

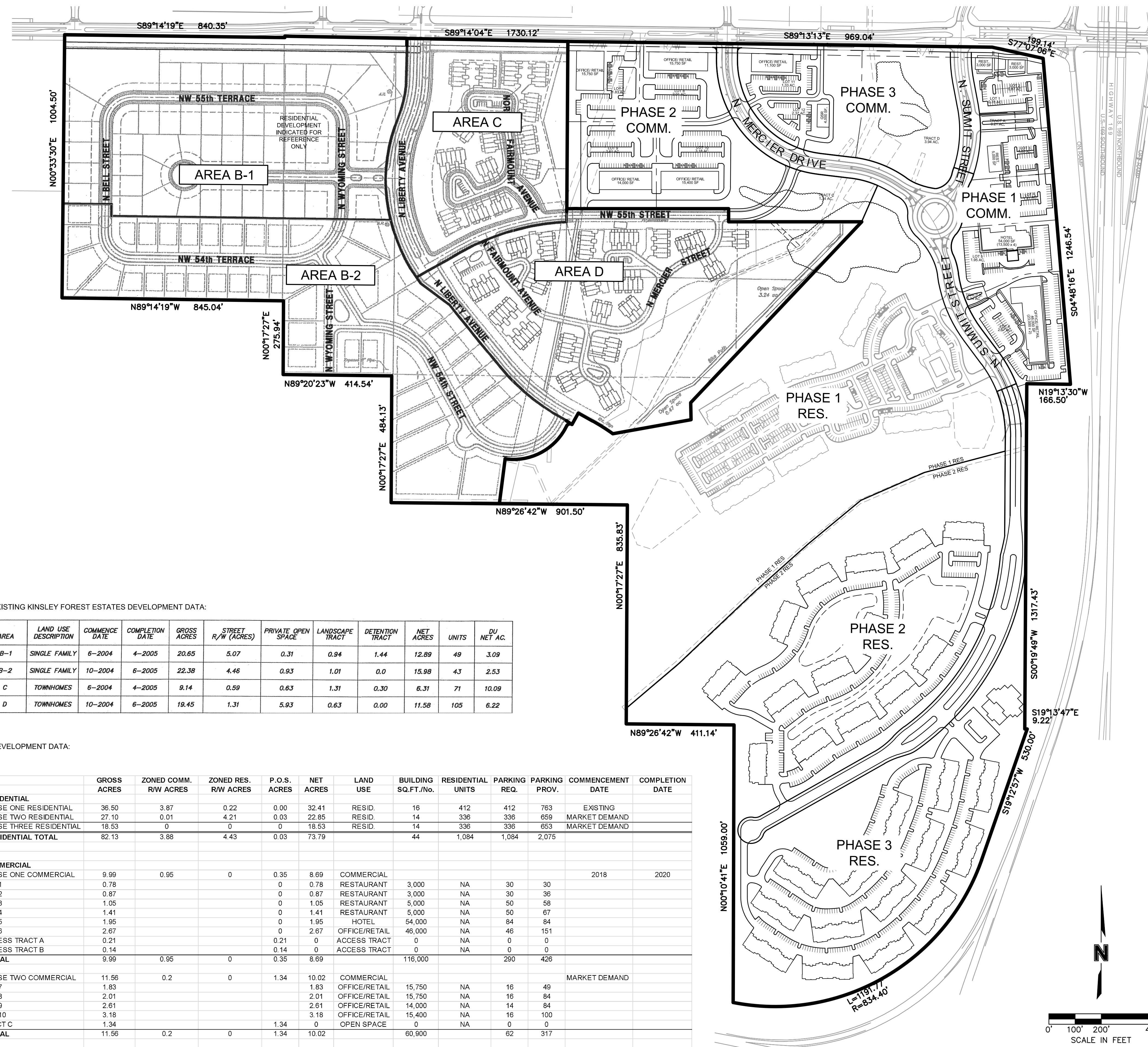
180498

**KINSLEY FOREST ESTATES /
CIELO
COMPOSITE CUP EXHIBIT**

NW 1/4 Sec. 34, Twp. 51, Rg. 33
Clay County, Kansas City, Missouri

LEGAL DESCRIPTION:

A Tract of land in Section 34, Township 51, Range 33 East, more particularly described as follows: Commencing at the Northwest Corner of Section 34, Township 51, Range 33 East; thence South 00° 33' 30" West, a distance of 35.00 feet to the true point of the beginning; thence South 89° 14' 19" East, a distance of 840.35 feet; thence North 00° 17' 27" East, a distance of 5.24 feet; thence South 89° 14' 04" East, a distance of 1730.12 feet; thence South 89° 13' 13" East, a distance of 969.04 feet; thence South 77° 07' 06" East, a distance of 199.14 feet; thence South 04° 48' 16" East, a distance of 1246.54 feet; thence North 89° 13' 30" West, a distance of 166.50 feet; thence South 00° 19' 49" West, a distance of 1317.43 feet; thence South 89° 13' 47" East, a distance of 9.22 feet; thence South 19° 12' 57" West, a distance of 529.13 feet; thence along a curve to the right, said curve being the Westerly Right-of-Way line of State Highway No. 169, being tangent to the last described course, having a central angle of 81° 50' 06", a radius of 834.40 feet, an arc length of 1191.77 feet, a chord bearing of South 89° 08' 00" West and chord length of 1093.02 feet; thence North 00° 10' 41" East, a distance of 1059.00 feet; thence North 89° 26' 42" West, a distance of 411.14 feet; thence North 00° 17' 27" East, a distance of 835.83 feet; thence North 89° 26' 42" West, a distance of 901.50 feet; thence North 00° 17' 27" East, a distance of 484.13 feet; thence North 89° 20' 23" West, a distance of 414.54 feet; thence North 00° 17' 27" East, a distance of 275.94 feet; thence North 89° 14' 19" West, a distance of 845.04 feet; thence North 00° 33' 30" East, a distance of 1004.50 feet, to the point of beginning. Containing 7,999,030.18 square feet or 183.632 acres, more or less.



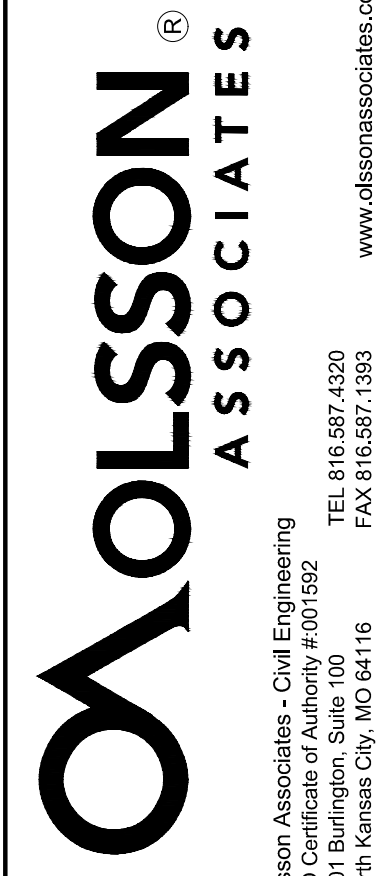
EXISTING KINSLEY FOREST ESTATES DEVELOPMENT DATA:

AREA	LAND USE DESCRIPTION	COMMENCE DATE	COMPLETION DATE	GROSS ACRES	STREET R/W (ACRES)	PRIVATE OPEN SPACE	LANDSCAPE TRACT	DETENTION TRACT	NET ACRES	UNITS	DU NET AC.
B-1	SINGLE FAMILY	6-2004	4-2005	20.65	5.07	0.31	0.94	1.44	12.89	49	3.09
B-2	SINGLE FAMILY	10-2004	6-2005	22.38	4.46	0.93	1.01	0.0	15.98	43	2.53
C	TOWNHOMES	6-2004	4-2005	9.14	0.59	0.63	1.31	0.30	6.31	71	10.09
D	TOWNHOMES	10-2004	6-2005	19.45	1.31	5.93	0.63	0.00	11.58	105	6.22

DEVELOPMENT DATA:

	GROSS ACRES	ZONED COMM. R/W ACRES	ZONED RES. R/W ACRES	P.O.S. ACRES	NET ACRES	LAND USE	BUILDING SQ.FT./No.	RESIDENTIAL UNITS	PARKING REQ.	PARKING PROV.	COMMENCEMENT DATE	COMPLETION DATE
RESIDENTIAL												
PHASE ONE RESIDENTIAL	36.50	3.87	0.22	0.00	32.41	RESID.	16	412	412	763	EXISTING	
PHASE TWO RESIDENTIAL	27.10	0.01	4.21	0.03	22.85	RESID.	14	336	336	659	MARKET DEMAND	
PHASE THREE RESIDENTIAL	18.53	0	0	0	18.53	RESID.	14	336	336	653	MARKET DEMAND	
*RESIDENTIAL TOTAL	82.13	3.88	4.43	0.03	73.79		44	1,084	1,084	2,075		
COMMERCIAL												
PHASE ONE COMMERCIAL	9.99	0.95	0	0.35	8.69	COMMERCIAL					2018	2020
LOT 1	0.78	0	0	0.78	RESTAURANT	3,000	NA	30	30			
LOT 2	0.87	0	0	0.87	RESTAURANT	3,000	NA	30	36			
LOT 3	1.05	0	0	1.05	RESTAURANT	5,000	NA	50	58			
LOT 4	1.41	0	0	1.41	RESTAURANT	5,000	NA	50	67			
LOT 5	1.95	0	0	1.95	HOTEL	54,000	NA	84	84			
LOT 6	2.67	0	0	2.67	OFFICE/RETAIL	46,000	NA	46	151			
ACCESS TRACT A	0.21	0	0	0.21	ACCESS TRACT	0	NA	0	0			
ACCESS TRACT B	0.14	0	0	0.14	ACCESS TRACT	0	NA	0	0			
*TOTAL	9.99	0.95	0	0.35	8.69		116,000	290	426			
PHASE TWO COMMERCIAL	11.56	0.2	0	1.34	10.02	COMMERCIAL					MARKET DEMAND	
LOT 7	1.83	0	0	1.83	OFFICE/RETAIL	15,750	NA	16	49			
LOT 8	2.01	0	0	2.01	OFFICE/RETAIL	15,750	NA	16	84			
LOT 9	2.61	0	0	2.61	OFFICE/RETAIL	14,000	NA	14	84			
LOT 10	3.18	0	0	3.18	OFFICE/RETAIL	15,400	NA	16	100			
TRACT C	1.34	0	0	1.34	OPEN SPACE	0	NA	0	0			
*TOTAL	11.56	0.2	0	1.34	10.02		60,900	62	317			
PHASE THREE COMMERCIAL	7.98	0.35	0	3.94	3.51	COMMERCIAL					MARKET DEMAND	
LOT 11	1.33	0	0	1.33	OFFICE/RETAIL	11,100	NA	12	55			
LOT 12	2.37	0	0	2.37	QS REST.	4,000	NA	40	48			
TRACT D	3.94	0	0	3.92	0	OPEN SPACE	0	NA	0			
*TOTAL	7.98	0.35	0	3.92	3.51		15,100	52	103			
*COMMERCIAL TOTAL	29.53	1.5	0	5.61	22.42		192,000	404	846			

* DUE TO ROUNDING, AREA TOTALS MAY NOT EQUAL THE SUM OF INDIVIDUAL LOT AREAS



Olsson Associates - Civil Engineering
MO Certificate of Authority #001592
North Kansas City, MO 64116
TEL 816.587.4320
FAX 816.587.1393
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NO.	REV.	DATE	REVISIONS DESCRIPTION
1	06.05.2018	REVISED PER CPC CONDITIONS	
2	06.12.2018	REVISED PER CPC CONDITIONS	
3	07.09.2018	REVISED PER CPC CONDITIONS	

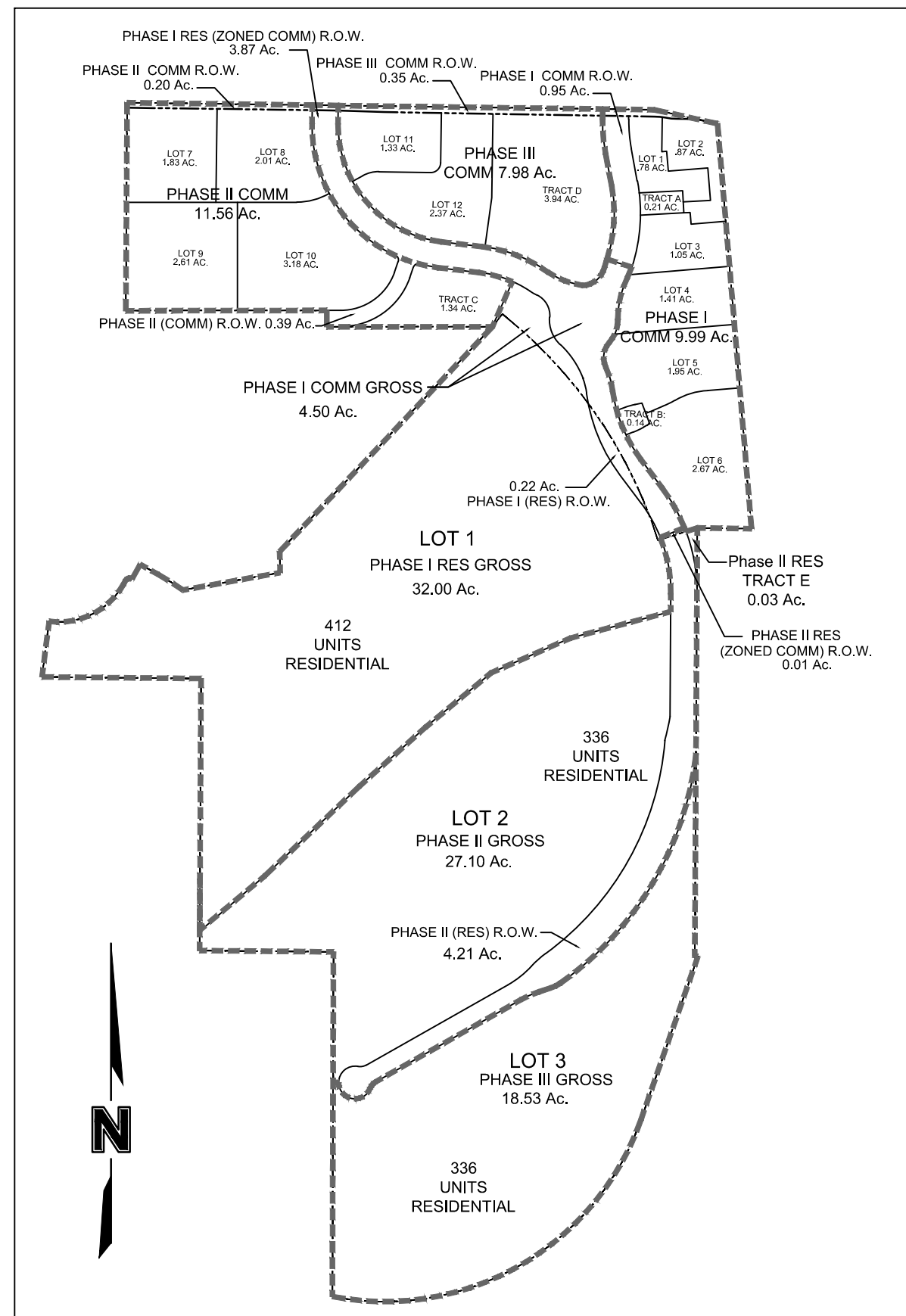
2018

OVERALL DEVELOPMENT PLAN
KINSLEY FOREST ESTATES / CIELO
KANSAS CITY, MO

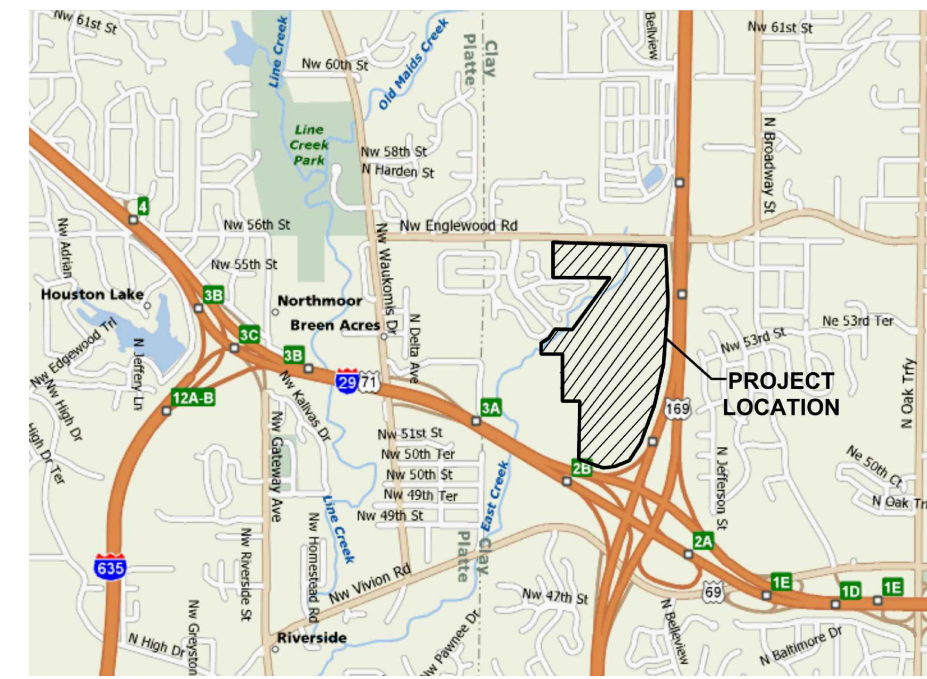
drawn by: JAB
checked by: CJH
designed by: MJD
QA/QC by: BJE
project no.: 017-3820
date: 2018.03.22

USER: jrouilllette
 DATE: Jul 09, 2018 10:12am
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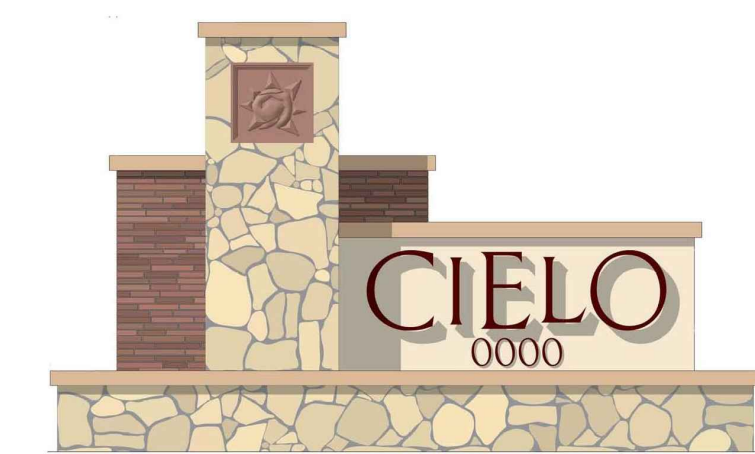
PHASE BOUNDARIES & AREAS:



VICINITY MAP:



MONUMENT 'A' (DEVELOPMENT DISTRICT):

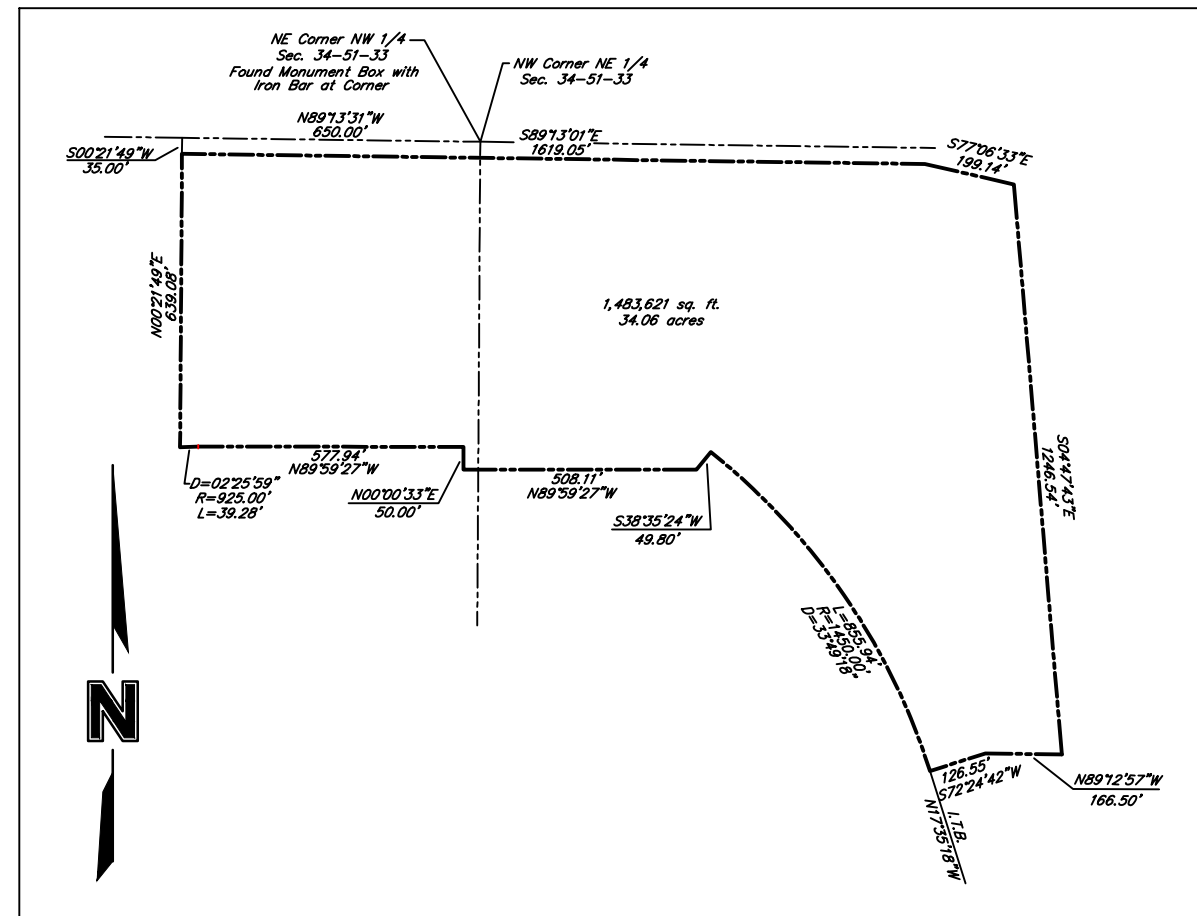


SIGN NOTES:
 Identified on plan as:
 Name and Logo of Development.
 Area: 50 Square Feet
 Height: 6' Maximum
 Setback: 10' from Property Line

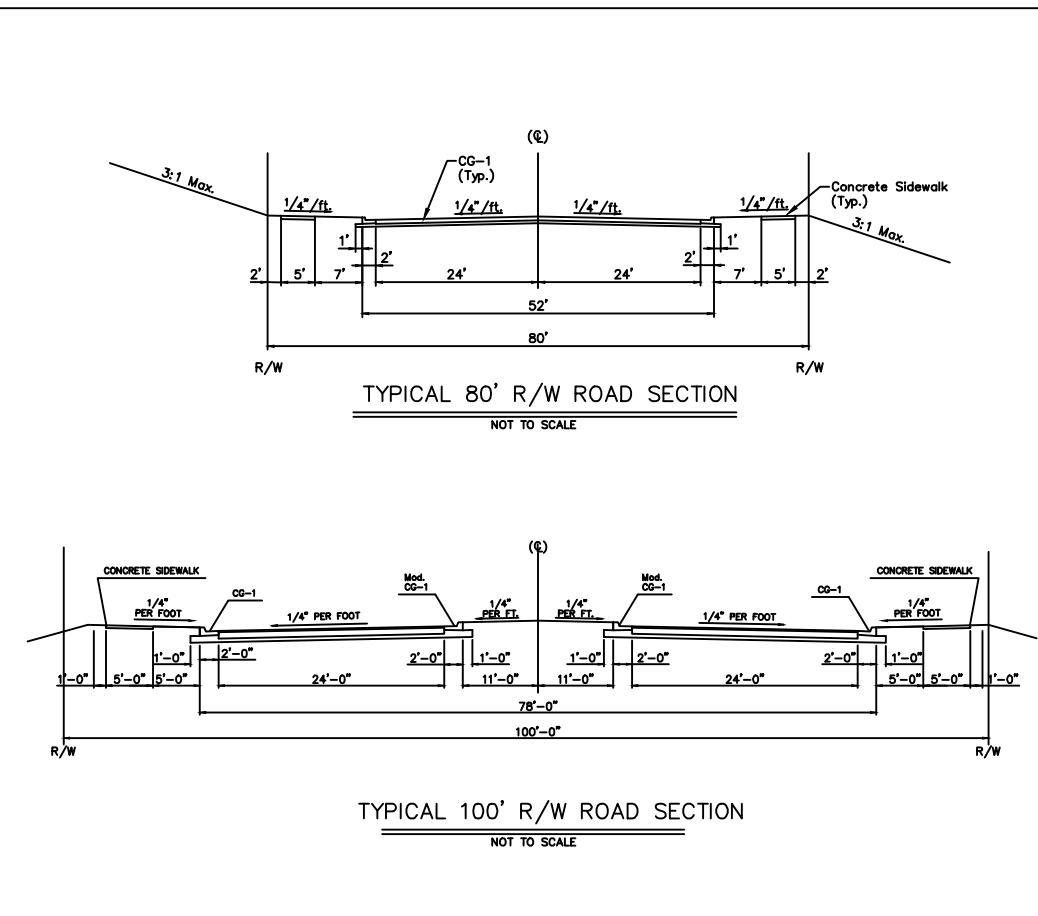
DEVELOPMENT DATA

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*RESIDENTIAL TOTAL	82.13	3.88	4.43	0.03	73.79		44	1,084	1,084	2,075		
COMMERCIAL												
PHASE ONE COMMERCIAL	9.99	0.95	0	0.35	8.69	COMMERCIAL					2018	
LOT 1	0.78				0.78	RESTAURANT	3,000	NA	30	30		
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LOT 3	1.05				1.05	RESTAURANT	5,000	NA	50	58		
LOT 4	1.41				1.41	RESTAURANT	5,000	NA	50	67		
LOTS 5	1.95				1.95	HOTEL	54,000	NA	84	84		
LOT 6	2.67				2.67	OFFICE/RETAIL	46,000	NA	46	151		
ACCESS TRACT A	0.21				0.21	ACCESS TRACT	0	0	0	0		
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LOT 9	2.61				2.61	OFFICE/RETAIL	14,000	NA	14	84		
LOT 10	3.18				3.18	OFFICE/RETAIL	15,400	NA	16	100		
TRACT C	1.34				1.34	OPEN SPACE	0	NA	0	0		
*TOTAL	11.56	0.2	0	1.34	10.02		60,900	62	317			
PHASE THREE COMMERCIAL	7.98	0.35	0	3.94	3.51	COMMERCIAL					MARKET DEMAND	
LOT 11	1.33				0.84	OFFICE/RETAIL	11,100	NA	12	55		
LOT 12	2.37				2.5	QB REST.	4,000	NA	40	48		
TRACT D	3.94				3.92	OPEN SPACE	0	NA	0	0		
*TOTAL	7.98	0.35	0	3.92	3.51		15,100	52	103			
*COMMERCIAL TOTAL	29.53	1.5	0	5.61	22.42		192,000	404	846			

PLAN & ZONING BOUNDARY:

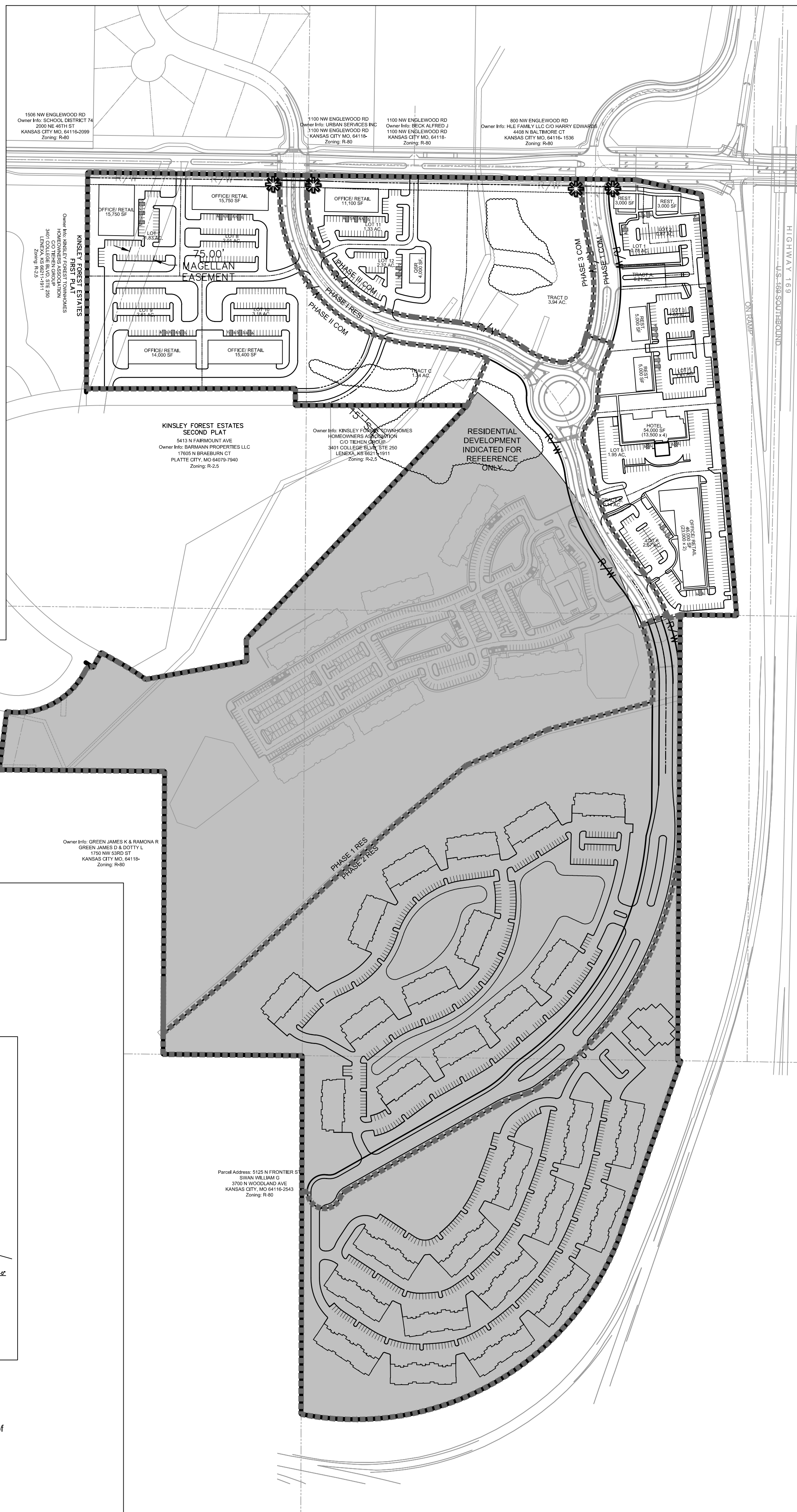


ROADWAY SECTIONS:



LEGAL DESCRIPTION:

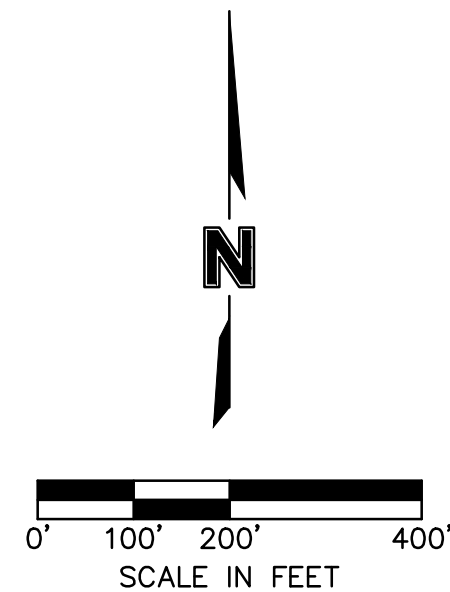
A tract of land in the Northeast Quarter and in the Northwest Quarter of Section 34, Township 51 North, Range 33 West of the Fifth Principal Meridian, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North 89°13'31" West along the North line of said Northwest Quarter, 650.00 feet; thence South 0°21'49" West, 35.00 feet to a point on the Southerly right-of-way line of NW Englewood Road; as now established, said point being also the True Point of Beginning of the tract to be herein described; thence South 89°13'01" East along said Northerly line, 1619.05 feet; thence South 77°06'33" East along said Northerly line, 199.14 feet to a point on the Westerly right-of-way line of US Highway 169, as now established; thence South 04°47'43" East along said Westerly line, 1246.54 feet; thence North 89°12'57" West along said Westerly line, 166.50 feet; thence South 72°24'42" West, 126.55 feet; thence Northerly, on a curve to the left, having an initial tangent bearing of North 17°35'18" West, a radius of 1450.00 feet, a central angle of 33°49'18", an arc distance of 855.94 feet; thence South 38°35'24" West, 49.80 feet to a point on the Northerly line of KINSLEY FOREST ESTATES SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 89°59'27" West along said Northerly line, 508.11 feet; thence North 00°00'33" East along said Northerly line, 50.00 feet; thence North 89°59'27" West along said Northerly line, 577.94 feet; thence Westerly, along said Northerly line, on a curve to the left, tangent to the last described course, having a radius of 925.00 feet, a central angle of 02°25'59", an arc distance of 39.28 feet to a point on the Easterly line of KINSLEY FOREST ESTATES FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 00°21'49" East, along said Easterly line, 639.08 feet to the True Point of Beginning. Containing 34.06 acres, more or less.



CIELO COMMERCIAL PRELIMINARY PLAT
 DISTRICT B3-2
 NW 1/4 Sec. 34, Twp. 51, Rg. 33
 Clay County, Kansas City, Missouri

- Drawing scale is 1"=200'.
- Approved Ch. 80 zoning: PD/C-2
Existing Ch. 88 zoning: B3-2
- Proposed use: Commercial-Retail/Office/Restaurant development.
- Land area, building coverage, right-of-way, phasing, construction dates are as indicated in Development Data.
- Mets and bounds are as shown on plan. Legal description is as described on plan. The phasing designations identified on the plan are based on anticipated market demand.
- Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
- Layout of lots, streets, open areas, and pedestrian circulation are indicated on plan. All public sidewalks are to be located within right-of-way per Kansas City, Missouri standards. Private sidewalks shall be a minimum of 5' wide except at the end of the parking stalls which shall be 6' wide minimum.
- Private easement agreements that provide cross-access and cross-parking easements to each lot in the various phases of the development shall be recorded against the property as required to provide access.
- Floodplain is indicated per MAP # 29095C0128G, effective 01/20/2017.
- No grading shall occur within the floodplain except for the construction of public streets, utilities, or walking trails.
- The maintenance of the detention basin shall be according to the covenants, deeds, & restrictions.
- Proposed contours, grades, easements and utilities are indicated on plan, and subject to final plan, final engineering design, and approval by KCMO. Private utilities and easements are not indicated and are subject to design by individual companies.
- Building heights per B3-2 height restrictions.
- Light poles or fixtures will not exceed 25 feet in height.
- Each building shall have the same facade material on all sides of the building; provided however, the facade material on a building does not have to be the same material as any other building in the development. Trash enclosures will be constructed with the same material as the buildings.
- All rooftop mechanical equipment to be screened from adjacent property and streets.
- Final plan to include details on signage, building elevations, and lighting.
- Existing ownership per Kansas City GIS Data obtained 12-21-17.
- Typical road sections will be per Kansas City, Missouri standards.
- The maintenance of the detention basins shall be according to the covenants, deeds, & restrictions.
- Storm water detention volume control and treatment areas shall be per the Cielo Drainage Study as approved by the Department of Public Works. Proposed storm water systems are detailed on the Water Quality & Stormwater Management Plan.
- Detention facilities and BMP areas are designated at various locations throughout the site as indicated on the Water Quality & Stormwater Management Plan submitted separately as part of this application. These facilities shall be constructed in conjunction with their associated phase.
- Signage with changeable copy and digital display are prohibited.
- All development within 150' of Englewood Rd shall comply with the Parkway and Boulevard standards.
- All uses as allowed by District B3 are permitted. All uses requiring a Special Use Permit in B3 shall require the approval of a Special Use Permit.
- Landscape to comply with standards covered in 88-425.
- Parkland Fee not applicable due to commercial use.

APPLICANT
 ALLEN PEACOCK
 TAURUS INVESTMENT HOLDINGS, LLC
 610 N WYMORE ROAD, SUITE 100
 MAITLAND, FL 32751
 321-214-3009
 apeacock@tholdings.com



USER: jrouillette
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 DATE: Jul 09, 2018 10:12am

OLSSON ASSOCIATES

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NO.	REV.	DATE	REVISIONS DESCRIPTION
2	06.12.2018	REVISED PER OFC CONDITIONS	
3	07.09.2018	REVISED PER OFC CONDITIONS	

PRELIMINARY PLAT
 KINSLEY FOREST ESTATES / CIELO

REVISIONS
 2018

drawn by: JAB
 checked by: CJH
 designed by: MMD
 QA/QC by: BJE
 project no.: 017-3820
 date: 2018.03.22

SHEET C200

1506 NW ENGLEWOOD RD
 Owner Info: SCHOOL DISTRICT 74
 2000 NE 46TH ST
 KANSAS CITY MO, 64116-2099
 Zoning: R-80

1100 NW ENGLEWOOD RD
 Owner Info: URBAN SERVICES INC
 1100 NW ENGLEWOOD RD
 KANSAS CITY MO, 64118-
 Zoning: R-80

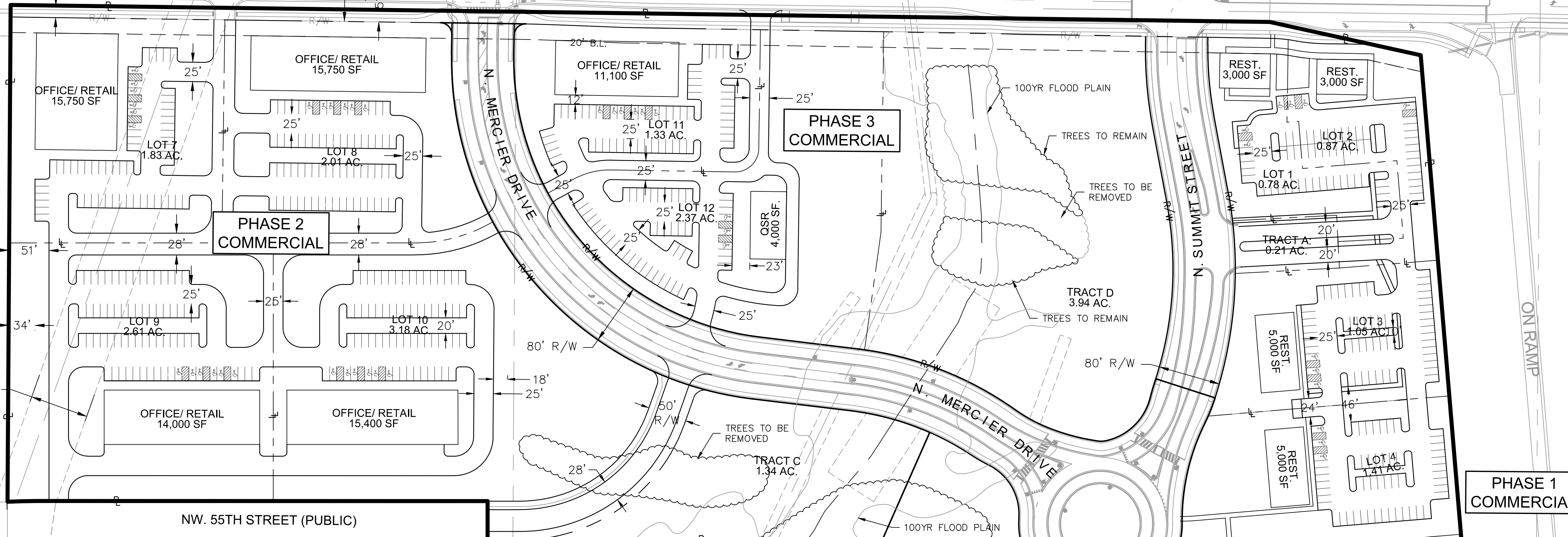
1100 NW ENGLEWOOD RD
 Owner Info: BECK ALFRED J
 1100 NW ENGLEWOOD RD
 KANSAS CITY MO, 64118-
 Zoning: R-80

800 NW ENGLEWOOD RD
 Owner Info: HLE FAMILY LLC C/O HARRY EDWARDS
 4408 N BALTIMORE CT
 KANSAS CITY MO, 64116- 1536
 Zoning: R-80

Owner Info: KINSLEY FOREST TOWNHOMES
 HOMEOWNERS ASSOCIATION
 C/O TIEHEN GROUP
 3401 COLLEGE BLVD, STE 250
 LENEXA, KS 66211-1911
 Zoning: R-2.5

NW. ENGLEWOOD ROAD

NW. ENGLEWOOD ROAD



NW. 55TH STREET (PUBLIC)

KINSLEY FOREST ESTATES
 SECOND PLAT
 5413 N FAIRMOUNT AVE
 Owner Info: BARMANN PROPERTIES LLC
 17605 N BRAEBURN CT
 PLATTE CITY, MO 64079-7940
 Zoning: R-2.5

Owner Info: KINSLEY FOREST TOWNHOMES
 HOMEOWNERS ASSOCIATION
 C/O TIEHEN GROUP
 3401 COLLEGE BLVD, STE 250
 LENEXA, KS 66211-1911
 Zoning: R-2.5

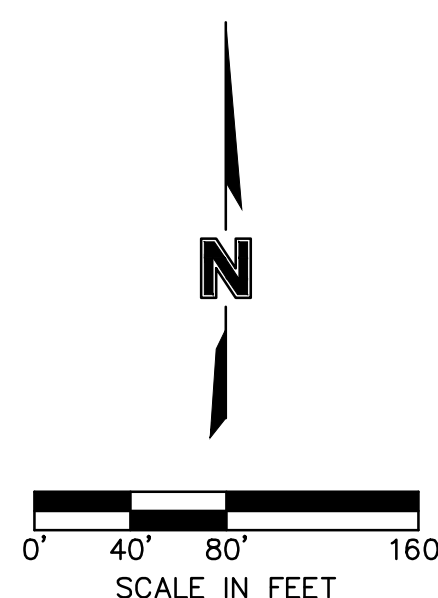
RESIDENTIAL
 DEVELOPMENT
 INDICATED FOR
 REFERENCE
 ONLY

- NOTES:
- FLOOD PLAN DOES NOT SHOW IMPACT OF NEWLY CONSTRUCTED MERCIER DRIVE.
 - TREES SHOWN ON THIS PLAN REPRESENT EXISTING TREES. THESE TREES ARE REMAINING FROM CONSTRUCTION OF MERCIER DRIVE AND SUMMIT STREET.
 - ALL DEVELOPMENT WITHIN 150' OF ENGLEWOOD RD SHALL COMPLY WITH THE PARKWAY AND BOULEVARD STANDARDS.
 - ALL USES AS ALLOWED BY DISTRICT B3 ARE PERMITTED. ALL USES REQUIRING A SPECIAL USE PERMIT IN B3 SHALL REQUIRE THE APPROVAL OF A SPECIAL USE PERMIT.
 - LANDSCAPE TO COMPLY WITH STANDARDS COVERED IN 88-425.
 - PARKLAND FEE NOT APPLICABLE DUE TO COMMERCIAL USE.

PHASE 1 PARKING INFORMATION	
PARKING PROVIDED (INCLUDES 22 ACCESSIBLE SPACES)	408 CARS

PHASE 2 PARKING INFORMATION	
PARKING PROVIDED (INCLUDES 24 ACCESSIBLE SPACES)	217 CARS

PHASE 3 PARKING INFORMATION	
PARKING PROVIDED (INCLUDES 9 ACCESSIBLE SPACES)	103 CARS



KINSLEY FOREST
 APARTMENTS

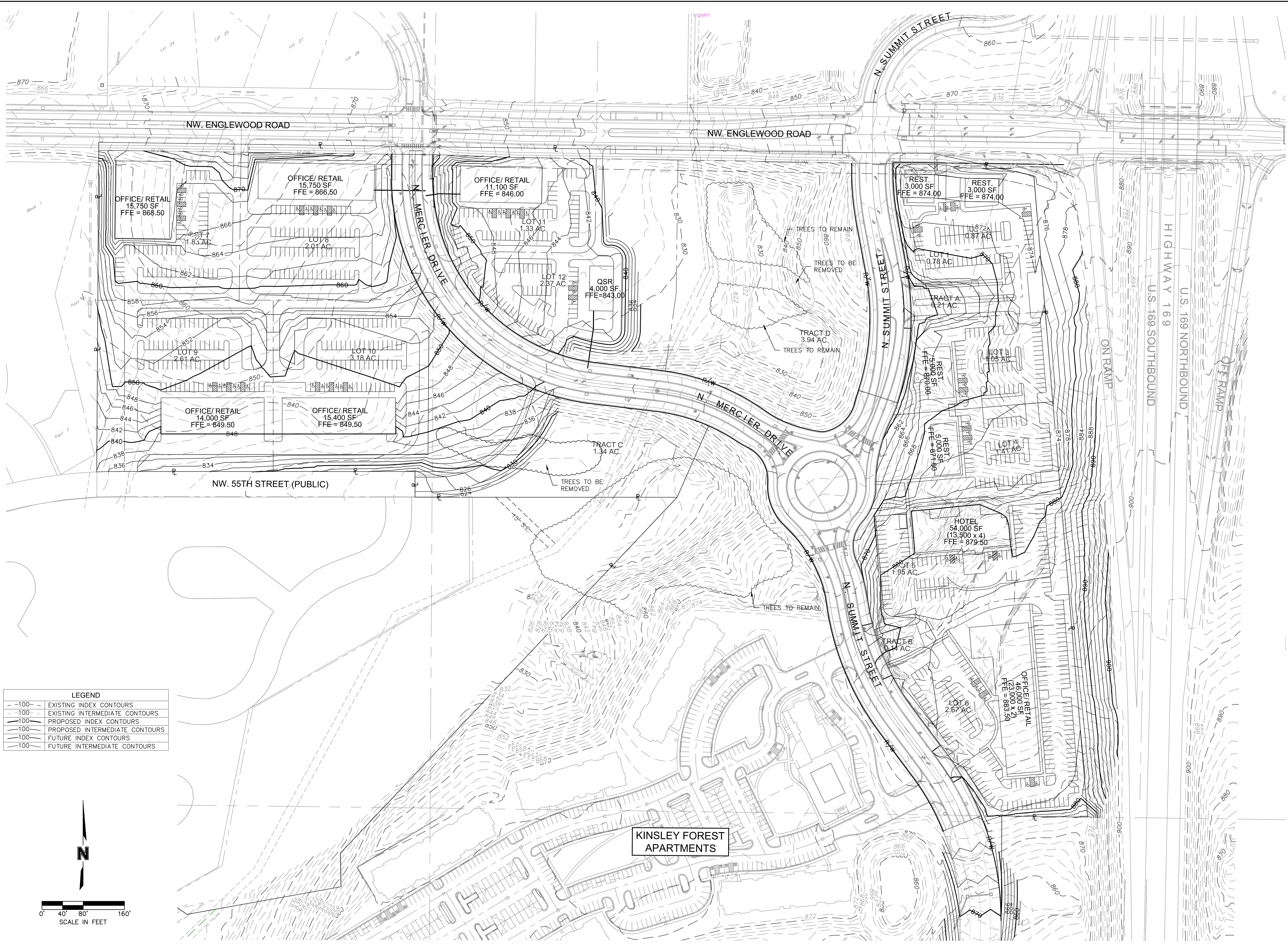
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2		06/12/2018	REVISED PER CPC CONDITIONS
3		07/09/2018	REVISED PER CPC CONDITIONS

REVISIONS	
BY	
DATE	2018

SITE PLAN
 KINSLEY FOREST ESTATES / CIELO
 KANSAS CITY, MO

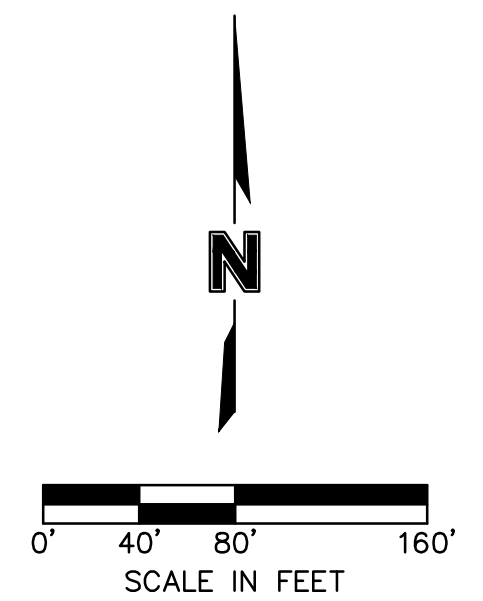
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 USER: jrouillette

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 DATE: Jul 09, 2018 10:14am USER: jrouillette



LEGEND

-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
-100-	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS



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REVISIONS

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GRADING PLAN

KINSELY FOREST ESTATES / CIELO

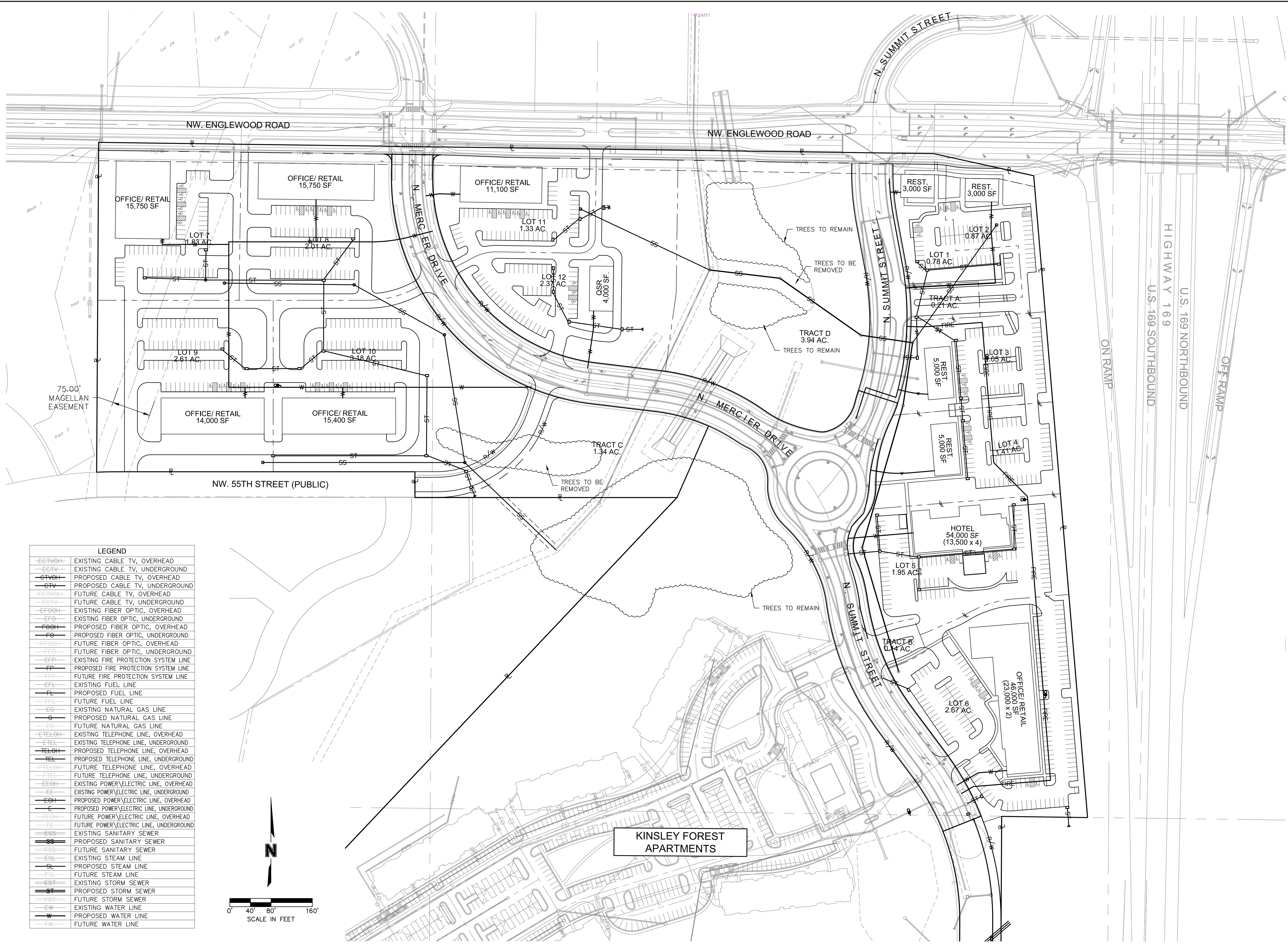
KANSAS CITY, MO

2018

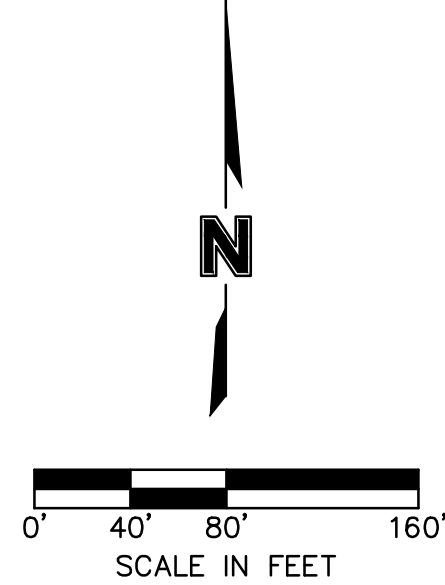
drawn by: JAB
 checked by: CJH
 designed by: MMR
 QA/QC by: BFE
 project no.: 017-3820
 date: 0000.00.00

SHEET C400

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 DATE: Jul 09, 2018 10:14am USER: jrouillette



LEGEND	
-ECTVOH-	EXISTING CABLE TV, OVERHEAD
-ECTV-	EXISTING CABLE TV, UNDERGROUND
-CTVOH-	PROPOSED CABLE TV, OVERHEAD
-CTV-	PROPOSED CABLE TV, UNDERGROUND
-FCTVOH-	FUTURE CABLE TV, OVERHEAD
-FCTV-	FUTURE CABLE TV, UNDERGROUND
-EFOOH-	EXISTING FIBER OPTIC, OVERHEAD
-EFO-	EXISTING FIBER OPTIC, UNDERGROUND
-FOOH-	PROPOSED FIBER OPTIC, OVERHEAD
-FO-	PROPOSED FIBER OPTIC, UNDERGROUND
-FFOOH-	FUTURE FIBER OPTIC, OVERHEAD
-FFO-	FUTURE FIBER OPTIC, UNDERGROUND
-EFP-	EXISTING FIRE PROTECTION SYSTEM LINE
-FP-	PROPOSED FIRE PROTECTION SYSTEM LINE
-FFP-	FUTURE FIRE PROTECTION SYSTEM LINE
-EFL-	EXISTING FUEL LINE
-FL-	PROPOSED FUEL LINE
-FFL-	FUTURE FUEL LINE
-EG-	EXISTING NATURAL GAS LINE
-G-	PROPOSED NATURAL GAS LINE
-FG-	FUTURE NATURAL GAS LINE
-ETELOH-	EXISTING TELEPHONE LINE, OVERHEAD
-ETEL-	EXISTING TELEPHONE LINE, UNDERGROUND
-TELOH-	PROPOSED TELEPHONE LINE, OVERHEAD
-TEL-	PROPOSED TELEPHONE LINE, UNDERGROUND
-FTELOH-	FUTURE TELEPHONE LINE, OVERHEAD
-FTEL-	FUTURE TELEPHONE LINE, UNDERGROUND
-EEOH-	EXISTING POWER/ELECTRIC LINE, OVERHEAD
-EE-	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
-EOH-	PROPOSED POWER/ELECTRIC LINE, OVERHEAD
-E-	PROPOSED POWER/ELECTRIC LINE, UNDERGROUND
-FEOH-	FUTURE POWER/ELECTRIC LINE, OVERHEAD
-FE-	FUTURE POWER/ELECTRIC LINE, UNDERGROUND
-ESS-	EXISTING SANITARY SEWER
-SS-	PROPOSED SANITARY SEWER
-FSS-	FUTURE SANITARY SEWER
-ESL-	EXISTING STEAM LINE
-SL-	PROPOSED STEAM LINE
-FSL-	FUTURE STEAM LINE
-EST-	EXISTING STORM SEWER
-ST-	PROPOSED STORM SEWER
-FST-	FUTURE STORM SEWER
-EW-	EXISTING WATER LINE
-W-	PROPOSED WATER LINE
-FW-	FUTURE WATER LINE



KINSELY FOREST APARTMENTS

OLSSON ASSOCIATES
 Olson Associates - Civil Engineering
 MO Certificate of Authority #001592
 North Kansas City, MO 64116
 TEL 816.587.4320
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REVISIONS

NO.	REV.	DATE	DESCRIPTION
1		06/05/2018	REVISED PER CPC CONDITIONS
2		06/12/2018	REVISED PER CPC CONDITIONS
3		07/09/2018	REVISED PER CPC CONDITIONS

UTILITY PLAN

KINSELY FOREST ESTATES / CIELO

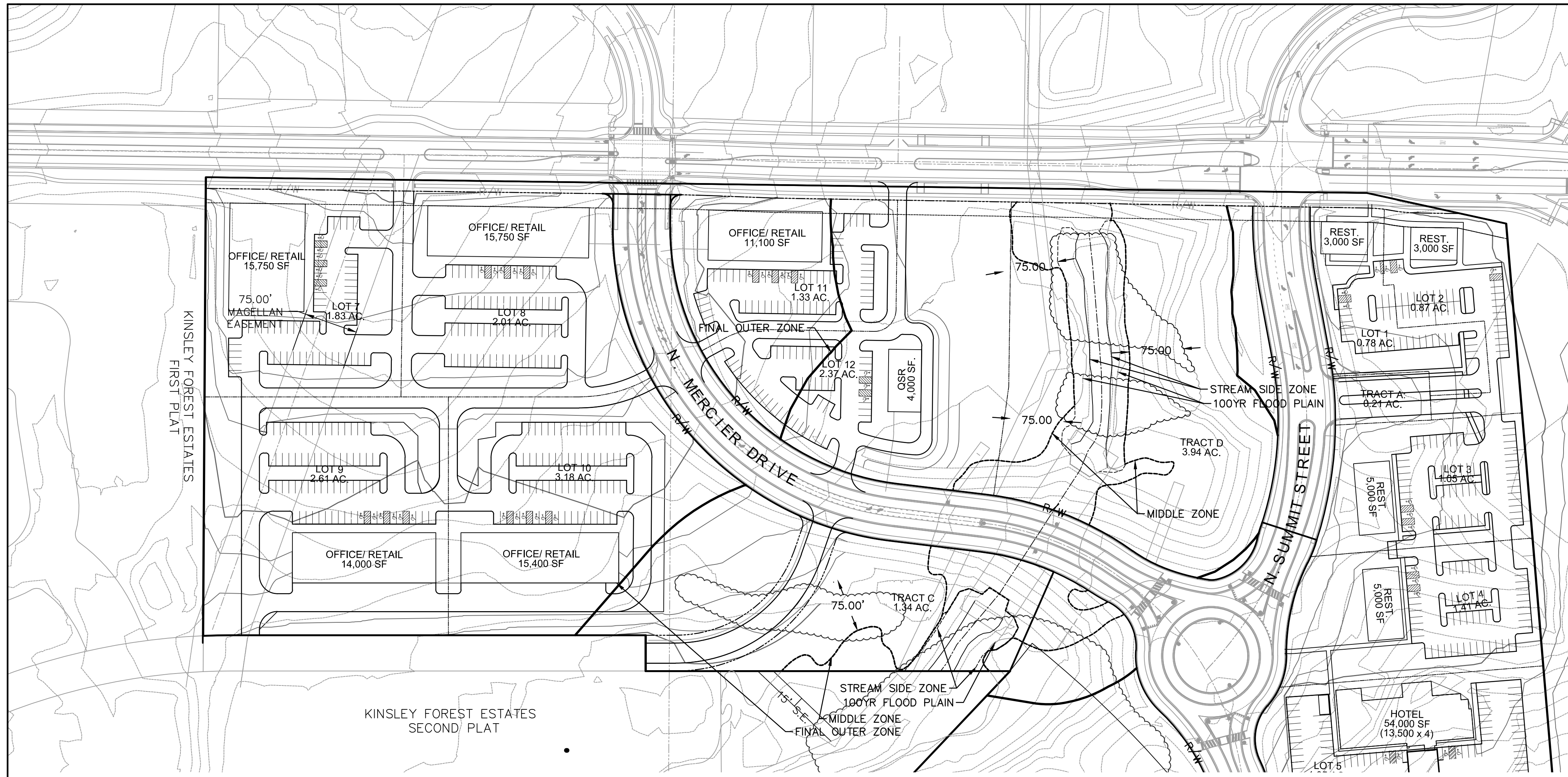
2018

KANSAS CITY, MO

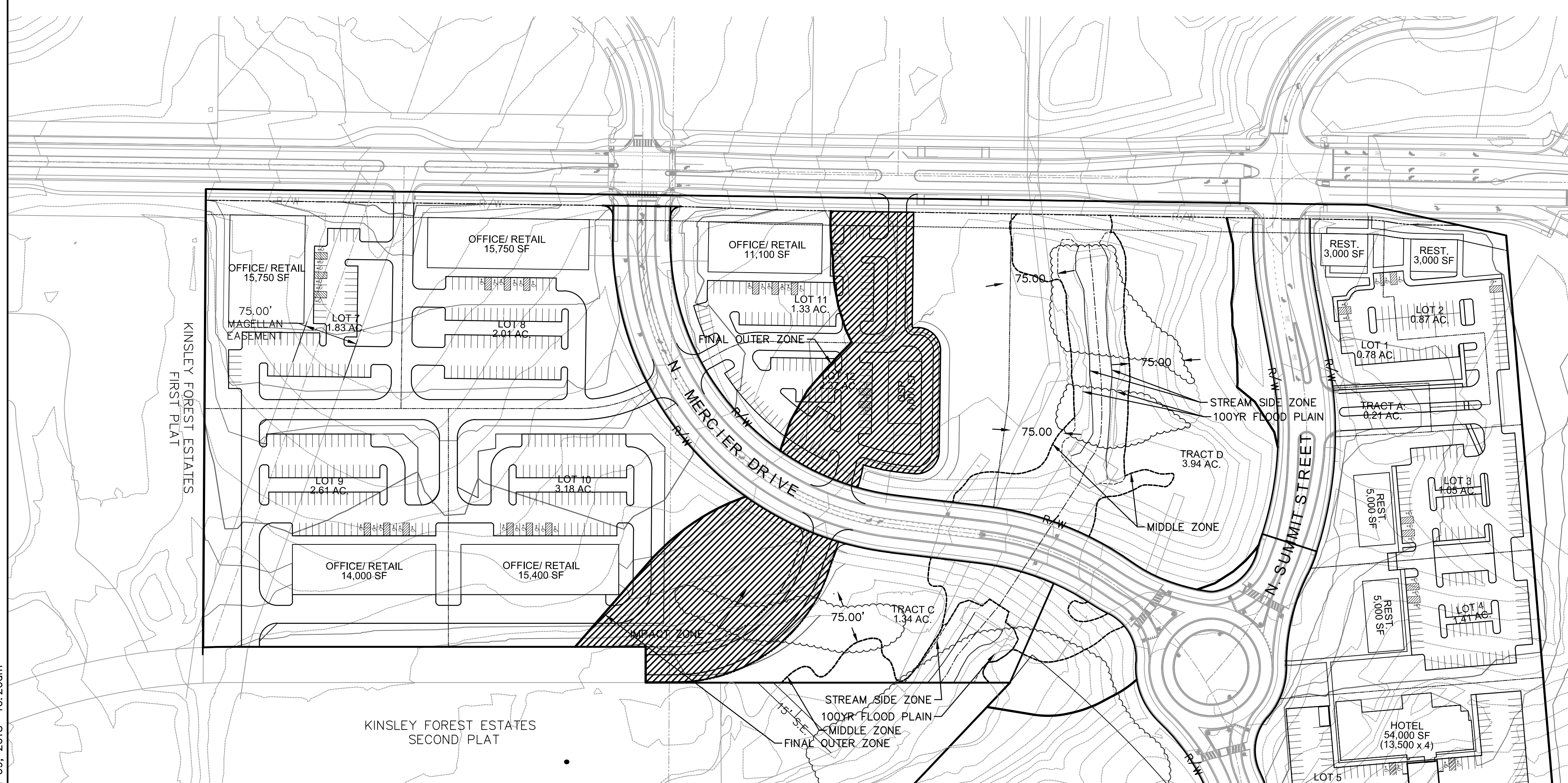
SHEET C500

USER: jbrullette

DWG: F:\2017\3501-4000\017-3820\40-design\AutoCAD\preliminary plans\Sheets\GNV\01_Development_Plans_36x24\C-STP01_73820.dwg
DATE: Jul 09, 2018 10:20am



DETERMINATION PLAN



IMPACT PLAN

STREAM BUFFER LEGEND:

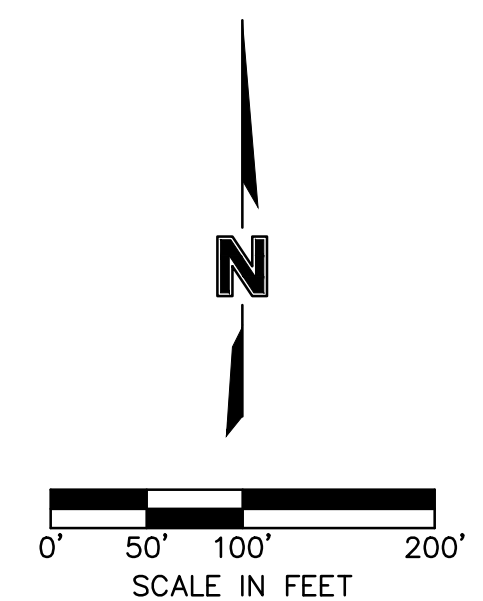
- STREAMSIDE
- MIDDLE ZONE
- DETERMINED OUTER ZONE
- MATURE VEGETATION
- 100 YEAR FLOODPLAIN

NOTES:

1. FLOODPLAIN SHOWN AS DELINEATED ON FEMA FIRM PANEL FM29095C0042G.
2. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION IS SURVEY.
3. MITIGATION IN ACCORDANCE WITH SEC. 65-08(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 PERMANENT OPEN SPACE IN 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.
 4. REQUIRED SIGNS MUST READ: "PROTECTED STEAM BUFFER DO NOT DISTURB", WITH THE SIGN MESSAGE LOCATED APPROXIMATELY 4 FEET ABOVE GROUND. NO OTHER MESSAGE SHALL BE ON THE SIGN.
 5. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

STREAM BUFFER LEGEND:

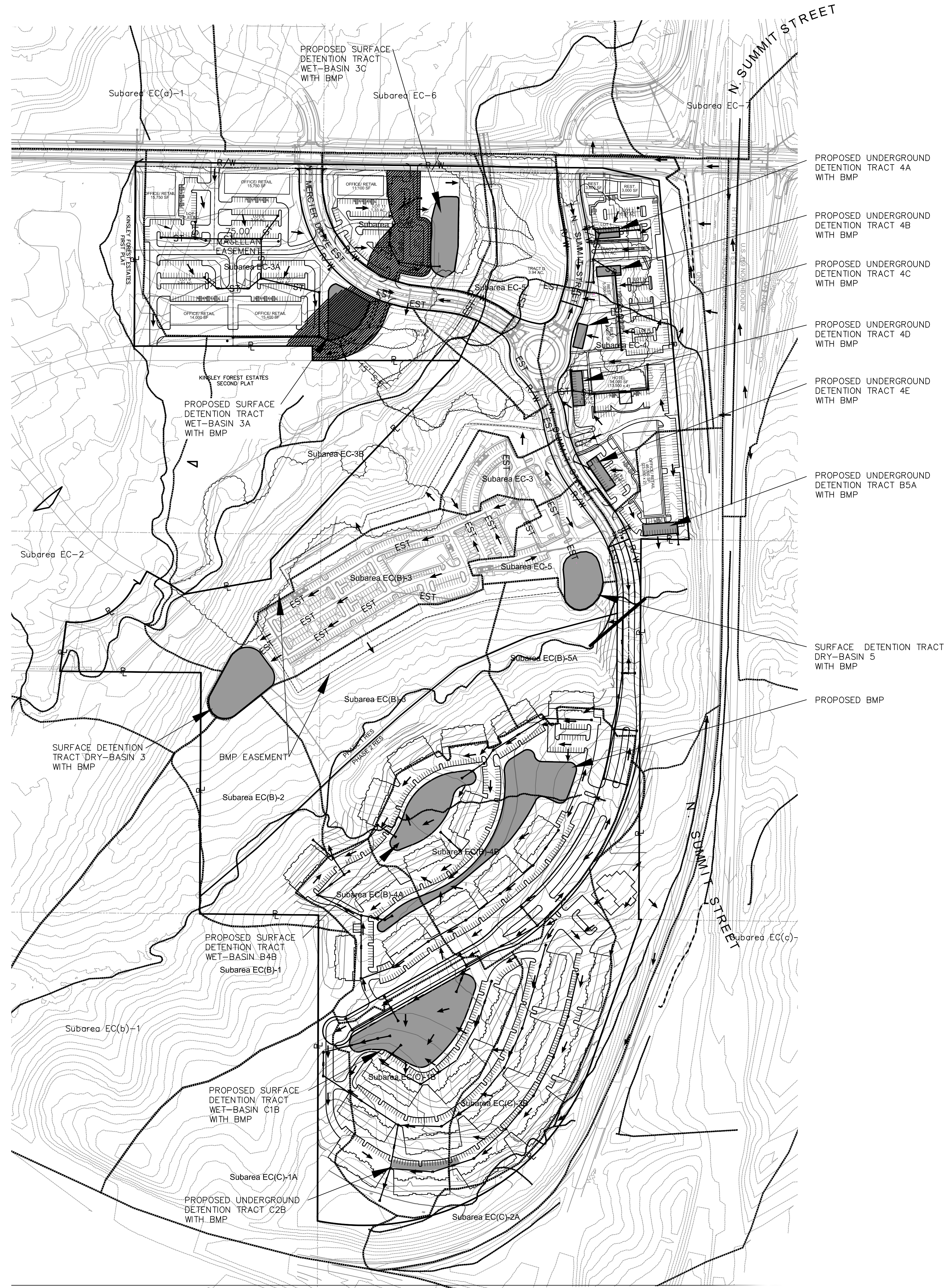
- MIDDLE ZONE
- FINAL OUTER ZONE
- OUTER ZONE IMPACT AREA
2.47 AC (26.9%)



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STREAM BUFFER PLAN
 KINSLY FOREST ESTATES / CIELO
 KANSAS CITY, MO
 2018

drawn by: JAB
 checked by: CJB
 designed by: MJD
 QA/QC by: BFF
 project no.: 017-3820
 date: 2018.03.22



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1	06.05.2018	REVISED PER CPC CONDITIONS	
2	06.12.2018	REVISED PER CPC CONDITIONS	
3	07.09.2018	REVISED PER CPC CONDITIONS	

WATER QUALITY & STORMWATER MANAGEMENT PLAN	2018
KINSLEY FOREST ESTATES / CIELO	
KANSAS CITY, MO	

drawn by: JAB
 checked by: CJH
 designed by: MJD
 QA/QC by: BHF
 project no.: 017-3820
 date: 2018.03.22