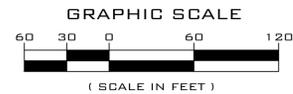


PLAN TO BE DELETED



Know what's below. Call before you dig.



OWNER/APPLICANT

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

GENERAL NOTES - RESIDENTIAL

- A. TOTAL LAND AREA: 24.50 ACRES
B. RESIDENTIAL NET LAND AREA: 16.95 ACRES
C. TOTAL NUMBER OF DWELLING UNITS: 47
D. GROSS DENSITY: 1.92 UNITS/ACRE
E. NET DENSITY: 2.77 UNITS/ACRE

ZONING NOTES

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

LAND USE TABLE

Table with 3 columns: LOT/TRACT, LAND USE, AREA (ACRES). Rows include Single Family Lots, Detention, Private Open Space, etc.

LEGAL DESCRIPTION

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

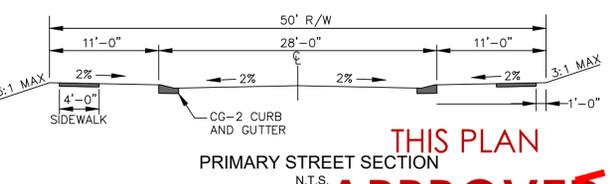
Also known as Lot 2 as shown on the certificate of survey filed 8/13/2020 as document No. 2020028552 in Book 1 at Page 110.1.

GRADING, UTILITIES, AND MISC. NOTES

- 1 PROPOSED WATERLINE
2 PROPOSED SANITARY SEWER LINE
3 PROPOSED STORM SEWER LINE
4 PROPOSED BMP/DETENTION TREATMENT AREA
5 PROPOSED DOG PARK BENCHES
6 PROPOSED DOG PARK FENCING

GENERAL NOTES

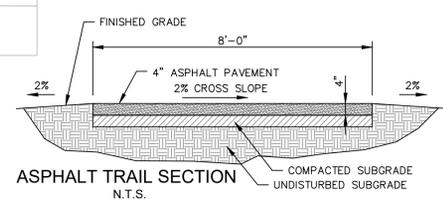
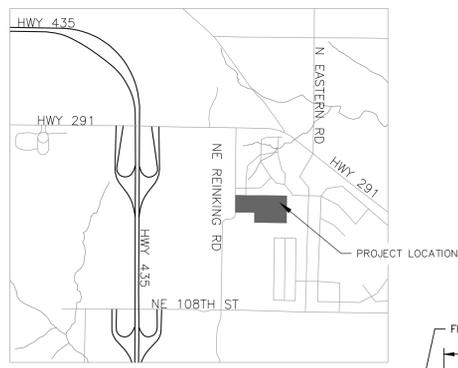
- A. PROPOSED CONTOURS, BMP'S, GRADES, EASEMENTS, AND UTILITIES ARE INDICATED IN PLAN SET AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVED BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES AND FINAL PLAN APPROVAL. SEE GRADING AND UTILITY PLAN, AND OR STORM WATER MANAGEMENT PLAN.
B. FINAL BUILDING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



LEGEND table listing symbols for existing contours, proposed contours, sanitary sewer, storm sewer, water, and property lines.

THIS PLAN APPROVED BY ORDINANCE No. 210567 July 1, 2021

PLAN TO BE DELETED



Summary table for STALEY SHIRE with columns: LOTS, EXISTING ZONING, PROPOSED ZONING, GROSS AREA (AC.), PROPOSED STREET R/W (AC.), PRIVATE OPEN SPACE (AC.), STORM DETENTION (AC.), NET AREA (AC.), LAND USE.

RESIDENTIAL BUILDING SUMMARY (STALEY SHIRE) table with columns: LOT, BUILDING USE, BUILDING FLOOR AREA (SF), NUMBER OF BUILDINGS, TOTAL SQ FT, NUMBER OF FLOORS, MAX FLOOR AREA RATIO, FLOOR AREA RATIO.

PARKLAND DEDICATION table with columns: Land Use Type, Number of Dwellings, People Per Dwelling, Acre Required Per Person, Required Dedication (acres), Cost Per Acre, Required Fees.

PARKLAND DEDICATION - PROVIDED CALCULATION table with columns: Type of Parkland Dedication, Length of Trail (ft), Dedicated Trail Section Width (ft), Area of Parkland Dedication (sqft), Area of Parkland Dedication (acres).

OFFSETTING TRAIL REQUIREMENTS table with columns: Required for Dedication (Acres), Total Provided Area (Acres), Acreage Owed After Parklands Dedication, Amount Owed After Parklands Dedication.

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

Milburn Civil Engineering, LLC
MILBURN CIVIL ENGINEERING, LLC
33135 W 83RD ST
DE S070, KS 66018
913-583-0367

REVISIONS table with columns: REVISIONS, REVISIONS.

C100

PRELIMINARY-NOT FOR CONSTRUCTION

Jun 23, 2021 3:02pm - USER: klenders
F:\Cell_30 Projects\Borin Miles\Staley Shire 1907-356\CAD\Design - D-Bases-New\3.dwg