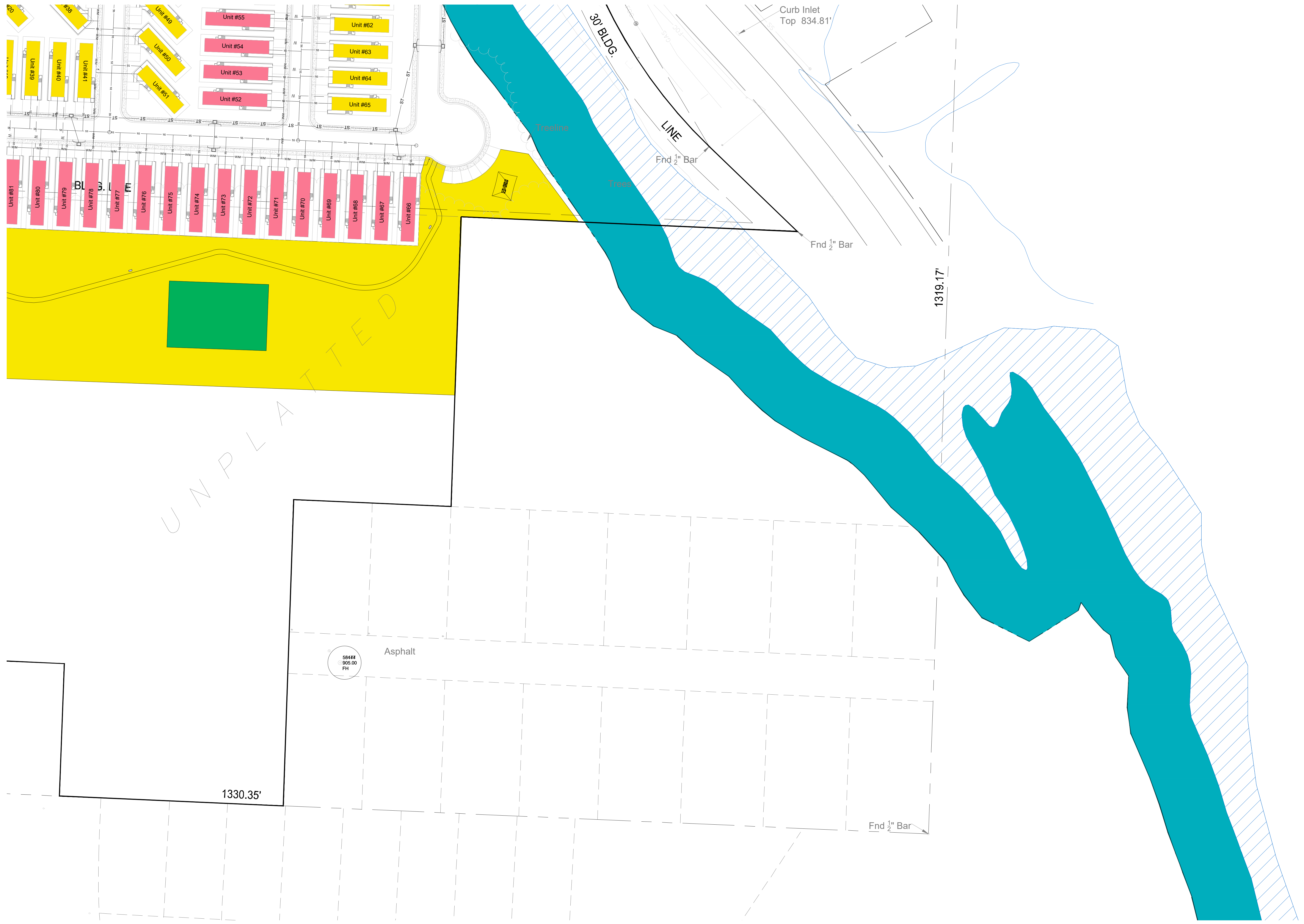
Utility Plan Southwest
Development Plan for:
STADIUM VIEW
Kansas City, Jackson County, Missouri



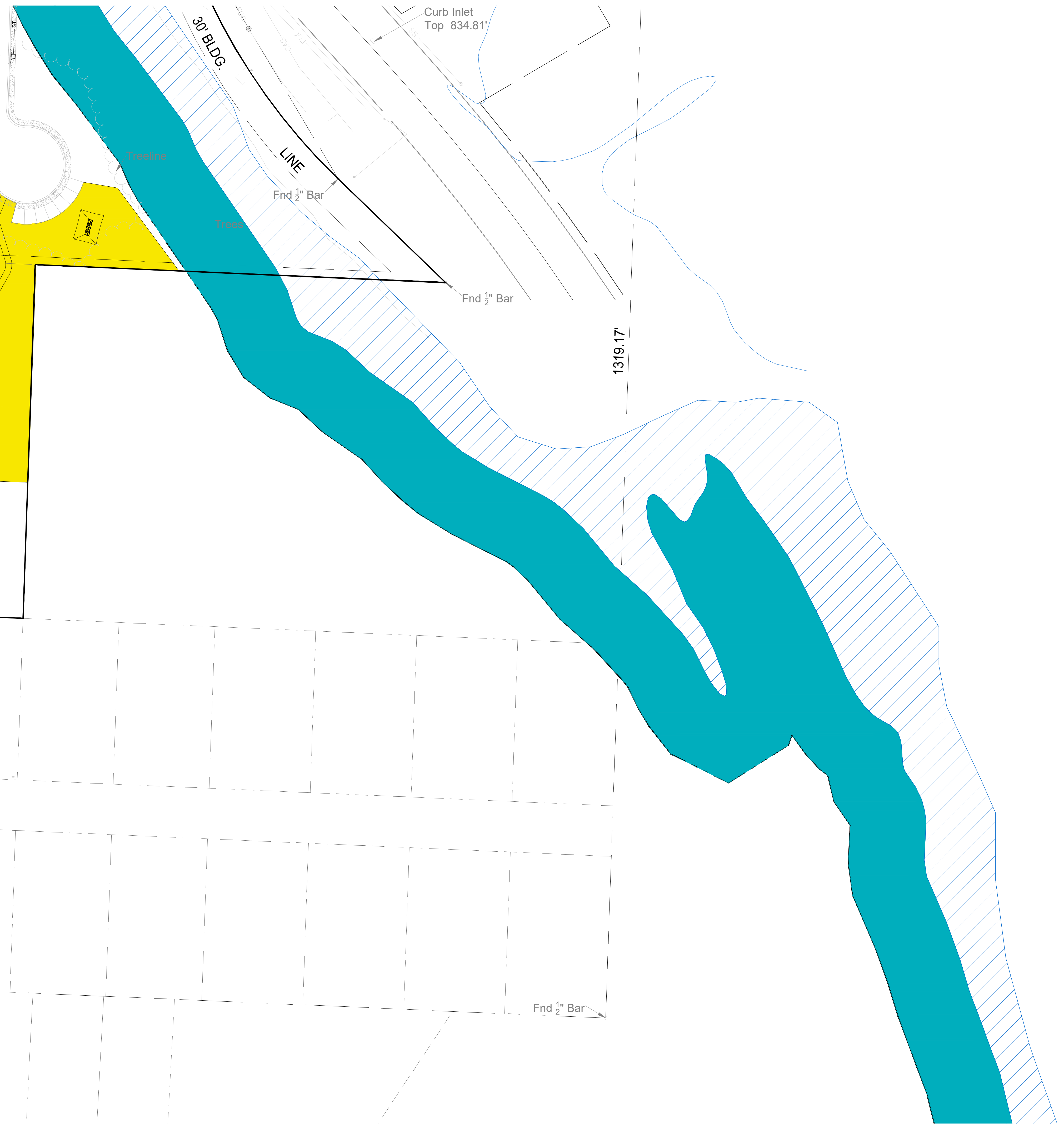
Matthew J. Schlicht
MO PE 2005019708
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OK PE 25226
NE PE E-14335

REVISIONS

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UNPLATTED



Curb Inlet
Top 834.81'

30' BLDG.

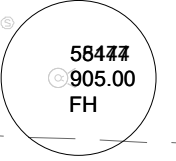
LINE

Fnd 1/2" Bar

Fnd 1/2" Bar

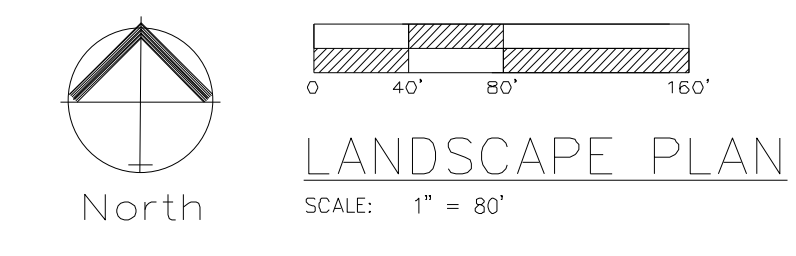
1319.17'

Asphalt



1330.35'

Fnd 1/2" Bar



LANDSCAPE REQUIREMENTS
 PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE:
 STREET TREES 88-425-03

A. At least one street tree is required for each 30 feet of street frontage

| LOCATION | REQUIREMENT | PROVIDED |
|--------------------|-------------|--|
| Blue Ridge Cut Off | 1,400 Feet | 47 Trees Required Eisting Tree Mass |
| Raytown Road | 1,600 Feet | 54 Trees Required Eisting Tree Mass |

88-425-05 Perimeter Landscaping of Vehicular Use Areas
 B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening. Requirement Met

88-425-06.B Interior Landscaping of Parking Lots
 A. At Least 28 square feet of interior landscape area is required per parking space

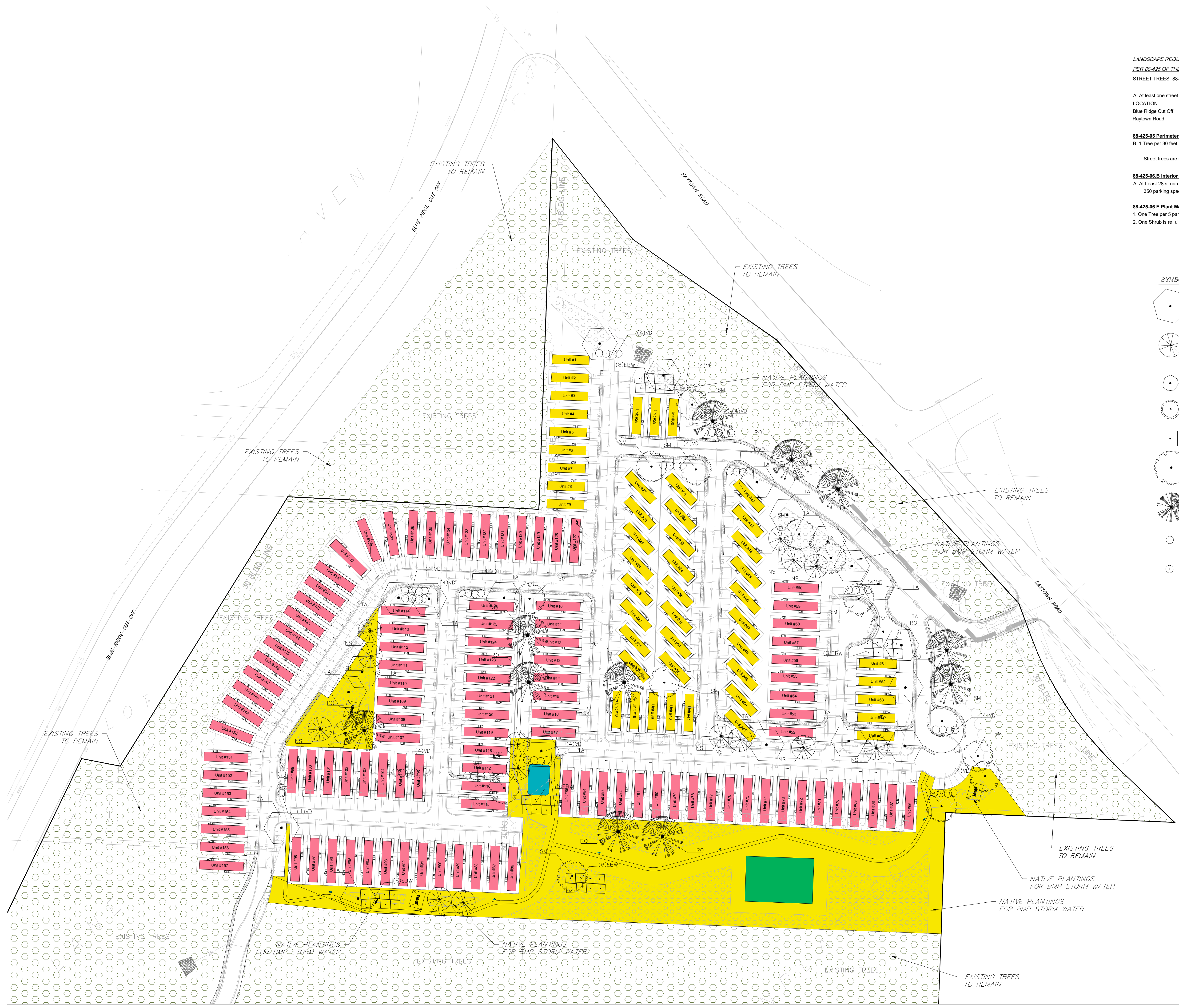
| 350 parking spaces | 9,800 s. ft. required | Requirement Met |
|--------------------|-----------------------|-----------------|
|--------------------|-----------------------|-----------------|

88-425-06.E Plant Materials

| 1. One Tree per 5 parking spaces | 350 parking spaces | 70 Trees Required | 70 Trees Provided |
|--|--------------------|---------------------|---------------------|
| 2. One Shrub is required per parking space | 350 parking spaces | 350 Shrubs Required | 350 Shrubs Provided |

PLANTING GUIDE

| SYMBOL | QUANT. | KEY | NAME | SIZE |
|--------|--------|-----|--|---------|
| | 20 | TA | AMERICAN BASSWOOD LINDEN TILIA AMERICANA | 3" CAL. |
| | 15 | NS | NORWAY SPRUCE PICEA OBIES | 6' HT. |
| | 95 | RB | OKLAHOMA REDBUD CERCIS RENIFORMIS 'OKLAHOMA' | 3" CAL. |
| | -- | JCH | HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT' | #3 POT |
| | 40 | EBW | DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS 'SUFFRUTICOSA' | #3 POT |
| | 15 | SM | CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR' | 3" CAL. |
| | 11 | RO | RED OAK QUERCUS RUBRA | 3" CAL. |
| | 60 | VD | VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM | |
| | -- | PO | PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK | |

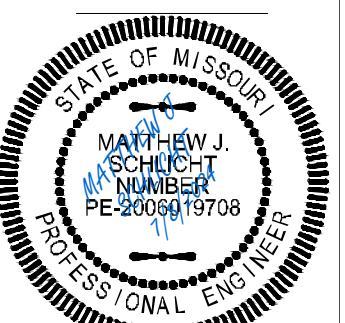


Professional Registration
 Missouri
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 Surveying 20050318-D
 Kansas
 Engineering E-1695
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 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: 4800 Raytown Rd & 5100 Blue Ridge Cut Off
 Development Plan for: STADIUM VIEW
 Location: Kansas City, Jackson County, Missouri

Project Sheet: Issue Date: July 8, 2024

Landscape Plan
 Development Plan for:
 STADIUM VIEW
 Kansas City, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2005019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS

| NO. | DATE | DESCRIPTION |
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