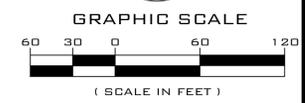




Know what's below. Call before you dig.



OWNER/APPLICANT  
MILES PROPERTIES LLC  
11201 NE REINKING RD  
KANSAS CITY, MO 64156

GENERAL NOTES - RESIDENTIAL

ZONING NOTES

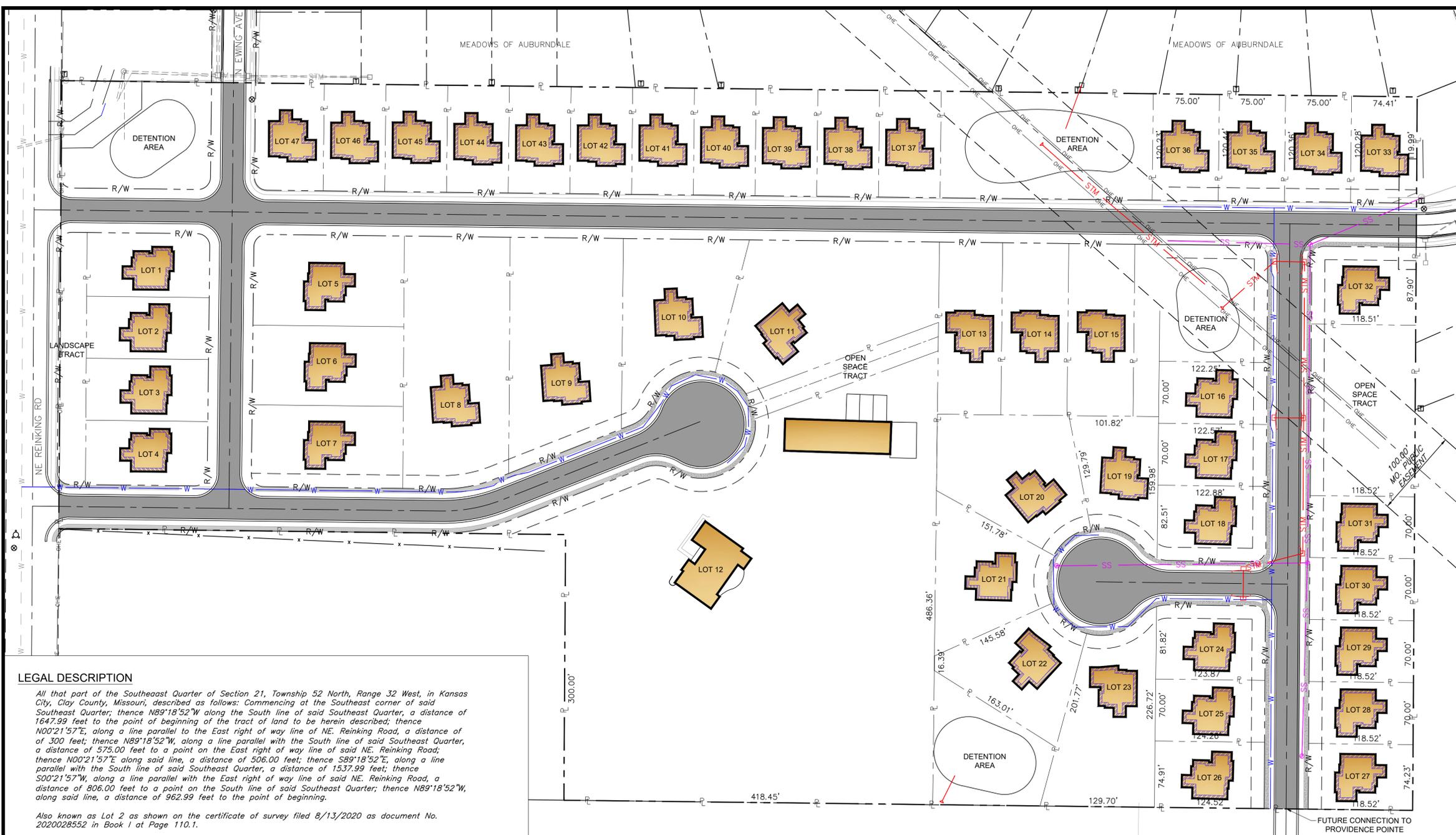
- A. EXISTING ZONING IS R-80
- B. PROPOSED ZONING FOR RESIDENTIAL IS R-7.5
- C. CONSTRUCTION IS TO COMMENCE SUMMER 2021 AND COMPLETE WINTER 2021.

**STALEY SHIRE**  
 DEVELOPMENT PLAN / PRELIMINARY PLAT  
 11201 NE REINKING ROAD  
 KANSAS CITY, MISSOURI

DATE 4/27/2021  
 DESIGNED BY KF  
 CHECKED BY JPM

REVISIONS	REVISIONS

C100



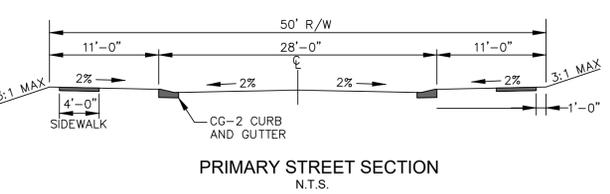
LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 21, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence N89°18'52"W along the South line of said Southeast Quarter, a distance of 1647.99 feet to the point of beginning of the tract of land to be herein described; thence N00°21'57"E, along a line parallel to the East right of way line of NE. Reinking Road, a distance of 300 feet; thence N89°18'52"W, along a line parallel with the South line of said Southeast Quarter, a distance of 575.00 feet to a point on the East right of way line of said NE. Reinking Road; thence N00°21'57"E along said line, a distance of 506.00 feet; thence S89°18'52"E, along a line parallel with the South line of said Southeast Quarter, a distance of 1537.99 feet; thence S00°21'57"W, along a line parallel with the East right of way line of said NE. Reinking Road, a distance of 806.00 feet to a point on the South line of said Southeast Quarter; thence N89°18'52"W, along said line, a distance of 962.99 feet to the point of beginning.

Also known as Lot 2 as shown on the certificate of survey filed 8/13/2020 as document No. 2020028552 in Book 1 at Page 110.1.

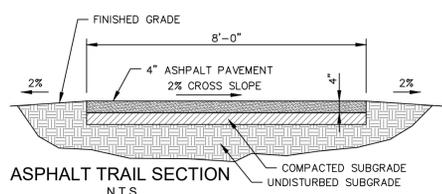
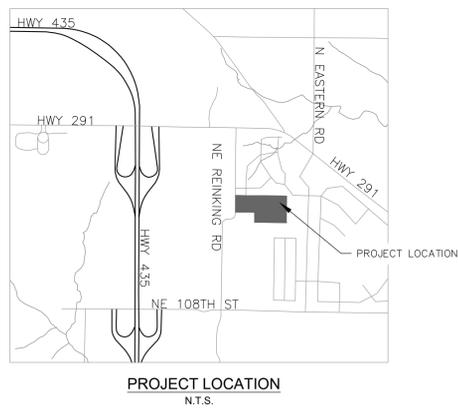
GRADING AND UTILITIES NOTES

- 1 PROPOSED WATERLINE
- 2 PROPOSED SANITARY SEWER LINE
- 3 PROPOSED STORM SEWER LINE
- 4 PROPOSED BMP/DETENTION TREATMENT AREA



GENERAL NOTES

- A. PROPOSED CONTOURS, BMP'S, GRADES, EASEMENTS, AND UTILITIES ARE INDICATED IN PLAN SET AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVED BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES AND FINAL PLAN APPROVAL. SEE GRADING AND UTILITY PLAN, AND OR STORM WATER MANAGEMENT PLAN.
- B. FINAL BUILDING PLAN WILL INCLUDE FINAL DETAILS ON BUILDING MATERIALS, BUILDING ELEVATIONS, SITE LIGHTING, AND LANDSCAPING.
- C. LOTS OR TRACTS ESTABLISHED BY THIS PLAT 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 APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KANSAS CITY BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
- D. SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING AND DEVELOPMENT CODE SECTION 88-445 OR AS MAY BE APPROVED BY THE BOARD OF ZONING ADJUSTMENT THROUGH VARIANCES GRANTED BY THE BOARD.
- E. PRELIMINARY DEVELOPMENT PLAN SET SERVES AS THE PRELIMINARY PLAT.
- F. BUILDING SETBACKS ARE INDICATED IN PLAN SET.  
-> R-7.5  
FRONT: MIN. 25% LOT DEPTH, 30' MAX  
REAR: MIN. 25% LOT DEPTH, 30' MAX  
SIDE: MIN. 10% LOT WIDTH, 8' MAX; IF ABUTTING STREET 15' MIN
- G. MAXIMUM BUILDING HEIGHT:  
-> R-7.5: 35'
- H. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
- I. TYPICAL ROAD SECTION WILL BE PER KANSAS CITY, MISSOURI STANDARDS
- J. PARKING WILL BE PROVIDED AS REQUIRED IN SECTION 88-420 OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE.
- K. STORM WATER DETENTION AND BMP'S SHALL BE PER APPROVED STORM DRAINAGE STUDY OR PER DEPARTMENT OF PUBLIC WORKS. STORM WATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS. PROPOSED STORM WATER SYSTEM AND STORMWATER BMP'S ARE INDICATED ON STORMWATER, GRADING AND UTILITY PLAN.
- L. PROPOSED CONTOURS, GRADES, EASEMENTS, BMP'S, AND UTILITIES ARE INDICATED ON PLAN AND ARE SUBJECT TO FINAL ENGINEERING, AND APPROVED BY KCMO. PRIVATE UTILITIES AND EASEMENTS ARE SUBJECT TO DESIGN BY INDIVIDUAL COMPANIES.
- M. PARKLAND DEDICATION FEES SHALL FOLLOW KCMO ORDINANCE 88-408. REFER TO PARKLAND DEDICATION AND FEE CALCULATION TABLES BELOW. THE TABLES SHOW THE PARKLAND DEDICATION REQUIRED, PARKLAND DEDICATION PROVIDED, REQUIRED IN LIEU OF PARKLAND DEDICATION FEES REQUIRED AND PHASED DEVELOPMENT PARKLAND DEDICATION.



PRELIMINARY-NOT FOR CONSTRUCTION

May 27, 2021 - 10:47am - USER: Mfinders  
 F:\Client\_30\Projects\Darwin\_Miles\_Staley\_Shire\_1907-356\CAD\Design\_D-Bases-New3.dwg