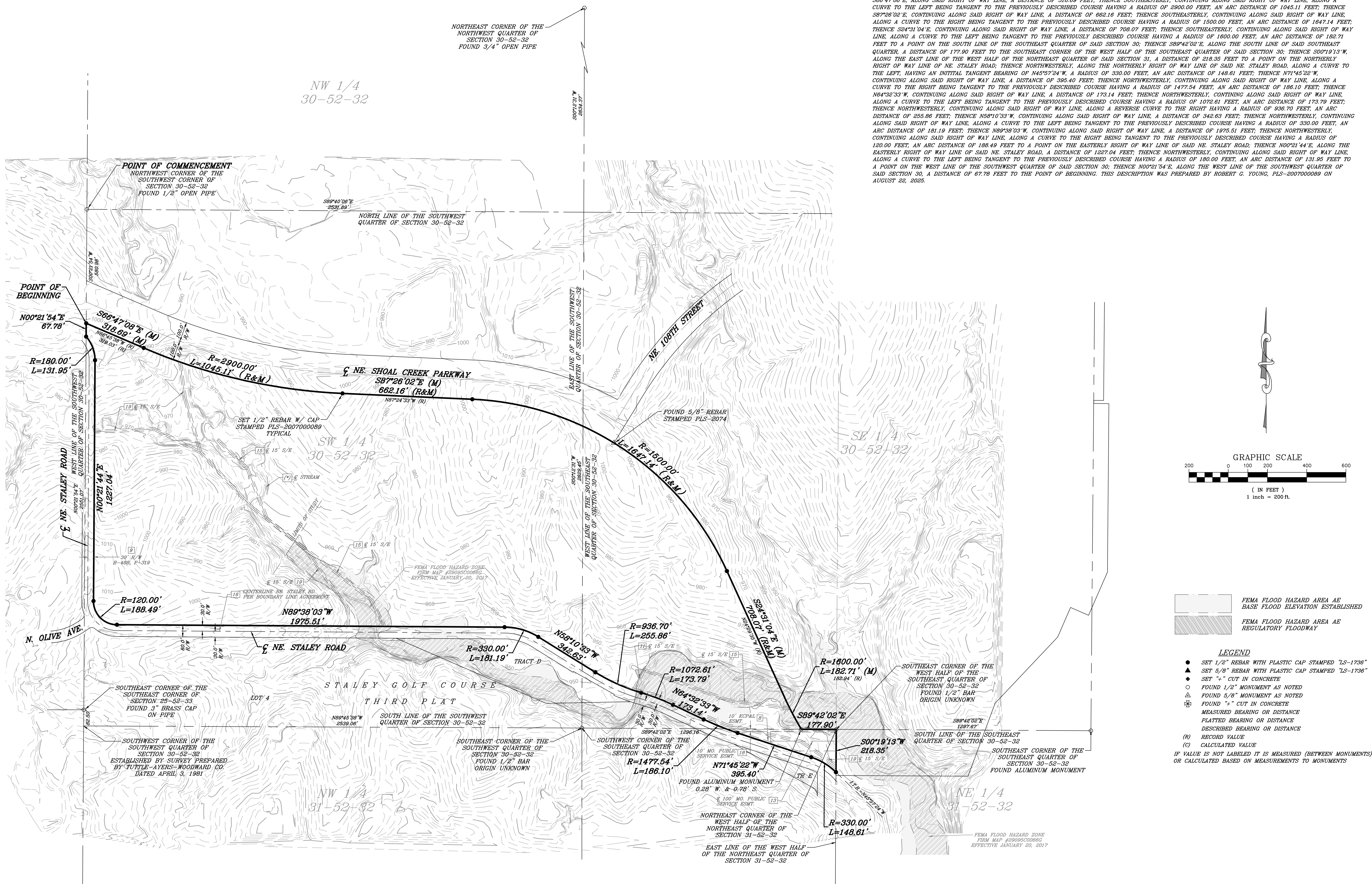




City Plan Commission Recommends Approval with Conditions

of Case No. CD-CPC-2026-00037 on 5-20-2026

Sara Copeland
Sara Copeland, FRIER
Secretary of the City Plan Commission

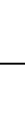


PROPERTY DESCRIPTION
CONTAINING 4,100,085 SQUARE FEET OR 94.13 ACRES

NORTH TRACT OF LAND IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 52 NORTH, RANGE 32 WEST AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 52 NORTH, RANGE 32 WEST IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°42'00"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 560.98 FEET TO A POINT ON THE RIGHT BOUNDARY OF SAID SECTION 30; THENCE S78°26'02"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S86°47'00"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 318.63 FEET, THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE HAVING A RADIUS OF 8900.00 FEET, AN ARC DISTANCE OF 1045.51 FEET, THENCE S87°26'02"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 662.16 FEET, THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE HAVING A RADIUS OF 15000.00 FEET, AN ARC DISTANCE OF 1674.17 FEET, THENCE S83°04'02"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 706.07 FEET, THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE HAVING A RADIUS OF 15000.00 FEET, AN ARC DISTANCE OF 1674.17 FEET, THENCE S86°47'00"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 177.90 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30, THENCE S89°42'02"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 177.90 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30, THENCE S50°19'13"W, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 219.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STALEY ROAD, NORTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N89°42'00"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 336.40 FEET, AN ARC DISTANCE OF 148.61 FEET, THENCE S89°42'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 395.40 FEET, THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE HAVING A RADIUS OF 1477.54 FEET, AN ARC DISTANCE OF 198.10 FEET, THENCE N84°32'33"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 173.14 FEET, THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE HAVING A RADIUS OF 1477.54 FEET, AN ARC DISTANCE OF 198.10 FEET, THENCE N89°38'03"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 181.19 FEET, THENCE N89°38'03"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 179.51 FEET, THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 122.07 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID NE STALEY ROAD, THENCE N00°21'44"E, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NE STALEY ROAD, A DISTANCE OF 122.07 FEET, THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 131.95 FEET TO A POINT ON THE CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, THENCE N02°51'54"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 67.78 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLSS-2007000689 ON AUGUST 22, 2025.

<i>REVISIONS</i>			REVISD BY:	CHECKED BY:
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PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
EXISTING CONDITIONS

SHEET NO.	 RL Buford & Associates Engineering, LLC LAND SURVEYING ENGINEERING CONSULTANTS P.L. BUFORD & ASSOCIATES, LLC www.rlb-engineers.com	
	P.O. BOX 14089, PARKVILLE, MO. 64152-6152	
FOR	JOB NO. _____ COUNTY _____ SEC. _____ TWP. _____ RSE. _____ PLAT DATA _____ CLAY COUNTY, MO.	
	PURE STALEY, LLC CHECKED BY _____ DATE _____ DRAWN BY _____ DATE _____	

NOTES (SECTION 88-517-04.27):

- EXISTING ZONING: R80; PROPOSED ZONING: R7.5 OPEN SPACE DEVELOPMENT
- TOTAL AREA: 94.13 AC.
- PROPOSED R/W: 12.27 AC.
- NET LAND AREA: 49.34 AC.
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
- N/A
- N/A
- N/A
- N/A
- SEE DATA TABLE
- N/A
- N/A
- N/A

TABLE OF TRACTS			
TRACT	PHASE	USE	PARKLAND DEDICATION
A	1	DETENTION	1.03
B	1	DETENTION	1.41
C	1	P.O.S. / PARKLAND	4.37
D	1	L.S. BUFFER	1.57
E	1	PARKLAND	1.05
F	2	DETENTION	0.66
G	2	DETENTION	0.65
H	2	DETENTION	0.84
I	2	P.O.S. / PARKLAND	3.04
J	2	P.O.S.	1.04
K	3	P.O.S. / PARKLAND	0.04
L	4	P.O.S. / PARKLAND	4.40
M	4	DETENTION	0.64
N	4	L.S. BUFFER	1.68
O	5	L.S. BUFFER	2.70
P	5	P.O.S. / PARKLAND	7.20
Q	5	DETENTION	1.03
TOTAL			33.55

REFER TO GENERAL NOTE #3 FOR PARKLAND CALCULATIONS FOR PRIVATE OPEN SPACE TRACTS.

GENERAL NOTES

- LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPICAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY.
- ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
- THE TRAIL WITHIN THE OPEN SPACE TRACTS IS TO BE USED FOR PRIVATE OPEN SPACE AND PARKLAND. THE TRAIL WILL BE 6' WIDE AND 5,018 LINEAR FEET. THE PARKLAND CALCULATION IS BASED ON THE LENGTH OF TRAIL X 50' = 5.76 ACRES. THE POOL AND CLUBHOUSE ON TRACT L IS TO BE USED FOR PARKLAND CONTAINING 1.05 ACRES.
- STORMWATER DETENTION & BMPs SHALL BE PER STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
- PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
- LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH THE APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
- PROJECT PHASES ARE AS DESCRIBED IN PLAN SET. DATES AND SEQUENCE OF PHASING ARE SUBJECT TO CHANGE PER MARKET DEMAND.
- ALL DEVELOPMENT SHALL COMPLY WITH PARKWAY & BOULEVARD STANDARDS OF SECTION 88-323 OF THE KCMO ZONING AND DEVELOPMENT CODE.

LOT AREA AND SETBACK REQUIREMENTS

MINIMUM LOT AREA PER UNIT = 6,700 SQ. FT.
MINIMUM LOT AREA = 6,000 SQ. FT.
AVERAGE LOT AREA PROVIDED = 10,747 SQ. FT.

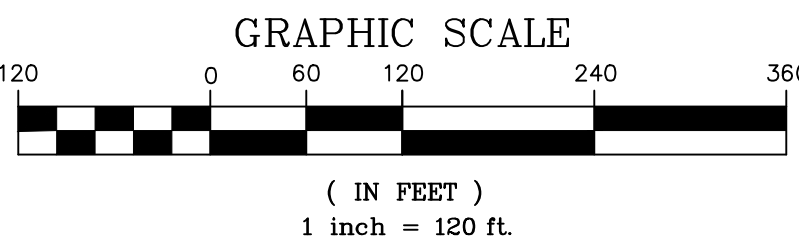
MINIMUM LOT WIDTH = 50'
LOT WIDTH PROVIDED = 90' / 75' / 52' REFER TO PLAN

FRONT SETBACK MIN. = 15% OF DEPTH
MIN. GARAGE = 25'
MAX. REQUIRED = 25'
PROVIDED = 25'

REAR SETBACK MIN. = 25% OF DEPTH - 30'
MAX. REQUIRED = 30'
PROVIDED = 30'

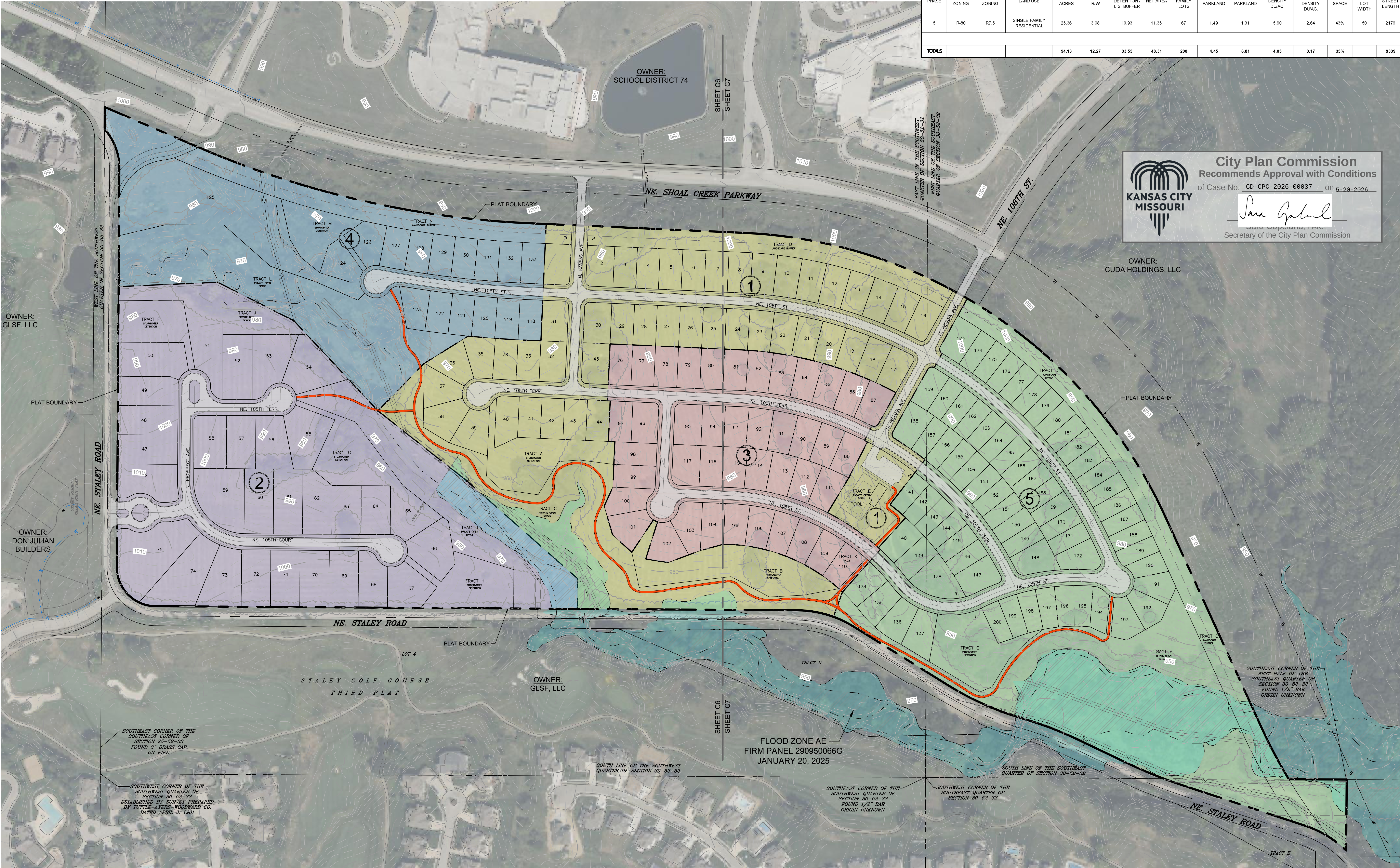
SIDE SETBACK MIN. = 10% LOT WIDTH - 4.5'
PROVIDED - 10% LOT WIDTH - REFER TO PLAN FOR LOT SIZES

MAXIMUM BUILDING HEIGHT - 35'

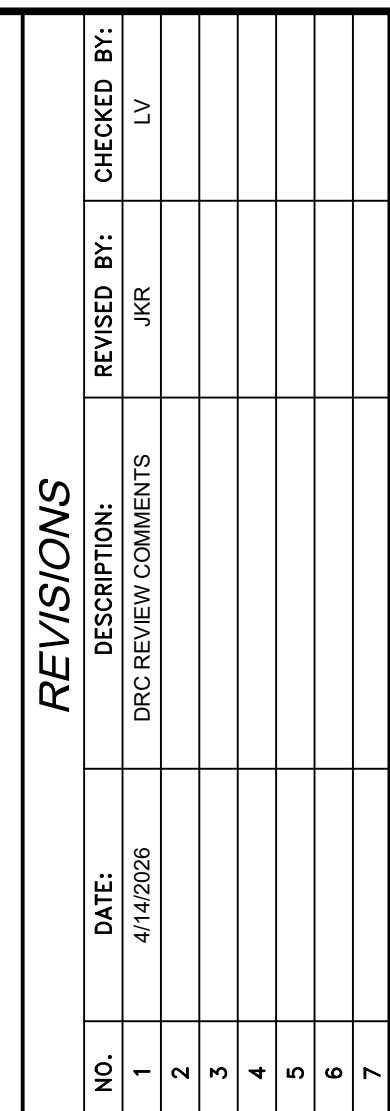
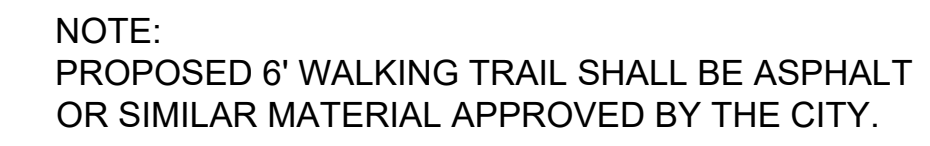


PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	OPEN SPACE / DETENTION / L.S. BUFFER	NET AREA	SINGLE FAMILY LOTS/UNITS	REQUIRED PARKLAND AC.	PROVIDED PARKLAND AC.	AVERAGE NET DENSITY DU/AC	AVERAGE GROSS DENSITY DU/AC	% OPEN SPACE	SINGLE FAMILY LOT WIDTH	TOTAL STREET LENGTH	COMMENCE / COMPLETION DATES
1	R-80	R7.5	SINGLE FAMILY RESIDENTIAL	22.40	3.25	9.43	9.72	45	0.98	4.76	4.17	2.32	27%	70	3188	2026-2027
2	R-80	R7.5	SINGLE FAMILY RESIDENTIAL	21.44	2.33	6.43	12.68	30	0.67	0.30	2.37	1.40	30%	70	1595	2026-2027
3	R-80	R7.5	SINGLE FAMILY RESIDENTIAL	11.28	2.04	0.04	9.2	42	0.87	0.14	4.67	2.87	24%	70	1720	2028-2029
4	R-80	R7.5	SINGLE FAMILY RESIDENTIAL	13.65	1.57	6.72	5.36	16	0.44	0.30	3.12	1.35	46%	70	660	2030-2031
5	R-80	R7.5	SINGLE FAMILY RESIDENTIAL	25.36	3.08	10.93	11.35	67	1.49	1.31	5.90	2.84	43%	50	2176	2033-2034
TOTALS				94.13	12.27	33.55	48.31	200	4.45	6.81	4.05	3.17	35%		9339	

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DESCRIPTION:		DATE:	
DPC REVIEW COMMENTS		4/14/2026	
NO.	1	NO.	2
2	3	NO.	4
3	5	NO.	6
4	7	NO.	



PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
OVERALL SITE PLAN



PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
BICYCLE & PEDESTRIAN PLAN

 R.L. Buford & Associates Engineering, LLC LAND SURVEYING ENGINEERING CONSULTANTS R.L. BUFORD & ASSOCIATES, LLC P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152	FOR	SEC. -- TWP. -- R. --	COUNTY	JOB NO.
	SHEET NO.	PLAT NO. & DATE	CLAY	L--25222
C4	DATE	JAN. 2026	CHECKED BY	DRAWN BY
			LV	



City Plan Commission

Recommends Approval with Conditions
of Case No. CD-CPC-2026-00037 on 5-20-2026

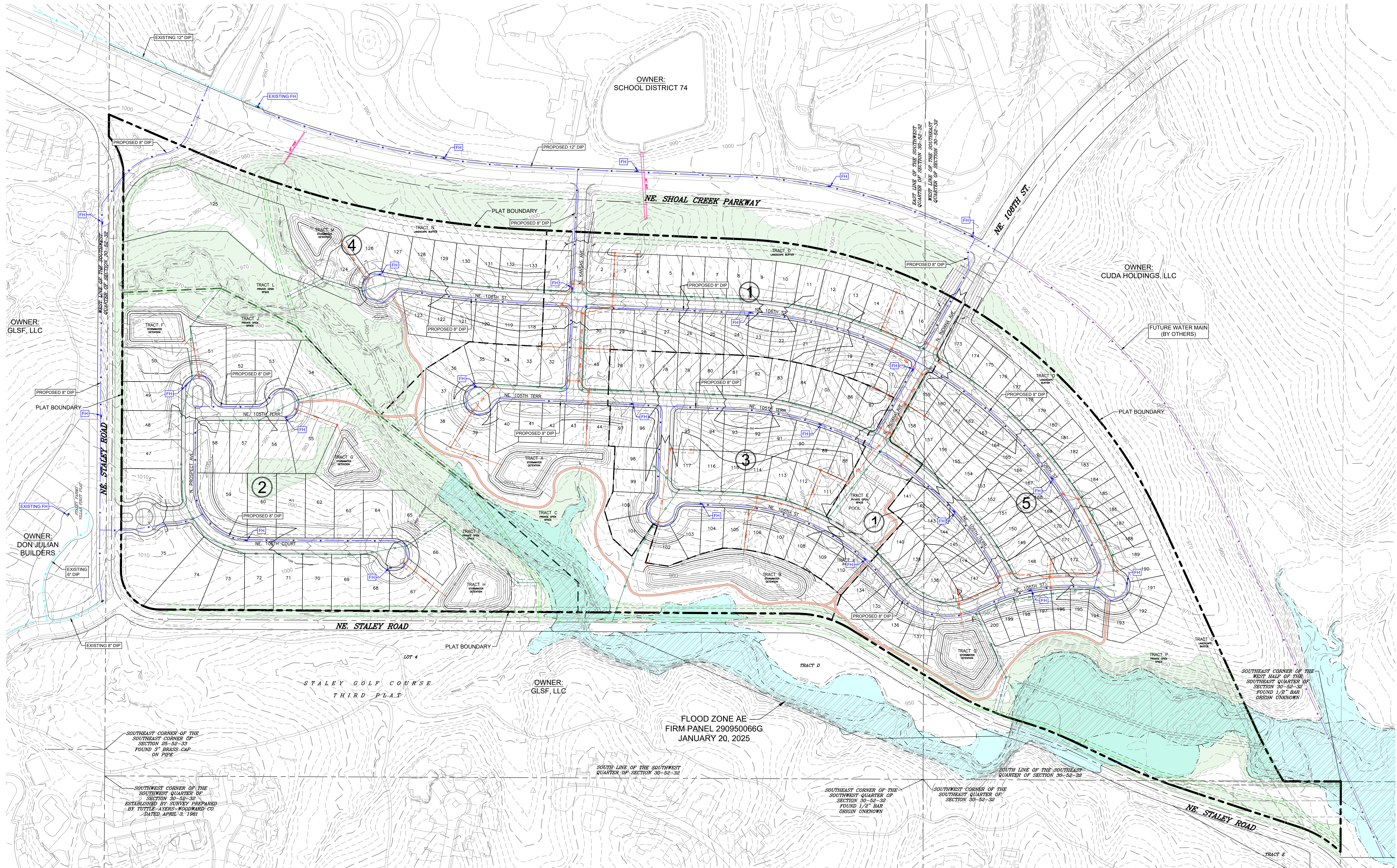
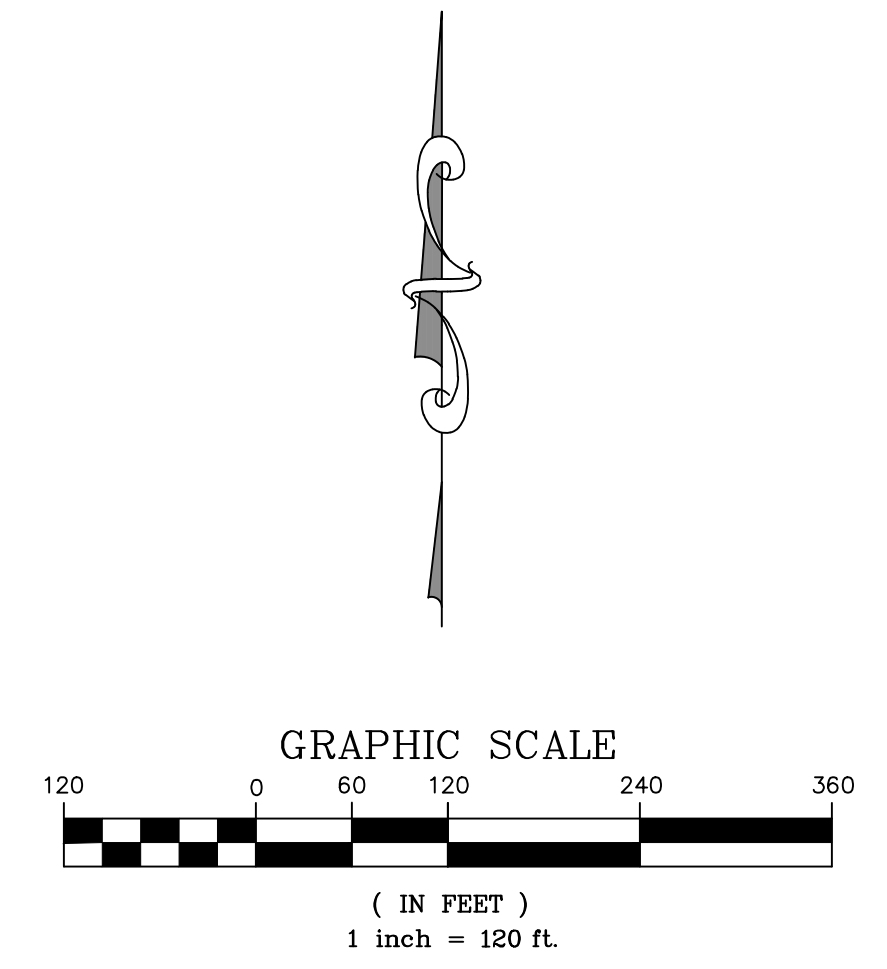
Sara Gabriel
Sara Gabriel, FAICP
Secretary of the City Plan Commission

UTILITIES LEGEND

- 
- EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - FUTURE WATER LINE
 - PROPOSED STORM SEWER

TOPOGRAPHY LEGEND

- - - - - EXISTING 10 FT CONTOUR
 - - - - - EXISTING 2FT CONTOUR
 ————— PROPOSED 10FT CONTOUR
 ————— PROPOSED 2FT CONTOUR
 EXISTING VEGETATION TO REMAIN



PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
GRADING & UTILITY PLAN

B
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rbuford.com

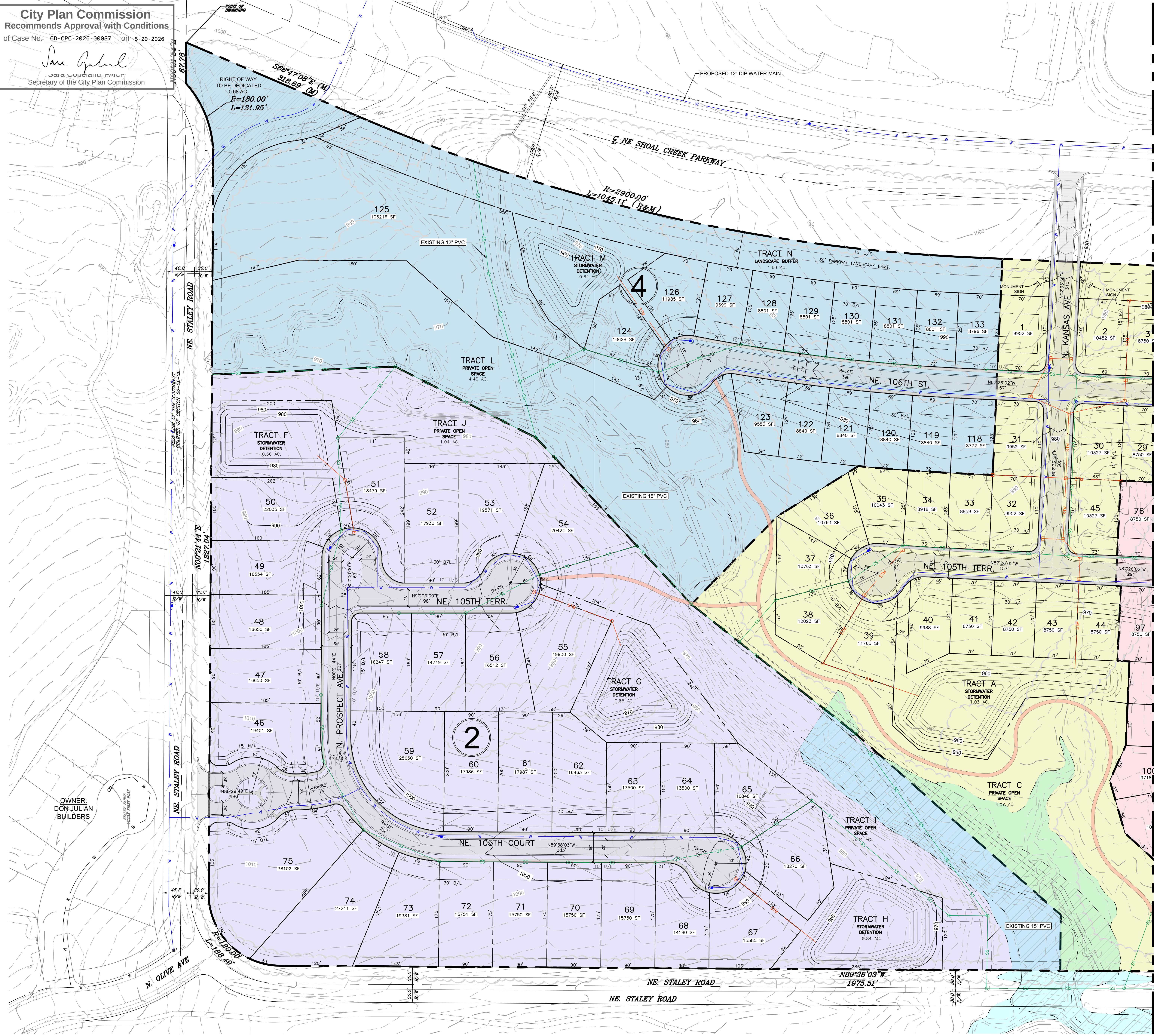
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C5

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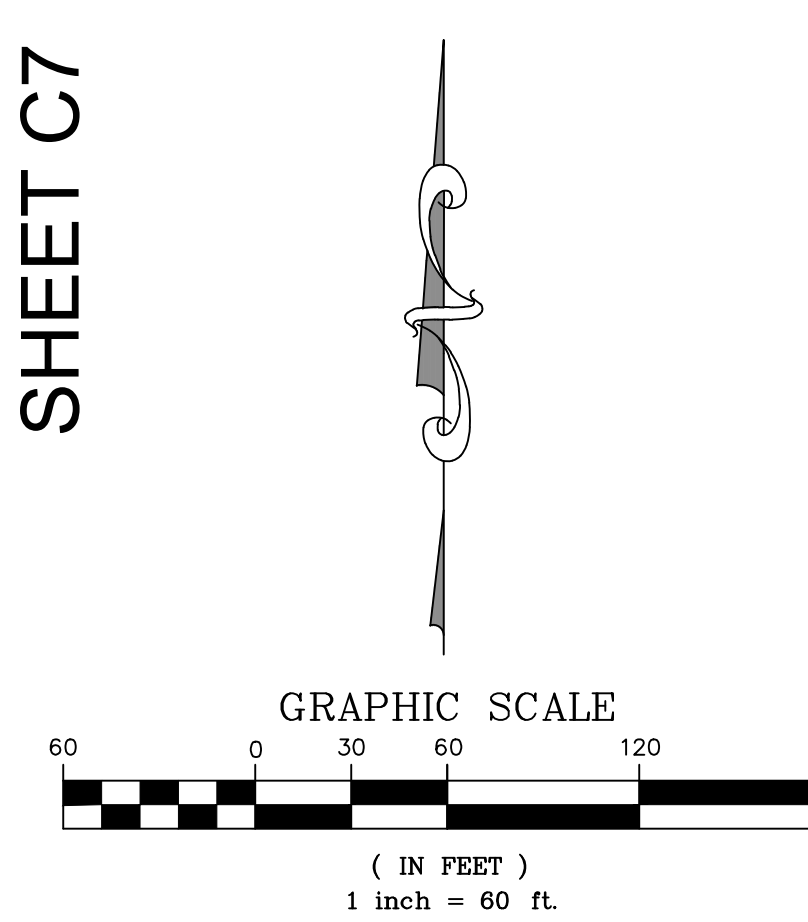


City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00037 on 5-20-2026

Jan Gabriel
Jana Gabriel, FPA, FRM
Secretary of the City Plan Commission



NOTES:
1. EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES. EASEMENT SHOWN FOR STORM AND SANITARY ARE A MINIMUM OF 20' WIDE. FINAL DESIGN WILL DETERMINE IF A WIDER EASEMENT IS NECESSARY.
2. DEVELOPER SHALL POST A SIGN AT THE TERMINUS OF ALL STUB STREETS INDICATING THAT THE STUB STREET IS INTENDED TO BE OPENED TO THROUGH TRAFFIC WHEN THE ADJACENT PROPERTY IS DEVELOPED. THE SIGN MUST STATE "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ADJUTING PROPERTY DEVELOPS".
3. TRACT ACCESS SHALL NOT BE OBSTRUCTED BY FENCES AND MEET THE REQUIREMENTS OF 88-405-12-C.



SHEET C7

SHEET C7

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING & ENGINEERING CONSULTANTS
P.O. BOX 14085, PARKVILLE, MO 64152 (816) 741-6152
R.L. BUFORD & ASSOCIATES, LLC
rob@rbuford.com

PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT - SHEET 1 OF 3

SHEET NO. C7

REVISIONS		NO.	DATE	DESCRIPTION	REVIEWED BY:	CHECKED BY:
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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00037 on 5-20-2026

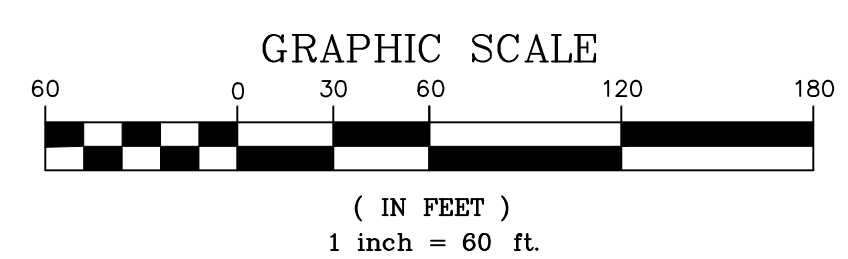
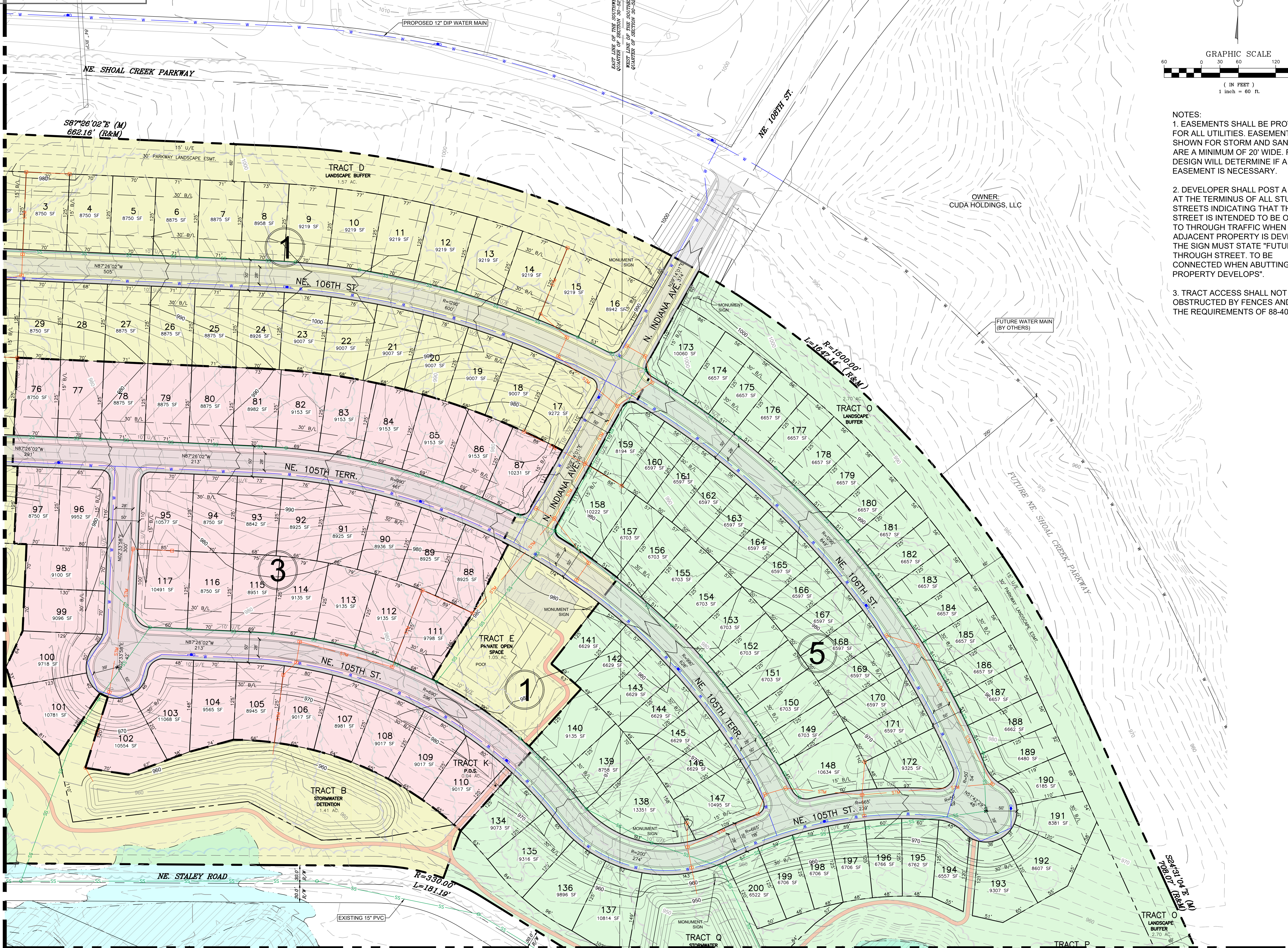
Jane Gabriel
Jana Gabriel, FICP
Secretary of the City Plan Commission

SHEET C6

SHEET C6

SHEET C8

SHEET C8



- NOTES:
1. EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES. EASEMENT SHOWN FOR STORM AND SANITARY ARE A MINIMUM OF 20' WIDE. FINAL DESIGN WILL DETERMINE IF A WIDER EASEMENT IS NECESSARY.
 2. DEVELOPER SHALL POST A SIGN AT THE TERMINUS OF ALL STUB STREETS INDICATING THAT THE STUB STREET IS INTENDED TO BE OPENED TO THROUGH TRAFFIC WHEN THE ADJACENT PROPERTY IS DEVELOPED. THE SIGN MUST STATE "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS".
 3. TRACT ACCESS SHALL NOT BE OBSTRUCTED BY FENCES AND MEET THE REQUIREMENTS OF 88-405-12-C.

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PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT - SHEET 2 OF 3

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING & ENGINEERING CONSULTANTS
P.O. BOX 14085, PARKVILLE, MO 64112 (816) 741-6152
R.L. BUFORD & ASSOCIATES, LLC
robert@buford.com

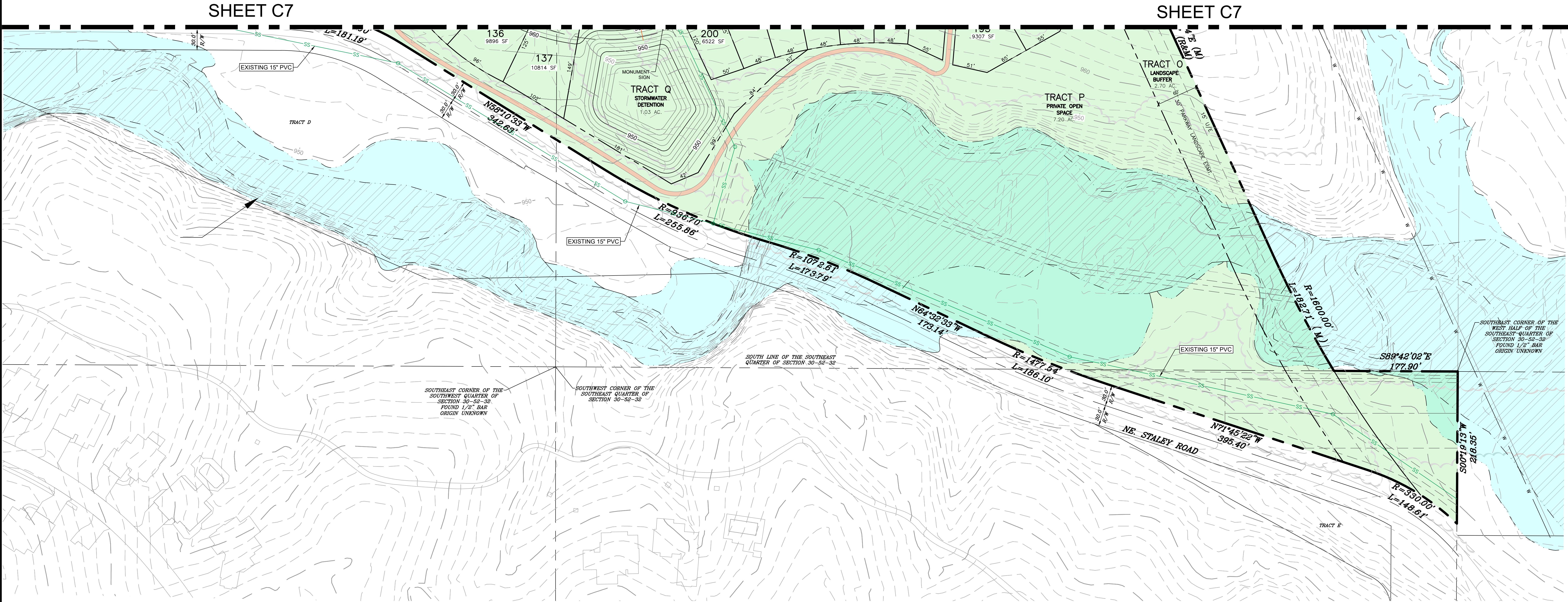
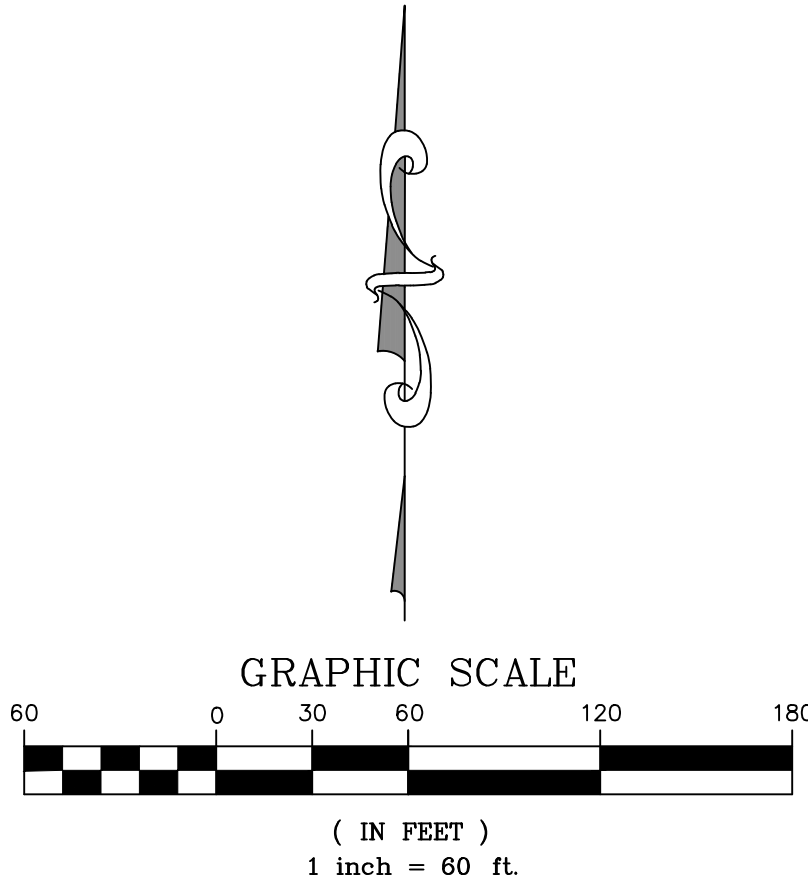
FOR: PURE STALEY, LLC

SHEET NO. C7



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00037 on 5-20-2026
Jane Gabriel
JANE GABRIEL, F.A.S.T.
Secretary of the City Plan Commission

NOTES:
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3. TRACT ACCESS SHALL NOT BE OBSTRUCTED BY FENCES AND MEET THE REQUIREMENTS OF 88-405-12-C.



REVISIONS			
NO.	DATE	DESCRIPTION	REVISOR
1	4/14/2026	DPC REVIEW COMMENTS	JGR
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R.L. Buford & Associates Engineering, LLC
LAND SURVEYING
P.O. BOX 14085, PARKVILLE, MO 64152 (816) 741-6152
rlb@buford.com

FOR
PURE STALEY, LLC

PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT - SHEET 3 OF 3

SECTION
30-52-32

CLAY
COUNTY
MISSOURI

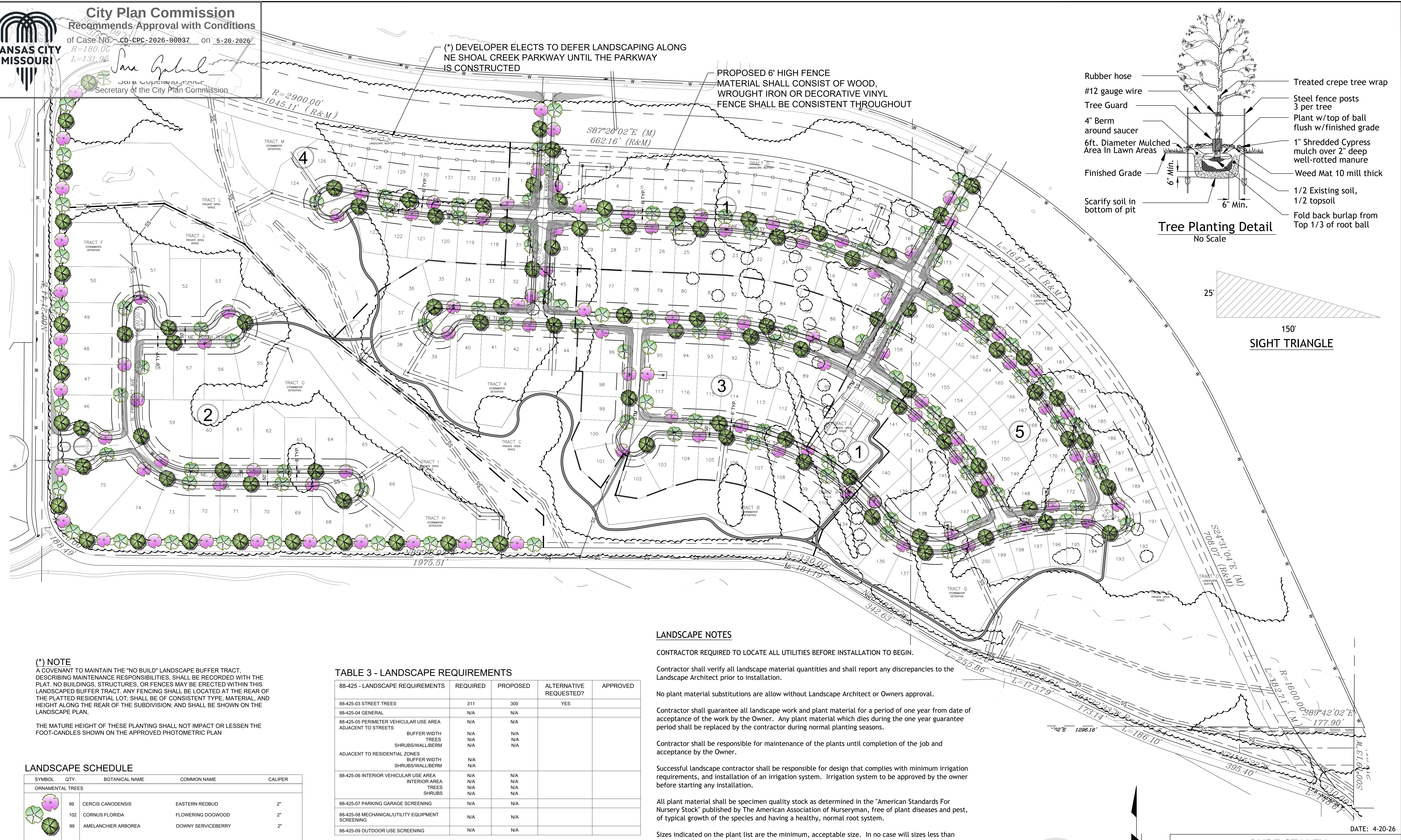
DATE
JAN. 2026

USP NO.
L-25222

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JGR

SHEET NO.
C8



(*) NOTE
A COVENANT TO MAINTAIN THE "NO BUILD" LANDSCAPE BUFFER TRACT, DESCRIBING MAINTENANCE RESPONSIBILITIES, SHALL BE RECORDED WITH THIS PLAT. NO BUILDINGS, STRUCTURES, OR FENCES MAY BE ERECTED WITHIN THIS LANDSCAPED BUFFER TRACT. ANY FENCING SHALL BE LOCATED AT THE REAR OF THE PLATTED RESIDENTIAL LOT; SHALL BE OF CONSISTENT TYPE, MATERIAL, AND HEIGHT ALONG THE REAR OF THE SUBDIVISION; AND SHALL BE SHOWN ON THE LANDSCAPE PLAN.

THE MATURE HEIGHT OF THESE PLANTING SHALL NOT IMPACT OR LESSEN THE FOOT-CANDLES SHOWN ON THE APPROVED PHOTOMETRIC PLAN

LANDSCAPE SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER
ORNAMENTAL TREES				
	99	CERCIS CANODENSIS	EASTERN REDBUD	2"
	102	CORNUS FLORIDA	FLOWERING DOGWOOD	2"
	99	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	2"

TABLE 3 - LANDSCAPE REQUIREMENTS

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	311	300	YES	
88-425-04 GENERAL	N/A	N/A		
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS	N/A	N/A		
BUFFER WIDTH	N/A	N/A		
TREES	N/A	N/A		
SHRUBS/WALL/BERM	N/A	N/A		
ADJACENT TO RESIDENTIAL ZONES	N/A	N/A		
BUFFER WIDTH	N/A	N/A		
SHRUBS/WALL/BERM	N/A	N/A		
88-425-06 INTERIOR VEHICULAR USE AREA	N/A	N/A		
INTERIOR AREA	N/A	N/A		
TREES	N/A	N/A		
SHRUBS	N/A	N/A		
88-425-07 PARKING GARAGE SCREENING	N/A	N/A		
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	N/A	N/A		
88-425-09 OUTDOOR USE SCREENING	N/A	N/A		

ALTERNATIVE REQUEST: COUNT THE EXISTING TREES ALONG NE STALEY ROAD TOWARD THE REMAINING 76 TREES TO BE PLANTED.

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

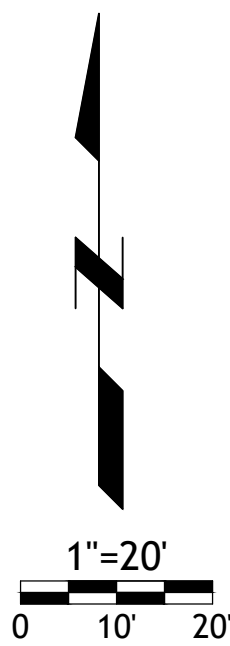
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.





City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00037 on 5-29-2026
Sara Gabriel
Sara Gabriel, F.A.S.T.
Secretary of the City Plan Commission

STREAM BUFFER NOTES:

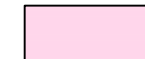
1. A FINAL STREAM BUFFER PLAN SHALL BE PROVIDED FOR EACH PHASE WHEN APPLICABLE. THIS PLAN INCLUDES:
 - a) BUFFER ZONES DETERMINED PER SECTION 88-415-03
 - b) FINAL IMPACTS AND MITIGATION PER SECTION 88-415-05
2. FINAL STREAM BUFFER PLANS SHALL FOLLOW ALL REGULATIONS OF SECTION 88-415.
3. DETERMINED OUTER ZONE SHALL BE A MIN. 75' PLUS AREAS OF MATURE RIPARIAN VEGETATION AND/OR SLOPES EXCEEDING 12% TO A MAXIMUM OF 150' IF UNDISTURBED OR 250' IF DISTURBED.

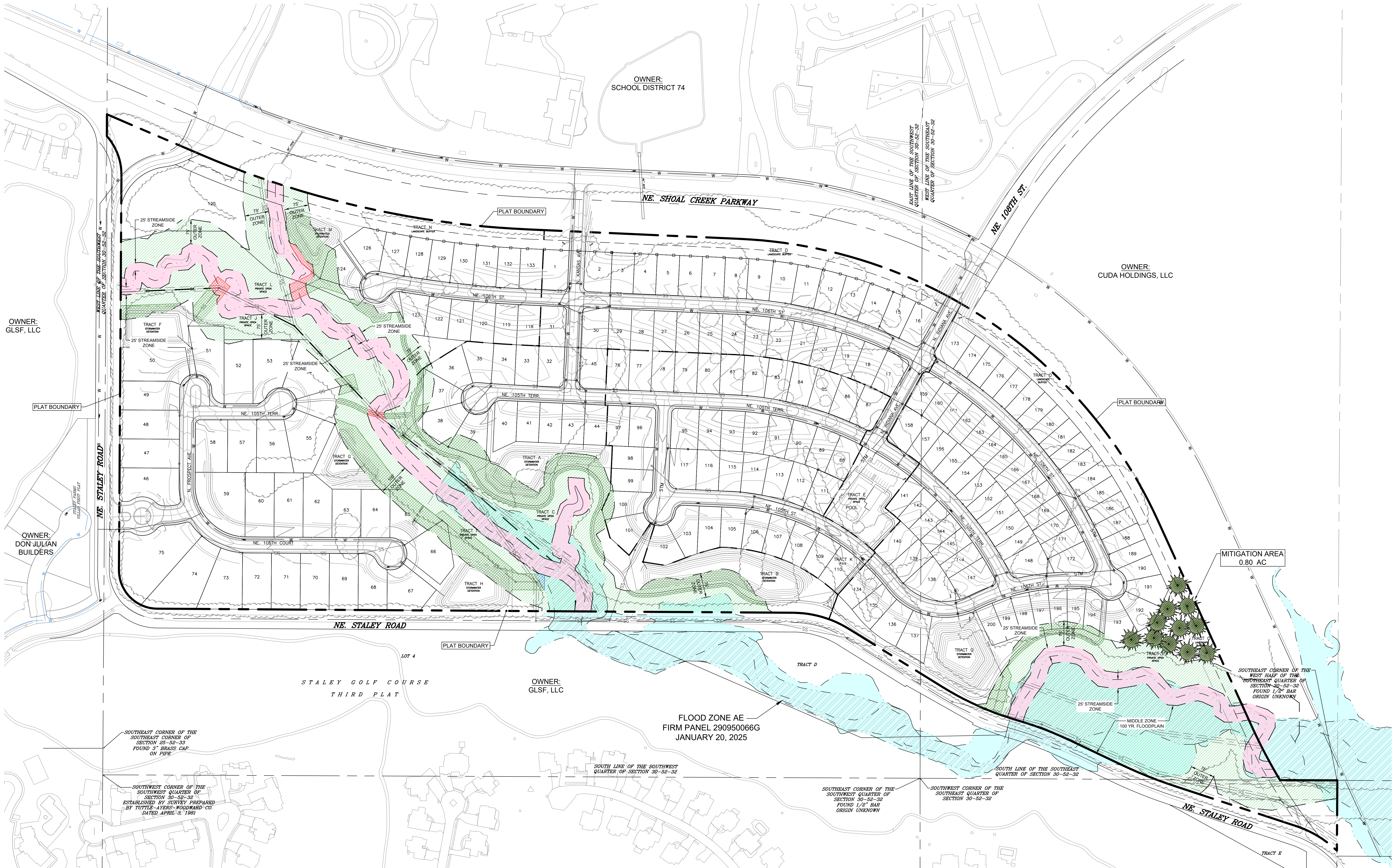
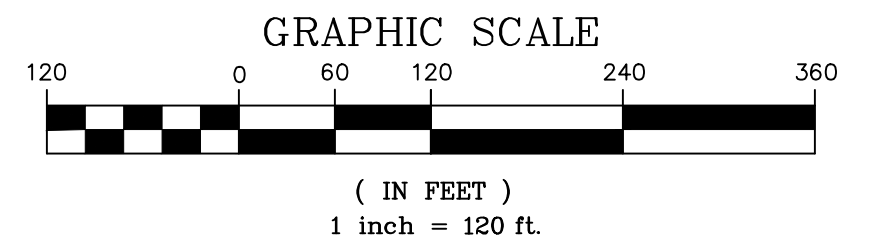
PRELIMINARY STREAM BUFFER CALCULATIONS:
STREAM SIDE ZONE:
TOTAL STREAM SIDE ZONE: 4.89 AC.
DISTURBED AREA: 0.18 AC. - TRAIL & UTILITY CROSSINGS
MIDDLE ZONE:
TOTAL MIDDLE ZONE: 6.21 AC.
DISTURBED AREA: 0.02 AC. - UTILITY CROSSINGS
OUTER ZONE:
TOTAL OUTER ZONE AREA: 15.91 AC.
DISTURBED AREA: 4.46 AC. OR 28% OF TOTAL OUTER ZONE

STREAM BUFFER DESIGN TABLE			
ZONE	EXISTING (AC.)	DISTURBED (AC.)	MITIGATION (AC.)
STREAMSIDE ZONE	4.89	0.18	0.18
MIDDLE ZONE	6.21	0.02	0.02
OUTER ZONE	15.91	4.46 OR 28% *	-
TOTAL	27.01	4.66	0.20

MITIGATION RATE 4:1 = 0.80 ACRES
MITIGATION AREA PROVIDED = 0.80 ACRES

 DENOTES TREE TO BE PLANTED

EXISTING LEGEND
 STREAM SIDE ZONE
 MIDDLE ZONE
 OUTER ZONE
DISTURBED LEGEND
 STREAM SIDE ZONE
 MIDDLE ZONE
 OUTER ZONE



PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY STREAM BUFFER PLAN

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING & ENGINEERING CONSULTANTS
P.O. BOX 14085, PARKVILLE, MO. 64112 (816) 741-6152
SHEET NO. 1 OF 1
DATE: 5/29/26
DRAWN BY: JLR
CHECKED BY: JLR

FOR
PURE STALEY, LLC
SHEET NO.
C10

REVISIONS		NO.	DATE	DESCRIPTION	REVISED BY	CHECKED BY
		1				
		2				
		3				
		4				
		5				
		6				
		7				



MITIGATION DATA				
TREE CANOPY REMOVED (AC.)	PRESERVED TREE CANOPY OUTSIDE STREAM BUFFER (AC.)	STREAM BUFFER UNDISTURBED (AC.)	CALIPER INCHES OF TREES PROVIDED PER 88-425	CALIPER INCHES OF TREES REQUIRED FOR MITIGATION
9.2	3.7	22.4	564	-1,451

- NOTES:
1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.
 2. REFER TO LANDSCAPE PLAN FOR TREES REQUIRED TO MEET REQUIREMENTS FOR LANDSCAPE AND SCREENING PER 88-425.

- TOPOGRAPHY LEGEND
- EXISTING 10 FT CONTOUR
 - EXISTING 2FT CONTOUR
 - PROPOSED 10FT CONTOUR
 - PROPOSED 2FT CONTOUR
 - EXISTING VEGETATION TO REMAIN
 - EXISTING VEGETATION TO BE REMOVED

