

MPD DEVELOPMENT PLAN

FOR BRIGHTON VILLAGE

PART OF SECTION 20, TOWNSHIP 51 NORTH, RANGE 32 WEST
IN KANSAS CITY, CLAY COUNTY, MISSOURI
APN: CL1441900050210001

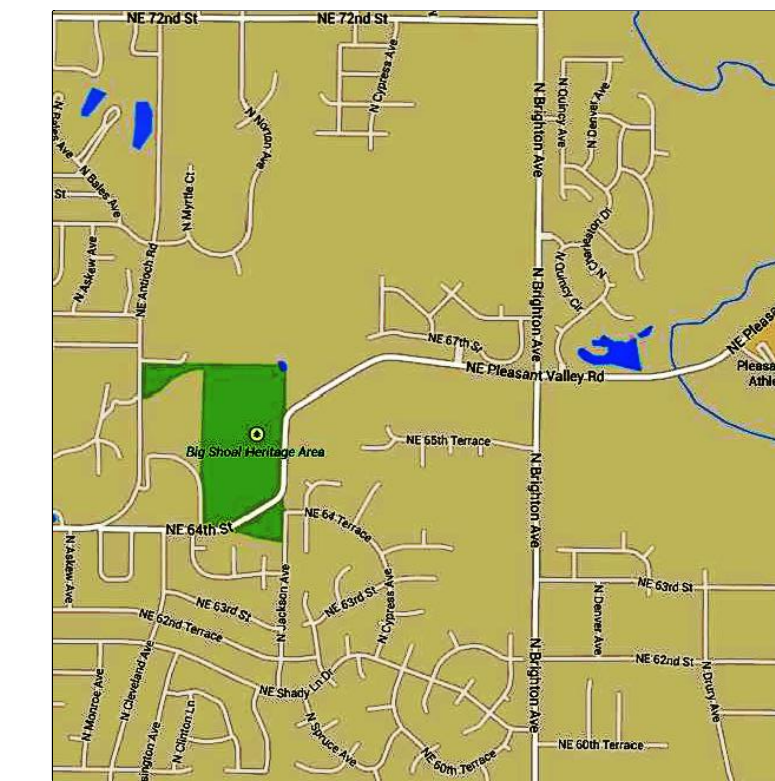
PROPERTY DESCRIPTION

LOTS 4 TO 24 INCLUSIVE, TRACT NO. 1; LOTS 1 TO 12 INCLUSIVE, TRACT NO. 2 AND LOTS 1-4 INCLUSIVE, TRACT NO. 3, VALLEY VIEW ACRES, AN ADDITION TO KANSAS CITY, CLAY COUNTY, MISSOURI, AND

ALL OF LOTS 1, 2, AND 3, TRACT 1, IN VALLEY VIEW ACRES, AS SHOWN ON THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIBED TRACTS OF LAND COMBINED CONTAIN 23.41 ACRES, MORE OR LESS, INCLUSIVE OF VALLEY VIEW ACRES PLATTED ROADWAYS AND EXCLUSIVE OF NE PLEASANT VALLEY ROAD AND N BRIGHTON AVENUE RIGHT-OF-WAYS AND ARE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS.

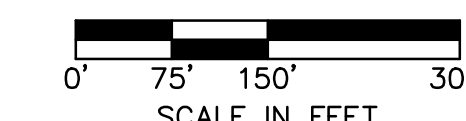
Sheet List Table	
Sheet Number	Sheet Title
1	EXISTING CONDITIONS PLAN
2	GENERAL LAYOUT
3	GRADING & UTILITY
4	LANDSCAPE
A1	ARCHITECTURAL ELEVATIONS
E100	PHOTOMETRIC PLAN
1 OF 2	ALTA



SEC 20, T 51 N, R 32 W
VICINITY MAP
SCALE: 1"=2000'

LEGEND

--- PROPERTY LINE

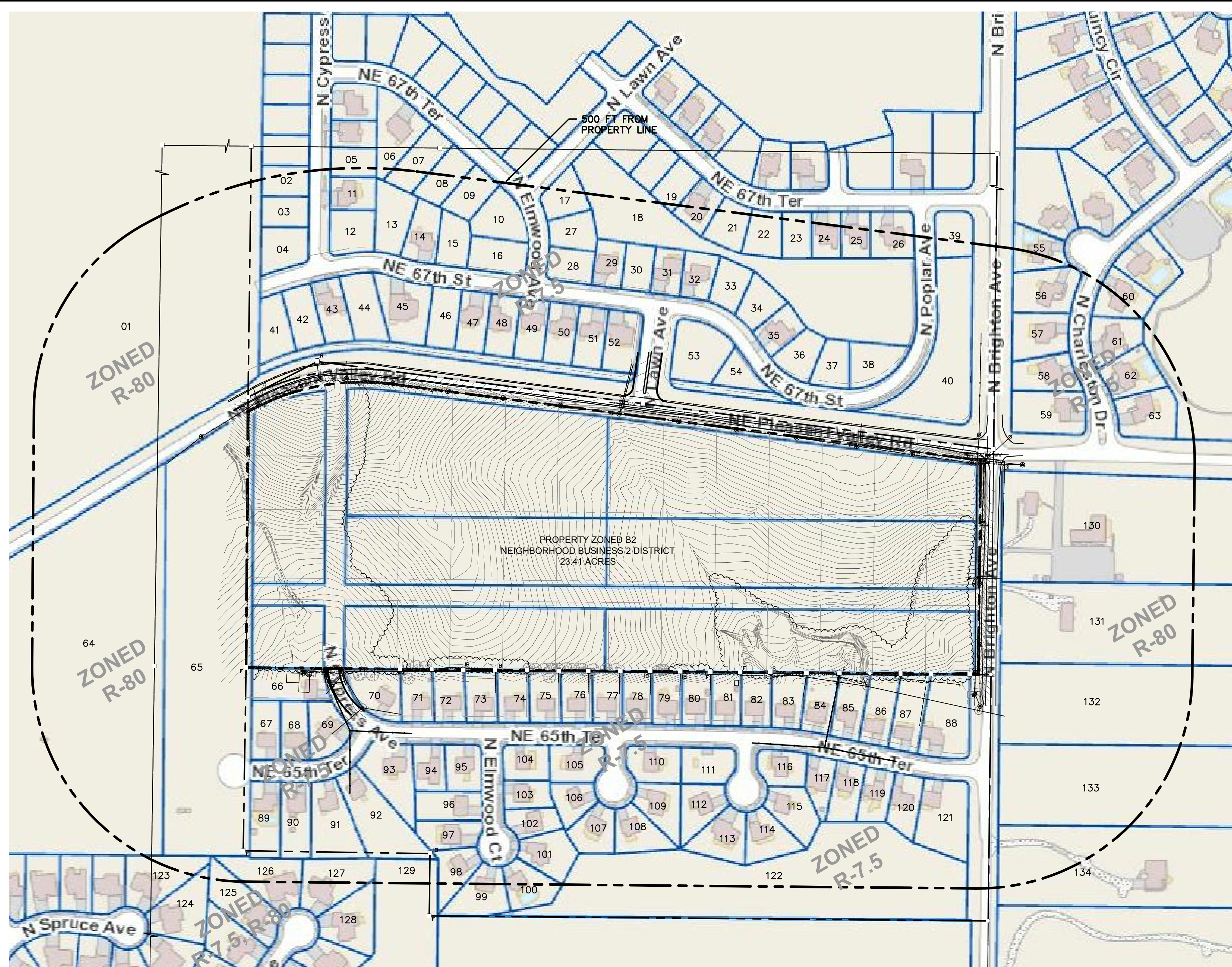


80	ABBOTT, LAURIE L.	VALLEY BROOK
81	POLLARD, MATTHEW D. & KIMBERLY K.	VALLEY BROOK
82	MOORE, JOSHUA	VALLEY BROOK
83	PHAN, SA L.	VALLEY BROOK
84	SAY, DANNY T. & MARCIA	VALLEY BROOK
85	CANNON, ADAM M.	VALLEY BROOK
86	JOURNEE, MICHAEL C. & CHERIE W.	VALLEY BROOK
87	MILITARY WARRIORS SUPPORT FOUNDATION	VALLEY BROOK
88	MONTGOMERY, TRAVIS & SUMMER	VALLEY BROOK
89	DUGAN, DANNY W. & RHONDA K.	VALLEY BROOK
90	MESH, BRENDA J.	VALLEY BROOK
91	MEYERS, WALTER D. & DOLORES	VALLEY BROOK
92	ROTTINGHAUS, ANDREW	VALLEY BROOK
93	SCHMIDT, PETER F.	VALLEY BROOK
94	CRABTREE, ANNA M.	VALLEY BROOK
95	MAST, RYAN H. & DEANNA L.	VALLEY BROOK
96	HENNING, CONNIE J.	VALLEY BROOK
97	CRAWFORD, DUSTIN W. & DENISE N.	VALLEY BROOK
98	GENNUSA, CALOGERO	VALLEY BROOK
99	HAUSMAN, JONATHAN	VALLEY BROOK
100	STINGLEY, BEVERLY J.	VALLEY BROOK
101	MHLFELD, JOHN STEPHAN	VALLEY BROOK
102	BAYA, ROSEMARY	VALLEY BROOK
103	SCHWARZ, CHARLES K.	VALLEY BROOK
104	PAUL, JEFFREY M.	VALLEY BROOK
105	JONES, RICHARD G. & DEBRA M.	VALLEY BROOK
106	CHADWICK RONALD M. & CANDEE A.	VALLEY BROOK
107	CONNER, ROSALIND	VALLEY BROOK
108	BROWN, KENNETH G. & DIANA L.	VALLEY BROOK
109	STALLARD, RONALD D. & CAROLINE L.	VALLEY BROOK
110	DESOUZA, OLIVIA H.	VALLEY BROOK
111	RASHEED, SALEEM I.	VALLEY BROOK
112	NOURSE, REBECCA A.	VALLEY BROOK

113	CUESSE, NEICKEY L. JR. & TINA M.	VALLEY BROOK
114	HUMM, CARLA	VALLEY BROOK
115	STAHL, LARRY D.	VALLEY BROOK
116	BEAUDET, JOSEPH A.	VALLEY BROOK
117	LOMAN, JAMES C. & MARIAN J.	VALLEY BROOK
118	KLINGENSMITH, HOPE M.	VALLEY BROOK
119	LEMBKE, STEPHEN E. & RITA C.	VALLEY BROOK
120	MCGARVY, PAUL A. & LOUIS EILEEN	VALLEY BROOK
121	WALLACE, JASON	VALLEY BROOK
122	VALLEY BROOK HOMEOWNERS ASSOC.	VALLEY BROOK
123	LYLE, TODD M.	CARRIAGE HILL ESTATES 10TH
124	ABBOTT, FRANCIE	CARRIAGE HILL ESTATES 10TH
125	SMITH, NATHAN R. & KELLEN L.	CARRIAGE HILL ESTATES 10TH
126	RECTOR, H. RICHARD & MARY M.	CARRIAGE HILL ESTATES 10TH
127	CONELLY, STEPHEN M. & JENNIFER L.	CARRIAGE HILL ESTATES 10TH
128	TRAN, HIEU & VICTORIA	CARRIAGE HILL ESTATES 10TH
129	PETERSON DEVELOPMENT CO. INC.	CARRIAGE HILL ESTATES DETENTION PLAT
130	TRI-STATE DISTRICT OF WESLEYAN CHURCH	
131	TRI-STATE DISTRICT OF WESLEYAN CHURCH	
132	MCALLISTER, MICHAEL R. & PATRICIA A.	
133	MCALLISTER, MICHAEL R. & PATRICIA A.	
134	EPPERNON, GALEN G. & DARCI	

DEVELOPMENT TEAM CONTACT INFORMATION

OWNER/DEVELOPER	
ELLEN TODD CURRY INVESTMENT CO.	2700 NE KENDALLWOOD PKWY SUITE 208 GLADSTONE, MO 64119-2081 PH: 816.361.1177 ETODD@CURRYRE.COM
CIVIL ENGINEER	
DAVID EICKMAN OLSSON ASSOCIATES	1251 NW BRIARCLIFF PARKWAY SUITE 50 KANSAS CITY, MISSOURI 64116 PH: 816.361.1177 FAX: 816.361.1888 DEICKMAN@OLSSONASSOCIATES.COM



#	OWNER NAME	PLAT NAME
1	JOHNSON, LENA ETAL & FRANCIS	
2	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
3	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
4	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
5	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
6	TOMALON, THERESA H. & GRIFFIN, DAN	CARRIAGE HILLS NORTH FIRST PLAT
7	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
8	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
9	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
10	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
11	SCHRAMM, MICHAEL G. & KATHRYN M.	CARRIAGE HILLS NORTH FIRST PLAT
12	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
13	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
14	KAHL, MARK W.	CARRIAGE HILLS NORTH FIRST PLAT
15	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
16	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
17	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
18	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT

19	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
20	BALDWIN, CARMA A.	CARRIAGE HILLS NORTH FIRST PLAT
21	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
22	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
23	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
24	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
25	KRAMER, LANCE	CARRIAGE HILLS NORTH FIRST PLAT
26	MISK, Wafa S.	CARRIAGE HILLS NORTH FIRST PLAT
27	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
28	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
29	JONES, DAVID & ROBIN	CARRIAGE HILLS NORTH FIRST PLAT
30	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
31	JOHNSON, JOHN A. & SARA V.	CARRIAGE HILLS NORTH FIRST PLAT
32	MORTENSEN, ALEX M. & MEGAN J.	CARRIAGE HILLS NORTH FIRST PLAT
33	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
34	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
35	FIELDS, ISAC CLEONIS	CARRIAGE HILLS NORTH FIRST PLAT
36	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
37	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT

38	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
39	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
40	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
41	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
42	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
43	MONACO, LOUIS J. & ROSEMARY LYNN	CARRIAGE HILLS NORTH FIRST PLAT
44	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
45	AHRENS, BOYD L. & LOUISE M.	CARRIAGE HILLS NORTH FIRST PLAT
46	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
47	SMITH, MELISSA A.	CARRIAGE HILLS NORTH FIRST PLAT
48	MCCOY, MARK L. & LISA M.	CARRIAGE HILLS NORTH FIRST PLAT
49	BARRY RIDGE HOMES LLC	CARRIAGE HILLS NORTH FIRST PLAT
50	BARRY RIDGE HOMES LLC	CARRIAGE HILLS NORTH FIRST PLAT
51	NAVARRO, RUTH	CARRIAGE HILLS NORTH FIRST PLAT
52	LE HIEU T. & THUY B. MAI	CARRIAGE HILLS NORTH FIRST PLAT
53	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
54	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
55	FERNANDEZ, ERSESTO & JUANA	CARRIAGE HILLS NORTH FIRST PLAT
56	WADE, DUDLEY B.	CHARLESTON HARBOR 1ST PLAT

57	TUCKER, LORI J.	CHARLESTON HARBOR 1ST PLAT
58	DOXSEE, TODD J.	CHARLESTON HARBOR 1ST PLAT
59	ARROYA, RAYMOND J. & ESTHER M.	CHARLESTON HARBOR 1ST PLAT
60	SMITH, HAROLD D. & ALMA A.	CHARLESTON HARBOR 1ST PLAT
61	MORGAN, PHILIP E. & MARY J.	CHARLESTON HARBOR 1ST PLAT
62	KINGSLOVER, AMY	CHARLESTON HARBOR 1ST PLAT
63	DIXON, MARK A. & ALICE J.	CHARLESTON HARBOR 1ST PLAT
64	JOHNSON, JOSEPH E. & FRANCIS W.	
65	DUGAN, DANNY W. & RHONDA K.	
66	MALERE, DANIEL S.	VALLEY BROOK
67	O'REAR, JUSTIN L.	VALLEY BROOK
68	PAYNE, JEFFREY R.	VALLEY BROOK
69	DAO, HOANG J.	VALLEY BROOK
70	LOCHMAN, KATHERINE A.	VALLEY BROOK
71	DOYLE, JAMES L.	VALLEY BROOK
72	GOETZ, RONALD L. & DENISE I.	VALLEY BROOK
73	KIRKMAN, TODD A. & CHRISTINA M.	VALLEY BROOK
74	ABDULLA, BRYAR A.	VALLEY BROOK
75	STOYCHEV, GALIN TOSHKOV & ATANASKA TENICHE	VALLEY BROOK
76	VOLZ, DANIEL E. & BARBARA G.	VALLEY BROOK
77	ANDE CO LLC	VALLEY BROOK
78	RODRIGUEZ, HELEN E.	VALLEY BROOK
79	THOMAS, SANDRA K.	VALLEY BROOK

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REV. NO.	DATE	DESCRIPTION	BY
1	06/23/2015	PER CITY COMMENTS	
2	06/23/2015	PER CITY PLANNING STIPULATIONS	

EXISTING CONDITIONS PLAN
MPD DEVELOPMENT PLAN

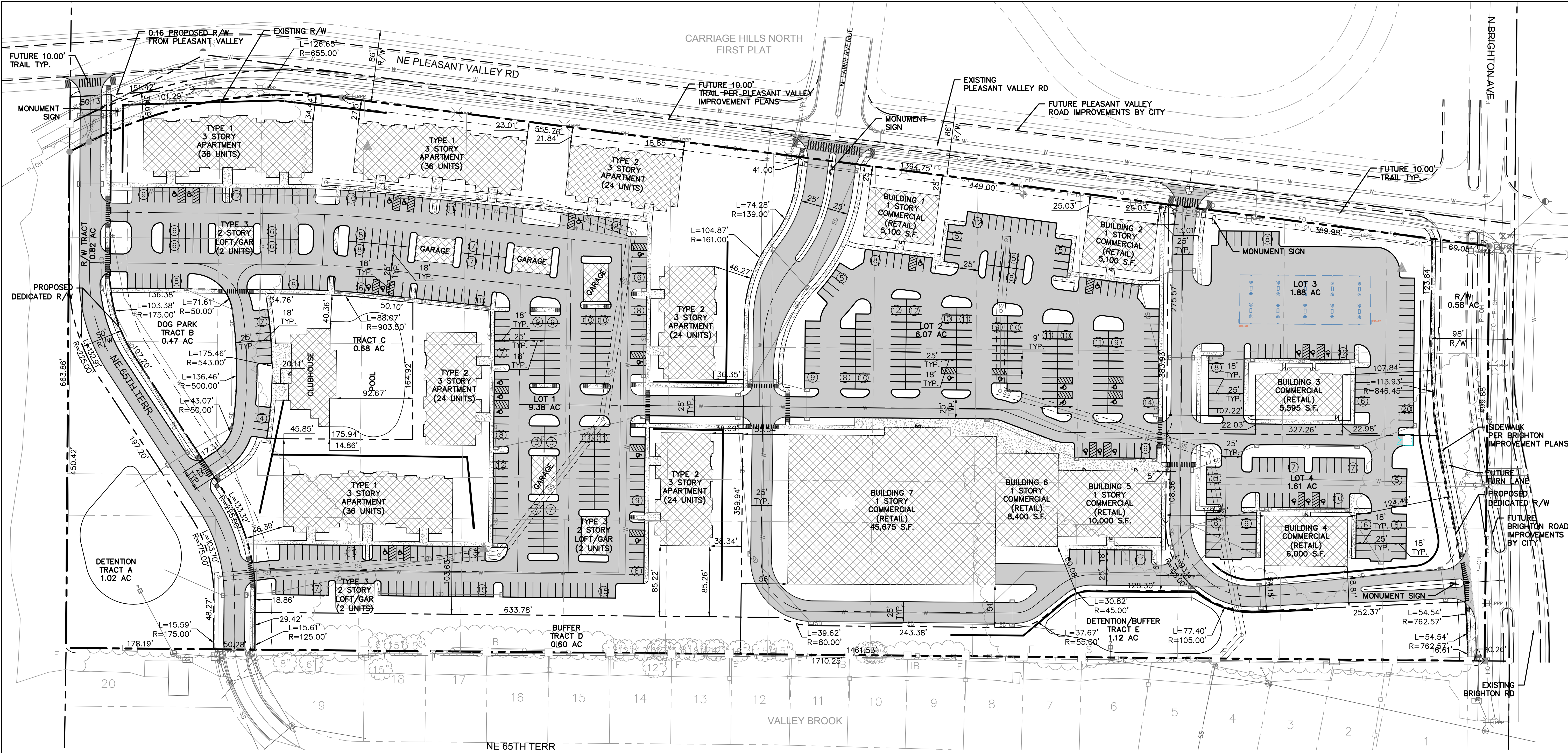
BRIGHTON VILLAGE
N BRIGHTON AVENUE & NE PLEASANT VALLEY DRIVE
KANSAS CITY, MO

2015

REVISIONS

SHEET 1

drawn by: AH
 checked by: BF
 approved by: DE
 QA/QC by: DE
 project no.: 14-1456
 drawing no.:
 date: 03.20.2015



REV. NO.	DATE	REVISIONS DESCRIPTION
1	06/03/2015	PER CITY COMMENTS

BY	REVISIONS DESCRIPTION

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1	06/03/2015	PER CITY COMMENTS

BY	REVISIONS DESCRIPTION

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RESIDENTIAL BUILDING DATA													
LOT	BUILDING TYPE (USE)	NUMBER OF BUILDINGS	NUMBER OF FLOORS	UNITS PER FLOOR	TOTAL UNITS	BUILDING FOOTPRINT AREA	TOTAL BUILDING FOOTPRINT AREA	TOTAL BUILDING FLOOR AREA	BUILDING HEIGHT				
1	TYPE 1 (RESIDENTIAL)	3	3	12	108	13,008 SF	39,024 SF	117,072 SF	45 Ft				
	TYPE 2 (RESIDENTIAL)	4	3	8	96	8,769 SF	35,076 SF	105,228 SF	45 Ft				
	TYPE 3 (RESIDENTIAL/GARAGE)	3	2	2	6	1,400 SF	4,200 SF	8,400 SF	30 Ft				
RESIDENTIAL TOTALS					10	-	-	210	-	230,700 SF	-		
TRACT D (CLUBHOUSE, LEASING, & FITNESS)					1	1	-	-	-	5,335 SF	5,335 SF	5,335 SF	30 Ft

COMMERCIAL BUILDING DATA											
LOT	BUILDING NUMBER (USE)	FLOOR	USE	BUILDING FOOTPRINT AREA	TOTAL BUILDING FOOTPRINT AREA	TOTAL BUILDING FLOOR AREA	BUILDING HEIGHT				
2	BUILDING 1	1	COMMERCIAL RETAIL	5,100 SF	5,100 SF	5,100 SF	30 Ft				
	BUILDING 2	1	COMMERCIAL RETAIL	5,100 SF	5,100 SF	5,100 SF	30 Ft				
3	BUILDING 3	1	COMMERCIAL RETAIL	5,595 SF	5,595 SF	5,595 SF	30 Ft				
4	BUILDING 4	1	COMMERCIAL RETAIL	6,000 SF	6,000 SF	6,000 SF	30 Ft				
2	BUILDING 5	1	COMMERCIAL RETAIL	10,000 SF	10,000 SF	10,000 SF	30 Ft				
	BUILDING 6	1	COMMERCIAL RETAIL	8,400 SF	8,400 SF	8,400 SF	30 Ft				
	BUILDING 7	1	COMMERCIAL RETAIL	45,675 SF	45,675 SF	45,675 SF	30 Ft				
COMMERCIAL TOTALS				-	-	-	-	85,870 SF	85,870 SF	85,870 SF	-

VEHICLE PARKING DATA		
	REQUIRED	PROVIDED
RESIDENTIAL (LOT 1) 1 PER DU	203 + 7 ADA	326 + 16 ADA
CLUBHOUSE (LOT 1) (2.5 PER 1,000 SF)	14 + 1 ADA	
RETAIL (LOT 2-4) (2.5 PER 1,000 SF)	215 + 7 ADA	312 + 17 ADA
TOTAL PARKING	432 + 15 ADA	638 + 33 ADA

UNLESS SPECIFIED OTHERWISE THE FOLLOWING DIMENSIONS SHALL APPLY TO THE ENTIRE DEVELOPMENT

ALL PARKING STALLS = 9'x18' MIN.
 PARKING DRIVE AISLES = 25' WIDE
 PRIVATE DRIVES = 25' WIDE
 ALL SIDEWALKS = 5' WIDE

BICYCLE PARKING DATA		
SHORT TERM	REQUIRED	PROVIDED
MULTI-UNIT RESIDENTIAL + CLUBHOUSE (LOT 1)	34	MINIMUM SHALL BE MET
COMMERCIAL (LOTS 2-4)	32	

	REQUIRED	PROVIDED
MULTI-UNIT RESIDENTIAL + CLUBHOUSE (LOT 1)	70	MINIMUM SHALL BE MET
COMMERCIAL (LOTS 2-4)	9	

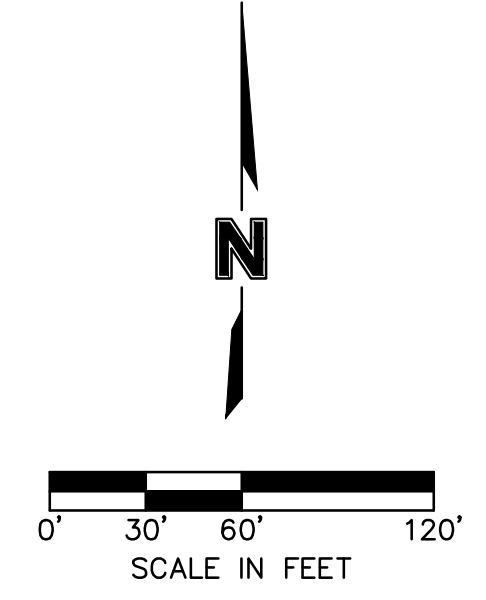
SITE DATA	
EXISTING SITE AREA	23.41 AC
PROPOSED R/W FROM PLEASANT VALLEY	0.16 AC
PROPOSED DEDICATED R/W TO BRIGHTON	0.58 AC
NET AREA	22.17 AC
NET RESIDENTIAL AREA W/ NE 65TH TERRACE	12.31 AC
DU/ACRE	18.28
SEE DU/ACRE TABLE	
NET COMMERCIAL AREA	8.74 AC
BUILDING COVERAGE (COMMERCIAL)	22.55%
F.A.R.	33.33%
EXISTING ZONING	B2-2, R-80
EXISTING SITE USE	UNDEVELOPED
PROPOSED ZONING	MPD
PROPOSED SITE USE	MULTI-FAMILY RESIDENTIAL & COMMERCIAL (OFFICE, RETAIL, & RESTAURANT)
COMMENCEMENT	2015-2019
COMPLETION	2020-2025

PARKLAND DEDICATION	
PARKLAND DEDICATION CALCULATION	RESIDENTIAL DU * 2 * 0.006
210 TOTAL RESIDENTIAL DU	2.52 AC
TRACT B	0.47 AC
TRACT C	0.68 AC
TOTAL	2.52 AC
NET (PAID IN LIEU OF ON SITE PARKLAND)	1.15 AC

DWELLING UNITS PER ACRE	
LOT/TRACTS	LOT/TRACT SIZE
TRACT A	1.02 AC
TRACT B	0.47 AC
TRACT C	0.68 AC
TRACT D	0.60 AC
LOT 1	9.38 AC
PLEASANT VALLEY R/W	0.16 AC
NE 65TH TERR R/W	0.82 AC
TOTAL AREA	11.49 AC
210 DU/11.49	18.28 AC

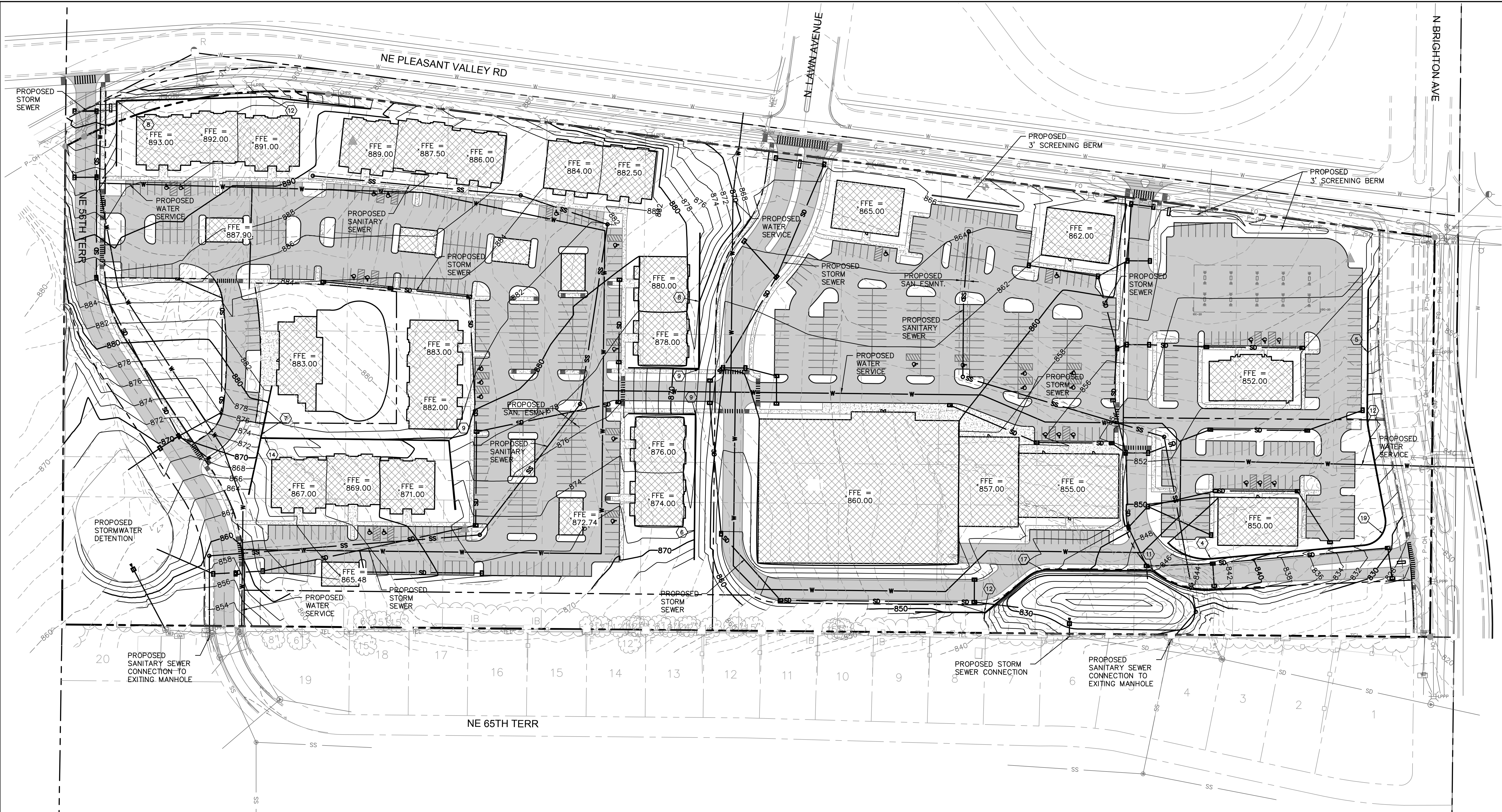
NOTES

1. PROPOSED COMMERCIAL USES IN B1 AND B2 ZONING SHALL APPLY TO COMMERCIAL DEVELOPMENTS
2. ALL DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE SCREENED IN CONFORMANCE WITH 88-425-08
3. ALL SIGNAGE SHALL COMPLY WITH 88-445. MONUMENT SIGNS SHALL BE RELOCATED AS NECESSARY TO COMPLY WITH THE MINIMUM SETBACK REQUIREMENT OF 10FT.
4. COMMERCIAL AND RESIDENTIAL PARKING AREAS SHALL BE REVISED TO COMPLY WITH 88-420-14-E.



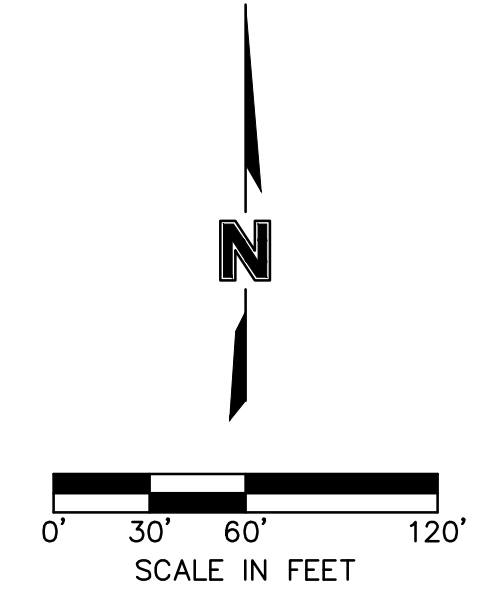
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USER: bframpton



- KEYNOTES**
- — — — — PROPERTY LINE
 - - - - - 830 - - - - - EXISTING CONTOUR
 - — — — — 830 - - - - - PROPOSED CONTOUR
 - — — — — W - - - - - PROPOSED WATER
 - — — — — SS - - - - - PROPOSED STORM SEWER
 - — — — — SS - - - - - PROPOSED SANITARY SEWER
 - — — — — P-OH - - - - - EXISTING OVERHEAD POWER
 - — — — — FO - - - - - EXISTING FIBER OPTICS
 - — — — — TEL - - - - - EXISTING TELECOMM
 - — — — — G - - - - - EXISTING GAS
 - — — — — W - - - - - EXISTING WATER
 - — — — — SS - - - - - EXISTING SANITARY SEWER
 - — — — — SD - - - - - EXISTING STORM SEWER

HEIGHT OF WALL (ft) AT LOCATION.
 WALL SHALL BE MODULAR BLOCK. COLOR TO
 MATCH BUILDINGS.



OLSSON ASSOCIATES

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06/03/2015	PER CITY COMMENTS	
2	06/23/2015	PER CITY PLANNING STIPULATIONS	

GRADING & UTILITY
 MPD DEVELOPMENT PLAN

BRIGHTON VILLAGE
 N BRIGHTON AVENUE & NE PLEASANT VALLEY DRIVE
 KANSAS CITY, MO

2015

drawn by: AH

checked by: BF

approved by: DE

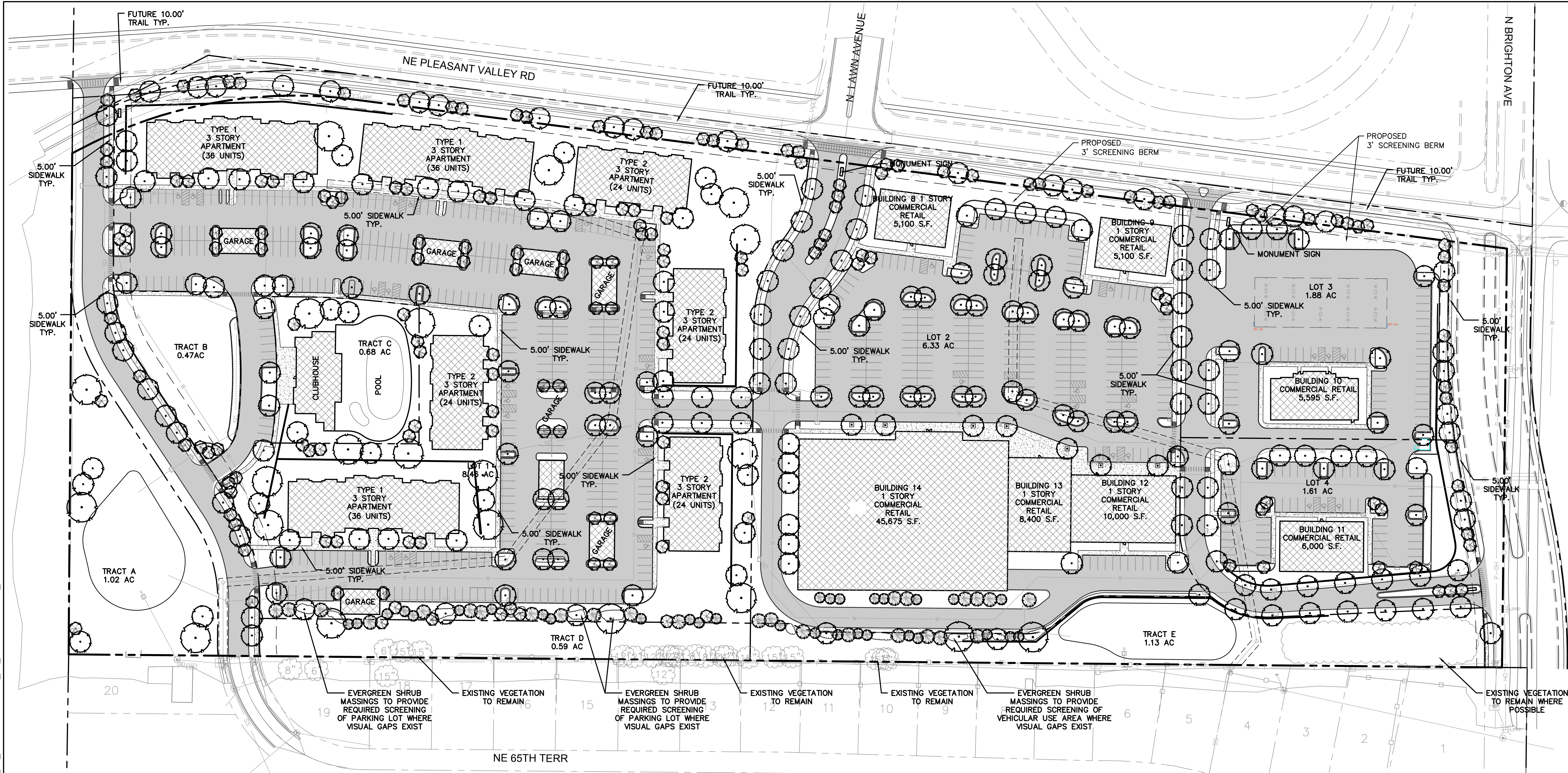
QA/QC by: DE

project no.: 14-1456

drawing no.: 03.20.2015

SHEET
3

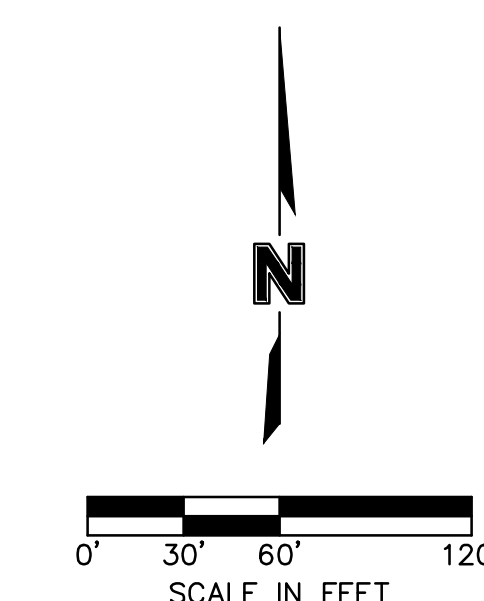
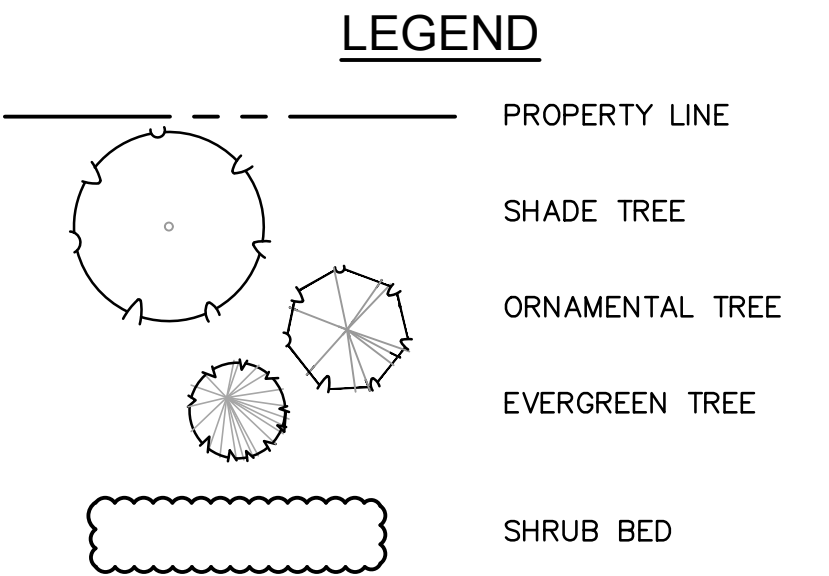
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LANDSCAPE DATA		
	REQUIRED	SHOWN
STREET TREES		
STREET TREE CALCULATION	1 TREE PER 30 FEET OF STREET FRONTAGE	
NE PLEASANT VALLEY RD (1,546 LF)	52	53
N BRIGHTON AVE (502 LF)	17	17
NE 65TH TERR (655 LF)	22	22
GENERAL LANDSCAPING REQUIREMENTS		
TREES	1 TREE PER 5,000 SF OF BUILDING FOOTPRINT	
COMMERCIAL BLDGS 8,9,12-14 (74,275 SF)	16	16
COMMERCIAL BUILDING 10 (5,595 SF)	2	2
COMMERCIAL BUILDING 11 (6,000 SF)	2	4
PERIMETER LANDSCAPING OF VEHICULAR AREAS		
VEH. USE ADJACENT PUBLIC RIGHT-OF-WAY CALCULATION	1 TREE PER 30 FEET OF LANDSCAPE STRIP	
MULTI-UNIT RESIDENTIAL & CH (338 L.F.)	12	MET BY STREET TREE REQUIREMENT
COMMERCIAL RETAIL BLDGS 8,9,12-14 (160 L.F.)	6	MET BY STREET TREE REQUIREMENT
COMMERCIAL RETAIL BUILDING 10 (488 L.F.)	17	MET BY STREET TREE REQUIREMENT
COMMERCIAL RETAIL BUILDINGS 11 (122 L.F.)	4	MET BY STREET TREE REQUIREMENT

LANDSCAPE DATA		
	REQUIRED	SHOWN
INTERIOR LANDSCAPING OF PARKING LOTS		
MIN. INTERIOR LANDSCAPED AREA CALCULATION	35 S.F. OF INTERIOR LANDSCAPE AREA PER PARKING SPACE	
MULTI-UNIT RESIDENTIAL		
MULTI-UNIT RES. & CH	336x35=11,760 S.F.	12,545 S.F.
COMMERCIAL RETAIL		
BLDGS 8,9,12-14	206x35=7,210 S.F.	7,597 S.F.
BUILDING 10	51x35=1,785 S.F.	2,148 S.F.
BUILDING 11	55x35=1,925 S.F.	1,960 S.F.
PLANT MATERIAL CALCULATION	1 TREE PER 5 PARKING SPACES & 1 SHRUB PER PARKING SPACE	
MULTI-UNIT RESIDENTIAL		
MULTI-UNIT RES. & CH	336 PARKING SPACES	
TREES	68	70
SHRUBS	336	MIN. TO BE MET

LANDSCAPE DATA		
	REQUIRED	SHOWN
INTERIOR LANDSCAPING OF PARKING LOTS CONTINUED		
PLANT MATERIAL CALCULATION	1 TREE PER 5 PARKING SPACES & 1 SHRUB PER PARKING SPACE	
COMMERCIAL RETAIL		
BLDGS 8,9,12-14	206 PARKING SPACES	
TREES	42	42
SHRUBS	206	MIN. TO BE MET
BUILDING 10	51 PARKING SPACES	
TREES	11	11
SHRUBS	51	MIN. TO BE MET
BUILDINGS 11	55 PARKING SPACES	
TREES	11	11
SHRUBS	55	MIN. TO BE MET



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LANDSCAPE
MPD DEVELOPMENT PLAN

BRIGHTON VILLAGE
N BRIGHTON AVENUE & NE PLEASANT VALLEY DRIVE

KANSAS CITY, MO

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	05.03.2015	PER CITY COMMENTS	
2	06.23.2015	PER CITY PLANNING SITUATIONS	

2015

REVISIONS

SHEET

4

DWG: F:\PROJECTS\014-1456\LD\Plans\Resising_Plans\141456_PP_ELE.dwg USER: bfreeman
 DATE: Jun 26, 2015 4:12pm XREFS: 141456_XBASE 141456_PP_BASE 141456_PP_IBLK



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

ARCHITECTURAL CONCEPT ELEVATIONS
 MPD DEVELOPMENT PLAN
 BRIGHTON VILLAGE
 N BRIGHTON AVENUE & NE PLEASANT VALLEY DRIVE
 KANSAS CITY, MO

2015

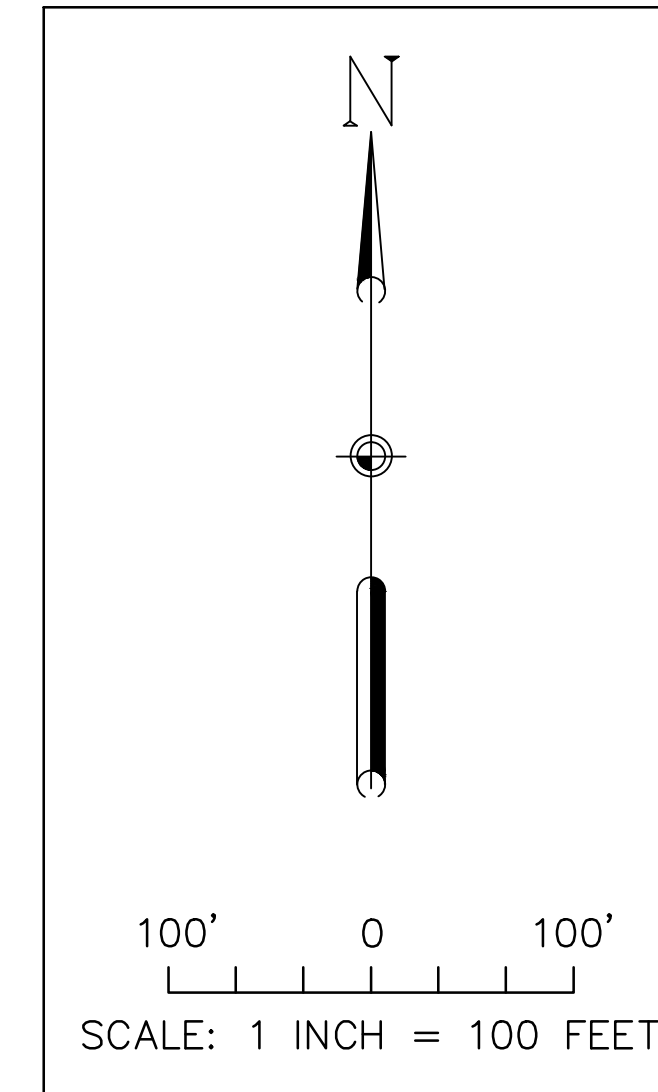
drawn by: AH
 checked by: BF
 approved by: DR
 QA/QC by: DR
 project no.: 14-1456
 drawing no.:
 date: 03.20.2015

SHEET
A1

ALTA/ACSM LAND TITLE SURVEY

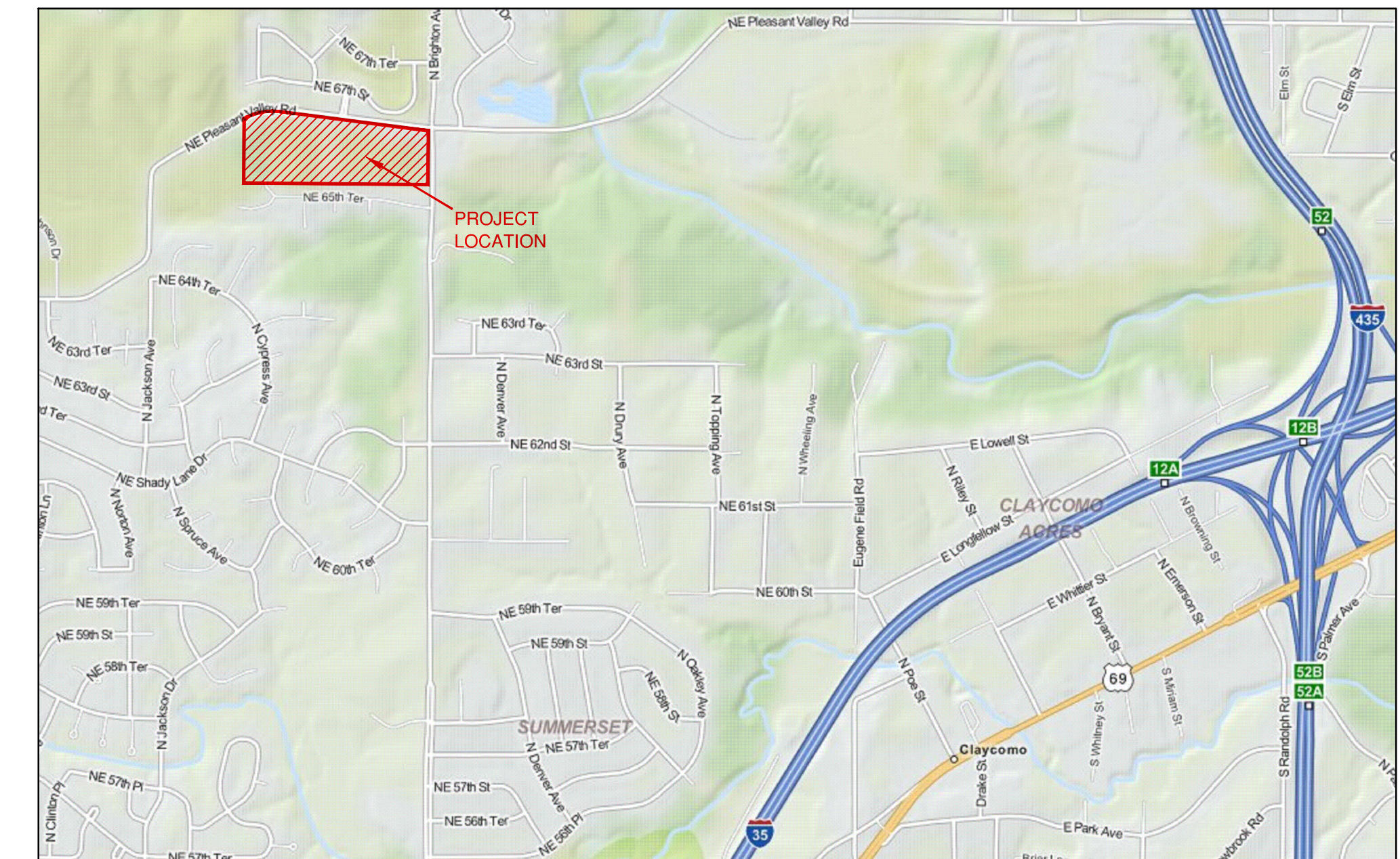
LEGEND

- = DENOTES 1/2" BAR & LC 000120 CAP SET
- = DENOTES CALCULATED CORNER
- = DENOTES FOUND MONUMENT
- ⊠ = DENOTES FOUND 1/2" IRON BAR & PLASTIC CAP SET BY JOSEPH STRICK, PLS 2001015274
- ⊡ = DENOTES FOUND 1/2" IRON BAR & PLASTIC CAP OR DENOTES FOUND 5/8" IRON BAR & ALUMINUM CAP SET BY ERIC RAMER, PLS 2577
- ⊣ = DENOTES FOUND 1/2" IRON BAR & PLASTIC CAP SET BY JAMES M. FARROW, LS 1658
- ⊥ = DENOTES FOUND 1/2" IRON BAR (NO CAP)
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- ⊞ = ELECTRIC BOX
- ⊕ = TELEPHONE PEDESTAL
- ⊥ = GUY WIRE
- ⊕ = FIRE HYDRANT
- ⊞ = SIGN
- ⊕ = LIGHT POLE
- ⊕ = POWER POLE
- ⊕ = BUSH
- ⊕ = TREE
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- ⊕ = GAS METER
- ⊕ = WATER METER
- C.M.P. = CORRUGATED METAL PIPE
- P.V.C. = POLYVINYL CHLORIDE FLEX
- F/L = FLOW LINE
- = WATERLINE
- SS — = SANITARY SEWER LINE
- P-OH — = OVERHEAD ELECTRIC LINE
- UG — = UNDERGROUND ELECTRIC LINE
- FO — = FIBER OPTIC LINE
- G — = GAS LINE
- T — = UNDERGROUND TELEPHONE LINE
- TV — TV — = UNDERGROUND TELEVISION CABLE LINE
- X — X — = FIELD FENCE
- — — = CHAIN LINK FENCE
- — — = WOOD FENCE
- — — = TREE LINE



PRELIMINARY

VICINITY MAP



I HEREBY CERTIFY that this topographic survey was completed under my direct professional supervision.

WITNESS hand and seal this Thirty-first (31st) day of July, 2014.

Adam Teale, P.L.S.
Missouri P.L.S. 2004001336



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OLSSON ASSOCIATES
SW 1/4 SECTION 20, T-51N; R-32W
KANSAS CITY, CLAY COUNTY, MISSOURI



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Missouri State Certificate of Authority #000120

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4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

FILE: OAL_CURRY-2_ALTA	DATE: JULY 31, 2014	SCALE: 1" = 100'	REVISED:	SHEET NO. 1 of 2
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