

PROJECT TEAM

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LOT 1 LEGAL DESCRIPTION (EXCLUDING THE PROPOSED R/W OF LINE CREEK PARKWAY AND STORMWATER TRACTS)

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AND IN THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF NW BARRY ROAD AS NOW ESTABLISHED AND INCLUDING THAT PART OF THE NOW ABANDONED RIGHT-OF-WAY OF THE KANSAS CITY, CLAY COUNTY AND ST. JOSEPH RAILROAD IN THE SOUTHEAST QUARTER OF SAID SECTION 8. SAID TRACT OF LAND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 9, BEING ALSO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 8; THENCE SOUTH 00° 50' 38" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID NW BARRY ROAD AS CONVEYED TO THE STATE OF MISSOURI BY THE DOCUMENT RECORDED SEPTEMBER 27, 1934 IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE AFORESAID COUNTY AND STATE IN BOOK 6 AT PAGE 26 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 89° 28' 58" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NW BARRY ROAD, ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 811.86 FEET; THENCE SOUTH 01° 36' 53" WEST, DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.20 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 741.00 FEET AND A CENTRAL ANGLE OF 42° 40' 26"; AN ARC LENGTH OF 551.90 FEET; THENCE SOUTH 42° 21' 24" WEST, A DISTANCE OF 68.97 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 88° 39' 52"; AN ARC LENGTH OF 108.32 FEET; THENCE NORTH 46° 37' 45" WEST, A DISTANCE OF 22.06 FEET; THENCE SOUTH 42° 20' 37" WEST, A DISTANCE OF 60.08 FEET; THENCE SOUTH 46° 38' 44" EAST, A DISTANCE OF 20.67 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 82° 08' 32"; AN ARC LENGTH OF 100.36 FEET; THENCE SOUTH 35° 07' 33" WEST, A DISTANCE OF 133.96 FEET; THENCE NORTH 89° 27' 47" WEST, 981.58 FEET TO THE NORTHEAST CORNER OF LOT 2, WAU-LIN CREEK ADDITION, A SUBDIVISION IN SAID CITY, COUNTY AND STATE ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 00° 32' 17" EAST (NORTH 00° 32' 13" EAST, PLAT) ALONG THE EAST LINE OF NE 82ND STREET AND LOT 1 AS EACH ARE SHOWN IN SAID WAU-LIN-CREEK ADDITION AND ALONG THE NORTHERLY EXTENSION OF THE EAST LINE THEREOF, A DISTANCE OF 1,060.20 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID NW BARRY ROAD, SAID POINT BEING 40.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF; THENCE SOUTH 88° 42' 12" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NW BARRY ROAD, BEING ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 630.40 FEET TO THE POINT OF BEGINNING.

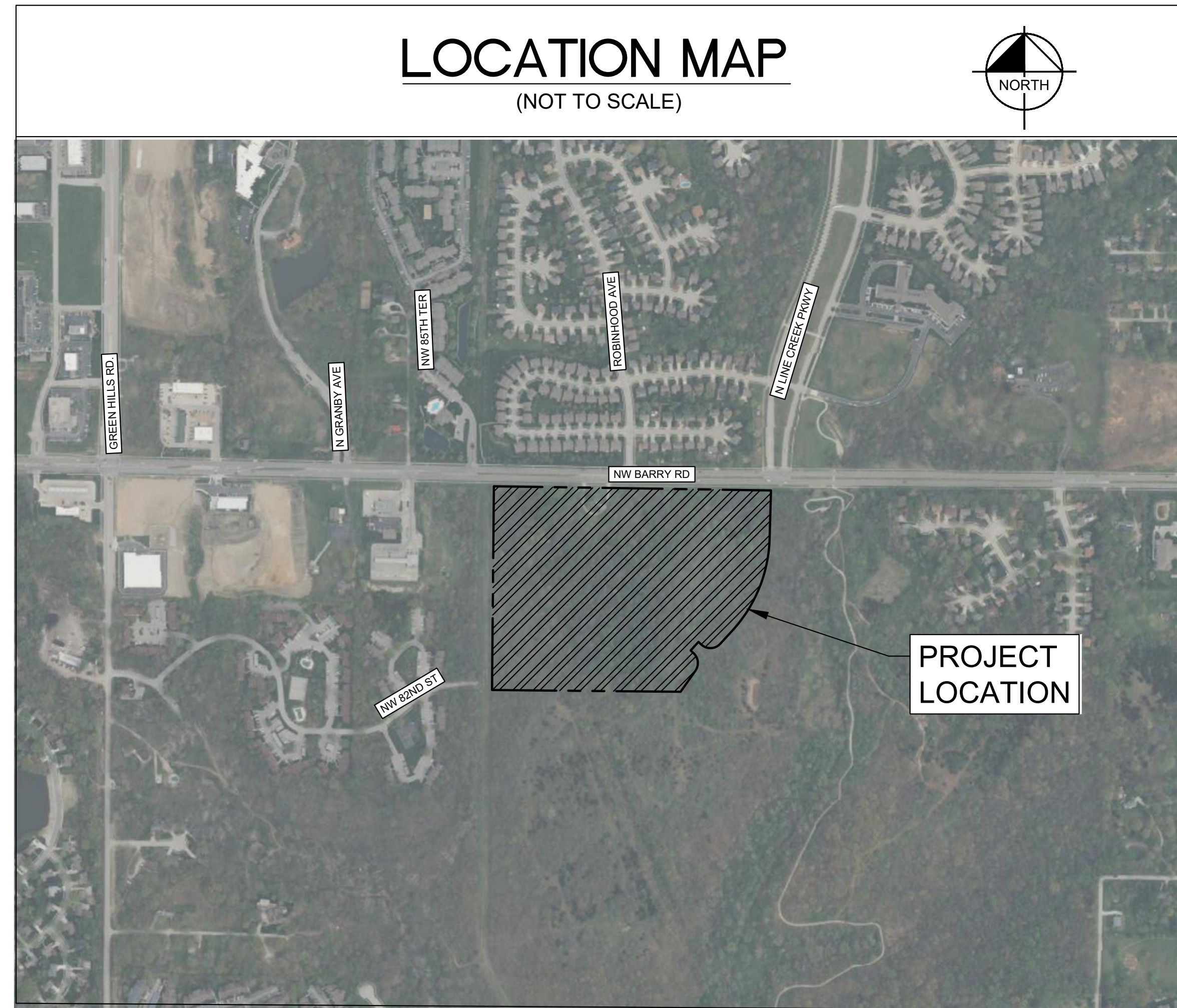
CONTAINING 1,372,440 SQUARE FEET OR 31.51 ACRES, MORE OR LESS.

THE BASIS OF THE BEARINGS SHOWN HEREON IS THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE.

DEVELOPMENT PLANS FOR KIMPTON FALLS SECTION 9, TOWNSHIP 51N, RANGE 33W CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

LOCATION MAP

(NOT TO SCALE)



PROJECT LOCATION

DEVELOPMENT PLAN DEVIATIONS

- _____
- _____
- _____

DEVELOPMENT PLAN WAIVERS

- SIDEWALK ON ONE SIDE OF LINE CREEK PARKWAY (405.7)
- NO CONNECTION TO 82ND STREET (405.10)
- LINE CREEK PARKWAY IS PROPOSED AS A COMMERCIAL COLLECTOR STREET CLASSIFICATION, AND THE PROPOSED DESIGN EXCEEDS THE MAXIMUM GRADE OF 6%. THE PROPOSED DESIGN PROVIDES A MAXIMUM GRADE OF 8%.

SHEET SET INDEX	
SHEET #	SHEET TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN
C4	TYPICAL ROADWAY SECTIONS
C5	GRADING PLAN
C6	UTILITY PLAN
C7	EXISTING STREAM BUFFER PLAN
C8	STREAM BUFFER IMPACT PLAN
C9	PRELIMINARY PLAT
C10	PEDESTRIAN CONNECTIVITY PLAN
C11	PEDESTRIAN CONNECTIVITY CROSS SECTIONS
C12	AERIAL PLAN
C13	TURNING TEMPLATES
P1	PHOTOMETRIC PLAN
P2	PHOTOMETRIC DETAILS
L1	LANDSCAPE KEY MAP & NOTES
L2 - L7	LANDSCAPE PLAN
A1 - A6	BUILDING ELEVATIONS
A7 - A8	PROJECT CONCEPT IMAGERY

CITY COMMENTS		DATE
1		02/03/2023
2		02/14/2023
3		02/17/2023

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SCALE:	AS NOTED
DESIGNED BY:	PHD
DRAWN BY:	JRS
CHECKED BY:	MK

PRELIMINARY
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CONSTRUCTION

COVER SHEET

KIMPTON FALLS
KANSAS CITY, MO

ORIGINAL ISSUE:
02/03/2023

KHA PROJECT NO.
168898011

SHEET NUMBER

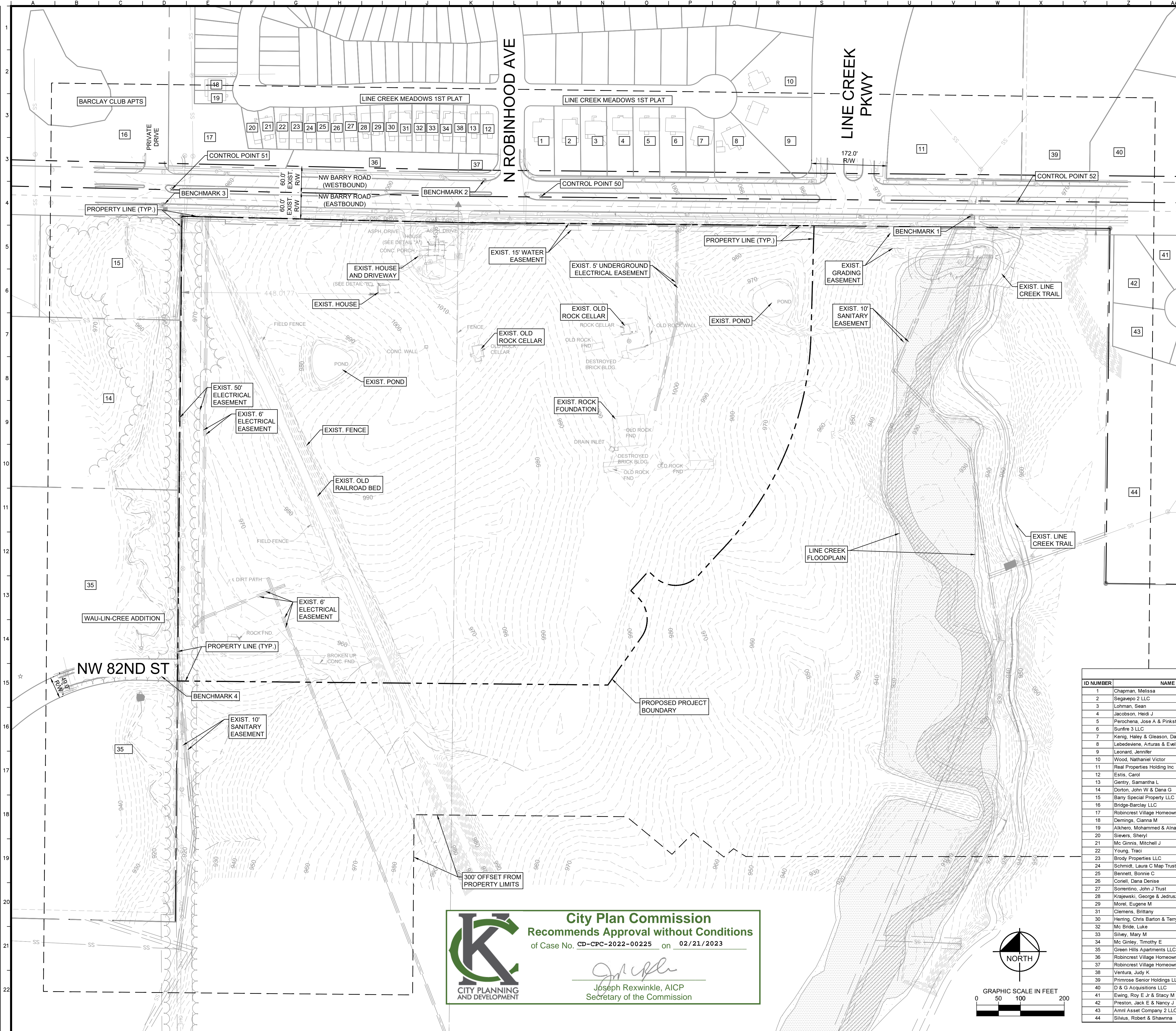
C1

City Plan Commission
Recommends Approval without Conditions
of Case No. CD-CPC-2022-00225 on 02/21/2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

Drawing name: K:\KNC_DEV\168898011_Kimpton\2 Design\CAD\PlanSheets\Entitlement\01 COVER SHEET.dwg
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Drawing name: K:\NC_DRAWING\1689801_Kimpton\2 EXISTING CONDITIONS.dwg Mar 02, 2023 11:53am By: Julia Swenson
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- ### NOTES
- EXISTING CONDITIONS ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY **MCCLURE ENGINEERING COMPANY DATED 09/06/2022**, BASIS OF BEARINGS: MISSOURI STATE PLANE, WEST ZONE. THE GROUND COORDINATE VALUES ARE CALCULATED USING A CAF OF 0.999899303.
 - IN GENERAL, THE EXISTING FEATURES SHOWN, WITHIN THE PROPERTY LIMITS ARE ANTICIPATED TO BE REMOVED. THIS INCLUDES EXISTING TREES, BUILDINGS, FENCES, ETC.
 - THE EXISTING PROPERTY LINE REPRESENTS THE RECORDED PROPERTY LINE, WHICH HAS BEEN ESTABLISHED BY CORRECTIVE WARRANTY DEED, FILED AT PLATTE COUNTY RECORDER OF DEEDS IN OCTOBER OF 2022. THE CITY'S PARCEL VIEWER MAP DOES NOT APPEAR TO BE UPDATED, TO REFLECT THE RECORDED PROPERTY BOUNDARY.
 - EXISTING EASEMENTS ARE ANTICIPATED TO BE VACATED BY A SEPARATE DOCUMENT.

FLOODPLAIN NOTE

FLOOD LIMITS SHOWN HEREON ARE APPROXIMATE. THIS PROPERTY LIES WITHIN FLOODWAY AREAS IN ZONE AE AS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT; FLOOD ZONE AE DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED; ZONE X DEFINED AS AREAS 0.2% ANNUAL CHANCE FLOOD; AND FLOOD ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR PLATTE COUNTY, MISSOURI MAP NO. 29095C0107G AND DATED JANUARY 20, 2017 AND MAP NO. 29095C0126G AND DATED JANUARY 20, 2017.

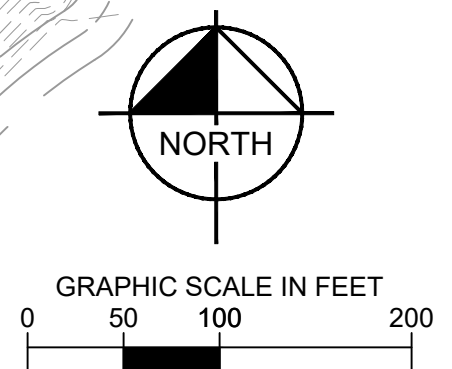
- ### LEGEND
- BENCHMARK
 - CONTROL POINT
 - PROPERTY CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - SPECIAL FLOOD HAZARD AREA (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS DEFINED AS ZONE AE: Base flood elevations determined.
 - FLOOD AREAS IN ZONE AE: The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.
 - OTHER FLOOD AREAS AS DEFINED AS FLOOD X: Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

NEIGHBORING PROPERTIES

ID NUMBER	NAME	ADDRESS	MAILING ADDRESS	ZONING
1	Chapman, Melissa	3509 NW 84th Ter	3509 NW 84th Ter	R-6
2	Segawepo 2 LLC	3505 NW 84th Ter	401 E Jackson St Ste 3000	R-6
3	Lohman, Sean	3501 NW 84th Ter	3501 NW 84th Ter	R-6
4	Jacobson, Heidi J	3498 NW 84th Ter	3498 NW 84th Ter	R-6
5	Pirochena, Jose A & Pinkston, Darryl M	3405 NW 84th Ter	3405 NW 84th Ter	R-6
6	Sunfre 3 LLC	3401 NW 84th Ter	5001 Plaza On The Lake Ste 200 Austin, TX	R-6
7	Kenig, Haley & Gleason, Danielle	3309 NW 84th Ter	3309 NW 84th Ter	R-6
8	Lebedevens, Anturas & Evelina	3305 NW 84th Ter	3305 NW 84th Ter	R-6
9	Leonard, Jennifer	3301 NW 84th Ter	3301 NW 84th Ter	R-6
10	Wood, Nathaniel Victor	3300 NW 84th Ter	3300 NW 84th Ter	R-6
11	Real Properties Holding Inc	8451 N Line Creek Pkwy	PO Box 11332 Overland Park, KS	AG-R
12	Estis, Carol	3617 NW 84th Ter	3617 NW 84th Ter	R-6
13	Gentry, Samantha L	3619 NW 84th Ter	3619 NW 84th Ter	B2-2
14	Dorton, John W & Dana G	3907 NW Barry Rd	1011 Woodcliff Dr Richmond, MO	B2-2
15	Bary Special Property LLC	3801 NW Barry Rd	4600 College Blvd Ste 102 Overland Park, KS	R-6
16	Bridge-Barclay LLC	3800 NW Barry Rd	1850 Mt Diablo Blvd, Ste 410 Walnut Creek, CA	AG-R, R-6
17	Robincrest Village Homeowners' Association	3655 NW 84th Ter	PO Box 15142 Shawnee Mission, KS	R-6
18	Derrings, Ciarra M	8412 N Aia Ave	8412 N Aia Ave	R-6
19	Alkharo, Mohammed & Alhajjar, Tamarah	8410 N Aia Ave	8410 N Aia Ave	R-6
20	Siewers, Sheryl	3651 NW 84th Ter	3651 NW 84th Ter	R-6
21	Mc Ginnis, Mitchell J	3649 NW 84th Ter	4701 NW 87th St	R-6
22	Young, Traci	3647 NW 84th Ter	3647 NW 84th Ter	R-6
23	Brody Properties LLC	3645 NW 84th Ter	2118 Swift Ave North Kansas City, Mo	R-6
24	Schmidt, Laura C Map Trust	3643 NW 84th Ter	3643 NW 84th Ter	R-6
25	Bennett, Bonnie C	3641 NW 84th Ter	3641 NW 84th Ter	R-6
26	Cornell, Dana Denise	3639 NW 84th Ter	3639 NW 84th Ter	R-6
27	Sorrentino, John J Trust	3637 NW 84th Ter	13721 W 120th St Olathe, KS	R-6
28	Krajewski, George & Jedruszewska, Jolanta	3635 NW 84th Ter	3635 NW 84th Ter	R-6
29	Morel, Eugene M	3633 NW 84th Ter	3633 NW 84th Ter	R-6
31	Clemens, Brittany	3629 NW 84th Ter	3629 NW 84th Ter	R-6
32	Herring, Chris Barton & Terry Sue Trust	3631 NW 84th Ter	3631 NW 84th Ter	R-6
33	Mc Bride, Luke	3627 NW 84th Ter	7916 N Luster Ave Kansas City, Mo	R-6
33	Silvey, Mary M	3625 NW 84th Ter	3625 NW 84th Ter	R-6
34	Mc Ginley, Timothy E	3623 NW 84th Ter	3623 NW 84th Ter	R-6
35	Green Hills Apartments LLC, Wau Lin Cree Apts	3800 NW 82nd St	4335 NW Line Creek Dr Kansas City, MO	R-5
36	Robincrest Village Homeowners' Association	3600 NW Barry Rd	PO Box 15142 Shawnee Mission, KS	R-6
37	Robincrest Village Homeowners' Association	8400 N Robinhood Ave	PO Box 15142 Shawnee Mission, KS	R-6
38	Ventura, Judy K	3621 NW 84th Ter	3621 NW 84th Ter, Kansas City, MO	R-6
39	Primrose Senior Holdings LLC	8531 N Line Creek Pkwy	815 N 2nd St Aberdeen, SD	R-1.5
40	D & G Acquisitions LLC	2840 NW Barry Rd	9949 N Woodland Ave Kansas City, MO	R-6, R-7.5
41	Ewing, Roy E Jr & Stacy M	8383 N Britt Ct	8383 N Britt Ct	R-6
42	Preston, Jack E & Nancy J	8387 N Britt Ct	8387 N Britt Ct	R-6
43	Amni Asset Company 2 LLC	8384 N Britt Ct	5001 Plaza On The Lake Ste 200 Austin, TX	R-6
44	Silvius, Robert & Shawna	n/a	3017 NW 83rd Ter	R-1.5

City Plan Commission
 Recommends Approval without Conditions
 of Case No. CD-CPC-2022-00225 on 02/21/2023

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



Scale: AS NOTED
 DESIGNED BY: PND
 DRAWN BY: JRS
 CHECKED BY: MK

CITY COMMENTS: 02/03/2023
 CITY COMMENTS: 02/14/2023

REVISIONS: NO.

PRELIMINARY NOT FOR CONSTRUCTION

EXISTING CONDITIONS

KIMPTON FALLS
 KANSAS CITY, MO

ORIGINAL ISSUE: 02/03/2023
 KHA PROJECT NO. 16898011
 SHEET NUMBER C2

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 KANSAS CITY, MO 64105
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Drawing name: K:\KIMLEY-HORN\Projects\K3\K3_Site_Plan.dwg C3 SITE PLAN Mar 02, 2023 11:53am by: Julia Swanson
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Site Data Table			
Zoning			
Existing	B3-3, R-1.5 (No Zoning Change)		
Land Area			
Lot 1 Area	31.51 Acres		
Tract A Area	2.28 Acres		
Tract B Area	11.19 Acres		
Public R/W	4.45 Acres		
Total Area	49.43 Acres		
Proposed Uses			
Multifamily Residential			
Structure Height & # of floors			
Structure Height (Type I)	HEIGHT	NO. OF FLOORS	
Structure Height (Type II)	36'	2	
Structure Height (Clubhouse)	29'	1	
Gross Floor Area & # of Units			
	# of Buildings	Building Footprint	Gross Square Footage
Type 1 Buildings	33	8,370	552,420
Type 2 Buildings	15	6,270	188,100
Clubhouse	1	7,270	14,540
Total	49	21,910	755,060
Building Coverage & FAR			
Building Coverage	78.2%		
Floor Area Ratio (FAR)	0.600		
Density			
area	13.33		
Vehicle Parking			
Stalls Required (1 per unit)	420		
Garage Stalls Provided	498		
Surface Stalls Provided	330		
ADA Stalls Provided	8		
Total Stalls Provided	828		
Bike Parking			
Short-Term Stalls Required	Not Applicable		
Short-Term Stalls Provided	140		
Long-Term Stalls Required	Not Applicable		
Long-Term Stalls Provided	498 (inside Garages)		
Timeline			
Estimated Start Date	7/1/2023		
Estimated Completion Date	7/1/2025		
Parkland Dedication			
Calculated base on 2 people per dwelling unit			
# of dwelling units	420		
Total People	840		
Acres per Person	0.006		
Acres Required	5.04		
Acres Provided (Tract B)	11.19		
Parkland Shortage	---		
2022 Parkland Fee per Acre	\$64,220.18		
Parkland Fees Due	\$0.00		

SCALE: AS NOTED
 DESIGNED BY: PHD
 DRAWN BY: JRS
 CHECKED BY: MK

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CITY COMMENTS: 02/14/2023
 CITY COMMENTS: 03/02/2023

REVISIONS: NO. DATE BY

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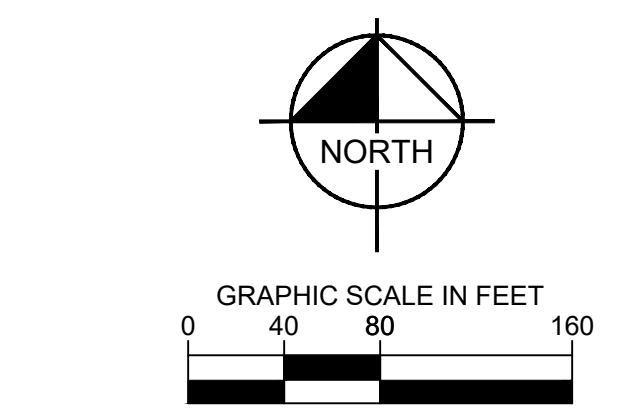
SITE PLAN
 KIMPTON FALLS
 KANSAS CITY, MO

ORIGINAL ISSUE: 02/03/2023
 KHA PROJECT NO. 168898011
 SHEET NUMBER: C3

- ### SITE PLAN NOTES
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - ALL ADA PARKING STALLS SHALL BE UNIVERSAL STALLS, WITH 11' STALL, 5' SHARED AISLE, AND 11' STALL. ALL ADA STALLS SHALL HAVE 4" BLUE STRIPES AND ADA SIGNS FOR EACH STALL.
 - ALL STANDARD PARKING STALLS SHALL BE 9' STALLS WITH 4" WHITE STRIPES.
 - ALL WORK WITHIN PUBLIC RIGHT-OF-WAY IS CONSIDERED A PUBLIC IMPROVEMENT.
 - BUILDING SETBACK LINES ARE SHOWN AS B/L.
 - FUTURE TRAIL CONNECTION SHALL BE MADE WHEN LINE CREEK PARKWAY EXTENDS EAST ACROSS THE STREAM

SITE PLAN LEGEND

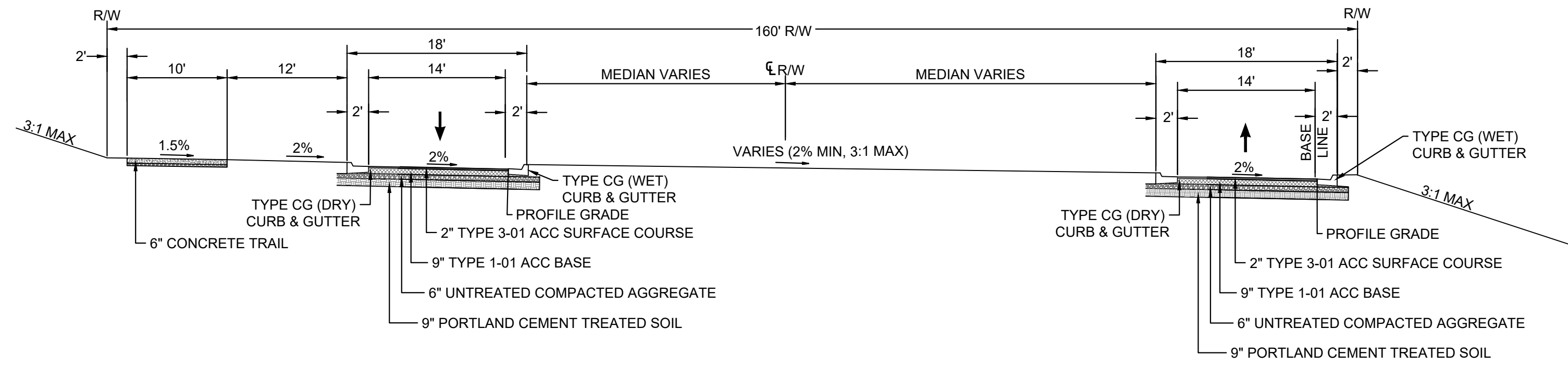
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[Pattern]	STAMPED CONCRETE PAVEMENT
[Pattern]	STANDARD DUTY CONCRETE PAVEMENT (PRIVATE)
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT (PUBLIC)
[Pattern]	CONCRETE SIDEWALK



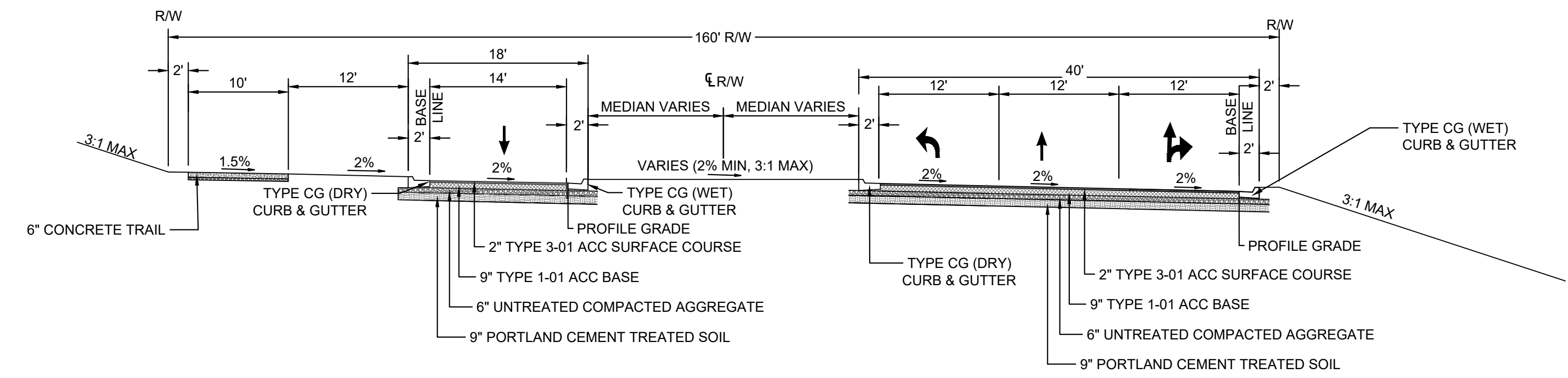
City Plan Commission
 Recommends Approval without Conditions
 of Case No. CD-CPC-2022-00225 on 02/21/2023

Joseph Rexwinkle, AICP
 Secretary of the Commission

Drawing name: K:\KNC_DEVA\16889801_Kimpton\2 Design\CAD\PlanSheets\Entitlement\C3 SITE PLAN.dwg C4 TYPICAL ROADWAY SECTIONS Mar 02, 2023 1:53pm by Julia Swanson
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TYPICAL ROADWAY SECTION -1
LINE CREEK PARKWAY



TYPICAL ROADWAY SECTION-2
LINE CREEK PARKWAY



City Plan Commission
Recommends Approval without Conditions
 of Case No. CD-CPC-2022-00225 on 02/21/2023


 Joseph Rexwinkle, AICP
 Secretary of the Commission

No.	CITY COMMENTS	DATE	BY
1			
2			

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 KANSAS CITY, MO 64105
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SCALE:	AS NOTED
DESIGNED BY:	PMD
DRAWN BY:	JRS
CHECKED BY:	MM

PRELIMINARY
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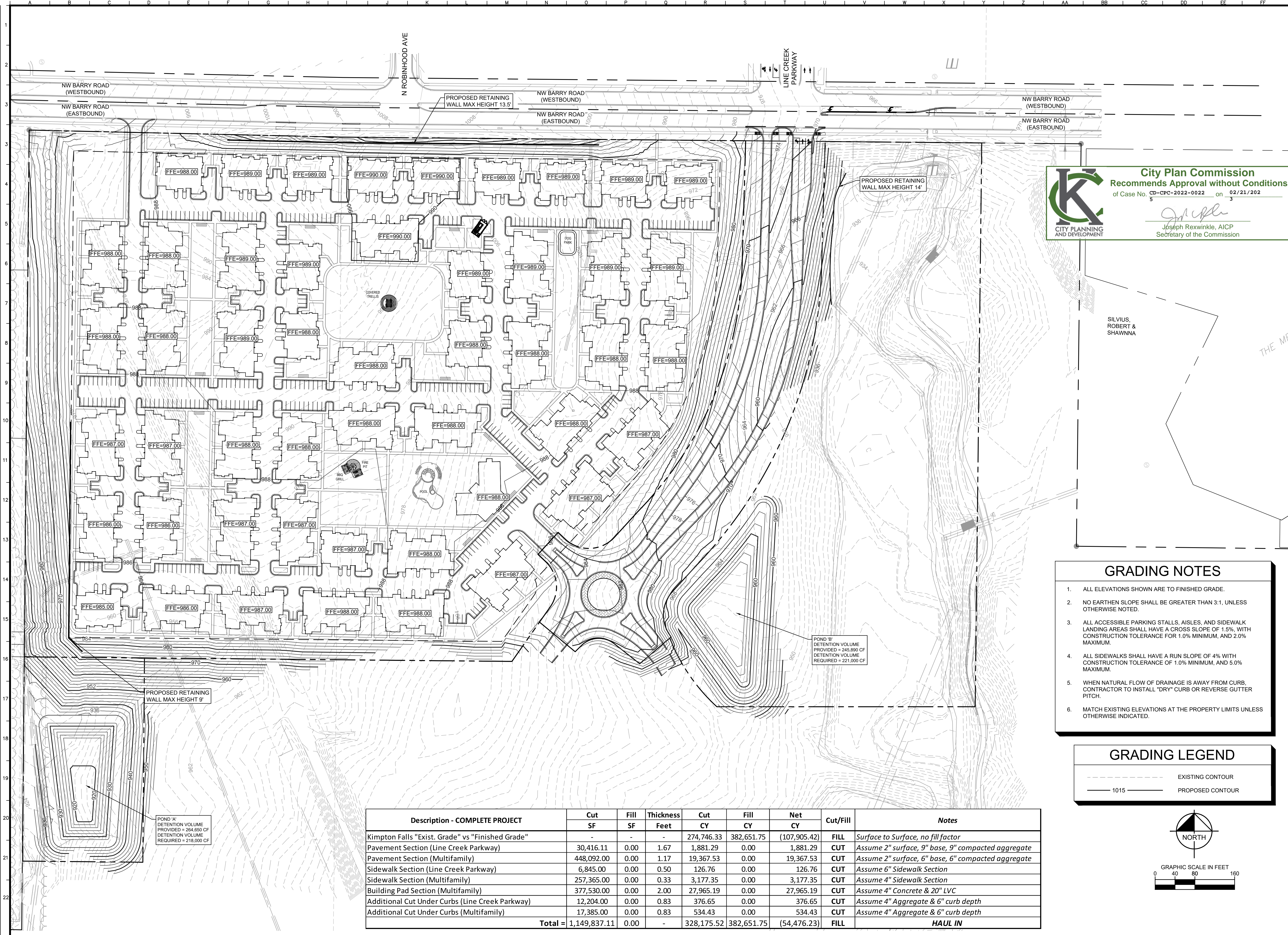
TYPICAL
ROADWAY
SECTIONS

KIMPTON FALLS

KANSAS CITY, MO

ORIGINAL ISSUE:	02/03/2023
KHA PROJECT NO.	168898011
SHEET NUMBER	C4

Drawing name: K:\KIMLEY-HORN\Projects\Kimpion\2 Design\Kimpion\Sheets\Kimpion\05 GRADING PLAN.dwg CS GRADING PLAN Mar 02, 2023 1:53pm by Julia Swensen
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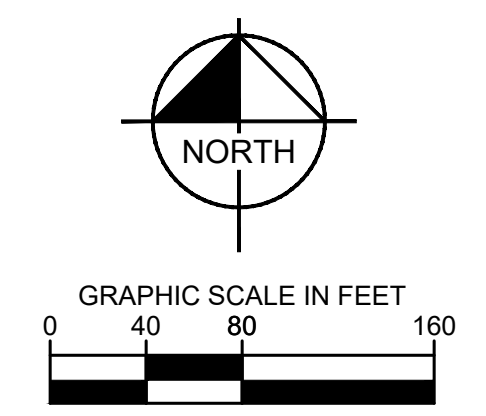

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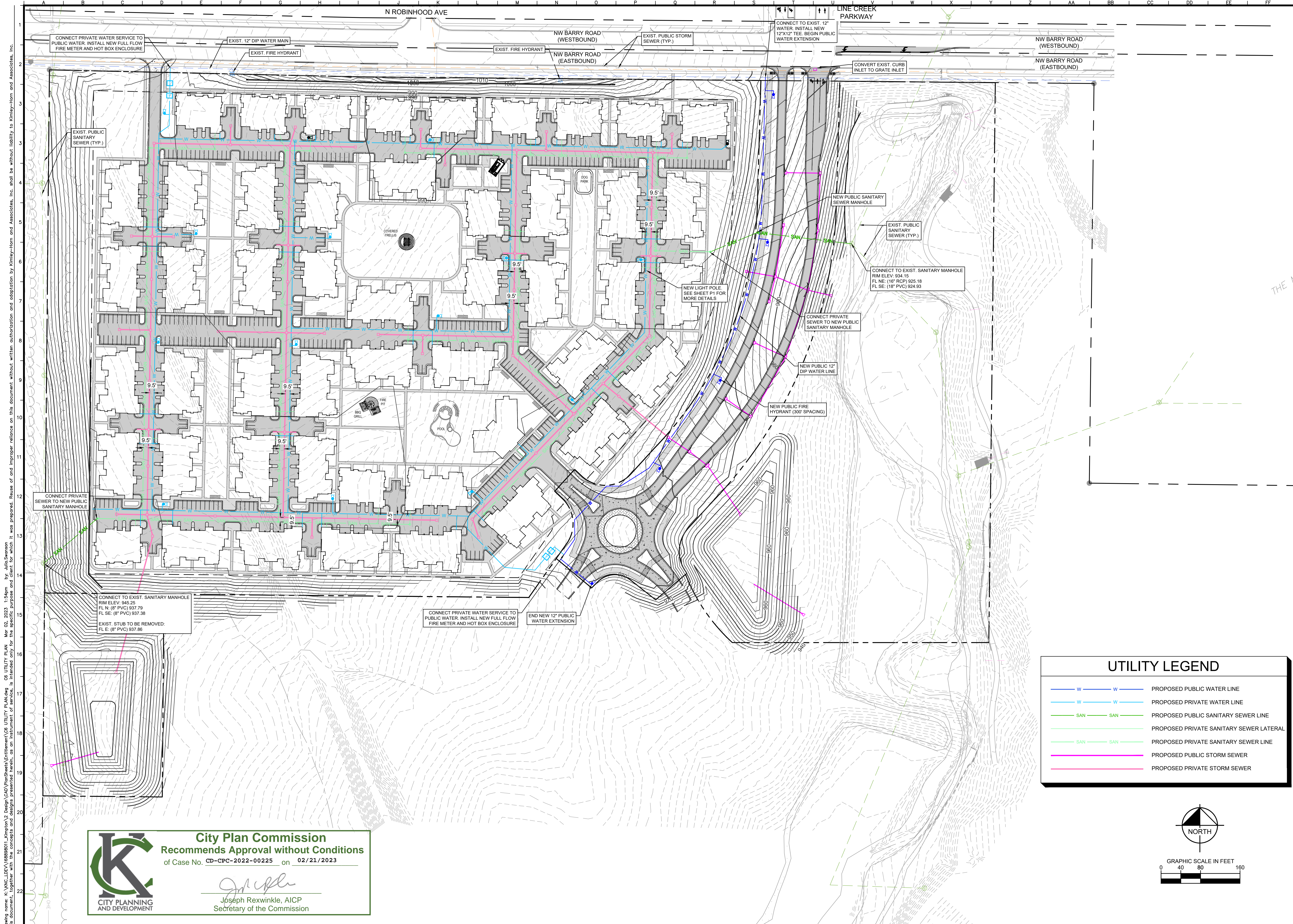
- ### GRADING NOTES
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
 - NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
 - ALL ACCESSIBLE PARKING STALLS, AISLES, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM.
 - 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 TO INSTALL "DRY" CURB OR REVERSE GUTTER PITCH.
 - MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.

GRADING LEGEND

 EXISTING CONTOUR
 1015 PROPOSED CONTOUR



<p style="font-size: small;">CITY COMMENTS</p> <p style="font-size: x-small;">JRS 02/03/2023</p> <p style="font-size: x-small;">JRS 02/14/2023</p>	<p style="font-size: small;">REVISIONS</p> <p style="font-size: x-small;">NO. DATE</p>
<p style="font-size: large; font-weight: bold;">Kimley»Horn</p> <p style="font-size: x-small;">© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 865 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM</p>	
<p style="font-size: small;">SCALE:</p> <p style="font-size: x-small;">DESIGNED BY: PND DRAWN BY: JRS CHECKED BY: MK</p>	
<p style="font-size: large; font-weight: bold; color: red;">PRELIMINARY NOT FOR CONSTRUCTION</p>	
<p style="font-size: large; font-weight: bold;">GRADING PLAN</p>	
<p style="font-size: large; font-weight: bold;">KIMPTON FALLS</p> <p style="font-size: x-small;">KANSAS CITY, MO</p>	
<p style="font-size: x-small;">ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011 SHEET NUMBER</p>	
<p style="font-size: large; font-weight: bold;">C5</p>	

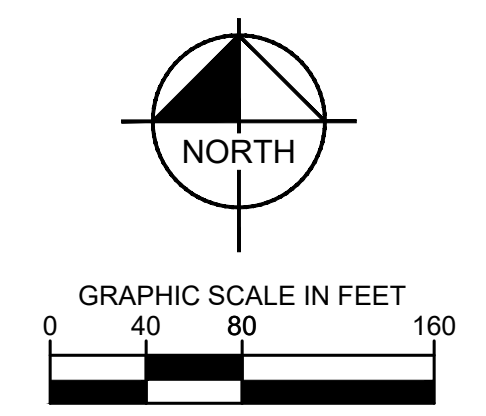


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City Plan Commission
 Recommends Approval without Conditions
 of Case No. **CD-CPC-2022-00225** on **02/21/2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

UTILITY LEGEND	
— W — W —	PROPOSED PUBLIC WATER LINE
— W — W —	PROPOSED PRIVATE WATER LINE
— SAN — SAN —	PROPOSED PUBLIC SANITARY SEWER LINE
— SAN — SAN —	PROPOSED PRIVATE SANITARY SEWER LATERAL
— SAN — SAN —	PROPOSED PRIVATE SANITARY SEWER LINE
— — —	PROPOSED PUBLIC STORM SEWER
— — —	PROPOSED PRIVATE STORM SEWER



JRS	02/03/2023	CITY COMMENTS	02/14/2023	CITY COMMENTS	02/14/2023	REVISIONS	DATE	BY
1								
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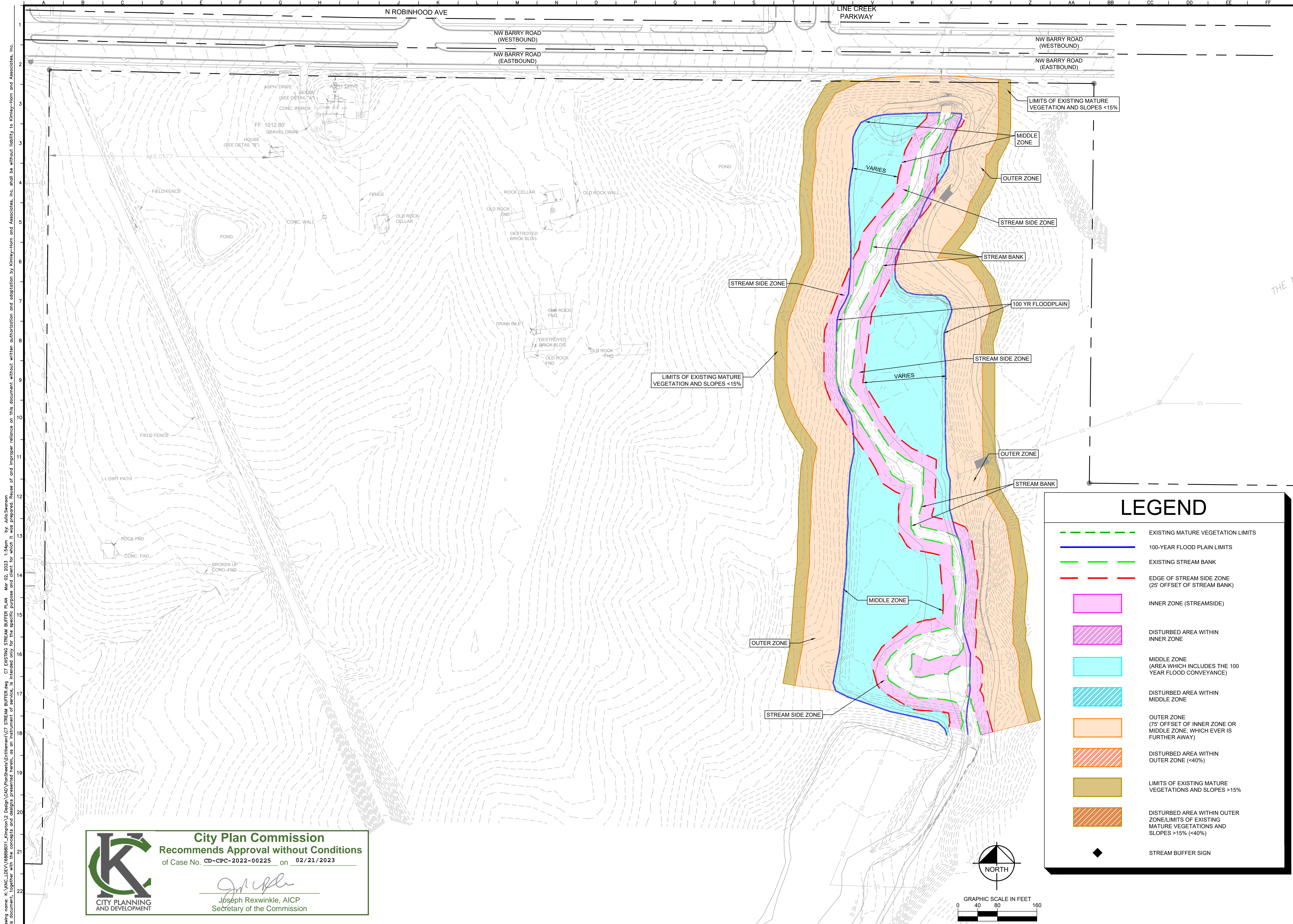
SCALE: AS NOTED
 DESIGNED BY: PND
 DRAWN BY: JRS
 CHECKED BY: MK

PRELIMINARY
NOT FOR CONSTRUCTION

UTILITY PLAN

KIMPTON FALLS
 KANSAS CITY, MO

ORIGINAL ISSUE: 02/03/2023
 KHA PROJECT NO. 168898011
 SHEET NUMBER **C6**

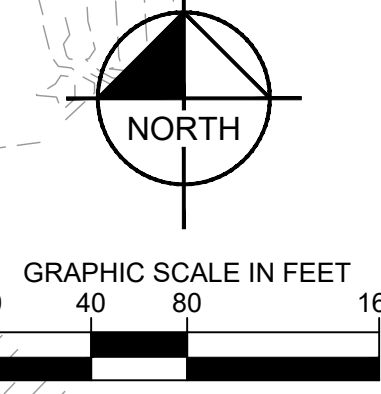


LEGEND

- EXISTING MATURE VEGETATION LIMITS
- 100-YEAR FLOOD PLAIN LIMITS
- EXISTING STREAM BANK
- EDGE OF STREAM SIDE ZONE (25' OFFSET OF STREAM BANK)
- INNER ZONE (STREAMSIDE)
- DISTURBED AREA WITHIN INNER ZONE
- MIDDLE ZONE (AREA WHICH INCLUDES THE 100 YEAR FLOOD CONVEYANCE)
- DISTURBED AREA WITHIN MIDDLE ZONE
- OUTER ZONE (75' OFFSET OF INNER ZONE OR MIDDLE ZONE, WHICHEVER IS FURTHER AWAY)
- DISTURBED AREA WITHIN OUTER ZONE (<40%)
- LIMITS OF EXISTING MATURE VEGETATIONS AND SLOPES >15%
- DISTURBED AREA WITHIN OUTER ZONE/LIMITS OF EXISTING MATURE VEGETATIONS AND SLOPES >15% (<40%)
- STREAM BUFFER SIGN

City Plan Commission
Recommends Approval without Conditions
 of Case No. **CD-CPC-2022-00225** on **02/21/2023**

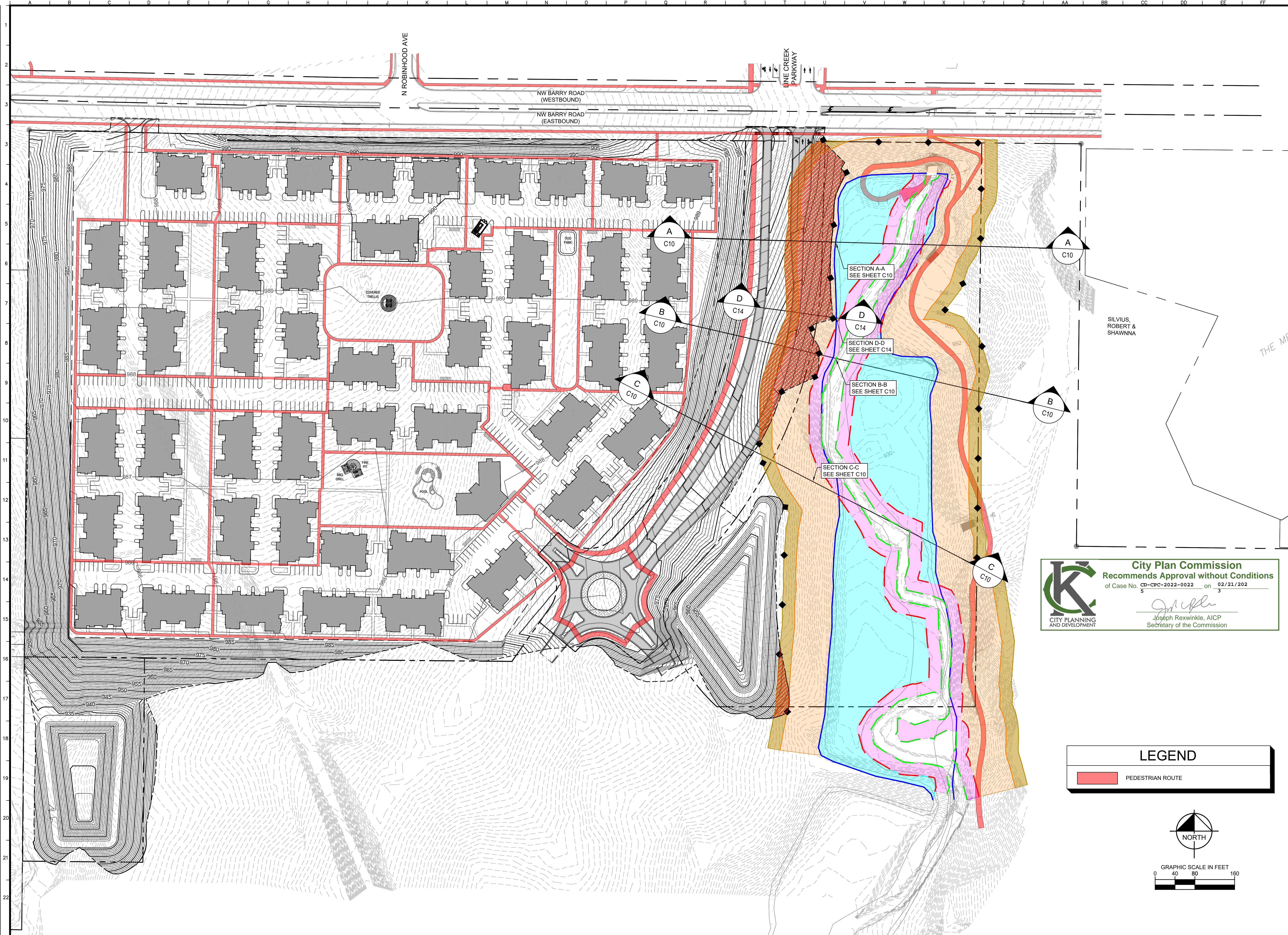
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



JRS	02/03/2023	CITY COMMENTS	JRS	02/14/2023	CITY COMMENTS	JRS	03/02/2023	REVISIONS	DATE
1			2			3		No.	By
<p style="text-align: center; font-size: small;">© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM</p>									
<div style="border: 1px solid black; padding: 5px; display: inline-block; transform: rotate(-15deg);"> PRELIMINARY NOT FOR CONSTRUCTION </div>									
EXISTING STREAM BUFFER PLAN					KIMPTON FALLS KANSAS CITY, MO				
ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011 SHEET NUMBER C7									

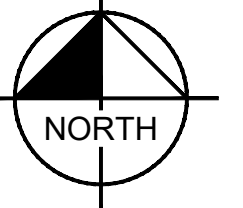
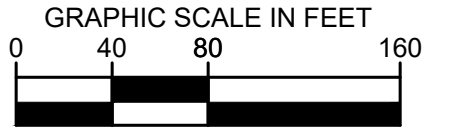
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 C10 PEDESTRIAN CONNECTIVITY PLAN
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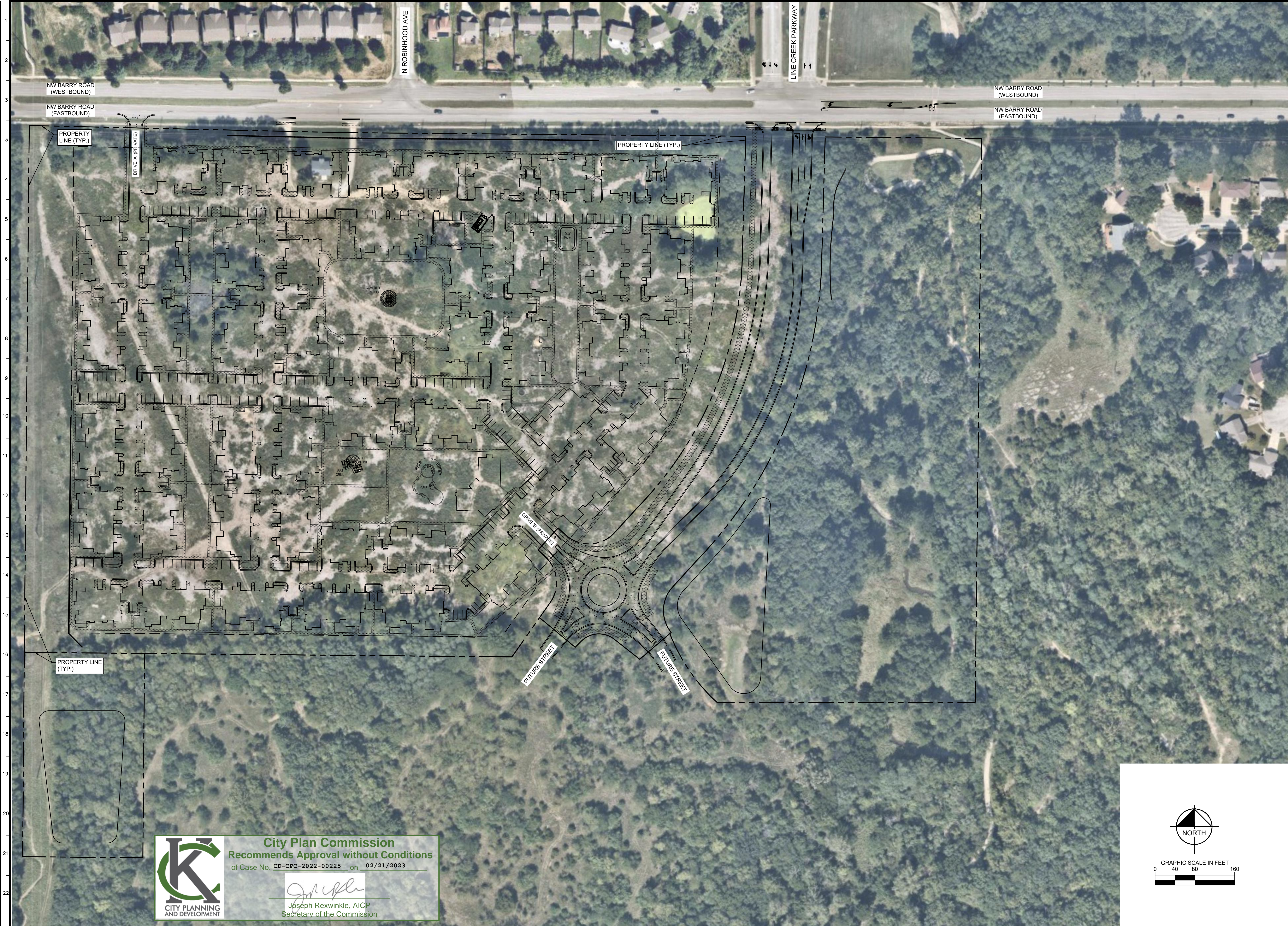

City Plan Commission
 Recommends Approval without Conditions
 of Case No. CD-CPC-2022-0022 on 02/21/2022
 Joseph Rexwinkel, AICP
 Secretary of the Commission

LEGEND
 PEDESTRIAN ROUTE


 NORTH
 GRAPHIC SCALE IN FEET


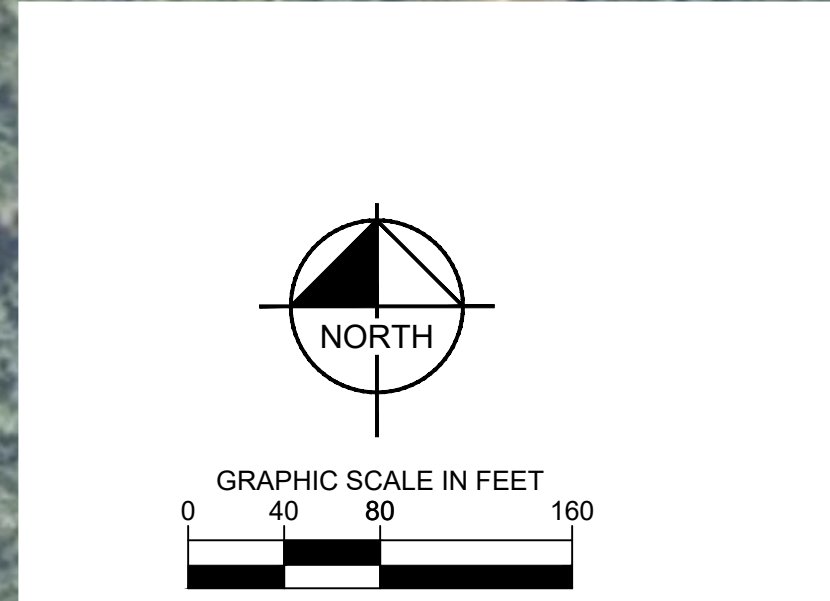
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SCALE: AS NOTED DESIGNED BY: PND DRAWN BY: JRS CHECKED BY: MK	CITY COMMENTS 1. 2.
PRELIMINARY NOT FOR CONSTRUCTION	
PEDESTRIAN CONNECTIVITY PLAN	
KIMPTON FALLS <small>KANSAS CITY, MO</small>	
ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011 SHEET NUMBER C10	
JRS 02/03/2023	JRS 02/14/2023
REVISIONS No. DATE BY	No. DATE BY

Drawing name: K:\UNC_DEVELOPMENT\Kimpion\2 Design\CAD\PlanSheets\Entitlement\C12 AERIAL PLAN.dwg C12 AERIAL PLAN Mar 02, 2023 11:55pm By: Julia Swenson
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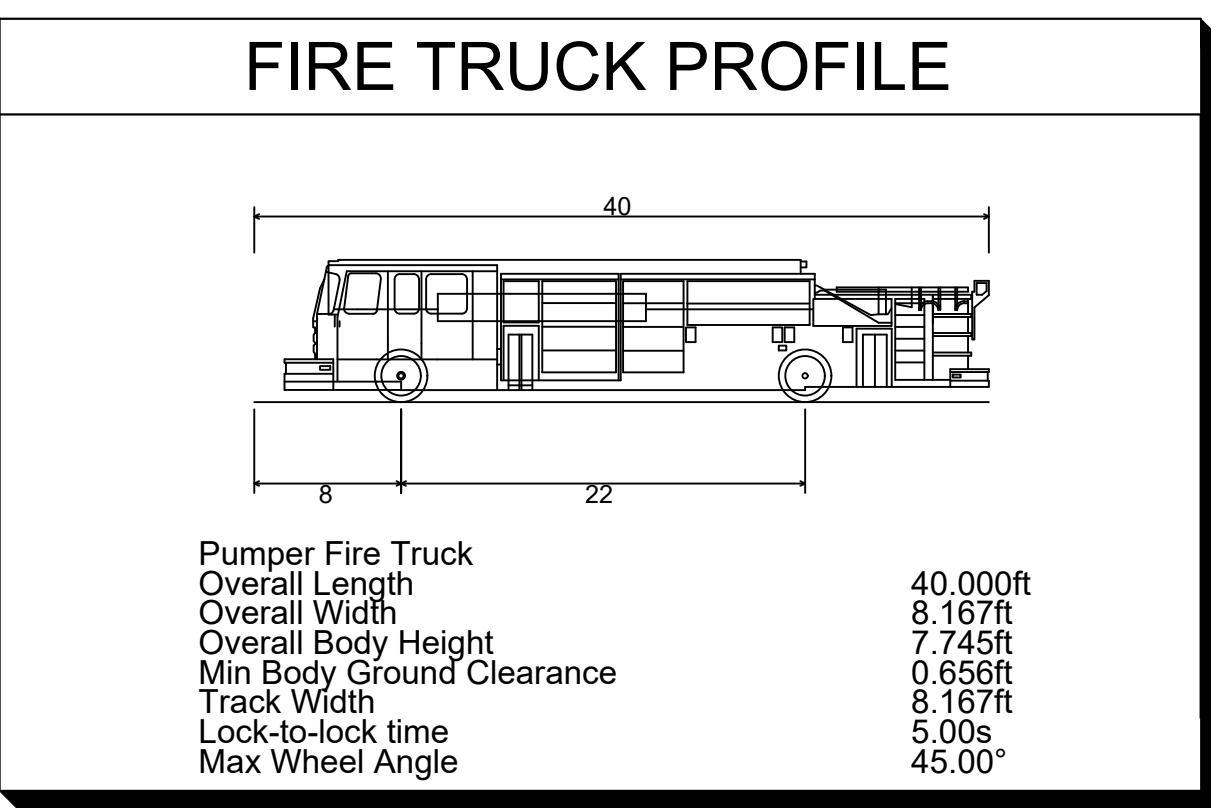
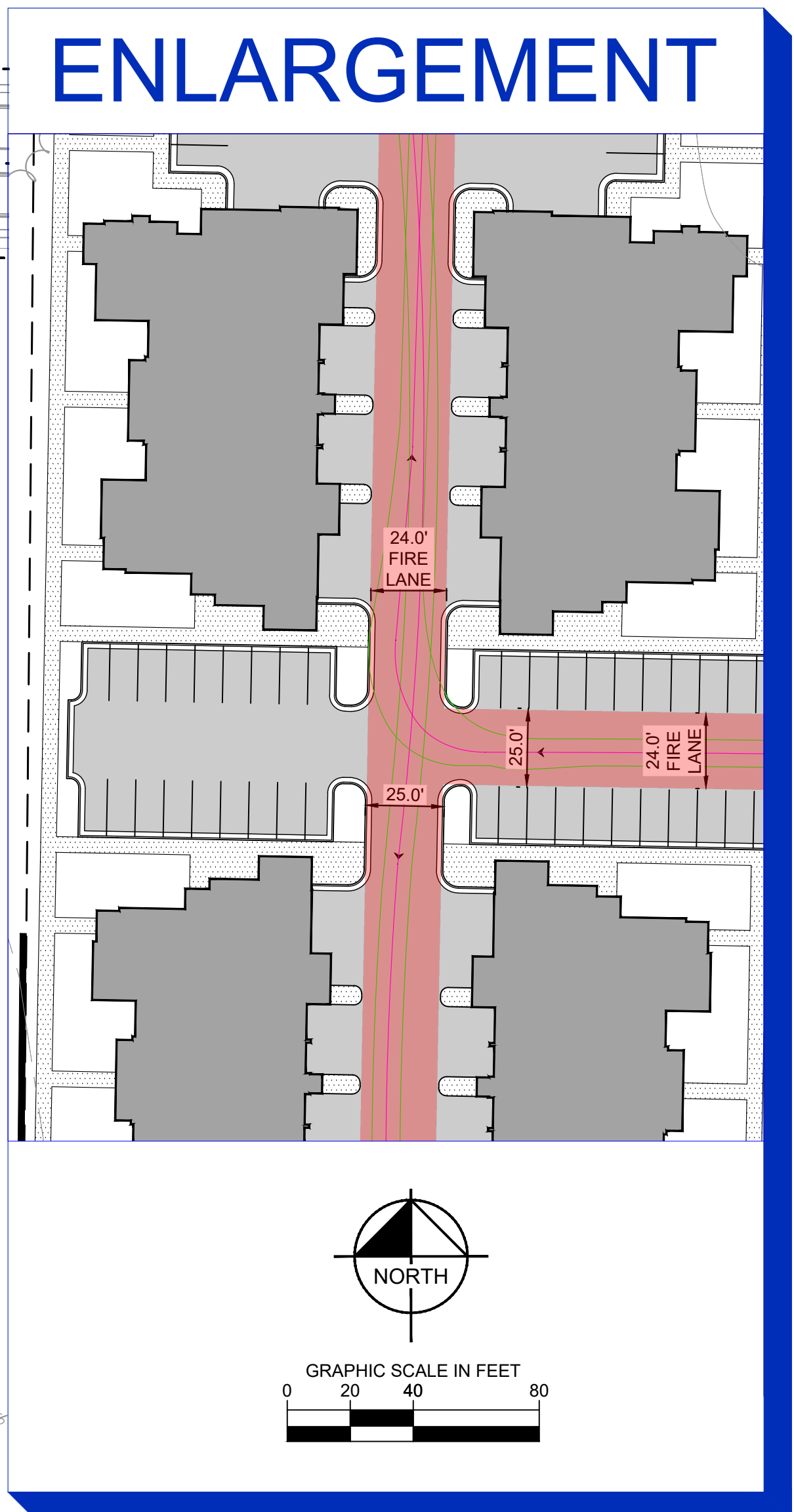
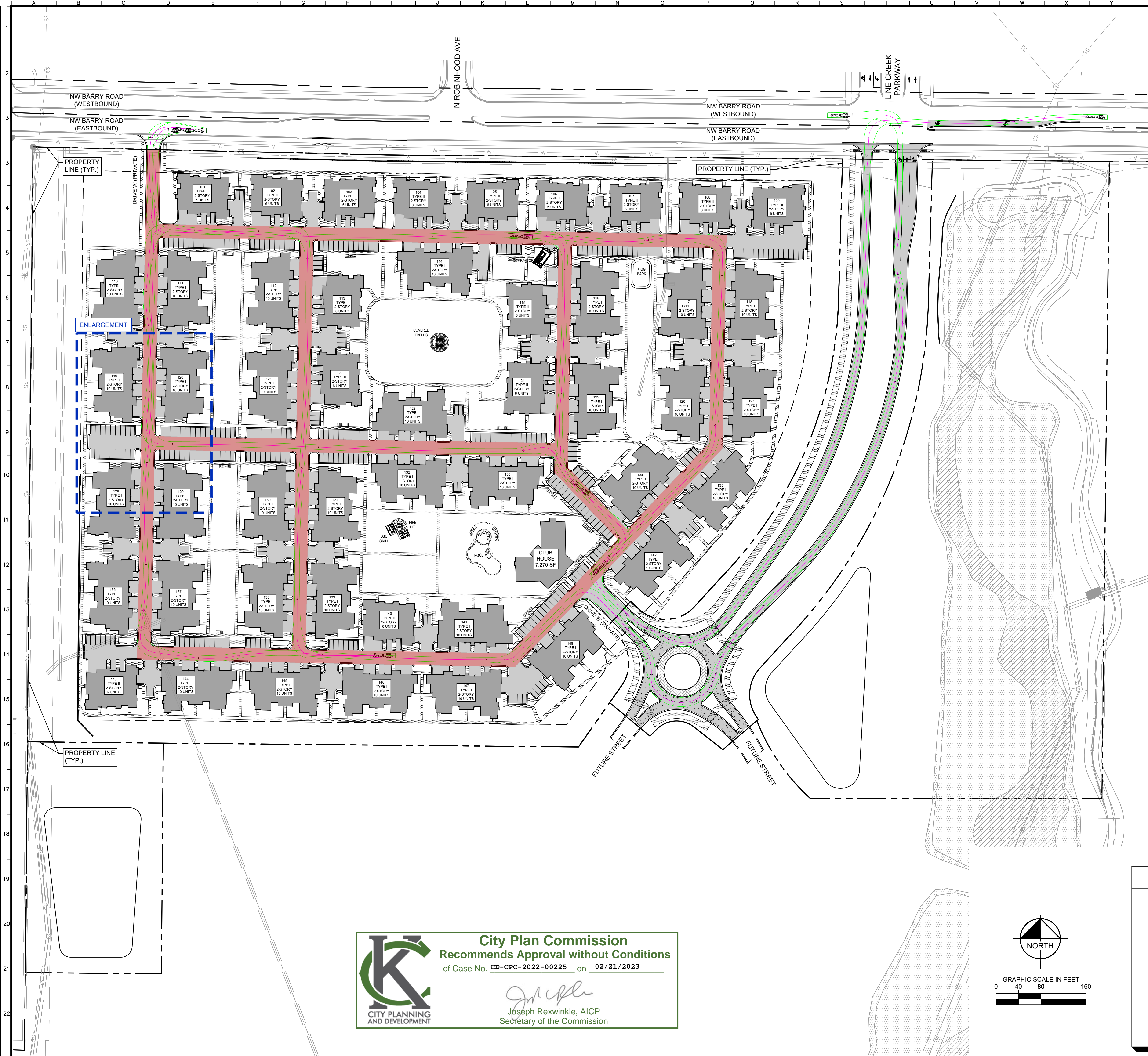
City Plan Commission
Recommends Approval without Conditions
 of Case No. **CD-CPC-2022-00225** on **02/21/2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



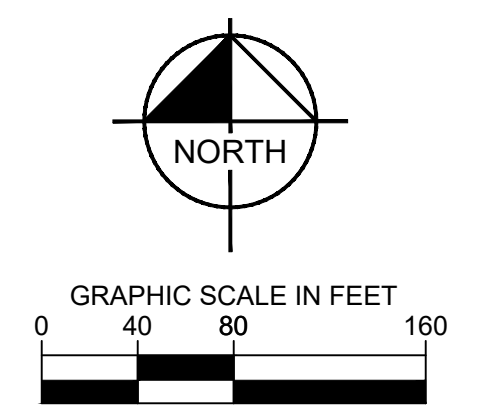
CITY COMMENTS		JRS	02/03/2023
1.		JRS	02/14/2023
2.			
REVISIONS		DATE	BY
No.			
Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM		SCALE:	AS NOTED
		DESIGNED BY:	PMD
		DRAWN BY:	JRS
		CHECKED BY:	IMK
PRELIMINARY NOT FOR CONSTRUCTION		AERIAL PLAN KIMPTON FALLS KANSAS CITY, MO	
ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011 SHEET NUMBER C12			

Drawing name: K:\VNC\DEV\16889801_Kimpton\2 Design\CAD\PlanSheets\Enlitement\012 TURNING TEMPLATES.dwg Mar 02, 2023 11:56pm By: Julia Swanson
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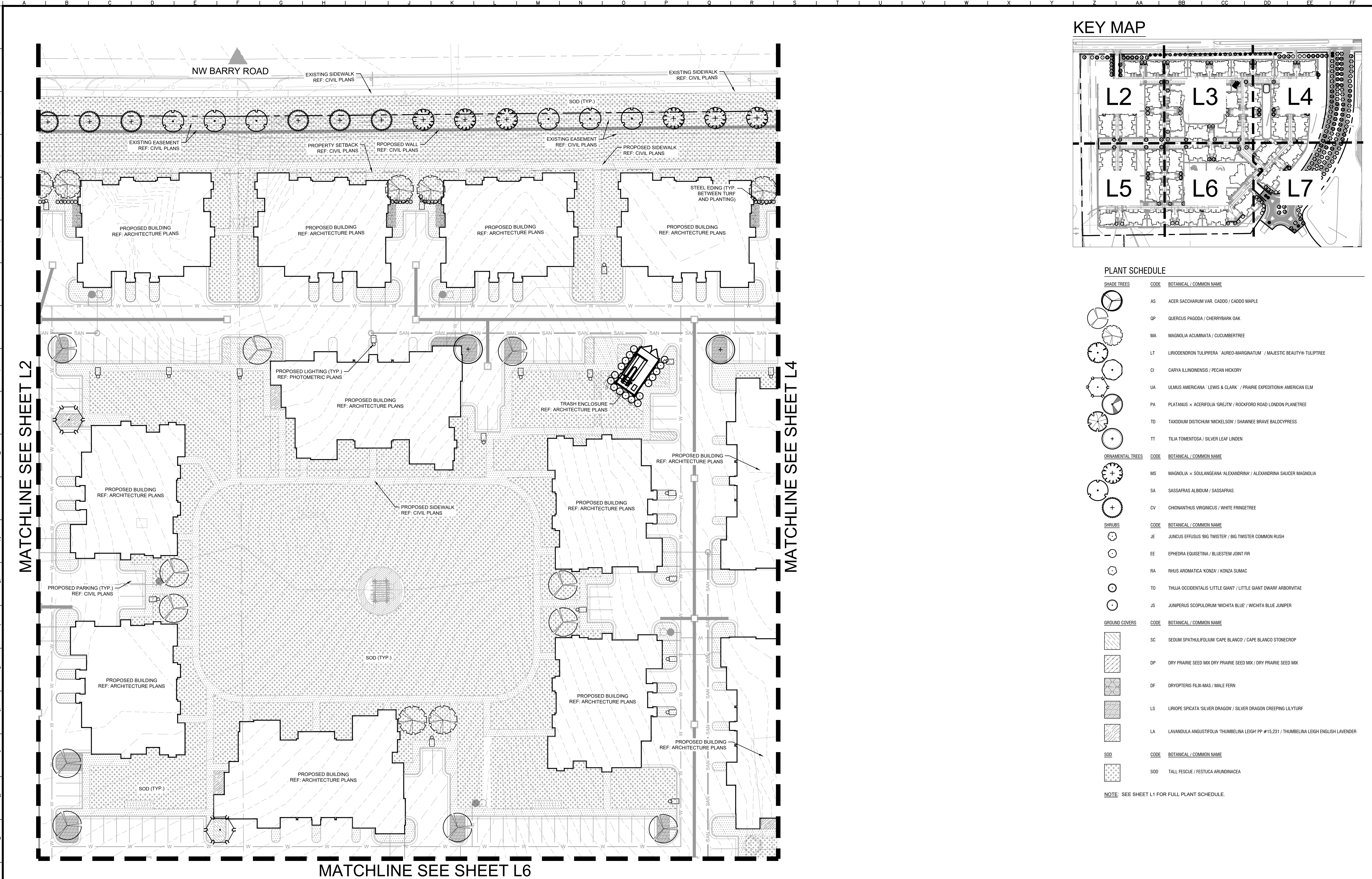

City Plan Commission
 Recommends Approval without Conditions
 of Case No. CD-CPC-2022-00225 on 02/21/2023

 Joseph Rexwinkle, AICP
 Secretary of the Commission

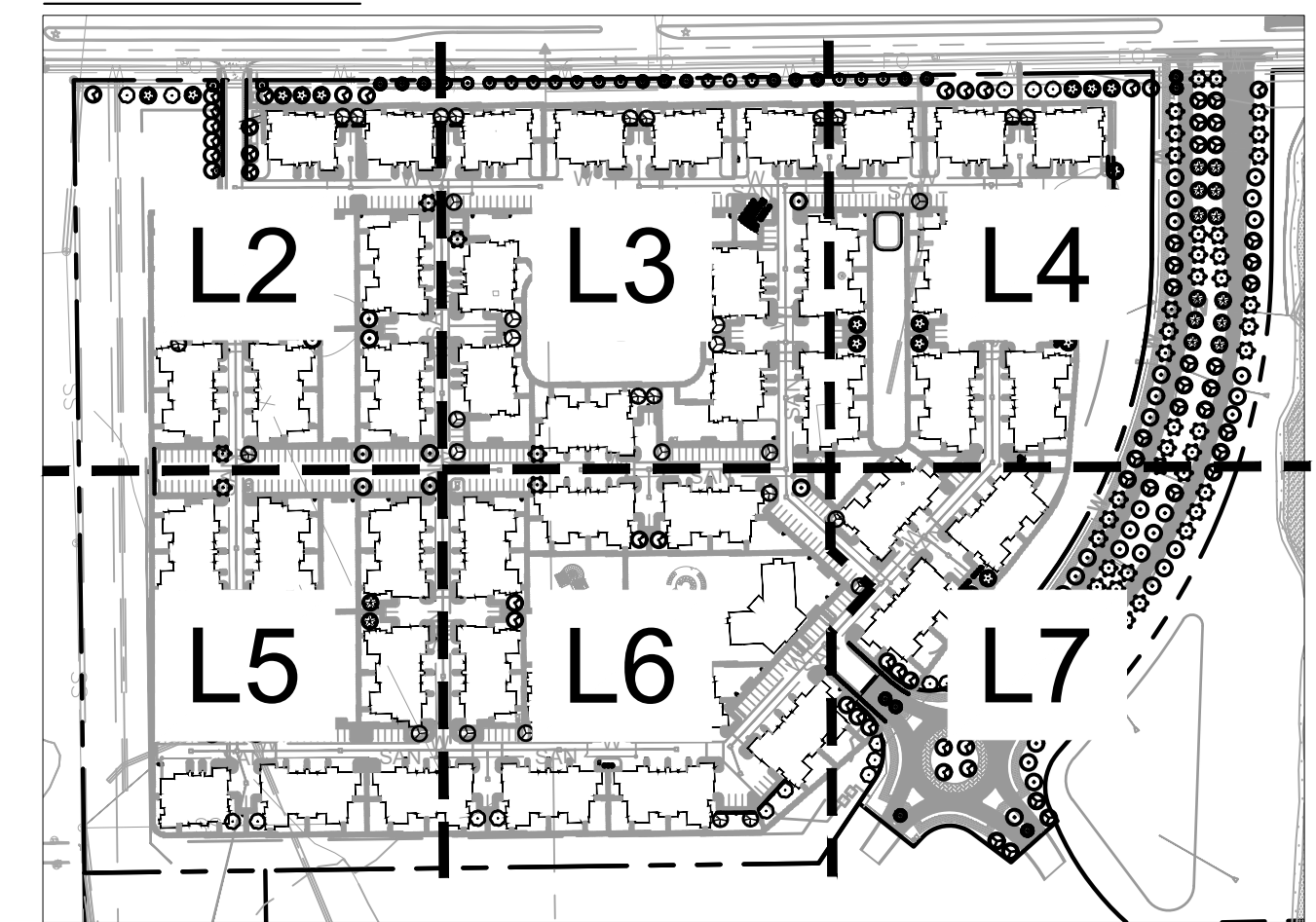


JRS	02/03/2023	CITY COMMENTS	CITY COMMENTS	NO.	DATE		
JRS	02/14/2023			1			
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SCALE:	AS NOTED	DESIGNED BY: PND		DRAWN BY: JRS		CHECKED BY: MK	
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TURNING TEMPLATES							
KIMPTON FALLS <small>KANSAS CITY, MO</small>							
<small>ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011</small>							
SHEET NUMBER C13							

Drawing name: K:\VNC\DEV\16889801_Kimpton\2 Design\CAD\PlanSheets\Entirement\1 LANDSCAPE PLAN.dwg L3 - 30 SCALE Mar 02, 2023 1:57pm by: Julia Swenson
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KEY MAP



PLANT SCHEDULE

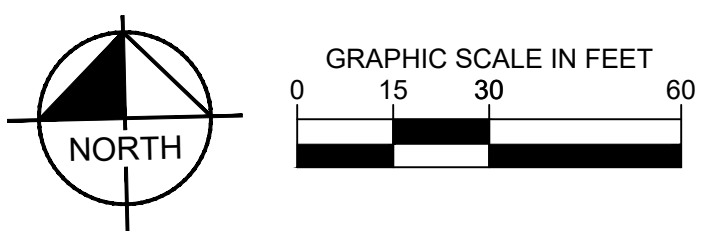
SHADE TREES	CODE	BOTANICAL / COMMON NAME
	AS	ACER SACCHARUM VAR. CADDX / CADDX MAPLE
	QP	QUERCUS PAGODA / CHERRYBARK OAK
	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
	LT	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE
	CI	CARYA ILLINOINENSIS / PECAN HICKORY
	UA	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
	PA	PLATANUS x ACERIFOLIA 'GREITN' / ROCKFORD ROAD LONDON PLANETREE
	TD	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE BALDCYPRESS
	TT	TILIA TOMENTOSA / SILVER LEAF LINDEN
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	MS	MAGNOLIA x SOULANGEANA 'ALEXANDRINA' / ALEXANDRINA SAUCER MAGNOLIA
	SA	SASSAFRAS ALBIDUM / SASSAFRAS
	CV	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
SHRUBS	CODE	BOTANICAL / COMMON NAME
	JE	JUNCUS EFFUSUS 'BIG TWISTER' / BIG TWISTER COMMON RUSH
	EE	EPHEDRA EQUSETINA / BLUESTEM JOINT FIR
	RA	RHUS AROMATICA 'KONZA' / KONZA SUMAC
	TO	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT DWARF ARBORVITAE
	JS	JUNIPERUS SCOPULORUM 'WICHTA BLUE' / WICHTA BLUE JUNIPER
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SC	SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / CAPE BLANCO STONECROP
	DP	DRY PRAIRIE SEED MIX DRY PRAIRIE SEED MIX / DRY PRAIRIE SEED MIX
	DF	DRYOPTERIS FILIX-MAS / MALE FERN
	LS	LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF
	LA	LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH PP #15,231' / THUMBELINA LEIGH ENGLISH LAVENDER
SOD	CODE	BOTANICAL / COMMON NAME
	SOD	TALL FESCUE / FESCUA ARUNDINACEA

NOTE: SEE SHEET L1 FOR FULL PLANT SCHEDULE.

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L6



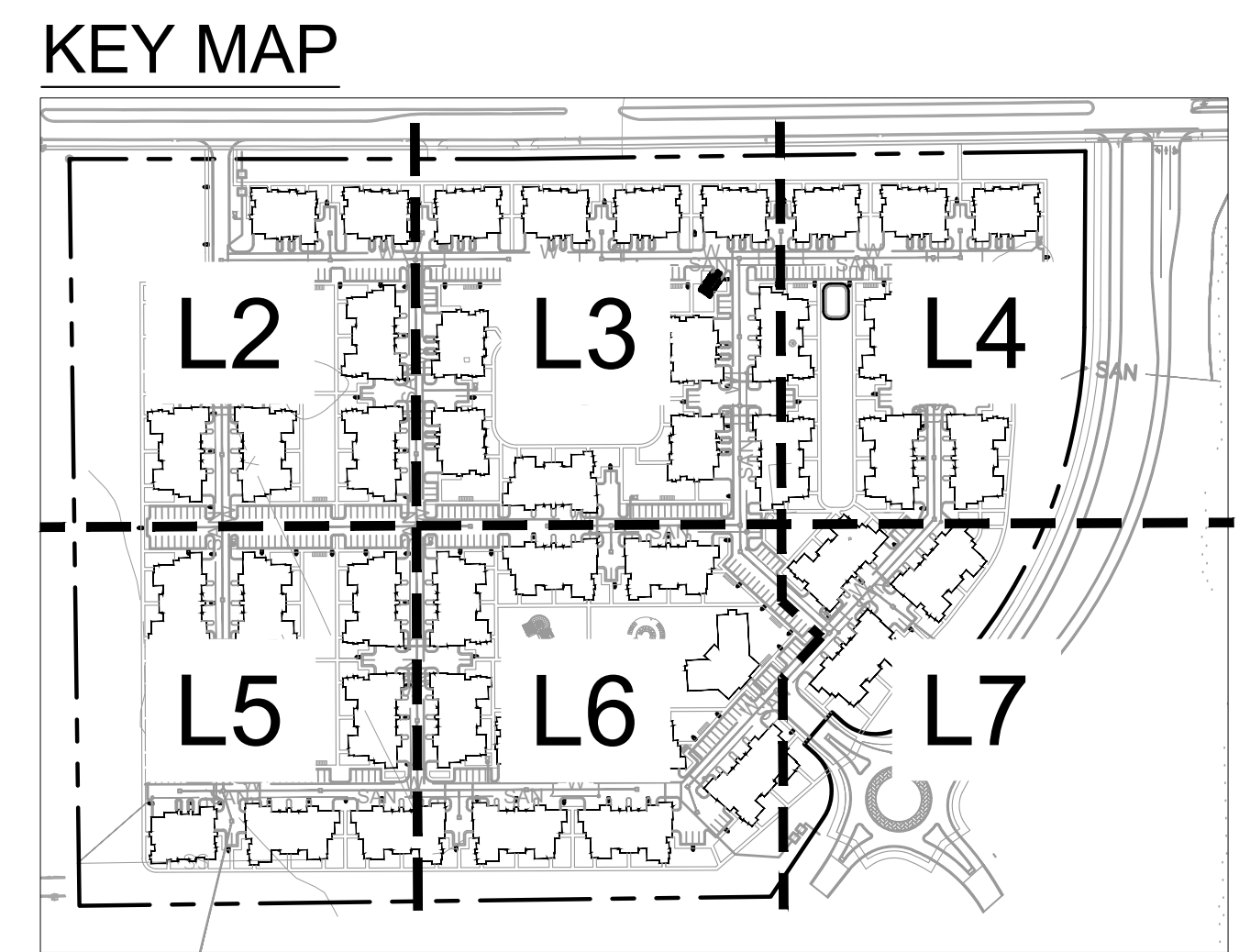
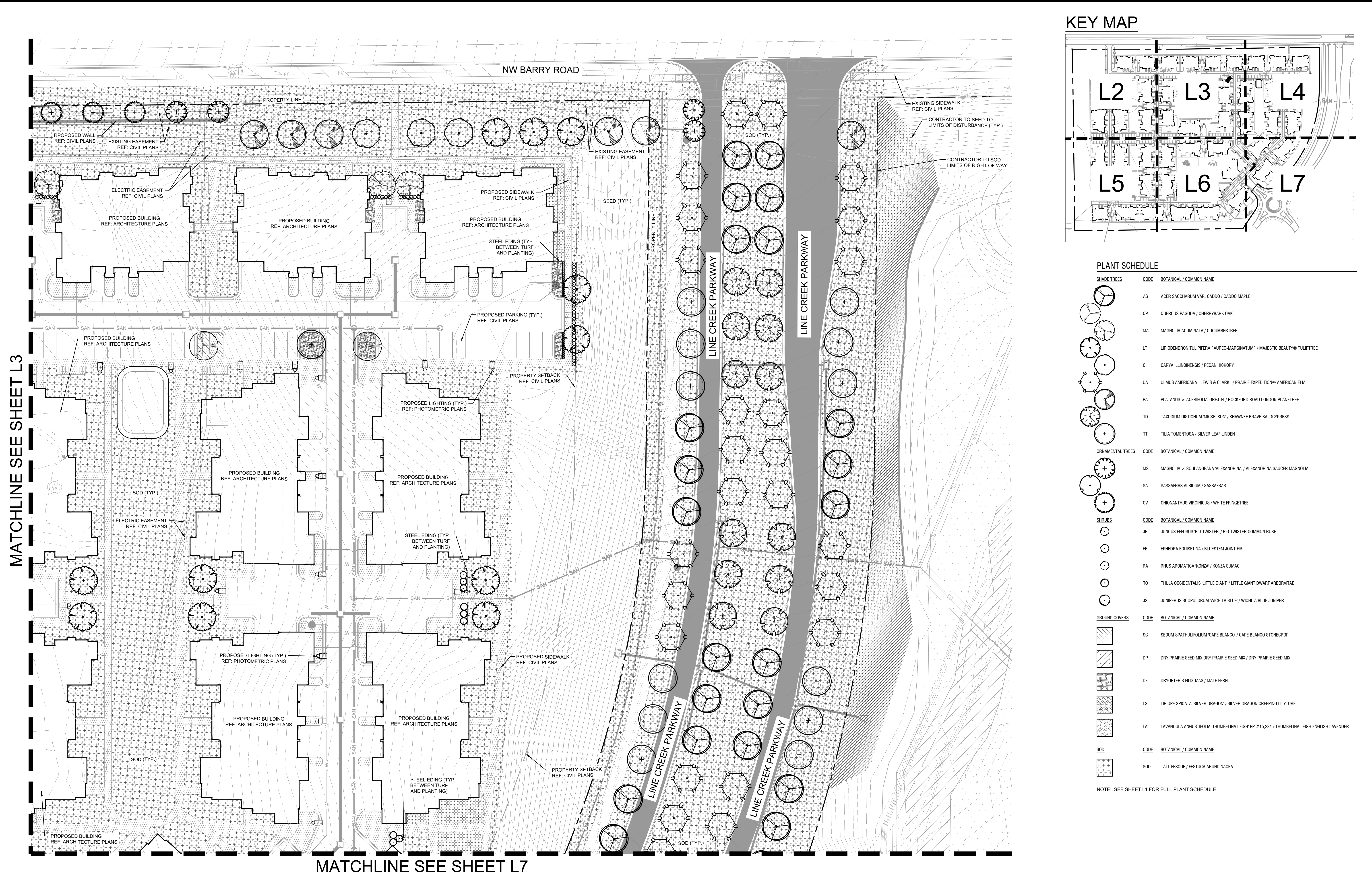
City Plan Commission
Recommends Approval without Conditions
of Case No. CD-CPC-2022-00225 on 02/21/2023

Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

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PRELIMINARY NOT FOR CONSTRUCTION	
LANDSCAPE PLAN	
KIMPTON FALLS KANSAS CITY, MO	
ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011 SHEET NUMBER L3	

Drawing name: K:\KIMLEY\16889801_Kimpton\2 Design\CAD\Plant\Sheets\Entirement\1 LANDSCAPE PLAN.dwg L4 - 30 SCALE Mar 02, 2023 1:57pm by: Julia Swenson
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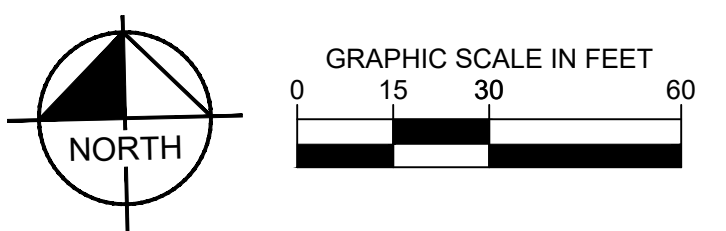
PLANT SCHEDULE

SHADE TREES	CODE	BOTANICAL / COMMON NAME
	AS	ACER SACCHARUM VAR. CADDO / CADDO MAPLE
	QP	QUERCUS PAGODA / CHERRYBARK OAK
	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
	LT	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE
	CI	CARYA ILLINOENSIS / PECAN HICKORY
	UA	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
	PA	PLATANUS x ACERFOLIA 'GREITN' / ROCKFORD ROAD LONDON PLANETREE
	TD	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE BALDCYPRESS
	TT	TILIA TOMENTOSA / SILVER LEAF LINDEN
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	MS	MAGNOLIA x SOULANGEANA 'ALEXANDRINA' / ALEXANDRINA SAUCER MAGNOLIA
	SA	SASSAFRAS ALBIDUM / SASSAFRAS
	CV	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
SHRUBS	CODE	BOTANICAL / COMMON NAME
	JE	JUNCUS EFUSUS 'BIG TWISTER' / BIG TWISTER COMMON RUSH
	EE	EPHEDRA EQUISETINA / BLUESTEM JOINT FIR
	RA	RHUS AROMATICA 'KONZA' / KONZA SUMAC
	TO	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT DWARF ARBORVITAE
	JS	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SC	SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / CAPE BLANCO STONECROP
	DP	DRY PRAIRIE SEED MIX DRY PRAIRIE SEED MIX / DRY PRAIRIE SEED MIX
	DF	DRYOPTERIS FILIX-MAS / MALE FERN
	LS	LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF
	LA	LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH PP #15,231' / THUMBELINA LEIGH ENGLISH LAVENDER
SOD	CODE	BOTANICAL / COMMON NAME
	SOD	TALL FESCUE / FESTUCA ARUNDINACEA

NOTE: SEE SHEET L1 FOR FULL PLANT SCHEDULE.

MATCHLINE SEE SHEET L3

MATCHLINE SEE SHEET L7



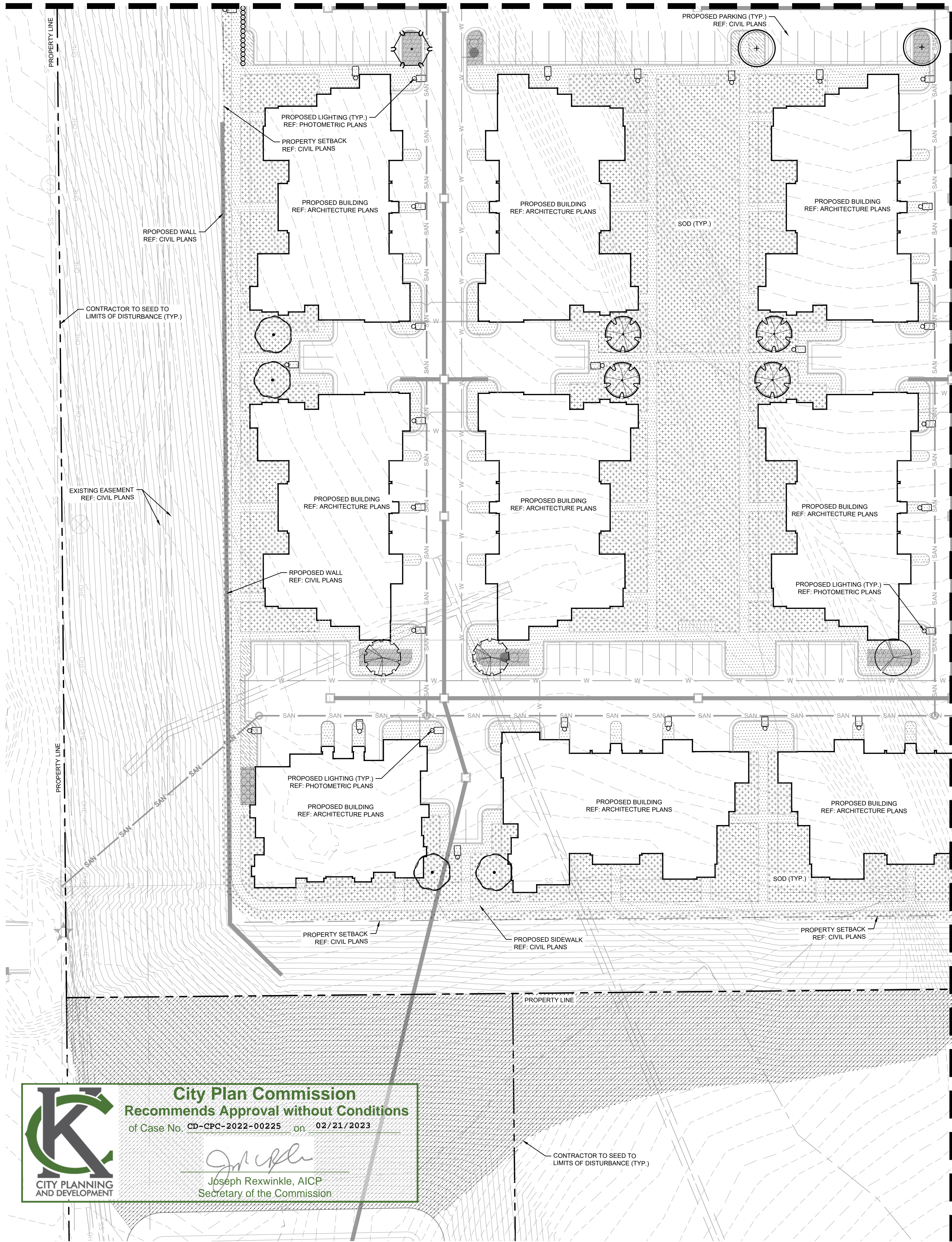
City Plan Commission
Recommends Approval without Conditions
of Case No. **CD-CPC-2022-00225** on **02/21/2023**

Joseph Rexwinkle, AICP
Secretary of the Commission

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PRELIMINARY NOT FOR CONSTRUCTION	
LANDSCAPE PLAN	
KIMPTON FALLS KANSAS CITY, MO	
ORIGINAL ISSUE: 02/03/2023	
KHA PROJECT NO. 168898011	
SHEET NUMBER L4	

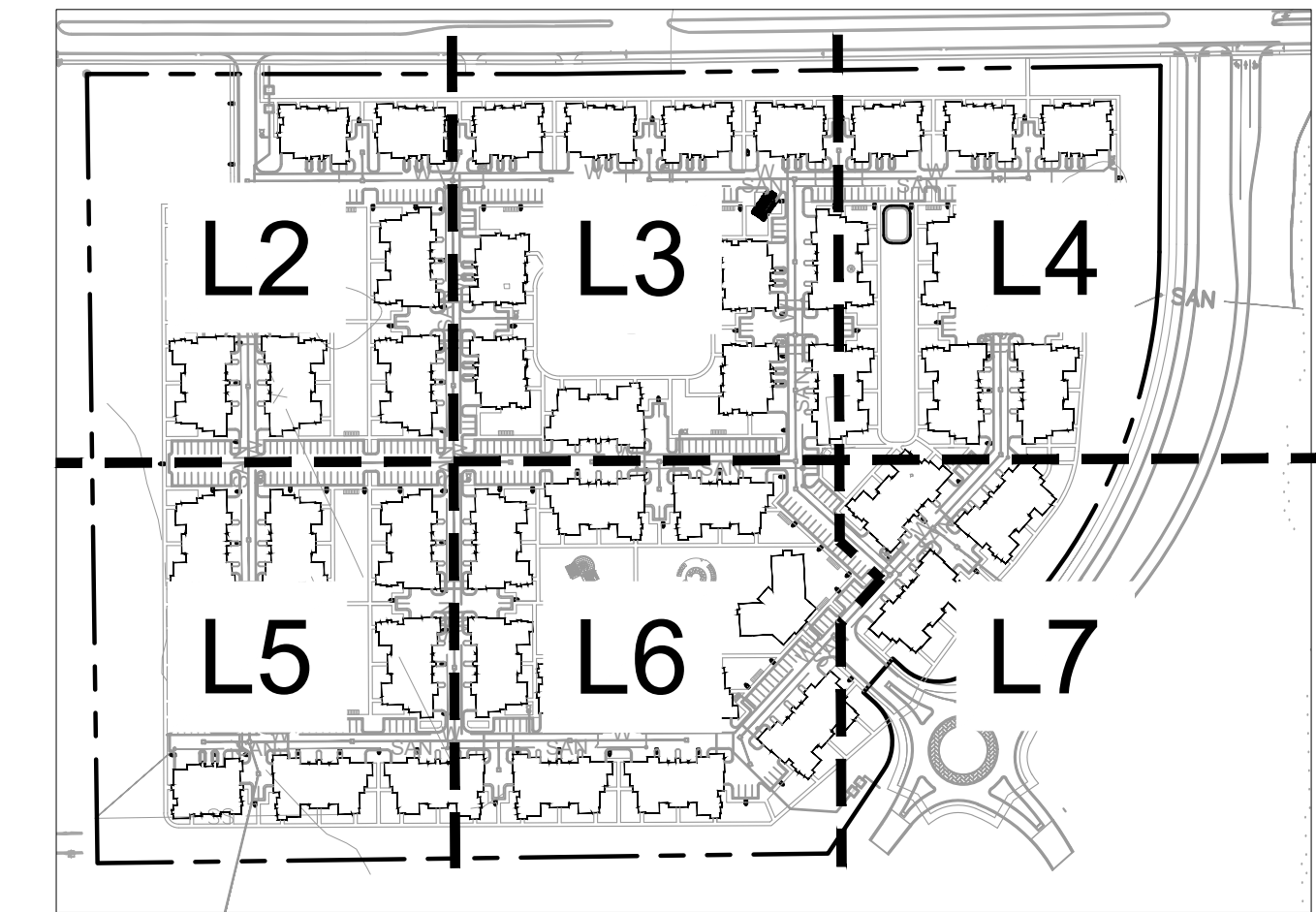
Drawing name: K:\KNC_DEVA\16889801_Kimpton\2 Design\CAD\PlanSheets\Entirement\1 LANDSCAPE PLAN.dwg L5 - 30 SCALE Mar 02, 2023 1:57pm by: Julia Swenson
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MATCHLINE SEE SHEET L2



MATCHLINE SEE SHEET L6

KEY MAP



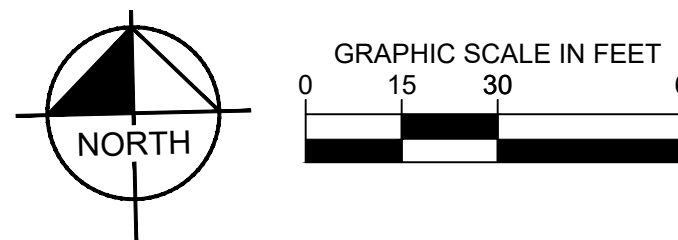
PLANT SCHEDULE

SHADE TREES	CODE	BOTANICAL / COMMON NAME
	AS	ACER SACCHARUM VAR. CADDX / CADDX MAPLE
	QP	QUERCUS PAGODA / CHERRYBARK OAK
	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
	LT	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE
	CI	CARYA ILLINOENSIS / PECAN HICKORY
	UA	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
	PA	PLATANUS x ACERIFOLIA 'GREITN' / ROCKFORD ROAD LONDON PLANETREE
	TD	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE BALDCYPRESS
	TT	TILIA TOMENTOSA / SILVER LEAF LINDEN
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	MS	MAGNOLIA x SOULANGEANA 'ALEXANDRINA' / ALEXANDRINA SAUCER MAGNOLIA
	SA	SASSAFRAS ALBIDUM / SASSAFRAS
	CV	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
SHRUBS	CODE	BOTANICAL / COMMON NAME
	JE	JUNCUS EFFUSUS 'BIG TWISTER' / BIG TWISTER COMMON RUSH
	EE	EPHEDRA EQUSETINA / BLUESTEM JOINT FIR
	RA	RHUS AROMATICA 'KONZA' / KONZA SUMAC
	TO	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT DWARF ARBORVITAE
	JS	JUNIPERUS SCOPULORUM 'WICHTA BLUE' / WICHTA BLUE JUNIPER
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SC	SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / CAPE BLANCO STONECROP
	DP	DRY PRAIRIE SEED MIX / DRY PRAIRIE SEED MIX / DRY PRAIRIE SEED MIX
	DF	DRYOPTERIS FILIX-MAS / MALE FERN
	LS	LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF
	LA	LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH PP #15,231' / THUMBELINA LEIGH ENGLISH LAVENDER
SOD	CODE	BOTANICAL / COMMON NAME
	SOD	TALL FESCUE / FESTUCA ARUNDINACEA

NOTE: SEE SHEET L1 FOR FULL PLANT SCHEDULE.

City Plan Commission
 Recommends Approval without Conditions
 of Case No. CD-CPC-2022-00225 on 02/21/2023

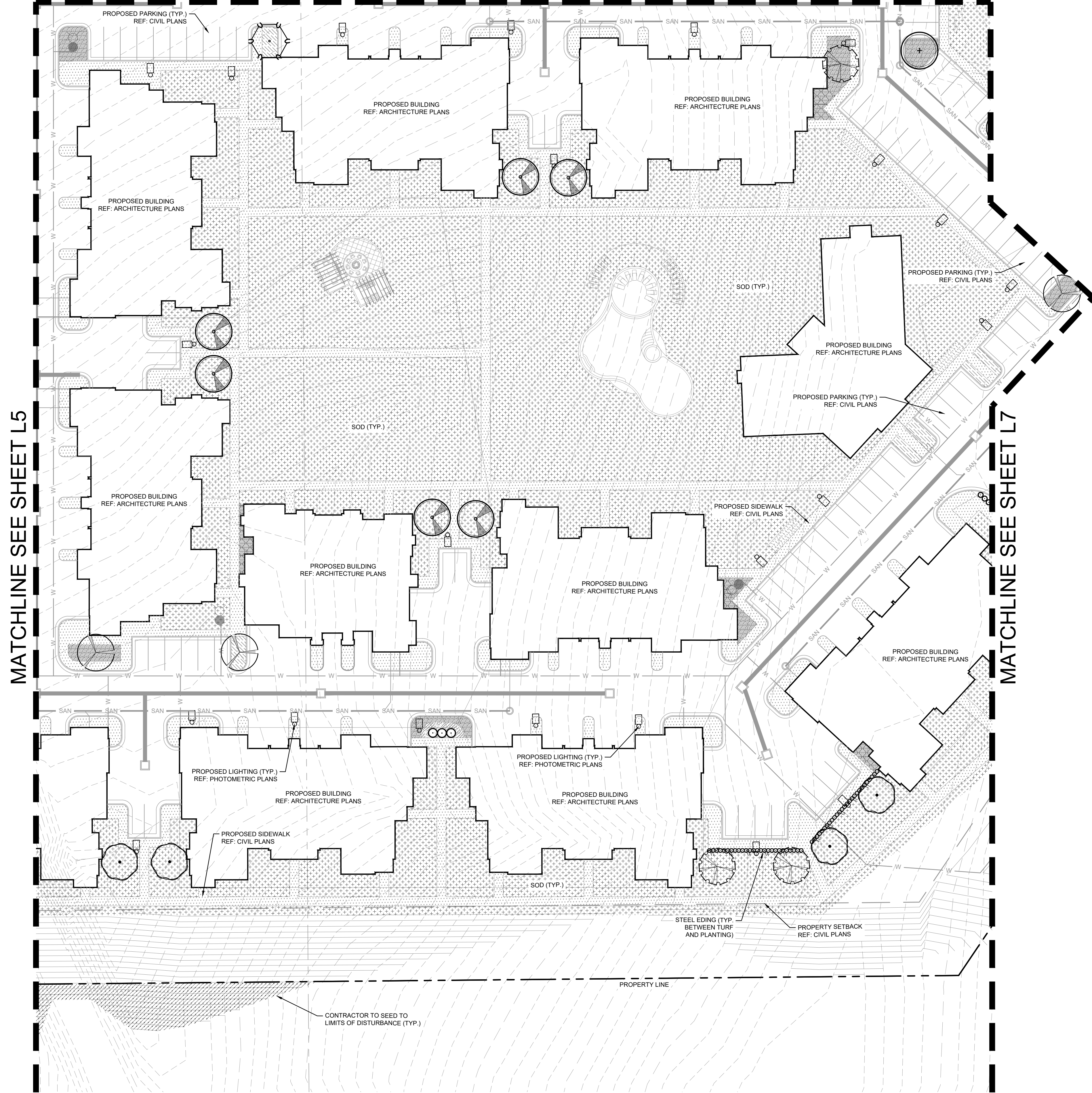
Joseph Rexwinkle, AICP
 Secretary of the Commission



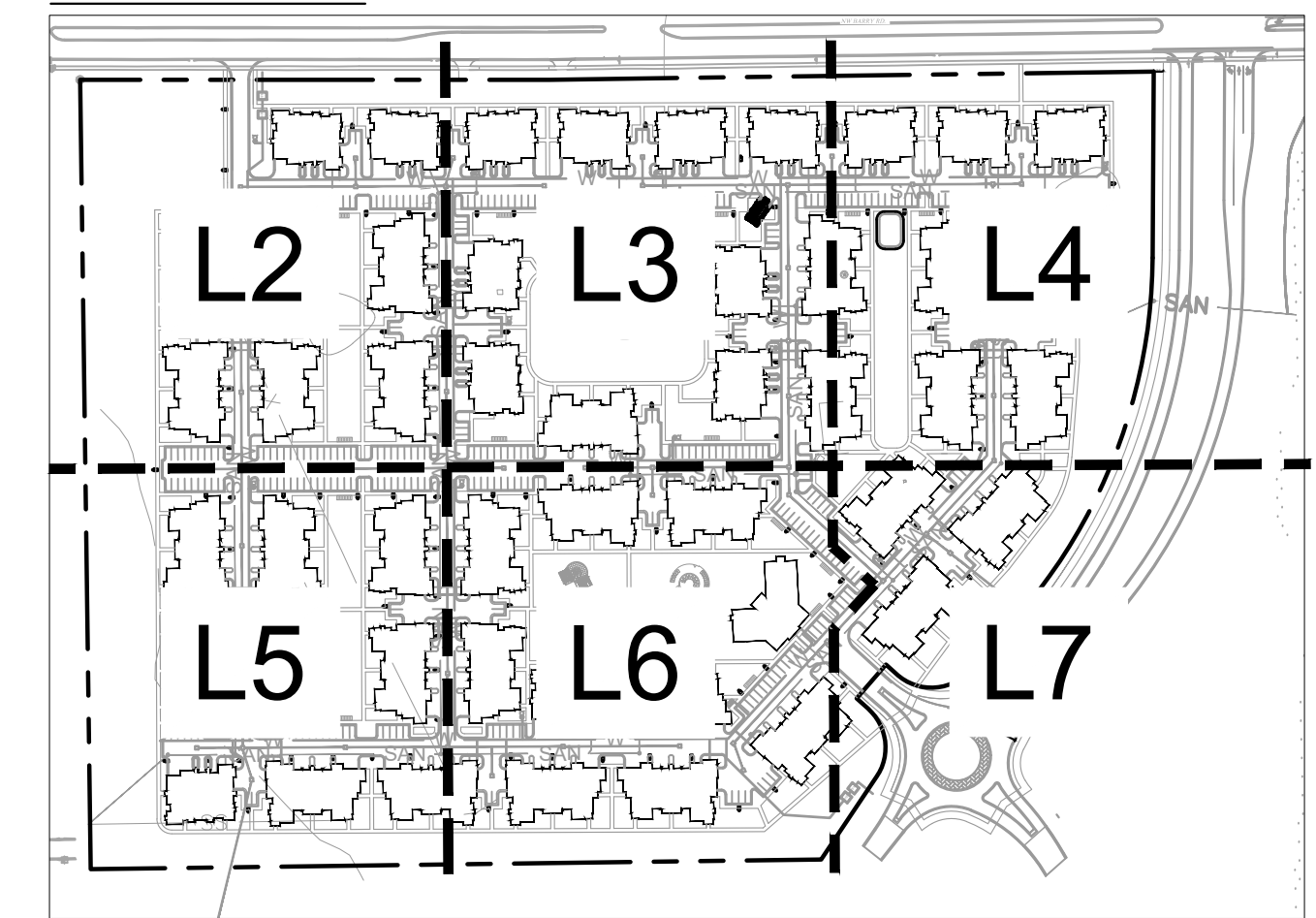
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LANDSCAPE PLAN			
KIMPTON FALLS KANSAS CITY, MO			
ORIGINAL ISSUE: 02/03/2023			
KHA PROJECT NO. 168898011			
SHEET NUMBER			
L5			

Drawing name: K:\KNC_DEVA\16889801_Kimpton\2 Design\CAD\PlanSheets\Enrollment\1 LANDSCAPE PLAN.dwg L6 - 30 SCALE Mar 02, 2023 1:58pm by Julia Swenson
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MATCHLINE SEE SHEET L3



KEY MAP



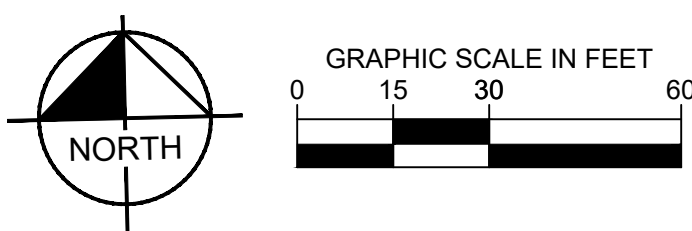
PLANT SCHEDULE

SHADE TREES	CODE	BOTANICAL / COMMON NAME
	AS	ACER SACCHARUM VAR. CADDO / CADDO MAPLE
	QP	QUERCUS PAGODA / CHERRYBARK OAK
	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
	LT	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE
	CI	CARYA ILLINOINENSIS / PECAN HICKORY
	UA	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
	PA	PLATANUS x ACERIFOLIA 'GREITN' / ROCKFORD ROAD LONDON PLANETREE
	TD	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE BALDCYPRESS
	TT	TILIA TOMENTOSA / SILVER LEAF LINDEN
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	MS	MAGNOLIA x SOULANGEANA 'ALEXANDRINA' / ALEXANDRINA SAUCER MAGNOLIA
	SA	SASSAFRAS ALBIDUM / SASSAFRAS
	CV	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
SHRUBS	CODE	BOTANICAL / COMMON NAME
	JE	JUNCUS EFFUSUS 'BIG TWISTER' / BIG TWISTER COMMON RUSH
	EE	EPHEDRA EQUSETINA / BLUESTEM JOINT FIR
	RA	RHUS AROMATICA 'KONZA' / KONZA SUMAC
	TO	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT DWARF ARBORVITAE
	JS	JUNIPERUS SCOPULORUM 'WICHTA BLUE' / WICHTA BLUE JUNIPER
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SC	SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / CAPE BLANCO STONECROP
	DP	DRY PRAIRIE SEED MIX DRY PRAIRIE SEED MIX / DRY PRAIRIE SEED MIX
	DF	DRYOPTERIS FILIX-MAS / MALE FERN
	LS	LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF
	LA	LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH PP #15,231' / THUMBELINA LEIGH ENGLISH LAVENDER
SOD	CODE	BOTANICAL / COMMON NAME
	SOD	TALL FESCUE / FESTUCA ARUNDINACEA

NOTE: SEE SHEET L1 FOR FULL PLANT SCHEDULE.

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L7



City Plan Commission
 Recommends Approval without Conditions
 of Case No. **CD-CPC-2022-00225** on **02/21/2023**

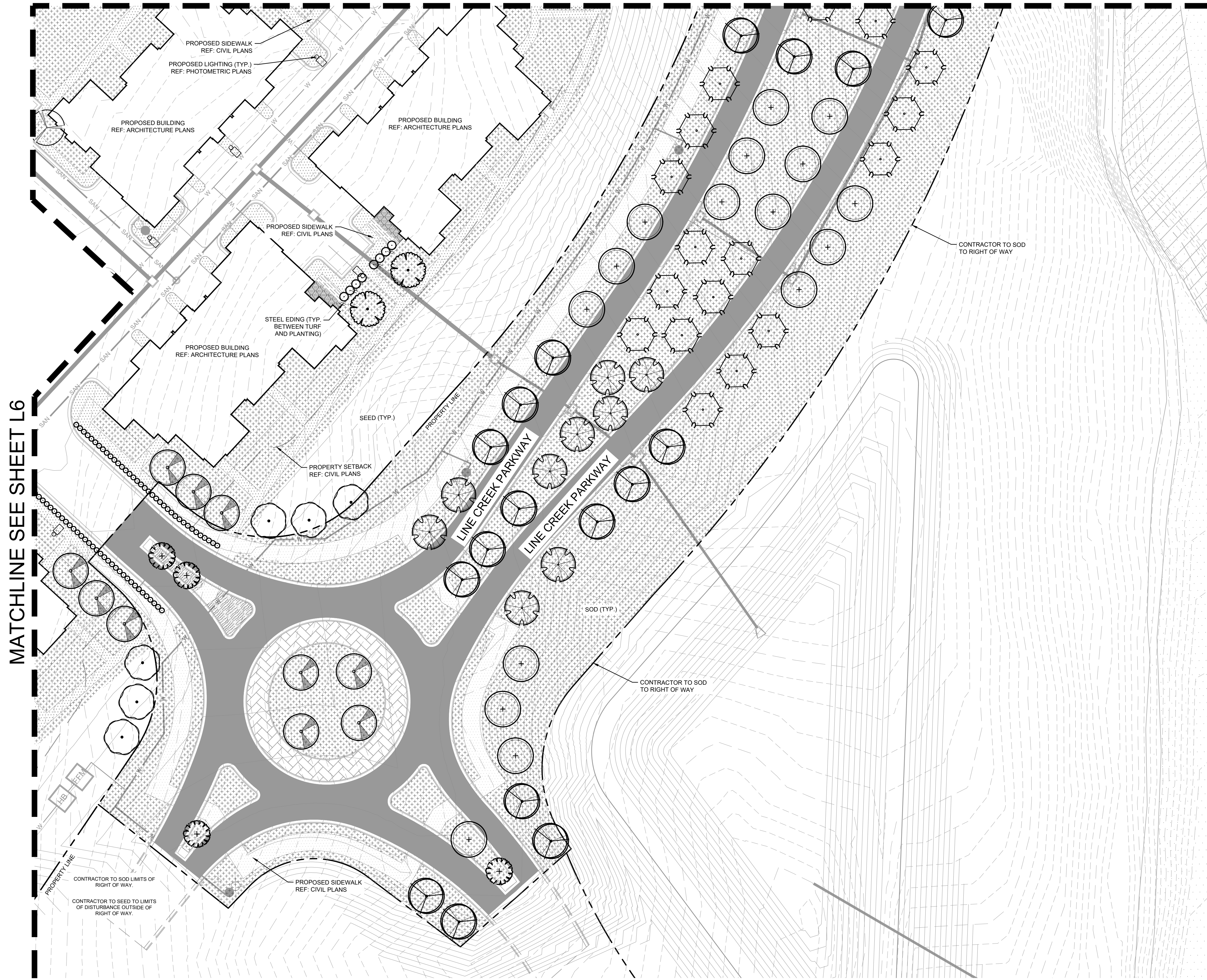
Joseph Rexwinkle, AICP
 Secretary of the Commission

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KIMPTON FALLS <small>KANSAS CITY, MO</small>	
ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011 SHEET NUMBER L6	

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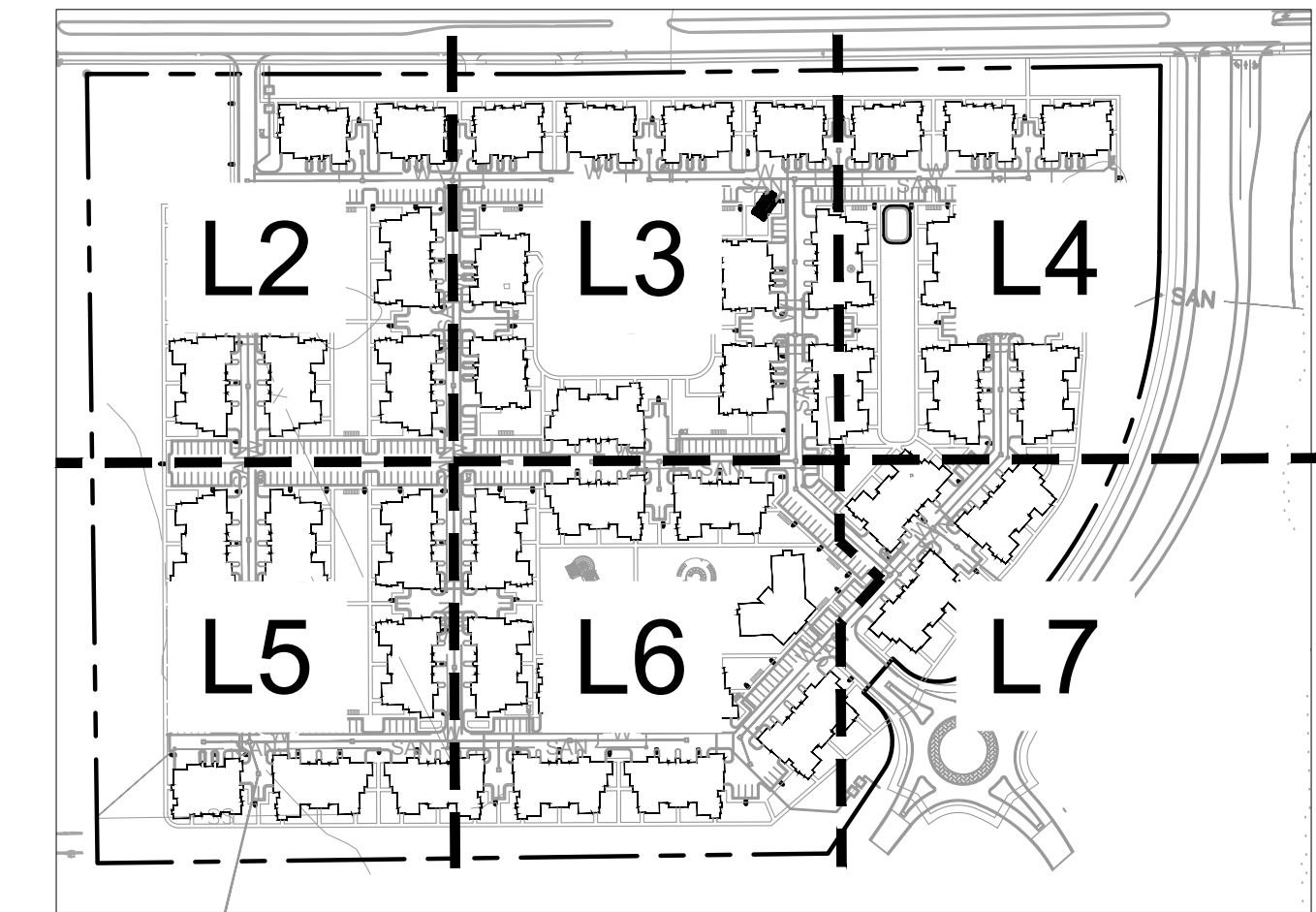
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MATCHLINE SEE SHEET L4



MATCHLINE SEE SHEET L6

KEY MAP



PLANT SCHEDULE

SHADE TREES	CODE	BOTANICAL / COMMON NAME
	AS	ACER SACCHARUM VAR. CADDO / CADDO MAPLE
	QP	QUERCUS PAGODA / CHERRYBARK OAK
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	LT	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE
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SOD	CODE	BOTANICAL / COMMON NAME
	SOD	TALL FESCUE / FESTUCA ARUNDINACEA

NOTE: SEE SHEET L1 FOR FULL PLANT SCHEDULE.

NO.	REVISIONS	DATE	BY

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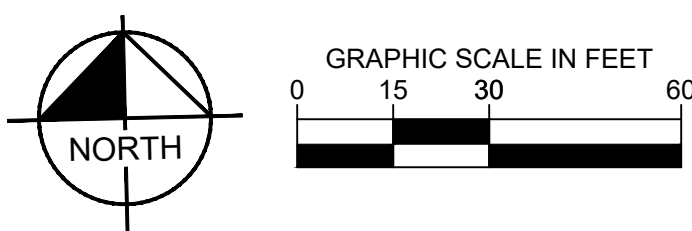
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LANDSCAPE
 PLAN

KIMPTON FALLS
 KANSAS CITY, MO

ORIGINAL ISSUE:
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L7



City Plan Commission
Recommends Approval without Conditions
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Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission