

Development Plans for Shoal Valley

Kansas City, Clay County, Missouri
Total Project Area: 39.119 Acres

LEGAL DESCRIPTION

Tract I:
A tract of land located in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15 all in Township 51 North, Range 32 West, located in the City of Kansas City, Clay County, Missouri and being more particularly described as follows: COMMENCING at the Southeast corner of the Southwest Quarter of said Section 10; thence North 88°42'51" West, along the South line of said Southwest Quarter, a distance of 615.86 feet to the POINT OF BEGINNING; thence North 88°42'41" West, continuing along said South line, a distance of 677.53 feet; thence South 00°56'37" West, along said Westerly line, a distance of 2033.50 feet; thence continuing along the Westerly line, North 88°42'50" West, a distance of 428.90 feet; thence continuing along said Westerly line, South 00°58'40" West, a distance of 478.22 feet to the Northerly right-of-way line of Northeast 76th Street as it currently exists; thence Northerly along said Northerly right-of-way line, along a curve to the right, having a Chord Bearing of North 48°47'10" West, a Chord Distance of 155.97 feet, a radius of 564.69 feet, an arc length of 156.47 feet; thence North 40°50'51" West, continuing along said Northerly right-of-way line, a distance of 329.85 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 59°25'39" West, a Chord Distance of 411.24 feet, a radius of 645.33 feet, an arc length of 418.54 feet to the Easterly right-of-way of Northeast Shoal Creek Parkway as it currently exists; thence North 25°05'39" East, along said Easterly right-of-way line a distance of 2377.53; thence Northerly, continuing along said Easterly right-of-way line, along a curve to the left, having a Chord Bearing of North 24°49'55" East, a Chord Distance of 34.76 feet, a radius of 3757.05 feet, an arc length of 34.76 feet to the Southwest corner of The Village Sixth Plat, a subdivision in the City of Kansas City, Clay County, Missouri according to the recorded plat thereof; thence South 74°15'11" East, along the Southerly line of said The Village Sixth Plat, a distance of 120.22 feet; thence North 89°54'30" East, continuing along said Southerly line, a distance of 85.81 feet; thence North 85°49'49" East, continuing along said Southerly line, a distance of 139.43 feet; thence North 86°50'48" East, continuing along said Southerly line, a distance of 65.05 feet; thence South 81°26'10" East, continuing along said Southerly line, a distance of 42.07 feet; thence South 66°24'26" East, continuing along said Southerly line, a distance of 62.72 feet; thence South 57°16'02" East, continuing along said Southerly line, a distance of 77.80 feet; thence South 70°59'35" East, continuing along said Southerly line, a distance of 177.92 feet; thence North 84°16'59" East, continuing along said Southerly line, a distance of 92.01 feet; thence South 08°32'02" West, a distance of 119.89 feet to the Point of beginning.

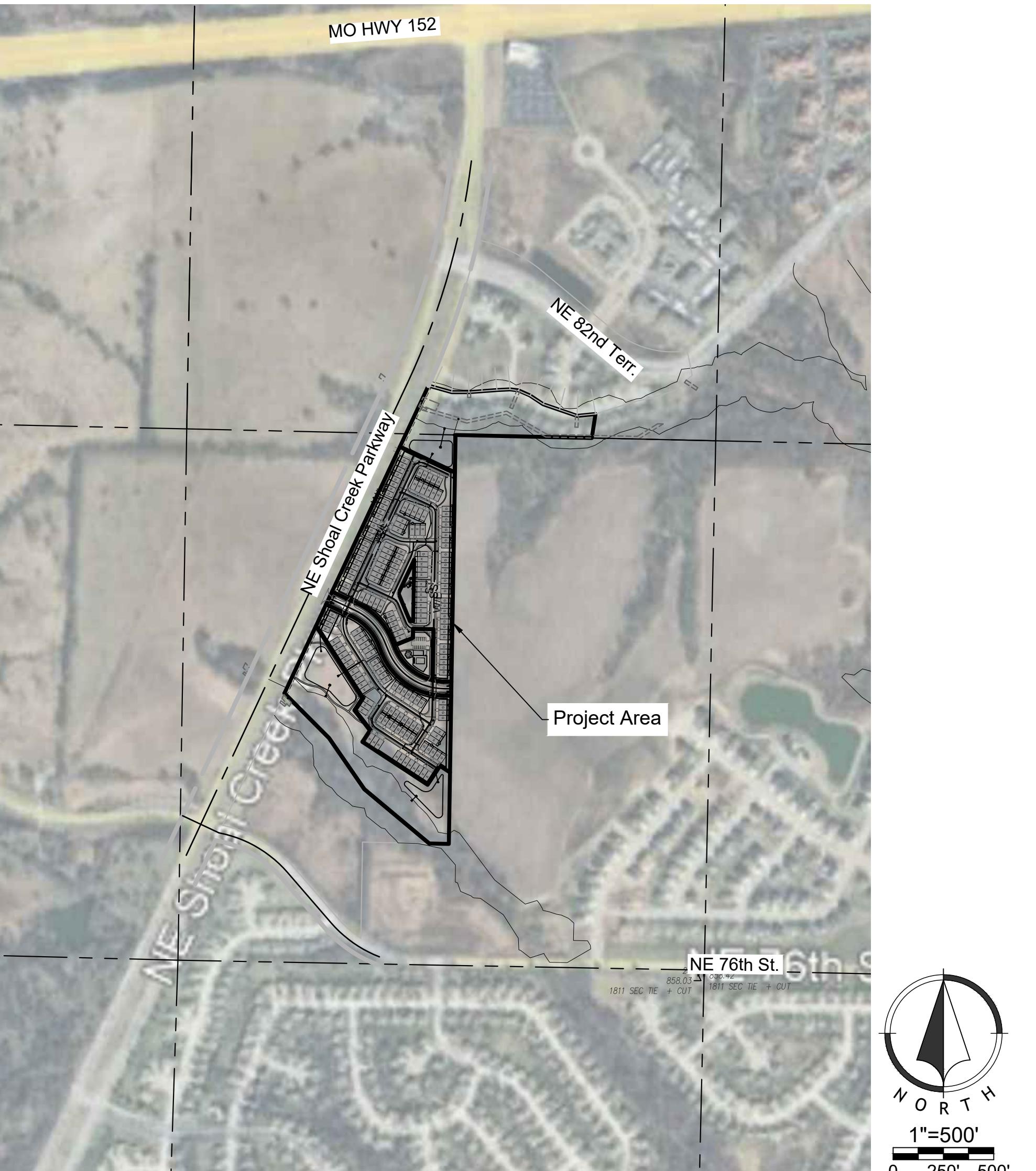
Tract II:
Nonexclusive easement for use, access and enjoyment in and to the Common Area, and easements of encroachment, and for maintenance and use of any permitted encroachment, established pursuant to the Community Charter for Shoal Creek Valley recorded January 4, 2002 as Document No. Q-90056, in Book 3514, Page 368, made applicable to the premises in question by Supplement to Community Charter for Shoal Creek recorded June 26, 2007 as Document No. 2007026153, in Book 5742, Page 72.

1. Floodplain Note:

According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0151G, revised 1-20-2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

BUILDING DATA		
Lot 1 (West Lot)	Required	Proposed
Rear Setback (Min. % of lot depth)	15	20
Front Setback (adj. to Parkway)	30	30
Front Setback (adj. to Parkway side facing)	80	80
Front Setback	10	15
Side Setback	10	10
Side Setback (abutting street)	15	15
Height (Max.)	45'	45'
Lot 2 (East Lot)	Required	Proposed
Rear Setback (Min. % of lot depth)	15	20
Front Setback (adj. to Parkway)	30	30
Front Setback (adj. to Parkway side facing)	80	80
Front Setback	10	15
Side Setback	10	10
Side Setback (abutting street)	15	15
Height (Max.)	45'	45'

Table 5. Other Development Standards	
88-425 OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication:	Parkland Provided
88-415 Stream Buffers:	See Attached Stream Buffer Plan
88-430 Outdoor Lighting:	See Attached Photometric Plan
88-435 Outdoor Display, Storage and Work Areas:	N/A
88-445 Signs:	N/A
88-450 Pedestrian Standards:	N/A



Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	Site Plan
C04	Grading Plan
C05	Utility Plan
C06	Fire Plan
C07	Pedestrian Access Plan
C08	Preliminary Plat
C09	Overall Preliminary Stream Buffer
C10	North Preliminary Stream Buffer Plan
C11	South Preliminary Stream Buffer Plan
E01	Photometric Plan I
E02	Photometric Plan II
L01	Tree Preservation Plan
L02	Landscape Plan
L03	Landscape Details

Parkland Dedication
semi-attached Units: $193 * 2 * .006 = 2.316$ ac
total Parkland Dedication Requirement: 2.32 acres

tract C: 0.29 ac

soil: $1,120' \times 50 = 56,000 \text{ cf} = 1.20 \text{ ac}$

Total Parkland Dedicated: 2.33 ac

Total Parkland Dedicated: 2.55 ac

LEGEND

Existing Section Line	—	Proposed Right-of-Way	
Existing Right-of-Way Line	—	Proposed Property Line	
Existing Lot Line	—	Proposed Lot Line	
Existing Easement Line	---	Proposed Easement	
Existing Curb & Gutter	=====	Proposed Curb & Gutter	
Existing Sidewalk	=====	Proposed Sidewalk	
Existing Storm Sewer	—	Proposed Storm Sewer	
Existing Storm Structure	□	Proposed Storm Structure	
Existing Waterline	ꝝ	Proposed Fire Hydrant	
Existing Gas Main	— W/L —	Proposed Waterline	
Existing Sanitary Sewer	— ss —	Proposed Sanitary Sewer	
Existing Sanitary Manhole	ꝝ	Proposed Sanitary Manhole	
Existing Contour Major	—	Proposed Contour Major	
Existing Contour Minor	—	Proposed Contour Minor	
	=====	Future Curb and Gutter	
U/E	Utility Easement		
S/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

OWNER/DEVELOPER

Jack Furlow
The BTR Group
P.O. Box 5119
Athens, GA 30604
j.furlow@thebtrgroup.com

Dustin Burton, P.E.
Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, MO 64108
Phone: 913-832-5683



**Know what's below.
Call before you dig.**



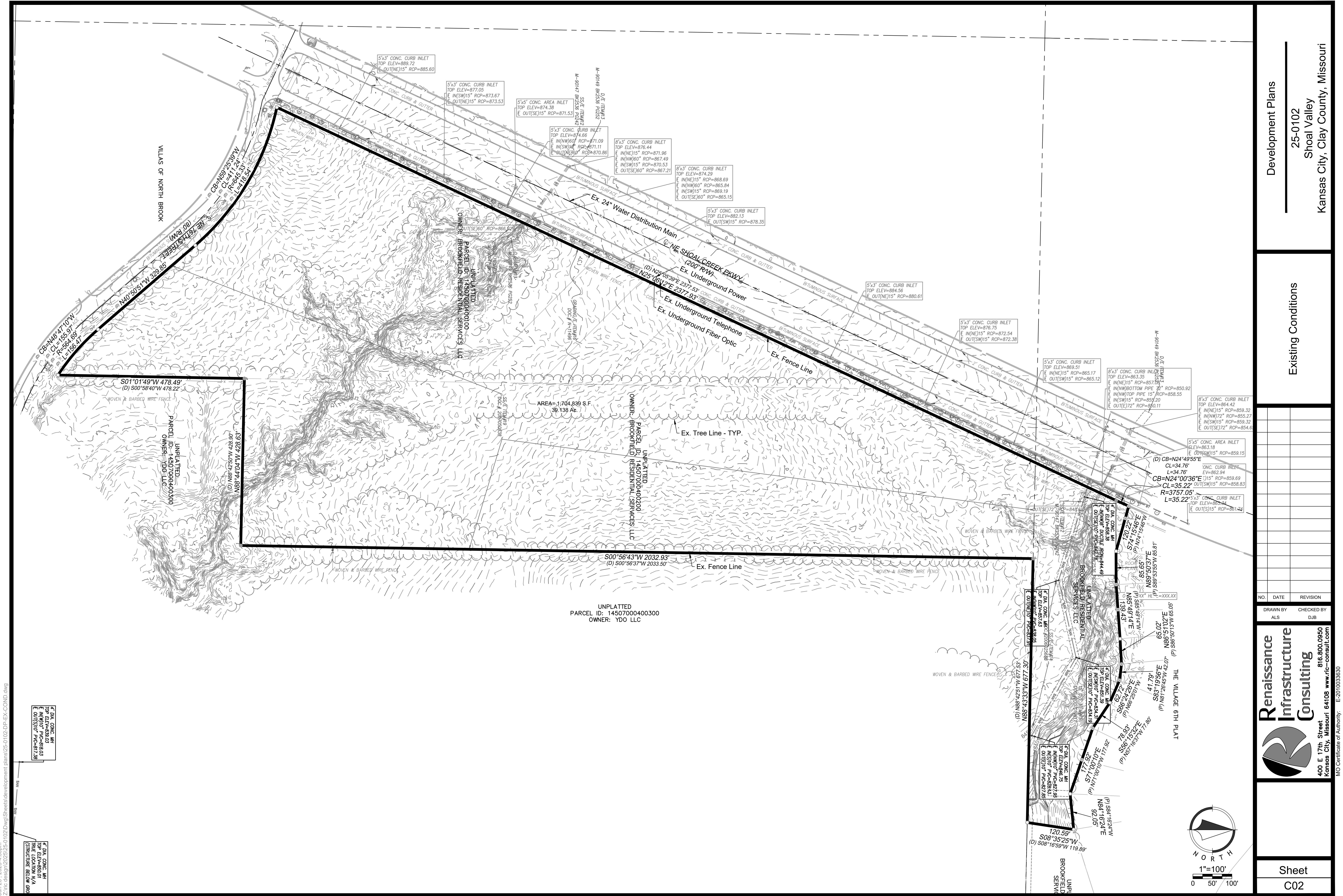
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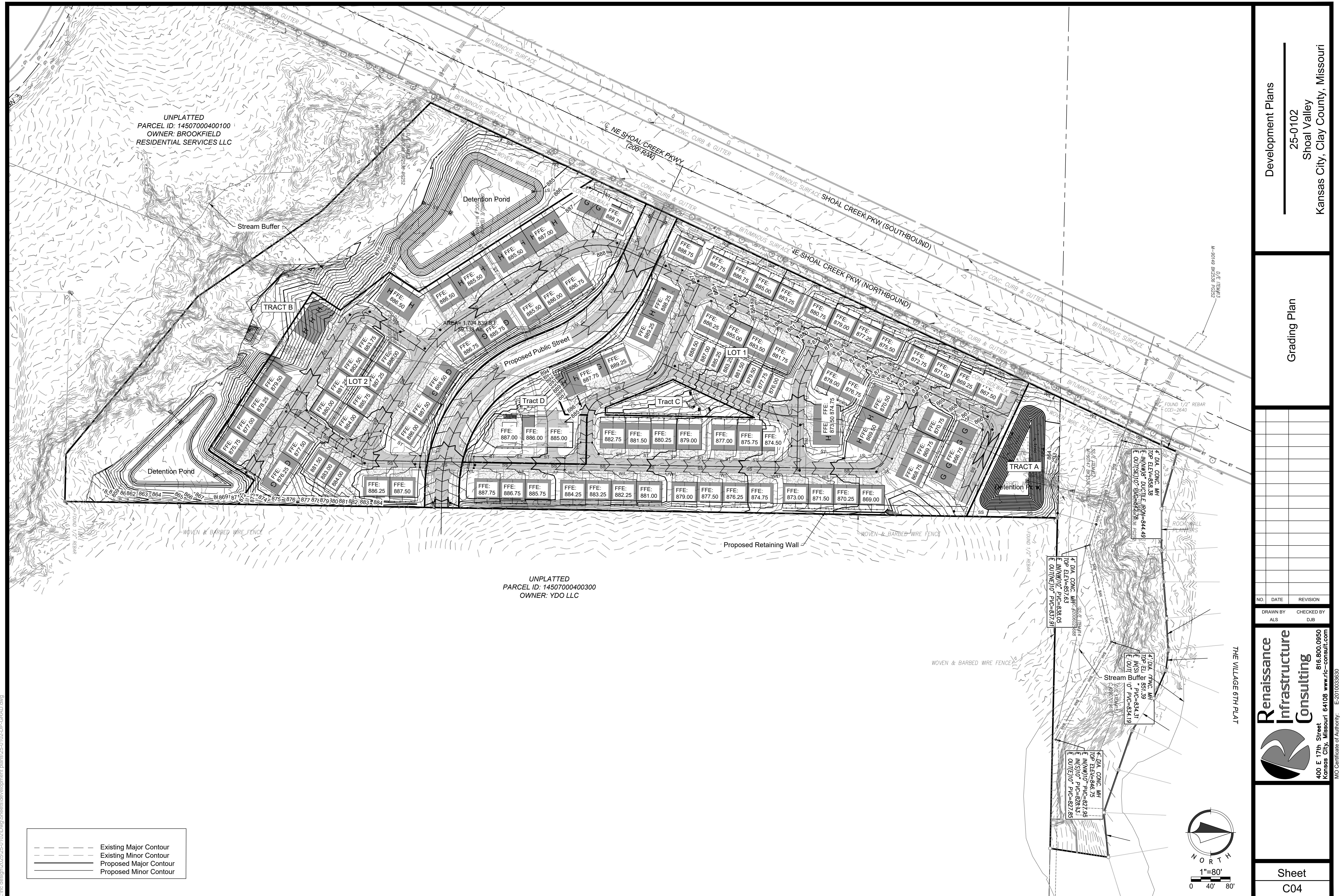
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**UNPLATTED
PARCEL ID: 14507000400100
OWNER: BROOKFIELD
RESIDENTIAL SERVICES LLC**

UNPLATTED
PARCEL ID: 1450700040030
OWNER: YDO LLC

This detailed site plan illustrates the layout of a residential development, including streets, utility infrastructure, and property boundaries. The plan shows the following key features and labels:

- Proposed Connection to Existing 24" Water Transmission Line**: Located at the top left, showing a connection point to an existing water line.
- Proposed 12" Public Water**: Multiple lines indicating proposed public water supply.
- Hydrant Coverage R=300' (Typ)**: Coverage areas for fire hydrants.
- NE SHOAL CREEK PKWY**: A major road running diagonally across the site.
- NE SHOAL CREEK PKW (SOUTHBOUND)** and **NE SHOAL CREEK PKW (NORTHBOUND)**: Labels for the southbound and northbound lanes of the main road.
- Proposed Public Fire Hydrant**: Locations for public fire hydrants.
- 25.0' From Bldg to Watermain**: Distance from buildings to the water main.
- Proposed 12" Public Water**: Labels for proposed public water lines.
- Proposed Private Water**: Labels for private water connections.
- Proposed Hydrant (Typ)**: Labels for typical fire hydrants.
- Hydrant Coverage R=300' (Typ)**: Coverage areas for fire hydrants.
- Proposed 8" Full Flow Fire Meter & Vault**: Locations for fire meters and vaults.
- Proposed Public 12" Watermain**: Labels for proposed public water mains.
- Proposed Storm Structure**: Locations for stormwater management structures.
- Proposed Private Sanitary**: Labels for private sanitary connections.
- Proposed Sanitary 4' Dia. Manhole (Typ.)**: Locations for manholes.
- Proposed Storm Structure**: Labels for stormwater management structures.
- Proposed Private Water**: Labels for private water connections.
- Proposed Private Storm**: Labels for private stormwater connections.
- Detention Pond**: Locations for detention ponds.
- Proposed Outfall**: Locations for outfall pipes.
- Proposed Hydrant (Typ)**: Labels for typical fire hydrants.
- Proposed Private 8" Sanitary**: Labels for private sanitary connections.
- TRACT A**, **TRACT B**, **TRACT C**, and **TRACT D**: Labels for specific tracts or lots.
- LOT 1** and **LOT 2**: Labels for specific lots.
- Proposed Public Street**: Labels for proposed public streets.
- 25.0' SAN/E**: Distance from buildings to the water main.
- Proposed Public 12" Watermain to connect at existing dead-end line**: Label for a proposed water main connection.
- 4' DIA. CONC. MH TOP ELEV-858.38 IN (NW 8" DUCTILE IRON OUT (SE)10' R/C=842.7**: Technical specification for a manhole.
- UNPLATTED**, **PARCEL ID: 14507000400100**, **OWNER: BROOKFIELD**, **IDENTIAL SERVICES LLC**: Property information.

Development Plans

25-0102

Shoal Valley

Kansas City, Clay County, Missouri

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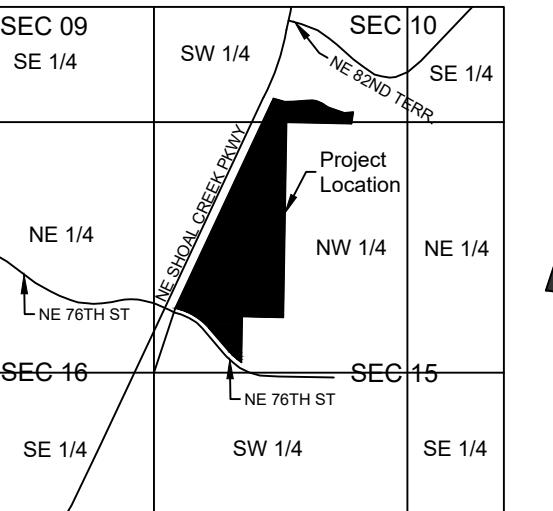
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PRELIMINARY PLAT Shoal Valley

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 15-51-32
SECTION 10-51-32

Scale 1" = 2000'

Development Plans

25-0102

Shoal Valley
Kansas City, Clay County, Missouri

Preliminary Plat

25-0102

Shoal Valley
Kansas City, Clay County, Missouri

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THE VILLAGE 6TH PLAT

400 E. 17th Street

Kansas City, Missouri

64108

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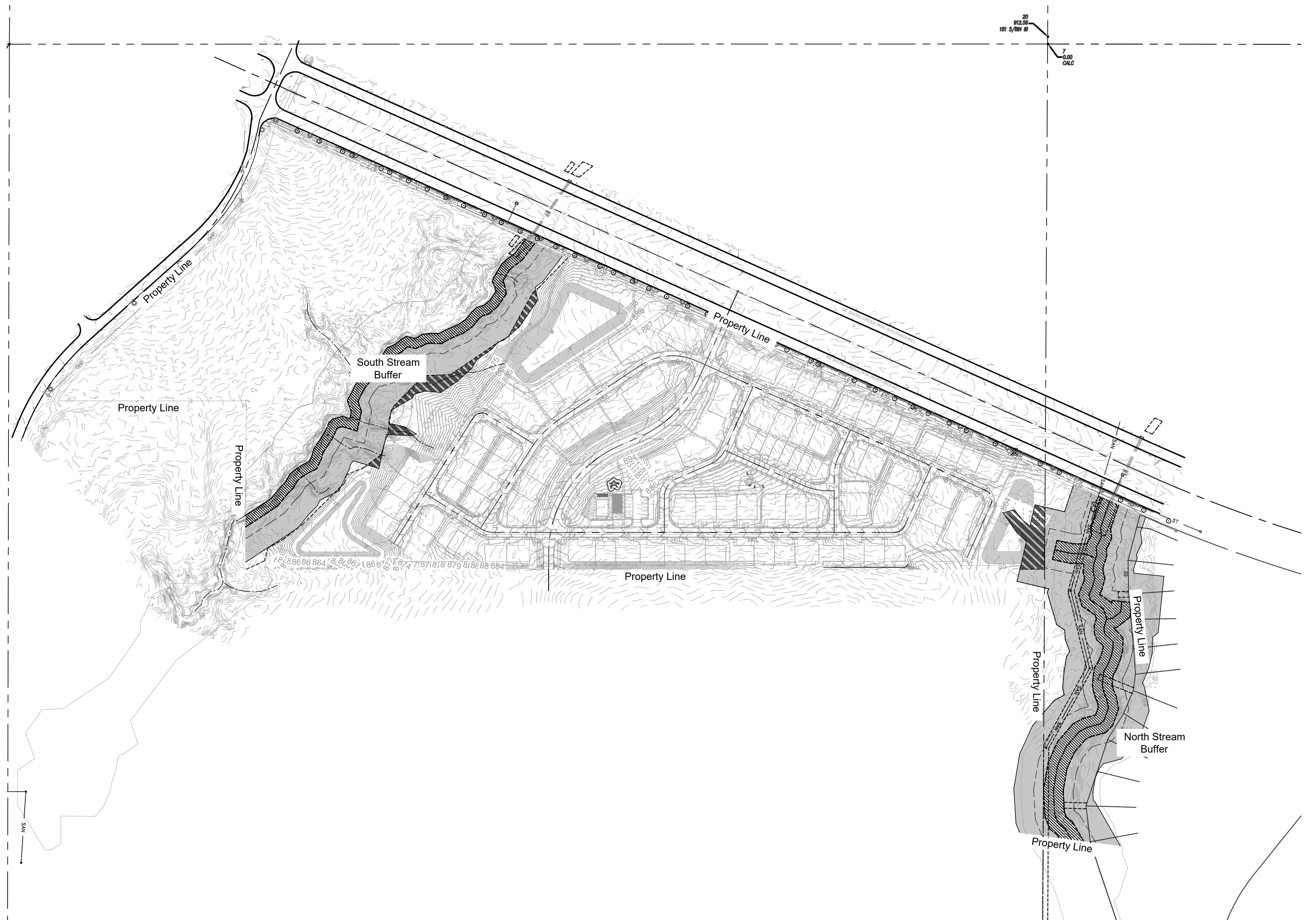
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UNPLATTED
PARCEL ID: 14507000400100
OWNER: BROOKFIELD
RESIDENTIAL SERVICES LLC

UNPLATTED
PARCEL ID: 14507000400300
OWNER: YDO LLC

1. Drawing Scale is 1" = 100'
2. Approved Zoning: MPC-2, MPC-4, & MPC-5
3. One phase.
4. Proposed use: Residential / Townhomes
5. Land Area, building coverage, right-of-way, phasing, construction dates are as indicated in Site Data Table & as noted on this plan.
6. Metes and bounds are as shown on plan. Legal Description is described on Plan.
7. Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
8. 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.
9. 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.
10. Floodplain is indicated per MAP numbers 29095C0151G, revised 1-20-2017.
11. No grading shall occur within the floodplain except for the construction of public streets, utilities, or walking trails.
12. The maintenance of the detention basin shall be according the covenants, deeds, & restrictions.
13. 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 as are subject to design by individual companies.
14. Building heights per MPC-2, MPC-4, & MPC-5 height restrictions.
15. Building facade will meet base zoning code. Trash enclosures will be constructed with similar material as buildings.
16. All rooftop mechanical equipment to be screened from adjacent property and streets.
17. Project plan to include details on signage, building elevations, and lighting.
18. Typical road sections will be per Kansas City, Missouri standards.
19. The maintenance of the detention basins shall be according to the covenants, deeds, & restrictions.
20. 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.
21. Detention facilities and BMP areas are designated at various locations throughout the site as indicated on this Plan.



STREAM BUFFER LEGEND

- — — — — STREAM EDGE
- — — — — STREAM SIDE BOUNDARY
- — — — — OUTER ZONE NO BUILD
- — — — — OUTER BOUNDARY
- — — — — FINAL OUTER BOUNDARY
-  STREAM SIDE ZONE
-  MIDDLE ZONE ZONE
-  OUTER ZONE WITHIN DEVELOPMENT BOUNDS
-  OUTER ZONE IMPACT AREA
-  MIDDLE ZONE IMPACT AREA
-  STREAM SIDE ZONE IMPACT AREA
-  MITIGATION AREA

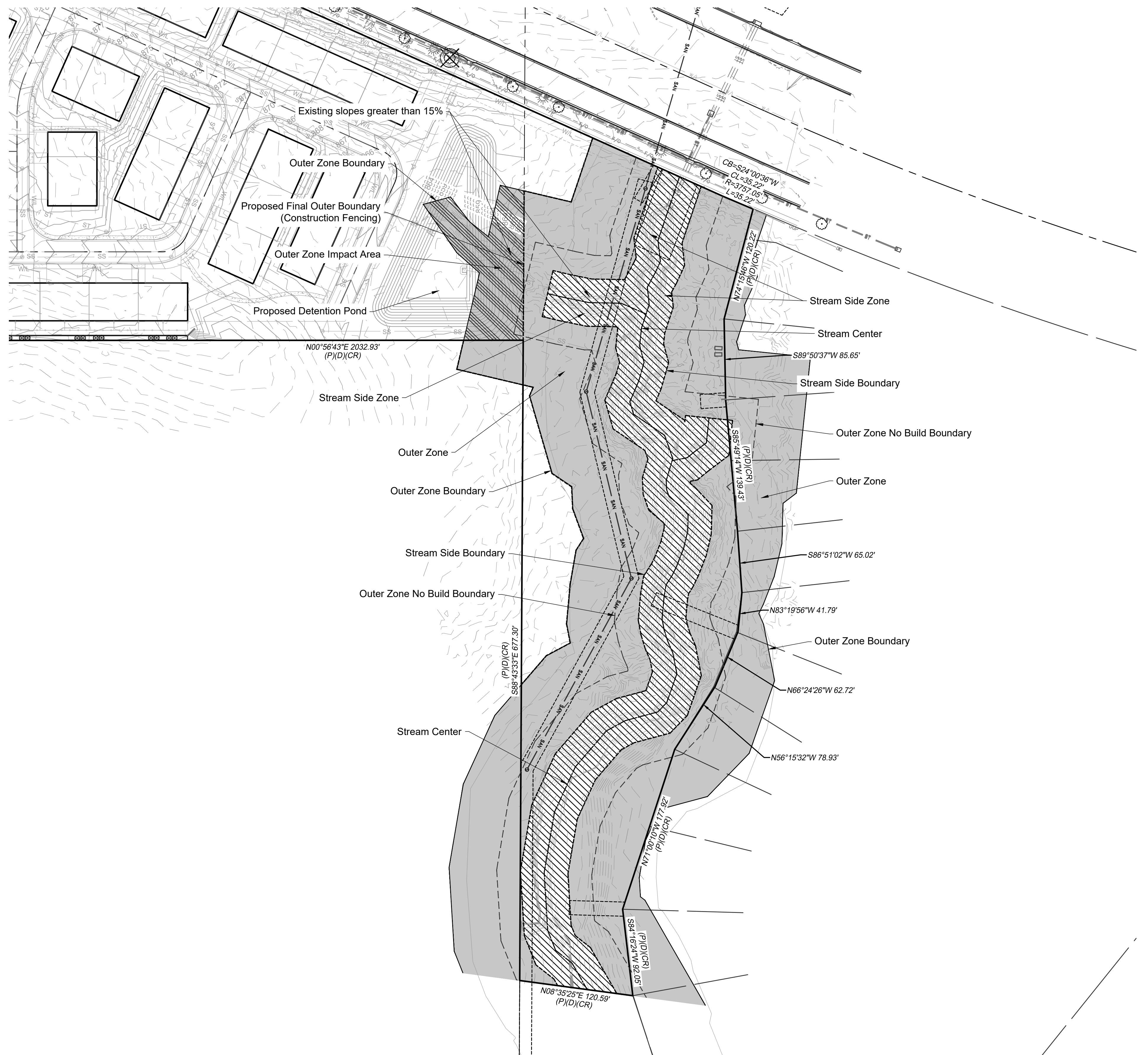
NOTES:

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.
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 - 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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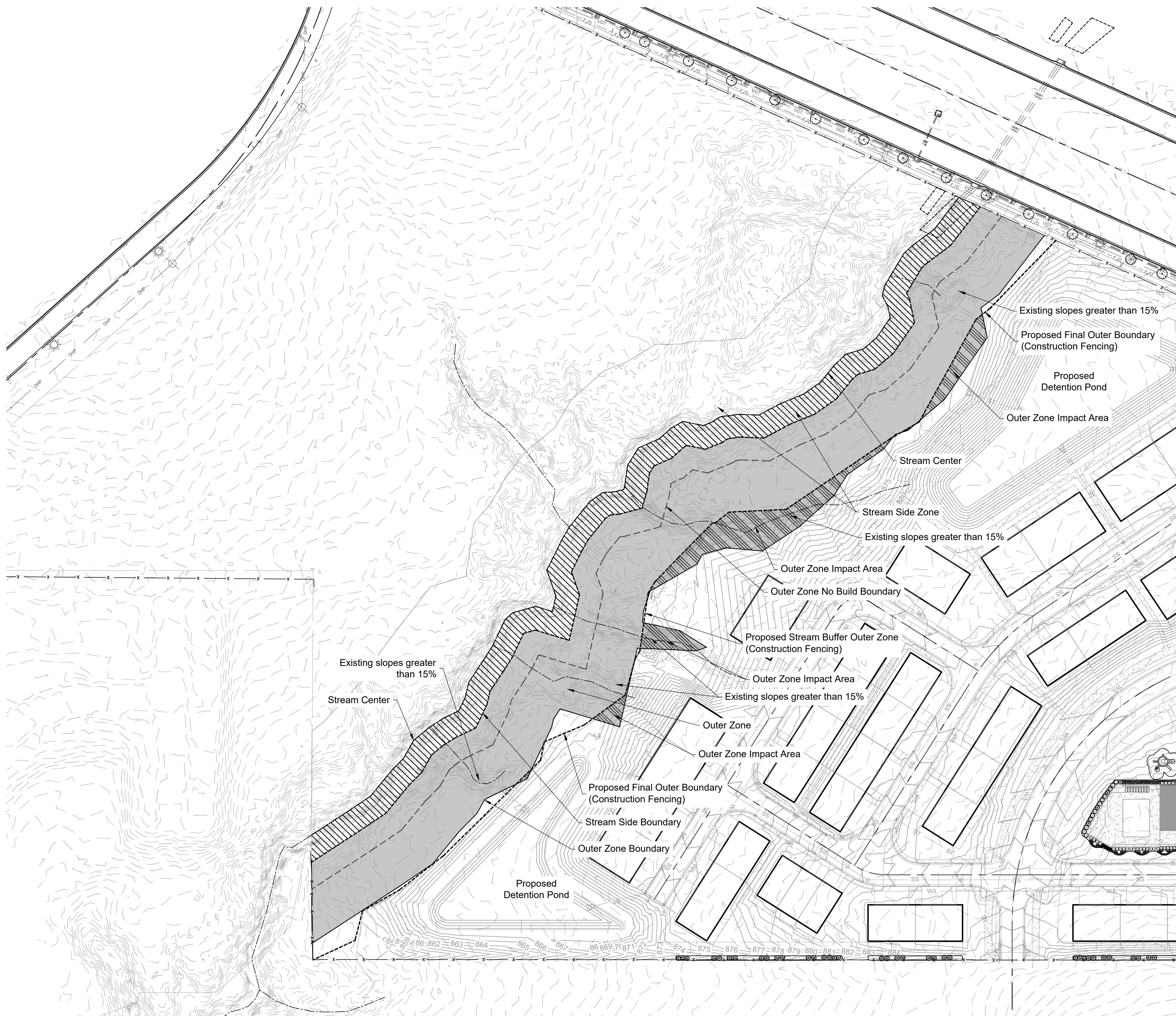


STREAM BUFFER LEGEND

—	STREAM CENTER
- - -	STREAM SIDE BOUNDARY
- - -	OUTER ZONE NO BUILD BOUNDARY
—	OUTER BOUNDARY
- - -	FINAL OUTER BOUNDARY
▨	STREAM SIDE ZONE 1.13 AC
▨	MIDDLE ZONE ZONE (INCLUDED WITHIN STREAM SIDE ZONE) 0.0 AC
▨	OUTER ZONE WITHIN DEVELOPMENT BOUNDS 3.76 AC
▨	OUTER ZONE IMPACT AREA 0.10 AC
▨	MIDDLE ZONE IMPACT AREA 0.00 AC
▨	STREAM SIDE ZONE IMPACT AREA 0.00 AC
▨	MITIGATION AREA 0.00 AC

NOTES:

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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 DELINATED WETLANDS AREAS.
3. NO AREAS OF MATURE NATIVE VEGETATION WERE FOUND TO BE CONTIGUOUS WITH THE 75' OUTER ZONE BOUNDARY.
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STREAM BUFFER LEGEND

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— — —	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

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LUMINAIRE SCHEDULE

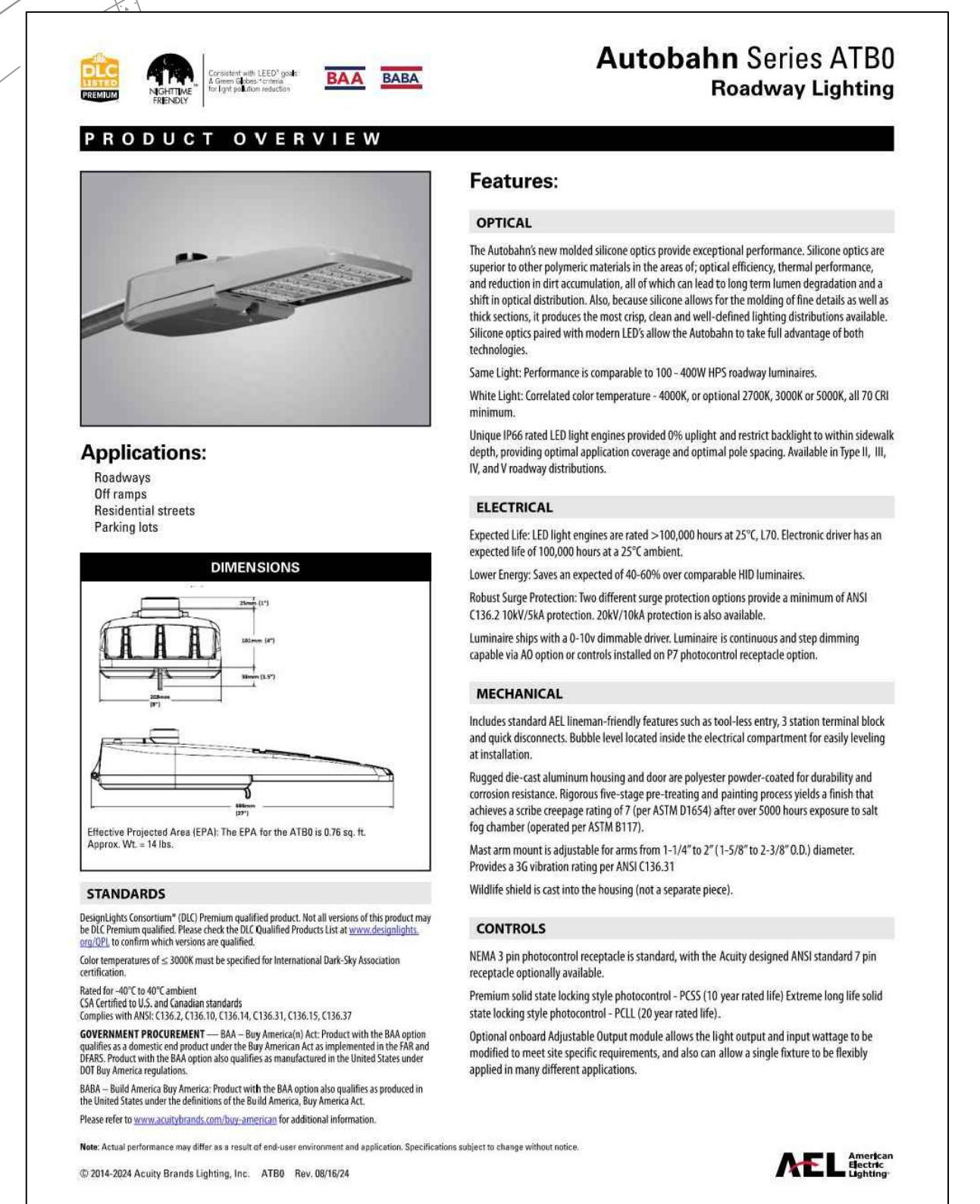
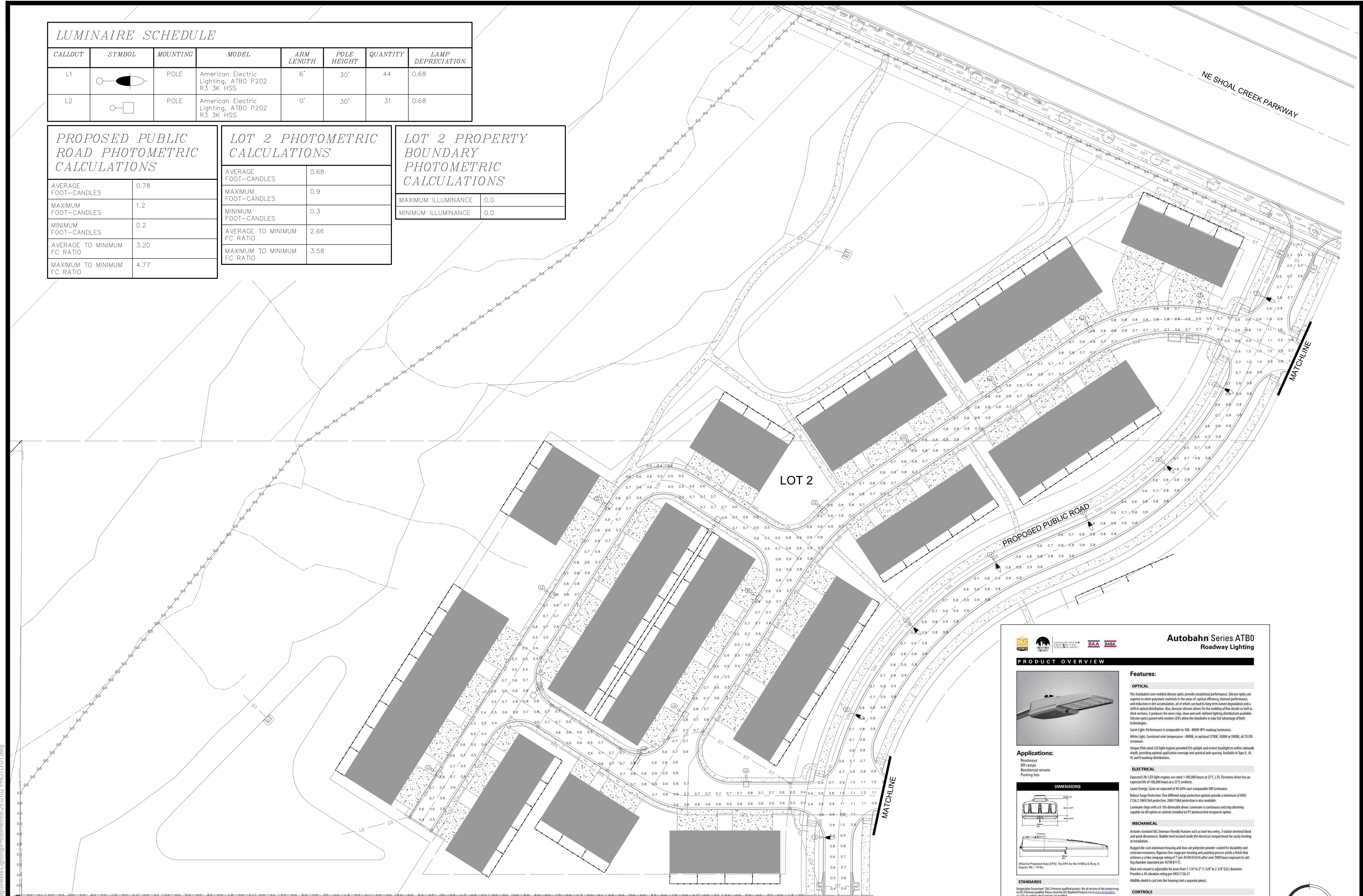
<i>CALLOUT</i>	<i>SYMBOL</i>	<i>MOUNTING</i>	<i>MODEL</i>	<i>ARM LENGTH</i>	<i>POLE HEIGHT</i>	<i>QUANTITY</i>	<i>LAMP DEPRECIATION</i>
L1		POLE	American Electric Lighting, ATB0 P202 R3 3K HSS	6'	30'	44	0.68
L2		POLE	American Electric Lighting, ATB0 P202 R3 3K HSS	0'	30'	31	0.68

PROPOSED PUBLIC ROAD PHOTOMETRIC CALCULATIONS

AVERAGE FOOT-CANDLES	0.78
MAXIMUM FOOT-CANDLES	1.2
MINIMUM FOOT-CANDLES	0.2
AVERAGE TO MINIMUM FC RATIO	3.20
MAXIMUM TO MINIMUM FC RATIO	4.77

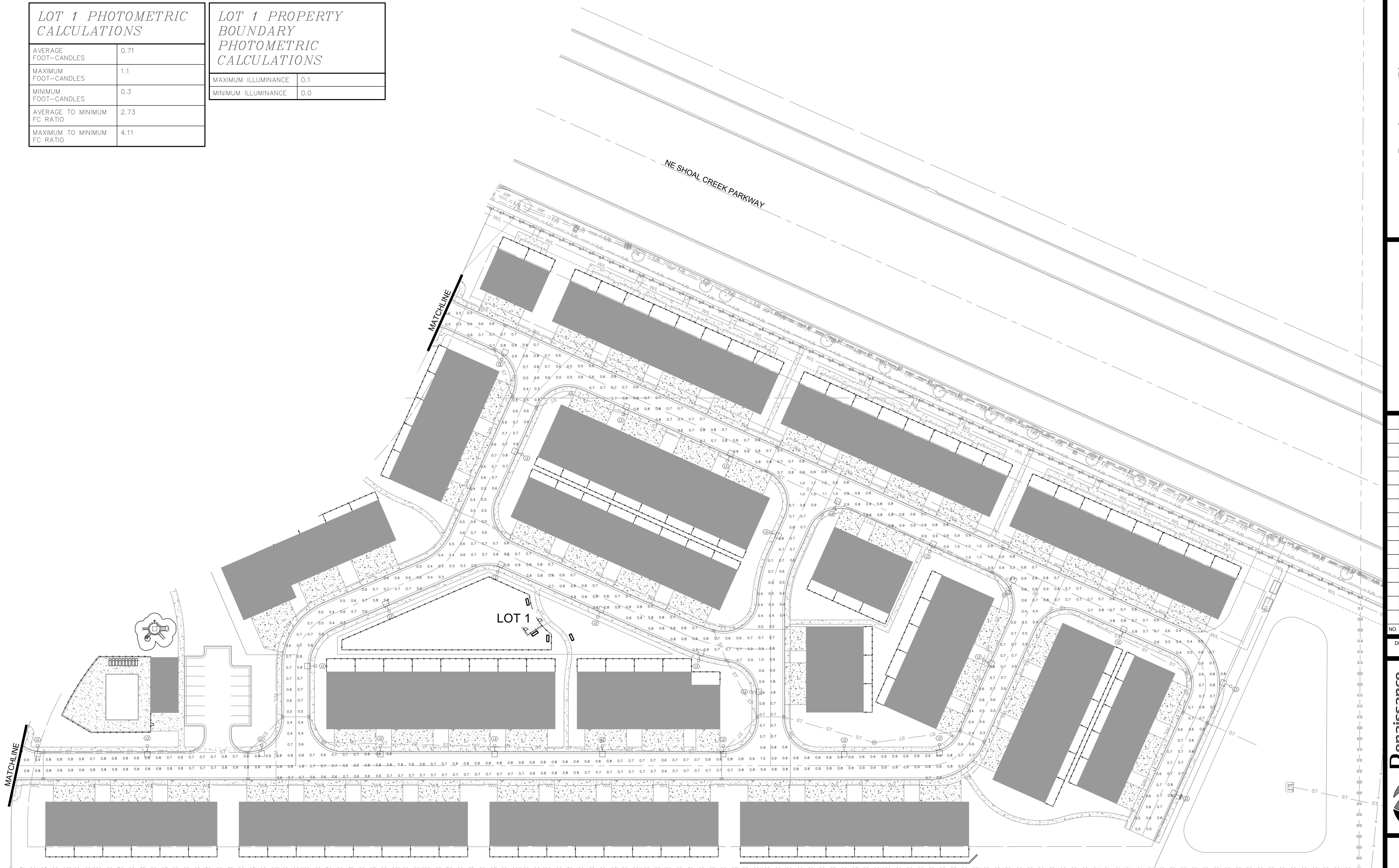
LOT 2 PHOTOMETRIC CALCULATIONS

PHOTOMETRIC CALCULATIONS	
AVERAGE FOOT-CANDLES	0.68
MAXIMUM FOOT-CANDLES	0.9
MINIMUM FOOT-CANDLES	0.3
AVERAGE TO MINIMUM FC RATIO	2.66



<i>LOT 1 PHOTOMETRIC CALCULATIONS</i>	
AVERAGE FOOT-CANDLES	0.71
MAXIMUM FOOT-CANDLES	1.1
MINIMUM FOOT-CANDLES	0.3
AVERAGE TO MINIMUM FC RATIO	2.73
MAXIMUM TO MINIMUM FC RATIO	4.11

*LOT 1 PROPERTY
BOUNDARY
PHOTOMETRIC
CALCULATIONS*



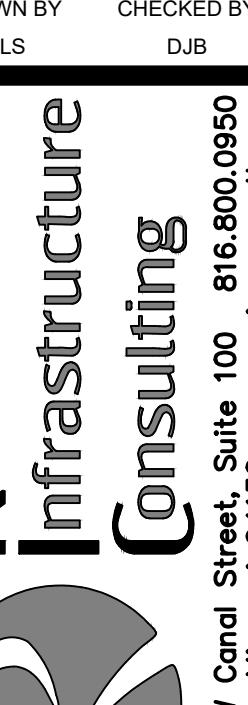
Development Plans

25-0102

Shoal Valley

Kansas City, Clay County, Missouri

Photometric Plan II

DATE	REVISION
DRAWN BY ALS	CHECKED BY DJB
 <p>Riverside Infrastructure Consulting</p> <p>0115 NW Canal Street, Suite 100 816.800.0950 iverside, Missouri 64150 www.ric-consult.com</p>	

Sheet

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KCMO TREE PRESERVATION CALCULATION

STEP 1: First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffers.

total acreage of contiguous canopy cover to be removed on site: 6.95 acres
total acreage of contiguous canopy cover to be preserved on site: -7.08 acres
-0.13 acres

STEP 2: Subtract all undisturbed acres of stream buffer

total acreage of undisturbed acres of stream buffer to be preserved: -7.45 acres
-7.58 acres

STEP 3: Third, multiply the acreage calculated in step two by 0.35.

-7.58 acres
x0.35
-2.65 acres

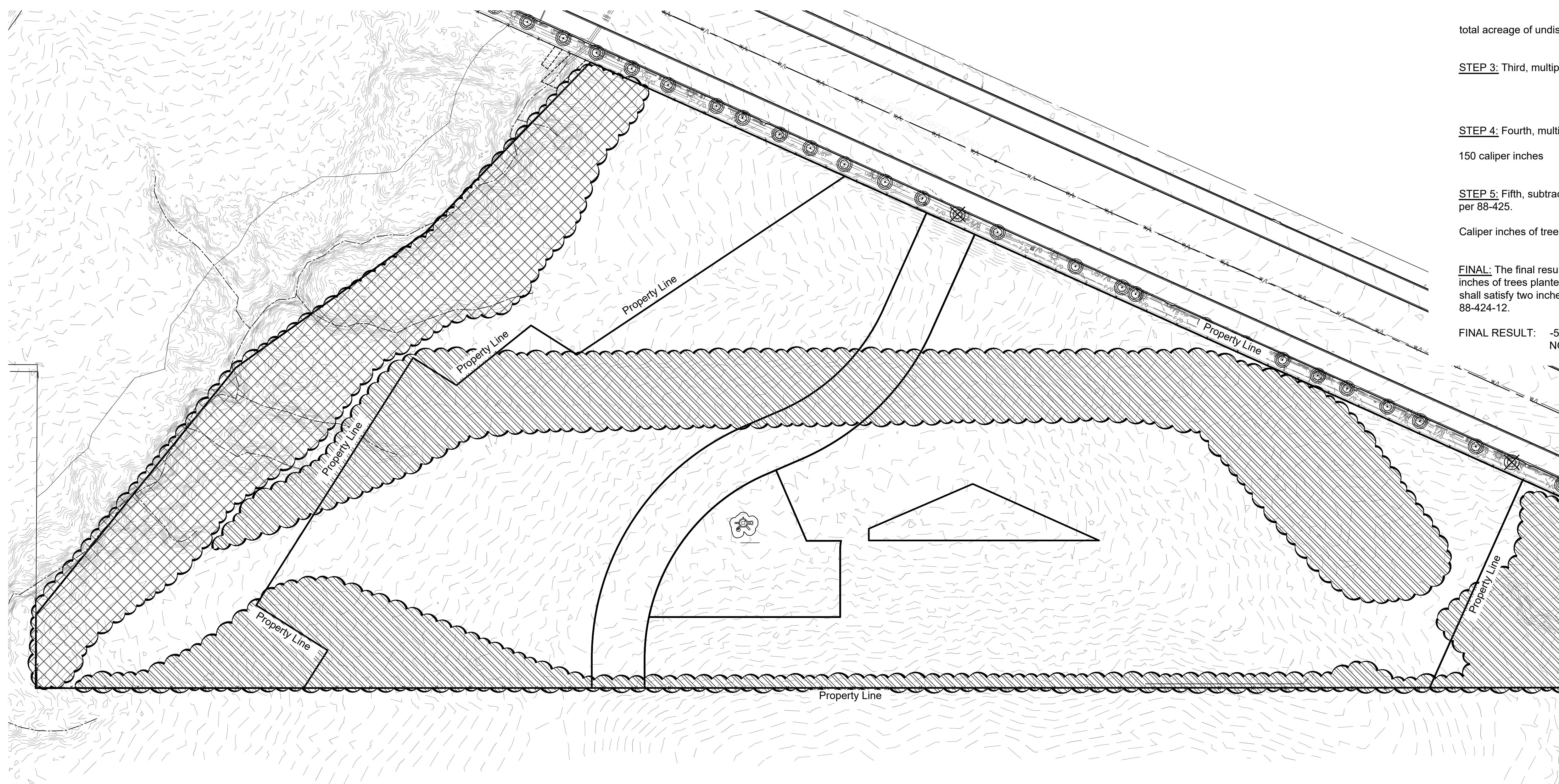
STEP 4: Fourth, multiply the acreage calculated in step three by 150 caliper inches
150 caliper inches
-2.65 acres
x150 cal. inches
-397.95

STEP 5: Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425.

Caliper inches of trees provided per 88-425
-397.95 inches
-184.0 inches
-581.95 cal. inches

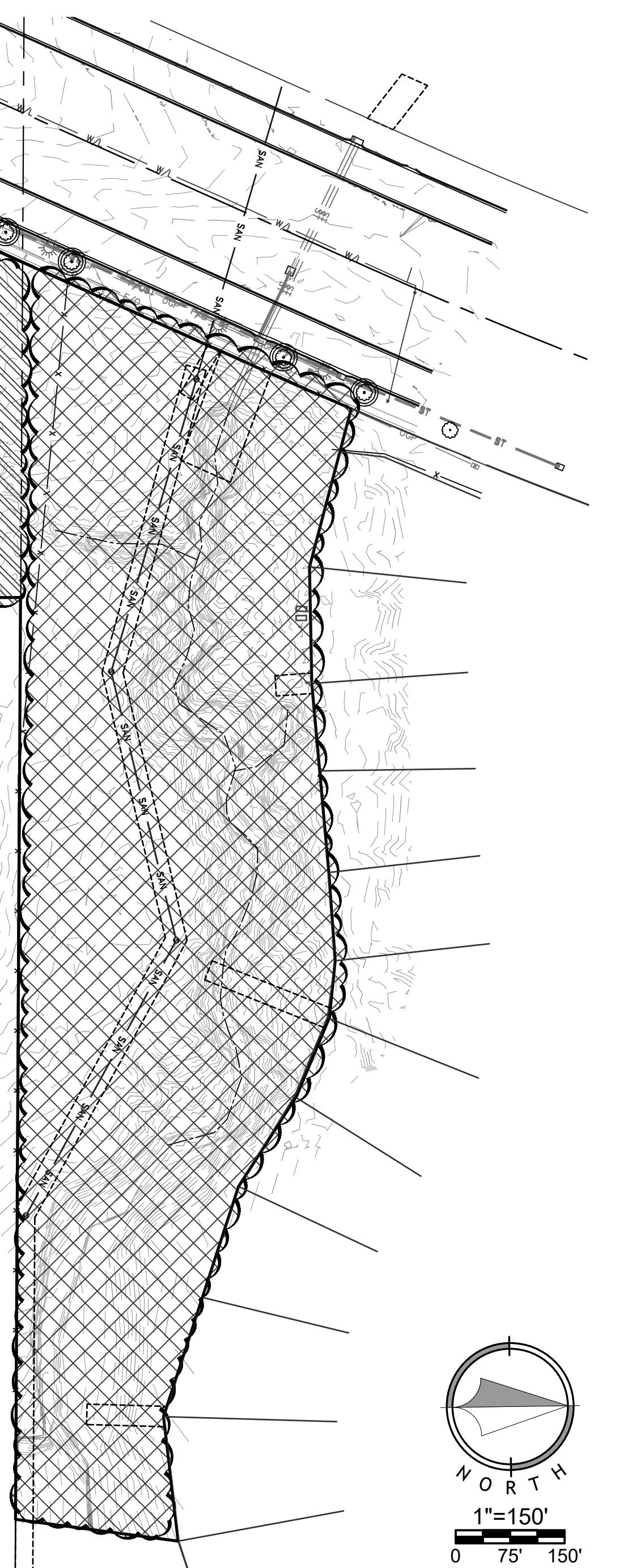
FINAL: The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in-lieu calculation can be found in 88-424-12.

FINAL RESULT: -582 caliper inches
NO MITIGATION REQUIRED



NOTE:
NO MITIGATION SHALL BE REQUIRED IF
CONTIGUOUS TREE CANOPY COVER IS
LESS THAN ONE ACRE. (PER 88-424-06-C.4.)

LEGEND:	
	EXISTING TREE CANOPY TO REMAIN
	EXISTING TREE CANOPY TO BE REMOVED
	EXISTING STREET TREE TO REMAIN
	EXISTING STREET TREE TO BE REMOVED



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	ORNAMENTAL TREES	
TREES							
	AB	Acer saccharum 'Bailsta' / Fall Fiesta® Sugar Maple	2" Cal.	B&B	13	AG Acer griseum / Paperbark Maple	
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2" Cal.	B&B	26	CC Cercis canadensis / Eastern Redbud Multi-trunk	
	GT	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2" Cal.	B&B	15	MS Malus x 'Spring Snow' / Spring Snow Crabapple	
	GD	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B	15	SHRUBS	
	NW	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B	20	AMU Aronia melanocarpa 'UConnNAM165' / Low Scape Mound® Black Chokeberry	
	QB	Quercus bicolor / Swamp White Oak	2" Cal.	B&B	6	GVB Buxus x 'Green Velvet' / Green Velvet Boxwood	
	QM	Quercus muehlenbergii / Chinkapin Oak	2" Cal.	B&B	23	JCG Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	
	QS	Quercus shumardii / Shumard Oak	2" Cal.	B&B	16	JCS Juniperus chinensis 'Sea Green' / Sea Green Juniper	
	TD	Taxodium distichum 'Mickelson' / Shawnee Brave™ Bald Cypress	2" Cal.	B&B	40	JSS Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	
	ZS	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	B&B	17	GRASSES	
	JH	Juniperus chinensis 'Hetzii Columnaris' / Hetzii Column Juniper	5' Ht.	B&B	40	CAK Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	
	JB	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	5' Ht.	B&B	40	PS Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5' Ht.	B&B	18	PERENNIALS	
	PS2	Pinus strobus / White Pine	5' Ht.	B&B	20	LG Liriope gigantea / Giant Liriope	
	TP	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	5' Ht.	B&B	22	SXA Sedum x 'Autumn Joy' / Autumn Joy Sedum	
<i>Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.</i>							
EXISTING TREES							
	JH	Juniperus chinensis 'Hetzii Columnaris' / Hetzii Column Juniper	5' Ht.	B&B	40		
	JB	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	5' Ht.	B&B	40		
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5' Ht.	B&B	18		
	PS2	Pinus strobus / White Pine	5' Ht.	B&B	20		
	TP	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	5' Ht.	B&B	22		
<i>Existing Tree to Remain - TYP.</i>							
<i>Existing street trees to remain where possible; dead trees to be removed and replaced in kind - TYP.</i>							
<i>Existing Tree to be Removed</i>							
<i>Existing Trees to Remain</i>							
<i>Existing Tree to be Removed</i>							
<i>Native seed mix for proposed detention basins shall be provided with final design</i>							
UNPLATTED							
<i>Detention Pond; RE Civil</i>							
<i>Detention Pond; RE Civil</i>							
<i>Detention Pond; RE Civil</i>							
<i>Native seed mix for proposed detention basins shall be provided with final design</i>							
<i>V-Cut Edging with Hardwood Mulch Plant Bed - TYP.</i>							
<i>RE: Landscape Detail</i>							
<i>Fire Hydrant; Maintain min. 3' planting clearance - TYP.</i>							
<i>Property Line</i>							
<i>Native seed mix for proposed detention basins shall be provided with final design</i>							

LANDSCAPE NOTES

- 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.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- 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.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 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.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 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.
- ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

KCMO LANDSCAPE CALCULATIONS

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')

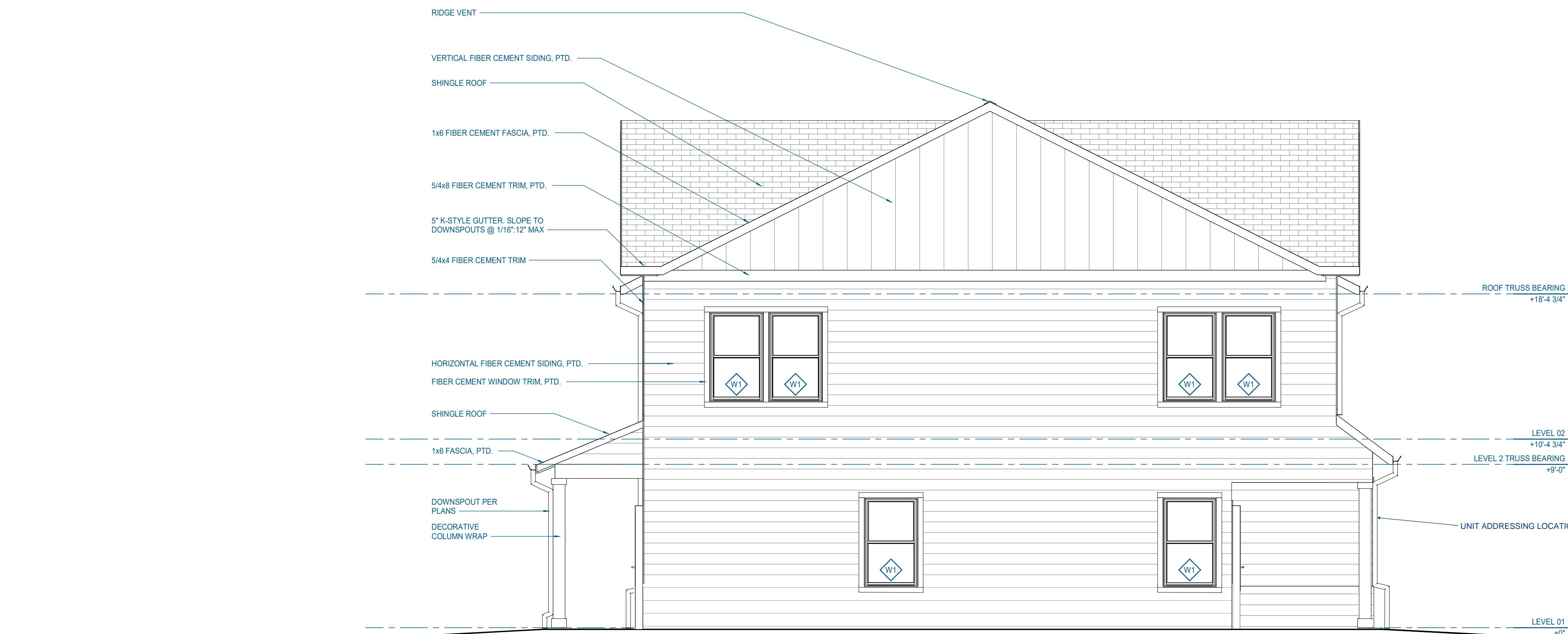
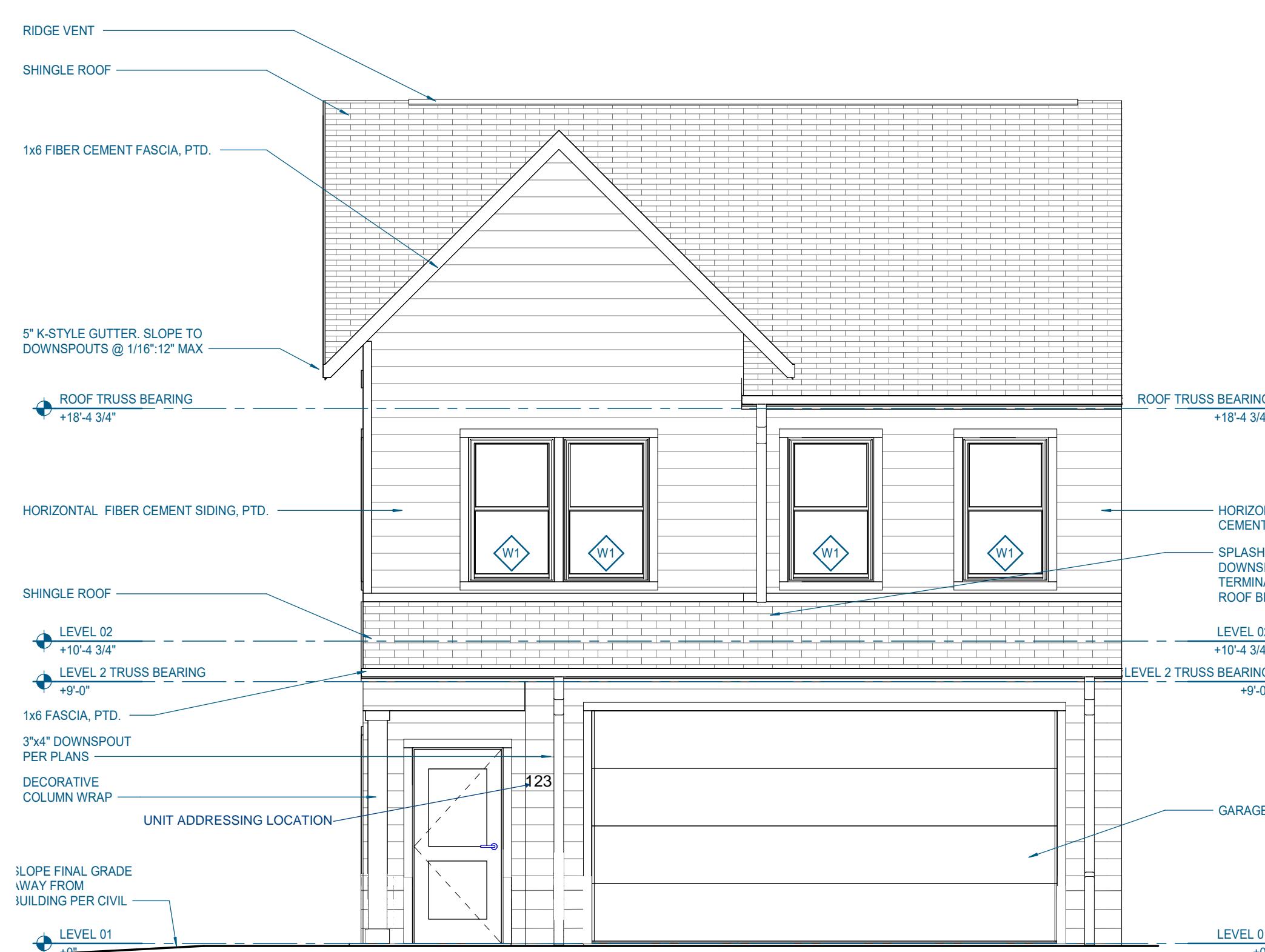
705 / 30 = 23 trees

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

Required: Screened from public view

Provided: As required.

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
RE: Specifications

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
