



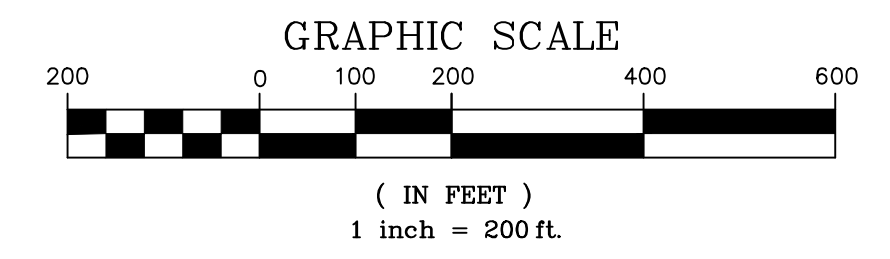
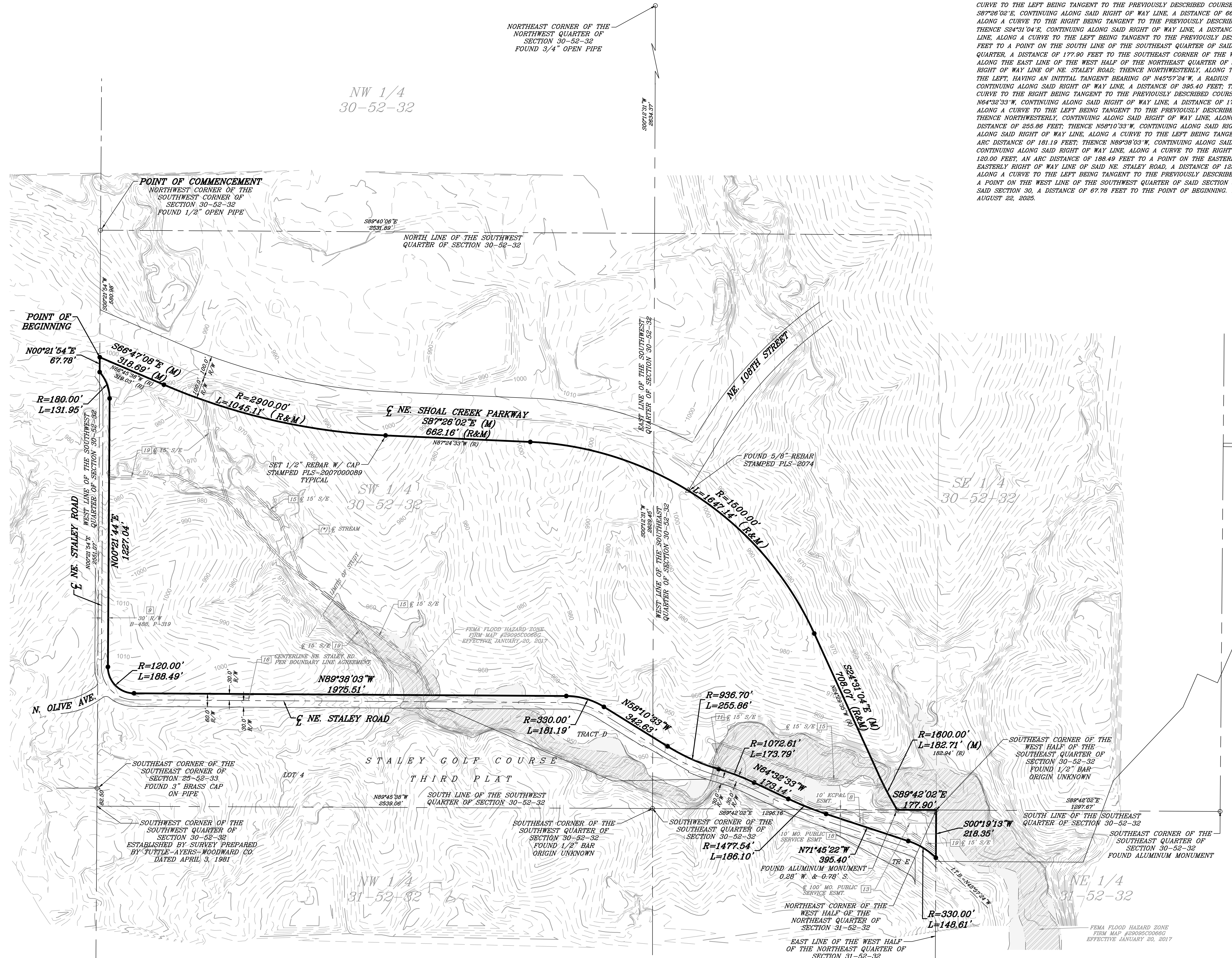
City Plan Commission
Recommends Approval with Conditions

of Case No. CD-CPC-2026-00037 on 5-20-2026

Sara Gabriel
Sara Gabriel, F.A.S.T.
Secretary of the City Plan Commission

PROPERTY DESCRIPTION
CONTAINING 4,100,085 SQUARE FEET OR 94.13 ACRES

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 52 NORTH, RANGE 32 WEST AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 52 NORTH, RANGE 32 WEST IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, THENCE S00°21'54"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 580.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NE SHOAL CREEK PARKWAY AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S86°47'08"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 318.69 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 2900.00 FEET, AN ARC DISTANCE OF 1045.11 FEET; THENCE S87°28'02"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 862.16 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 1500.00 FEET, AN ARC DISTANCE OF 1647.14 FEET; THENCE S24°31'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 708.07 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 1800.00 FEET, AN ARC DISTANCE OF 182.71 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°42'02"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 177.90 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S00°19'13"W, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 215.35 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NE STALEY ROAD; THENCE NORTHWESTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NE STALEY ROAD, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N45°57'24"W, A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 148.61 FEET; THENCE N71°45'22"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 395.40 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 1477.54 FEET, AN ARC DISTANCE OF 186.10 FEET; THENCE N84°32'33"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 173.14 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 1072.61 FEET, AN ARC DISTANCE OF 173.79 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 936.70 FEET, AN ARC DISTANCE OF 255.86 FEET; THENCE N58°10'33"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 342.63 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 181.19 FEET; THENCE N89°38'03"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1976.51 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 188.49 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID NE STALEY ROAD; THENCE N00°21'44"E, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NE STALEY ROAD, A DISTANCE OF 1227.04 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 131.95 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N00°21'54"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 67.78 FEET TO THE POINT OF BEGINNING; THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 ON AUGUST 22, 2025.



FEMA FLOOD HAZARD AREA AE
BASE FLOOD ELEVATION ESTABLISHED

FEMA FLOOD HAZARD AREA AE
REGULATORY FLOODWAY

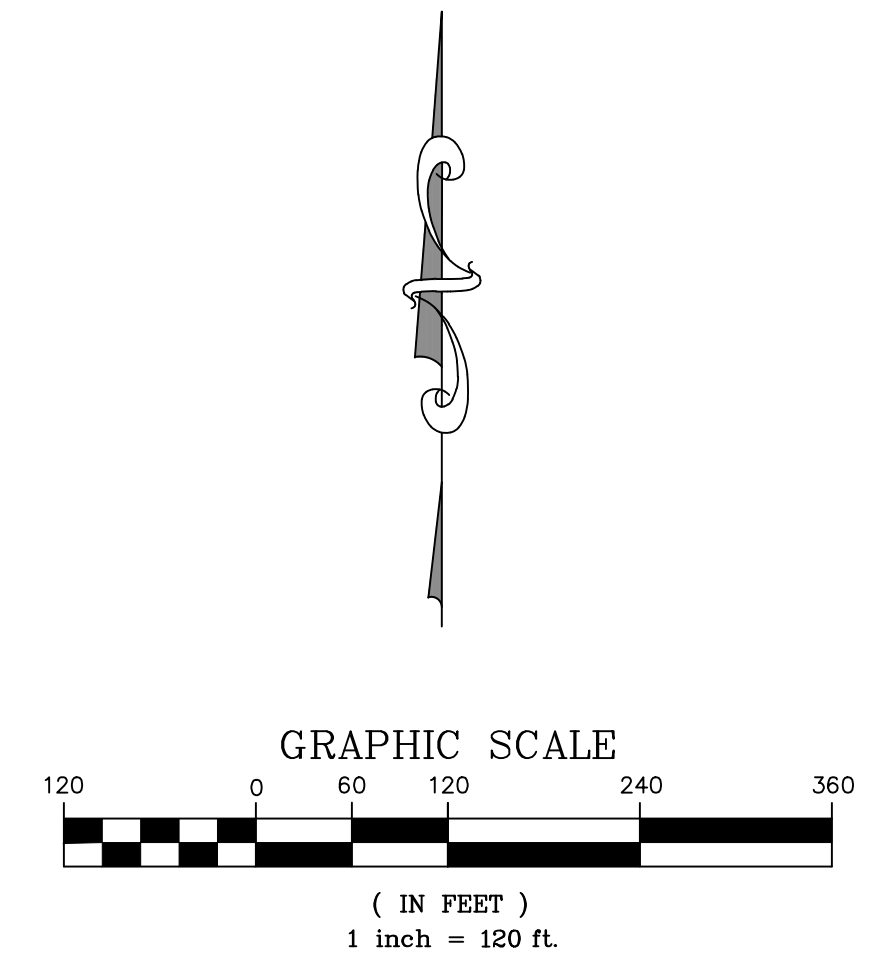
- LEGEND**
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS-1736"
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-1736"
 - ◆ SET "x" CUT IN CONCRETE
 - FOUND 1/2" MONUMENT AS NOTED
 - △ FOUND 5/8" MONUMENT AS NOTED
 - ⊗ FOUND "x" CUT IN CONCRETE
 - MEASURED BEARING OR DISTANCE
 - PLATTED BEARING OR DISTANCE
 - DESCRIBED BEARING OR DISTANCE
 - (R) RECORD VALUE
 - (C) CALCULATED VALUE
- IF VALUE IS NOT LABELED IT IS MEASURED (BETWEEN MONUMENTS) OR CALCULATED BASED ON MEASUREMENTS TO MONUMENTS

NO.	DATE	REVISIONS	DESCRIPTION	CHECKED BY:
1				
2				
3				
4				
5				
6				
7				

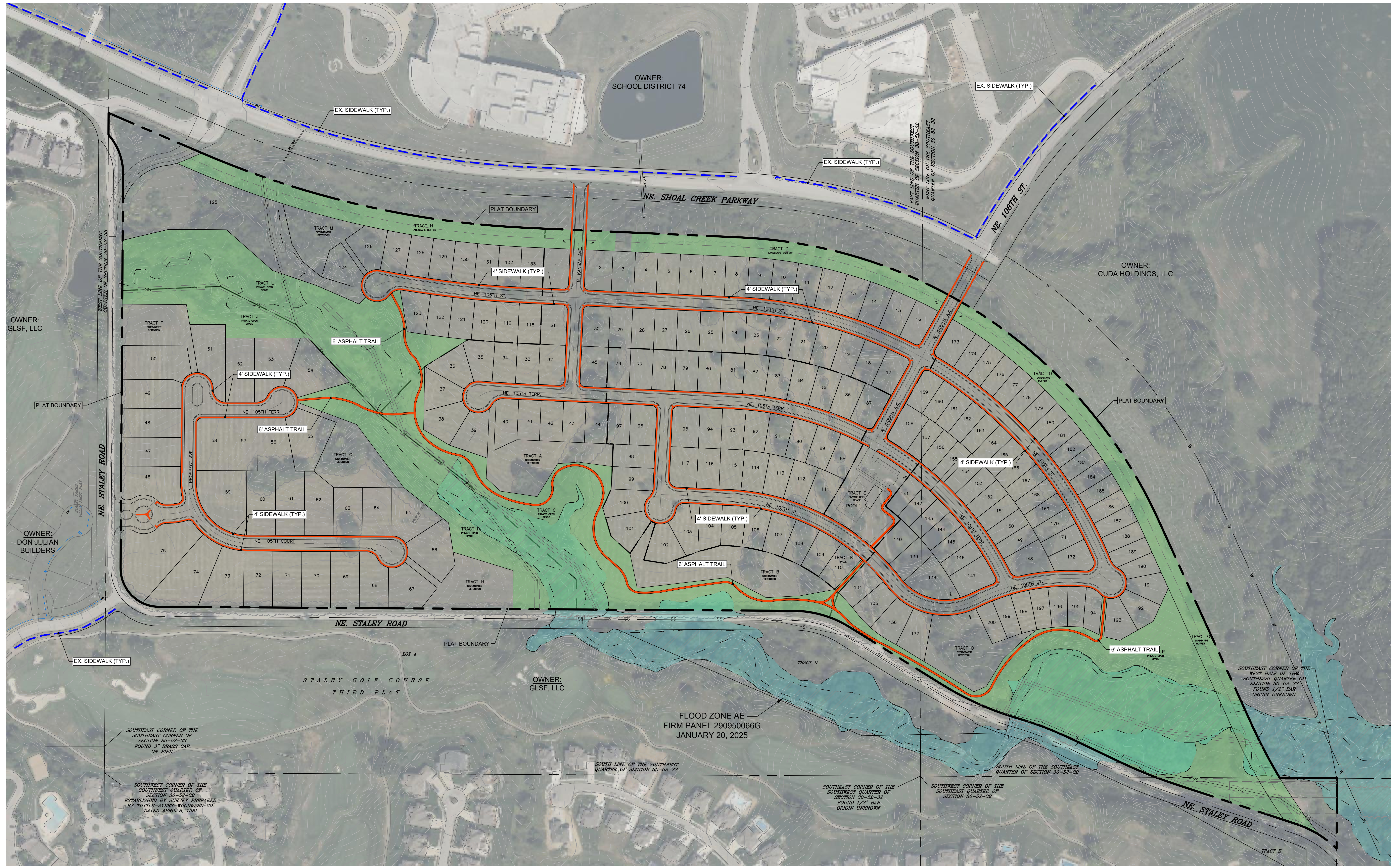
PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
EXISTING CONDITIONS

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING & ASSOCIATES, LLC
P.O. BOX 14085, PARKVILLE, MO. 64152 (816) 741-6152
FOR PURE STALEY, LLC
SHEET NO. C2

DATE: 01/20/26
DRAWN BY: JRS
CHECKED BY: LY
DATE: 01/20/26



NOTE:
 PROPOSED 6' WALKING TRAIL SHALL BE ASPHALT
 OR SIMILAR MATERIAL APPROVED BY THE CITY.



REVISIONS	
NO.	DATE
1	4/15/2026
2	
3	
4	
5	
6	
7	

PURE STALEY
 KANSAS CITY, CLAY COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAN
 BICYCLE & PEDESTRIAN PLAN

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ENGINEERING CONSULTANTS
 P.O. BOX 14085, PARKVILLE, MO. 64152 (816) 741-6152
 CITY OF CLAY COUNTY, MISSOURI
 PROJECT NO. 26-00037
 SHEET NO. C4
 DRAWN BY: JAR
 CHECKED BY: LY
 PLAN DATE: JAN. 2025



City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2026-00037 on 5-20-2026

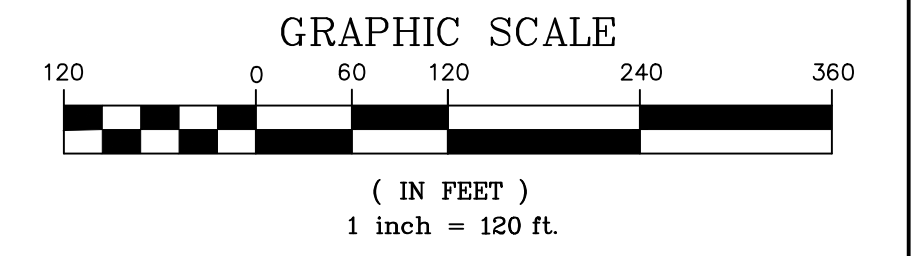
Sara Gabriel
 Sara Gabriel, F.A.S.T.P.
 Secretary of the City Plan Commission

UTILITIES LEGEND

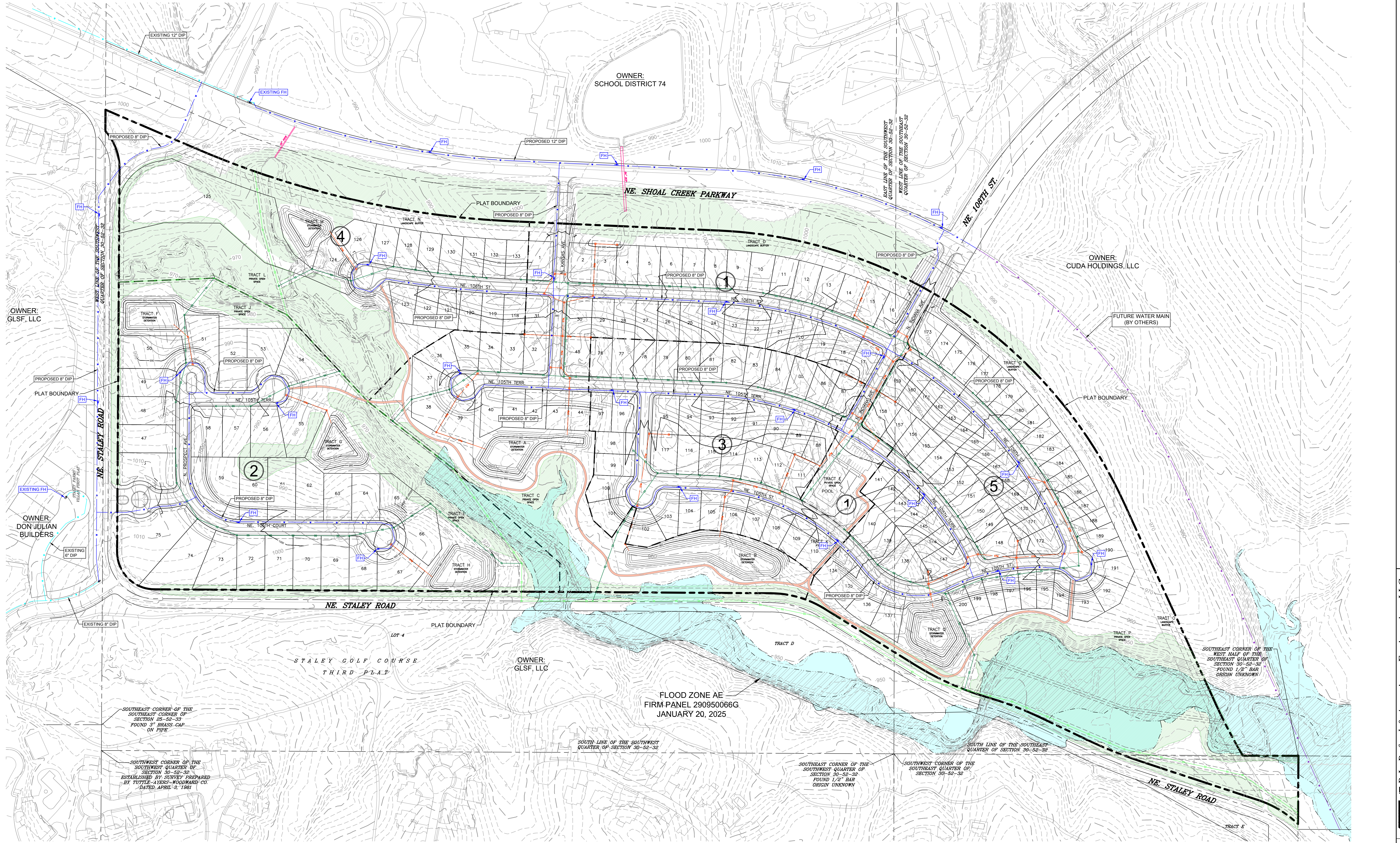
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- FUTURE WATER MAIN
- PROPOSED STORM SEWER

TOPOGRAPHY LEGEND

- EXISTING 10 FT CONTOUR
- EXISTING 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- EXISTING VEGETATION TO REMAIN



REVISIONS		NO.	DATE	DESCRIPTION	REVISED BY	CHECKED BY
1	4/24/26	2	4/24/26	DRG. REVISIONS	JAR	LY
2		3		WATER MAIN SIZES	JAR	LY
3		4				
4		5				
5		6				
6		7				



PURE STALEY
 KANSAS CITY, CLAY COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
 GRADING & UTILITY PLAN

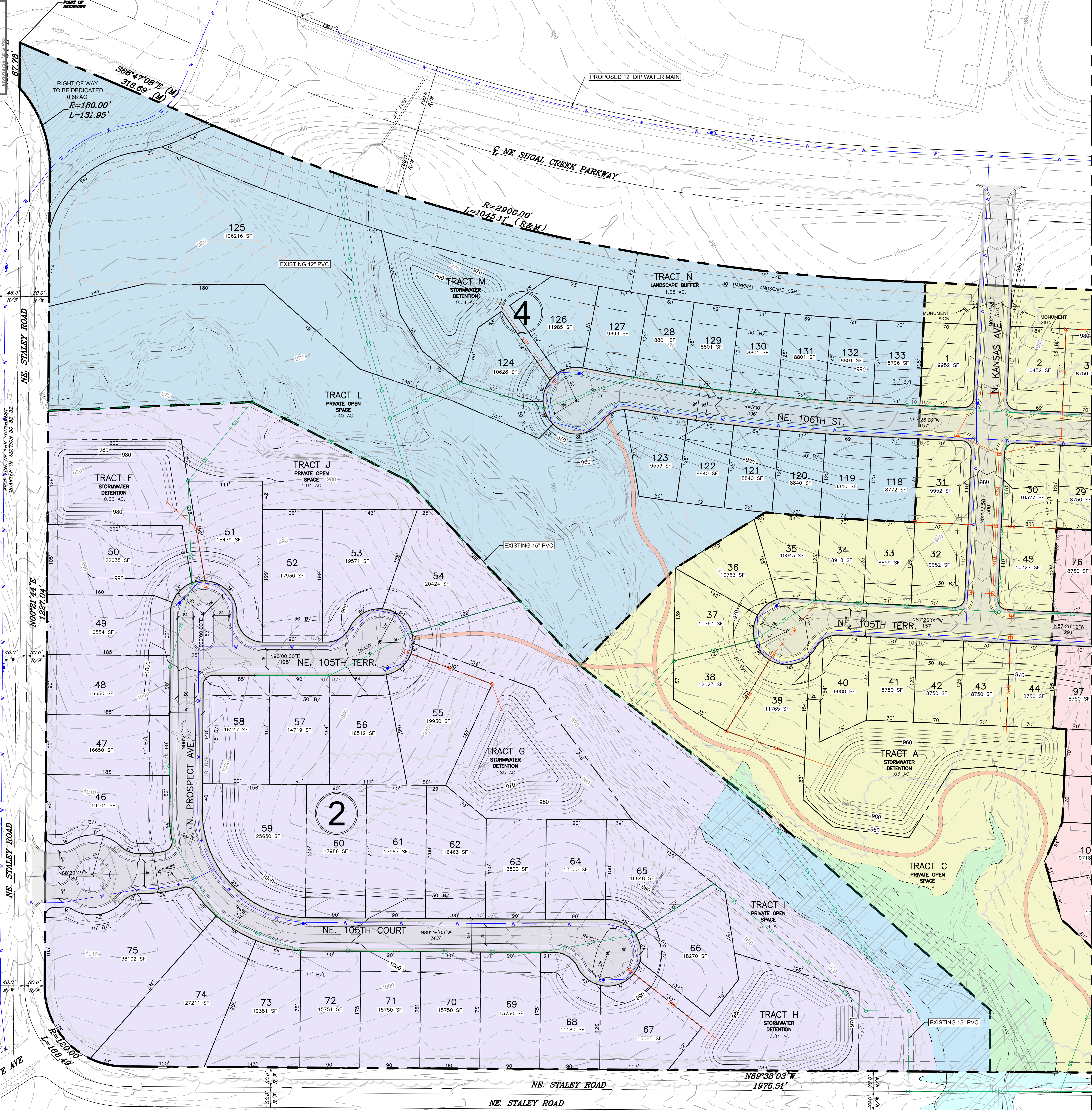
R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ENGINEERING CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14085, PARKVILLE, MO. 64112 (816) 741-6121
 SHELBY COUNTY CLAY
 31-52-32
 PLAN DATE
 JAN. 2025
 CHECKED BY
 LY
 DRAWN BY
 JAR
 FOR
 PURE STALEY, LLC
 SHEET NO.
 C5



City Plan Commission
 Recommends Approval with Conditions

of Case No. CP-CPC-2026-00037 on 5-20-2026

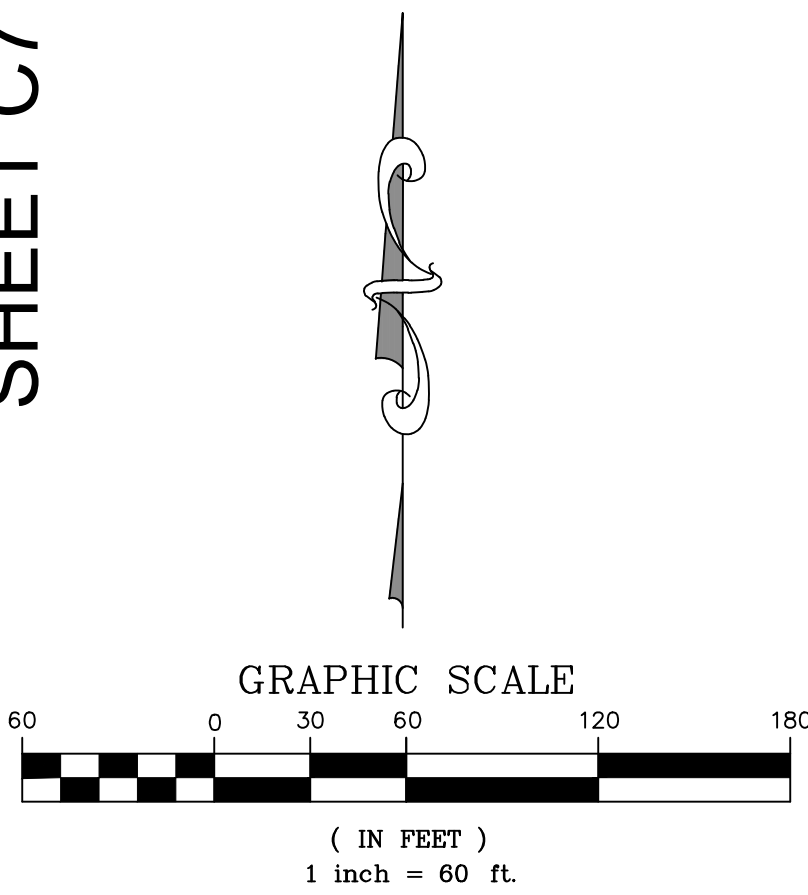
Sara Gabriel
 Sara Gabriel, F.A.S.T.P.
 Secretary of the City Plan Commission



SHEET C7

SHEET C7

- NOTES:
- EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES. EASEMENT SHOWN FOR STORM AND SANITARY ARE A MINIMUM OF 20' WIDE. FINAL DESIGN WILL DETERMINE IF A WIDER EASEMENT IS NECESSARY.
 - DEVELOPER SHALL POST A SIGN AT THE TERMINUS OF ALL STUB STREETS INDICATING THAT THE STUB STREET IS INTENDED TO BE OPENED TO THROUGH TRAFFIC WHEN THE ADJACENT PROPERTY IS DEVELOPED. THE SIGN MUST STATE "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS".
 - TRACT ACCESS SHALL NOT BE OBSTRUCTED BY FENCES AND MEET THE REQUIREMENTS OF 88-405-12-C.



REVISIONS	
NO.	DATE
1	4/12/2026
2	
3	
4	
5	
6	
7	

PURE STALEY
 KANSAS CITY, CLAY COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
 PRELIMINARY PLAT - SHEET 1 OF 3

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ENGINEERING CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14085, PARKVILLE, MO. 64152 (816) 741-6152
 CITY: CLAY COUNTY
 PROJECT NO.: 26-0222
 PLAN DATE: JAN. 2026
 DRAWN BY: JRS
 CHECKED BY: LY
 FOR: PURE STALEY, LLC
 SHEET NO. C7

OWNER:
 DON JULIAN
 BUILDERS

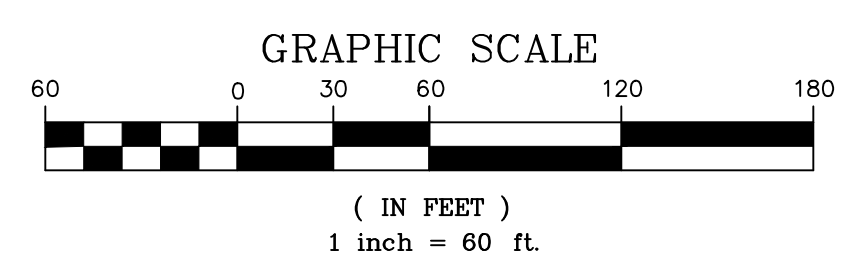
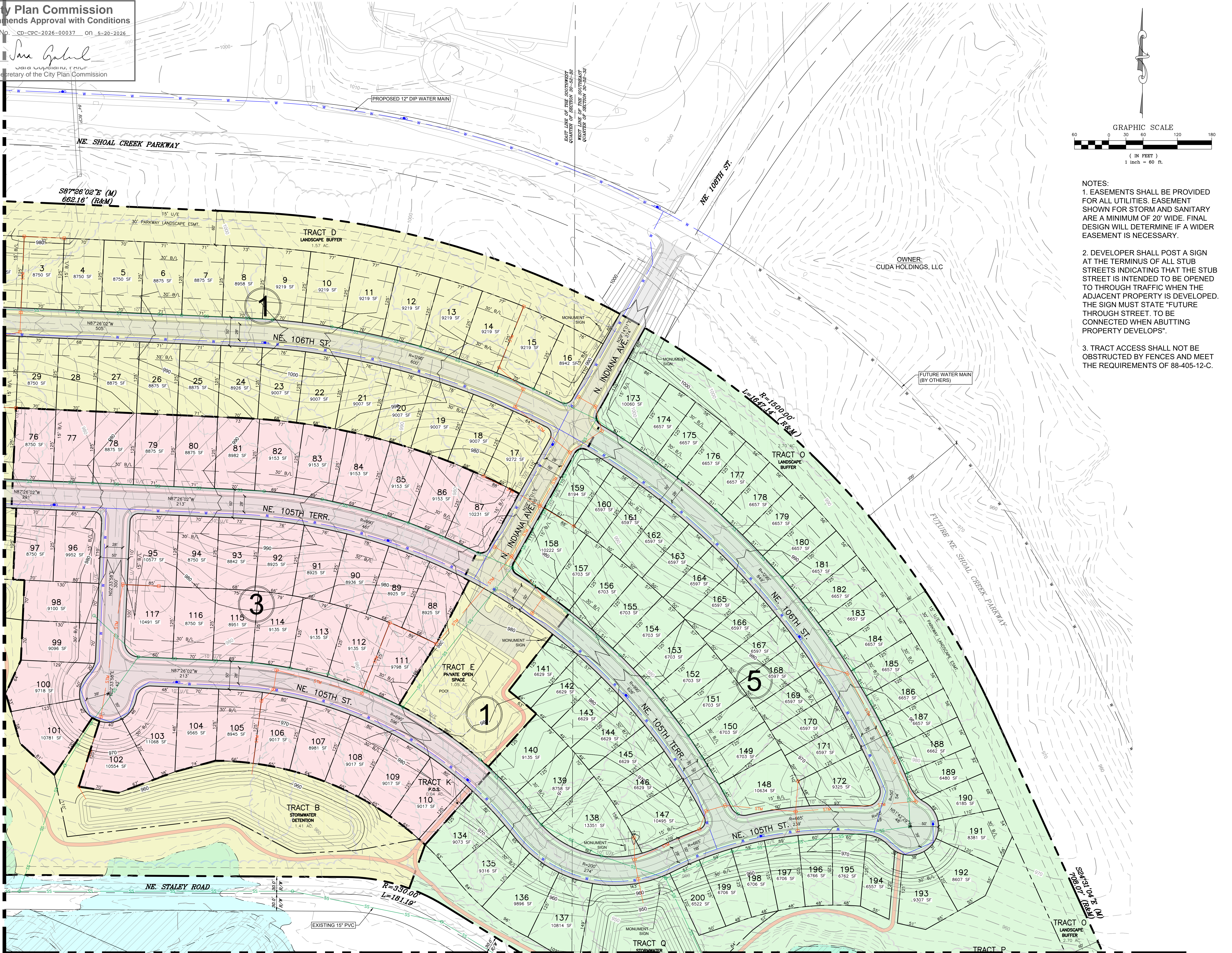


City Plan Commission
 Recommends Approval with Conditions
 of Case No. CP-CPC-2026-00037 on 5-20-2026

Jane Gabriel
 JANE GABRIEL, F.A.S.T.
 Secretary of the City Plan Commission

SHEET C6

SHEET C6



- NOTES:
- EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES. EASEMENT SHOWN FOR STORM AND SANITARY ARE A MINIMUM OF 20' WIDE. FINAL DESIGN WILL DETERMINE IF A WIDER EASEMENT IS NECESSARY.
 - DEVELOPER SHALL POST A SIGN AT THE TERMINUS OF ALL STUB STREETS INDICATING THAT THE STUB STREET IS INTENDED TO BE OPENED TO THROUGH TRAFFIC WHEN THE ADJACENT PROPERTY IS DEVELOPED. THE SIGN MUST STATE "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS".
 - TRACT ACCESS SHALL NOT BE OBSTRUCTED BY FENCES AND MEET THE REQUIREMENTS OF 88-405-12-C.

OWNER:
 CUDA HOLDINGS, LLC

REVISIONS	
NO.	DATE
1	4/12/2026
2	
3	
4	
5	
6	
7	

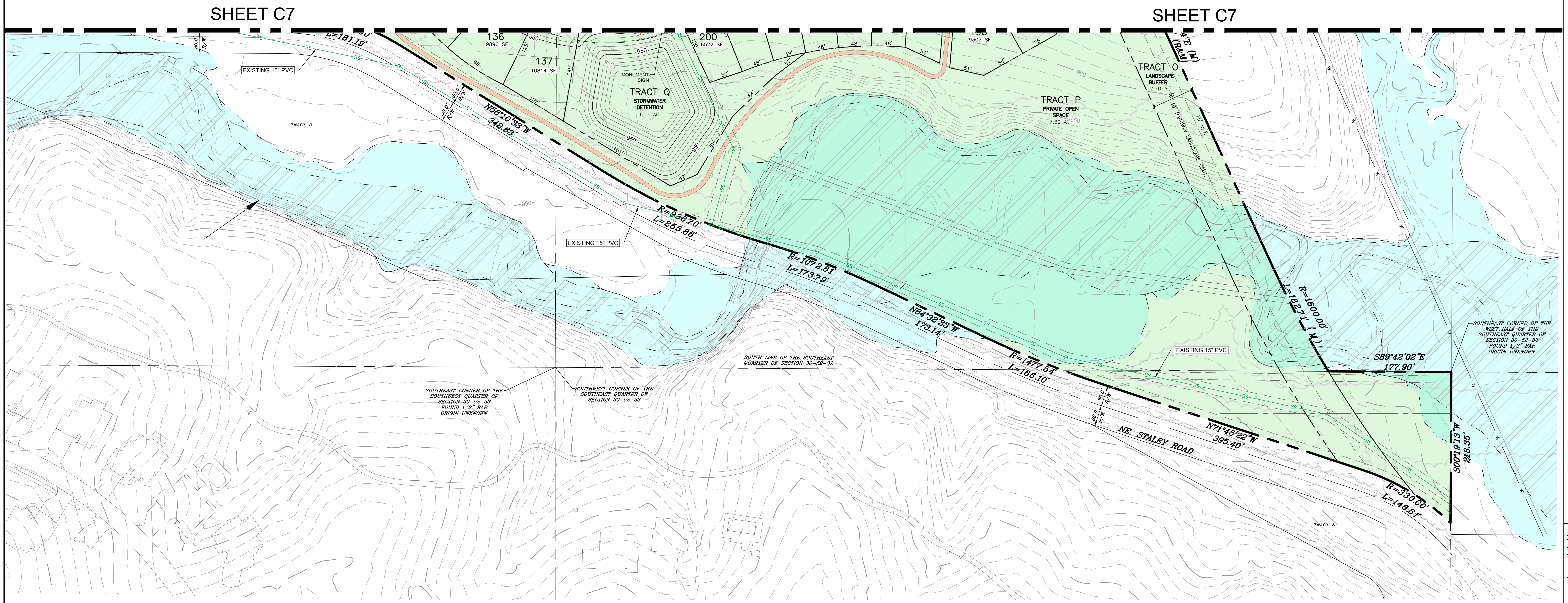
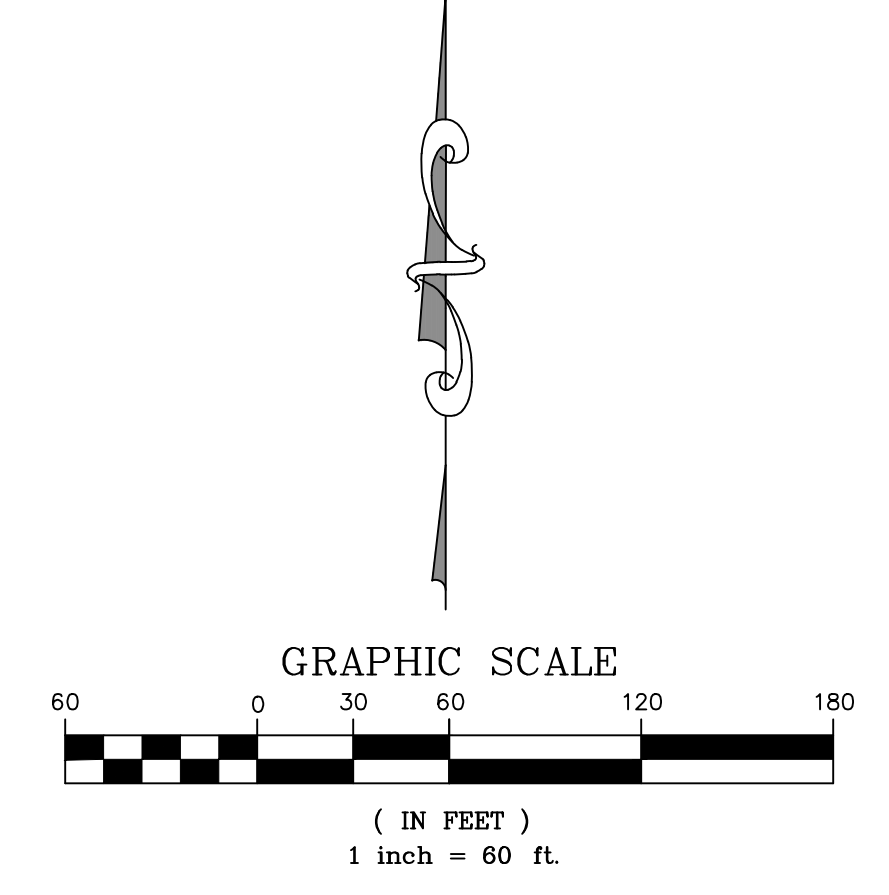
PURE STALEY
 DEVELOPMENT PLAN & PRELIMINARY PLAT
 PRELIMINARY PLAT - SHEET 2 OF 3

PURE STALEY
 KANSAS CITY, CLAY COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
 PRELIMINARY PLAT - SHEET 2 OF 3

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ENGINEERING CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14085, PARKVILLE, MO. 64112 (816) 741-6152
 STATE OF MISSOURI
 LICENSE NO. 000000000
 EXPIRES 12-31-25-26
 DRAWN BY: JAR
 CHECKED BY: LY
 PLAN DATE: JAN. 2026

SHEET NO. C7

NOTES:
1. EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES. EASEMENT SHOWN FOR STORM AND SANITARY ARE A MINIMUM OF 20' WIDE. FINAL DESIGN WILL DETERMINE IF A WIDER EASEMENT IS NECESSARY.
2. DEVELOPER SHALL POST A SIGN AT THE TERMINUS OF ALL STUB STREETS INDICATING THAT THE STUB STREETS IS INTENDED TO BE OPENED TO THROUGH TRAFFIC WHEN THE ADJACENT PROPERTY IS DEVELOPED. THE SIGN MUST STATE "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS".
3. TRACT ACCESS SHALL NOT BE OBSTRUCTED BY FENCES AND MEET THE REQUIREMENTS OF 88-405-12-C.



REVISIONS	
NO.	DATE
1	4/12/2026
2	
3	
4	
5	
6	
7	

PURE STALEY
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT - SHEET 3 OF 3

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING & ENGINEERING CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14085, PARKVILLE, MO. 64112 (816) 741-6152
www.rbuford.com

FOR
PURE STALEY, LLC

SHEET NO.
C8

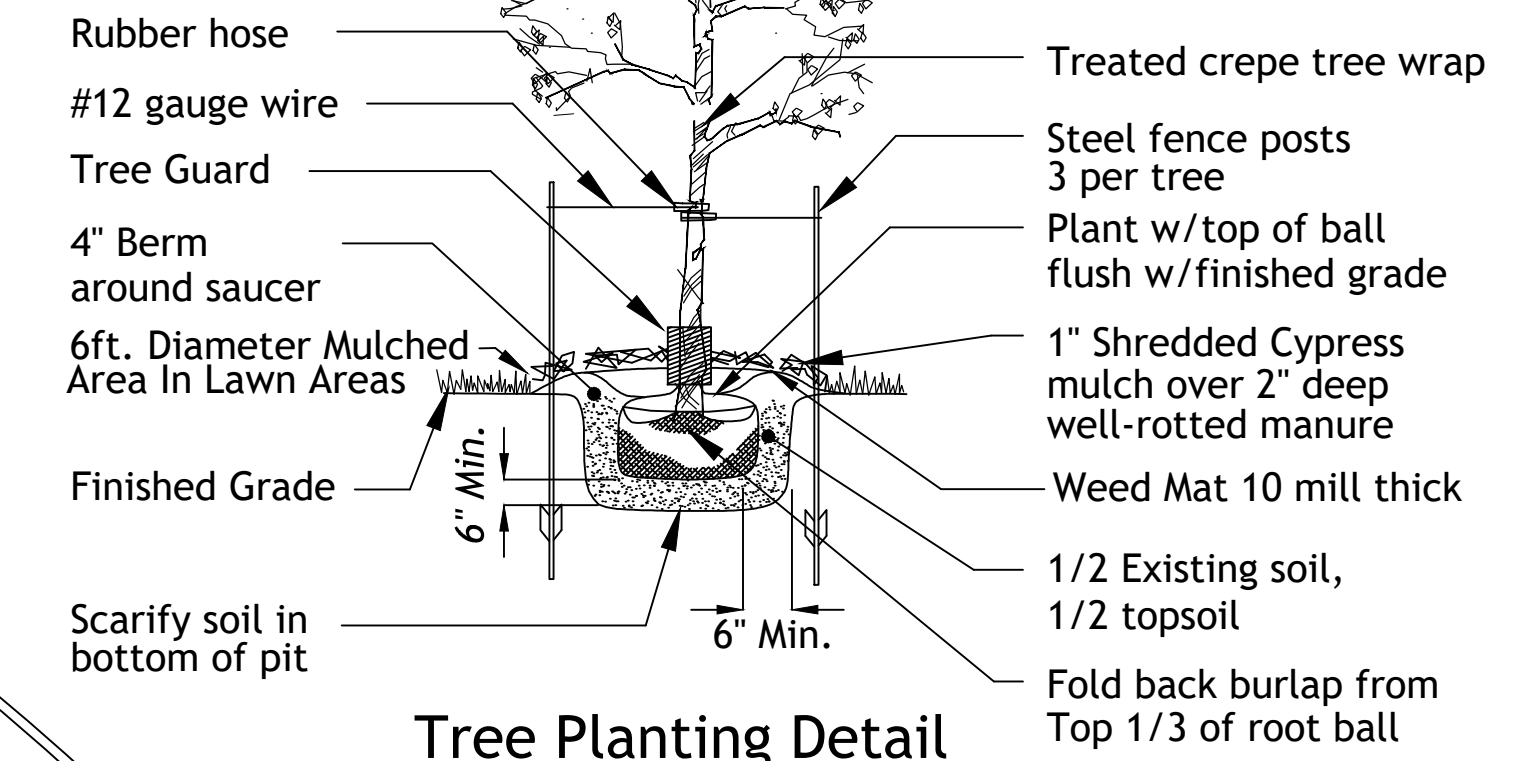
DATE	ISSUED	DRAWN BY
JAN. 2026	1-25-22	JRS
PLAN DATE	CHECKED BY	
JAN. 2026	LY	



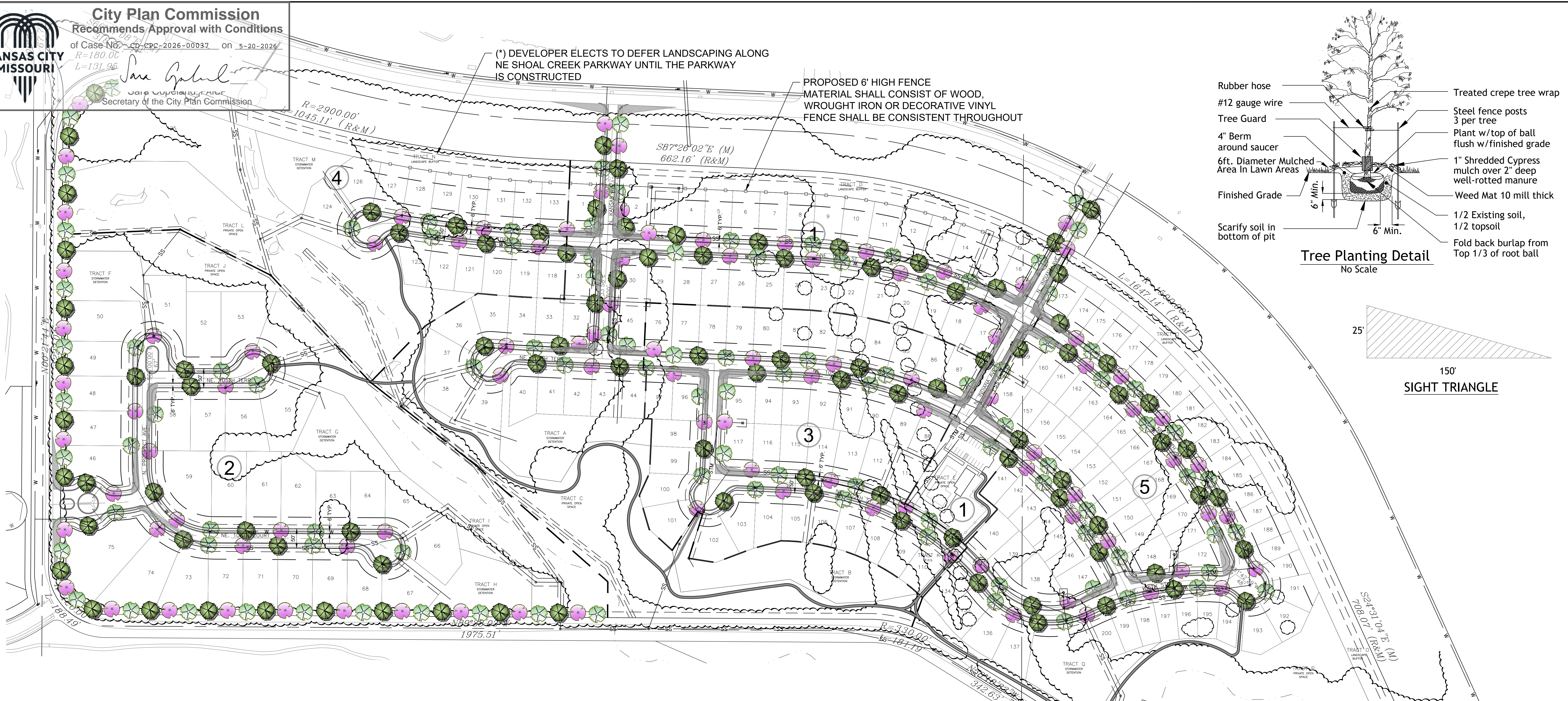
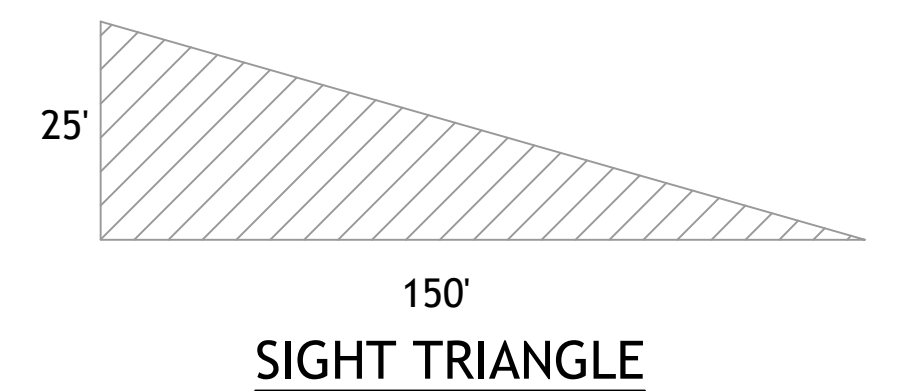
City Plan Commission
 Recommends Approval with Conditions
 of Case No. CP-CPC-2026-00037 on 5-20-2026
 R=180.00
 L=131.96
 Sara Gabriel
 Secretary of the City Plan Commission

(*) DEVELOPER ELECTS TO DEFER LANDSCAPING ALONG NE SHOAL CREEK PARKWAY UNTIL THE PARKWAY IS CONSTRUCTED

PROPOSED 6' HIGH FENCE MATERIAL SHALL CONSIST OF WOOD, WROUGHT IRON OR DECORATIVE VINYL FENCE SHALL BE CONSISTENT THROUGHOUT



Tree Planting Detail
No Scale



(*) NOTE
 A COVENANT TO MAINTAIN THE "NO BUILD" LANDSCAPE BUFFER TRACT, DESCRIBING MAINTENANCE RESPONSIBILITIES, SHALL BE RECORDED WITH THIS PLAT. NO BUILDINGS, STRUCTURES, OR FENCES MAY BE ERECTED WITHIN THIS LANDSCAPED BUFFER TRACT. ANY FENCING SHALL BE LOCATED AT THE REAR OF THE PLATTED RESIDENTIAL LOT, SHALL BE OF CONSISTENT TYPE, MATERIAL, AND HEIGHT ALONG THE REAR OF THE SUBDIVISION; AND SHALL BE SHOWN ON THE LANDSCAPE PLAN.
 THE MATURE HEIGHT OF THESE PLANTING SHALL NOT IMPACT OR LESSEN THE FOOT-CANDLES SHOWN ON THE APPROVED PHOTOMETRIC PLAN

TABLE 3 - LANDSCAPE REQUIREMENTS

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	311	300	YES	
88-425-04 GENERAL	N/A	N/A		
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS	N/A	N/A		
BUFFER WIDTH TREES	N/A	N/A		
SHRUBS/WALL/BERM	N/A	N/A		
ADJACENT TO RESIDENTIAL ZONES	N/A	N/A		
BUFFER WIDTH TREES	N/A	N/A		
SHRUBS/WALL/BERM	N/A	N/A		
88-425-06 INTERIOR VEHICULAR USE AREA INTERIOR AREA	N/A	N/A		
TREES	N/A	N/A		
SHRUBS	N/A	N/A		
88-425-07 PARKING GARAGE SCREENING	N/A	N/A		
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	N/A	N/A		
88-425-09 OUTDOOR USE SCREENING	N/A	N/A		

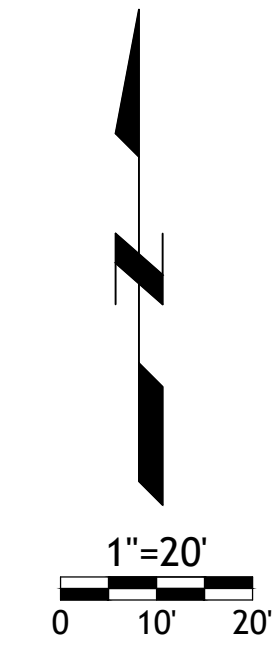
ALTERNATIVE REQUEST: COUNT THE EXISTING TREES ALONG NE STALEY ROAD TOWARD THE REMAINING 76 TREES TO BE PLANTED.

LANDSCAPE NOTES

- CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
- Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
- No plant material substitutions are allow without Landscape Architect or Owners approval.
- Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
- Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
- Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
- All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
- All shrub beds within lawn areas to receive a manicured edge.
- All shrub beds shall be mulched with 3" of shredded cedar mulch.
- All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
- All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

LANDSCAPE SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER
ORNAMENTAL TREES				
	99	CERCIS CANADENSIS	EASTERN REDBUD	2"
	102	CORNUS FLORIDA	FLOWERING DOGWOOD	2"
	99	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	2"



DATE: 4-20-26

PURE STALEY
KANSAS CITY, MO

STREET TREE PLAN

OCHS LAND PLANNING
533 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578 garrettochs@gmail.com

SHEET 1 OF 1

STREAM BUFFER NOTES:

- A FINAL STREAM BUFFER PLAN SHALL BE PROVIDED FOR EACH PHASE WHEN APPLICABLE. THIS PLAN INCLUDES:
 - BUFFER ZONES DETERMINED PER SECTION 88-415-03
 - FINAL IMPACTS AND MITIGATION PER SECTION 88-415-05
- FINAL STREAM BUFFER PLANS SHALL FOLLOW ALL REGULATIONS OF SECTION 88-415.
- DETERMINED OUTER ZONE SHALL BE A MIN. 75' PLUS AREAS OF MATURE RIPARIAN VEGETATION AND/OR SLOPES EXCEEDING 12% TO A MAXIMUM OF 150' IF UNDISTURBED OR 250' IF DISTURBED.

PRELIMINARY STREAM BUFFER CALCULATIONS:

STREAM SIDE ZONE:
 TOTAL STREAM SIDE ZONE: 4.89 AC.
 DISTURBED AREA: 0.18 AC. - TRAIL & UTILITY CROSSINGS

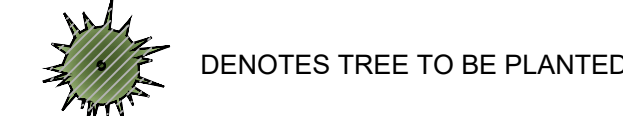
MIDDLE ZONE:
 TOTAL MIDDLE ZONE: 6.21 AC.
 DISTURBED AREA: 0.02 AC. - UTILITY CROSSINGS

OUTER ZONE:
 TOTAL OUTER ZONE AREA: 15.91 AC.
 DISTURBED AREA: 4.46 AC. OR 28% OF TOTAL OUTER ZONE

STREAM BUFFER DESIGN TABLE

ZONE	EXISTING (AC.)	DISTURBED (AC.)	MITIGATION (AC.)
STREAMSIDE ZONE	4.89	0.18	0.18
MIDDLE ZONE	6.21	0.02	0.02
OUTER ZONE	15.91	4.46 OR 28%*	-
TOTAL	27.01	4.66	0.20

MITIGATION RATE 4:1 = 0.80 ACRES
 MITIGATION AREA PROVIDED = 0.80 ACRES

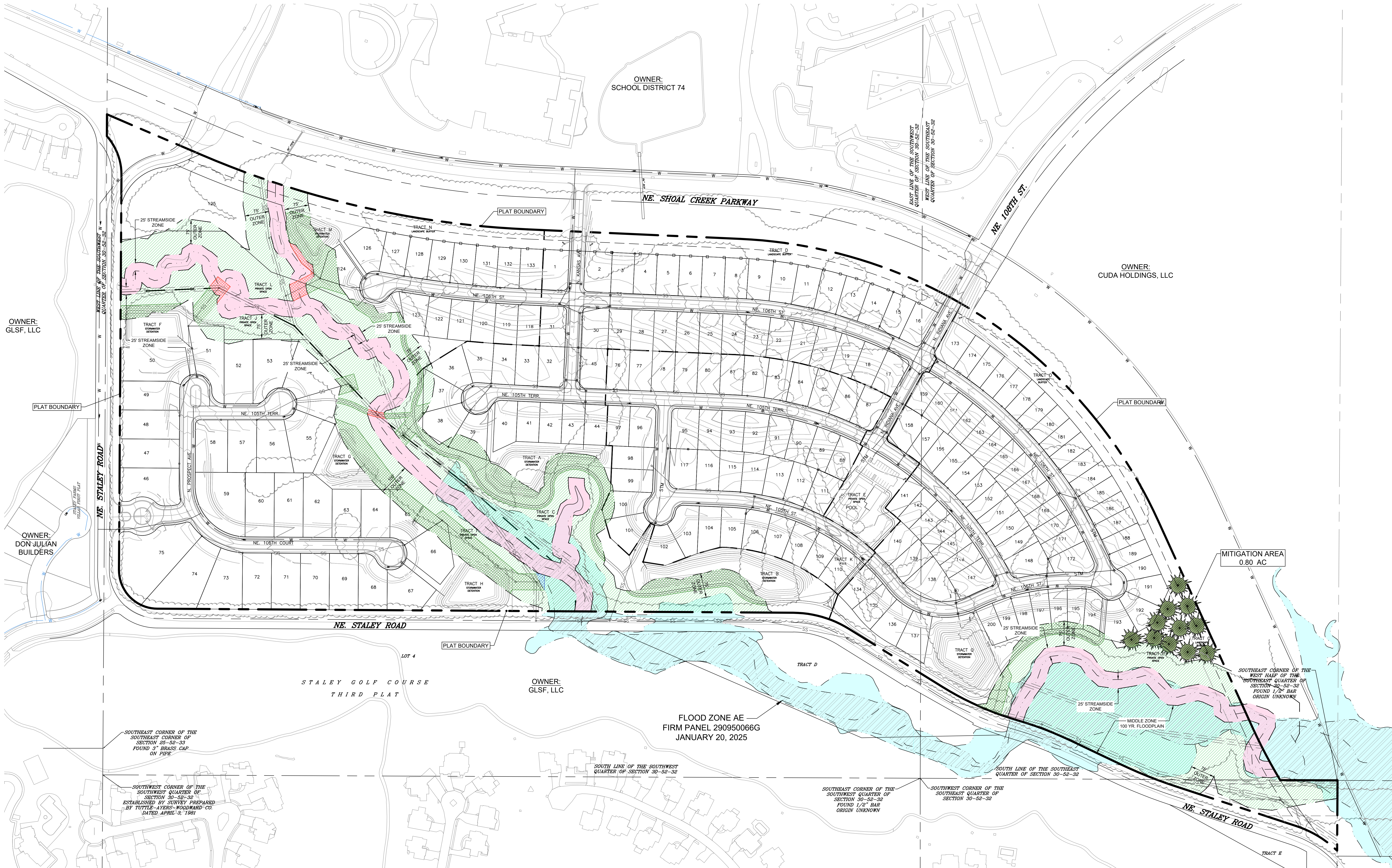
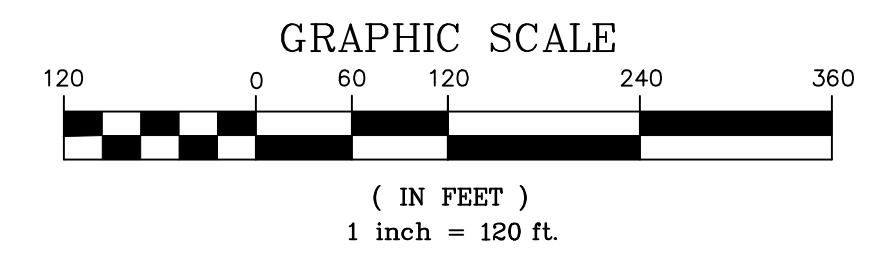


EXISTING LEGEND

- STREAM SIDE ZONE
- MIDDLE ZONE
- OUTER ZONE

DISTURBED LEGEND

- STREAM SIDE ZONE
- MIDDLE ZONE
- OUTER ZONE



NO.	DATE	DESCRIPTION	REVISIONS	CHECKED BY:
1				
2				
3				
4				
5				
6				
7				

PURE STALEY
 KANSAS CITY, CLAY COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
 PRELIMINARY STREAM BUFFER PLAN

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ENGINEERING CONSULTANTS
 P.O. BOX 14085, PARKVILLE, MO. 64112 (816) 741-6122
 SHELBY COUNTY, MISSOURI
 PROJECT NO. 26-00037
 PLAN DATE: JAN. 2026
 DRAWN BY: LYR
 CHECKED BY: LYR
 FOR: PURE STALEY, LLC
 SHEET NO. C10



City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2026-00037 on 5-20-2026

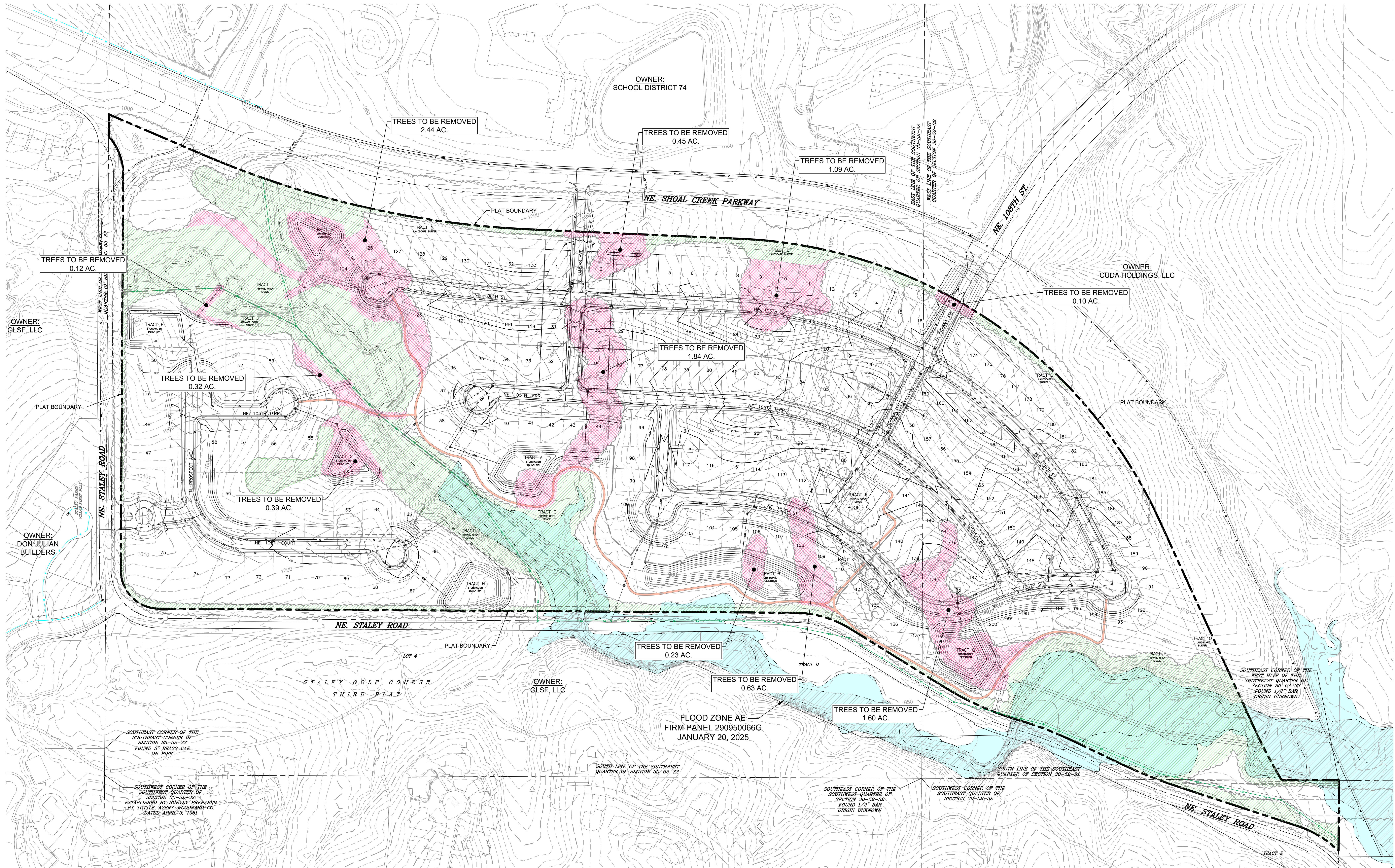
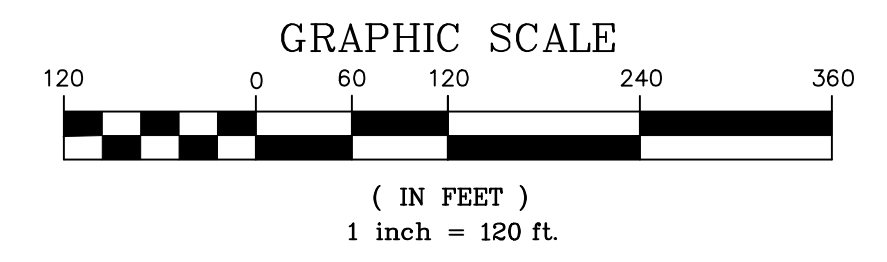
Sara Gabriel
 Sara Gabriel, F.A.S.T.
 Secretary of the City Plan Commission

MITIGATION DATA				
TREE CANOPY REMOVED (AC.)	PRESERVED TREE CANOPY OUTSIDE STREAM BUFFER (AC.)	STREAM BUFFER UNDISTURBED (AC.)	CALIPER INCHES OF TREES PROVIDED PER 88-425	CALIPER INCHES OF TREES REQUIRED FOR MITIGATION
9.2	3.7	22.4	564	-1,451

NOTES:
 1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.
 2. REFER TO LANDSCAPE PLAN FOR TREES REQUIRED TO MEET REQUIREMENTS FOR LANDSCAPE AND SCREENING PER 88-425.

TOPOGRAPHY LEGEND

- EXISTING 10 FT CONTOUR
- EXISTING 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED



NO.	DATE	DESCRIPTION	REVISIONS	CHECKED BY:
1				
2				
3				
4				
5				
6				
7				

PURE STALEY
 KANSAS CITY, CLAY COUNTY, MISSOURI
 DEVELOPMENT PLAN & PRELIMINARY PLAT
TREE PRESERVATION & MITIGATION PLAN

R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING & ENGINEERING CONSULTANTS
 P.O. BOX 14085, PARKVILLE, MO. 64152 (816) 741-6152
 STATE OF MISSOURI
 COUNTY OF CLAY
 PLAT NO. L-25222
 PLAN DATE: JAN. 2025
 CHECKED BY: LY
 DRAWN BY: JRS
 FOR: PURE STALEY, LLC
 SHEET NO. C11