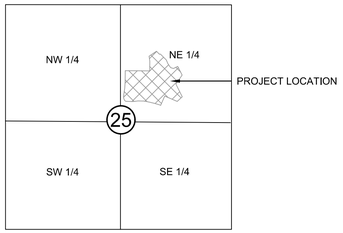
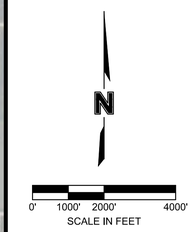
THE COLLECTION AT STALEY HILLS
DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONING

NE SHOAL CREEK PKWY & MAPLEWOODS PKWY
SECTION 25, TOWNSHIP 52N, RANGE 33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



VICINITY MAP
S25, T52N, R33W
N.T.S.



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PROJECT TEAM & UTILITY CONTACT LIST

OWNER/DEVELOPER
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CONTACT: BRENNER HOLLAND
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UTILITY SERVICE NUMBERS
NAME: KCMO WATER SERVICES
PHONE: 816-513-2627

NAME: SPIRE
PHONE: 816-513-2171

NAME: GOOGLE FIBER
PHONE: 877-454-6959

NAME: EVERGY
PHONE: 816-471-5275

NAME: SPECTRUM
PHONE: 816-358-5360

Case No. CD-CPC-2025-00076

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. _____ on **07/16/25**

Sara Copeland, FAICP
Secretary of the City Plan Commission

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE SOUTHWEST QUARTER OF LOT 1, BENTON HOUSE OF STALEY HILLS, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED AS DOCUMENT NO. 2016043280, IN BOOK H, AT PAGE 176.4; THENCE SOUTH 89°25'00" EAST, ON THE SOUTH LINE OF SAID LOT 1 AND TRACT A, SAID BENTON HOUSE OF STALEY HILLS, 608.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A; THENCE NORTH 00°35'00" EAST, ON THE EAST LINE OF SAID TRACT A, 240.00 FEET; THENCE NORTH 07°41'20" WEST, ON THE EAST LINE OF SAID TRACT A, 125.46 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N EUCLID AVENUE, AS ESTABLISHED BY SAID BENTON HOUSE OF STALEY HILLS; THENCE NORTH 55°28'56" EAST, ON THE SOUTHERLY LINE OF SAID N EUCLID AVENUE AND THE NORTHERLY LINE OF TRACT D, SAID BENTON HOUSE OF STALEY HILLS, 220.86 FEET; THENCE SOUTH 44°47'03" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 103.19 FEET; THENCE NORTH 83°15'29" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 25.39 FEET; THENCE SOUTH 44°47'03" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 207.31 FEET; THENCE SOUTH 24°29'25" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 101.80 FEET; THENCE SOUTH 34°38'55" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 115.44 FEET; THENCE SOUTH 71°02'35" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 75.30 FEET; THENCE NORTH 63°23'35" EAST, ON THE SOUTHEASTERLY LINE OF SAID TRACT D, 119.14 FEET TO THE WESTERLY LINE OF TRACT A, STALEY HILLS - FIRST PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED AS DOCUMENT NO. 2005044944, IN BOOK F, AT PAGE 198; THENCE SOUTH 26°36'25" EAST, ON THE WESTERLY LINE OF SAID TRACT A, 242.38 FEET; THENCE SOUTH 34°12'55" WEST, ON THE WESTERLY LINE OF SAID TRACT A, 272.37 FEET; THENCE SOUTH 26°36'25" EAST, ON THE WESTERLY LINE OF SAID TRACT A, 350.92 FEET TO AN ANGLE POINT ON THE NORTHERLY LINE OF TRACT A, STALEY HILLS - NINTH PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED AS DOCUMENT NO. 2019031803, IN BOOK I, AT PAGE 80.3; THENCE SOUTH 46°34'42" WEST, ON THE NORTHERLY LINE OF SAID TRACT A, 171.74 FEET; THENCE NORTH 66°47'08" WEST, ON THE NORTHERLY LINE OF SAID TRACT A, 340.28 FEET; THENCE SOUTH 23°12'52" WEST, ON THE WESTERLY LINE OF SAID TRACT A, AND WESTERLY LINE OF LOT 18, SAID STALEY HILLS - NINTH PLAT, 250.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NE SHOAL CREEK PARKWAY AS ESTABLISH BY DOCUMENT NO. 2008018527, IN BOOK 5980, AT PAGE 34; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 71°39'02" WEST WITH A RADIUS OF 2,812.00 FEET, A CENTRAL ANGLE OF 09°08'18" AND AN ARC DISTANCE OF 448.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NE SHOAL CREEK PARKWAY AS ESTABLISHED BY THE MISSOURI SPECIAL WARRANTY DEED, RECORDED AS DOCUMENT NO. 2022009482, IN BOOK 9327, AT PAGE 144; THENCE ON SAID NORTHERLY LINE, ON A LINE NON-TANGENT TO SAID CURVE, NORTH 89°38'19" WEST, A DISTANCE OF 128.34 FEET; THENCE WESTERLY, ON SAID NORTHERLY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 84°59'16" WEST WITH A RADIUS OF 1,857.92 FEET, A CENTRAL ANGLE OF 03°06'34" AND AN ARC DISTANCE OF 100.83 FEET; THENCE ON SAID NORTHERLY LINE, ON A LINE NON-TANGENT TO SAID CURVE, SOUTH 85°17'16" WEST, A DISTANCE OF 32.51 FEET; THENCE NORTH 87°39'13" WEST, ON SAID NORTHERLY LINE, 164.97 FEET; THENCE NORTH 83°34'51" WEST, ON SAID NORTHERLY LINE, 6.42 FEET; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 43°28'52" AND AN ARC DISTANCE OF 27.32 FEET; THENCE ON SAID NORTHERLY LINE, ON A LINE NON-TANGENT TO SAID CURVE, NORTH 40°05'56" WEST, A DISTANCE OF 10.60 FEET; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 30°45'32" AND AN ARC DISTANCE OF 40.80 FEET; THENCE CONTINUING ON SAID DOCUMENT NO. 2022009482, NOW BEING THE EASTERLY RIGHT OF WAY LINE OF MAPLEWOODS PARKWAY (N WOODLAND AVENUE), ON A LINE NON-TANGENT TO SAID CURVE, NORTH 09°20'30" WEST, A DISTANCE OF 48.55 FEET; THENCE NORTHERLY ON SAID EASTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 13°49'37" AND AN ARC DISTANCE OF 16.41 FEET; THENCE ON SAID EASTERLY LINE, ON A LINE NON-TANGENT TO SAID CURVE, NORTH 04°29'04" EAST, A DISTANCE OF 13.72 FEET; THENCE NORTH 06°15'39" EAST, ON SAID EASTERLY LINE, 29.51 FEET; THENCE NORTH 08°02'13" EAST, ON SAID EASTERLY LINE, 168.78 FEET; THENCE NORTHERLY ON SAID EASTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,037.33 FEET, A CENTRAL ANGLE OF 07°27'13" AND AN ARC DISTANCE OF 134.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID MAPLEWOODS PARKWAY (N WOODLAND AVENUE) AS ESTABLISHED BY AFORESAID DOCUMENT NO. 2008018527, IN BOOK 5980, AT PAGE 34; THENCE NORTH 00°35'00" EAST, ON SAID EASTERLY RIGHT OF WAY LINE AS ESTABLISHED BY SAID DOCUMENT NO. 2008018527 AND BY DOCUMENT NO. 2022009477, IN BOOK 9327 AT PAGE 139, 295.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1,230,708 SQUARE FEET OR 28.253 ACRES, MORE OR LESS.

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Olsson - Engineering
Missouri COA #001592

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

TITLE SHEET
THE COLLECTION @ STALEY HILLS

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

drawn by: DB
designed by: DE
project no.: 023-04982
date: 06.25.2025

SHEET
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DATE: Jul 17, 2025 11:55am USER: jhodson

PROPERTY OWNERS WITHIN 300'	
1	TOWER PROPERTIES CO 1000 WALNUT ST STE 900 KANSAS CITY, MO 64106
2	KANSAS CITY CITY OF 414 E 12TH ST KANSAS CITY, MO 64106
3	STALEY SLP LLC 5665 ATLANTA HWY 9 STE 1028-361 ALPHARETTA, GA 30004
4	CORBIN MERRY & SIDNEY ETAL 11100 N EUCLID AVE KANSAS CITY, MO 64155
5	LACHANCE ROBERT S JR & WENDY A TRUST 11104 N EUCLID AVE KANSAS CITY, MO 64155
6	WILLIAMS TERRITERRANN 11114 N EUCLID AVE KANSAS CITY, MO 64155
7	KEEFER PEGGY 11115 N EUCLID AVE KANSAS CITY, MO 64155
8	KOBOLT VINCENT M & BARBARA J TRUST 11111 N EUCLID AVE KANSAS CITY, MO 64155
9	NEHER JEWEL A TRUST 11109 N EUCLID AVE KANSAS CITY, MO 64155
10	DENNIS PAMELA A 11105 N EUCLID AVE KANSAS CITY, MO 64155
11	STEFFEN RICHARD MICHAEL & NADINE J 11101 N EUCLID AVE KANSAS CITY, MO 64155
12	BOLD EMILY Y TRUST 11031 N EUCLID AVE KANSAS CITY, MO 64155
13	STALEY HILLS HOME OWNERS ASSOC C/O HUNT MIDWEST REAL ESTATE DEVEL 8300 NE UNDERGROUND DR STE 100 KANSAS CITY, MO 64161
14	DAWSON RICHARD J & PEGGY R TRUST 11100 N BROOKLYN AVE KANSAS CITY, MO 64155
15	CROSSEN FAMILY TRUST 11024 N BROOKLYN AVE KANSAS CITY, MO 64155
16	CHENEY PAUL E & BONNIE J 11020 N BROOKLYN AVE KANSAS CITY, MO 64155
17	MITCHELL BRAEDYN R & NATALIE C 11018 N BROOKLYN AVE KANSAS CITY, MO 64155
18	SMITH ALLEN B & BRENDA S 11019 N BROOKLYN AVE KANSAS CITY, MO 64155
19	PAULSON AMY L 11015 N BROOKLYN AVE KANSAS CITY, MO 64155
20	ANSTAETT DALTON N & TRAN BICH 11009 N BROOKLYN AVE KANSAS CITY, MO 64155
21	JOHNSON ADAM C & MARIE N 11005 N BROOKLYN AVE KANSAS CITY, MO 64155
22	WEST SHAWN E & JENNIFER L 11001 N BROOKLYN AVE KANSAS CITY, MO 64155
23	MENDON MICHAEL & SHIRLEE ETAL 10925 N BROOKLYN AVE KANSAS CITY, MO 64155
24	CLAWSON CODY 10921 N BROOKLYN AVE KANSAS CITY, MO 64155
25	ANDERSON AMY M & WILLIAM D 10917 N BROOKLYN AVE KANSAS CITY, MO 64155
26	HASKINS ALAN T & AUDREY A 11008 N BROOKLYN AVE KANSAS CITY, MO 64155
27	LEAK ROBERT W & JULIE L TRUST 11004 N BROOKLYN AVE KANSAS CITY, MO 64155
28	DAVIS JOHNATHAN L BAYS SARAH L 11000 N BROOKLYN AVE KANSAS CITY, MO 64155
29	SAEED MALIK AL 10928 N BROOKLYN AVE KANSAS CITY, MO 64155
30	STEWART CHAD MICHAEL TILL-AVERY, JENNIFER JEAN 10924 N BROOKLYN AVE KANSAS CITY, MO 64155
31	DIMAGGIO FRANK A TAYLOR ALEXYS M 10920 N BROOKLYN AVE KANSAS CITY, MO 64155
32	SHEA KELLY A & MATTHEW B 10916 N BROOKLYN AVE KANSAS CITY, MO 64155
33	SAN SARO & SHANYA 10912 N BROOKLYN AVE KANSAS CITY, MO 64155
34	AZEVEDO ESTEBAN & AMY ETAL 10908 N BROOKLYN AVE KANSAS CITY, MO 64155
35	PATTON ZANE A & KATE R 10904 N BROOKLYN AVE KANSAS CITY, MO 64155
36	PATRIOT HOMES INC PO BOX 1305 LIBERTY, MO 64069
37	HUNT MIDWEST RESIDENTIAL LLC 8300 NE UNDERGROUND DR STE 100 KANSAS CITY, MO 64161
38	VILLAGE ON THE GREEN TOWNEHOME ASSOC INC C/O DONNA BINGHAM 8326 SANTA FE DR STE 190 OVERLAND PARK, KS 66212
39	BAILEY MARSHA V 2108 NE 107TH TER KANSAS CITY, MO 64155
40	BRUENN MICHAEL R & JULIE A ETAL 2106 NE 107TH TER KANSAS CITY, MO 64155
41	LOVETT RICHARD S TRUST 2104 NE 107TH TER KANSAS CITY, MO 64155
42	MCCRAY INVESTMENTS LLC 10741 EL MONTE ST LEAWOOD, KS 66211
43	SACK ALAN R & MICHELLE P TRUST 1907 NE 107TH TER KANSAS CITY, MO 64155
44	DAVIDSON PAMELA M TRUST ETAL 1905 NE 107TH TER KANSAS CITY, MO 64155
45	BARGFREDE RYAN J & ELIZABETH A 1903 NE 107TH TER KANSAS CITY, MO 64155
46	CLINTON GEORGE M & PAMELA A 1901 NE 107TH TER KANSAS CITY, MO 64155
47	KGH BUILDING GROUP LLC 6610 ROYAL ST PLEASANT VALLEY, MO 64068
48	SLOAN KATHY A ETAL 1807 NE 107TH TER KANSAS CITY, MO 64155
49	WEIANS BARBARA M TRUST 1805 NE 107TH TER KANSAS CITY, MO 64155
50	STUART EMILY ETAL 1803 NE 107TH TER KANSAS CITY, MO 64155
51	DODS JOAN C BAKER STEFANIE L 1900 NE 106TH TER KANSAS CITY, MO 64155
52	TOWER PROPERTIES CO 1000 WALNUT ST STE 900 KANSAS CITY, MO 64106
53	TABB VINCENT & ELISSA 1919 NE 111TH CT KANSAS CITY, MO 64155
54	LANIO THOMAS F & ANALEE A ETAL 1923 NE 111TH CT KANSAS CITY, MO 64155

LEGEND

- PROJECT PROPERTY BOUNDARY
- 300' ADJACENT PROPERTY OWNER BOUNDARY
- 999 EXISTING MAJOR CONTOUR
- 999 EXISTING MINOR CONTOUR

N

0' 50' 100' 200'
SCALE IN FEET

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Missouri COA #001592

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

EXISTING CONDITIONS
STALEY HILLS BTR

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

drawn by: DB
designed by: DE
project no.: 023-04982
date: 06.25.2025

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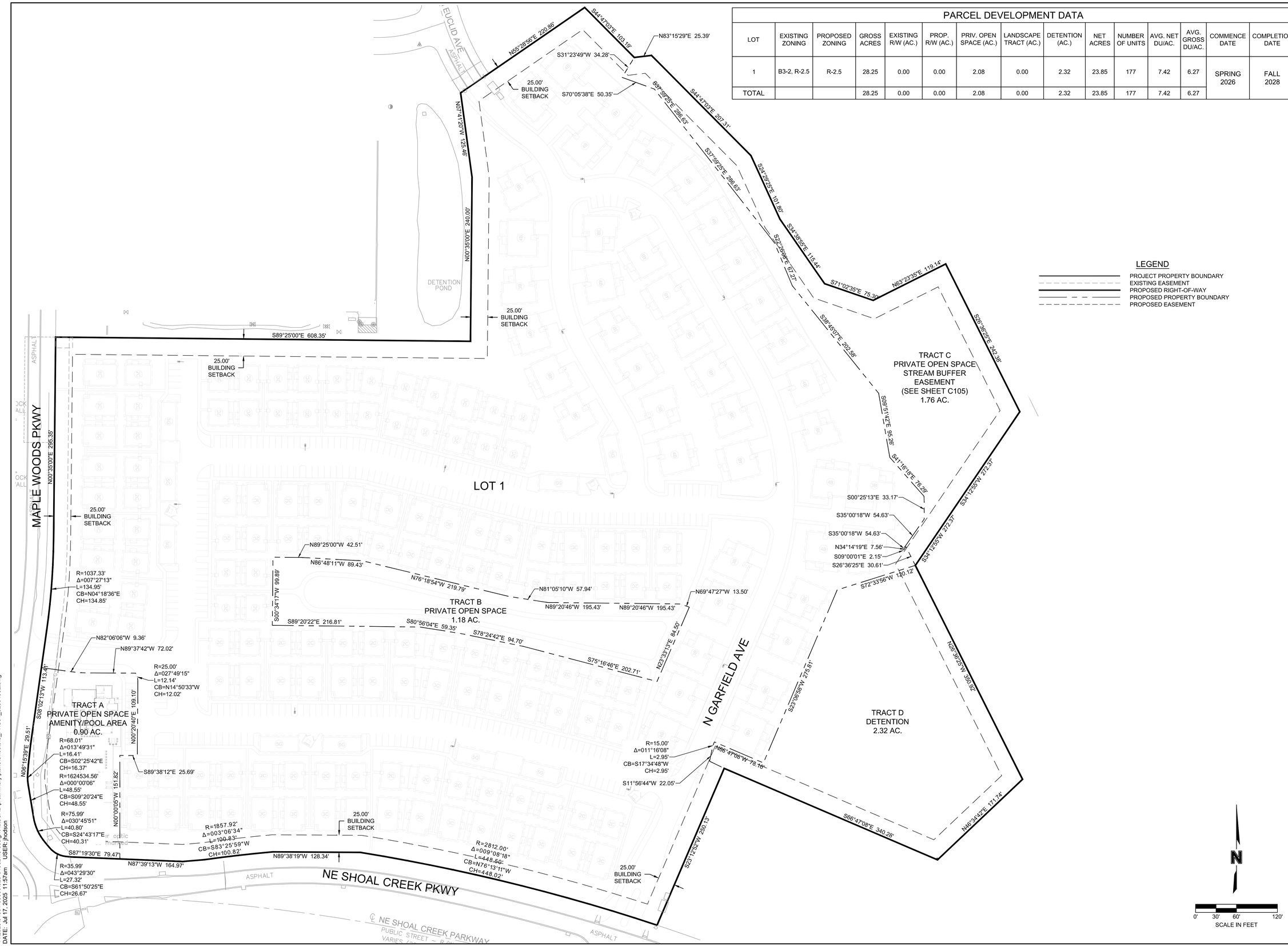
DATE: Jul 17, 2025 11:56am USER: jhodson

PARCEL DEVELOPMENT DATA

LOT	EXISTING ZONING	PROPOSED ZONING	GROSS ACRES	EXISTING R/W (AC.)	PROP. R/W (AC.)	PRIV. OPEN SPACE (AC.)	LANDSCAPE TRACT (AC.)	DETENTION (AC.)	NET ACRES	NUMBER OF UNITS	AVG. NET DU/AC.	AVG. GROSS DU/AC.	COMMENCE DATE	COMPLETION DATE
1	B3-2, R-2.5	R-2.5	28.25	0.00	0.00	2.08	0.00	2.32	23.85	177	7.42	6.27	SPRING 2026	FALL 2028
TOTAL			28.25	0.00	0.00	2.08	0.00	2.32	23.85	177	7.42	6.27		



LEGEND

- PROJECT PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT

N

0' 30' 60' 120'
SCALE IN FEET

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REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

PRELIMINARY PLAT

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

drawn by: DB
designed by: DE
project no.: 023-04982
date: 06.25.2025

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DATE: Jul 17, 2025 11:57am USER: jhodson

B3-2 ZONING DISTRICT	
	EXISTING YIELD
BUILDABLE AREA	781,833.94
NUMBER OF UNITS	1,042
Sq. FT. PER UNIT	750 Sq. FT
R-2.5 ZONING DISTRICT	
	EXISTING YIELD
BUILDABLE AREA	177,557.90
NUMBER OF UNITS	71
Sq. FT. PER UNIT	2,500 Sq. FT
TOTAL # OF UNITS	1,113

TABLE 1: SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	B3-2, R-2.5	R-2.5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	1,230,707.92	1,230,707.92	NO	N/A
- IN ACRES	28.25	28.25	NO	N/A
NET LAND AREA				
- IN SQUARE FEET	1,230,707.92	1,230,707.92	NO	N/A
- IN ACRES	28.25	28.25	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	N/A	N/A	NO	N/A
- IN ACRES			NO	N/A
BUILDINGS AREA (SQ. FT.)		249,290	NO	N/A
F.A.R.	0	0.20	NO	N/A
RESIDENTIAL USE INFO	N/A	DETACHED HOUSE	NO	N/A
TOTAL LOTS	1			
- RESIDENTIAL	N/A		NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL			NO	N/A
- OTHER			NO	N/A

TABLE 2: BUILDING DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	30'	NO	N/A
FRONT SETBACK	0	10'	NO	N/A
SIDE SETBACK	0	15'	NO	N/A
SIDE SETBACK (ABUTTING STREET)	0	10'	NO	N/A
HEIGHT	N/A	35'	NO	N/A

TABLE 3: PARKING DATA

88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT 1 BICYCLE PER 3 DWELLING UNITS	177	43(2 CAR) UNIT GARAGE 45 GARAGE PARKING 293 PARKING STALLS 424 TOTAL	N/A	N/A	NO

PARKLAND CALCULATIONS:
REQUIRED:
177 D.U. x 3.7 x 0.006 = 3.93 AC.

PROVIDED:
TRAIL: 1,523 LF. (1,523 X 50 = 1.75 AC.)
AMENITY AREA: 0.90 AC.
TOTAL = 2.65 AC.

PAYMENT IN LIEU OF PARKLAND DEDICATION SHALL BE AT TEH RATE OF $20,065.67 PER ACRE 3.93AC - 22.65AC = 1.28AC (20,065.67) = $25,684.06

88-323-03 -RESIDENTIAL DEVELOPMENT BOULEVARD AND PARKWAY STANDARDS
88-323-03-A. ONE AND TWO UNIT RESIDENTIAL
1. ONE AND TWO UNIT RESIDENTIAL STRUCTURES LOCATED ON A BOULEVARD OR WITHIN A DEVELOPMENT NODE SHALL FRONT ONTO THE BOULEVARD. FRONT YARD SETBACK SHALL NOT EXCEED THAT REQUIRED BY TABLE 110-2: LOT AND BUILDING STANDARDS.

A VARIANCE REQUEST FROM THE BOULEVARD AND PARKWAY STANDARD SHALL BE MADE.

LEGEND

SYMBOL	STRUCTURE TYPE
2C	2 BEDROOM COTTAGE
3C	3 BEDROOM COTTAGE
3B	3 BEDROOM WITH GARAGE
4B	4 BEDROOM WITH GARAGE
5G	5 STALL GARAGE
T	TRASH ENCLOSURE

N

0' 30' 60' 120'
SCALE IN FEET

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REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

SITE PLAN

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

drawn by: DB
designed by: DE
project no.: 023-04982
date: 06.25.2025

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DATE: Jul 17, 2025 11:58am USER: jhodson

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REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

GRADING PLAN

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

drawn by: DB
designed by: DE
project no.: 023-04982
date: 06.25.2025

SHEET
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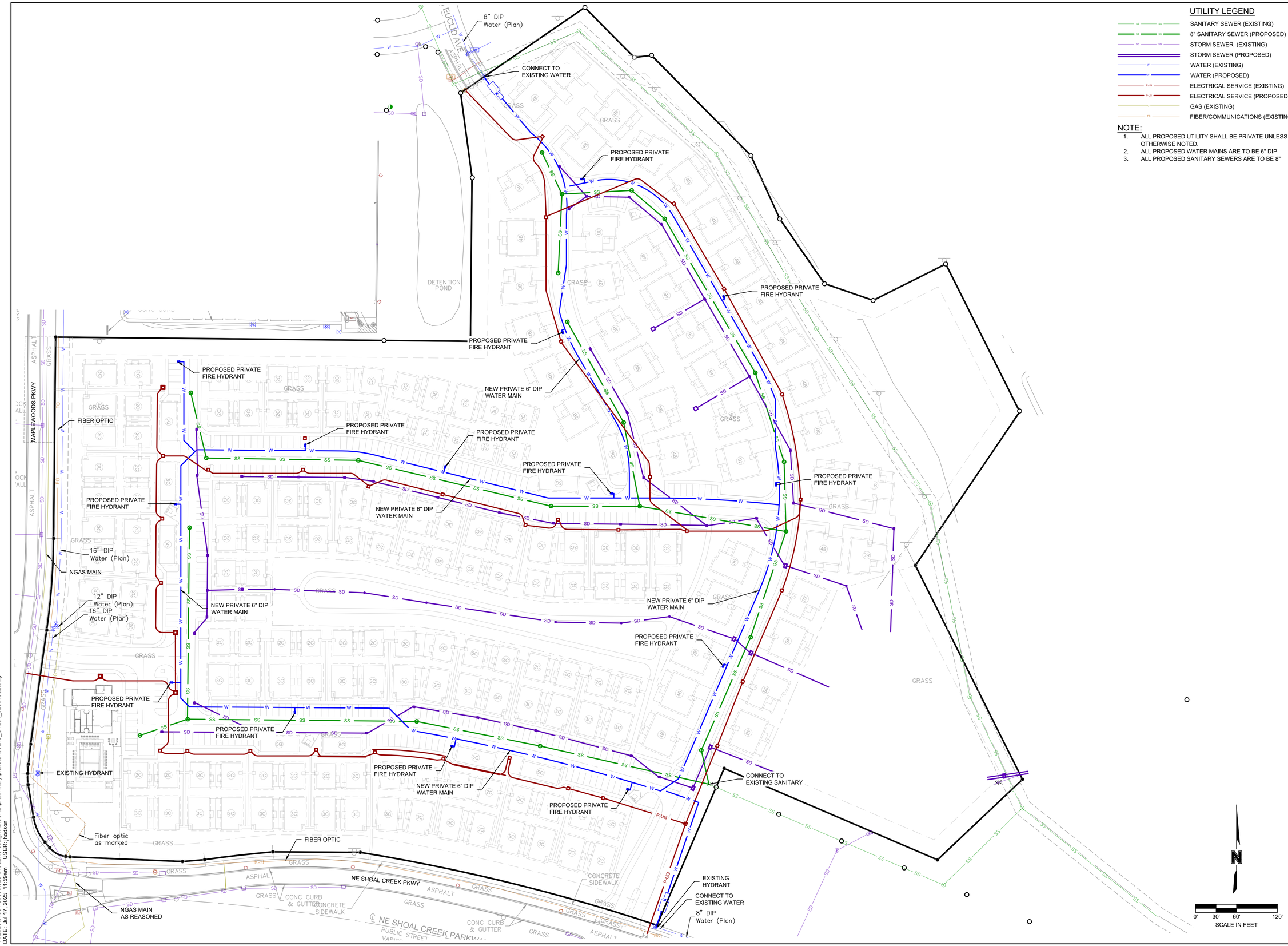

UTILITY LEGEND

- SANITARY SEWER (EXISTING)
- 8" SANITARY SEWER (PROPOSED)
- STORM SEWER (EXISTING)
- STORM SEWER (PROPOSED)
- WATER (EXISTING)
- WATER (PROPOSED)
- ELECTRICAL SERVICE (EXISTING)
- ELECTRICAL SERVICE (PROPOSED)
- GAS (EXISTING)
- FIBER/COMMUNICATIONS (EXISTING)

NOTE:

1. ALL PROPOSED UTILITY SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WATER MAINS ARE TO BE 6" DIP
3. ALL PROPOSED SANITARY SEWERS ARE TO BE 8"

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REVISIONS

UTILITY PLAN

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

drawn by: DB
designed by: DE
project no.: 023-04982
date: 06.25.2025

SHEET
C105

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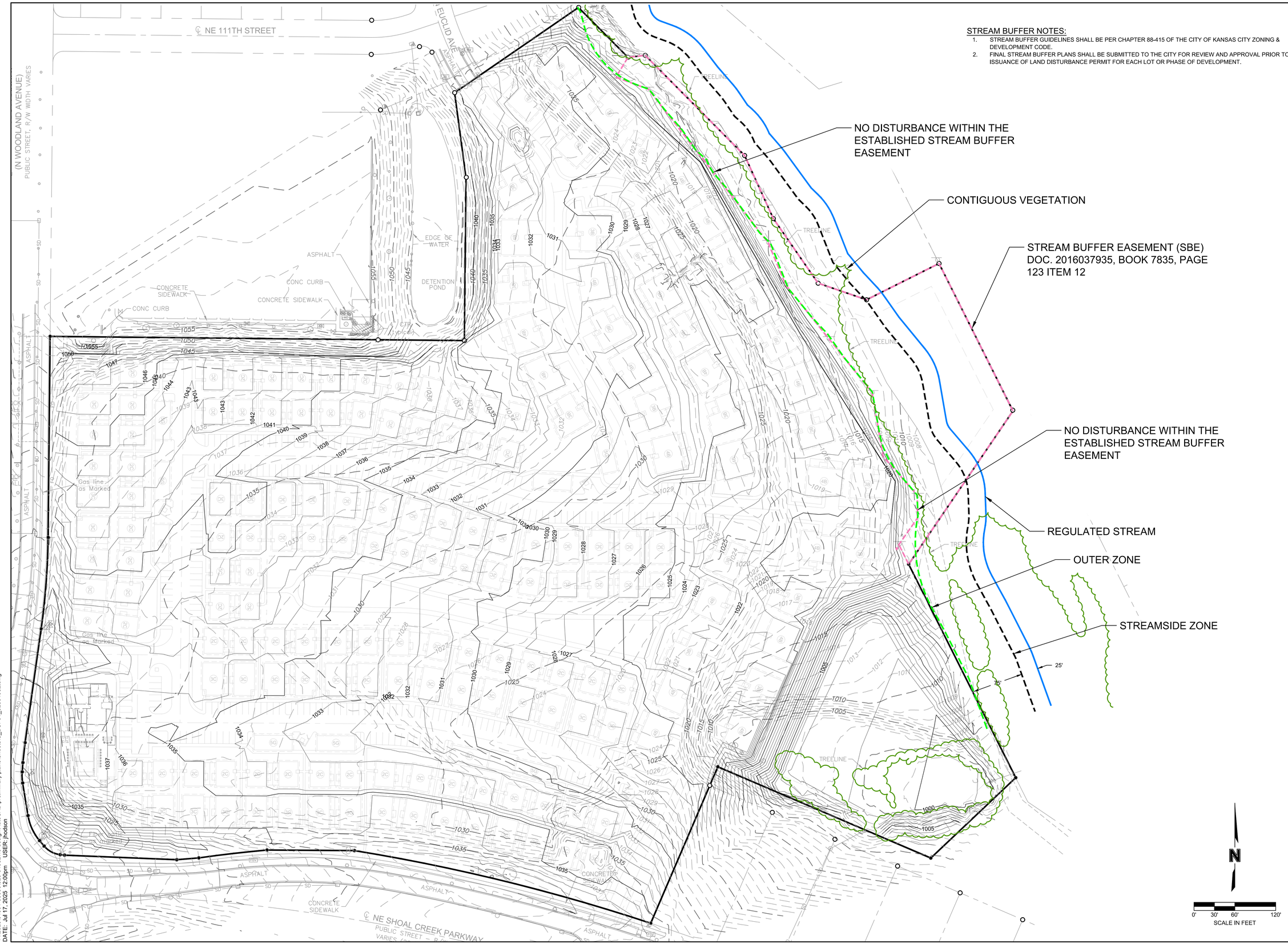
DATE: Jul 17, 2025 11:59am USER: jhodson

STREAM BUFFER NOTES:

1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



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DATE: Jul 17, 2025 12:00pm USER: jhodson

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REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

PRELIMINARY STREAM BUFFER

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

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C106

LEGEND

- PROJECT PROPERTY BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED

NOTE:
1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

2. ORDINANCE NO. 220961: PROPERTY IS NOT SUBJECT TO 88 - 424 - TREE PRESERVATION & PROTECTION.

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TREE PRESERVATION PLAN

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

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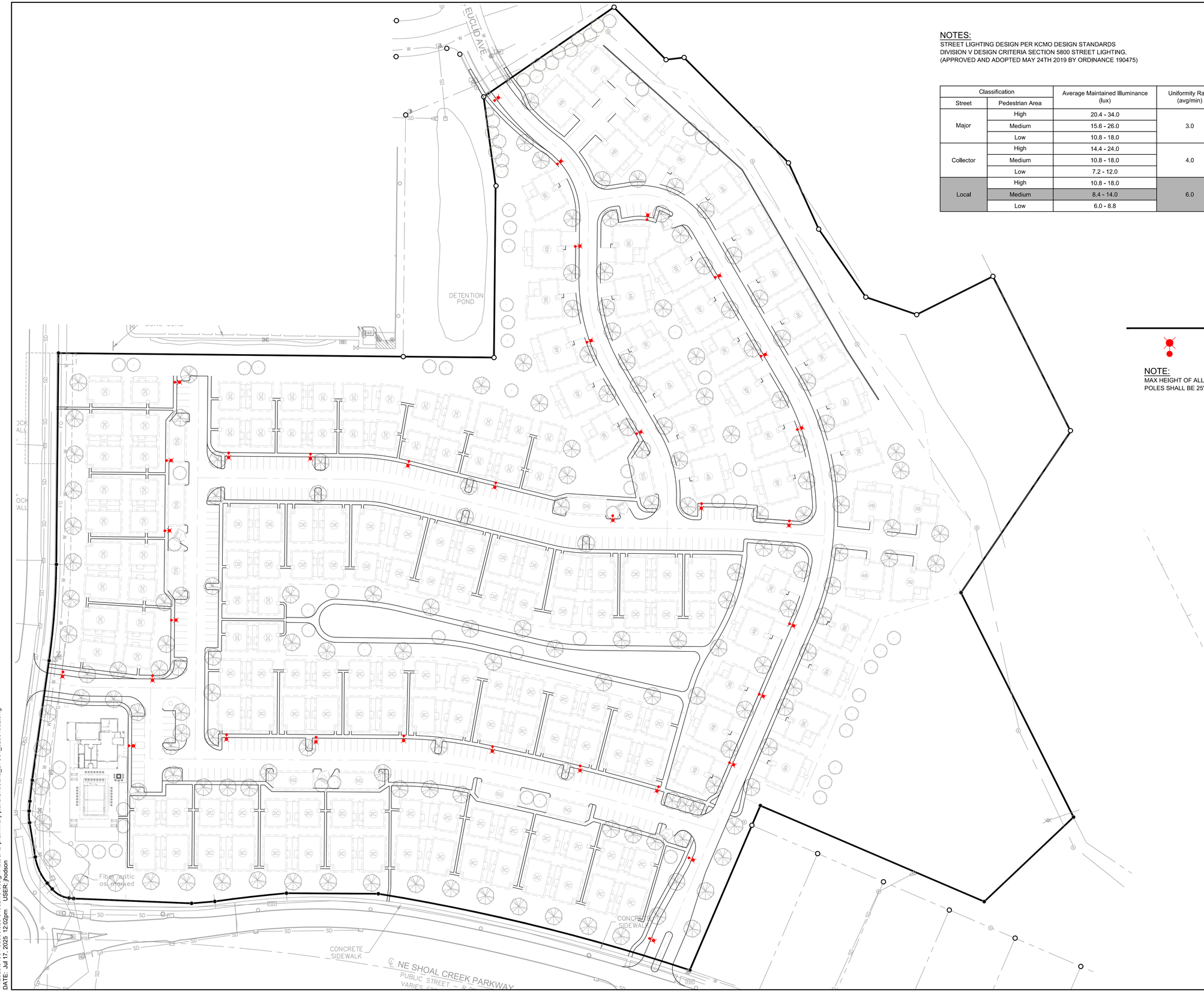

NOTES:

STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS
DIVISION V DESIGN CRITERIA SECTION 5800 STREET LIGHTING.
(APPROVED AND ADOPTED MAY 24TH 2019 BY ORDINANCE 190475)

Classification		Average Maintained Illuminance (lux)	Uniformity Ratio (avg/min)
Street	Pedestrian Area		
Major	High	20.4 - 34.0	3.0
	Medium	15.6 - 26.0	
	Low	10.8 - 18.0	
Collector	High	14.4 - 24.0	4.0
	Medium	10.8 - 18.0	
	Low	7.2 - 12.0	
Local	High	10.8 - 18.0	6.0
	Medium	8.4 - 14.0	
	Low	6.0 - 8.8	

LEGEND

PROJECT PROPERTY BOUNDARY

PROPOSED STREET LIGHT

NOTE:

MAX HEIGHT OF ALL TREES ADJACENT TO LIGHT POLES SHALL BE 25'.

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PRIVATE STREET LIGHTING PLAN

DEVELOPMENT PLAN & PRELIMINARY PLAT
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KANSAS CITY, MISSOURI

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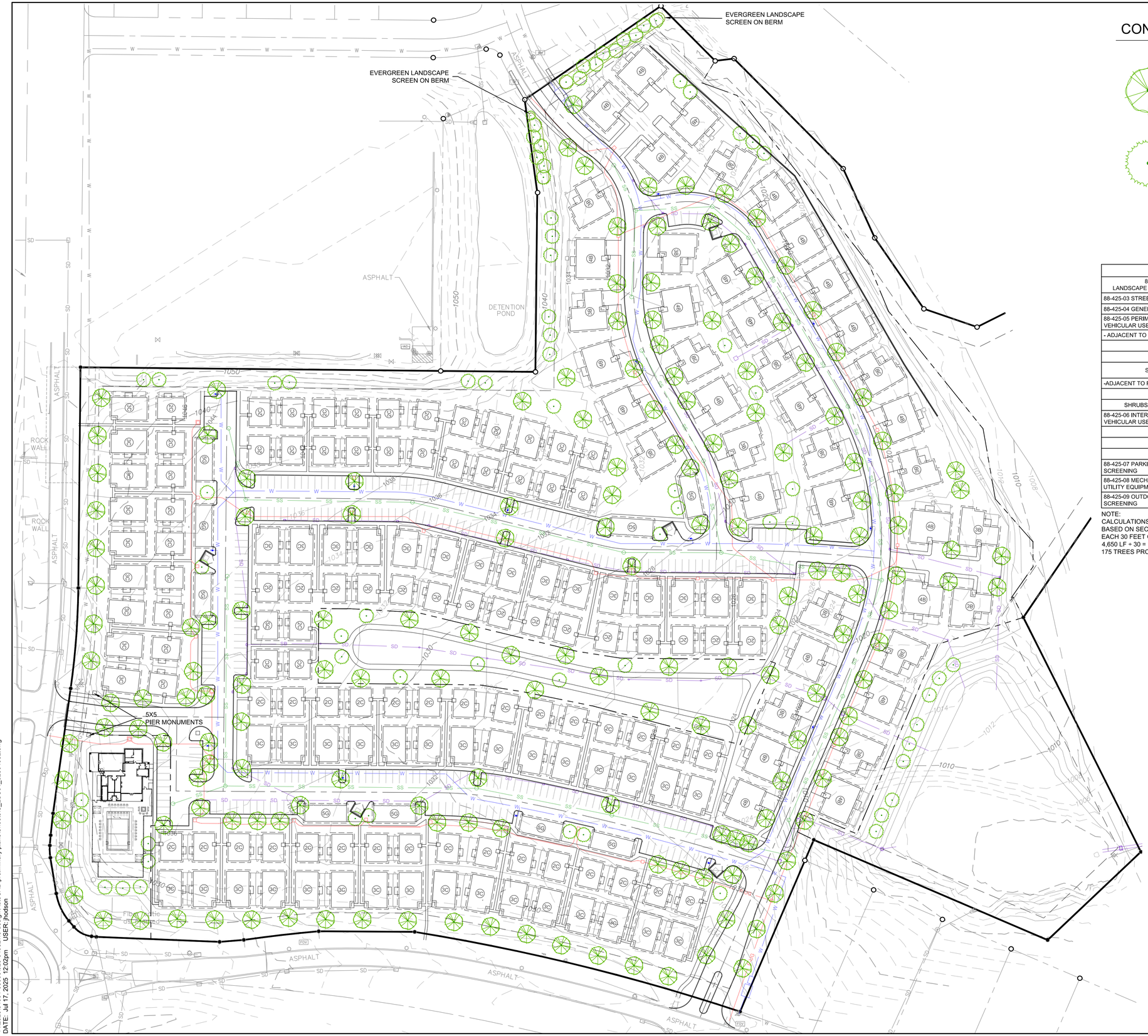

CONCEPT PLANT SCHEDULE

DECIDUOUS TREES (2.0 CAL.)	172
EVERGREEN TREES (2.0 CAL.)	65

TABLE 5 - LANDSCAPE REQUIREMENTS

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	N/A	N/A	NO	N/A
88-425-04 GENERAL	1	30+	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	30'	30'	NO	N/A
TREES	29	29	NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS SCREEN	SHRUBS & TREES	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	10,255 SF	10,255 SF	NO	N/A
TREES	59	59	YES	N/A
SHRUBS	293	293	YES	N/A
88-425-07 PARKING GARAGE SCREENING	YES	YES	NO	N/A
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

NOTE:
CALCULATIONS FOR PRIVATE STREET TREES SHALL BE BASED ON SECTION 88-425-03-C. AT LEAST ONE TREE FOR EACH 30 FEET OF STREET.
4,650 LF ÷ 30 = 155 TREES REQUIRED
175 TREES PROVIDED

LEGEND

- PROJECT PROPERTY BOUNDARY
- 999 EXISTING MAJOR CONTOUR
- 999 EXISTING MINOR CONTOUR
- 999 PROPOSED MAJOR CONTOUR
- 999 PROPOSED MINOR CONTOUR
- SS PROPOSED SANITARY SEWER
- SD PROPOSED STORM SEWER
- W PROPOSED WATER LINE
- P-UG PROPOSED POWER

N

0' 30' 60' 120'
SCALE IN FEET

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LANDSCAPE PLAN

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KANSAS CITY, MISSOURI

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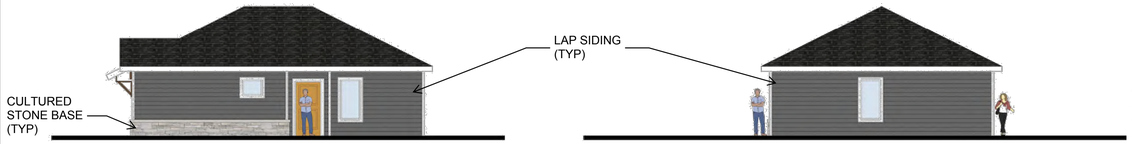
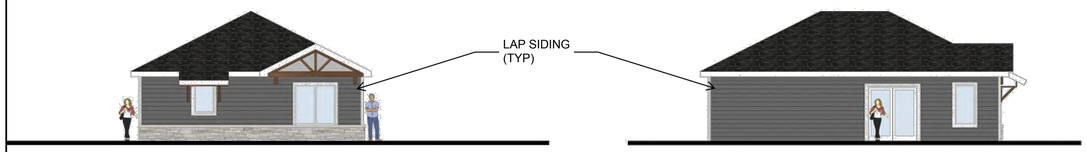
ARCHITECTURE + ENGINEERING



ENTRY ELEVATION

REAR ELEVATION

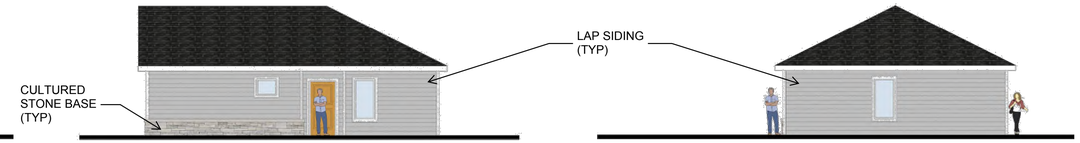


NEIGHBORHOOD STREET - FRONT ELEVATION

SIDE ELEVATION

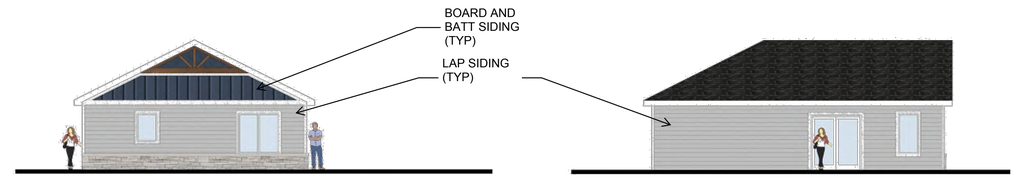
COTTAGE HOME - 2-BR - TYPE A

SHIVEHATTERY
ARCHITECTURE + ENGINEERING



ENTRY ELEVATION

REAR ELEVATION

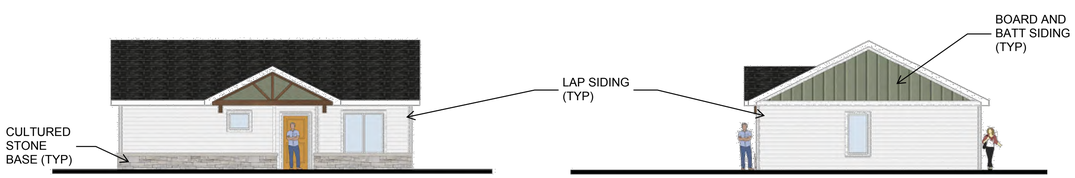


NEIGHBORHOOD STREET - FRONT ELEVATION

SIDE ELEVATION

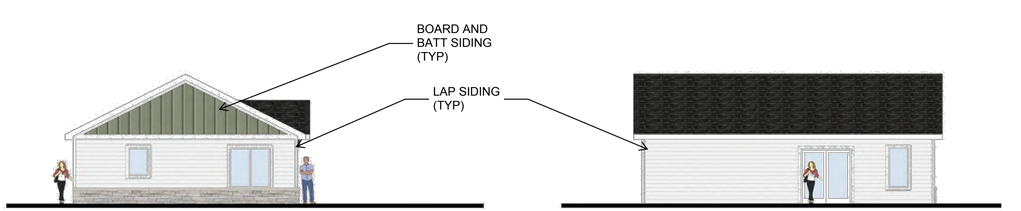
COTTAGE HOME - 2-BR - TYPE B

SHIVEHATTERY
ARCHITECTURE + ENGINEERING



NEIGHBORHOOD STREET - ENTRY ELEVATION

SIDE ELEVATION

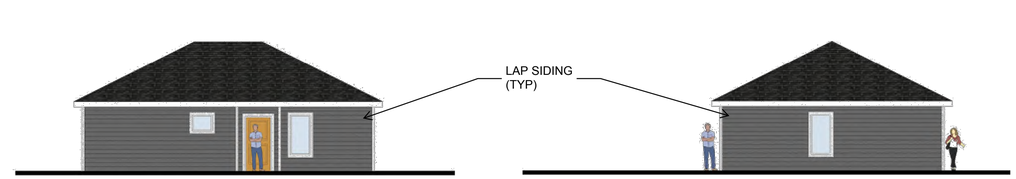


SIDE ELEVATION

REAR ELEVATION

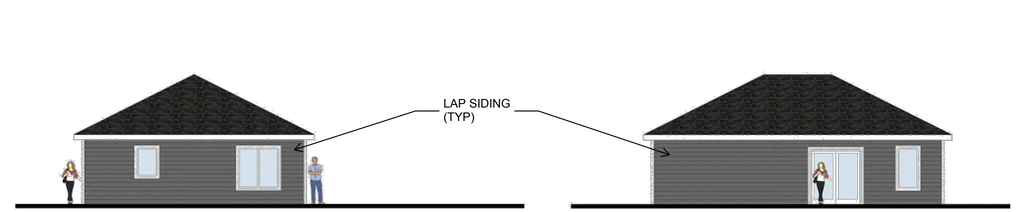
COTTAGE HOME - 2-BR - TYPE C

SHIVEHATTERY
ARCHITECTURE + ENGINEERING



NEIGHBORHOOD YARD - ENTRY ELEVATION

SIDE ELEVATION



SIDE ELEVATION

REAR ELEVATION

COTTAGE HOME - 2-BR - YARD

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NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

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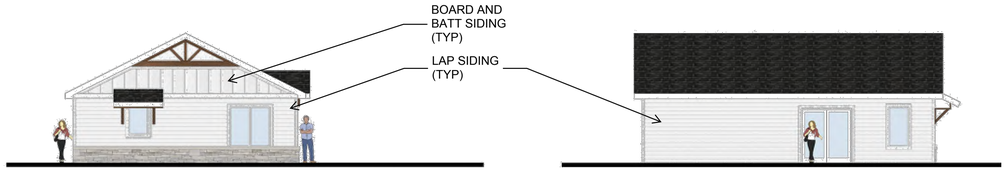
SHIVEHATTERY
ARCHITECTURE + ENGINEERING

NEIGHBORHOOD STREET - FRONT ENTRY ELEVATION

SIDE ELEVATION



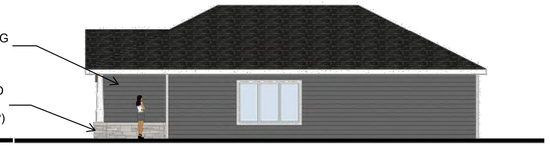
NEIGHBORHOOD STREET - FRONT ELEVATION

SIDE ELEVATION

COTTAGE HOME - 2-BR CORNER

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

PARKWAY - FRONT ENTRY ELEVATION



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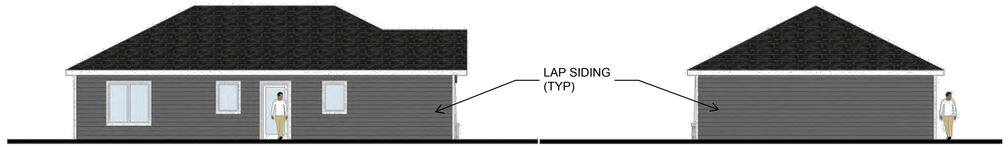
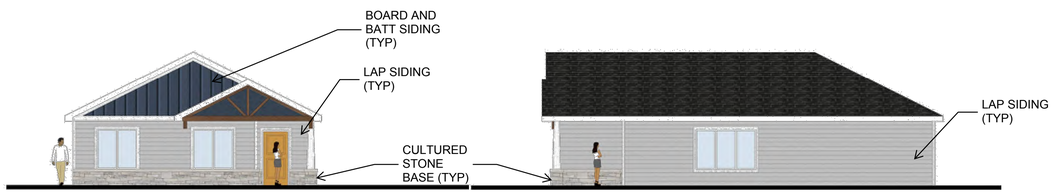


SIDE ELEVATION

REAR ELEVATION

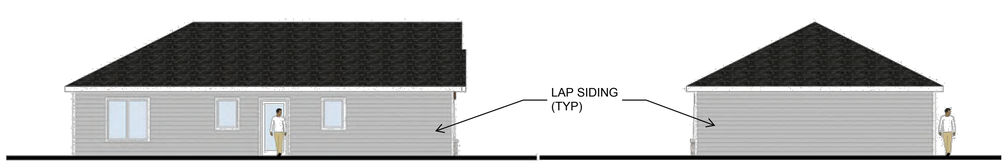
COTTAGE HOME - 3-BR - PARKWAY-1

SHIVEHATTERY
ARCHITECTURE + ENGINEERING



PARKWAY - FRONT ENTRY ELEVATION

SIDE ELEVATION

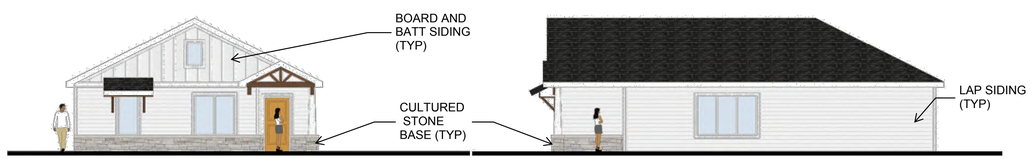


SIDE ELEVATION

REAR ELEVATION

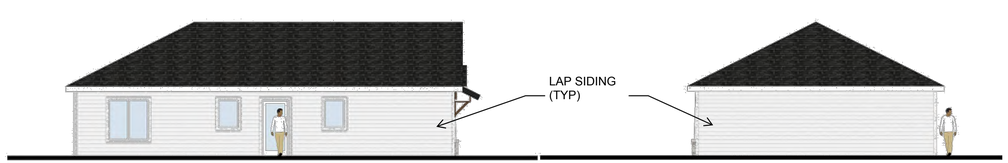
COTTAGE HOME - 3-BR - PARKWAY-2

SHIVEHATTERY
ARCHITECTURE + ENGINEERING



PARKWAY - FRONT ENTRY ELEVATION

SIDE ELEVATION



SIDE ELEVATION

REAR ELEVATION

COTTAGE HOME - 3-BR - PARKWAY-3

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KANSAS CITY, MISSOURI

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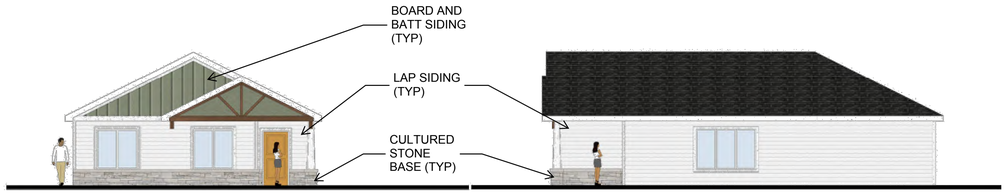
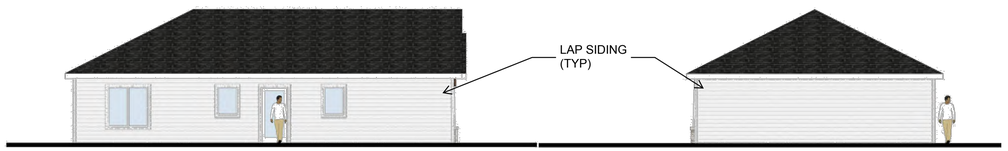
SHIVEHATTERY
ARCHITECTURE + ENGINEERING



NEIGHBORHOOD STREET - FRONT ENTRY ELEVATION

SIDE ELEVATION

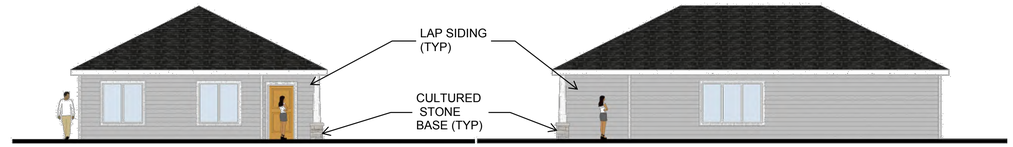


SIDE ELEVATION

REAR ELEVATION

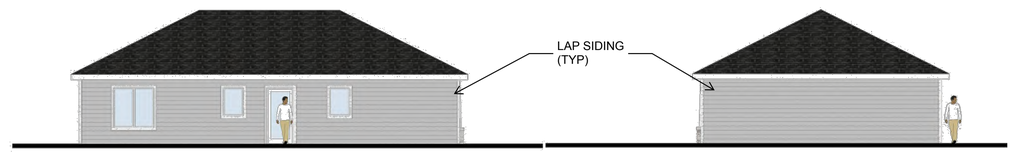
COTTAGE HOME - 3-BR - NEIGHBORHOOD-1

SHIVEHATTERY
ARCHITECTURE + ENGINEERING



NEIGHBORHOOD STREET - FRONT ENTRY ELEVATION

SIDE ELEVATION



SIDE ELEVATION

REAR ELEVATION

COTTAGE HOME - 3-BR - NEIGHBORHOOD-2

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

NEIGHBORHOOD STREET - FRONT ENTRY ELEVATION

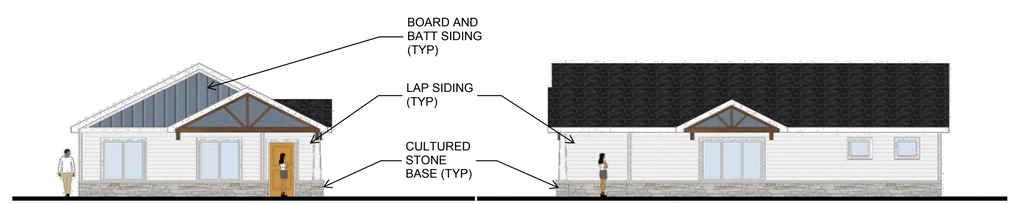
SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

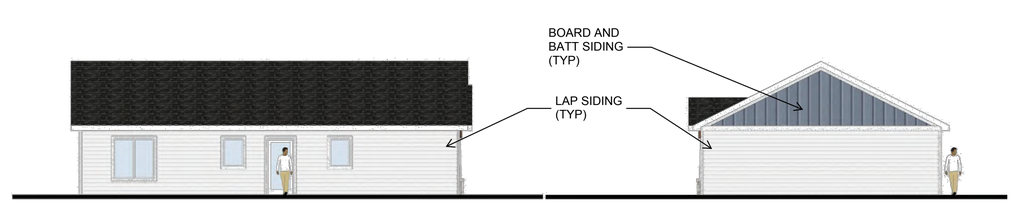
VILLA HOME - 3-BEDROOM

SHIVEHATTERY
ARCHITECTURE + ENGINEERING



NEIGHBORHOOD STREET - FRONT ENTRY ELEVATION

FRONT STREET ELEVATION



SIDE ELEVATION

REAR ELEVATION

COTTAGE HOME - 3-BR - NEIGHBORHOOD CORNER

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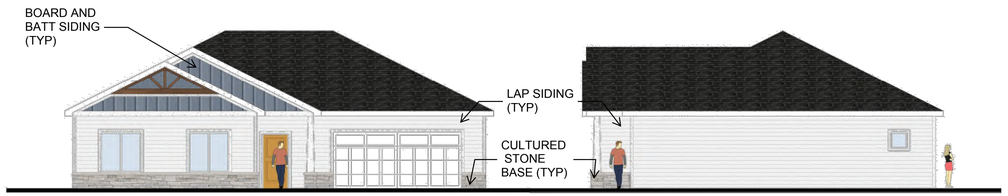
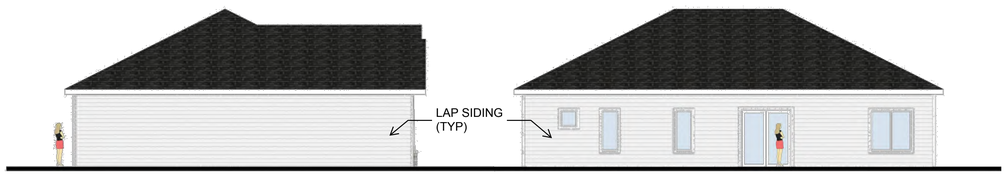
ARCHITECTURE + ENGINEERING



NEIGHBORHOOD STREET - FRONT ENTRY ELEVATION

SIDE ELEVATION

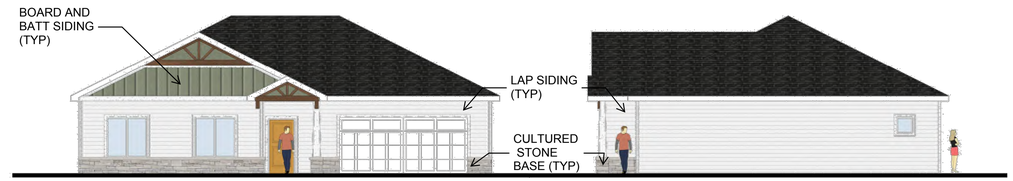


SIDE ELEVATION

REAR ELEVATION

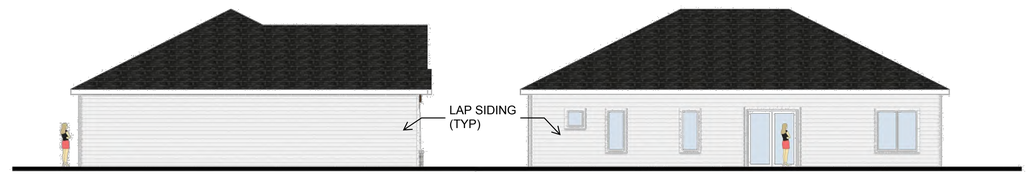
VILLA HOME - 4-BEDROOM 1

SHIVEHATTERY
ARCHITECTURE + ENGINEERING



NEIGHBORHOOD STREET - FRONT ENTRY ELEVATION

SIDE ELEVATION

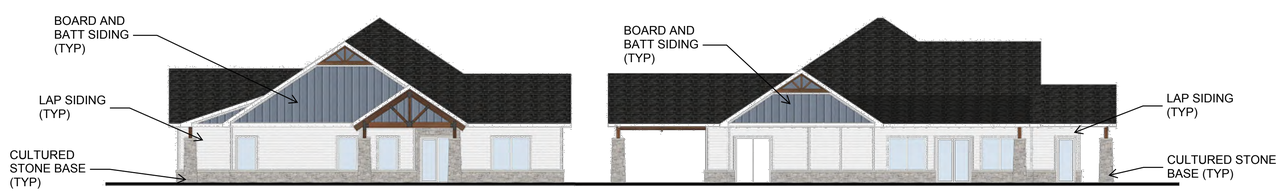


SIDE ELEVATION

REAR ELEVATION

VILLA HOME - 4-BEDROOM 2

SHIVEHATTERY
ARCHITECTURE + ENGINEERING



FRONT ELEVATION

SIDE ELEVATION

SIDE ELEVATION

BACK ELEVATION

CLUBHOUSE

olsson
1301 Burlington Street
North Kansas City, MO 64116
olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

BUILDING ARCHITECTURE
STALEY HILLS BTR

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

drawn by: DB
designed by: DE
project no.: 023-04982
date: 06.25.2025

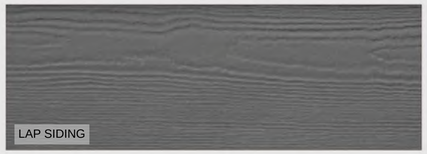
SHEET
A103

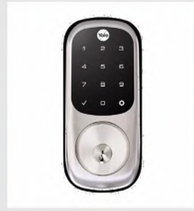
F:\2023\04501-05000\023-04982\40-design\AutoCAD\preliminary plans\Sheets\C_TTL01_02304982.dwg
DATE: Jul 17, 2025 12:04pm USER: jhodson

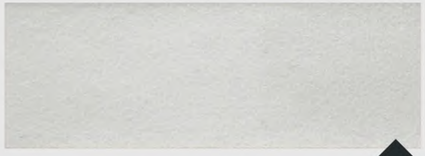
Finishes

The Collection
at Staley Hills

The Collection
at Staley Hills







COLOR ELEVATIONS & MATERIALS

PERSPECTIVE OF CLUBHOUSE & ENTRANCE

The Collection
at Staley Hills

0' 50' 100' 200'
SCALE IN FEET

olsson

NE MAPLEWOOD PKWY & NE SHOAL CREEK PKWY / KANSAS CITY, MO.

2025-04-20 / 024-05009