

DEVELOPMENT PLAN FOR THE ENCLAVE AT TWIN CREEKS

8601 N MADISON AVE

Part of the NE 1/4, Section 10, Township 51N, Range 33 W Kansas City, Clay County, Missouri

DESCRIPTION: (Per Title Report)

TRACT 1: ALL OF LOT 5, BARRY TOWNE - FIRST PLAT, AND ALL OF LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, BOTH BEING SUBDIVISIONS IN KANSAS CITY, MISSOURI, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 51, RANGE 33, KANSAS CITY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 60°09'35" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, 246.16 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MADISON AVENUE, AS NOW ESTABLISHED; THENCE NORTH 39°35'01" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 479.75 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 36°31'41", AN ARC DISTANCE OF 439.90 FEET; THENCE SOUTH 86°56'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 12.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 03°03'20" EAST, HAVING A RADIUS OF 702.00 FEET, A CENTRAL ANGLE OF 28°32'38", AN ARC DISTANCE OF 349.73 FEET; THENCE NORTH 25°29'18" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 332.15 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 798.00 FEET, A CENTRAL ANGLE OF 36°19'16", AN ARC DISTANCE OF 508.87 FEET; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 99°51'50", AN ARC DISTANCE OF 45.32 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 88TH STREET, AS NOW ESTABLISHED; THENCE SOUTH 69°18'33" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 662.87 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 169, AS NOW ESTABLISHED; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 06°25'40" WEST, A RADIUS OF 5839.58 FEET, A CENTRAL ANGLE OF 08°09'48", AN ARC DISTANCE OF 628.18 FEET; THENCE SOUTH 01°15'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 444.00 FEET; THENCE SOUTH 25°59'41" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 130.96 FEET; THENCE SOUTH 37°32'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 281.73 FEET; THENCE SOUTH 52°00'49" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 98.41 FEET; THENCE SOUTH 46°29'06" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 266.74 FEET; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 25°51'39", AN ARC DISTANCE OF 189.57 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LOT 5 BARRY TOWNE - FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND EXCEPT LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

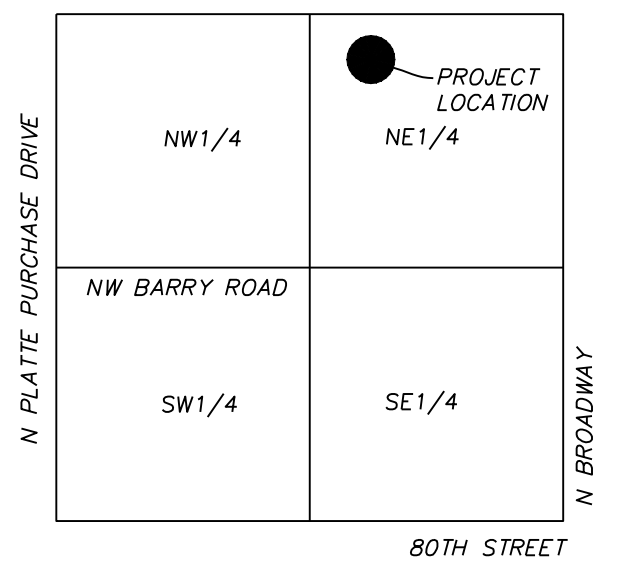
TRACT 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS ACCESS AS FURTHER DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN BTK DEVELOPMENT, L.L.C., MDGSI ASSOCIATES, L.L.C., DAYTON HUDSON CORP. AND SERF COMPANY RECORDED MAY 13, 1998 AS DOCUMENT NO. N90750 IN BOOK 2826, PAGE 457 IN THE RECORDS OF CLAY COUNTY, MISSOURI.

SITE DATA TABLE:

a. Existing Zoning	B3-2
b. Proposed Zoning	B3-2
c. Total Land Area	13.18 acres
d. No existing road right of way within development	
e. Net Land Area	13.18 acres
f. Proposed Use	Residential Units with Surface parking
g. Building Height	Max Height 35 feet
h. Building Units	144 Units
i. Density	10.92 Units per Acre (3,987 sf per Unit)
j. Total number of parking spaces	462 Total Parking Spaces / 144 required 30 Surface Parking Spaces 216 Garage Spaces / 216 Driveway Spaces 1 Bicycle Space Per 3 Units Required 48 Bicycle Spaces Required / 48 Provided
k. Number of Bicycle Parking	
l. Phasing	1 Phase
m. Stream Buffer Plan	None
n. Traffic Study/Letter	No Study
o. Open Space	20,410 sq. ft. (Payment in lieu)
p. Detention	

Project is part of Barry Town development which has regional detention provided.

Project expected to begin May 2022 and be completed Spring 2024



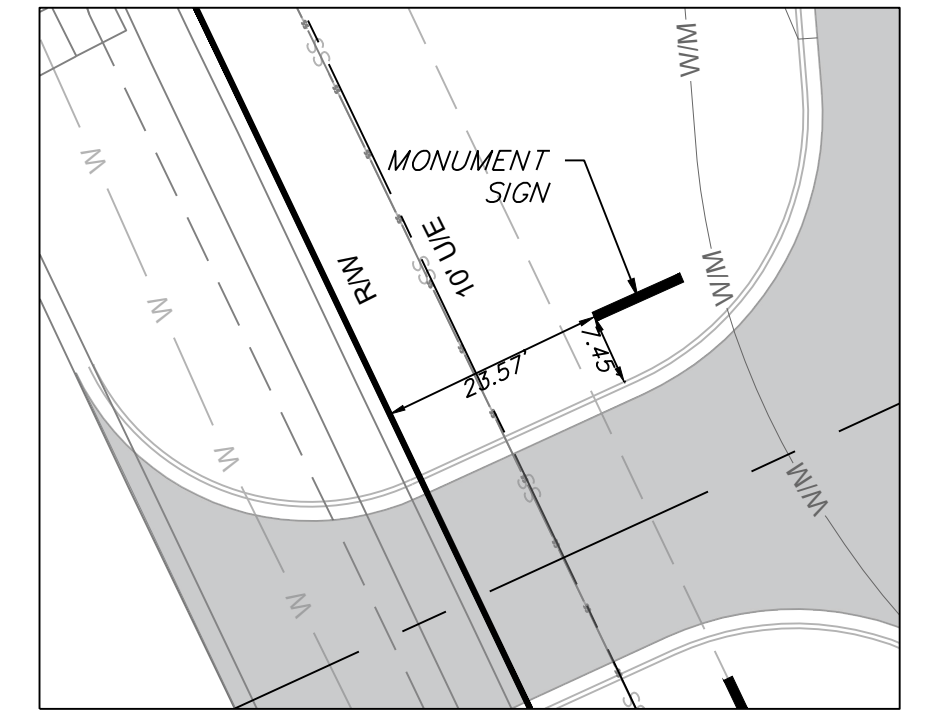
VICINITY MAP
FRAC. SEC. 10-51-33

Developer:
Jake Sigler, President
Office: 214-572-8401
Mobile: 469-323-5565
Email: jsigler@crliving.com
2525 McKinnon St, Suite 700 Dallas, Texas 75201

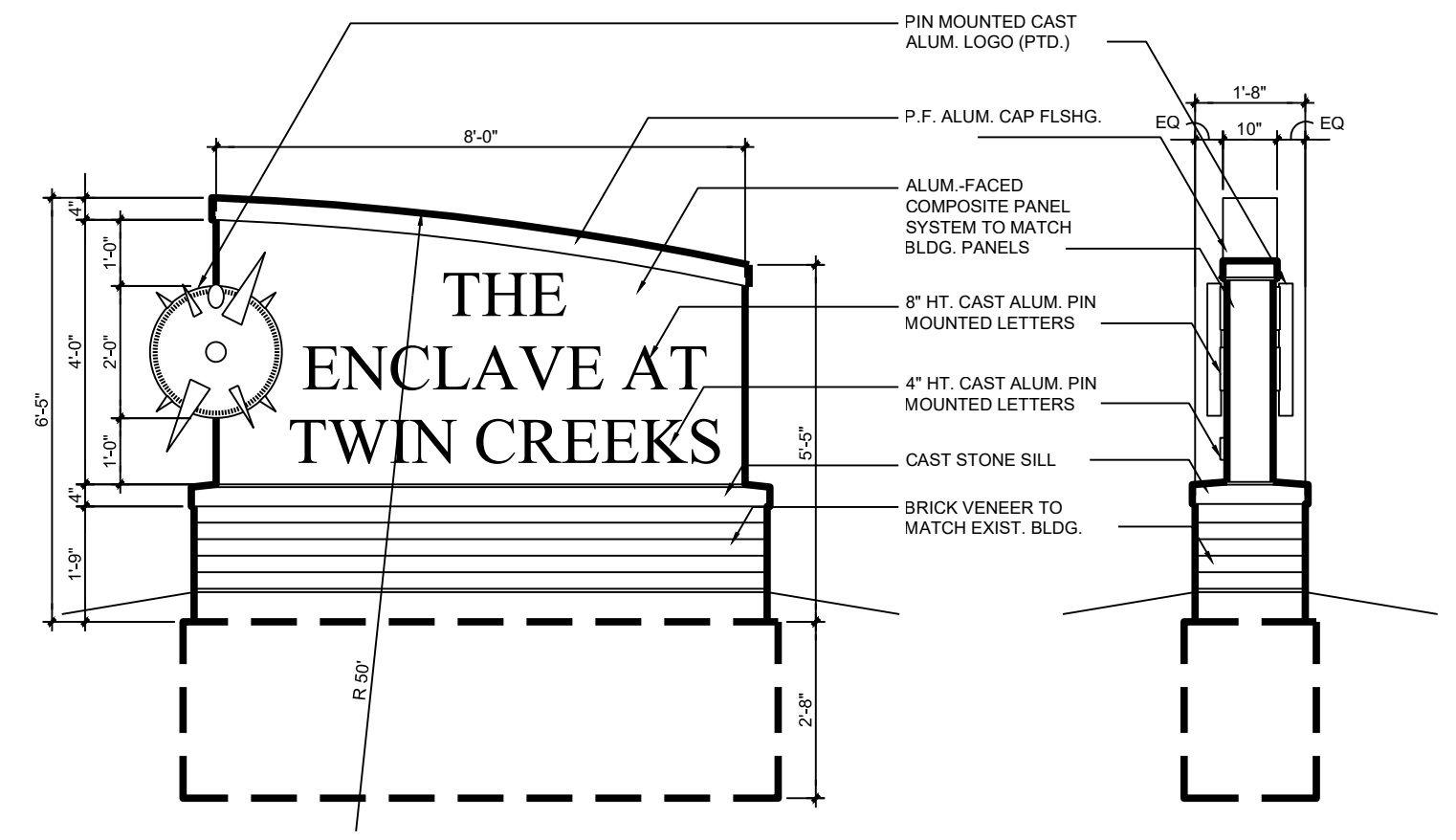
SITE DATA	Existing	Proposed
Zoning	B3-2	B3-2
Gross Land Area		
in square feet	547,227.00	54,227.00
in acres	13.18	13.18
Right-of-way Dedication		
in square feet	n/a	n/a
in acres	n/a	n/a
Net Land Area		
in square feet	547,227.00	547,227.00
in acres	13.18	13.18
Building Area (sq. ft.)		
Floor Area Ratio		
Residential Use Info		
Total Dwelling Units	0	144
Detached House	0	0
Zero lot line House	0	0
Cottage House	0	0
Semi-attached House	0	0
Townhouse	0	0
Two-unit House	0	4
Multi-unit House	0	34
Colonnade	0	0
Multiplex	0	0
Multi-unit Building	0	0
Total Lots	0	1
Residential	0	1
Public/Civic	0	0
Commercial	0	0
Industrial	0	0
Other	0	0

PARKLAND DEDICATION		
TRACT	AREA	USE
B	4994.07	Shelter
C	7949.15	Playground
D	9909.02	Dog Park
TOTAL	22852.24	

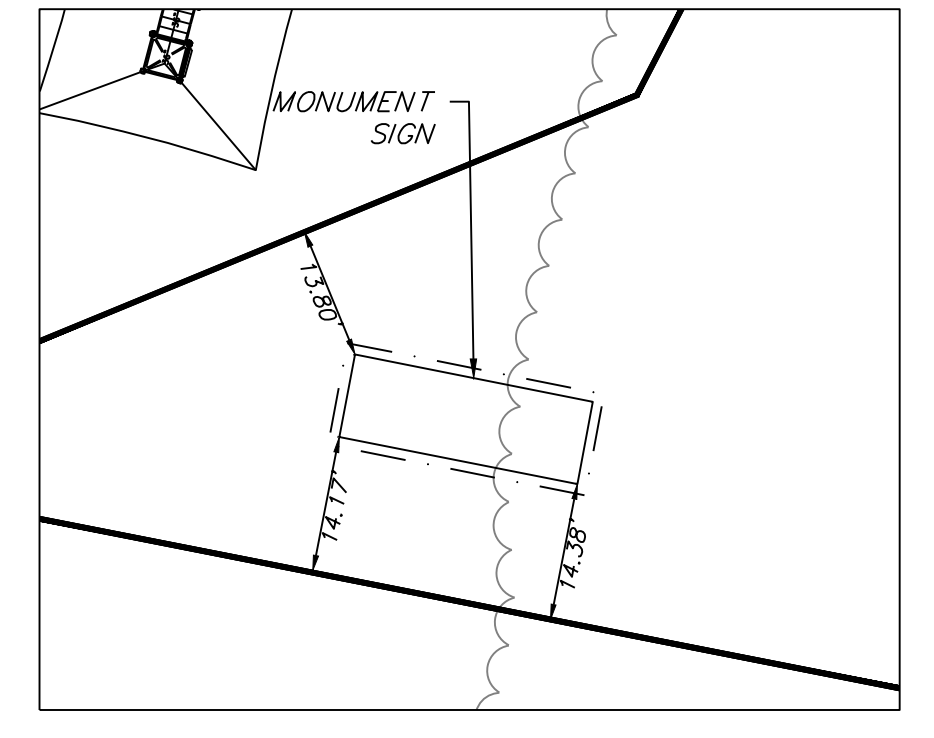
CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
144	1.72	0.52



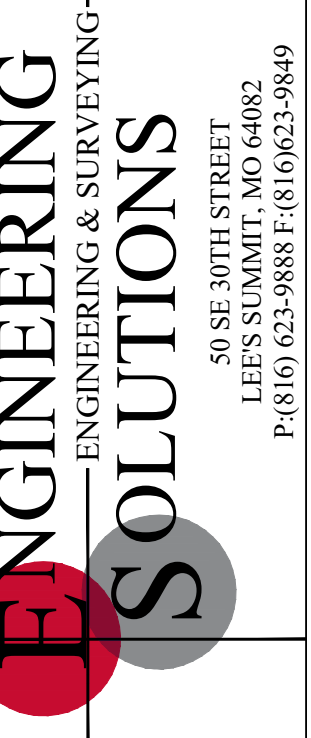
MONUMENT SIGN PLAN
SCALE: 1" = 20'



D. FRONT ELEVATION
E. SIDE ELEVATION



MONUMENT SIGN PLAN
SCALE: 1" = 20'



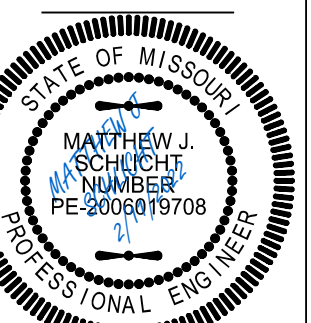
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
TWIN CREEKS
Issue Date:
January 10, 2022

Site Plan
Development Plans for:
The Enclave at Twin Creeks
Kansas City, Clay County, Missouri

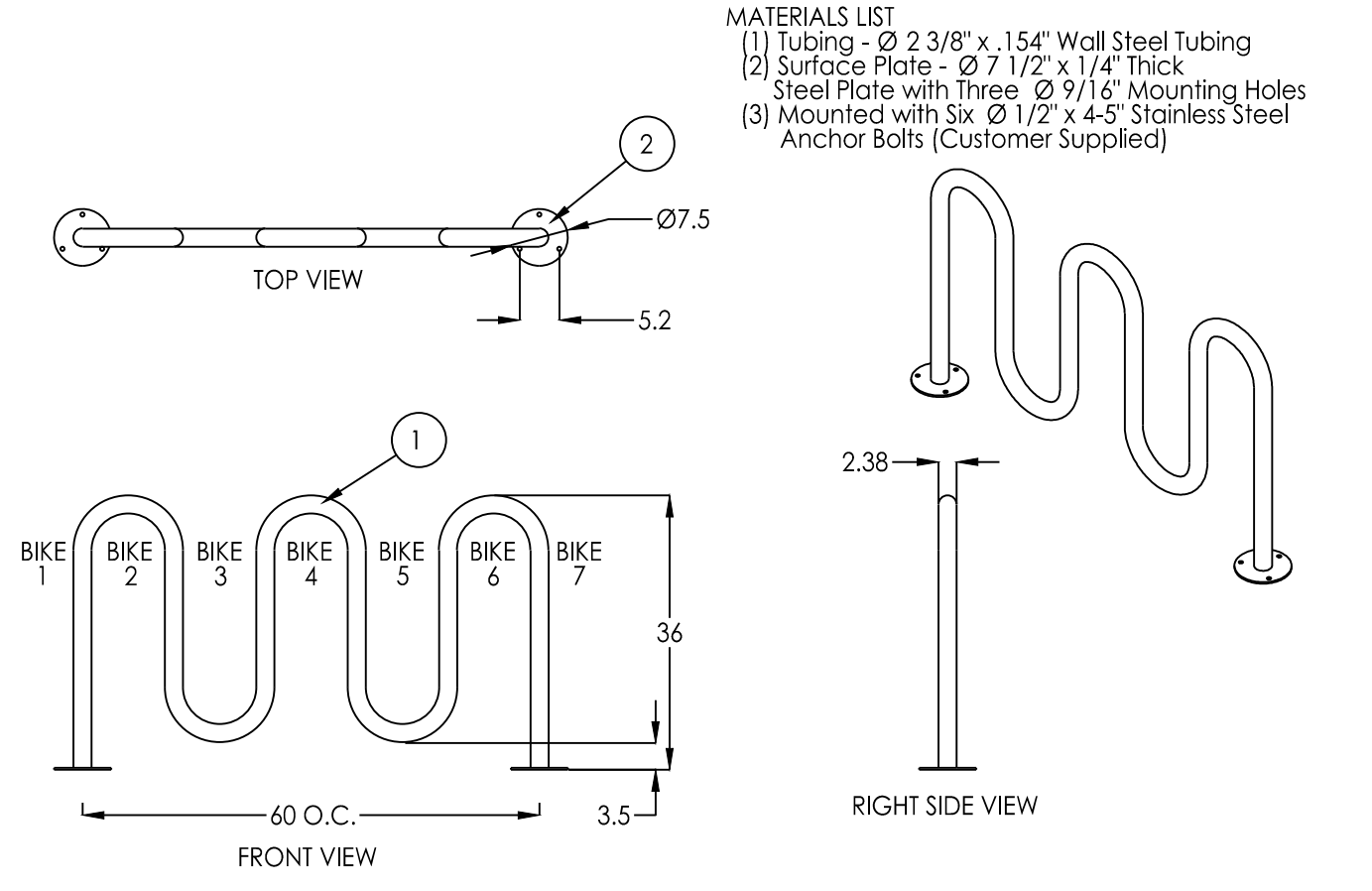
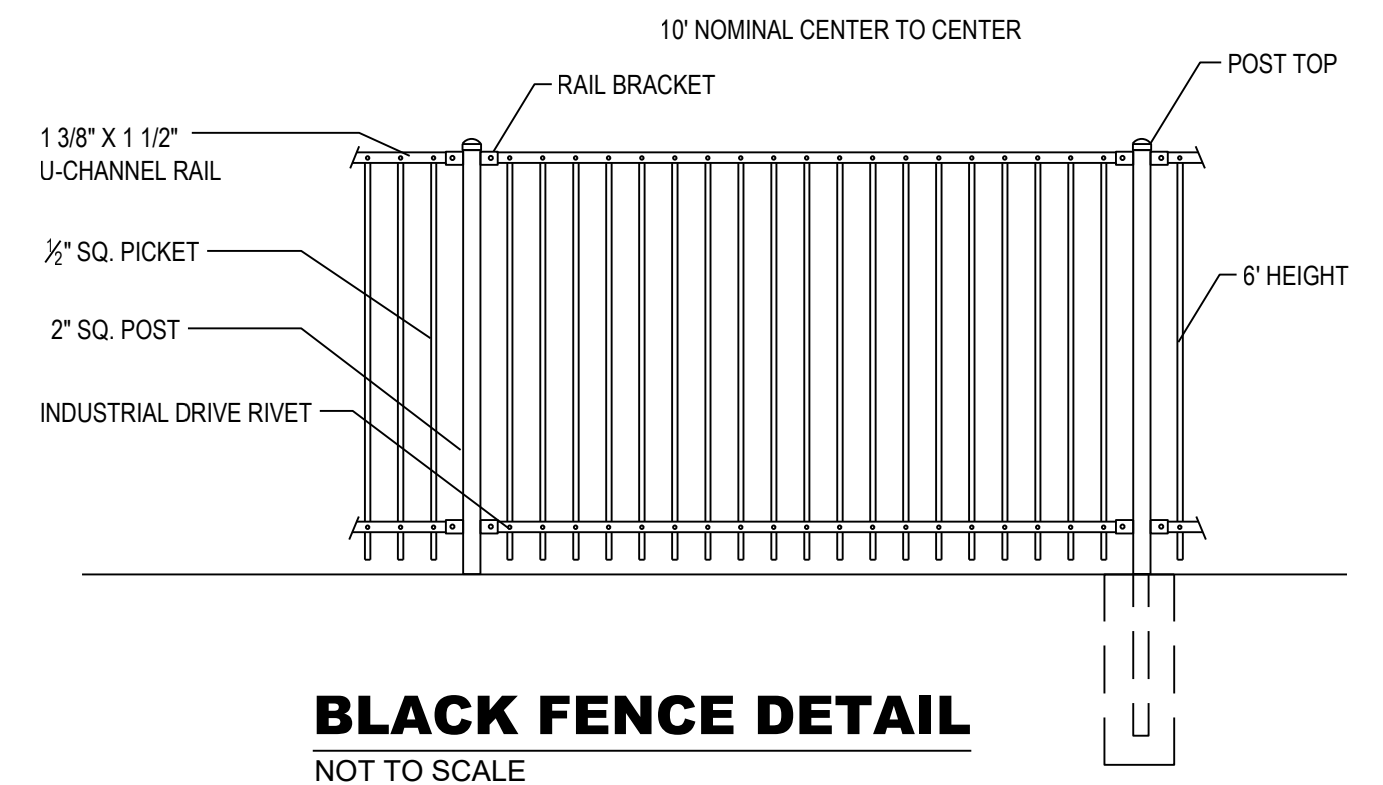
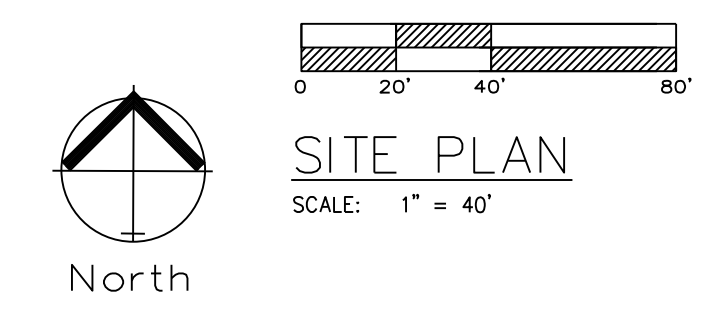
8601 N Madison Ave
NE 1/4 Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335



REVISIONS

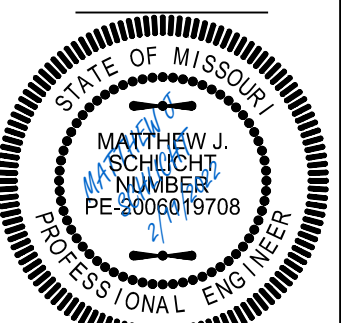
BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	30.00	35.00	NO	
Front Setback	15.00	20.00	NO	
Side Setback	10.00	20.00	NO	
Side Setback (abutting street)	10.00	20.00	NO	
Height	45.00	35.00	NO	



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Project: 8601 N Madison Ave
TWIN CREEKS
Issue Date: January 10, 2022
NE 1/4 Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Site Plan North
Development Plans for:
The Enclave at Twin Creeks
Kansas City, Clay County, Missouri



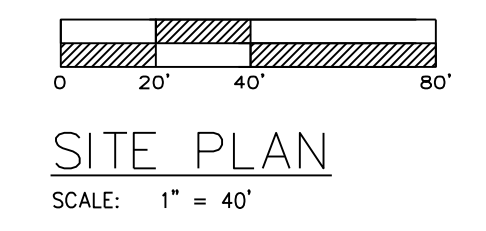
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LOT 1A
BARRY TOWNE
THIRD PLAT

LOT B
BARRY TOWNE
SECOND PLAT

Lot 7
BARRY TOWNE-SECOND PLAT



BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	30.00	35.00	NO	
Front Setback	15.00	20.00	NO	
Side Setback	10.00	20.00	NO	
Side Setback (abutting street)	10.00	20.00	NO	
Height	45.00	35.00	NO	

ALL INTERIOR
ROADS ARE PROPOSED

EXISTING MONUMENT
SIGN TO BE RELOCATED

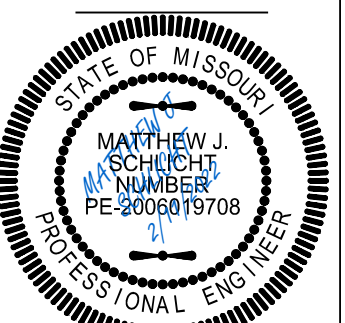


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8601 N Madison Ave
NE 1/4 Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project:
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Site Plan South
Development Plans for:
The Enclave at Twin Creeks
Kansas City, Clay County, Missouri

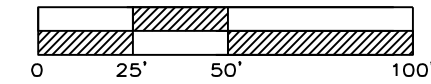


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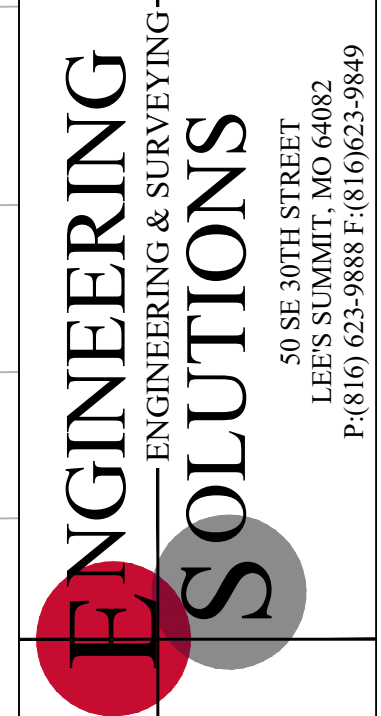
REVISIONS



GRADING PLAN
SCALE: 1" = 50'



North

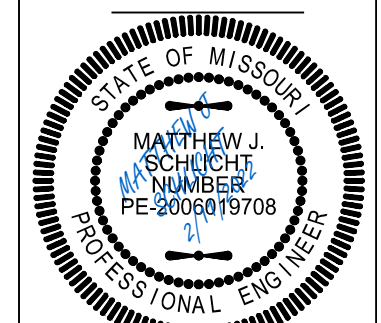


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Grading Plan
Development Plans for:
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REVISIONS



Landscape Contractor is Responsible to Design and Install an irrigation system sufficient to reach all landscape and yard areas

LANDSCAPE PLAN
SCALE: 1" = 60'

Landscape Design Requirements:

88-425-03-C Street Trees

A. At least one street tree is required for each 30 feet of street frontage

N Madison Ave	1,391 Feet	46 Trees Required	Requirement Met (46 Trees Provided along Street)
Hwy 169 N Arrowhead Trafficway	1,088 Feet	36 Trees Required	Requirement Met (46 Trees Provided along Street)

88-425-05 Perimeter Landscaping of Vehicular Use Areas

B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

88-425-06.B Interior Landscaping of Parking Lots

A. At Least 28 square feet of interior landscape area is required per parking space

29 parking spaces	812 sq. ft. required	(Requirement Met)
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88-425-06.E Plant Materials

1. One Tree per 5 parking spaces	29 parking spaces	6 Trees Required	6 Trees Provided
2. One Shrub is required per parking space	29 parking spaces	29 Shrubs Required	9 Shrubs Provided

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	82	82	NO	
88-425-04 General				
88-425-05 Perimeter Vehicular Use Area				
Adjacent to Streets				
Buffer Width	n/a	n/a	NO	
Trees	n/a	n/a	NO	
Shrubs/Wall/Berm	n/a	n/a	NO	
Adjacent to Residential Zones				
Buffer Width	n/a	n/a	NO	
Shrubs/Wall/Berm/Fence/Wall	n/a	n/a	NO	
88-425-06 Interior vehicular use Area				
Interior Area	812.00	812.00	NO	
Trees	86	86	NO	
Shrubs	29	29	NO	
88-245-07 parking Garage Screening	Describe	n/a		
88-425-08 Mechanical/Utility Equipment Screening	Describe	n/a		
88-425-09 Outdoor Use Screening	Describe	31	NO	

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

- ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S "AMERICAN STANDARDS OF NURSERY STOCK", ANSI Z60.1-2004.
- SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDING FOR WATER RUN-OFF.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
- AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WHITE TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SOODED OR SEED AS SHOWN ON PLANS. SOO SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOO SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOO SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

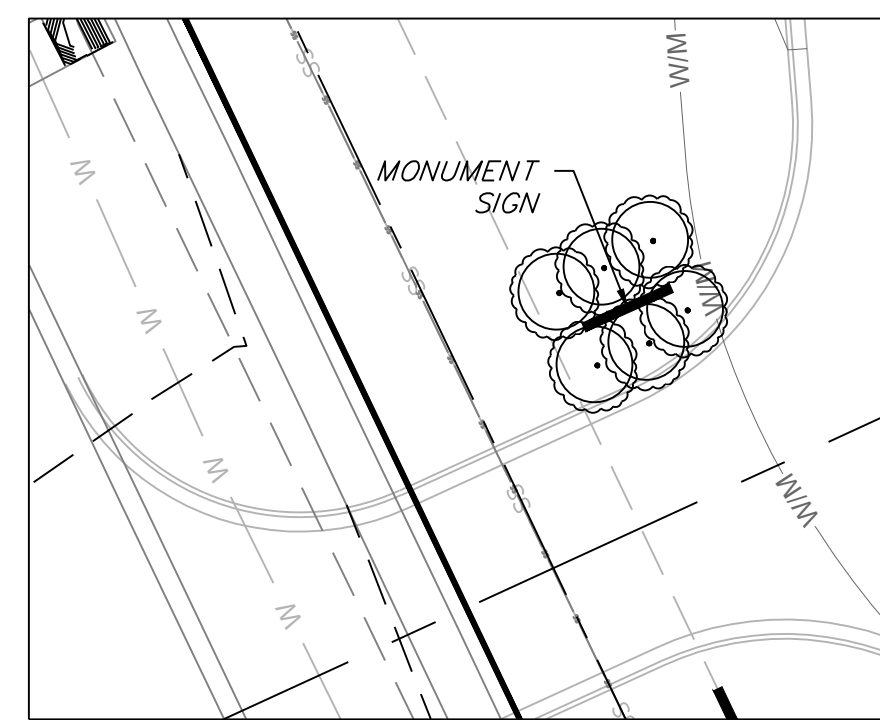
- TURF-TYPE TALL FESCUE 90%
- KENTUCKY BLUEGRASS 10%

INSTALLATION

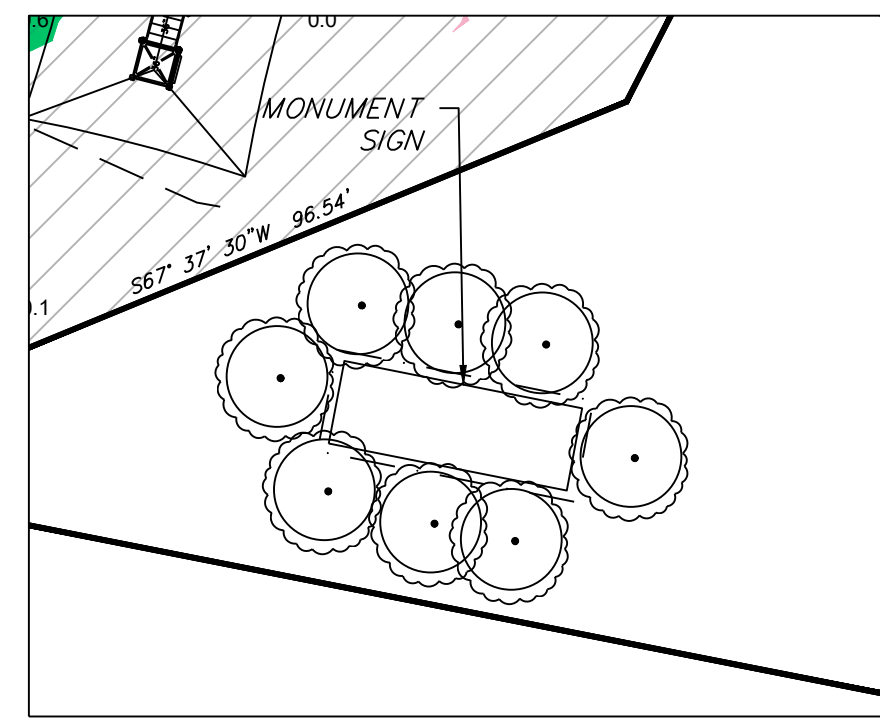
- ALL SEEDING AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
- THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KANSAS CITY, MO. AND LANDSCAPE INDUSTRY STANDARDS.
- ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATTER MINIMUM. ASTM D5268.
- PLANT BEDS TO BE "MOUNDING". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
- REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOO AND 3" FOR MULCH IN PLANT BEDS. HAND BRACK ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOSERS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
- ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCKS. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
- CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
- DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REDD INSPECTIONS BY LEGAL AUTHORITIES.
- PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

- ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
- MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
- NEW SOO TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOO BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.



MONUMENT SIGN PLAN
SCALE: 1" = 20'

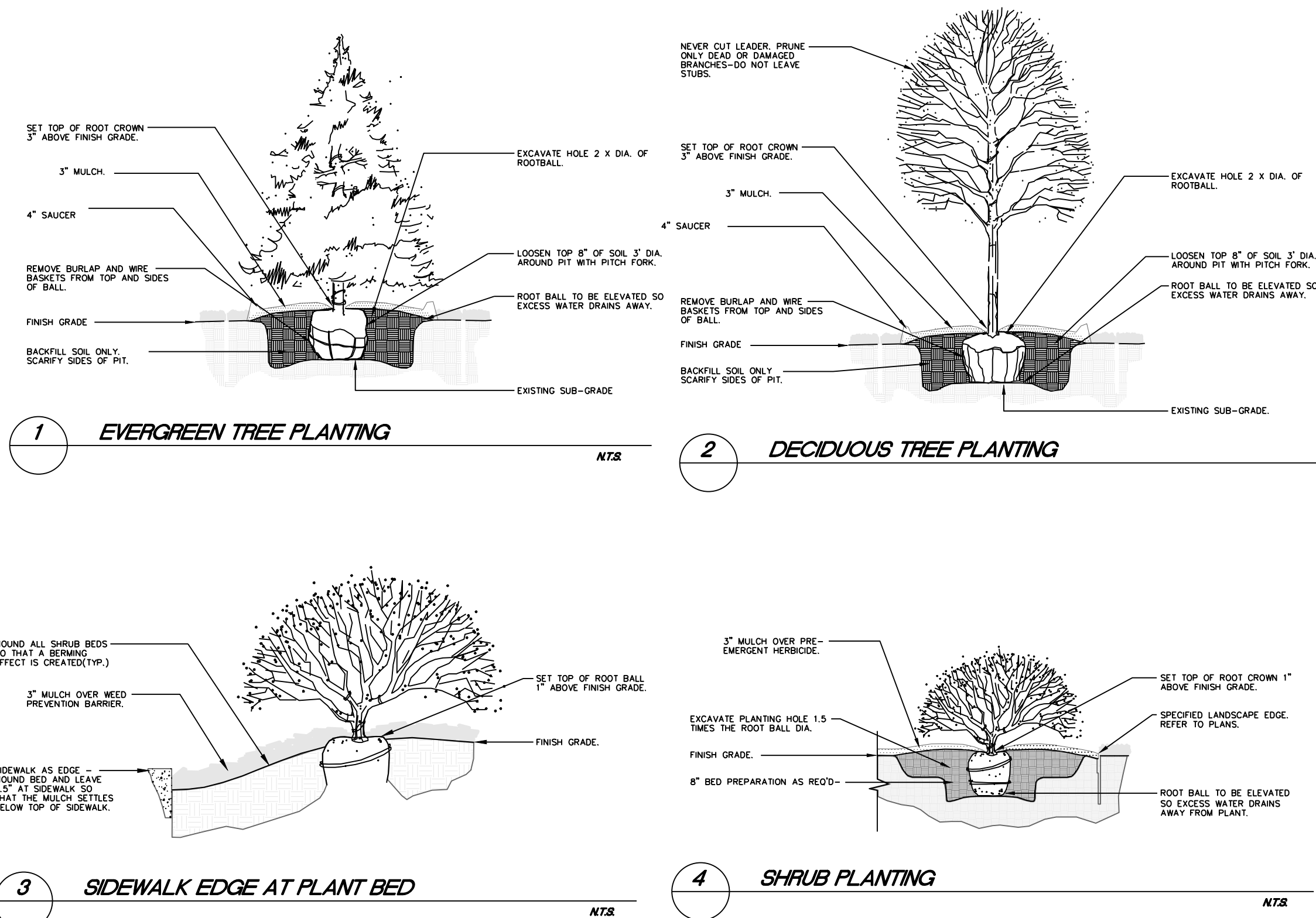


MONUMENT SIGN PLAN
SCALE: 1" = 20'



PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
(Symbol: Circle with dot)	82	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3" CAL
(Symbol: Circle with vertical lines)	6	NS	NORWAY SPRUCE PICEA OBIENS	6' HT.
(Symbol: Circle with horizontal lines)	--	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3" CAL
(Symbol: Circle with diagonal lines)	61	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS "HOLBERT"	#3 POT
(Symbol: Circle with cross-hatch)	--	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
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Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 8254
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8601 N Madison Ave
NE 1/4 Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project: TWIN CREEKS
Issue Date: January 10, 2022

Landscape Plan
Development Plans for:
The Enclave at Twin Creeks
Kansas City, Clay County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER
NUMBER PE-2008919708
EXPIRES 12/31/2025

Matthew J. Schlicht
MO PE 2008919708
KS PE 19071
OK PE 25226
NE PE E-14335

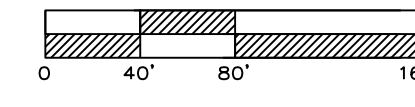
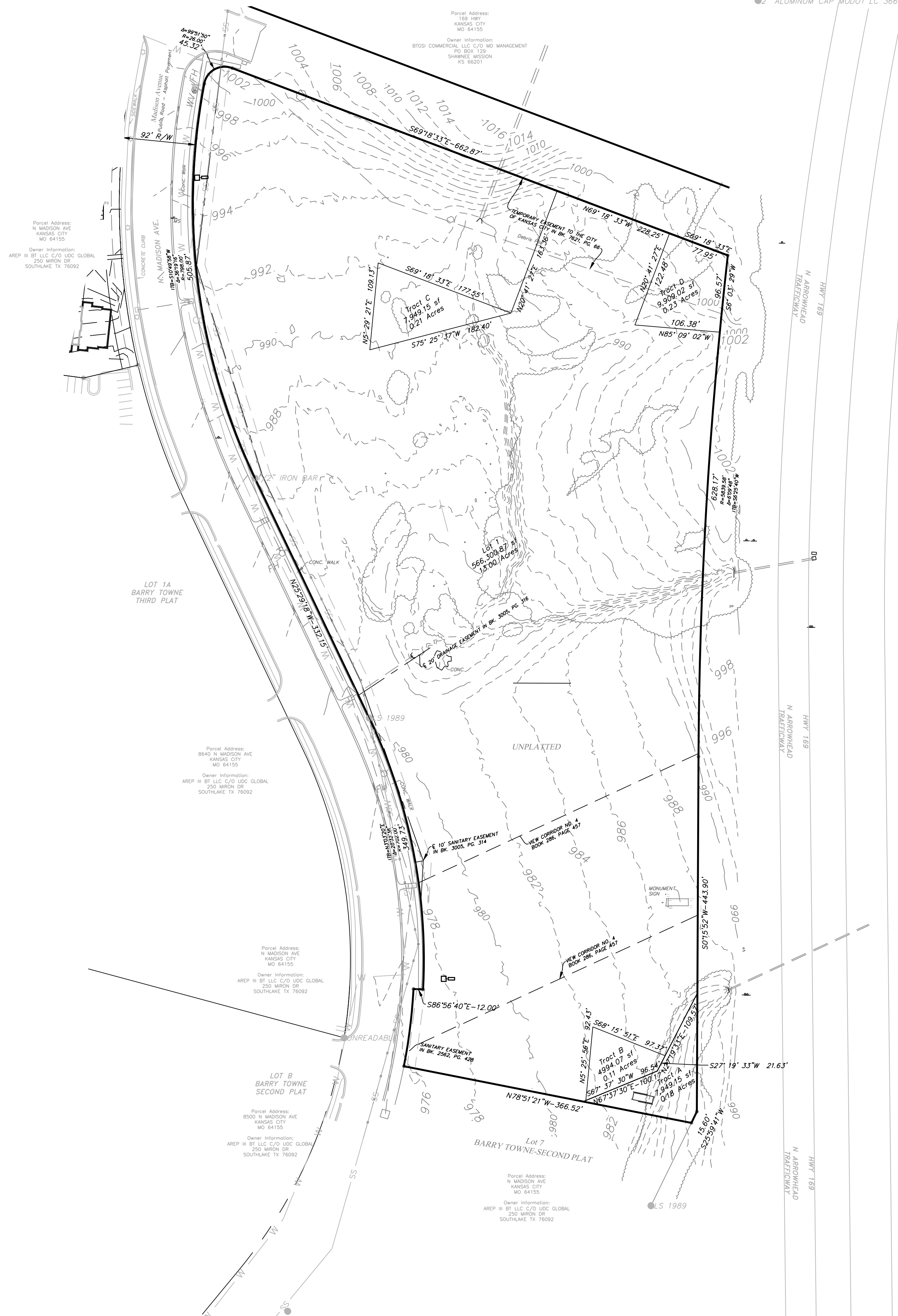
REVISIONS

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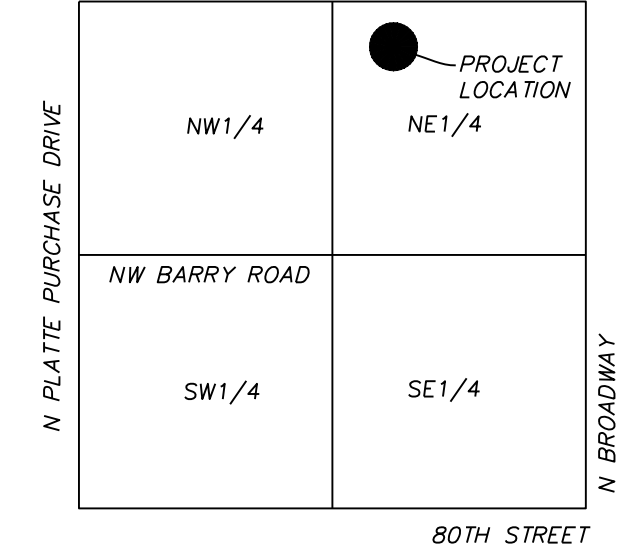
PRELIMINARY PLAT THE ENCLAVE AT TWIN CREEKS

Lot 1 and Tract A-D

Part of the NE 1/4, Section 10, Township 51N, Range 33 W
Kansas City, Clay County, Missouri



PRELIMINARY PLAT
SCALE: 1" = 80'



DESCRIPTION: (Per Title Report)

TRACT 1:
ALL OF LOT 5, BARRY TOWNE - FIRST PLAT, AND ALL OF LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, BOTH BEING SUBDIVISIONS IN KANSAS CITY, MISSOURI, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 51, RANGE 33, KANSAS CITY, ALL BEING IN CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 60°09'55" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, 246.16 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MADISON AVENUE, AS NOW ESTABLISHED; THENCE NORTH 39°35'01" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 479.75 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 36°31'41", AN ARC DISTANCE OF 439.90 FEET; THENCE SOUTH 86°56'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 12.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 03°03'20" EAST, HAVING A RADIUS OF 702.00 FEET, A CENTRAL ANGLE OF 28°32'38", AN ARC DISTANCE OF 349.73 FEET; THENCE NORTH 25°29'18" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 332.15 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 798.00 FEET, A CENTRAL ANGLE OF 36°19'16", AN ARC DISTANCE OF 508.87 FEET; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 99°51'50", AN ARC DISTANCE OF 45.32 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 88TH STREET, AS NOW ESTABLISHED; THENCE SOUTH 69°18'33" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 662.87 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 169, AS NOW ESTABLISHED; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 06°25'40" WEST, A RADIUS OF 5839.58 FEET, A CENTRAL ANGLE OF 08°09'48", AN ARC DISTANCE OF 628.18 FEET; THENCE SOUTH 07°15'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 444.00 FEET; THENCE SOUTH 25°59'41" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 130.96 FEET; THENCE SOUTH 37°32'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 281.73 FEET; THENCE SOUTH 52°00'49" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 98.41 FEET; THENCE SOUTH 46°29'06" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 266.74 FEET; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 25°51'39", AN ARC DISTANCE OF 189.57 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LOT 5 BARRY TOWNE - FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND EXCEPT LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

TRACT 2:
NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS ACCESS AS FURTHER DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN BTK DEVELOPMENT, L.L.C., MDGSI ASSOCIATES, L.L.C., DAYTON HUDSON CORP, AND SERF COMPANY RECORDED MAY 13, 1998 AS DOCUMENT NO. N90750 IN BOOK 2826, PAGE 457 IN THE RECORDS OF CLAY COUNTY, MISSOURI.

SITE DATA TABLE:

a. Existing Zoning	B3-2
b. Proposed Zoning	B3-2
c. Total Land Area	13.18 acres
d. Stream Buffer Plan	Not Required
e. Traffic Study/Letter	No Study Require
f. Detention	

Project is part of Barry Town development which has regional detention provided.

- Sanitary Sewer
-Public Sanitary Sewer main is located along the westerly side of the site
- Water Main
-Public Water Main is located along the westerly side of the site
- Public Roadway Access
-Site has access to Madison Ave along the westerly side of the site

CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

MATTHEW J. SCHLICHT Date: 2/11/2022
Matthew J. Schlicht, MO-PLS 2012000102
Midwest Engineering Solutions, L.L.C., Corp Authority CLS-2005008319-D

REVISIONS

DATE	DESCRIPTION

The Enclave at Twin Creeks
Lot 1 Tract A
Section 10, Township 51 N, Range 33 W
Kansas City, Platte County, Missouri

Preliminary Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	10	51 N	33 W	Platte	Twin Creeks
DRAWN BY	DATE OF PREPARATION		SCALE		
M. Schlicht, PLS, PE	January 10, 2022		1" = 80'		

PROFESSIONAL SEAL



ENGINEERING & SURVEYING SOLUTIONS
50 SE 80TH STREET
LEES SUMMIT, MO 64082
PR(616)623-9888 F(816)623-9849

Exterior Materials:

- (1) Board & Batten Siding
- (2) Finished Stucco
- (3) Pitched Roof with Asphalt Shingles
- (4) Stone Veneer Finish - 4ft Height





(1)

(2)

(3)

(4)

