

Pavement Legend:

Asphalt Pavement

Concrete Sidewalk

Unit Types

Griffin Townhouse Unit (G): 115 (60%)
Hampton Townhouse Unit (H): 78 (40%)

Lot 1: 118
Lot 2: 75
Total Units: 193

Density

North Parcel: 11.6 DU/AC
South Parcel: 13.0 DU/AC

Development Plans

25-0102

Shoal Valley

Kansas City, Clay County, Missouri

Site Plan

NO.	DATE	REVISION

Renaissance Infrastructure Consulting

400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.riic-consult.com

MO Certificate of Authority: E-2010033630

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COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

MONTAGE PLUS MAJESTIC 23-RAIL

DR: CI SH: 1of1 SCALE: DO NOT SCALE
CK: ME Date: 6/28/10 REV: e

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

AMERISTAR

Values shown are nominal and not to be used for installation purposes. See product specifications for installation requirements.

COMMERCIAL STRENGTH WELDED STEEL GATES

MONTAGE PLUS MAJESTIC 23-RAIL SGL & DBL GATE

DR: CI SH: 1of1 SCALE: DO NOT SCALE
CK: ME Date: 6/28/10 REV: e

1555 N. Mingo
Tulsa, OK 74116
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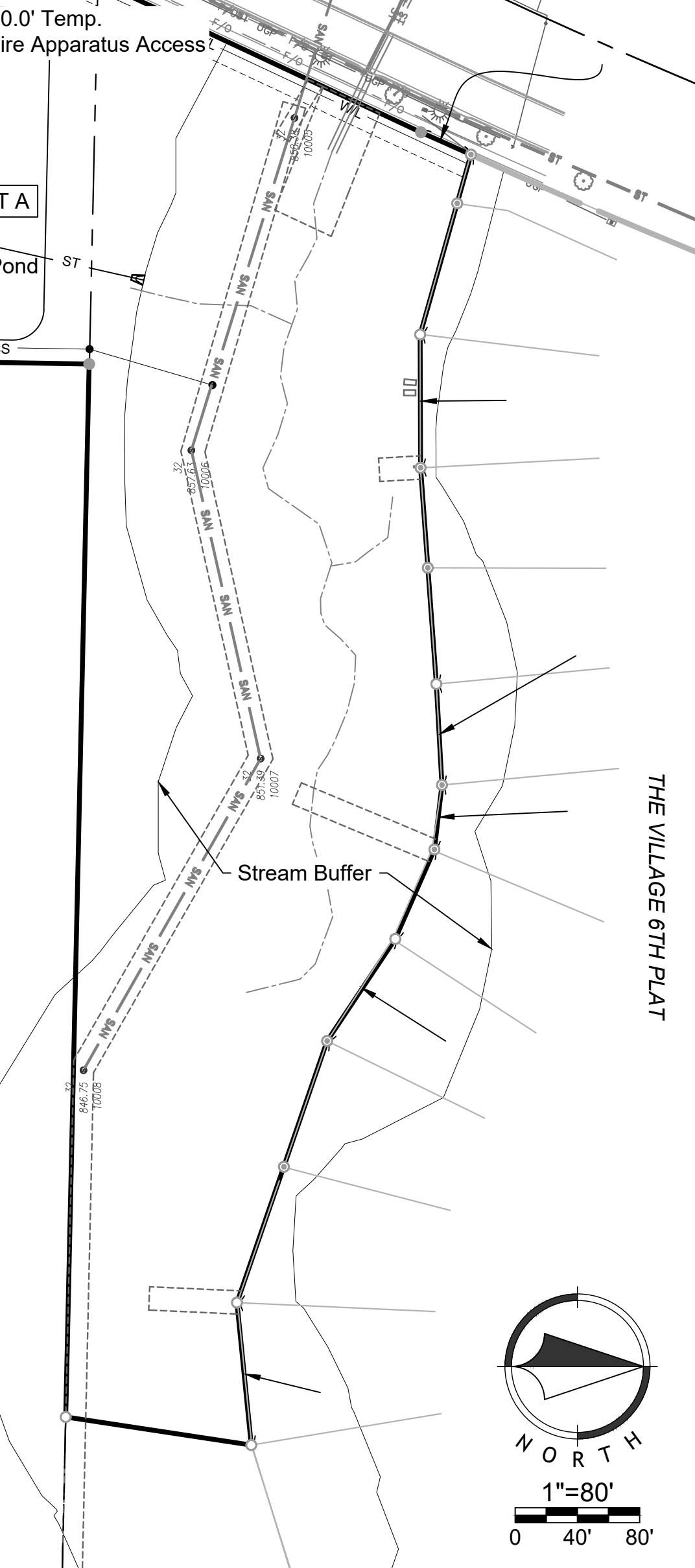
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Values shown are nominal and not to be used for installation purposes. See product specifications for installation requirements.

UNPLATTED
PARCEL ID: 14507000400300
OWNER: YDO LLC

Note: Individual fenced yards to be 4' Ht. Min. with 3' wide gate to access each unit. Personal fenced outdoor areas to be a minimum of 8' in depth x 26' wide and a maximum of 12' in depth x 26' in width. Utilized fence depths throughout the site plan to maintain a minimum 4' wide sod strip between personal fenced outdoor areas for access by residents and maintenance staff.

Private Drive Typical Section
N.T.S



UNPLATTED
PARCEL ID: 14507000400100
OWNER: BROOKFIELD
RESIDENTIAL SERVICES LLC

UNPLATTED
PARCEL ID: 14507000400300
OWNER: YDO LLC

Vehicle library: EMERGENCY_AASHTO
Name: Fire Vehicle - Pumper
Width [ft]: 9.744
Height [ft]: 9.540
Front track [ft]: 9.304
Back track [ft]: 9.304
Total vehicle length [ft]: 31.299
Average steering angle: 33.000°
Turn time (sec.): 6.0
Turning radius (curb to curb) [ft]: 31.533
Turning radius (wall to wall) [ft]: 36.308

THE VILLAGE 6TH PLAT

Side profile view of a fire vehicle chassis. The vehicle has a long wheelbase with two large wheels. The overall length is 31.292'. The wheelbase is 14.993'. The front overhang is 7.021', and the rear overhang is 9.169'. The height of the chassis is 1.115'.

Vehicle library: EMERGENCY_AASHTO
 Name: Fire Vehicle - Pumper
 Width [ft]: 9.744
 Height [ft]: 9.540
 Front track [ft]: 9.304
 Back track [ft]: 9.304
 Total vehicle length [ft]: 31.299
 Average steering angle: 33.000°
 Turn time (sec.): 6.0
 Turning radius (curb to curb) [ft]: 31.533
 Turning radius (wall to wall) [ft]: 36.308

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UNPLATTED
PARCEL ID: 14507000400100
OWNER: BROOKFIELD
RESIDENTIAL SERVICES LLC

UNPLATTED
PARCEL ID: 14507000400300
OWNER: YDO LLC

LEGEND:

	PROPOSED PEDESTRIAN ACCESS PATH
	EXISTING PEDESTRIAN ACCESS PATH

NE SHOAL CREEK PKW (SOUTHBOUND)

NE SHOAL CREEK PKW (NORTHBOUND)

TRACT A

TRACT B

TRACT C

TRACT D

LOT 1

LOT 2

Detention Pond

Property Line

CONNECTION TO PUBLIC ROW

EACH UNIT TO HAVE PEDESTRIAN ACCESS TO PUBLIC SIDEWALK

0 40' 80'

1"=80'


NORTH

25-0102
Shoal Valley
Kansas City, Clay County, Missouri

Pedestrian Access Plan

[illegible]

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ALS DJB



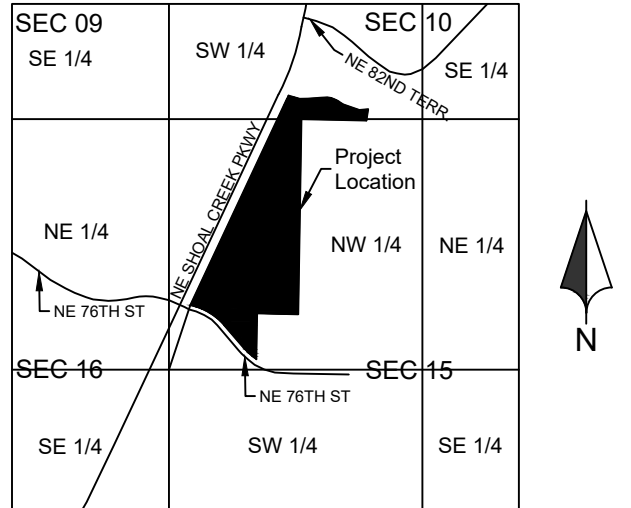
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Infrastructure
Consulting**

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PRELIMINARY PLAT
Shoal Valley
Kansas City, Clay County, Missouri

LOT DATA			
	Area (Ac.)	Area (Sq.Ft.)	Use
Lot 1	9.14	398,092	Residential / Townhome
Lot 2	5.88	255,979	Residential / Townhome
Tract A	4.67	203,602	Stormwater/BMP
Tract B	6.07	264,266	Stormwater/BMP
Tract C	0.29	12,503	Parkland
Tract D	0.75	32,606	Parkland
Dedicated ROW	1.29	56,131	Public ROW



LOCATION MAP
SECTION 10-51-32
TOWNSHIP 10S
RANGE 51W
MERIDIAN 32E
Scale 1" = 2000'

- Drawing Scale is 1" = 100'
- Approved Zoning: MPC-2, MPC-4, & MPC-5
- One phase.
- Proposed use: Residential / Townhomes
- Land Area, building coverage, right-of-way, phasing, construction dates are as indicated in Site Data Table & as noted on this plan.
- Metes and bounds are as shown on plan. Legal Description is described on Plan.
- Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
- Layout of lots, streets, open areas and pedestrian circulation are indicated on plan. All Public sidewalks are to be located within right-of-way per Kansas City, Missouri standards. Private sidewalks shall be a minimum of 5' wide except at the end of the parking stalls which shall be 6' wide minimum.
- Private easement agreements that provide cross-access and cross-parking easements to each lot in the various phases of the development shall be recorded against the property as required to provide access.
- Floodplain is indicated per MAP numbers 29095C0151G, revised 1-20-2017.
- No grading shall occur within the floodplain except for the construction of public streets, utilities, or walking trails.
- The maintenance of the detention basin shall be according to the covenants, deeds, & restrictions.
- Proposed contours, grades, easements and utilities are indicated on plan, and subject to final plan, final engineering design, and approval by KCMO. Private utilities and easements are not indicated and are subject to design by individual companies.
- Building heights per MPC-2, MPC-4, & MPC-5 height restrictions.
- Building facade will meet base zoning code. Trash enclosures will be constructed with similar material as buildings.
- All rooftop mechanical equipment to be screened from adjacent property and streets.
- Project plan to include details on signage, building elevations, and lighting.
- Typical road sections will be per Kansas City, Missouri standards.
- The maintenance of the detention basins shall be according to the covenants, deeds, & restrictions.
- Storm water detention volume control and treatment areas shall be per Drainage Study to be provided to Site Developers as approved by the Department of Public Works. Proposed storm water systems are to be detailed on a Water Quality & Stormwater Management Plan.
- Detention facilities and BMP areas are designated at various locations throughout the site as indicated on this Plan.

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Development Plans

25-0102
Shoal Valley
Kansas City, Clay County, Missouri

Preliminary Plat

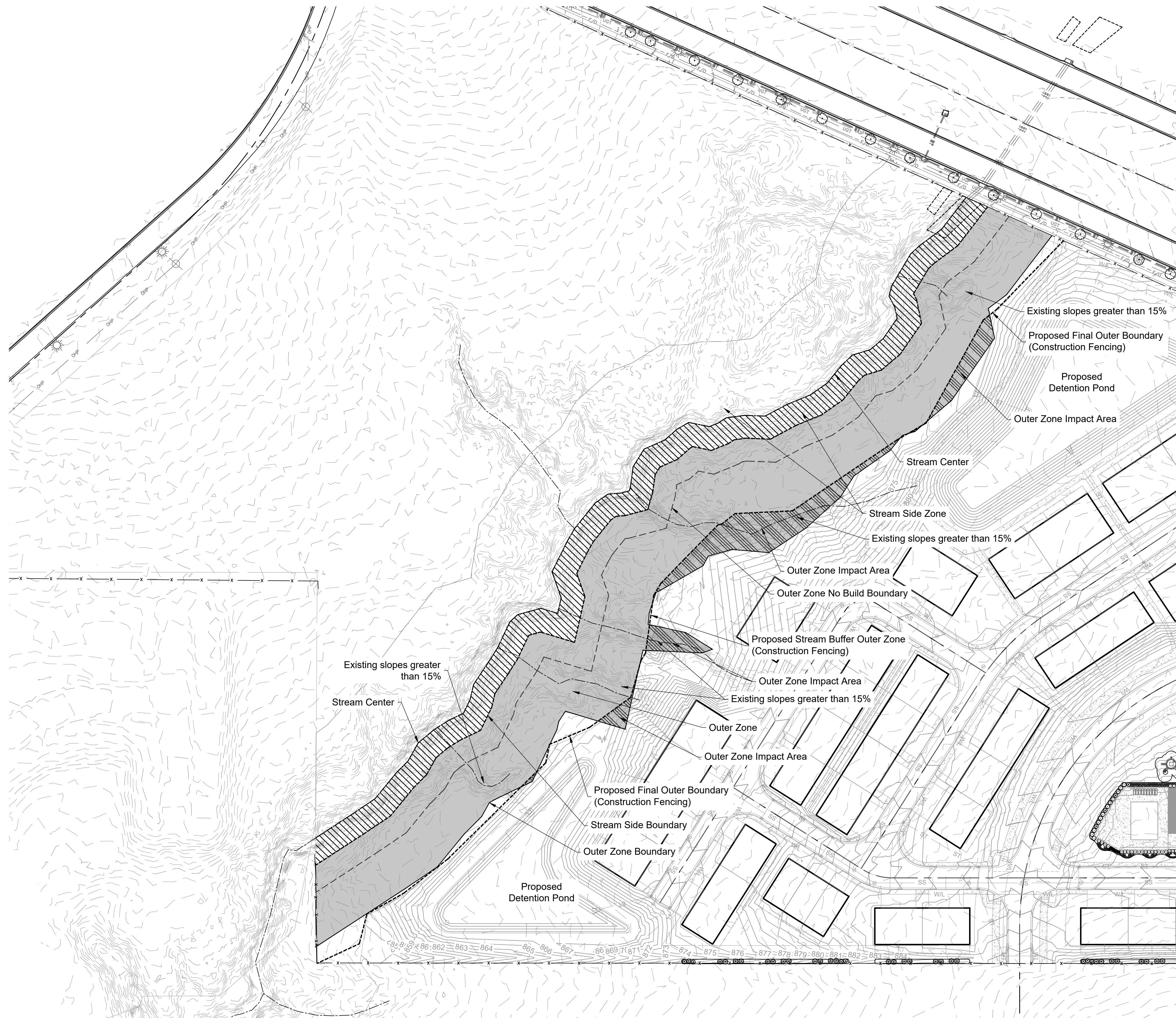
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CHECKED BY: DJB

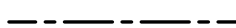





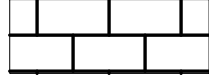

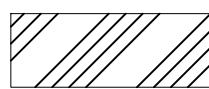



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STREAM BUFFER LEGEND

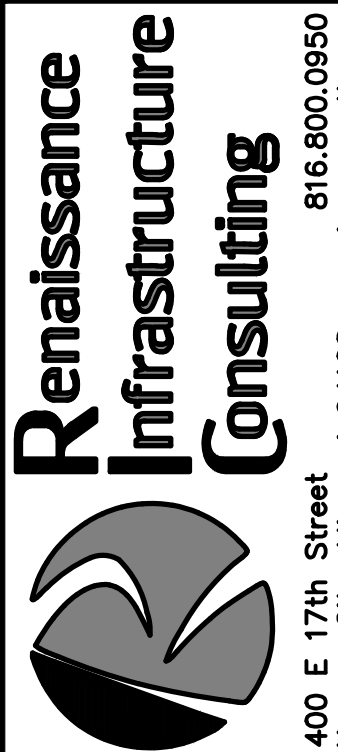
- | | |
|---|---|
|  | STREAM CENTER |
|  | STREAM SIDE BOUNDARY |
|  | OUTER ZONE NO BUILD |
|  | OUTER BOUNDARY |
|  | FINAL OUTER BOUNDARY |
|  | STREAM SIDE ZONE
0.65 AC |
|  | MIDDLE ZONE ZONE (INCLUDED WITHIN STREAM SIDE ZONE)
0.0 AC |
|  | OUTER ZONE WITHIN
DEVELOPMENT BOUNDS
2.24 AC |
|  | OUTER ZONE IMPACT AREA
0.23 AC |
|  | MIDDLE ZONE IMPACT AREA
0.00 AC |
|  | STREAM SIDE ZONE IMPACT AREA
0.00 AC |
|  | MITIGATION AREA
0.00 AC |

NOTES:

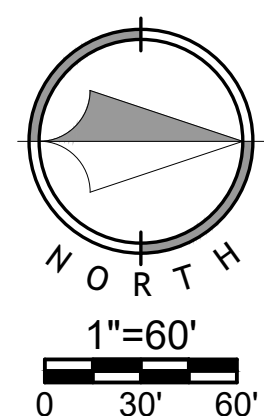
1. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION IS SURVEY.
2. THE MID-AMERICA REGIONAL COUNCIL NATURAL RESOURCE INVENTORY, AND THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORIES WERE REVIEWED. NO SITE AREAS WERE FOUND TO COINCIDE WITH DELINEATED WETLANDS AREAS.
3. NO AREAS OF MATURE NATIVE VEGETATION WERE FOUND TO BE CONTIGUOUS WITH THE 75' OUTER ZONE BOUNDARY.
4. MITIGATION IN ACCORDANCE WITH SEC. 88-415-07-C IS NOT REQUIRED.
5. STREAM BUFFER BOUNDARY MARKERS
 - 5.1. BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING AND AFTER CONSTRUCTION.
 - 5.2. 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.
 - 5.3. CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE PERMANENT OPEN SPACE IN THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - 5.4. PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - 5.4.1. FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - 5.4.2. 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.
 - 5.4.3. THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA.
 - 5.4.4. REQUIRE SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB", WITH THE SIGN MESSAGE LOCATED APPROXIMATELY 4 FEET ABOVE GROUND. NO OTHER MESSAGE SHALL BE ON THE SIGN.
 - 5.4.5. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

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<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
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EVERGREEN TREES

EVERGREEN TREES

SHRUBS

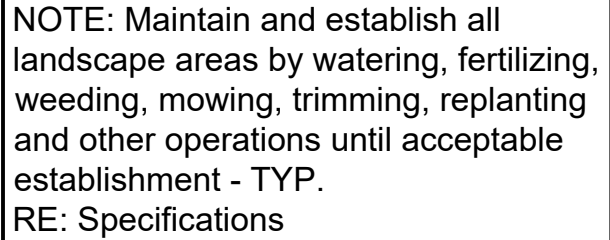
EVERGREEN SHRUBS

GRASSES

PERENNIALS

 Existing Tree

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding



1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
8. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
15. ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

Street Trees (Per Section 88-425-03)

Required: 1 tree / 30' street frontage

Provided:

Shoal Creek Parkway

Lot 1 (795') = 27 trees (includes 12 existing)

Lot 2 (119') = 4 trees (includes 2 existing)

**39 trees along Shoal Creek Parkway are existing*

New Public Street - Name TBD (705')

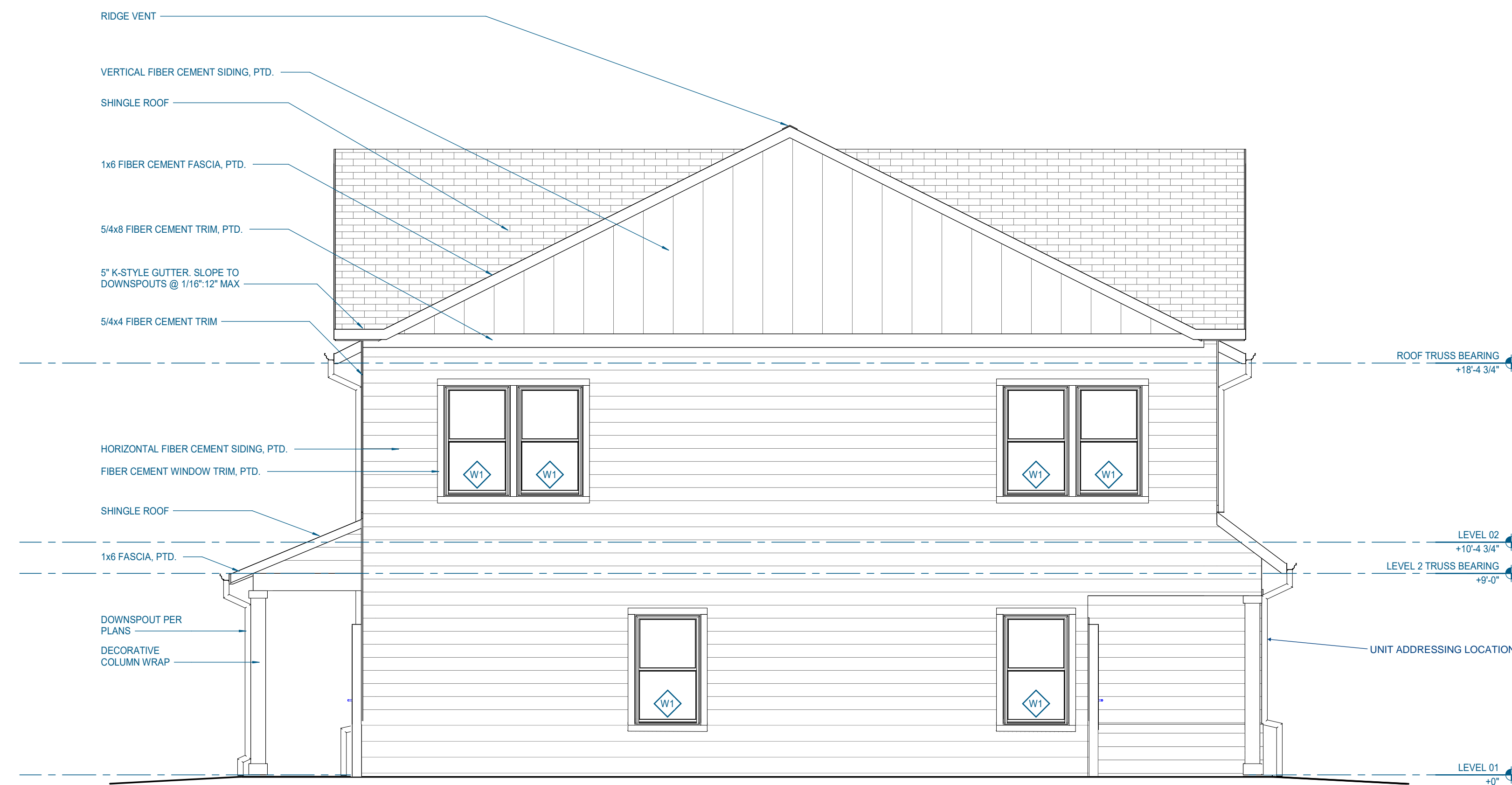
$$705 / 30 = 23 \text{ trees}$$

Screening of Containers & Mechanical/Utility Equipment (Per Section 88-425-08)

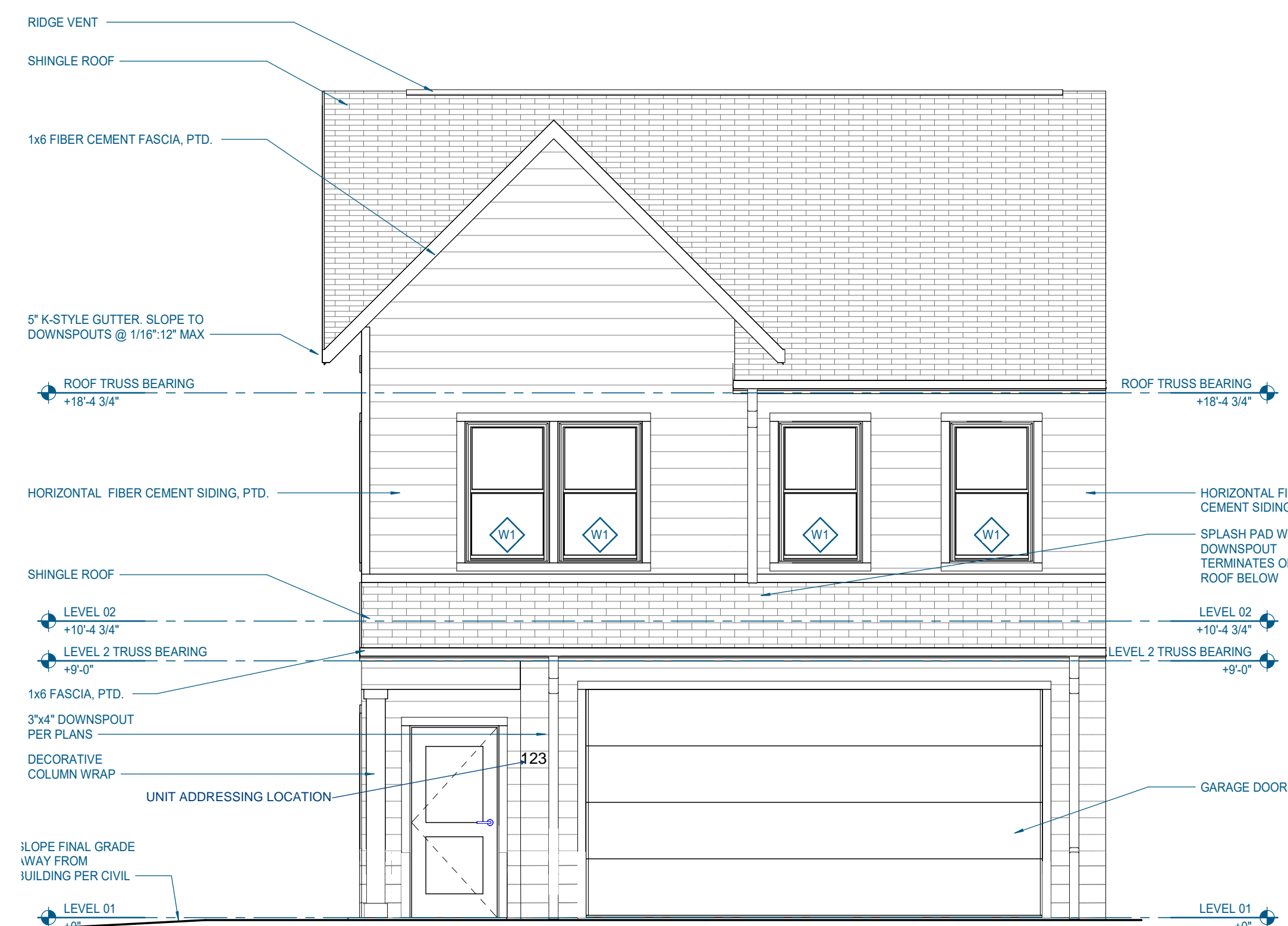
Required: Screened from public view

Provided: As required.

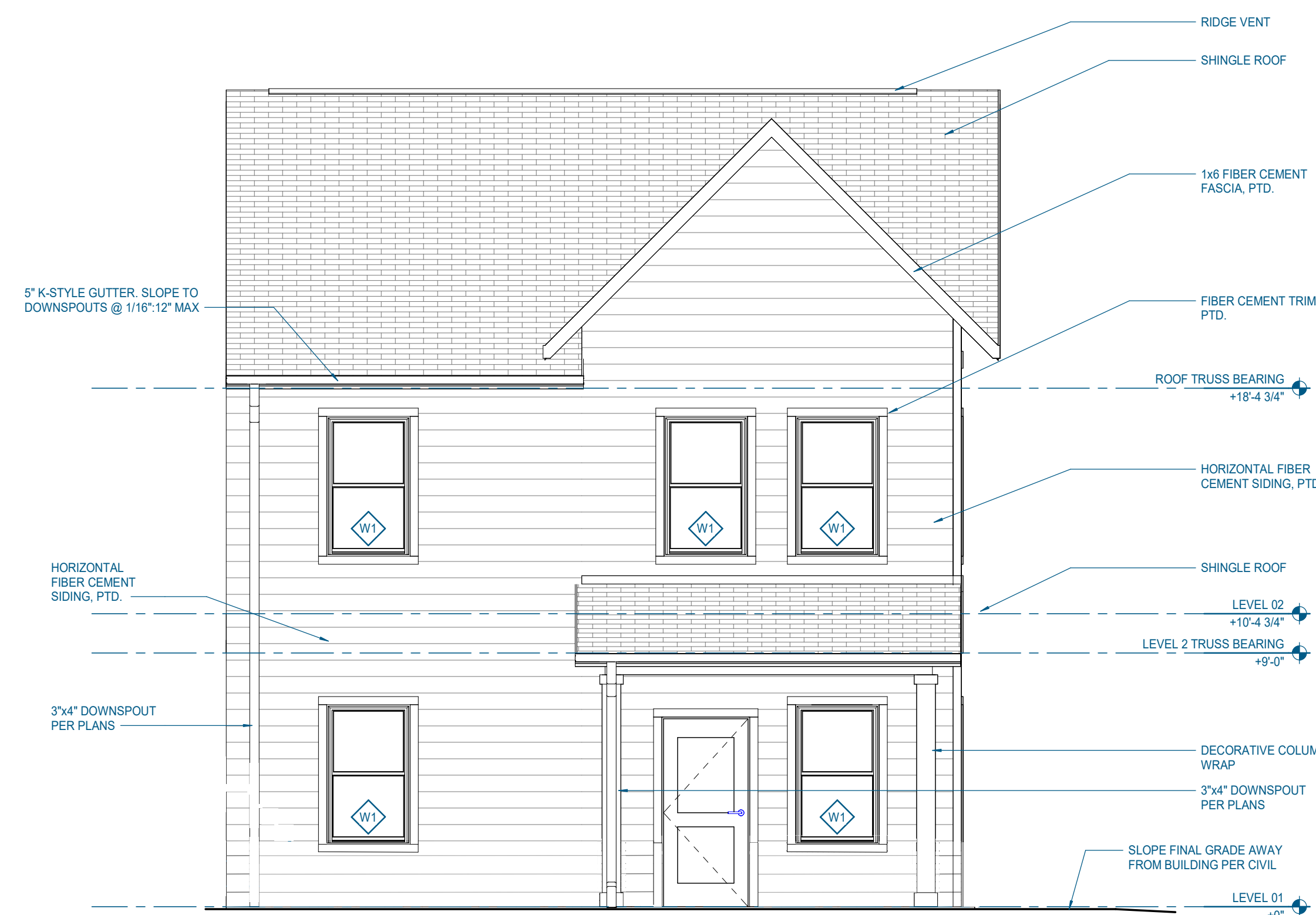
Viewpoint at Brookwood Griffin Unit



J18 G2* - SIDE ELEVATION
1/4" = 1'-0" | A-117

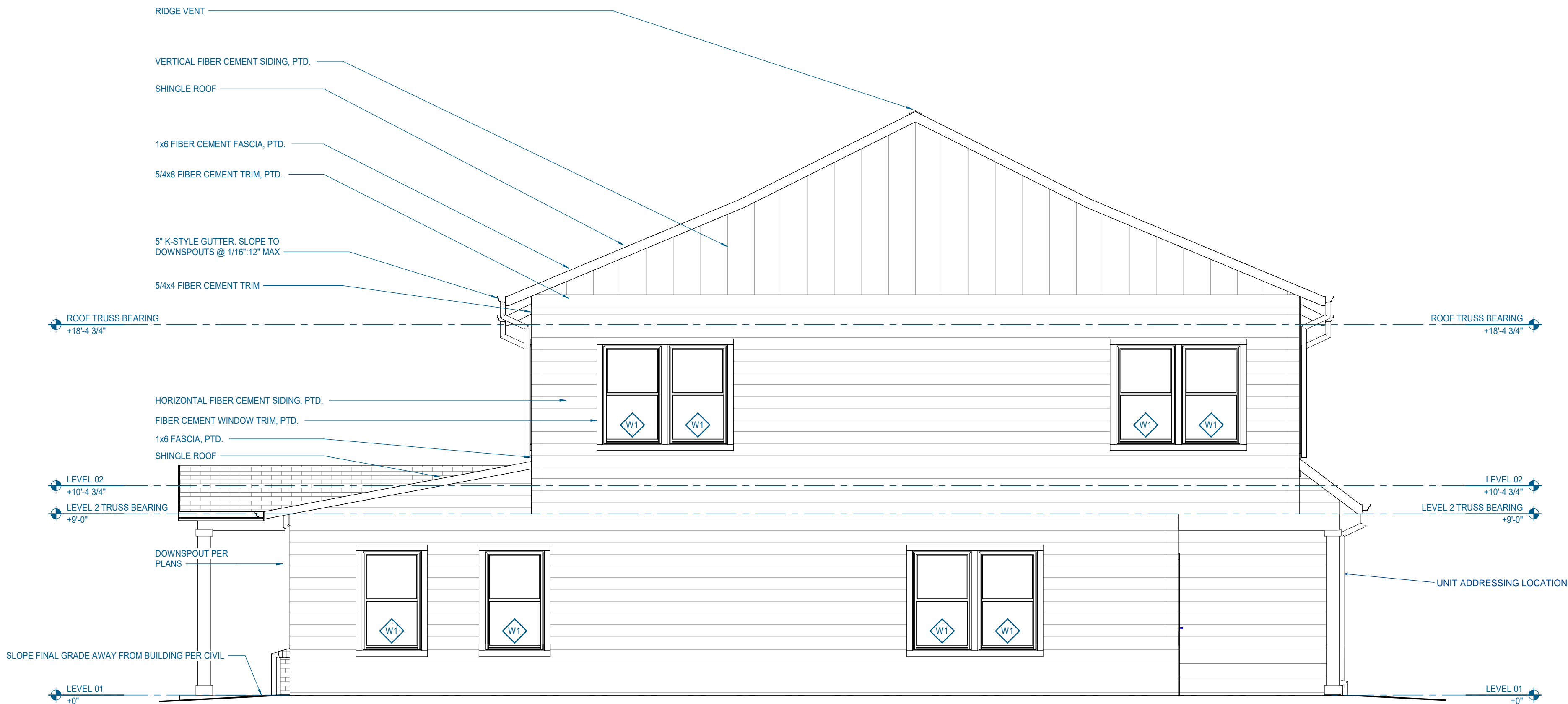


A16 G2* - BACK ELEVATION - BASE
1/4" = 1'-0" | A-117

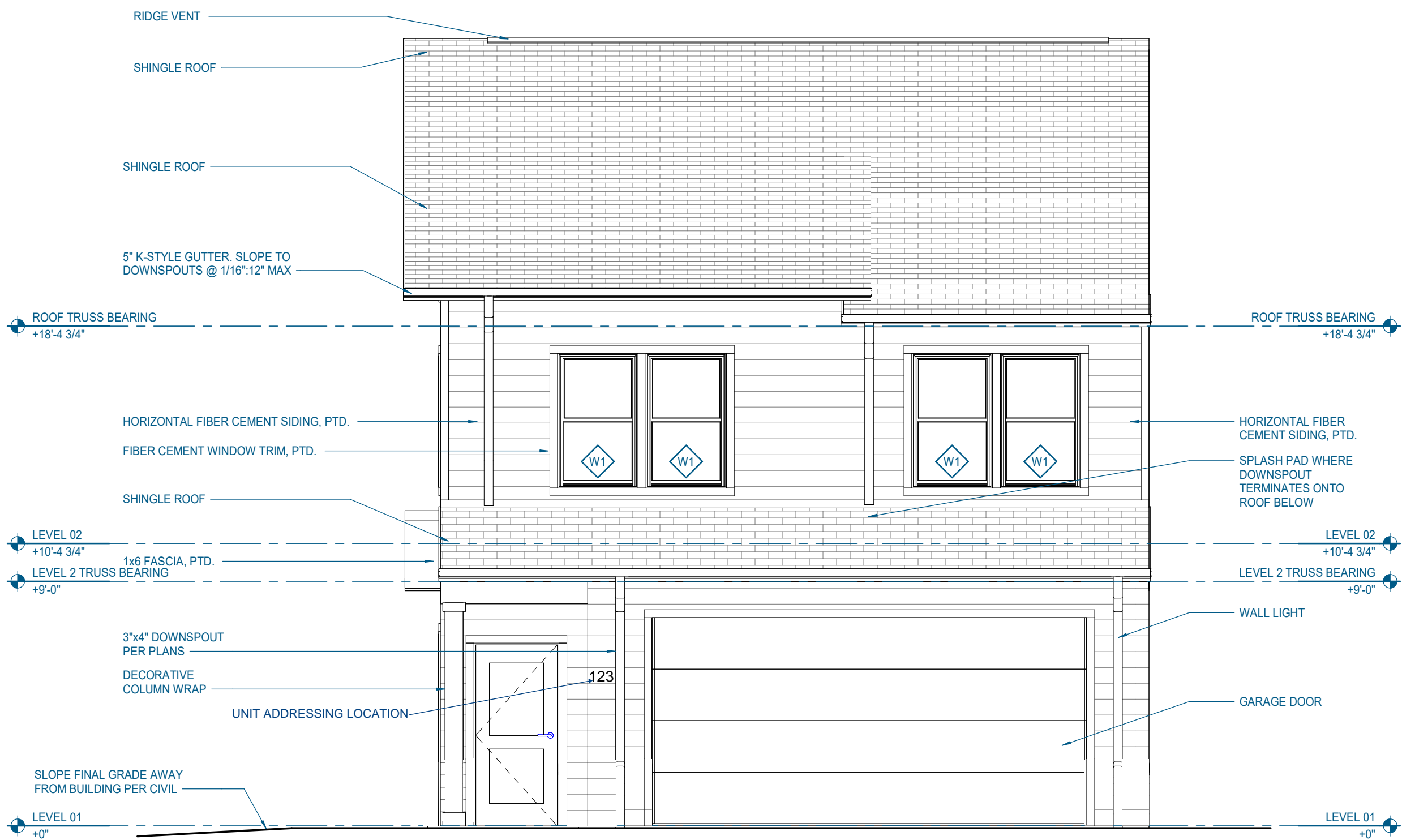


A08 G2* - FRONT ELEVATION - BASE
1/4" = 1'-0" | A-117

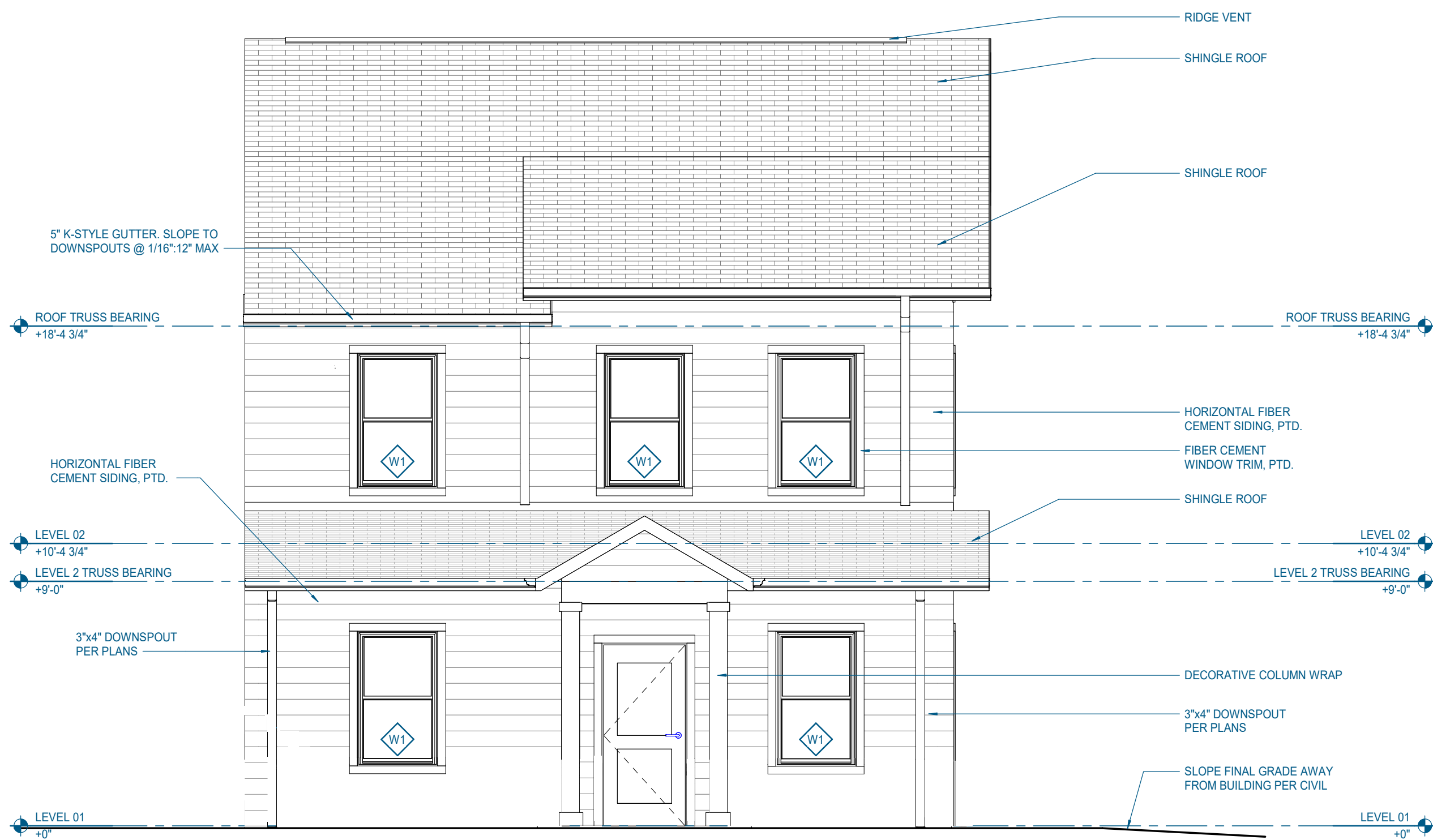
Viewpoint at Brookwood Hampton Unit



G18 H2* - SIDE ELEVATION
1/4" = 1'-0" | A-167



A18 H2* - BACK ELEVATION
1/4" = 1'-0" | A-167



A09 H2* - FRONT ELEVATION
1/4" = 1'-0" | A-167