

LEGAL DESCRIPTION:

West Parcel (LOT 1)

Part of the Northeast Quarter of Section 34, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being more particularly described as follows:

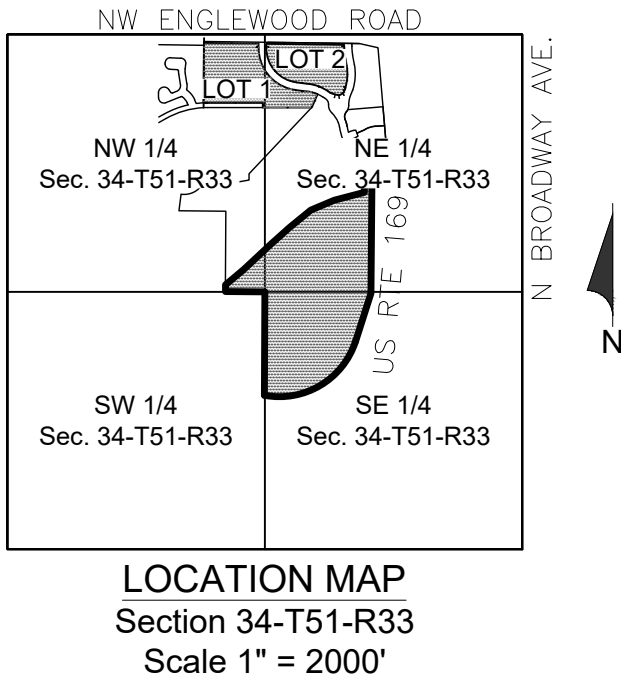
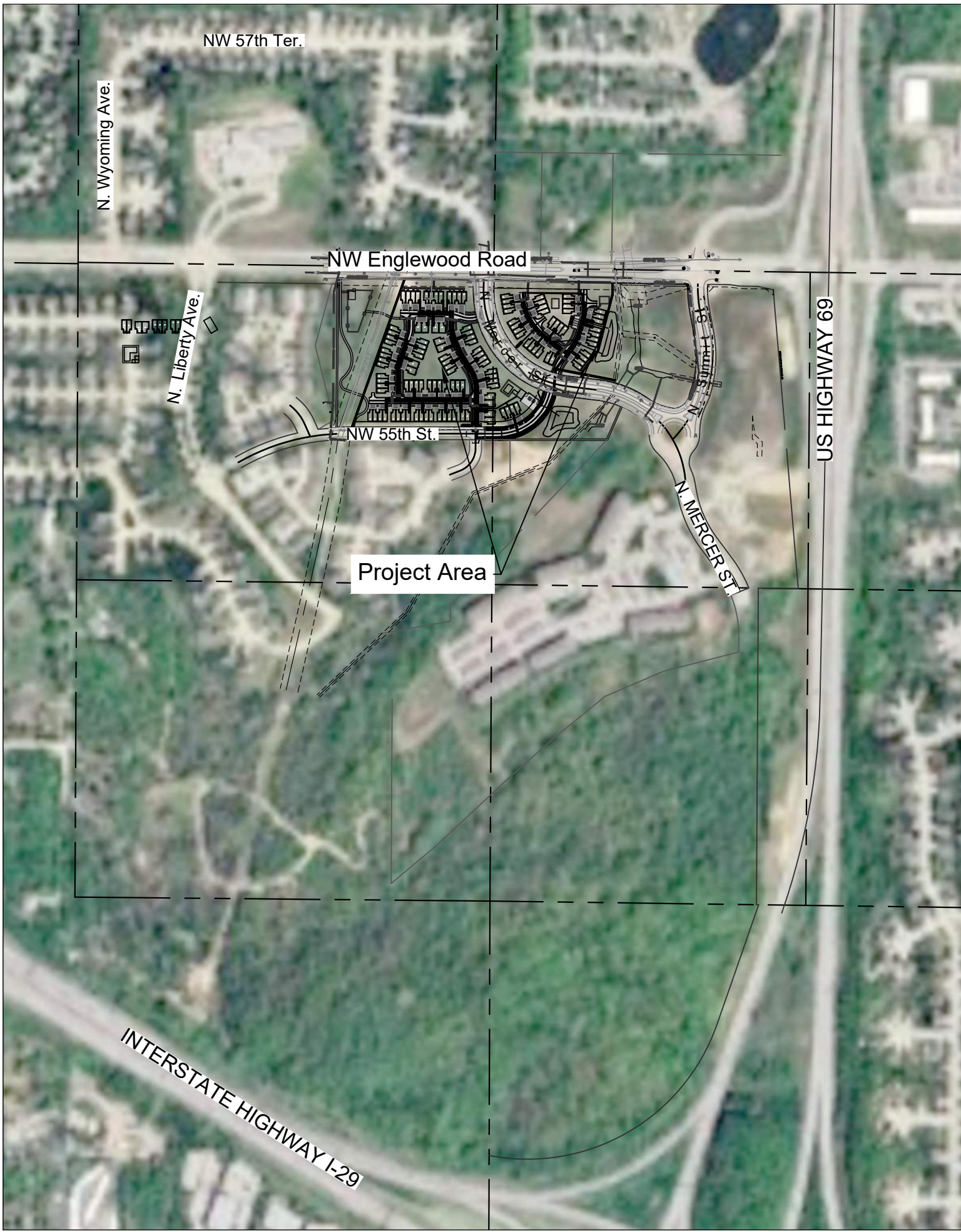
Beginning at the intersection of the East line of KINSLEY FOREST ESTATES FIRST PLAT, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Mercier Drive, as established by the plat of KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the Northernmost corner of Lot 1, said KINSLEY FOREST APARTMENTS FIRST PLAT; thence Southwesterly, along the West line of said Lot 1 to the Northeast corner of Tract J of KINSLEY FOREST ESTATES SECOND PLAT, a subdivision in said Clay County, Missouri; thence Westerly, along the North line of said KINSLEY FOREST ESTATES SECOND PLAT to the Southeast corner of Tract "D" of said KINSLEY FOREST ESTATES FIRST PLAT; thence Northerly, along the East line of said KINSLEY FOREST ESTATES FIRST PLAT to the Point of Beginning. Containing 11.35 acres, more or less.

East Parcel (LOT 2)

Part of the Northeast Quarter of Section 34, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the intersection of the West right-of-way line of N. Mercier Drive, as established by the plat of KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Summit Street, as established by Special Warranty Deed Book 8038 at Page 190 in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the intersection of said West right-of-way line and the Northeasterly right-of-way line of N. Mercier Drive, as established by SAID KINSLEY FOREST APARTMENTS FIRST PLAT; thence Westerly and Northerly, along said Northeasterly right-of-way line to the Point of Beginning. Containing 7.62 acres, more or less.

Amendment to Development Plans & Prelim Plat for
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri
Total Project Area: 18.97 Acres



1. Floodplain Note:
According to the F.E.M.A, Flood Insurance Rate Maps Numbers 29095C0129G & 29095C0128G, revised 2017, portions of this tract graphically lie in: Zone X, Zone AE & Floodway Zone AE

Table 1. Site Data							
SITEDATA	Proposed	Proposed	Tract A	Tract B	Tract C	Deviation Requested?	Approved
	Lot 1 (West Lot)	Lot 2 (East Lot)					
Existing Zoning	B3-2	B3-2	B3-2	B3-2	B3-2	N	
Proposed Zoning	N/A	N/A	N/A	N/A	N/A	N	
Gross Land Area:						N/A	
in square feet	316,357	152,281	106,558	53,869	179,595	N/A	
in acres	7.26	3.50	2.45	1.24	4.12	N/A	
Right-of-Way Dedication						N/A	
in square feet	17,611	0	0	0	0	N/A	
in acres	0.40	0	0	0	0	N/A	
Net Land Area:						N/A	
in square feet		826,271				N/A	
in acres		18.97				N/A	
Building Area (SF)	89,595	36,818	0	0	0	N	
Floor Area Ratio	0.28	0.24	0.00	0.00	0.00	N	
Residential Use Info:						N	
Total Dwelling Units						N	
Two-Unit House	14	2	0	0	0	N	
Multi-Plex	75	35	0	0	0	N	
Total Lots:						N	
Residential	1	1	0	0	0	N	
Public/Civil	0	0	0	0	0	N	
Commercial	0	0	0	0	0	N	
Industrial	0	0	0	0	0	N	
Other:	0	0	0	0	0	N	

Table 2. Building Data		
BUILDING DATA		
Lot 1 (West Lot)	Required	Proposed
Rear Setback (Min. % of lot depth)	25	25
Front Setback (adj. to Boulevard)	25	50
Front Setback (Min. % of lot depth)	25	30
Side Setback (Min. % of lot width)	10	10
Side Setback (abutting street)	15	15
Height (Max.)	45'	28'-0"
Lot 2 (East Lot)	Required	Proposed
Rear Setback (Min. % of lot depth)	25	25
Front Setback (adj. to Boulevard)	25	50
Front Setback (Min. % of lot depth)	25	30
Side Setback (Min. % of lot width)	10	10
Side Setback (abutting street)	15	25
Height (Max.)	45'	28'-0"

Table 4. Parking			
88-420 - Parking		Vehicle Spaces	Alternatives Proposed? (See 88-420-16)
		Lot 1 (West Lot)	
		Required	Proposed
Proposed Use(s) - List All Proposed Uses:		1/Dwelling Unit	1 garage/dwelling
Total:		89	93
		Lot 2 (East Lot)	
		Required	Proposed
Proposed Use(s) - List All Proposed Uses:		1/Dwelling Unit	1 garage/dwelling
Total:		37	42

Table 5. Other Development Standards	
88-425 OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication:	Parkland Provided
88-415 Stream Buffers:	See Attached Stream Buffer Plan
88-430 Outdoor Lighting:	See Attached Photometric Plan
88-435 Outdoor Display, Storage and Work Areas:	N/A
88-445 Signs:	N/A
88-450 Pedestrian Standards:	N/A



Know what's below.
Call before you dig.

LEGEND

————	Existing Section Line	————	Proposed Right-of-Way
-----	Existing Right-of-Way Line	————	Proposed Property Line
————	Existing Lot Line	————	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
=====	Existing Curb & Gutter	=====	Proposed Curb & Gutter
=====	Existing Sidewalk	=====	Proposed Sidewalk
=====	Existing Storm Sewer	=====	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
-----	Existing Waterline	A	Proposed Fire Hydrant
-----	Existing Gas Main	-----	Proposed Waterline
-----	Existing Sanitary Sewer	-----	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	⊙	Proposed Sanitary Manhole
— — — —	Existing Contour Major	————	Proposed Contour Major
— — — —	Existing Contour Minor	————	Proposed Contour Minor
U/E	Utility Easement	-----	Future Curb and Gutter
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

OWNER/DEVELOPER

Allen Peacock
Kinsley LP
610 N Wymore Road, Suite 100
Maitland, FL 32751
apeacock@titholdings.com

ENGINEER

Dustin Burton, P.E.
Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, MO 64108
Phone: 913-832-5683

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet Phase II
C02	Existing Conditions Phase II
C03	General Layout Phase II
C04	Site DIM 1 Phase II
C05	Site DIM 2 Phase II
C06	Utility Plan Phase II
C07	Grading Plan 1 & 2 Phase II
C08	Preliminary Plat Phase II
C09	Stream Buffer Plan Phase II
E01	Photometric Plan
L01	Tree Removal & Preservation Plan
L02	Landscape Plan
L03	Landscape Details

Phase II Parkland Dedication

Semi-attached Units: 16 * 3 * .006 = 0.288 ac
Multi-plex: 110 * 2 * .006 = 1.32 ac
Total Parkland Dedication Requirement: 1.61 acres

Tract A: 2.45 ac
Total Parkland Dedicated: 2.45 ac

Amendment To Development Plans & Prelim Plat

20-0104-02

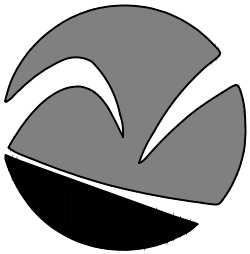
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Title Sheet Phase II

	03/15/2024	Original Submittal
O.	DATE	REVISION

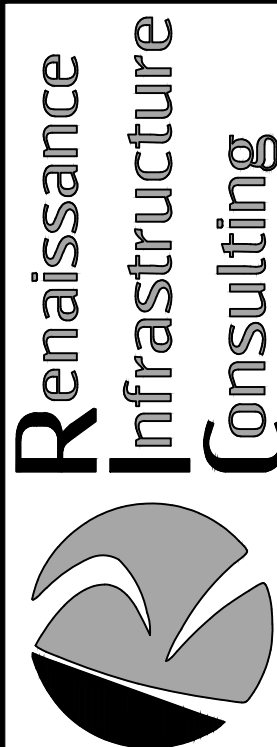
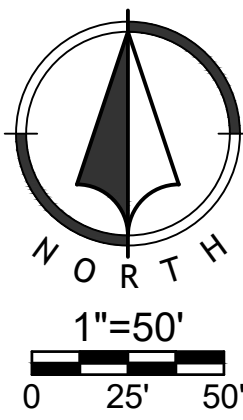
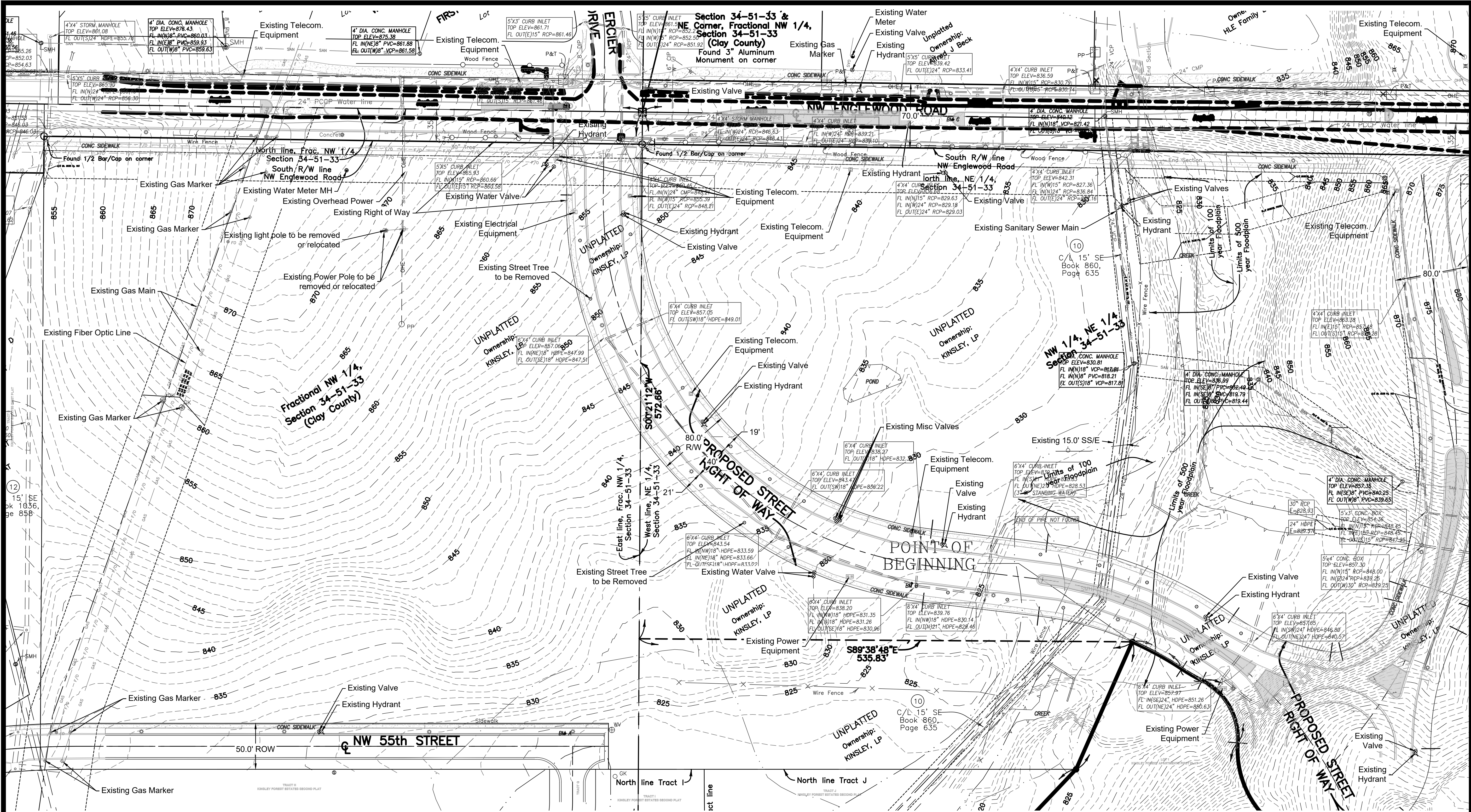
DRAWN BY	CHECKED BY
TUA	DJB

Renaissance
Infrastructure
Consulting
400 E 17th Street
Kansas City, Missouri 64108
www.RIC-CONSULT.COM
B16-800-0950
E-2010033630
MO Certificate of Authority:



Sheet
C01

alemkcn
May 03, 2024-3:15pm
Z:\civic design\2020\20-0104\DWG\pdp phase 2\20-0104.PDP\EX-COND-01.dwg



400 E 17th Street
Kansas City, Missouri 64108
www.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

NO.	DATE	REVISION
03/15/2024	Original Submittal	

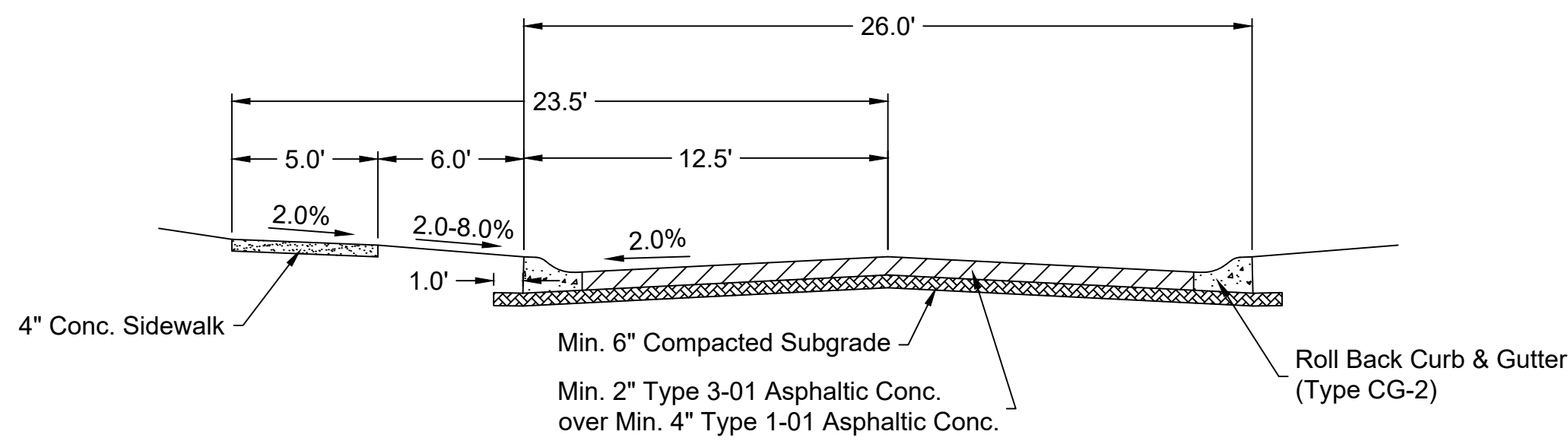
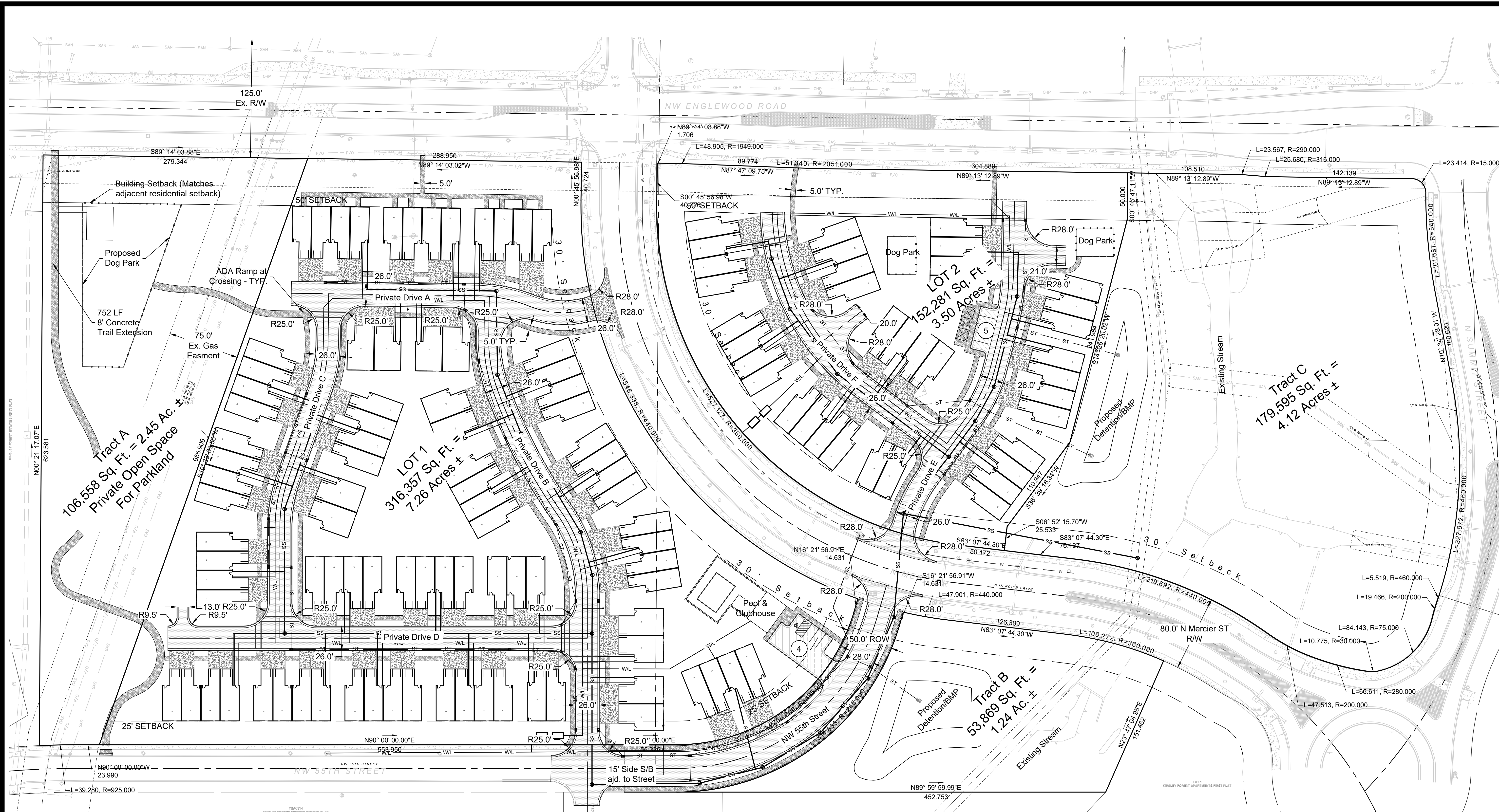
DRAWN BY	CHECKED BY
TUA	DJB

NO.	DATE	REVISION
03/15/2024	Original Submittal	

Existing Conditions Phase II

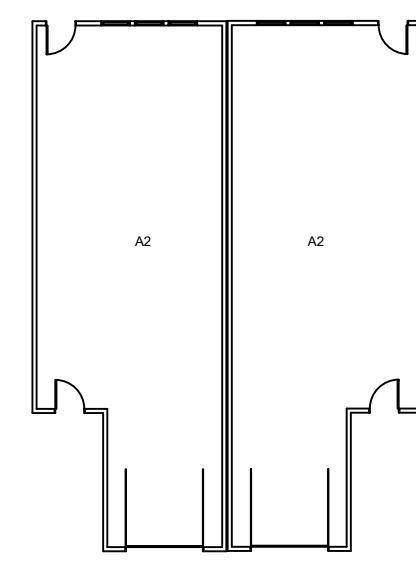
Amendment To Development Plans & Prelim Plat
20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

alemkcn
May 03, 2024-3:16pm
Z:\civic design\2020-0104\DWG\pdp phase 2\20-0104_PDP\PL GEN-01.dwg

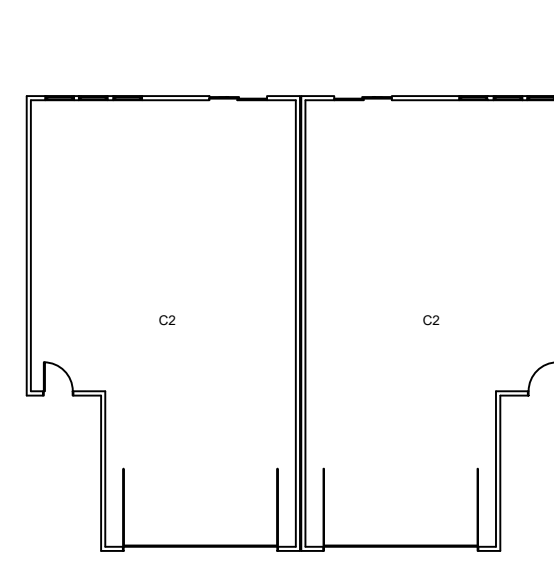


Private Drive Typical Section
N.T.S.

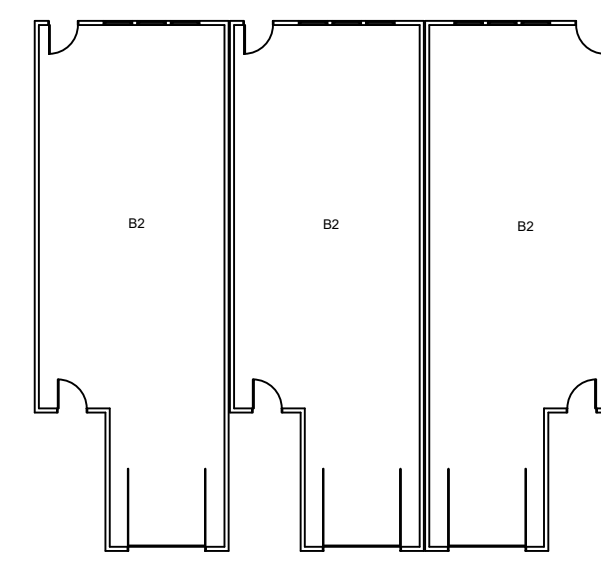
Building Legend



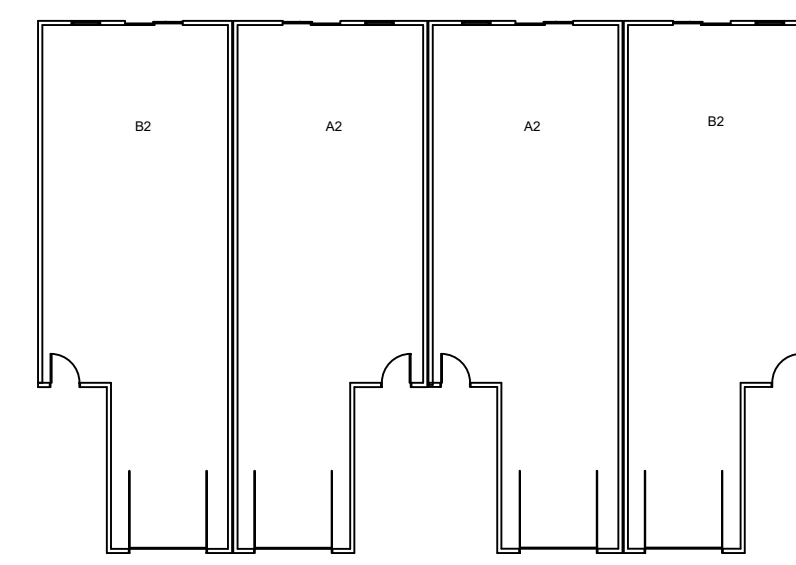
DUPLEX FOOTPRINT
(2) 2-bdr



DUPLEX FOOTPRINT
(2) 4-bdr

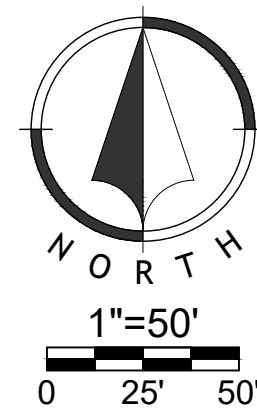
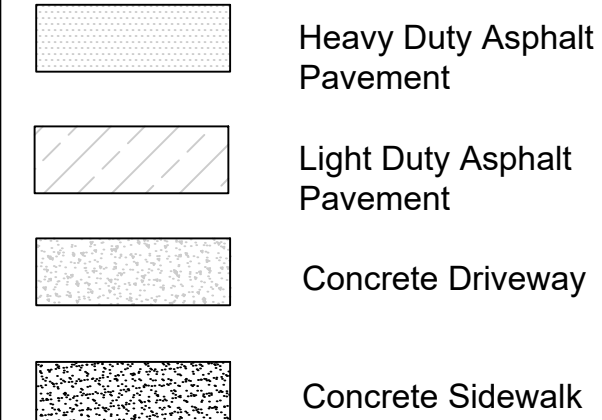


TRIPLEX FOOTPRINT
(3) 3-bdr

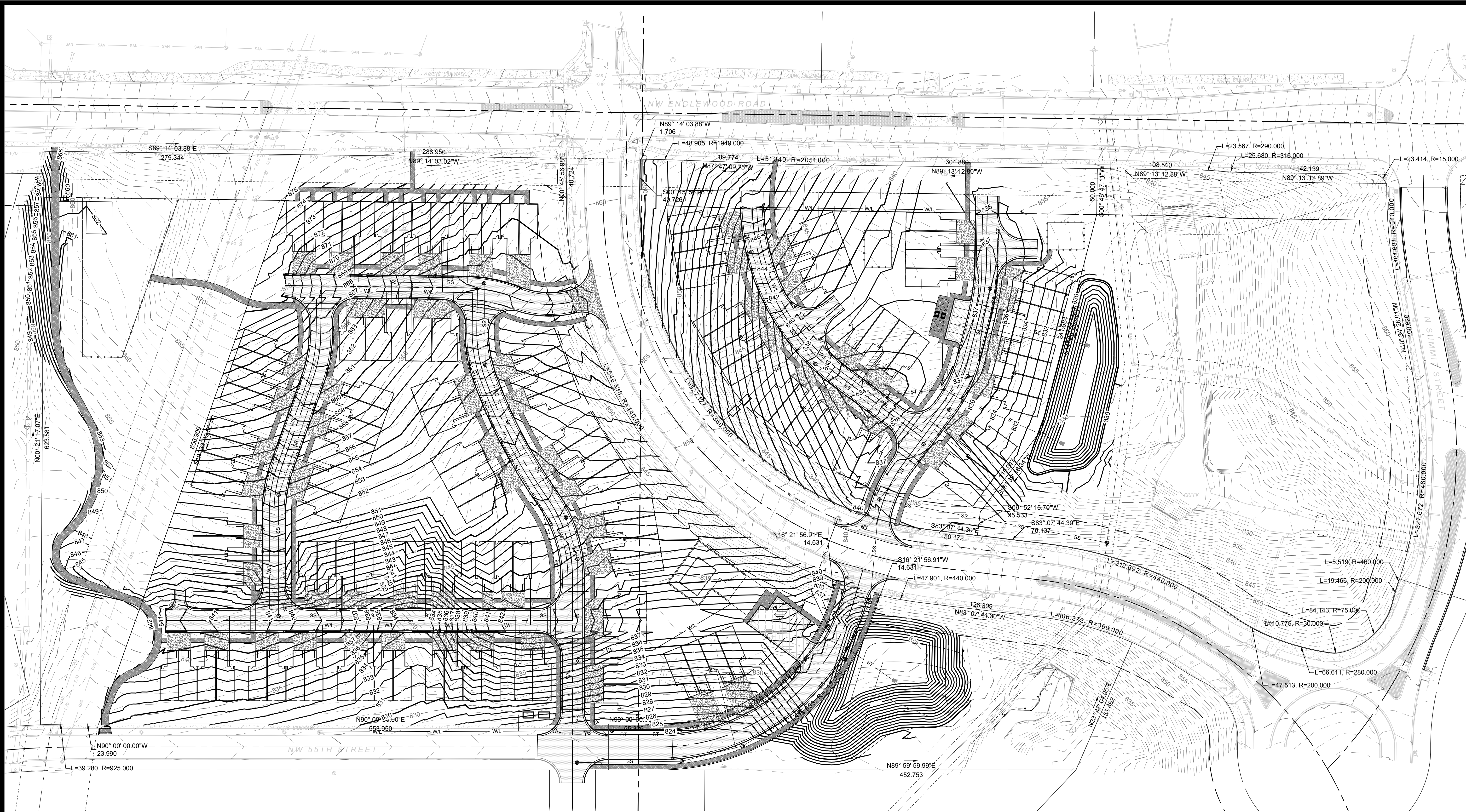


QUADRUPLEX FOOTPRINT
(2) 2-bdr & (2) 3-bdr

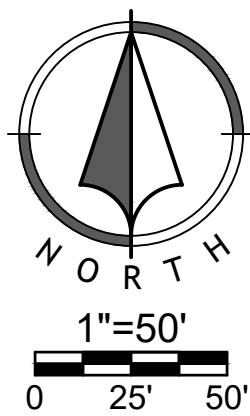
Pavement Legend:



alemkcn
May 03, 2024-3:18pm
Z:\civic design\2020-01\041\DWG\pdp phase 2\20-0104_PDP\PL GRAD-01.dwg



LEGEND	
	Existing Major Contour
	Existing Minor Contour
	Proposed Major Contour
	Proposed Minor Contour



Amendment To Development Plans & Prelim Plat

20-0104-02

Kinsley Multi-Family Phase II

Kansas City, Clay County, Missouri

Grading Plan 1 & 2 Phase II

3/15/2024	Original Submittal		
NO.	DATE	REVISION	
DRAWN BY	TUA	CHECKED BY	DJB

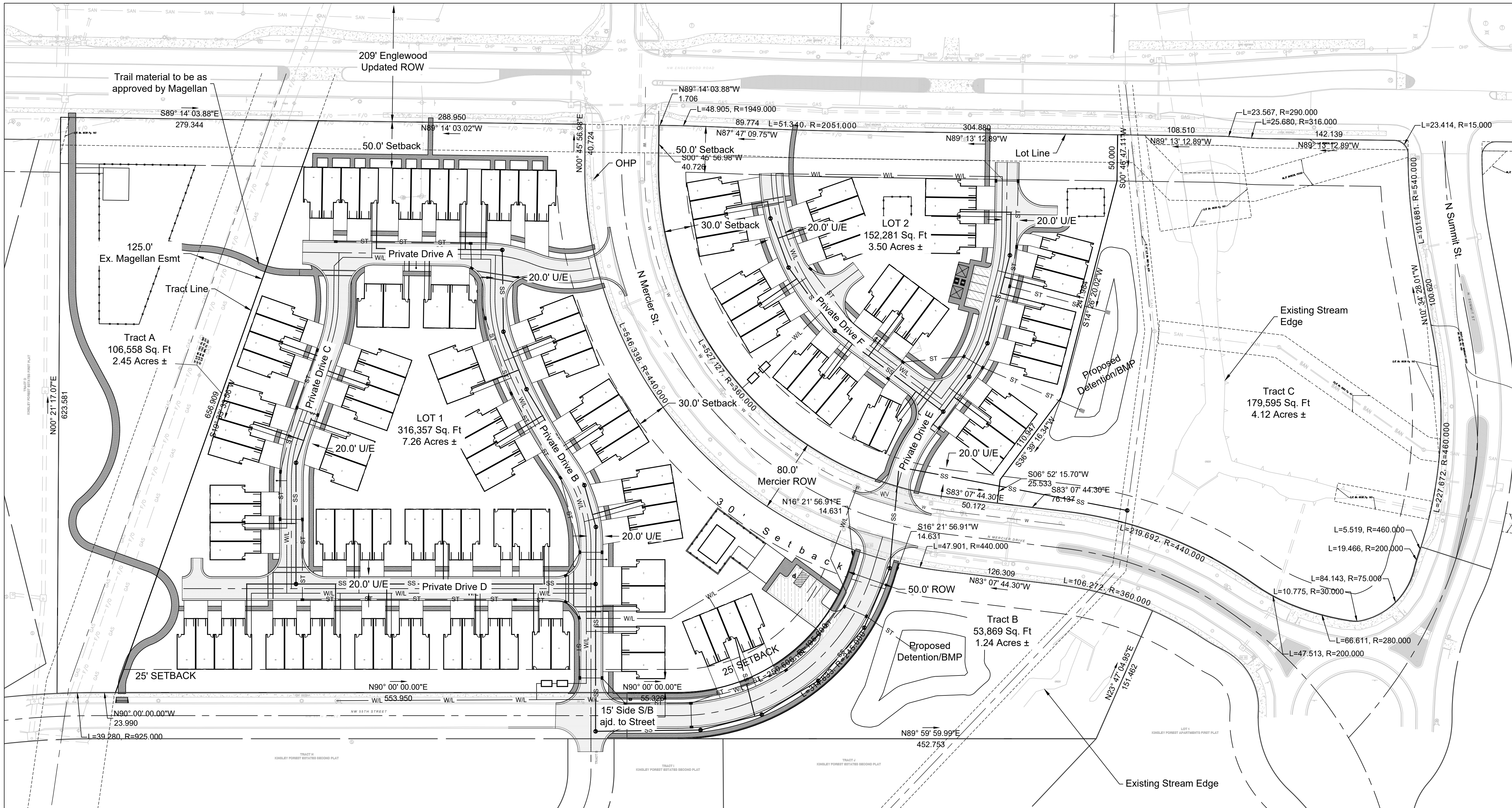
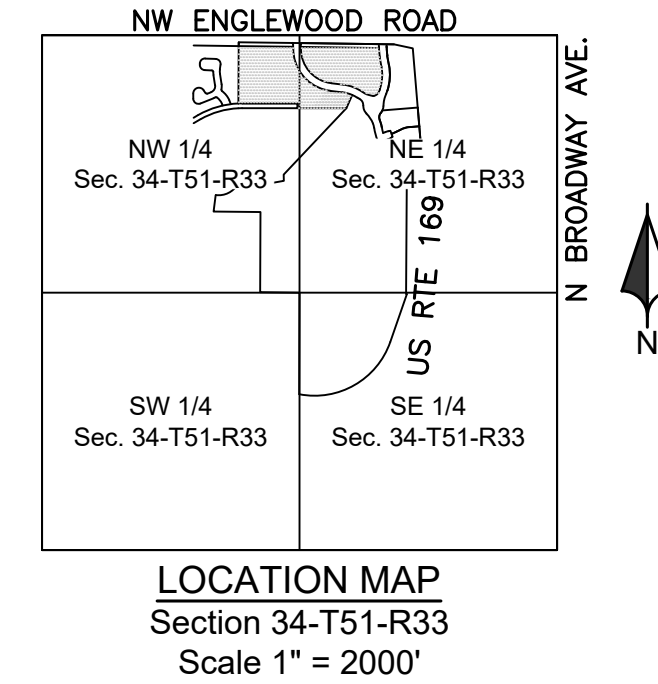
400 E 17th Street
Kansas City, Missouri 64108
www.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

Sheet

C05

PRELIMINARY PLAT
KINSLEY PHASE II MULTI-FAMILY
Kansas City, Clay County, Missouri



- Drawing Scale is 1" = 60'
- Approved Zoning: B3-2
- One phase.
- Proposed use: Multifamily Residential
- Land Area, building coverage, right-of-way, phasing, construction dates are as indicated in Site Data Table & as noted on this plan.
- Metes and bounds are as shown on plan. Legal Description is described on Plan.
- 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 numbers 29095C0129G and 29095C0128G, effective 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.
- Building facade will meet base zoning code. Trash enclosures will be constructed with similar material as buildings.
- All rooftop mechanical equipment to be screened from adjacent property and streets.
- Project plan to include details on signage, building elevations, and lighting.
- 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 Drainage Study to be provided to Site Developers as approved by the Department of Public Works. Proposed storm water systems are to be detailed on a Water Quality & Stormwater Management Plan.
- Detention facilities and BMP areas are designated at various locations throughout the site as indicated on this Plan.

Phase II Parkland Dedication

Semi-attached Units: 16 * 3 * .006 = 0.288 ac
Multi-plex: 110 * 2 * .006 = 1.32 ac
Total Parkland Dedication Requirement: 1.61 acres

Tract A: 2.45 ac
Total Parkland Dedicated: 2.45 ac

LOT DATA			
	Area (Ac.)	Area (Sq.Ft.)	Use
Lot 1	7.26	316,876	Multi-family
Lot 2	3.50	152,281	Multi-family
Tract A	2.45	106,558	Private Open Space for Parkland
Tract B	1.24	53,869	Stormwater/BMP
Tract C	4.12	179,595	Stormwater/BMP
Dedicated ROW	0.40	17,611	Public ROW



Amendment To Development Plans & Prelim Plat

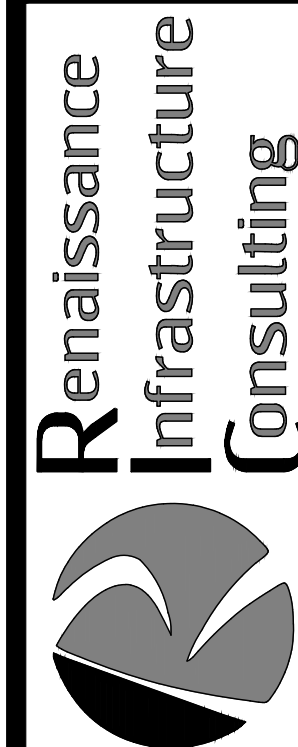
20-0104-02

Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Preliminary Plat Phase II

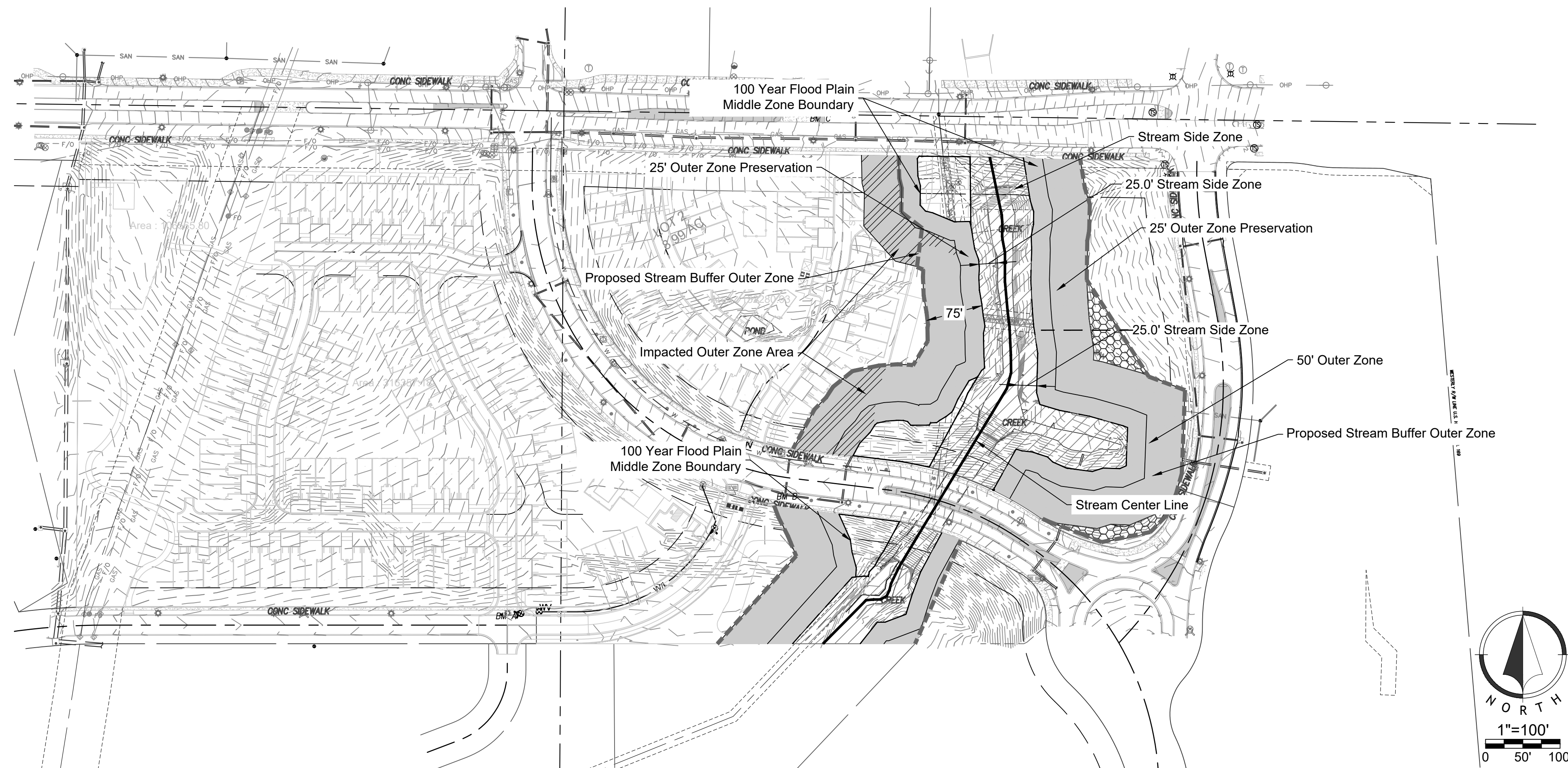
NO.	DATE	REVISION
03/15/2024	Original Submittal	

DRAWN BY: TUA
CHECKED BY: DJB

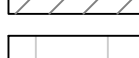
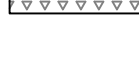


400 E 17th Street
Kansas City, Missouri 64108
www.ri-consult.com
MO Certificate of Authority: E-2010033630

Sheet
C06



STREAM BUFFER LEGEND

- | | |
|---|--|
|  | STREAM EDGE |
|  | STREAM SIDE ZONE |
|  | OUTER ZONE NO BUILD |
|  | OUTER ZONE |
|  | FINAL OUTER ZONE |
|  | STREAM SIDE |
|  | MIDDLE ZONE |
|  | OUTER ZONE WITHIN
DEVELOPMENT BOUNDS
8.96 AC |
|  | OUTER ZONE IMPACT AREA
3.53 AC |
|  | MIDDLE ZONE IMPACT AREA
0.02 AC |
|  | STREAM SIDE ZONE IMPACT AREA
0.02 AC |
|  | MITIGATION AREA
0.14 AC |

NOTES:

1. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION IS SURVEY.
2. THE MID-AMERICA REGIONAL COUNCIL NATURAL RESOURCE INVENTORY, AND THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORIES WERE REVIEWED. NO SITE AREAS WERE FOUND TO COINCIDE WITH DELINEATED WETLANDS AREAS.
3. NO AREAS OF MATURE NATURAL VEGETATION WERE FOUND TO BE CONTIGUOUS WITH THE 75' OUTER ZONE BOUNDARY.
4. MITIGATION IN ACCORDANCE WITH SEC. 88-415-07-C IS NOT REQUIRED.
5. STREAM BUFFER BOUNDARY MARKERS
 - 5.1. BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING AND AFTER CONSTRUCTION.
 - 5.2. 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.
 - 5.3. 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.
 - 5.4. PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - 5.4.1. FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - 5.4.2. 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.
 - 5.4.3. THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA.
 - 5.4.4. REQUIRE SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB". WITH THE SIGN MESSAGE LOCATED APPROXIMATELY 4 FEET ABOVE GROUND. NO OTHER MESSAGE SHALL BE ON THE SIGN.
 - 5.4.5. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

Stream Buffer Zone Areas										
Total Stream Side Zone Within Development Bounds	Total Middle Zone Within Development Bounds	Total Outer Zone Within Development Bounds	Stream Side Zone Disturbed Area	Middle Zone Disturbed Area	Outer Zone Disturbed Area	Stream Side Zone Percent Disturbed	Middle Zone Percent Disturbed	Outer Zone Percent Disturbed	Mitigation Required	Mitigation Provided
1.32	0.35	2.75	0.02	0.02	0.39	1.17	5.64	14.05	0.14	0.14



Roadway Lighting

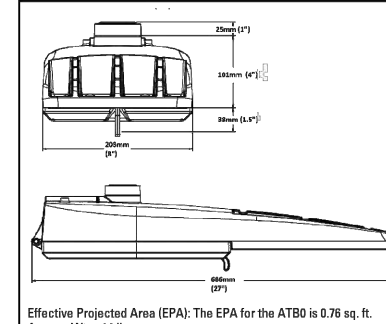
PRODUCT OVERVIEW



Applications:

- Roadways
- Off ramps
- Residential streets
- Parking lots

DIMENSIONS



STANDARDS

Designlights Consortium™ (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC qualified products list at www.designlights.org/DLC, to confirm which versions are qualified.

Color temperatures of $\leq 3000\text{K}$ must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient.

CSA Certified with US and Canadian standards

Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.75, C136.37

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

© 2014-2023 Acuity Brands Lighting, Inc. AT88 Rev. 08/14/23



Features:

OPTICAL

The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymeric materials in the areas of; optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LED's allow the Autobahn to take full advantage of both technologies.

White Light: Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected 40-60% over comparable HID luminaires.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10kA/5kA protection. 20kA/10kA protection is also available.

Luminaire Spikes with a 0-10v dimming driver. Luminaires in continuous and step dimming capable via AO option or controls installed on P7 photocontrol receptacle option.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a cross creepage rating of 1 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Main arm mount is adjustable for arms from 1-1/4" to 4" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 36 vibration rating per ANSI C136.31.

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

LUMINAIRE SCHEDULE

CALLOUT	QUANTITY	SYMBOL	MODEL	MOUNTING	MOUNTING HEIGHT	LAMP DEPRECIATION
L1	22		American Electric Lighting, ATB0 P202 R2 3K HSS	POLE	20'	0.9

LOT 1 PHOTOMETRIC
CALCULATIONS

AVERAGE FOOT-CANDLES	1.24
MAXIMUM FOOT-CANDLES	4.1
MINIMUM FOOT-CANDLES	0.1
AVERAGE TO MINIMUM FC RATIO	23.36

LOT 1 PROPERTY
BOUNDARY
PHOTOMETRIC
CALCULATIONS

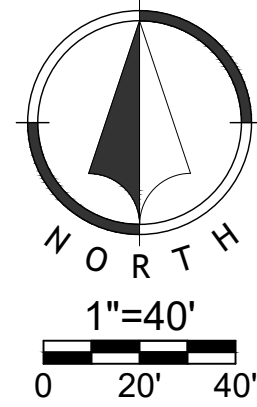
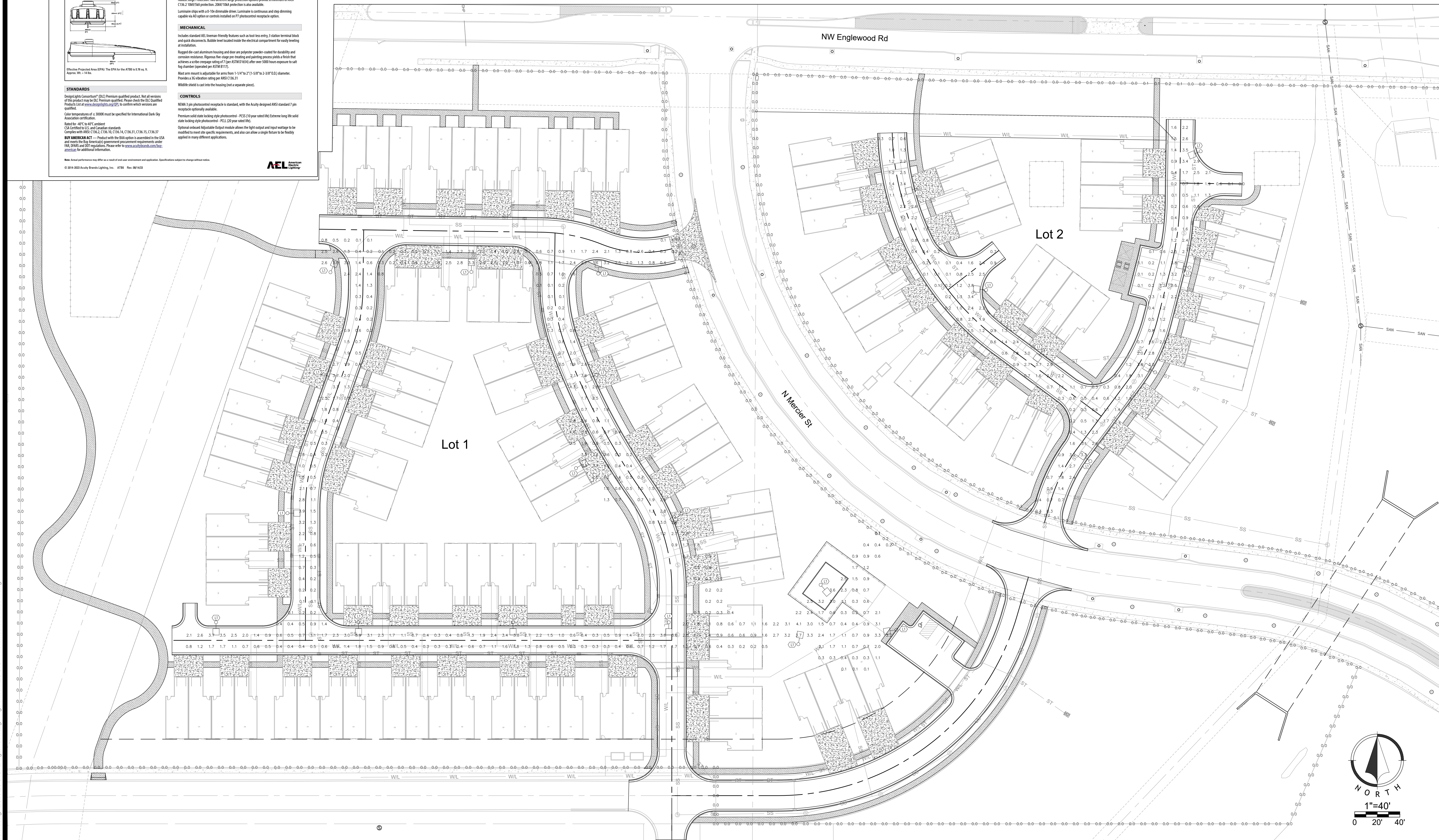
MAXIMUM FOOT-CANDLES	0.2
MINIMUM FOOT-CANDLES	0.0

LOT 2 PHOTOMETRIC
CALCULATIONS

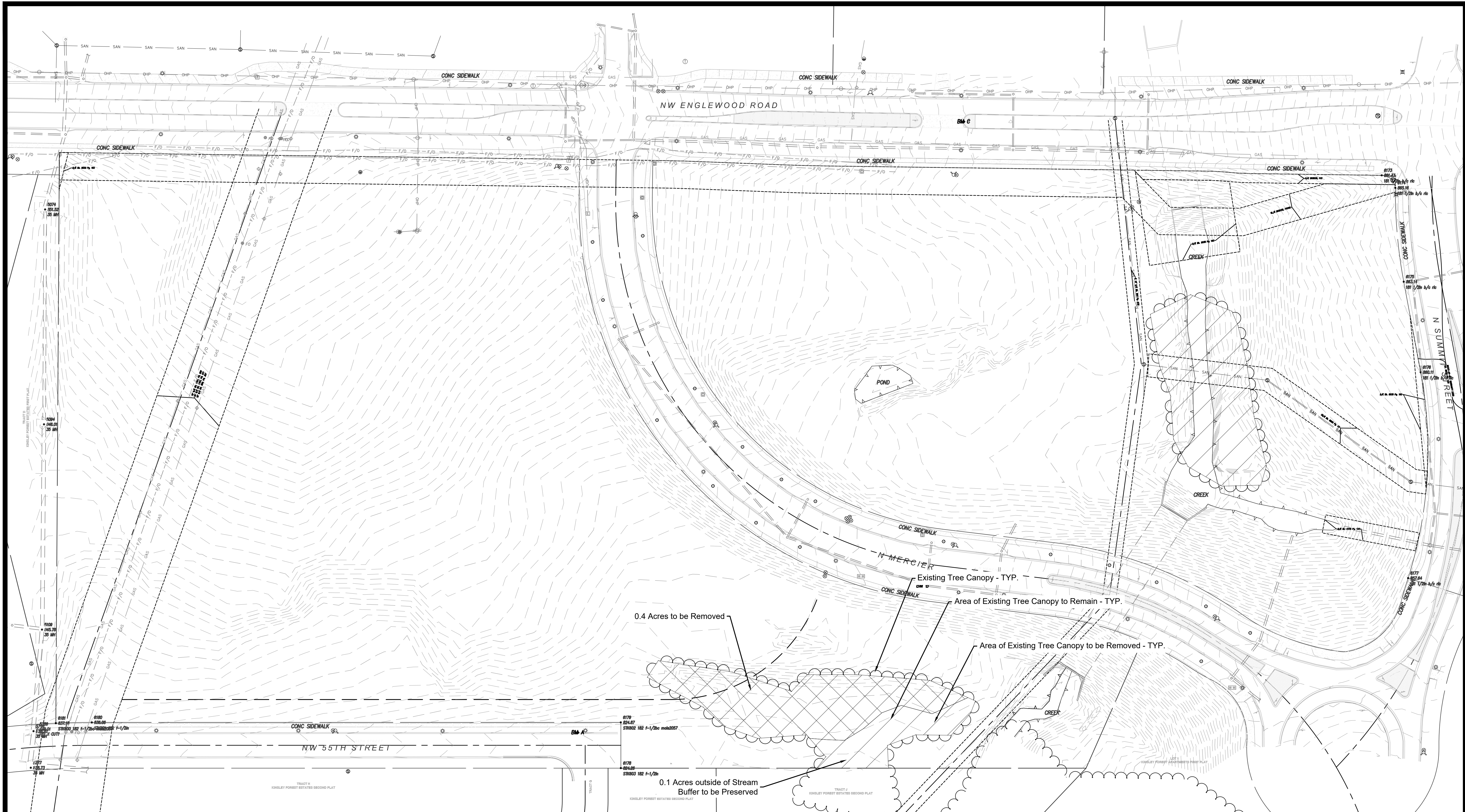
AVERAGE FOOT-CANDLES	1.34
MAXIMUM FOOT-CANDLES	3.8
MINIMUM FOOT-CANDLES	0.0
AVERAGE TO MINIMUM FC RATIO	28.61

LOT 2 PROPERTY
BOUNDARY
PHOTOMETRIC
CALCULATIONS

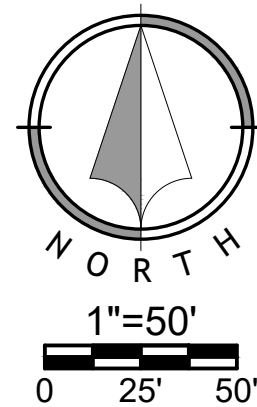
MAXIMUM FOOT-CANDLES	0.2
MINIMUM FOOT-CANDLES	0.0



NO.	DATE	REVISION
DRAWN BY BMR		CHECKED BY GDN

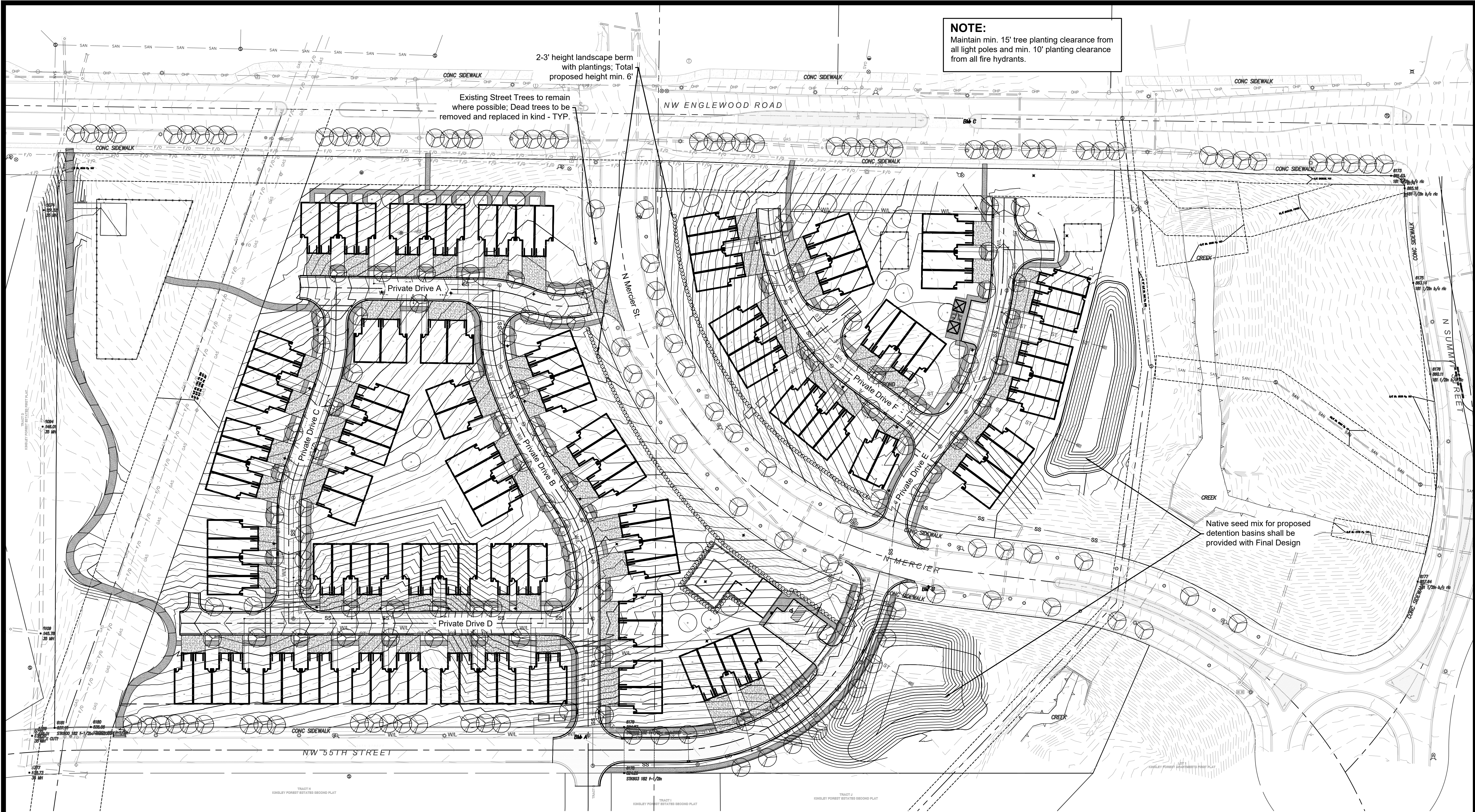


NOTE: No mitigation shall be required if contiguous tree canopy cover is less than one acre. (*Per 88-424-06-C.4.*)

[illegible]

	03/15/2024	Original Submittal
NO.	DATE	REVISION
DRAWN BY		CHECKED BY
%%		%%

alemkcn
May 03, 2024 3:20pm
Z:\cnc\design\2020\20-0104\DWG\pdp phase 2\20-0104_PDP\LLND-01.dwg



NOTE:
Maintain min. 15' tree planting clearance from all light poles and min. 10' planting clearance from all fire hydrants.

Existing Street Trees to remain where possible; Dead trees to be removed and replaced in kind - TYP.

2-3' height landscape berm with plantings; Total proposed height min. 6'

Native seed mix for proposed detention basins shall be provided with Final Design

GENERAL NOTE:

Refer to Sheet L03 Landscape Details for Concept Plant Schedule with quantities and planting sizes.

LANDSCAPE CALCULATIONS

Street Trees

Required: 1 tree / 30' frontage

Provided:

NW Englewood Rd = 49 trees
Mercier Street = Existing to Remain (Dead/damaged trees to be replaced in kind)
55th St = 22 trees
Private Streets (West) = 74 trees
Private Streets (East) = 27 trees

General Landscaping

Required: 1 tree / 5,000 sf building coverage

Provided: 126,413 sf building coverage = 26 trees

Perimeter Landscaping of Parking Lot adj. to Street

Required: 10' width buffer, 1 tree / 30", min. 3' ht. evergreen shrub hedge

Provided: 10' width buffer, evergreen shrub hedge

*Trees planted to satisfy the street tree planting requirements may be counted toward satisfying the parking lot perimeter tree planting requirements.

Interior Parking Lot

Not applicable to parking lots under 10 stalls.

Screening of Containers and Equipment

Required: Screened from public view

Provided: As required



NO.	DATE	REVISION
1	03/15/2024	Original Submittal

DRAWN BY	CHECKED BY
%%	%%

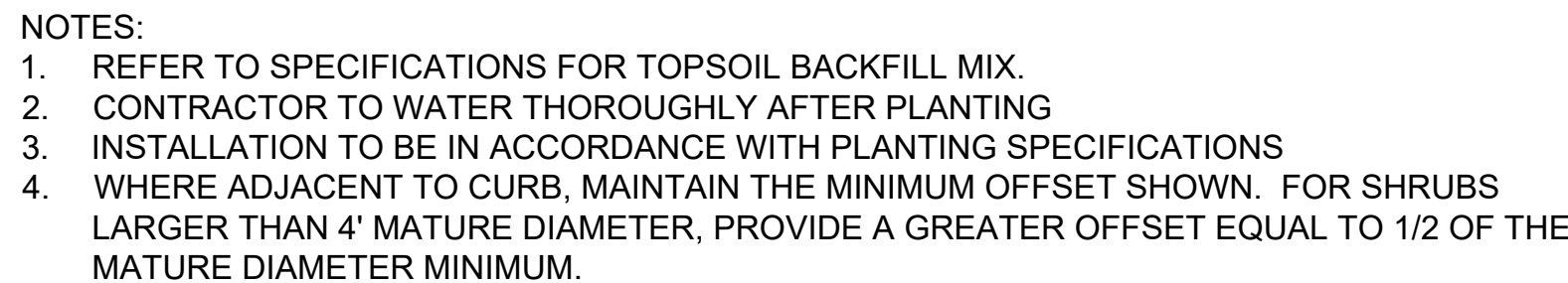
1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.



TYPICAL UTILITY BOX SCREENING DETAILS - NTS



MULCH CONTAINMENT DETAIL - NTS



SHRUB PLANTING DETAIL - NTS

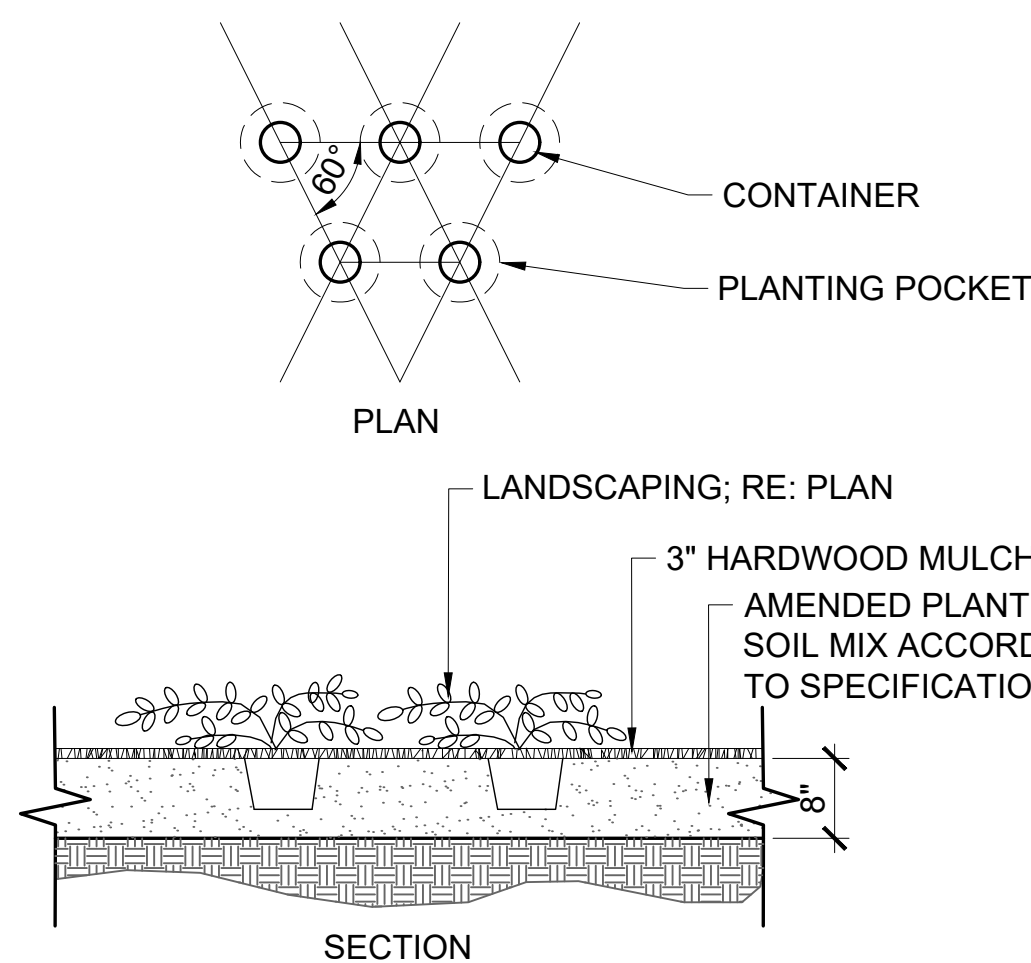
	<u>STREET TREE</u> 2' Cal. B&B	199
	<u>SHADE/ORNAMENTAL TREE</u> 2' Cal. B&B	29
	Acer giseum / Paperbark Maple Acer saccharum 'Sugar Cone' / Sugar Cone Sugar Maple Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Liriodendron tulipifera / Tulip Poplar Malus x 'Royal Raindrops' / Royal Raindrops Crabapple Nyssa sylvatica 'Wildfire' / Black Gum Ostrya virginiana / American Hophornbeam Platanus occidentalis / American Sycamore Quercus bicolor / Swamp White Oak Quercus robur 'Regal Prince' / Regal Prince English Oak Quercus robur x bicolor 'Kindred Spirit' / Columar Oak Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress Tilia americana 'Lincoln' / Lincoln American Linden Ulmus americana 'Princeton' / Princeton American Elm Zelkova serrata 'Green Vase' / Sawleaf Zelkova	



NOTES:

1. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM SODDED AREAS TO SEEDED AREAS.

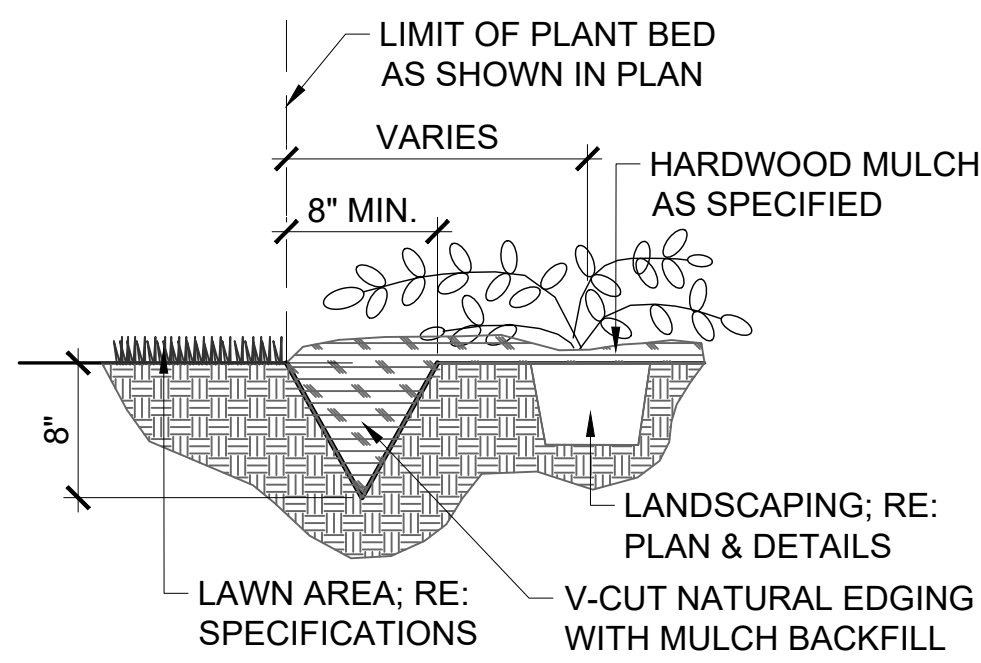
SEED TO SOD TRANSITION DETAIL



CONTAINER PLANTING DETAIL - NTS

NOTES:

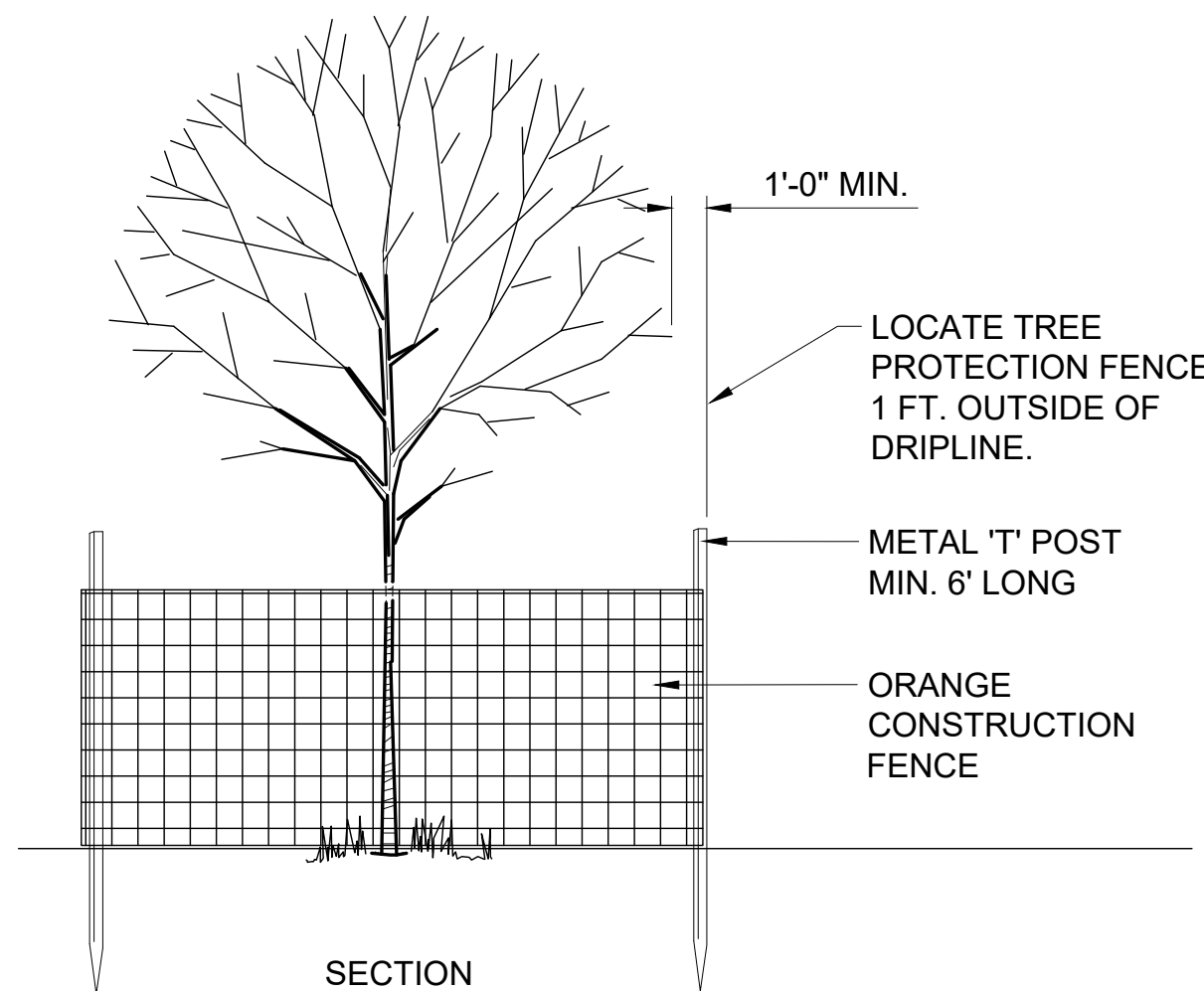
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



V-CUT NATURAL EDGE DETAIL - NTS

NOTES

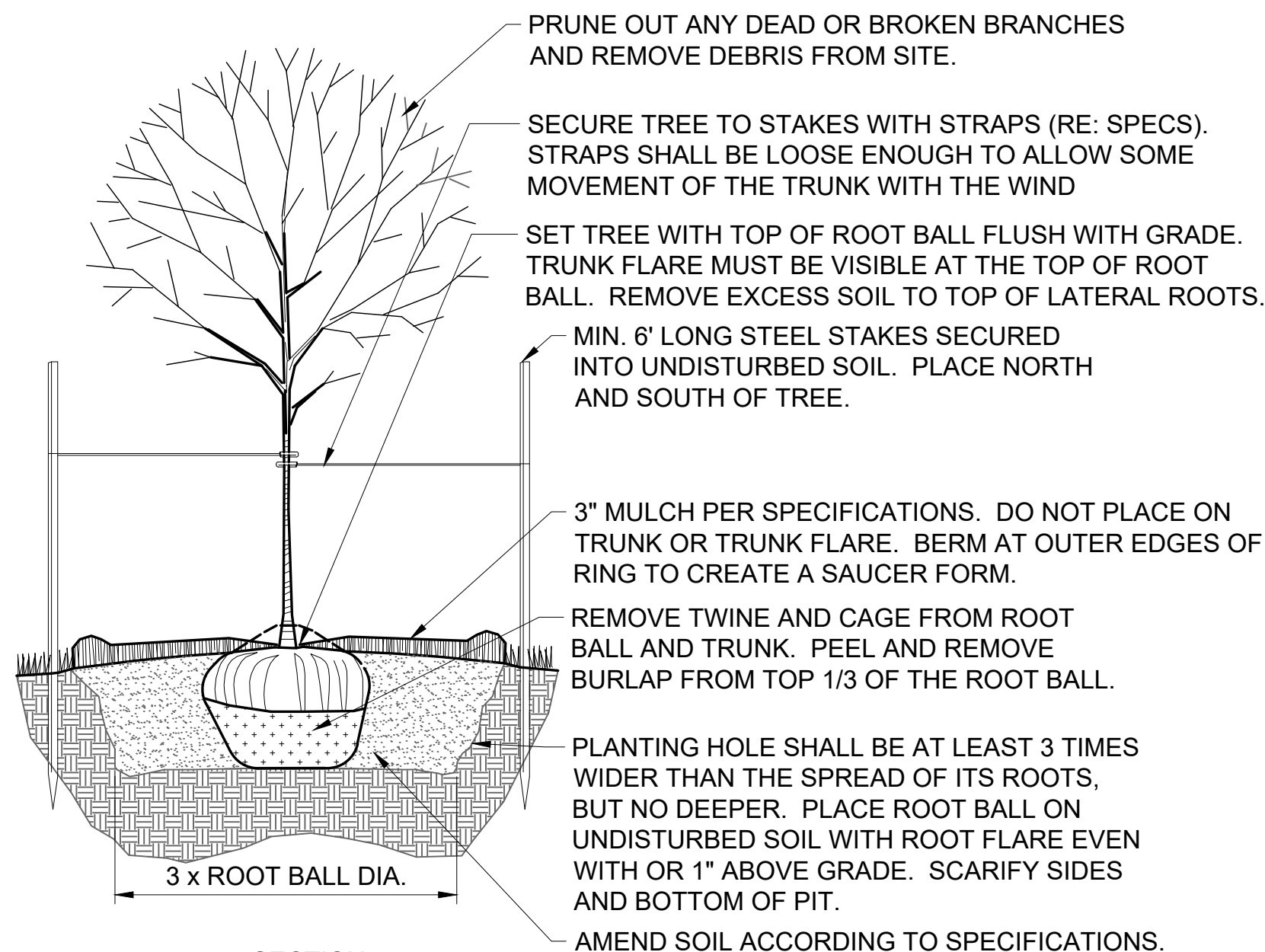
1. CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION OPERATIONS
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE MAINTENANCE. REPAIR AND/OR REPLACE ALL SECTIONS DAMAGED DURING CONSTRUCTION OPERATIONS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR HEALTH OF PROTECTED TREES THROUGHOUT THE CONSTRUCTION PERIOD. TREES SHOWING SIGNS OF STRESS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IMMEDIATELY. ALL TREES THAT DIE DUE TO CONSTRUCTION OPERATIONS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. THE REPLACEMENT TREE SHALL BE OF COMPARABLE SIZE & SPECIES BASED ON NURSERY AVAILABILITY. CONTRACTOR SHALL SUBMIT REPLACEMENT TREES TO OWNERS REPRESENTATIVE FOR FINAL ACCEPTANCE PRIOR TO INSTALLATION.



TREE PROTECTION DETAIL - NTS

NOTES:

1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL - NTS

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION

EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

A2 DESIGN
ELEVATIONS

G201

DATE 4/19/2024 12:02:25 PM
SCALE 1/4" = 1'-0"



① A2 DUPLEX FRONT ELEVATION
1/4" = 1'-0"

③ A2 TRIPLEX FRONT ELEVATION
1/4" = 1'-0"



② A2 QUADPLEX ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

B2 DESIGN
ELEVATIONS

G202

DATE 4/19/2024 12:03:21 PM
SCALE 1/4" = 1'-0"



① B2 DUPLEX FRONT ELEVATION
1/4" = 1'-0"



③ B2 TRIPLEX FRONT ELEVATION
1/4" = 1'-0"



② B2 QUADPLEX FRONT ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

A2/B2 DESIGN
ELEVATIONS

G203

DATE 4/19/2024 1:14:31 PM
SCALE 1/4" = 1'-0"



B2/A2 QUADPLEX FRONT ELEVATION
ALT
③ 1/4" = 1'-0"



B2/A2 QUADPLEX FRONT ELEVATION
① 1/4" = 1'-0"



EVERSTEAD
ENGINEERING & DESIGN

PRELIMINARY
NOT FOR
CONSTRUCTION

EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

C2 DESIGN
ELEVATIONS

G204

DATE 4/19/2024 12:04:12 PM
SCALE 1/4" = 1'-0"



② C2 SINGLE FAMILY FRONT ELEVATION
1/4" = 1'-0"



① C2 DUPLEX FRONT ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

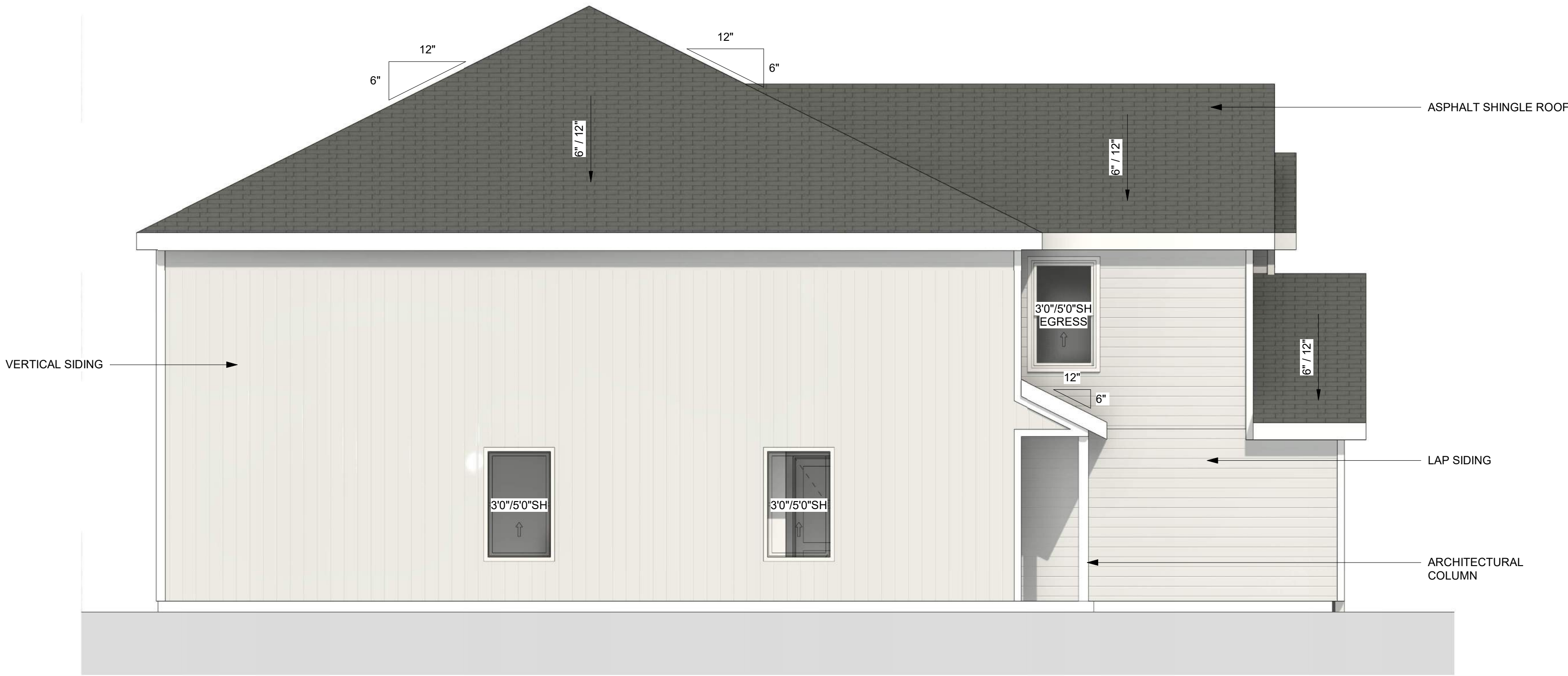
EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

SIDE DESIGN
ELEVATIONS

G205

DATE 4/19/2024 12:04:36 PM
SCALE 1/4" = 1'-0"



① LEFT ELEVATIONS
1/4" = 1'-0"



② RIGHT ELEVATIONS
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REAR DESIGN
ELEVATIONS

G206

DATE 4/19/2024 12:04:52 PM
SCALE 1/4" = 1'-0"



① DUPLEX REAR ELEVATION
1/4" = 1'-0"



② TRIPLEX REAR ELEVATION
1/4" = 1'-0"



③ QUADPLEX REAR ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

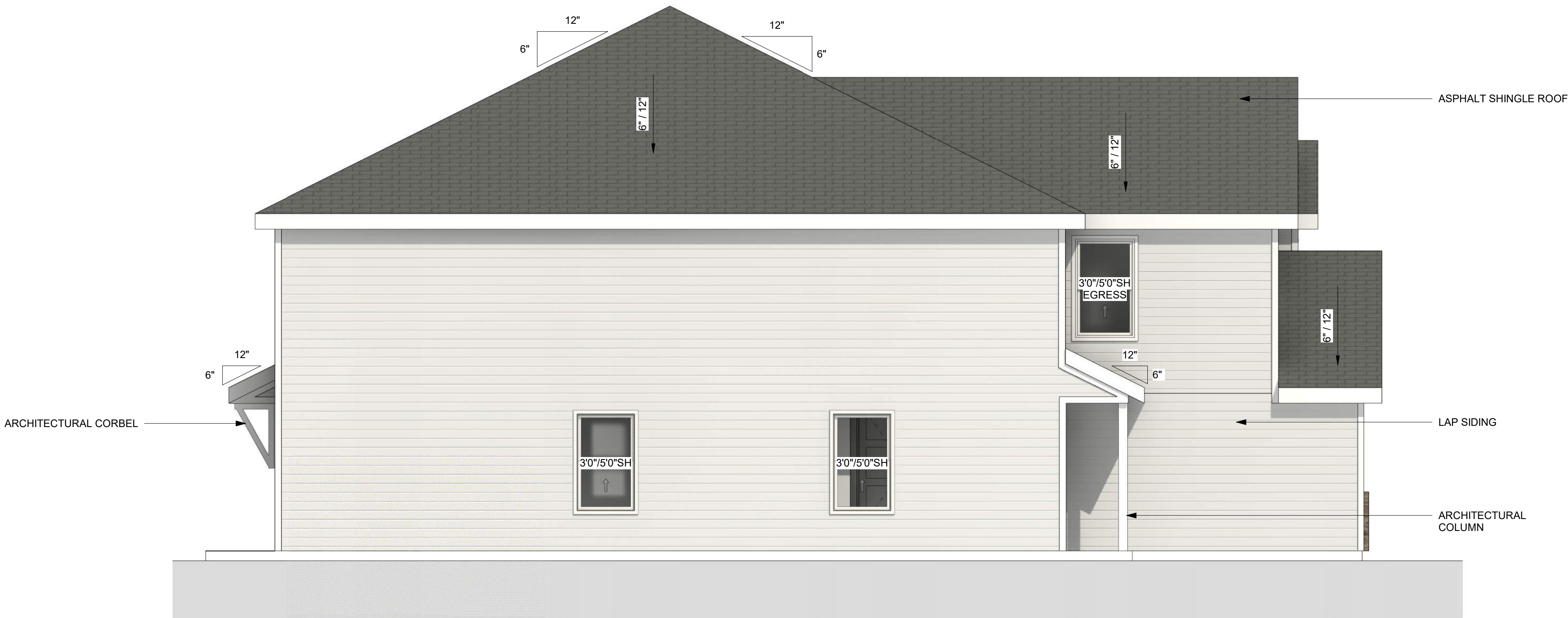
NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

BOULEVARD
DESIGN
ELEVATIONS

G207

DATE 4/19/2024 12:06:27 PM
SCALE 1/4" = 1'-0"



1 BOULEVARD LEFT ELEVATIONS
1/4" = 1'-0"



2 BOULEVARD RIGHT ELEVATIONS
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT



BOULEVARD QUADPLEX REAR
ELEVATION
1/4" = 1'-0"

BOULEVARD
DESIGN
ELEVATIONS

G208

DATE 4/19/2024 12:06:53 PM
SCALE 1/4" = 1'-0"