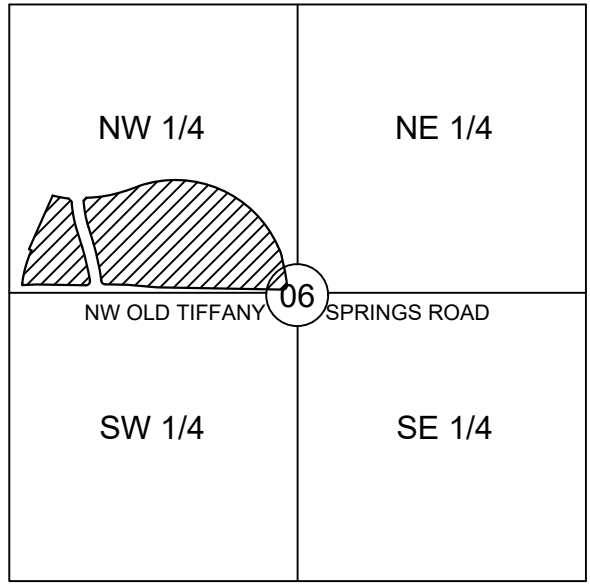


DEVELOPMENT PLAN
FOR
SKYVIEW CROSSING AT TIFFANY SPRINGS
NW 1/4, SECTION 06, TOWNSHIP 51N, RANGE 33W
CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



VICINITY MAP
SEC. 06-51-33
N.T.S.

PROJECT TEAM

DEVELOPER
SKYVIEW CROSSING WEST, LLC
SKYVIEW CROSSING EAST, LLC
1439 WOODBURY
LIBERTY, MO 64068
CONTACT: DAN O'DELL
EMAIL: KDAWG6468@AOL.COM
OWNER'S REP: JOHN DAVIS
EMAIL: JOHN.DAVIS@REALFORESIGHT.COM

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
TEL: (816) 652-0350
PRIMARY CONTACT: MATTHEW KIST, P.E.
EMAIL: MATT.KIST@KIMLEY-HORN.COM
SECONDARY CONTACT: KAITLIN RAYNOR
EMAIL: KAITLIN.RAYNOR@KIMLEY-HORN.COM

SURVEYOR
J&J SURVEY, LLC
8680A N. GREEN HILLS ROAD
KANSAS CITY, MO 64154
CONTACT: JOHN B. YOUNG, PLS
EMAIL: JOHN@JANDJSURVEY.COM

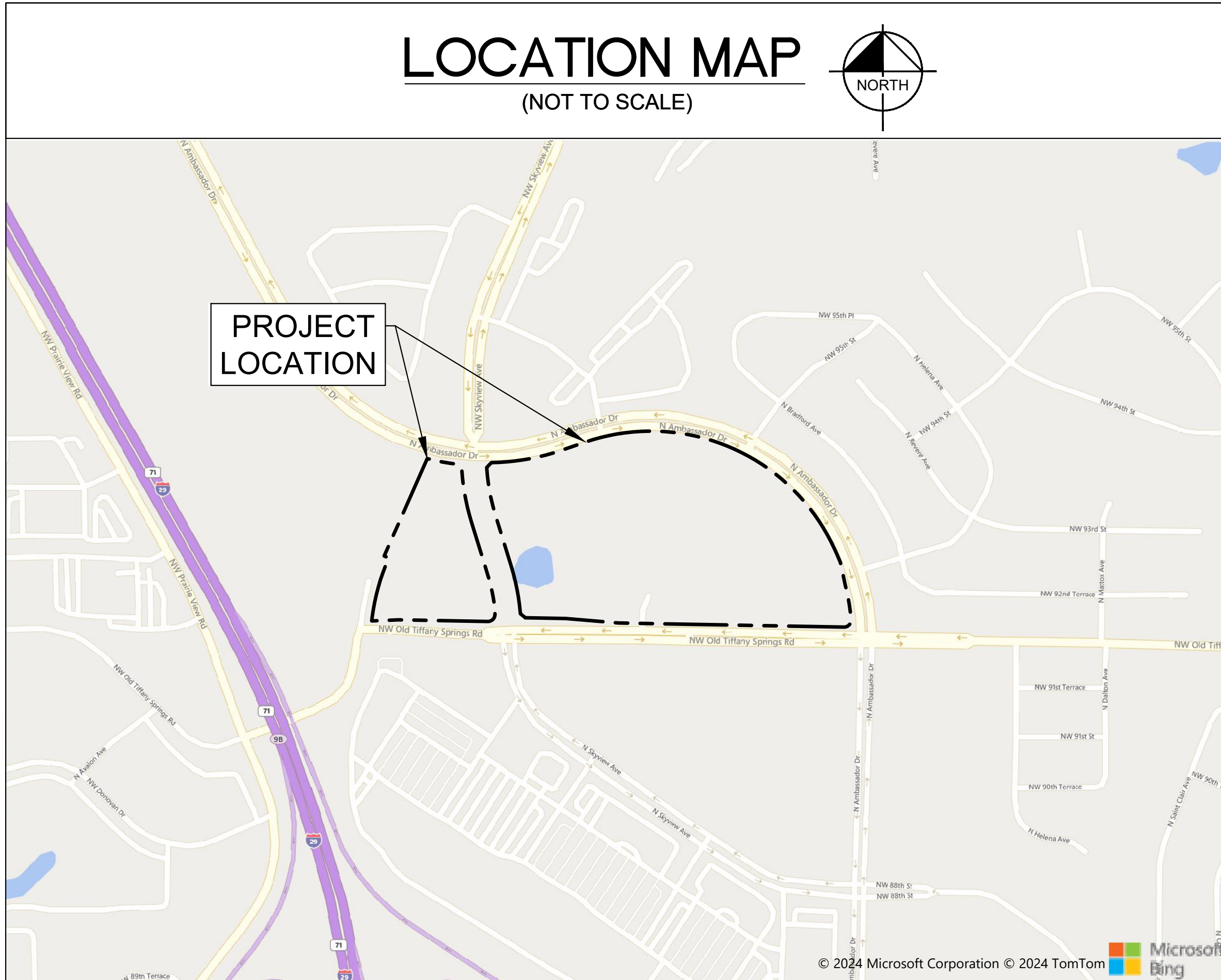
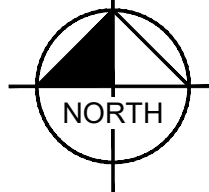
LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:
AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SAID SECTION 6; THENCE NORTH 88° 57'01" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2,648.30 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 88° 56'40" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 122.16 FEET; THENCE NORTH 01° 03'20" EAST, 48.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NW TIFFANY SPRINGS ROAD AS ESTABLISHED IN BOOK 1089, AT PAGE 486 (SAID DOCUMENT ESTABLISHED RIGHT OF WAY FOR NW TIFFANY SPRINGS ROAD AND N AMBASSADOR ROAD); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN COURSES: THENCE NORTH 88° 56'40" WEST, 1,152.61 FEET; THENCE NORTH 85° 07'45" WEST, 270.47 FEET; THENCE NORTH 88° 56'40" WEST, 205.57 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 83° 29'36" AND AN ARC DISTANCE OF 52.46 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,137.00 FEET, A CENTRAL ANGLE 00° 45'24" AND AN ARC DISTANCE OF 15.02 FEET; THENCE SOUTH 84° 02'39" WEST, 104.00 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 06° 13'59" EAST WITH A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 00° 19'21" AND AN ARC DISTANCE OF 5.81 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 96° 57'59" AND AN ARC DISTANCE OF 60.93 FEET; THENCE NORTH 88° 56'40" WEST, 450.03 FEET; THENCE SOUTH 87° 38'12" WEST, 134.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NW SKYVIEW AVENUE (MISSOURI HIGHWAY W) AS ESTABLISHED BY BOOK 672 AT PAGE 680; THENCE NORTHEASTERLY (DEPARTING AFORESAID NORTHERLY RIGHT OF WAY LINE OF NW TIFFANY SPRINGS ROAD) ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES: THENCE NORTH 07° 21'16" EAST, 17.70 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,085.92 FEET, A CENTRAL ANGLE OF 16° 28'08" AND AN ARC DISTANCE OF 312.13 FEET; THENCE NORTH 66° 10'36" WEST, 25.00 FEET; THENCE NORTH 23° 49'24" EAST, 536.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH AMBASSADOR ROAD AS ESTABLISHED IN BOOK 1145, AT PAGE 644 (SAID DOCUMENT ESTABLISHED RIGHT OF WAY FOR N AMBASSADOR ROAD AND NW SKYVIEW AVENUE); THENCE EASTERLY (DEPARTING AFORESAID EASTERLY RIGHT OF WAY LINE) ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 75° 38'22" EAST WITH A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 07° 22'16" AND AN ARC DISTANCE OF 150.39 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE SOUTH 43° 22'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 38.61 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 03° 45'13" EAST WITH A RADIUS OF 1,146.00 FEET, A CENTRAL ANGLE OF 13° 21' 50" AND AN ARC DISTANCE 267.30 FEET; THENCE SOUTH 17° 07'03" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 161.32 FEET; THENCE NORTH 72° 52'57" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NW SKYVIEW AVENUE AS ESTABLISHED BY SAID BOOK 1145 AT PAGE 644; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 89° 07'39" EAST WITH A RADIUS OF 1,152.00 FEET, A CENTRAL ANGLE OF 18° 05'05" AND AN ARC DISTANCE OF 363.62 FEET; THENCE NORTH 71° 02'33" EAST, 131.67 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 84° 28'24" AND AN ARC DISTANCE OF 1,518.57 FEET; THENCE SOUTH 24° 29' 02" EAST, 30.34 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 02° 34'34" AND AN ARC DISTANCE OF 43.61 FEET; THENCE SOUTH 12° 11'38" EAST, 16.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N AMBASSADOR ROAD AS ESTABLISHED BY AFORESAID DOCUMENT RECORDED IN BOOK 1089 AT PAGE 486; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: THENCE CONTINUING SOUTH 12° 11' 38" EAST, 105.60 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 14° 41'18" EAST WITH A RADIUS OF 957.00 FEET, A CENTRAL ANGLE OF 10° 32'00" AND AN ARC DISTANCE OF 175.94 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 95° 12'40" AND AN ARC DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING. CONTAINING 41.38 ACRES, MORE OR LESS.

NOTE: LEGAL DESCRIPTION ABOVE DOES NOT INCLUDE THE AREA OF SKYVIEW AVENUE RW, BEING VACATED BY SEPARATE APPLICATION

LOCATION MAP

(NOT TO SCALE)



AERIAL MAP

(NOT TO SCALE)



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	PRELIMINARY PLAT
C3	SHARED INFRASTRUCTURE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	TREE PRESERVATION PLAN
C7	STREAM BUFFER PLAN
L1	LANDSCAPE PLAN
E1	LIGHTING PLAN
E2	LIGHTING PLAN

NOTE
THIS DEVELOPMENT PLAN IS ACCOMPANIED BY AN ARCHITECTURAL DESIGN GUIDELINE, WHICH PROVIDES OVERALL REQUIREMENTS FOR THE FUTURE BUILDINGS AND TENANTS.

DEVELOPMENT PLAN DEVIATIONS

- LOTS TO ALLOW MAXIMUM BUILDING HEIGHT OF 75 FEET FOR MIXED-USE BUILDINGS AND 60 FEET FOR SINGLE USE COMMERCIAL BUILDINGS WHICH EXCEEDS THE MAXIMUM BUILDING HEIGHT OF 60 FEET FOR MIXED-USE AND 55 FEET FOR SINGLE USE COMMERCIAL IN B3-3 ZONING PER KCMO ZONING AND DEVELOPMENT CODE SECTION 88-120-04.
- PROJECT REQUESTS A DEVIATION FROM REQUIRING AN OFF-SITE WATERLINE EXTENSION ALONG OLD TIFFANY SPRINGS ROAD, WEST OF SKYVIEW AVENUE. THE WATERLINE EXTENSION ONLY SERVES OTHER PROPERTY OWNERS, THEREFORE IS BEING REQUESTED TO BE EXCLUDED FROM THE PROJECT.

PROPERTY NEIGHBORS

ID NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
1	TSBG LLC		7001 LOCUST GLADSTONE, MO
2	TIFFANY WOODS APARTMENTS LLC	9401 NW SKYVIEW AVE	1436 WOODBURY DR LIBERTY, MO 64068
3	TIFFANY WOODS AT ROSE CREEK HOMES ASSOCIATION INC	9471 N HELENA AVE	6601-A ROYAL ST PLEASANT VALLEY, MO
4	TIFFANY WOODS AT ROSE CREEK HOMES ASSOCIATION INC	9401 N AMBASSADOR DR	6601-A ROYAL ST PLEASANT VALLEY, MO
5	TIFFANY WOODS AT ROSE CREEK HOMES ASSOCIATION INC	6000 NW OLD TIFFANY SPRINGS RD	PO BOX 545 LIBERTY, MO 64069
6	LOF TIFFANY SPRINGS LLC	6299 NW OLD TIFFANY SPRINGS RD	2500 BEE CAVES RD BLDG 1 STE 390 AUSTIN, TX 78746
7	LOF TIFFANY SPRINGS LLC	6400 OLD TIFFANY SPRINGS RD	2500 BEE CAVES RD BLDG 1 STE 390 AUSTIN, TX 78746
8	LOF TIFFANY SPRINGS LLC		2500 BEE CAVES RD BLDG 1 STE 390 AUSTIN, TX 78746
9	ARC TSKCYM0001 LLC	9140 NW SKYVIEW AVE	23425 COMMERCE PARK STE 103 CLEVELAND, OH 44122
10	ARC TSKCYM0001 LLC	9118 NW SKYVIEW AVE	23425 COMMERCE PARK STE 103 CLEVELAND, OH 44122
11	ARC TSKCYM0001 LLC	6898 NW OLD TIFFANY SPRINGS RD	23425 COMMERCE PARK STE 103 CLEVELAND, OH 44122
12	TIFFANY SQUARE INC		7500 WEST 95TH ST, OVERLAND PARK, KS 66212
13	TUSTIN COMPADRES LLC	9641 N AMBASSADOR DR	465 FIRST ST WEST 2ND FLOOR SONOMA, CA 95476

CITY COMMENTS	DATE	BY
1	9/27/2024	KMR
2	10/21/2024	KMR

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED	DESIGNED BY:	DRAWN BY:	CHECKED BY:
		KR	KR	MM

PRELIMINARY
NOT FOR
CONSTRUCTION

SKYVIEW
CROSSING

COVER SHEET

SKYVIEW CROSSING
AT TIFFANY SPRINGS
KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE:
08/23/2024

KHA PROJECT NO.
268646000

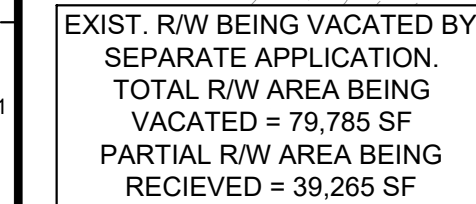
SHEET NUMBER

C0

1. EXISTING TOPOGRAPHY, EXISTING FEATURES, BOUNDARY, AND EASEMENT INFORMATION BASED UPON THE ALTA SURVEY FROM J&J SURVEY, DATED 8/15/2024. SEE ALTA SURVEY FOR ADDITIONAL INFORMATION.
2. TITLE REPORT # 236584, DATED FEBRUARY 14, 2024 AT 8:00AM PROVIDED BY CHICAGO TITLE COMPANY WAS PROVIDED BY CLIENT.
3. BASIS OF BEARINGS IS ESTABLISHED BY MISSOURI STATE PLANE COORDINATE SYSTEM BY GPS OBSERVATIONS.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BY (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD HAS NO BASE FLOOD ELEVATIONS DETERMINED. AS SHOWN ON FLOOD INSURANCE RATE MAP¹ (FIRM) 29095C0043G & 29095C0044G, EFFECTIVE JANUARY 20, 2017.
5. THE SUBJECT PROPERTY CONTAINS 1,802,701 SQUARE FEET OR 41.38 ACRES MORE OR LESS.
6. UTILITIES SHOWN HEREIN ARE BASED ON THE BEST INFORMATION AVAILABLE, INCLUDING BUT NOT LIMITED TO: MISSOURI ONE-CALL LOCATES, MAPS PROVIDED BY LOCATE SERVICE COMPANY, OBSERVED EVIDENCE.

BENCHMARK:
PL-03: Alum Disk Located on the North Right-of-Way of Tiffany Springs Road.
 It is about 259 feet East of the entrance drive to a farm house with mailboxes
 numbered 6000 to 6008 and 26 feet North of the center of the road.
 Elevation= 1076.77

	- BENCHMARK		- WATER VALVE		- WIRE FENCE
	- SECTION CORNER AS NOTED		- FIRE HYDRANT		- SANITARY SEWER LINE
	- MONUMENT FOUND AS NOTED		- SANITARY MANHOLE		- OVERHEAD ELECTRIC
	- SET MONUMENT AS NOTED		- STORM MANHOLE		- UNDERGROUND WATER
	- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED		- WATER MANHOLE		- TREE LINE
(M)	- MEASURED DISTANCE		- POWER POLE		- ZONE A
(R)	- RECORD DISTANCE		- LIGHT POLE		- ZONE X
ES	- ELECTRIC SECTIONALIZER		- GUY WIRE		
ELV	- ELECTRIC VAULT		- TELEPHONE PEDESTAL		
FL	- FLOW LINE		- ELECTRIC PEDESTAL		
FOV	- FIBER OPTIC VAULT		- SIGN		
GM	- GAS PIPELINE MARKER		- FIBER OPTIC MARKER		



EXIST. PARCEL #1
±336,345 SF
(7.72 AC)

EXIST. PARCEL #2
±1,466,356 SF
(33.66 AC)

C1	SHEET NUMBER	ORIGINAL ISSUE:	SKYVIEW CROSSING AT TIFFANY SPRINGS KANSAS CITY, PLATTE COUNTY, MISSOURI	 EXISTING CONDITIONS PRELIMINARY NOT FOR CONSTRUCTION	Kimley»Horn 100 MILLER AVENUE, SUITE 100 BIG SPRING, TEXAS 77424-1005 PHONE: 409-863-0100 WWW.KIMLEY-HORN.COM	SCALE:	AS NOTED	1 CITY COMMENTS 2 CITY COMMENTS	KMR
		DESIGNED BY:	KR			9/27/2024			
		DRAWN BY:	KR			10/21/2024			
		CHECKED BY:	MK						
			No.	REVISIONS	DATE	BY			

Drawing name: K:\KAC_LIE\20846000_Skyview & Old Tiffany2 Design\CAD\Plan\Sheet\DEVELOPMENT PLANS\2 PRELIMINARY PLAT.dwg PRELIMINARY PLAT Oct 18, 2024, 10:38am by: Kaitlin Reaynor
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY PLAT FOR SKYVIEW CROSSING AT TIFFANY SPRINGS

SECTION 6, TOWNSHIP 51N, RANGE 33W CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

LEGEND

- PROPOSED LOT LINES
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING EASEMENT
- EXISTING LOT LINE
- PROPOSED PUBLIC ACCESS AND UTILITY EASMENT (A/U/E)
- PROPOSED PUBLIC SANITARY EASEMENT (S/E)
- PROPOSED PUBLIC DRAINAGE EASEMENT (D/E)
- EXISTING RIGHT-OF-WAY TO BE ACQUIRED

UTILITY EASEMENT.

A UTILITY EASEMENT (U/E) IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION OF PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

SEWER EASEMENT.

A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

PAYMENT IN LIEU OF PARKLAND.

PARKLAND DEDICATION AND/OR PAYMENT IN LIEU OF PARKLAND DEDICATION REQUIREMENTS TO BE CALCULATED AT TIME OF BUILDING PERMIT. PAYMENT IN LIEU OF WILL BE BASED UPON THE ADOPTED 2024 RATE, PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA'S FLOOD PANEL NO. 29095C0044G AND DATED JANUARY 20, 2017 AND MAP NO. 29095C0043G AND DATED JANUARY 20, 2017. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE A WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND THE REMAINDER OF THE PROPERTY IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RIGHT OF ENTRANCE.

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS. SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL: PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET DEDICATION.

PUBLIC RIGHT IF WAY IS NOT BEING DEDICATED WITH THIS PLAT.

BUILDING LINES.

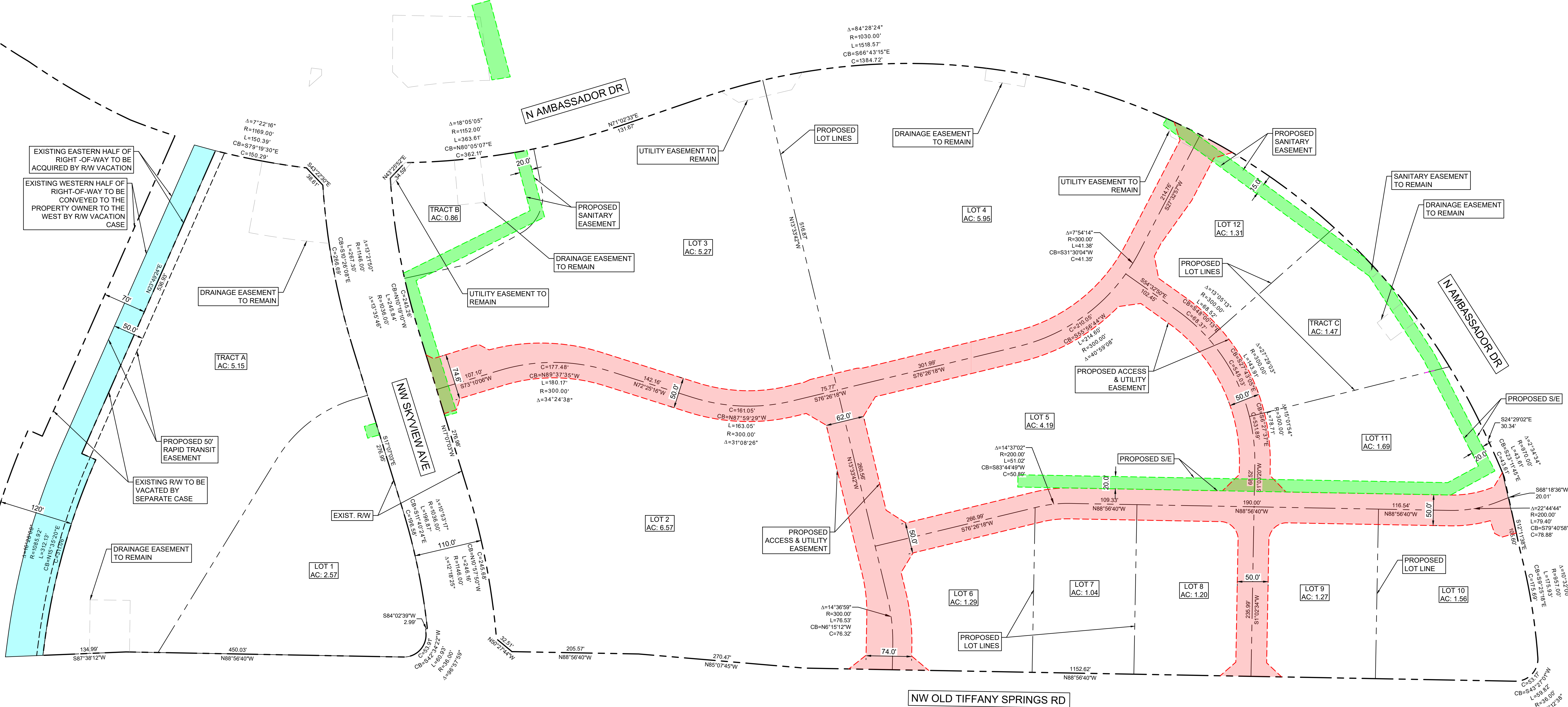
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS 10', AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

DRAINAGE EASEMENT.

A DRAINAGE EASEMENT (D/E) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SPECIAL PURPOSE RAPID TRANSIT EASEMENT

A SPECIAL PURPOSE RAPID TRANSIT EASEMENT IS PROPOSED FOR THE SOLE PURPOSE OF KCATA FOR A RAIL CORRIDOR. NO BUILDINGS OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN SAID EASEMENT, UNLESS VACATED BY SEPARATE INSTRUMENT.

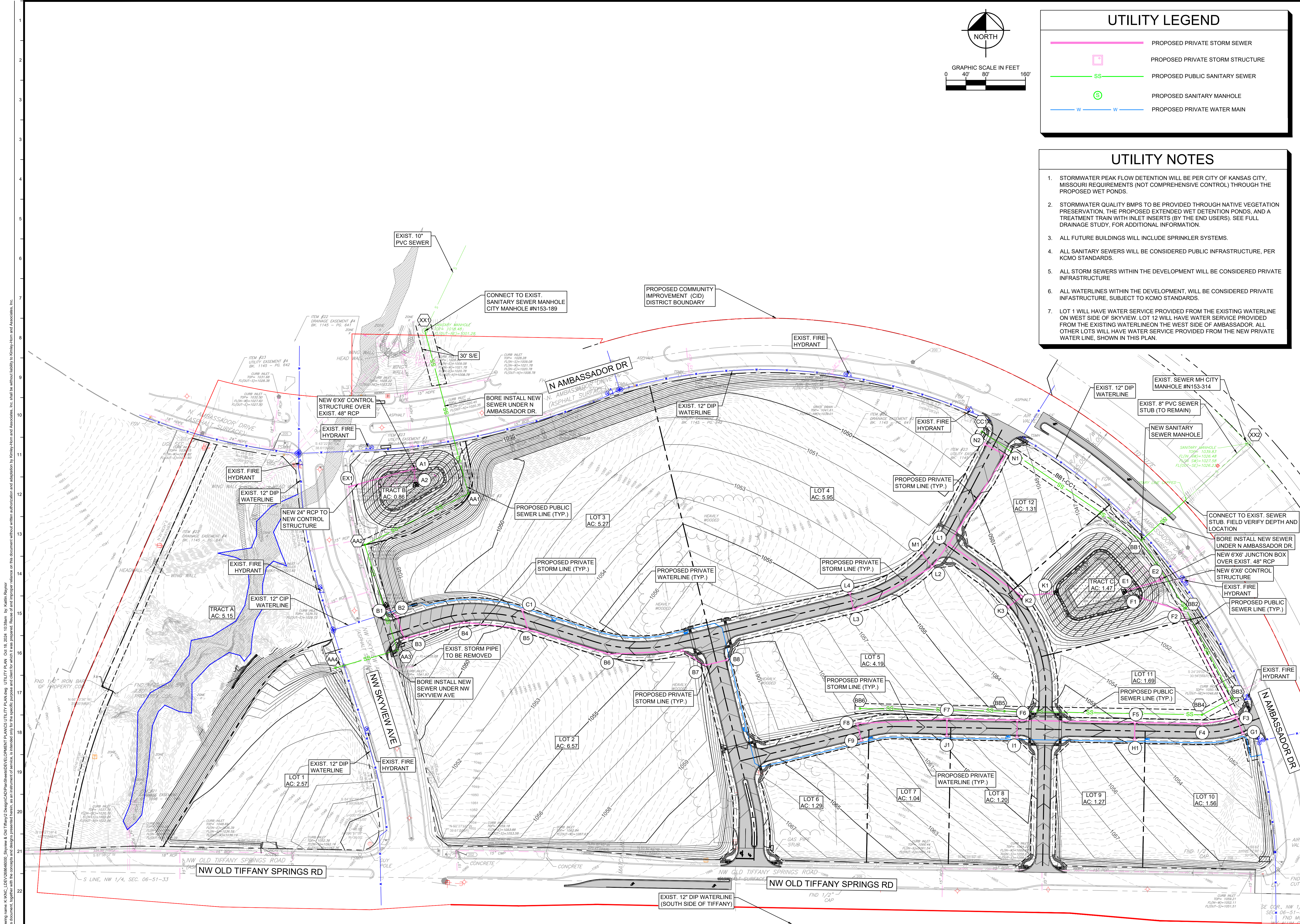


CITY COMMENTS		REVISIONS		BY	
1	2	No.	DATE		
1	CITY COMMENTS				
2	CITY COMMENTS				

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
800 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64108
PHONE: 816-852-0350
WWW.KIMLEY-HORN.COM

SKYVIEW CROSSING
AT TIFFANY SPRINGS
KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE: 08/23/2024
KHA PROJECT NO. 268646000
SHEET NUMBER C2



UTILITY LEGEND

PROPOSED PRIVATE STORM SEWER

PROPOSED PRIVATE STORM STRUCTURE

SS

PROPOSED PUBLIC SANITARY SEWER

S

PROPOSED SANITARY MANHOLE

W

PROPOSED PRIVATE WATER MAIN

UTILITY NOTES

1.

STORMWATER PEAK FLOW DETENTION WILL BE PER CITY OF KANSAS CITY, MISSOURI REQUIREMENTS (NOT COMPREHENSIVE CONTROL) THROUGH THE PROPOSED WET PONDS.

2.

STORMWATER QUALITY BMPs TO BE PROVIDED THROUGH NATIVE VEGETATION PRESERVATION, THE PROPOSED EXTENDED WET DETENTION PONDS, AND A TREATMENT TRAIN WITH INLET INSERTS (BY THE END USERS). SEE FULL DRAINAGE STUDY, FOR ADDITIONAL INFORMATION.

3.

ALL FUTURE BUILDINGS WILL INCLUDE SPRINKLER SYSTEMS.

4.

ALL SANITARY SEWERS WILL BE CONSIDERED PUBLIC INFRASTRUCTURE, PER KCMO STANDARDS.

5.

ALL STORM SEWERS WITHIN THE DEVELOPMENT WILL BE CONSIDERED PRIVATE INFRASTRUCTURE

6.

ALL WATERLINES WITHIN THE DEVELOPMENT, WILL BE CONSIDERED PRIVATE INFRASTRUCTURE, SUBJECT TO KCMO STANDARDS.

7.

LOT 1 WILL HAVE WATER SERVICE PROVIDED FROM THE EXISTING WATERLINE ON WEST SIDE OF SKYVIEW. LOT 12 WILL HAVE WATER SERVICE PROVIDED FROM THE EXISTING WATERLINE ON THE WEST SIDE OF AMBASSADOR. ALL OTHER LOTS WILL HAVE WATER SERVICE PROVIDED FROM THE NEW PRIVATE WATER LINE, SHOWN IN THIS PLAN.

Drawing name: K:\KAC_LIE\20846000_Skyview & Old Tiffany\2 Design\CAD\Plan\Sheet\DEVELOPMENT PLAN\UTILITY PLAN Oct 18, 2024, 10:38am By: Kaitlin Rejzner
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

9/27/2024

KMR

CITY COMMENTS

1

10/21/2024

KMR

CITY COMMENTS

2

SCALE:

AS NOTED

DESIGNED BY: KR

DRAWN BY: KR

CHECKED BY: MK

PRELIMINARY

NOT FOR CONSTRUCTION

UTILITY PLAN

SKYVIEW CROSSING AT TIFFANY SPRINGS

KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE:

08/23/2024

KHA PROJECT NO.

268646000

SHEET NUMBER

C4

Drawing name: K:\KAC_LIE\20840000_Skyview & Old Tiffany2 Design\CAD\Plan\Sheet\DEVELOPMENT PLAN\ANGRI GRADING PLAN.dwg GRADING PLAN Oct 18, 2024, 10:38am by: Kaitlin Reaynor
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

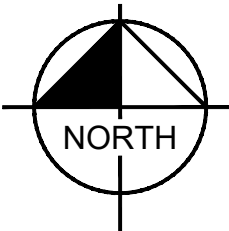
SHARED INFRASTRUCTURE	Cut	Fill	Thickness	Cut	Fill	Net	Cut/Fill	Notes
	SF	SF	Feet	CY	CY	CY		
Existing Grade vs Finished Grade	-	-	-	166,765	178,880	(12,115)	FILL	Surface to Surface, no fill factor
Pavement Section	112,374	0	1.17	4,857	0	4,857	CUT	Assume 8" Asphalt, 6" compacted aggregate
Additional Cut Under Curbs	16,902	0	0.83	520	0	520	CUT	Assume 4" Aggregate & 6" curb depth
Total =	129,276	0	-	172,142	178,880	(6,738)	FILL	

GRADING NOTES

- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM.
- ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR SHALL INSTALL "DRY" CURB OR REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.

GRADING LEGEND

- 1015 --- EXISTING CONTOUR
- 1015 — PROPOSED CONTOUR
- PERMANENT WATER POOL
- PEDESTRIAN ACCESS ROUTE



GRAPHIC SCALE IN FEET
0 40' 80' 160'



POND B
BOTTOM OF POND = 1015.00
NORMAL POOL = 1021.00
MAX. WSE = 1024.49
STORAGE VOL. PROV. = 170,000 CF
STORAGE VOL. REQ. = 80,000 CF

POND C
BOTTOM OF POND = 1033.00
NORMAL POOL = 1039.00
MAX. WSE = 1044.55
STORAGE VOL. PROV. = 216,000 CF
STORAGE VOL. REQ. = 130,000 CF

NEW RETAINING WALL
MAX HEIGHT ~ 7 FT

1	CITY COMMENTS	9/27/2024	KMR	BY
2	CITY COMMENTS	10/21/2024	KMR	DATE
REVISIONS				
No.				
SCALE: AS NOTED				
DESIGNED BY: KR				
DRAWN BY: KR				
CHECKED BY: MK				
PRELIMINARY NOT FOR CONSTRUCTION				
SKYVIEW CROSSING AT TIFFANY SPRINGS KANSAS CITY, PLATTE COUNTY, MISSOURI				
ORIGINAL ISSUE: 08/23/2024				
KHA PROJECT NO. 268646000				
SHEET NUMBER C5				

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
800 PENNSYLVANIA AVE, SUITE 150
PHILADELPHIA, PA 19106
PHONE: 815-625-0350
WWW.KIMLEY-HORN.COM

Drawing name: K:\KNC_DEVELOPMENT\268646000_Skyview & Old Tiffany\2 Design\CAD\Plat\Sheet\Development\Tree Preservation Plan.dwg TREE PRESERVATION PLAN Oct 18, 2024 10:38am by: Kaitlin Raynor
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

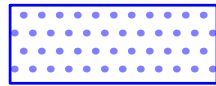
TREE PRESERVATION LEGEND



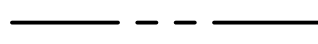
REMOVE EXISTING TREES



PRESERVE EXISTING TREES

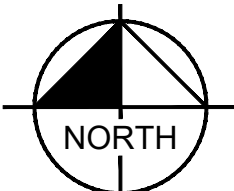


UNDISTURBED TRACT A (STREAM BUFFER) WITHOUT ESTABLISHED TREES, PER CITY CODE 88-424-07-A-2



PROPERTY LINE

TABLE 1 - TREE CALCULATION									
A	B	C	D	E	F	G	H	I	J
TREES REMOVED	UNDISTURBED STREAM BUFFER	TREES SAVED (WITHIN STREAM BUFFER)	DELTA (A-B-C = D)	TREE RATIO	CALIPER INCHES RATIO	CALIPER INCHES REQUIRED (D*E*F = G)	STREET TREE CALIPER INCHES PROVIDED, PER 88-425 (SEE LANDSCAPE PLAN)	MITIGATION INCHES REQUIRED (G-H = I)	MITIGATION REQUIRED? (YES IF > 0.00)
AC	AC	AC	AC	---	---	---	---	---	---
4.23	0.60	4.91	-1.28	0.35	150	-67.32	408.00	-475.32	NO
TREE MITIGATION IS NOT REQUIRED BECAUSE THE AMOUNT OF TREES SAVED IS LARGER THAN THE TREES BEING REMOVED.									



GRAPHIC SCALE IN FEET
0 40' 80' 160'



1 CITY COMMENTS

2 CITY COMMENTS

NO

DATE

9/27/2024

10/21/2024

NO

DATE

SCALE: AS NOTED

DESIGNED BY: KR

DRAWN BY: KR

CHECKED BY: MK

PRELIMINARY

NOT FOR CONSTRUCTION

SKYVIEW CROSSING

TREE PRESERVATION PLAN

SKYVIEW CROSSING AT TIFFANY SPRINGS

KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE: 08/23/2024

KHA PROJECT NO. 268646000

SHEET NUMBER

C6

Kimley»Horn

©2024 KIMLEY-HORN AND ASSOCIATES, INC.
605 PENNSYLVANIA AVE, SUITE 150
PHILADELPHIA, PA 19106-3410
WWW.KIMLEY-HORN.COM

	EDGE OF MATURE VEGETATION & SLOPES >15% (PER KCMO PARCEL VIEWER)
	EXISTING STREAM BANK
	EDGE OF STREAM SIDE ZONE (25' OFFSET OF STREAM BANK)
	INNER ZONE (STREAMSIDE)
	DISTURBED AREA WITHIN INNER ZONE
	MIDDLE ZONE (EXTENDS FROM OUTER ZONE TO 100-YEAR STREAMSIDE ZONE)
	DISTURBED AREA WITHIN MIDDLE ZONE
	OUTER ZONE (75' OFFSET OF INNER ZONE OR L OF MATURE VEGETATION/SLOPES (MAX 250'))
	DISTURBED AREA WITHIN OUTER ZONE

1. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR." A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOODWAY AREAS IN ZONE AE, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREA THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS." A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE A, DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED, THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR." A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE (UNSHADED), DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAMS AS "AREAS DETERMINED TO BE OUTSIDE THE .2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF THE CITY OF KANSAS CITY, MISSOURI, COMMUNITY NUMBER 290173, MAP NUMBER 29095C0043G & 29095C0044G, MAP REVISED JANUARY 20, 2017.

2. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM SURVEY DONE BY J&J SURVEY, INC ON APRIL 1, 2024.

3. MITIGATION IN ACCORDANCE WITH SEC. 88-415-03-C IS NOT REQUIRED.

4. STREAM BUFFER BOUNDARY MARKERS:

A. BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.

B. 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.

C. CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

D. PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:

1. FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.

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.

3. THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.

4. REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".

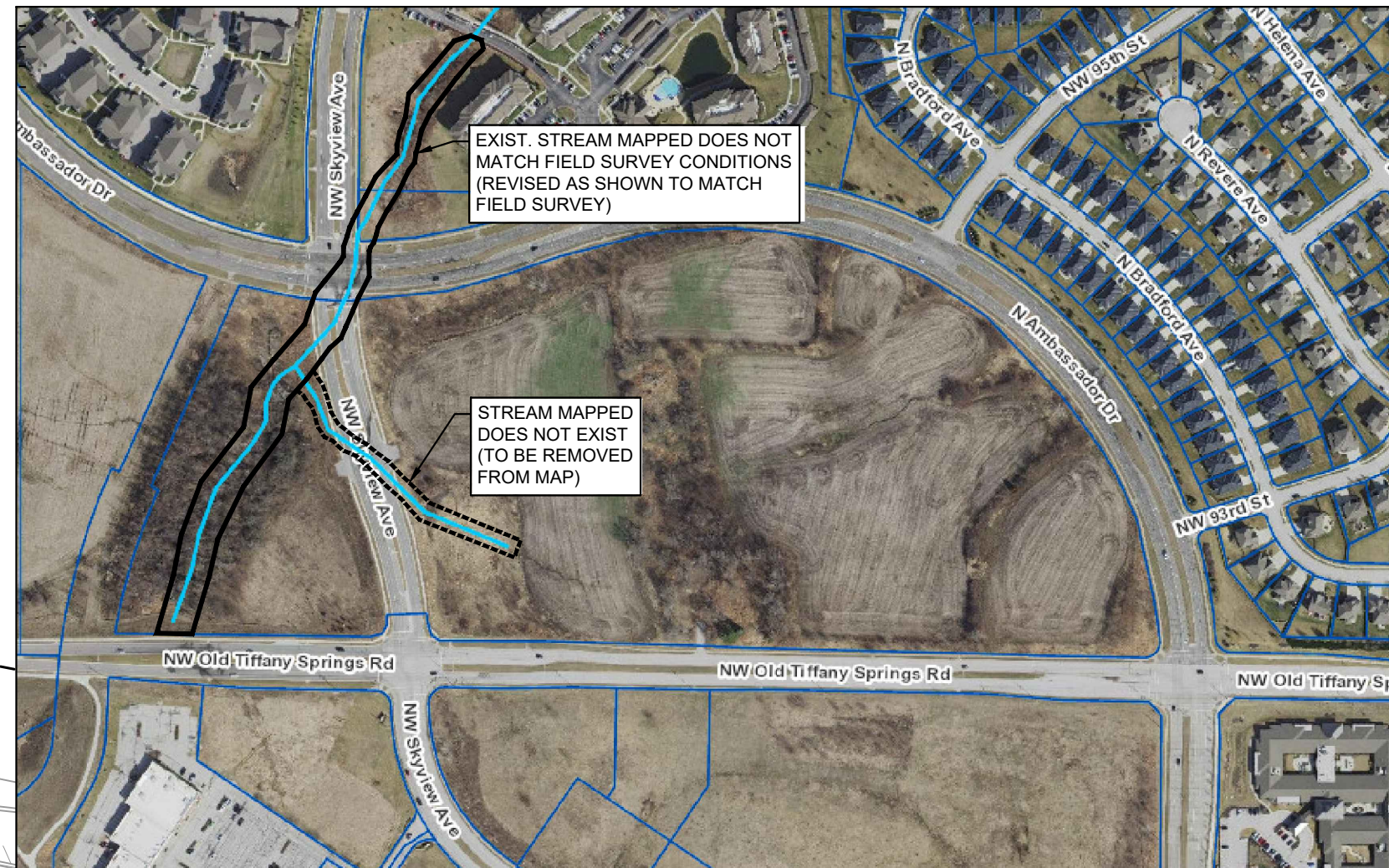
5. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

5. MIDDLE ZONE IS CALCULATED BASED ON THE EXISTING FEMA MAPPED FLOODPLAIN

SUMMARY OF QUANTITIES*				
DESCRIPTION	QUANTITY	UNIT	AS-BUILT	CONTRACT

NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES	
TOTAL STREAM BUFFER OUTER ZONE:	174,116 SF
TOTAL OUTER ZONE DISTURBED:	36,985 SF
TOTAL PERCENT OF OUTER ZONE DISTURBED:	21.2%

DESCRIPTION	QUANTITY	UNIT	AS-BUILT	CONTRACT
STREAM BUFFER				
BOUNDARY MARKER	21	EA	--	1
TEMPORARY CONSTRUCTION FENCE	620	LF	--	1
PREPARE AS-BUILT DRAWINGS	1	EA	--	1
*QUANTITIES SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING THEIR OWN QUANTITIES				



a. Existing topography with at least 2-foot contour intervals	✓
b. Field delineated, marked, and surveyed streams and wetlands	✓
c. Field delineated, marked, and surveyed mature riparian vegetation limits as described in 88-415-07-D.4	✓
d. Slopes of 15% or greater in each sub-drainage area based on a site topographic survey	✓
f. The location of proposed structures or activities	✓
g. The location of field delineated and surveyed stream buffer zones	✓
h. The total acreage of mature riparian vegetation and steep slopes in the outer zone	✓
i. The location and total acreage of proposed clearing and grading in the outer zone, and the percentage of proposed outer zone area to be cleared (if applicable in accordance with 88-415-03-C88-415-03-C)	✓
j. The limits and total acreage of proposed mitigation of outer zone vegetation and the percentage of outer zone area to be mitigated (if applicable in accordance with 88-415-07-C)	N/A

	CITY COMMENTS	9/27/2024	KMR
1			
2			
No.	REVISIONS	DATE	BY

Kimley»»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	KR
DRAWN BY:	KR
CHECKED BY:	MK

PRELIMINARY
NOT FOR
CONSTRUCTION



STREAM BUFFER PLAN

**SKYVIEW CROSSING
AT TIFFANY SPRINGS**
KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE: 08/23/2024
KHA PROJECT NO. 268646000
SHEET NUMBER

C7

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY.
IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

LANDSCAPE NOTES:

1. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION, AND HAS BEEN PREPARED TO ASSIST WITH THE ENTITLEMENT APPROVAL. SEE FINAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION WITH ANY LANDSCAPING TO BE INSTALLED WITH THE PROJECT.
2. STREET TREES SHOWN ARE THE MINIMUM REQUIRED BY CITY CODE. SEE STREET TREE CALCULATIONS ON THIS TABLE.
3. ALL STREET TREES WILL BE INSTALLED AT THE TIME EACH LOT IS DEVELOPED (BY THE END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY. EACH LOT WILL REQUIRE ITS OWN LANDSCAPE DESIGN AS PART OF THE SITE REVENUE IMPROVEMENT PROCESS WITH THE CITY.
4. DISTURBED AREAS WITHIN CITY R.O.W. TO RECEIVE BUFFALOGRASS SOD AT TIME EACH LOT IS DEVELOPED (BY END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY.
5. ALL DISTURBED AREA TO RECEIVE EROSION PREVENTION AND TEMP COVER SEED MIX (COMPOSED OF NATIVE MISSOURI-ECOTYPE SPECIES)

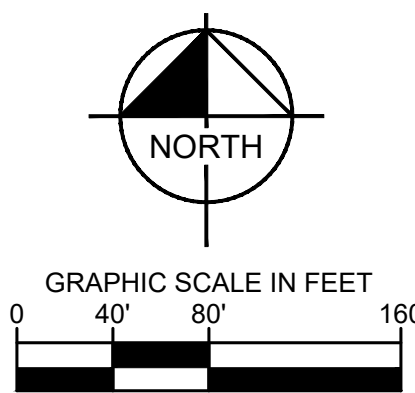
	CITY COMMENTS	9/27/2024	AMS
No	REVISIONS	DATE	RY

SCALE:	AS NOTED
DESIGNED BY:	HJ
DRAWN BY:	HJ
CHECKED BY:	AS

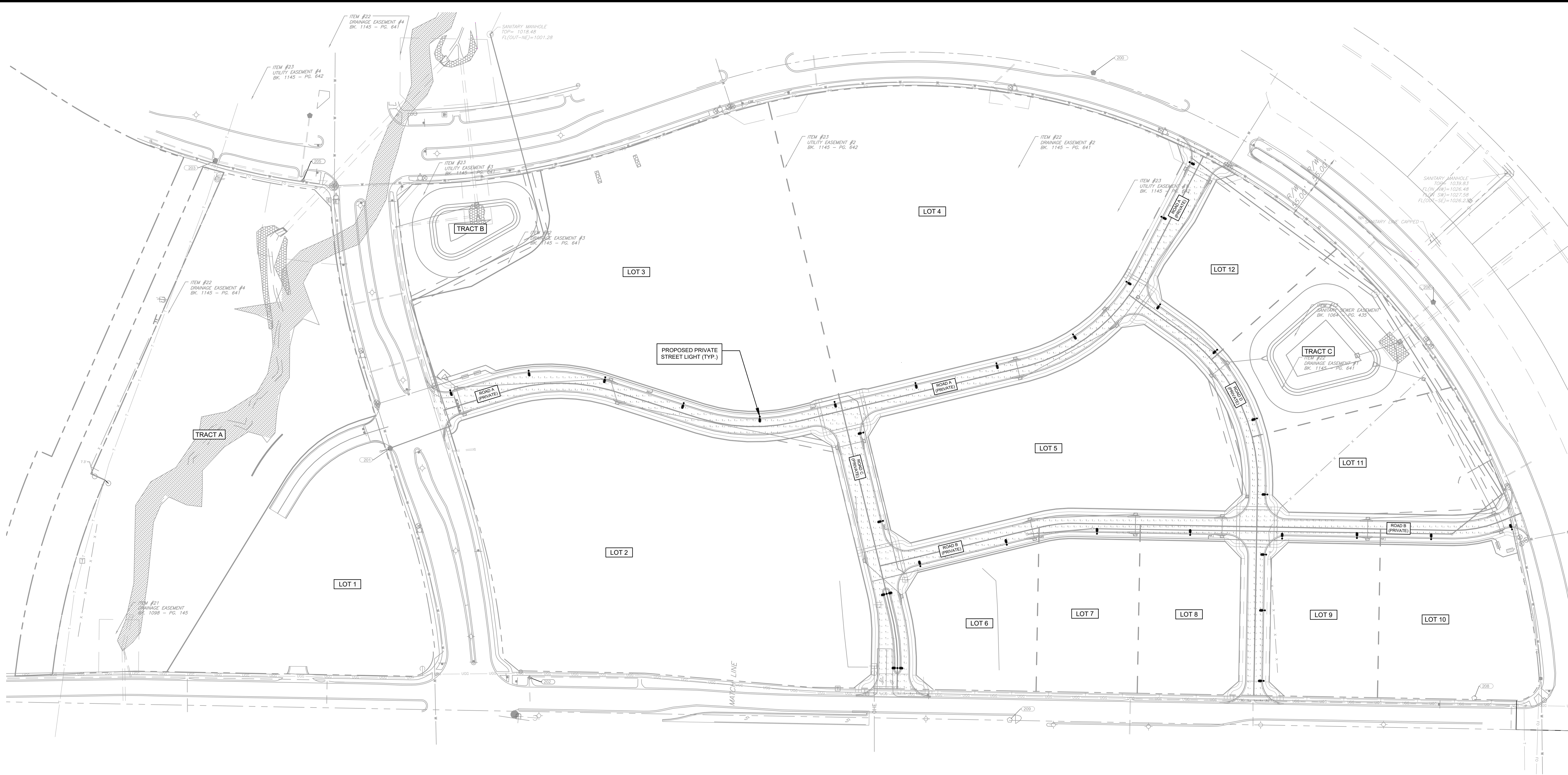


SKYVIEW CROSSING
AT TIFFANY SPRINGS
KANSAS CITY, PLATTE COUNTY, MISSOURI

L1



Drawing name: K:\K4C_LIE\20846000_Skyview & Old Tiffany2 Design\CAD\PlanSheets\DEVELOPMENT PLAN\LIGHTING PLAN Oct 18, 2024 10:38am by: Kaitlin Raynor
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ELECTRICAL AND LIGHTING LEGEND

- PROPOSED LIGHT POLE WITH SINGLE LUMINAIRE
- PROPOSED LIGHT POLE WITH TWO LUMINAIRES

PUBLIC LIGHTING NOTE

- EXISTING PUBLIC STREET LIGHTING ON NE SKYVIEW AVE, N AMBASSADOR DR, AND NW OLD TIFFANY SPRINGS RD TO BE EVALUATED PRIOR TO ISSUANCE OF BUILDING PERMIT.

ILLUMINANCE SUMMARY

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE B	FC	0.88	1.7	0.2	4.40	8.50
DRIVE C	FC	1.03	1.7	0.5	2.06	3.40
DRIVE D	FC	0.91	1.8	0.3	3.03	6.00
DRIVE E_North	FC	0.86	1.6	0.3	2.87	5.33
DRIVE E_South	FC	1.06	1.4	0.2	5.30	7.00

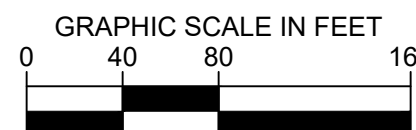
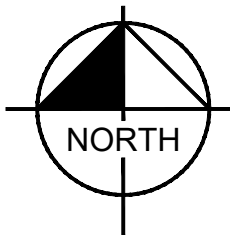
PHOTOMETRICS NOTES

- ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN IN TABLES ARE IN FOOTCANDLES (FC).
1 FC = 10.76 LUX.
- CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL BUILDING MOUNTED AND ARCHITECTURAL LIGHTING.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
- CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF POLES WITH UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
- CONTRACTOR SHALL CONFIRM POLE AND FIXTURE FINISHES, LUMINAIRE TEMPERATURE AND POLE STYLE WITH OWNER PRIOR TO PURCHASE.
- ALL MATERIALS, INSTALLATION AND PRACTICES SHALL ADHERE TO THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODE 88 - 430 - OUTDOOR LIGHTING AND ALL OTHER GOVERNING CODES AND REGULATIONS.
- BUILDING MOUNTED FIXTURES AND PRIVATE PARKING LOT LIGHTING WILL BE REQUIRED WITH THE DEVELOPMENT OF EACH LOT.

TARGET ILLUMINANCE VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROADWAY SEGMENT	FC	0.6	-	0.2	6:1	20:1

TARGET ILLUMINANCE LEVELS BASED ON THE IES RP-8-21 RECOMMENDED LIGHTING LEVELS AND THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODES 88 - 430 - OUTDOOR LIGHTING. THE GREATER OF THE TARGET ILLUMINANCE LEVELS SHALL BE OBSERVED.



Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
800 PENNSYLVANIA AVE, SUITE 150
PHILADELPHIA, PA 19106
PHONE: 815-625-0350
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: KR

DRAWN BY: KR

CHECKED BY: MK

PRELIMINARY
NOT FOR
CONSTRUCTION

SKYVIEW
CROSSING

LIGHTING
PLAN-1

SKYVIEW CROSSING
AT TIFFANY SPRINGS

KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE:
08/23/2024

KHA PROJECT NO.
268646000

SHEET NUMBER

E1

1 CITY COMMENTS

2 CITY COMMENTS

REVISIONS

DATE

BY

LIGHT FIXTURE SCHEDULE											
SYMBOL	DESCRIPTION	MODEL NUMBER	LLF	MOUNTING STYLE	LAMPS	VOLTAGE	WATTS PER FIXTURE	LUMENS PER FIXTURE	COLOR	MOUNTING HEIGHT *	MOUNTING OPTION
	LITHONIA LIGHTING D-SERIES SIZE 1 TYPE II POLE MOUNTED LUMINAIRE (SINGLE)	DSX1_LED_P2_30K_T2M_MVOLT	0.9	POST TOP	LED	MVOLT	68W	9,260	3000K	30 FT	SINGLE
	LITHONIA LIGHTING D-SERIES SIZE 1 TYPE II POLE MOUNTED LUMINAIRE (TWO)	DSX1_LED_P2_30K_T2M_MVOLT	0.9	POST TOP	LED	MVOLT	68W	9,260	3000K	30 FT	2@180



D-Series Size 1

LED Area Luminaire







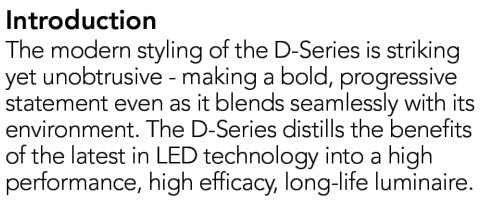
d²series

 **Buy American**

Rating number
Notes
File

Hit the Tab key or mouse over the page to see all interactive elements.

EPA:	1.0
Length:	10
Width:	10
Height H1:	7-1
Height H2:	3-1
Weight (max):	27



The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Control options		Other options	Fetch request
Shipped installed		Shipped installed	DDDD Dark bronze
PIR2R	RL54T A19 generation 2 enabled ¹⁰	H5	White side-enabled ¹¹
PIR2R	Network, high-mission sensor enabled ¹⁰	H5	Single-line (70°, 345°) ¹¹
PER	16kHz back-reflect reject only (control sensor separate) ¹⁰	H5	Double-line (20°, 345°, 405°) ¹¹
PER5	Five-m reject only (control sensor separate) ¹⁰	L10	L10 Left-orientations ¹²
PER7	Seven-m reject only (control sensor separate) ^{10, 11}	R0	Right-orientations ¹²
DMS	0 to 100 dimming speed (control separate for use with an external control unit) ¹⁰	HA	50° orient-orientations ¹²
DA	Dual switching ^{10, 11}	HA	Back-reflect reject only (control sensor separate) ^{10, 11}
		Shipped separately	DDDD Dark bronze
		B5	Red plates ¹³
		E65	External glass plate

Ordered and shipped separately.	
CEL127F 1.5 JU	Photoresist - SS1 twt-look (129-277V) ²⁸
CEL1347F 1.5 CUL JU	Photoresist - SS1 twt-look (347V) ²⁸
CEL1488F 1.5 CUL JU	Photoresist - SS1 twt-look (488V) ²⁸
SHORF158 U	Shorting cap ²⁹
DS17H5 302 U	Rescue-side shield for P1, P2, P3, P4 and P5 ²
DS17H5 402 U	Rescue-side shield for P6 and P7 ²
DS17H5 602 U	Rescue-side shield for P8, P9, P10, P11 and P12 ²
PUMBA D08X3 U ³⁰	Square and round pole universal mounting bracket (specify finish) ³¹
KMA6 D08B10 U	Small arm mounting bracket adapter (specify finish) ³¹
DS10G55 SWR10 U	External glare shield

For more control options, visit DTE and ROHM online.

Not available with P4, P5, P6, P7, P8, and P13.

NOT P11, P12 or P13 and printed options 6SR, 9RD and 9SD are not available together.

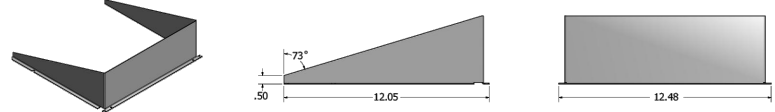
Any Type 3 distribution with photocal, not available with 5050A

Not available

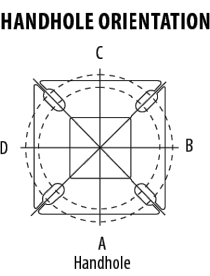
MXC1 driver operation only on live savings from 120-277V/50Hz

MXC1 only available for use with P4, P5, P6, P7, P8, P9, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40, P41, P42, P43, P44, P45, P46, P47, P48, P49, P50, P51, P52, P53, P54, P55, P56, P57, P58, P59, P60, P61, P62, P63, P64, P65, P66, P67, P68, P69, P70, P71, P72, P73, P74, P75, P76, P77, P78, P79, P80, P81, P82, P83, P84, P85, P86, P87, P88, P89, P90, P91, P92, P93, P94, P95, P96, P97, P98, P99, P100, P101, P102, P103, P104, P105, P106, P107, P108, P109, P110, P111, P112, P113, P114, P115, P116, P117, P118, P119, P120, P121, P122, P123, P124, P125, P126, P127, P128, P129, P130, P131, P132, P133, P134, P135, P136, P137, P138, P139, P140, P141, P142, P143, P144, P145, P146, P147, P148, P149, P150, P151, P152, P153, P154, P155, P156, P157, P158, P159, P160, P161, P162, P163, P164, P165, P166, P167, P168, P169, P170, P171, P172, P173, P174, P175, P176, P177, P178, P179, P180, P181, P182, P183, P184, P185, P186, P187, P188, P189, P190, P191, P192, P193, P194, P195, P196, P197, P198, P199, P200, P201, P202, P203, P204, P205, P206, P207, P208, P209, P210, P211, P212, P213, P214, P215, P216, P217, P218, P219, P220, P221, P222, P223, P224, P225, P226, P227, P228, P229, P230, P231, P232, P233, P234, P235, P236, P237, P238, P239, P240, P241, P242, P243, P244, P245, P246, P247, P248, P249, P250, P251, P252, P253, P254, P255, P256, P257, P258, P259, P260, P261, P262, P263, P264, P265, P266, P267, P268, P269, P270, P271, P272, P273, P274, P275, P276, P277, P278, P279, P280, P281, P282, P283, P284, P285, P286, P287, P288, P289, P290, P291, P292, P293, P294, P295, P296, P297, P298, P299, P300, P301, P302, P303, P304, P305, P306, P307, P308, P309, P310, P311, P312, P313, P314, P315, P316, P317, P318, P319, P320, P321, P322, P323, P324, P325, P326, P327, P328, P329, P330, P331, P332, P333, P334, P335, P336, P337, P338, P339, P340, P341, P342, P343, P344, P345, P346, P347, P348, P349, P350, P351, P352, P353, P354, P355, P356, P357, P358, P359, P360, P361, P362, P363, P364, P365, P366, P367, P368, P369, P370, P371, P372, P373, P374, P375, P376, P377, P378, P379, P380, P381, P382, P383, P384, P385, P386, P387, P388, P389, P390, P391, P392, P393, P394, P395, P396, P397, P398, P399, P400, P401, P402, P403, P404, P405, P406, P407, P408, P409, P410, P411, P412, P413, P414, P415, P416, P417, P418, P419, P420, P421, P422, P423, P424, P425, P426, P427, P428, P429, P430, P431, P432, P433, P434, P435, P436, P437, P438, P439, P440, P441, P442, P443, P444, P445, P446, P447, P448, P449, P450, P451, P452, P453, P454, P455, P456, P457, P458, P459, P460, P461, P462, P463, P464, P465, P466, P467, P468, P469, P470, P471, P472, P473, P474, P475, P476, P477, P478, P479, P480, P481, P482, P483, P484, P485, P486, P487, P488, P489, P490, P491, P492, P493, P494, P495, P496, P497, P498, P499, P500, P501, P502, P503, P504, P505, P506, P507, P508, P509, P510, P511, P512, P513, P514, P515, P516, P517, P518, P519, P520, P521, P522, P523, P524, P525, P526, P527, P528, P529, P530, P531, P532, P533, P534, P535, P536, P537, P538, P539, P540, P541, P542, P543, P544, P545, P546, P547, P548, P549, P550, P551, P552, P553, P554, P555, P556, P557, P558, P559, P560, P561, P562, P563, P564, P565, P566, P567, P568, P569, P570, P571, P572, P573, P574, P575, P576, P577, P578, P579, P580, P581, P582, P583, P584, P585, P586, P587, P588, P589, P590, P591, P592, P593, P594, P595, P596, P597, P598, P599, P600, P601, P602, P603, P604, P605, P606, P607, P608, P609, P610, P611, P612, P613, P614, P615, P616, P617, P618, P619, P620, P621, P622, P623, P624, P625, P626, P627, P628, P629, P630, P631, P632, P633, P634, P635, P636, P637, P638, P639, P640, P641, P642, P643, P644, P645, P646, P647, P648, P649, P650, P651, P652, P653, P654, P655, P656, P657, P658, P659, P660, P661, P662, P663, P664, P665, P666, P667, P668, P669, P670, P671, P672, P673, P674, P675, P676, P677, P678, P679, P680, P681, P682, P683, P684, P685, P686, P687, P688, P689, P690, P691, P692, P693, P694, P695, P696, P697, P698, P699, P700, P701, P702, P703, P704, P705, P706, P707, P708, P709, P710, P711, P712, P713, P714, P715, P716, P717, P718, P719, P720, P721, P722, P723, P724, P725, P726, P727, P728, P729, P730, P731, P732, P733, P734, P735, P736, P737, P738, P739, P740, P741, P742, P743, P744, P745, P746, P747, P748, P749, P750, P751, P752, P753, P754, P755, P756, P757, P758, P759, P760, P761, P762, P763, P764, P765, P766, P767, P768, P769, P770, P771, P772, P773, P774, P775, P776, P777, P778, P779, P780, P781, P782, P783, P784, P785, P786, P787, P788, P789, P790, P791, P792, P793, P794, P795, P796, P797, P798, P799, P800, P801, P802, P803, P804, P805, P806, P807, P808, P809, P810, P811, P812, P813, P814, P815, P816, P817, P8

EGS - External Glare Shield



19



Torque O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	PPA	AST5-190	AST5-280	AST5-290	AST5-390	AST5-320	AST5-490
2-7/8"	PPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	PPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

							
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM218AS	DM29AS	DM39AS	DM32AS	DM49AS

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM31	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
OSK1 LED	1.003	2.005	1.945	3.038	2.850	3.349

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SFA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPN	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SFLUBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPLUBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled commercial-quality steel tubing with a minimum yield of 55 KSI (11, grade, 0.120"), or 50 KSI (7-grade, 0.119"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra hardware and open top). Side drilled and open top poles include a removable top cap.

Handle: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Technical Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5' x 5'.

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Bolt Details: Anchor bolts are fabricated from steel with threads ASTM A307 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI).

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH—Extra durable painted finish is coated with TGIC (Triglycidyl isocyanurate) Polyester powder that meets SA and SB classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to:

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.aquiletrucks.com/buy-american for additional information.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.aculitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

Catalog Number
Notes
Type

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

The American Express

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

[illegible]

NOTES:

- 1. Handhole covers (HHC), full base covers (FBC) and top caps (TC) shipped separately. No need to cut out in nomenclature. For additional parts please order a replacement.
- 2. Wall thickness will be signified with a "C" (1 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
- 3. PT open top poles include top cap. When ordering between mounting and drill mounting for the same pole, follow this example: DM2B/72B. The combination includes a required extra handhole.
- 4. Refer to the fixture spec sheet for the correct drilling template pattern and orientation capability.
- 5. All RAL drilling require a minimum top O.D. of 4".
- 6. Insert "T" or "2" to designate fixture color; e.g. DM19AST2.
- 7. On "A" and "S" poles, VD cannot be installed if provisions (EHH, DFL, NPL, CPU) are located higher than 2/3 of the pole's total height.
Example: Pole height is 25ft, a provision cannot be placed above 16ft.

8. Specify location and orientation when ordering option.

For "X": Specify the height above the base (in ft) in feet or inch and inches, separate feet and inches with "+".
Example: 5'0" and 20R 100 = 20-10

For "Y": Specify orientation as Absolute (A/B/C/D) Refer to the Handhole Orientation diagram below:
Example: 1/2" coupling and 5"8" = Orientation = CR 12/5-8

9. Horizontal arm is 18" x 3" x 0.00, round standard, with Radius, Example: $\overline{HAB180}$ 1/2" rise and 2.3/8" O.D. If ordering two horizontal arm at the same height, specify with idities. Example: $\overline{HAB180} \overline{HAB180}$

10. FUL does not come with GFC outlet or handhole cover. It is supplied by contractor or electrician.

11. Combination of time and full size includes extra hardware. EMI included by contractor.

12. Provides enhanced corrosion resistance.

13. Use when all certifications are required.

14. Finish must be specified. Additional colors listed here: Architectural Colors brochure listed [here](#) (Form No. 794.3).

PRELIMINARY
NOT FOR
INSTRUCTION



LIGHTING
PLAN-2

SKYVIEW CROSSING
AT TIFFANY SPRINGS
KANSAS CITY, PLATTE COUNTY, MISSOURI

ORIGINAL ISSUE
08/23/2024
KHA PROJECT N
268646000
SHEET NUMBE

E2