



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

Project Name

Barry Road Townhomes

Docket # Request

16 CD-CPC-2022-00075
Development Plan
(w/ preliminary plat)

Applicant

Brad Sonner
Olsson

Owner

Jeremy Antes
Prism Real Estate Services

Location 8400 N. Granby Avenue
Area About 14.88 acres
Zoning R-1.5
Council District 2nd
County Platte
School District Platte County R-III

Surrounding Land Uses

North: zoned R-1.5, residential
South: zoned AG-R/B3-2,
residential/commercial/religious
East: zoned AG-R,
residential/agricultural
West: zoned AG-R/B3-3,
residential/commercial

Land Use Plan

The Line Creek Valley Area Plan recommends residential medium-high density for the land use.

Major Street Plan

NW Barry Road is listed as a four-lane thoroughfare on the City's Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No active registered neighborhood and civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on June 9, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject property is currently undeveloped and zoned R-1.5 (Residential 1.5). There is also a regulated stream that runs along the northwestern portion of this property and a majority of the property is heavily wooded.

NEARBY DEVELOPMENTS

The subject property spans two lots and is located directly north of NW Barry Road, the two lots are split by N. Granby Avenue. Two large residential developments exist north of the proposed site. South of the site is a variety of commercial uses and a church. Overall the area is primarily surrounded by residential uses.

SUMMARY OF REQUEST

CD-CPC-2022-00075 - A request to approve a development plan and a preliminary plat for the construction of 86 townhomes in District R-1.5 (Residential 1.5)

KEY POINTS

- Construct 86 townhomes
- Maintaining "residential medium density" of surrounding area

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
16 Approval with Conditions

CONTROLLING CASE & RELATED RELEVANT CASES

On April 19, 2016 the City Plan Commission approved Case No. 6000-P-5 a request to rezone a 20-acre tract of land from District R-2.5 to District R-1.5 and was approved by Council on July 7, 2016 (Ord. No 160472).

PLAN REVIEW

The site is roughly 15 acres and is located north of Barry Road and along N. Granby Avenue. The project area is comprised of two lots that are wooded and undeveloped. The proposed development "Barry Road Townhomes" is proposing a total of 18 buildings for a total of 86 units with a density of 3.54 units per acre. The building types proposed are a duplex, 4-plexes and 6-plexes as well as a clubhouse. The proposed density and orientation complies with the Line Creek Valley Area Plan. The applicant is seeking a deviation to allow for the garage wall area to exceed more than 40% of the building face area.

The development proposes four (4) points of ingress and egress from N. Granby to the proposed dwellings. All proposed internal roads are private. Pedestrian circulation is compliant with 88-450 (Pedestrian Standards) of our Code. The developer is proposing adequate pedestrian connectivity and extending the sidewalk along N. Granby Avenue to Barry Road.

A landscape plan has been submitted by the applicant. The plan is not compliant with Code and will require a deviation to the required amount of street trees (88-425-03). The Code requires a total of 164 trees and the applicant is only proposing 132 trees due to existing easements and intervening roadways; staff does support the administrative adjustment in the reduction of the proposed street trees. The applicant also did not provide staff with the total amount of trees that will be removed due to construction. Staff has conditioned that the applicant provide the total amount of trees that will be removed prior to ordinance request pursuant to (88-516-05-1).

Staff supports the overall design concept and density that the applicant has proposed. The architectural scale and character fits the surrounding area. The primary building materials proposed are white vinyl siding, adhered simulated stone (grey in color), black composite shingles and a dark bronze color for the window frames. Staff does appreciate the number of windows that are being proposed. Staff has requested that the applicant provide a higher quality material such as fiber cement lap siding instead of vinyl. If the applicant cannot provide a higher quality material staff does recommend that the vinyl siding is not visible from Barry Road.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	No	Staff supports alternative compliance with the reduced number of trees proposed. The total number of trees to be removed must be provided prior to ordinance request.
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	

PLAN REVIEW CRITERIA**88-516-05-A. The plan must comply with all standards of this Zoning and Development Code and all other applicable City ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this Zoning and Development Code or other applicable ordinances, when authorized.)**

The plan, as proposed, complies with the Line Creek Valley Area Plan. The applicant is seeking a deviation to the lot and building standards to allow for the garage wall area to exceed more than 40% of the front façade on the proposed duplex. Staff does support the deviation as the overall design allows for a lower price-point and accommodates more affordable housing. Staff also supports the proposed landscape plan even though it is short 32 trees due to existing utilities and the proposed street layout. The applicant must also provide staff with the number of trees to removed pursuant to 88-516-05-I.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The existing zoning district (R-1.5) allows for the proposed use and density.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

The proposed layout allows for efficient and convenient vehicular circulation for the total amount of units that are proposed.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The proposed plan does extend the existing sidewalk on N. Granby to connect to Barry Road. The number of and location of street trees will also provide shade and enhance pedestrian connectivity in the immediate area.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The applicant is proposing adequate utilities to serve the proposed development.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The primary building materials proposed are white vinyl siding, adhered simulated stone (grey in color), black composite shingles and a dark bronze color for the window frames. The proposed architectural styles compliment the surrounding area.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Staff believes that the site orientation and number of units will not create undesirable views, noises or off-site negative influences to adjacent properties. The applicant did provide a photometric plan that complies with Code.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and City Code requirements.

The design of the streets within the development comply with Code. Public Works reviewed and approved the proposed plan. KC Water had no objection to the proposed stormwater detention plan.

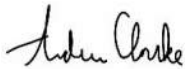
88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The applicant did not provide staff with the exact number of trees that will be removed which is required by Code.

PROFESSIONAL STAFF RECOMMENDATION

CD-CPC-2022-00075: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,



Andrew Clarke

Staff Planner



Plan Conditions

Report Date: June 15, 2022

Case Number: CD-CPC-2022-00075

Project: Barry Road Townhomes

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. That Ordinance No. 160472, including all conditions provided therein, shall remain in full force and effect.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
4. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
5. All dumpsters and mechanical equipment shall comply with 88-425-08.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
7. Provide a higher quality lap siding (not vinyl) for any structures visible from Barry Road.
8. Provide number of trees that will be removed for construction pursuant to 88-516 prior to ordinance request.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

9. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
10. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
11. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
12. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
13. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
14. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

15. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
16. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
17. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

18. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
19. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)

20. • Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
- Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
- Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

21. The developer shall pay money-in-lieu of parkland in the amount of \$66,275.22 for 86 residential units as noted on plans. Fee shall be paid prior to recording plat or certificate of occupancy, whichever occurs first.
22. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

23. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296



BARRY ROAD TOWNHOMES

KANSAS CITY, MISSOURI

PROJECT TEAM

CONTRACTOR

PRISM REAL ESTATE SERVICES, LLC
 8826 SANTA FE DRIVE, SUITE 300
 OVERLAND PARK, KS 66212
 TEL: (913) 674-0438
 FAX: (855) 856-5243
 EMAIL: ZBASSIN@PRISMRES.COM
 CONTACT: ZACHARY BASSIN

CIVIL ENGINEER

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 7301 W. 133RD STREET, SUITE 200
 OVERLAND PARK, KS 66213
 TEL: (913) 381-1170
 FAX: (913) 381-1174
 EMAIL: BSONNER@OLSSON.COM
 CONTACT: BRAD SONNER

ARCHITECT

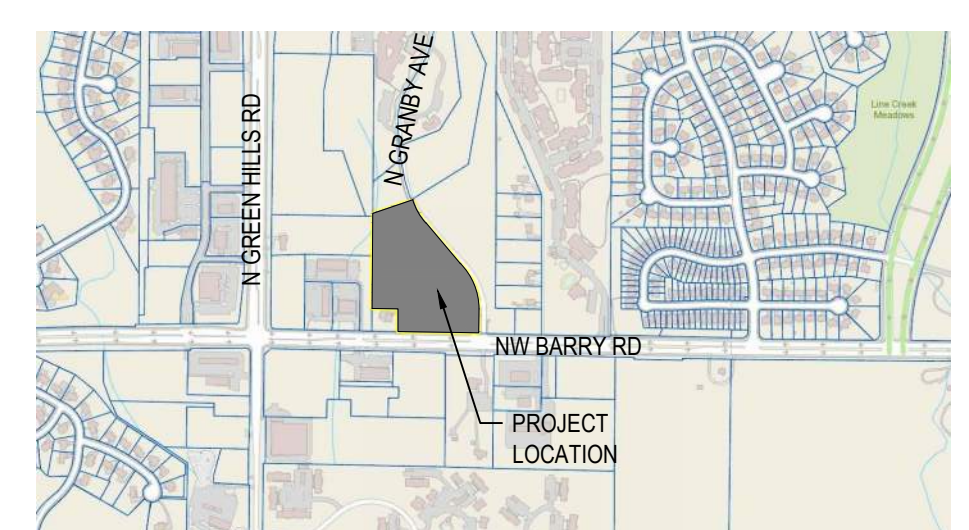
NSPJ ARCHITECTS, P.A.
 3515 W. 75TH ST, SUITE 201
 PRAIRIE VILLAGE, KS 66208
 TEL: (913) 831-1415
 FAX: (913) 831-1563
 EMAIL: CEVANS@NSPJARCH.COM
 CONTACT: CLINT EVANS

LANDSCAPE ARCHITECT

NSPJ ARCHITECTS, P.A.
 3515 W. 75TH ST, SUITE 201
 PRAIRIE VILLAGE, KS 66208
 TEL: (913) 831-1415
 FAX: (913) 831-1563
 EMAIL: KMARTINOVIC@NSPJARCH.COM
 CONTACT: KATIE MARTINOVIC

PROJECT LOCATION

PROJECT LOCATION:
 8400 N. GRANDBY AVE
 KANSAS CITY, MO 64154



VICINITY MAP

INDEX OF DRAWINGS

COVER

A0.00 COVER SHEET

CIVIL

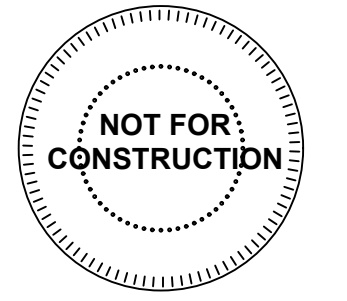
C1.0 PRELIMINARY SITE PLAN
 C1.1 PRELIMINARY PLAT
 C1.2 DETAILED SITE PLAN
 C2.0 PRELIMINARY UTILITY PLAN
 C3.0 PRELIMINARY GRADING PLAN
 C4.0 PRELIMINARY STREAM BUFFER PLAN
 E1 SITE LIGHTING PHOTOMETRICS PLAN
 E2 SITE LIGHTING PHOTOMETRICS PLAN

LANDSCAPE

L1.00 LANDSCAPE PLAN
 L3.00 PLANTING DETAILS

ARCHITECTURE

A3.00 BUILDING ELEVATIONS
 A3.10 BUILDING ELEVATIONS
 A3.20 BUILDING ELEVATIONS
 A3.30 BUILDING ELEVATIONS

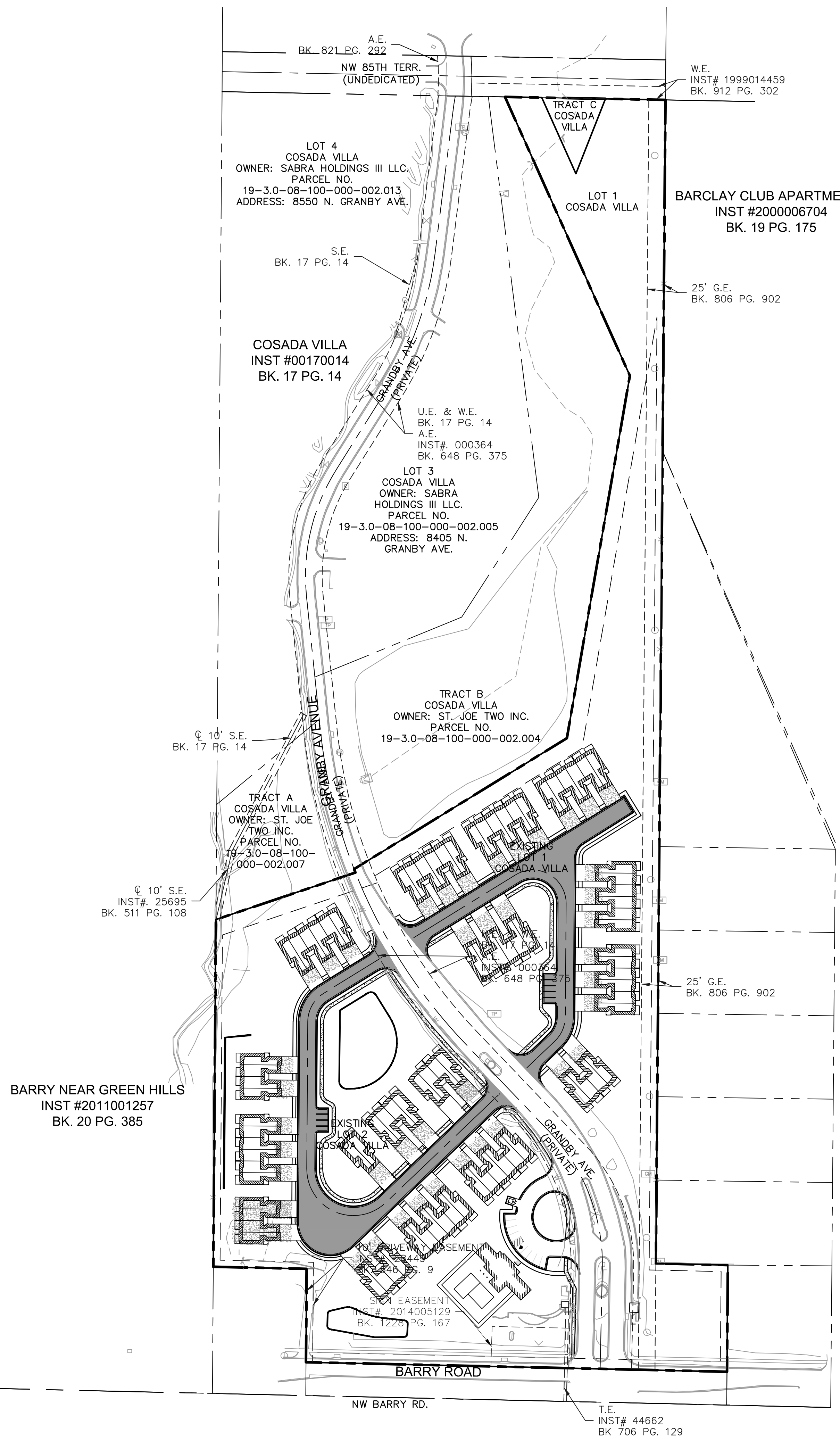


REVISIONS

DATE
 05/02/2022
 JOB NO.
 673020

SHEET NO.

DWG: F:\2021\07001-07500\021-07351\40-Design\AutoCAD\ Preliminary\ Plans\ Sheets\ CNOVC_SIT01_02107351.dwg
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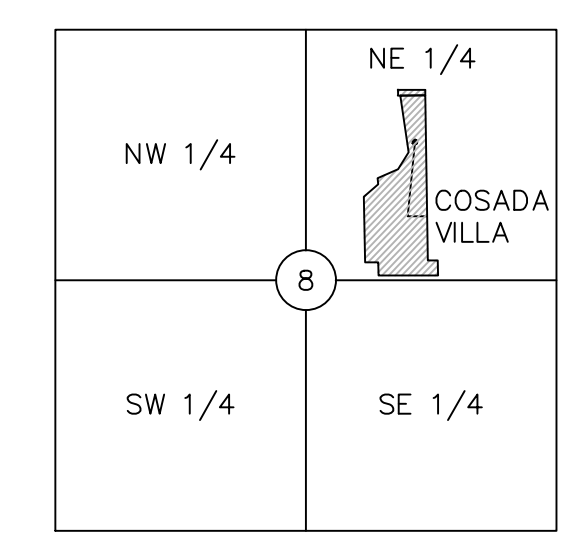
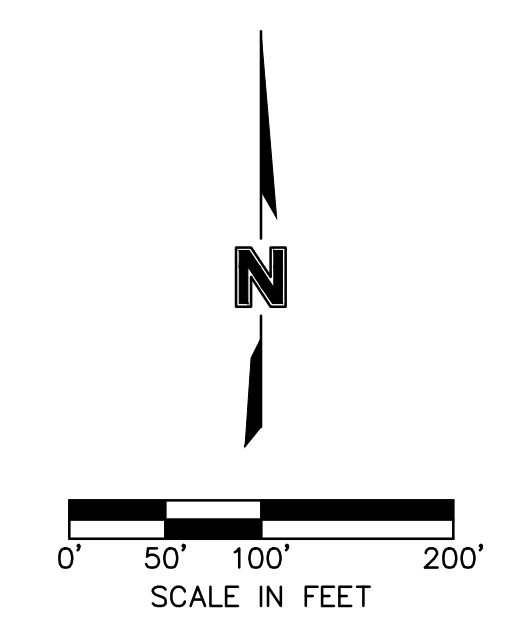


LEGEND

- PROPERTY LINE
- CONSTRUCT CONCRETE CURB & GUTTER
- INSTALL CONCRETE SIDEWALK
- INSTALL HEAVY DUTY CONCRETE
- INSTALL LIGHT DUTY ASPHALT PAVEMENT
- INSTALL HEAVY DUTY ASPHALT PAVEMENT

DEVELOPMENT SUMMARY	
A	EXISTING ZONING: R-1.5 PROPOSED ZONING: R-1.5
B	TOTAL LAND AREA 896,026SF(20.57 ACRES) (LOT 15 ACRES)
C	LAND AREA OR ACRES FOR EXISTING AND PROPOSED STREET RIGHT OF WAY N/A
D	NET LAND AREA OR ACRES 15.0 ACRES (LOT 1)
E	PROPOSED USAGE TOWNHOMES
F	HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES AND NUMBER OF FLOORS OF EACH BUILDING 30 FT ABOVE GRADE 2 FLOORS WITH UNFINISHED BASEMENT
G	GROSS FLOOR AREA PER FLOOR 2 BEDROOM: 1,354 SF 3 BEDROOM: 1,521 SF CLUBHOUSE: 2,423 SF (528 SF EQUIP./MECH)
H	BUILDING COVERAGE AND FLOOR AREA RATIO SEE TABLE BELOW
I	RESIDENTIAL DEVELOPMENT SHALL IN ADDITION, IDENTIFY GROSS & NET DENSITY. 3.54 UNITS PER ACRE
J	RATIO OF REQUIRED NUMBER OF PARKING SPACES 1 SPACE PER UNIT (86 PARKING STALLS) PARKING PROVIDED- 172 (86 GARAGE) CLUBHOUSE- 1 SPACE PER 300 SF (8 STALLS) PARKING PROVIDED 9 STALLS (ADA) ADDITIONAL GUEST PARKING 9 STALLS
K	RATIO OF REQUIRED NUMBER OF SHORT TERM BICYCLE PARKING SPACES FOR EACH USE AND AMOUNT OF REQUIRED, PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES. N/S
L	APPLICATIONS FOR AMENDMENTS TO DEVELOPMENT PLANS SHALL INCLUDE A WRITTEN DESCRIPTION OF THE CHANGES TO THE APPROVED DEVELOPMENT PLAN, INCLUDING ANY CHANGES IN USE, PHASES, PARKING, SIGNAGE OR SITE ARRANGEMENT ACKNOWLEDGED

BUILDING DATA	#OF BUILDINGS	UNITS	BILDING FOOTPRINT	TOTAL SITE BUILDING FOOTPRINT	BUILDING GROSS SF	TOTAL SITE GROSS SF
DUPLEX	1	2	3,375	3,375	9,125	9,125
4-PLEX	6	24	6,750	40,500	18,250	109,500
6-PLEX	10	60	10,125	101,250	27,375	273,750
CLUBHOUSE	1	NA	2,423	2,423	2,423	2,423
TOTAL	18	86		147,548	57,173	1,375,798
FLOOR AREA RATIO						1.530



LOCATION MAP
 SEC 8 - T51N - R33W
 (N.T.S.)

olsson

7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170 www.olson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

2022

PRELIMINARY SITE PLAN
DEVELOPMENT PLAN

BARRY ROAD TOWNHOMES
GRANBY AVE & BARRY RD

KANSAS CITY, MISSOURI

drawn by: jf

checked by: ENG

approved by: BS

QA/QC by: ENG

project no.: 021-07351

drawing no.: SIT01_02107351.dwg

date: 05-02-22

SHEET
C1.0

PRELIMINARY PLAT
GRANBY ROAD TOWNHOMES

A REPLAT OF LOTS 1&2, TRACTS A-C AND A PORTION OF UNDEDICATED NW 85TH TERRACE
COSADA VILLA
NE 1/4, SEC. 8 - T51N - R33W
KANSAS CITY, PLATTE COUNTY, MISSOURI

PROPERTY DESCRIPTION

ALL OF LOT 1 AND LOT 2, COSADA VILLA, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN PLATTE COUNTY, KANSAS CITY, MISSOURI RECORDED AS INSTRUMENT NUMBER 00170014 IN BOOK 17 AT PAGE 14 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 ALSO BEING A POINT ON THE WEST LINE OF BARCLAY CLUB APARTMENTS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2000006704 IN BOOK 19 AT PAGE 175 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 00°28'27" WEST ON SAID WEST LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 1,744.90 FEET; THENCE SOUTH 88°42'06" EAST ON SAID EASTERLY LINE, 108.00 FEET; THENCE SOUTH 00°28'27" WEST ON SAID EASTERLY LINE, 159.99 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD AS NOW ESTABLISHED; THENCE NORTH 88°42'06" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 631.54 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 00°25'28" EAST ON SAID WESTERLY LINE, 139.99 FEET; THENCE NORTH 88°42'06" WEST ON SAID WESTERLY LINE, 140.00 FEET TO A POINT ON THE EAST LINE OF BARRY NEAR GREEN HILLS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2011001257 IN BOOK 20 AT PAGE 385 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 00°25'28" EAST ON SAID WESTERLY LINE AND SAID EAST LINE, 520.58 FEET; THENCE LEAVING SAID EAST LINE NORTH 71°22'43" EAST ON THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 220.83 FEET; THENCE NORTHERLY ON SAID NORTHERLY LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1 ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 21°43'11" WEST WITH A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 00°24'21" AND AN ARC DISTANCE OF 5.67 FEET; THENCE NORTH 58°23'48" EAST ON THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 374.70 FEET; THENCE NORTH 09°51'54" EAST ON SAID WESTERLY LINE, 551.58 FEET; THENCE NORTH 24°07'46" WEST ON SAID WESTERLY LINE, 458.17 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 88°56'15" EAST ON SAID NORTHERLY LINE, 55.26 FEET; THENCE SOUTH 24°07'46" EAST ON SAID NORTHERLY LINE, 125.00 FEET; THENCE NORTH 21°34'08" EAST ON SAID NORTHERLY LINE, 120.76 FEET; THENCE SOUTH 88°56'15" EAST ON SAID NORTHERLY LINE, 90.00 FEET TO THE POINT OF BEGINNING. CONTAINING 648,152 SQUARE FEET OR 14.88 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY STEWART TITLE COMPANY. FILE NO. 1434864, EFFECTIVE OCTOBER 4, 2021 AT 8:00 A.M.
- NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.
- TRACT II IS AN AREA SHOWN ON COSADA VILLA PLAT AS UNDEDICATED ROADWAY. THIS PROPERTY IS NOT DEDICATED TO KCMO AND IS UNIMPROVED.

AREA SUMMARY TABLE		
LOT 1	68,643 S.F.	15.12 AC
UNDEDICATED ROW	17,462 S.F.	0.40 AC
TOTAL	86,105 S.F.	15.52 AC

LEGEND

- FND FOUND MONUMENT
- SET SET MONUMENT
- A.E. ACCESS EASEMENT
- G.E. NATURAL GAS EASEMENT
- S.E. SANITARY SEWER EASEMENT
- T.E. TELEPHONE EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT

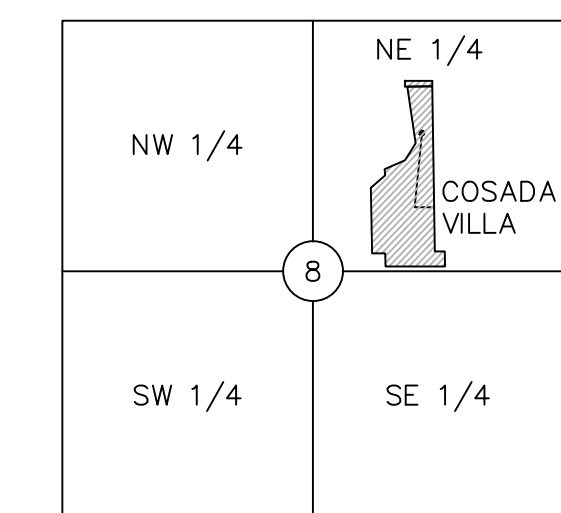
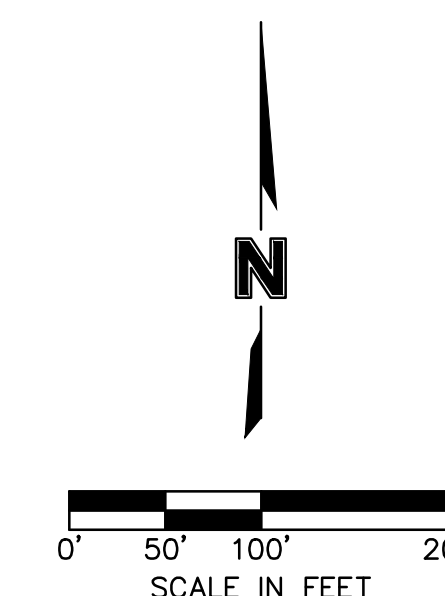
CONTACT INFORMATION:

DEVELOPER: PROTEUS INVESTMENTS LLC
8826 SANTA FE DR STE 300
OVERLAND PARK, KANSAS 66212

ENGINEER: OLSSON
CONTACT: BRAD SONNER
7301 WEST 133RD STREET,
SUITE 200
OVERLAND PARK, KANSAS 66213

OWNER: ST JOE TWO INC
9601 N PLATTE PURCHASE DR
KANSAS CITY, MISSOURI 64155

ARCHITECT: NSPJ
3515 W 75TH ST STE 201
PRAIRIE VILLAGE, KANSAS 66208



LOCATION MAP
SEC 8 - T51N - R33W
(N.T.S.)

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

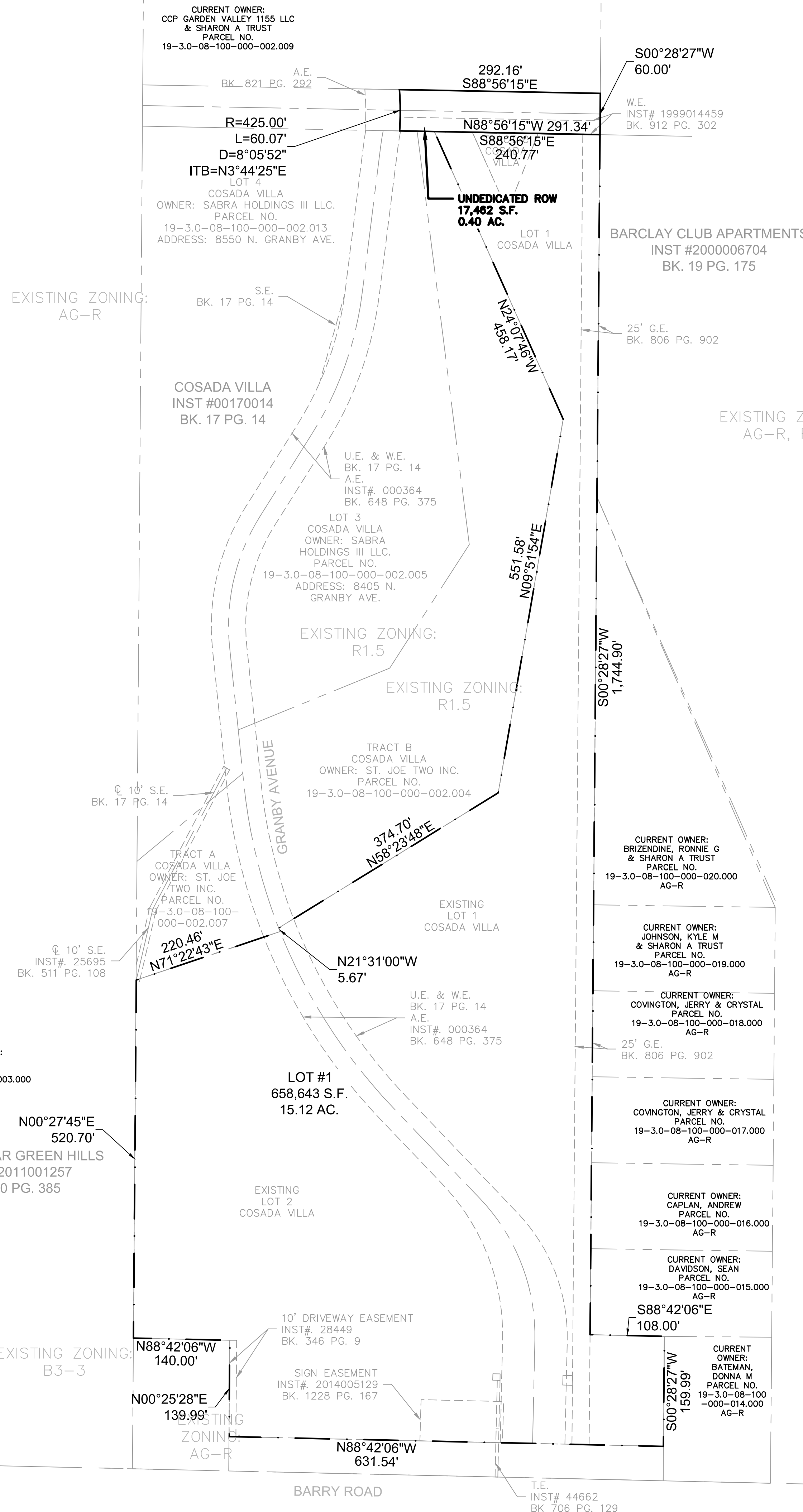
REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY PLAT
DEVELOPMENT PLAN
BARRY ROAD TOWNHOMES
GRANBY AVE & BARRY RD
KANSAS CITY, MISSOURI
2022

drawn by: JF
checked by: ENG
approved by: BS
QA/QC by: ENG
project no.: 021-07351
drawing no.: 02107351.dwg
date: 05-02-22

SHEET C.1.1

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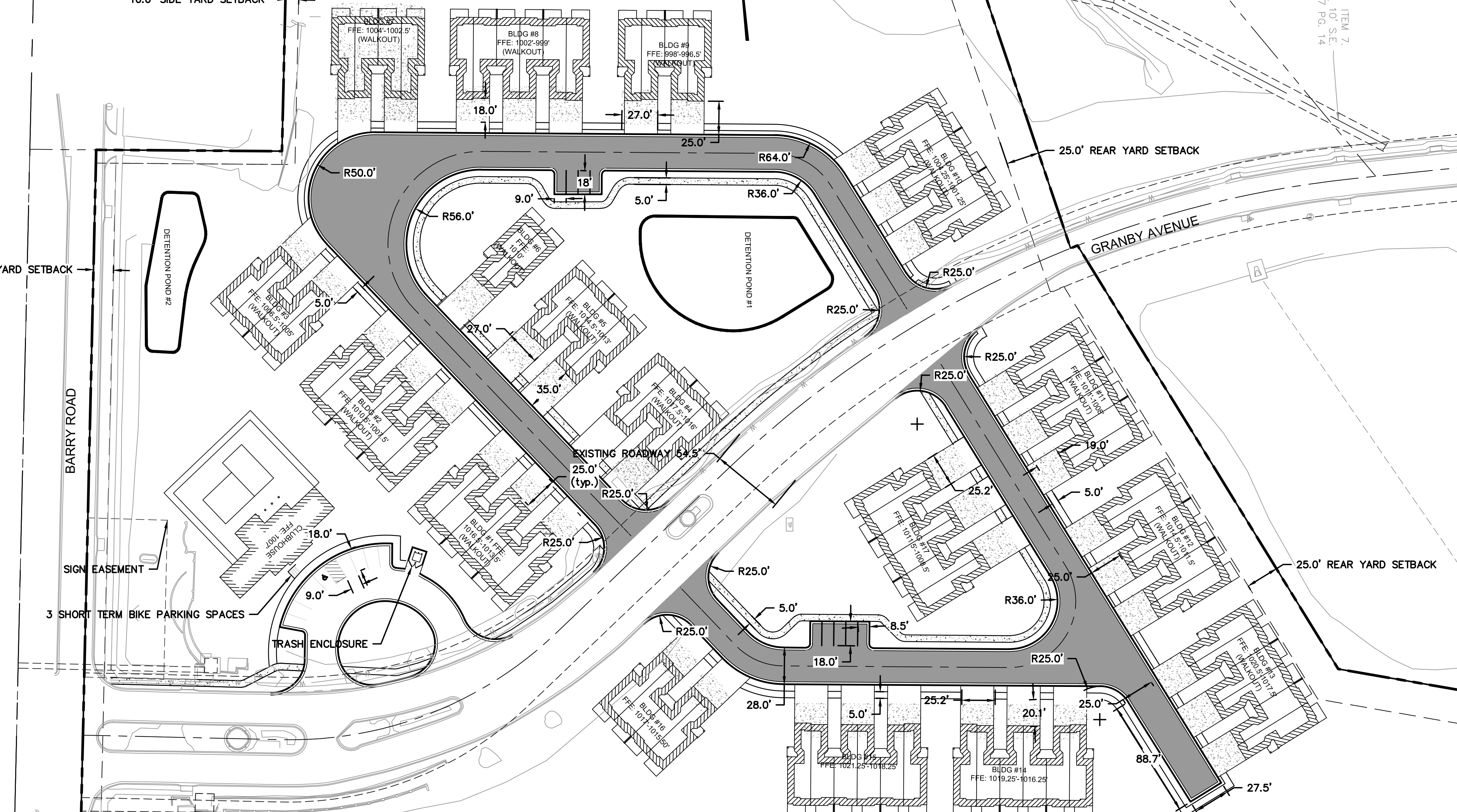
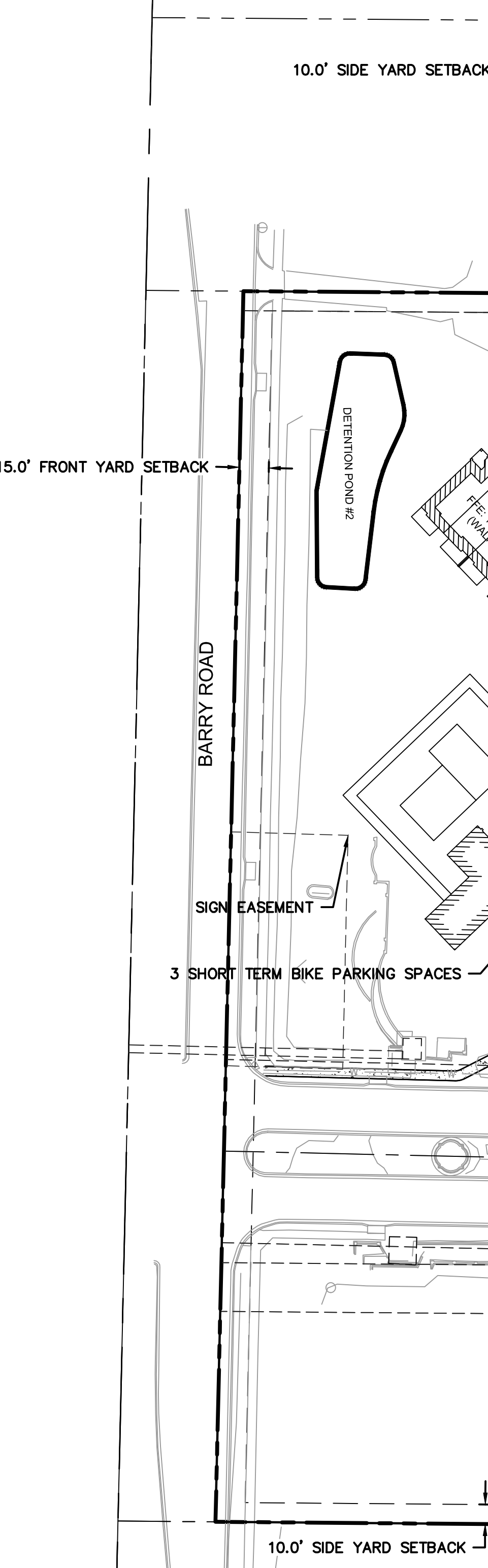
CONTACT INFORMATION:

DEVELOPER:
 PROTEUS INVESTMENTS LLC
 8826 SANTA FE DR STE 300
 OVERLAND PARK, KANSAS 66212

OWNER:
 ST JOE TWO INC
 9601 N PLATTE PURCHASE DR
 KANSAS CITY, MISSOURI 64155

ENGINEER:
 OLSSON
 CONTACT: BRAD SONNER
 7301 WEST 133RD STREET,
 SUITE 200
 OVERLAND PARK, KANSAS 66213

ARCHITECT:
 NSPJ
 3515 W 75TH ST STE 201
 PRAIRIE VILLAGE, KANSAS 66208



DESCRIPTION:

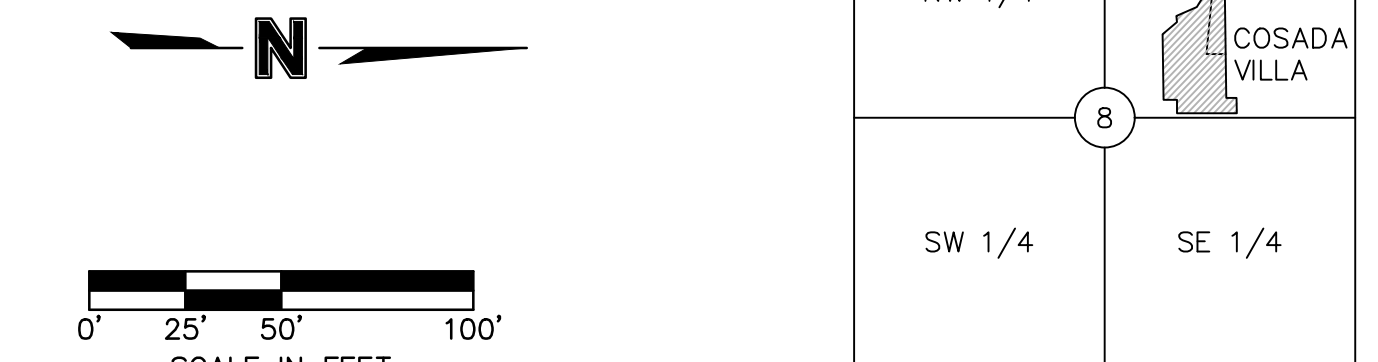
TRACT I:
 ALL OF LOTS 1 AND 2, AND ALL OF TRACTS A, B AND C, COSADA VILLA, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI.

TRACT II:
 ALL THAT PART OF THE UNBUILT AND UNDEDICATED N.W. 85TH TERRACE, LYING NORTH OF AND ADJACENT TO LOTS 1 AND 3, AND TRACTS B AND C, COSADA VILLA, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 55 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOTS 1 AND 3, AND SAID TRACTS B AND C, 291.34 FEET TO THE SOUTHERLY LINE OF RAMONA VILLA, A SUBDIVISION IN SAID KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE NORTHERLY ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, AND AN INITIAL TANGENT BEARING OF NORTH 03 DEGREES 45 MINUTES 01 SECONDS EAST, AN ARC DISTANCE OF 60.07 FEET; THENCE SOUTH 86 DEGREES 55 MINUTES 49 SECONDS EAST, CONTINUING ALONG SAID LINE 292.16 FEET TO THE SOUTHEAST CORNER OF SAID RAMONA VILLA; THENCE SOUTH 00 DEGREES 28 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID COSADA VILLA, 60.00 FEET TO THE POINT OF BEGINNING.

BUILDING DATA	#OF BUILDINGS	UNITS	BILDING FOOTPRINT	TOTAL SITE BUILDING FOOTPRINT	BUILDING GROSS SF	TOTAL SITE GROSS SF
DUPEX	1	2	3,375	3,375	9,125	9,125
4-PLEX	6	24	6,750	40,500	18,250	109,500
6-PLEX	10	60	10,125	101,250	27,375	273,750
CLUBHOUSE	1	NA	2,423	2,423	2,423	2,423
TOTAL	18	86		147,548	57,173	1,375,798
				FLOOR AREA RATIO		1.530

DEVELOPMENT SUMMARY	
A	EXISTING ZONING: R-1.5
B	TOTAL LAND AREA
C	LAND AREA OR ACRES FOR EXISTING AND PROPOSED STREET RIGHT OF WAY
D	NET LAND AREA OR ACRES
E	PROPOSED USAGE
F	HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES AND NUMBER OF FLOORS OF EACH BUILDING
G	GROSS FLOOR AREA PER FLOOR
H	BUILDING COVERAGE AND FLOOR AREA RATIO
I	RESIDENTIAL DEVELOPMENT SHALL IN ADDITION, IDENTIFY GROSS & NET DENSITY.
J	RATIO OF REQUIRED NUMBER OF PARKING SPACES
K	RATIO OF REQUIRED NUMBER OF SHORT TERM BICYCLE PARKING SPACES FOR EACH USE AND AMOUNT OF REQUIRED, PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES.
L	APPLICATIONS FOR AMENDMENTS TO DEVELOPMENT PLANS SHALL INCLUDE A WRITTEN DESCRIPTION OF THE CHANGES TO THE APPROVED DEVELOPMENT PLAN, INCLUDING ANY CHANGES IN USE, PHASES, PARKING, SIGNAGE OR SITE ARRANGEMENT
M	PARKLAND DEDICATION*

* OWNER WISHES TO PAY FEE IN LIEU OF PARKLAND DEDICATION



LOCATION MAP
 SEC 8 - T51N - R33W
 (N.T.S.)

DETAILED SITE PLAN
 DEVELOPMENT PLAN
 BARRY ROAD TOWNHOMES
 GRANBY AVE & BARRY RD
 KANSAS CITY, MISSOURI

drawn by: JF
 checked by: ENG
 approved by: BS
 QA/QC by: ENG
 project no.: 021-07351
 drawing no.: SIT01_02107351.dwg
 date: 05-02-22

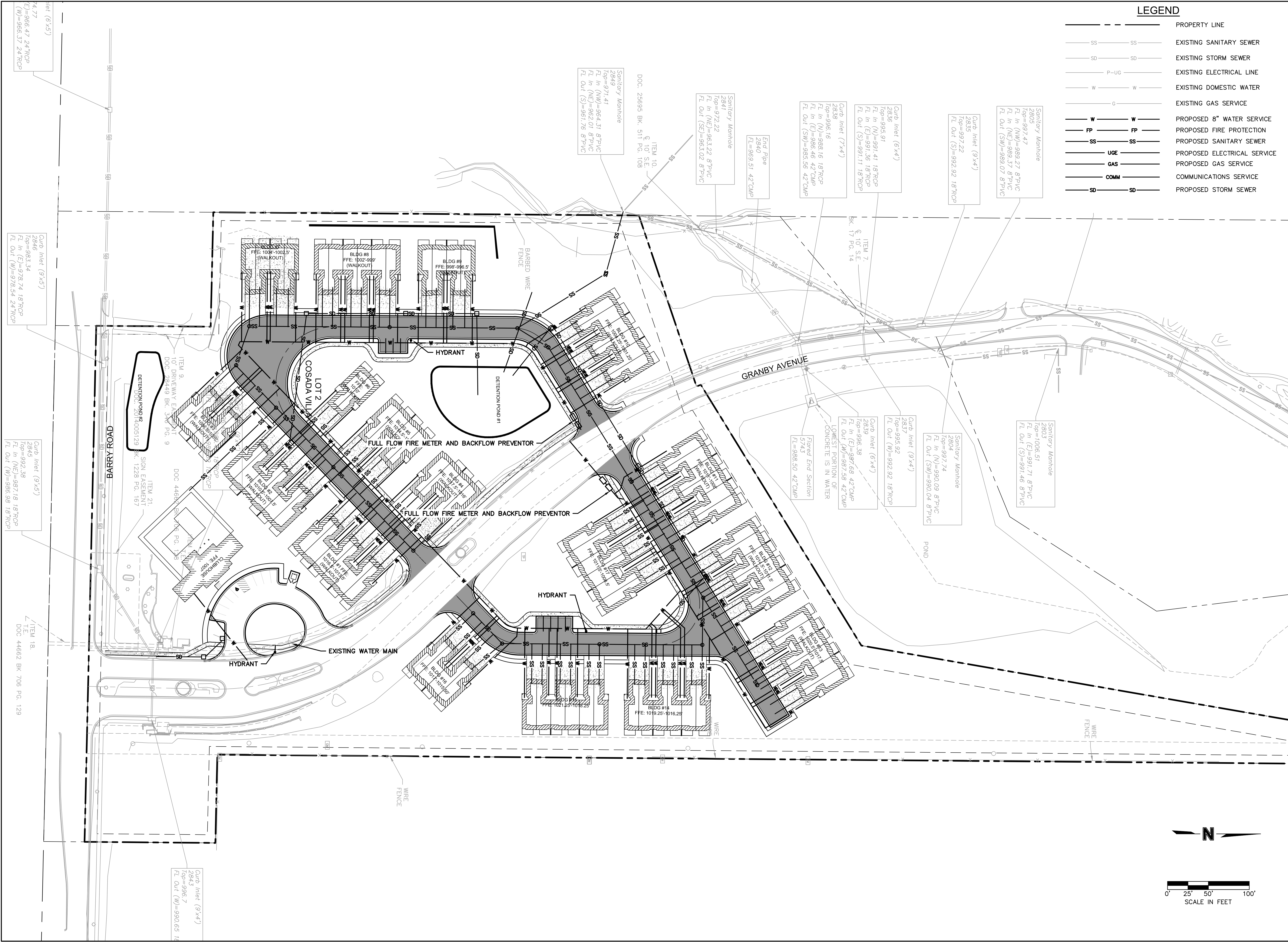
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REV. NO.	DATE	REVISIONS DESCRIPTION

BY: _____

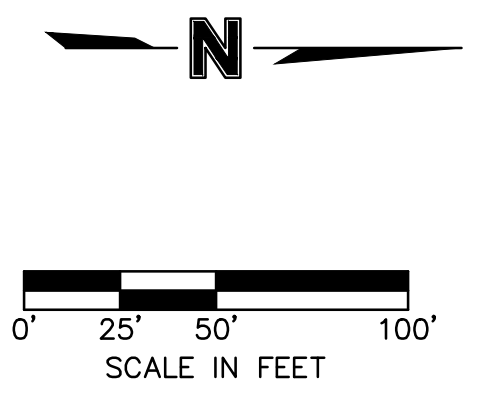
2022

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 TEL 913.381.1170
 www.olsson.com



LEGEND

---	PROPERTY LINE
SS	EXISTING SANITARY SEWER
SD	EXISTING STORM SEWER
P-UG	EXISTING ELECTRICAL LINE
W	EXISTING DOMESTIC WATER
G	EXISTING GAS SERVICE
W	PROPOSED 8" WATER SERVICE
FP	PROPOSED FIRE PROTECTION
SS	PROPOSED SANITARY SEWER
UGE	PROPOSED ELECTRICAL SERVICE
GAS	PROPOSED GAS SERVICE
COMM	COMMUNICATIONS SERVICE
SD	PROPOSED STORM SEWER



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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PRELIMINARY UTILITY PLAN
DEVELOPMENT PLAN

BARRY ROAD TOWNHOMES
GRANBY AVE & BARRY RD

KANSAS CITY, MISSOURI

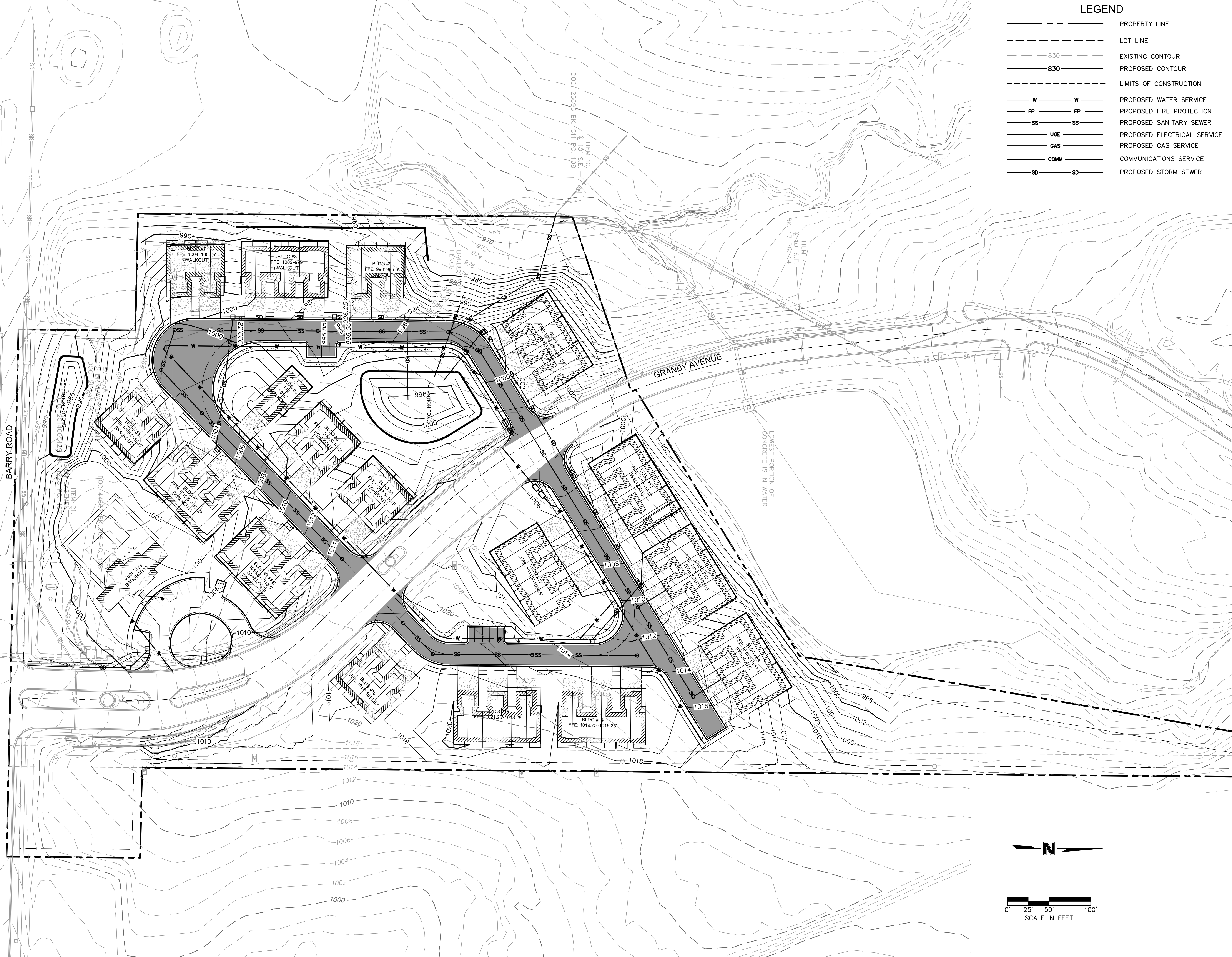
2022

drawn by: JF
checked by: BS
approved by: BS
QA/QC by: ENG
project no.: 021-07351
drawing no.: 1017351.dwg
date: 05.02.22

SHEET
C2.0

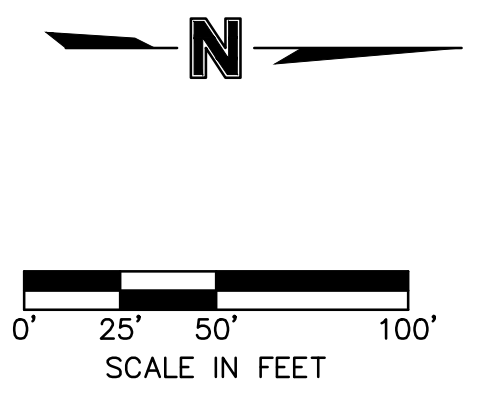
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ITEM 18
 DOC 44662-BK-208 PG. 129



LEGEND

---	PROPERTY LINE
---	LOT LINE
- - - 830 - - -	EXISTING CONTOUR
— 830 —	PROPOSED CONTOUR
---	LIMITS OF CONSTRUCTION
W	PROPOSED WATER SERVICE
FP	PROPOSED FIRE PROTECTION
SS	PROPOSED SANITARY SEWER
UGE	PROPOSED ELECTRICAL SERVICE
GAS	PROPOSED GAS SERVICE
COMM	COMMUNICATIONS SERVICE
SD	PROPOSED STORM SEWER



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BY _____

REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY GRADING PLAN
 DEVELOPMENT PLAN

BARRY ROAD TOWNHOMES
 GRANBY AVE & BARRY RD

KANSAS CITY, MISSOURI

2022

drawn by: JF
 checked by: ENG
 approved by: BS
 QA/QC by: ENG
 project no.: 021-07351
 drawing no.: GR001_02107351.dwg
 date: 05.02.22

SHEET
C3.0

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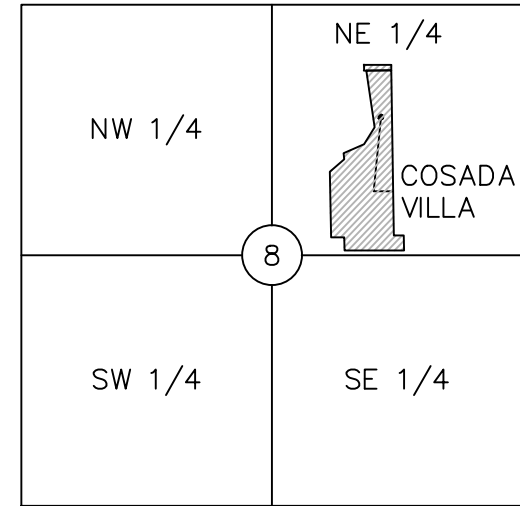
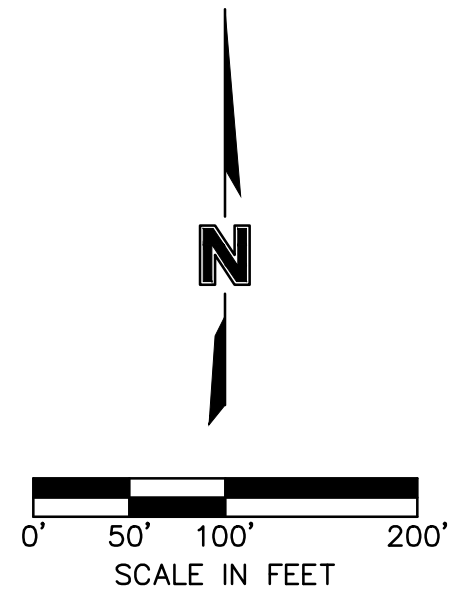


STREAM BUFFER LEGEND
 APPLIES TO ALL SHEETS UNLESS OTHERWISE NOTED

- ST — PROTECTED STREAM
- - - - - 25' STREAMSIDE ZONE
- . - . - MIDDLE ZONE (MAX. EXTENT OF STREAMSIDE ZONE & 100-YEAR FLOODPLAIN)
- - - - - DETERMINED OUTER ZONE (75' OFFSET FROM MIDDLE ZONE PLUS AREAS OF MATURE RIPARIAN VEGETATION AND 15% SLOPES UP TO 250')

STREAM BUFFER OUTER ZONE CALCULATIONS

	MIDDLE ZONE	
	DETERMINED OUTER ZONE AREA	3.35 AC.
	OUTER ZONE TO REMAIN (FINAL OUTER ZONE)	2.01 AC.
	REESTABLISHED OUTER ZONE	N/A
	OUTER ZONE IMPACT AREAS	1.34 AC. (40% OF TOTAL)



LOCATION MAP
 SEC 8 - T51N - R33W
 (N.T.S.)

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PRELIMINARY STREAM BUFFER PLAN
DEVELOPMENT PLAN
 BARRY ROAD TOWNHOMES
 GRANBY AVE & BARRY RD
 KANSAS CITY, MISSOURI

2022

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: JF

checked by: ENG

approved by: BS

QA/QC by: ENG

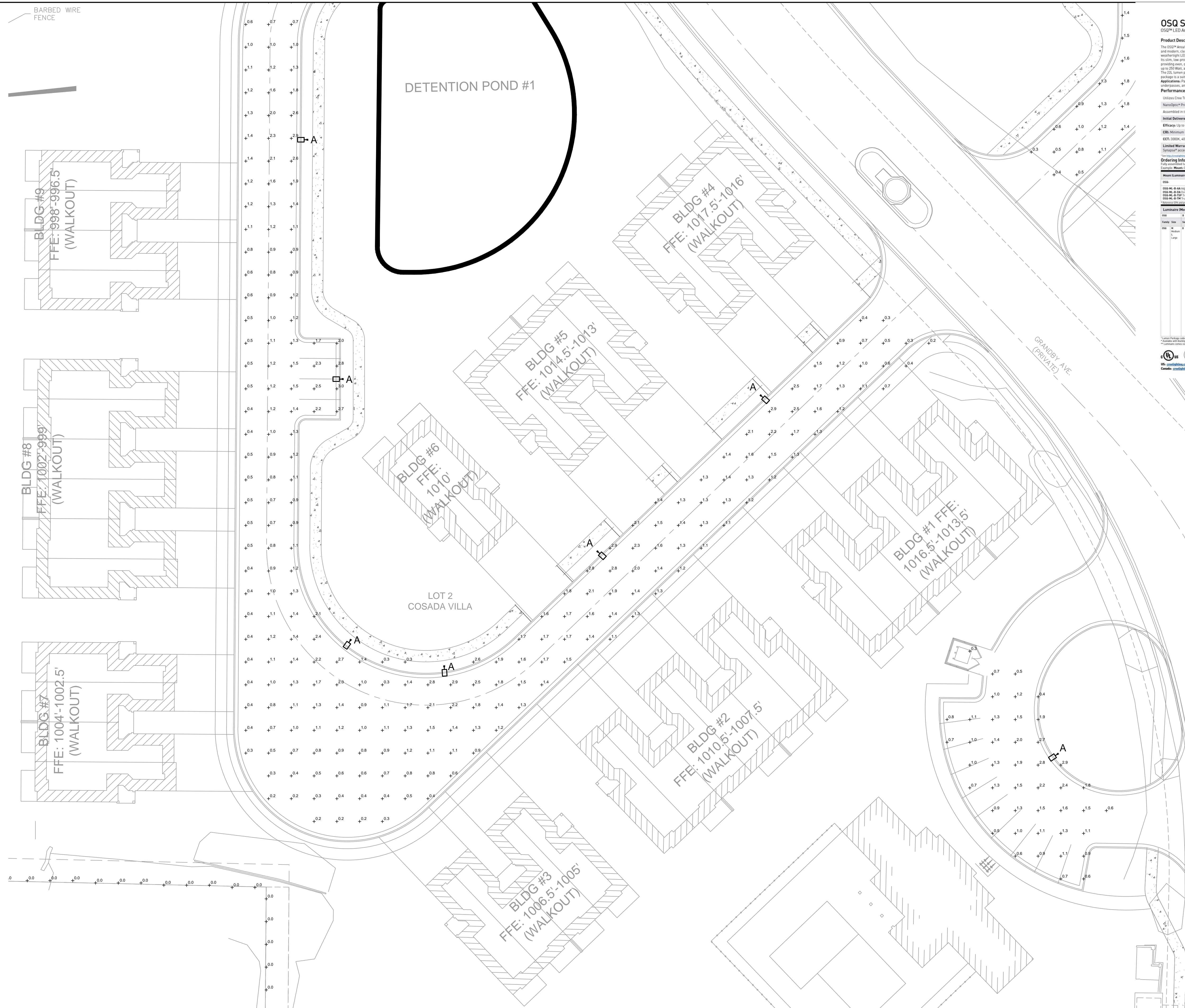
project no.: 021-07351

drawn by: JF

date: 05-02-22

SHEET C4.0

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SITE LIGHTING PHOTOMETRICS PLAN
 SCALE: 1" = 20'-0"

OSQ Series
 OSQ™ Area Flood Luminaire featuring Cree TrueWhite® Technology - Medium & Large

Product Description
 The OSQ™ Area Flood Luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathering LED driver compartment. Versatile mounting configurations offer unique installation options. The OSQ™ Area Flood Luminaire is available in a standard upgrade for HD applications up to 250 Watt, and the 115 Luminaire package is a suitable upgrade for HD applications up to 400 Watt. The 225 Luminaire package is a suitable upgrade for HD applications up to 750 Watt, and the 300 Luminaire package is a suitable upgrade for HD applications up to 1000 Watt.

Performance Summary
 Utilizes Cree TrueWhite® Technology on 5000K Luminaire
 NanoSpec™ Precision Delivery Grid™ optic
 Assembled in the U.S.A. of U.S. and imported parts
 Typical Delivered Lumens: 4,000 - 30,000
 Efficacy: 110 to 171 lm/W
 CRI: Minimum 90 CRI (3000K, 4000K & 5000K), 90 CRI (5000K)
 CCT: 3000K, 4000K, 5000K, 5700K
 Limited Warranty: 10 years on luminaire, 10 years on ColorCast DeltaGuard™ finish, up to 5 years for optional accessories, 5 year on luminaire accessories

Ordering Information
 Full specification is composed of two components that must be ordered separately:
 Luminaire Mount OSQ-M, OSQ-ML, OSQ-ML-BA, OSQ-ML-BA-Mount
 Luminaire OSQ-L, OSQ-LM, OSQ-LM-BA, OSQ-LM-BA-Mount

Mount Luminaire must be ordered separately!

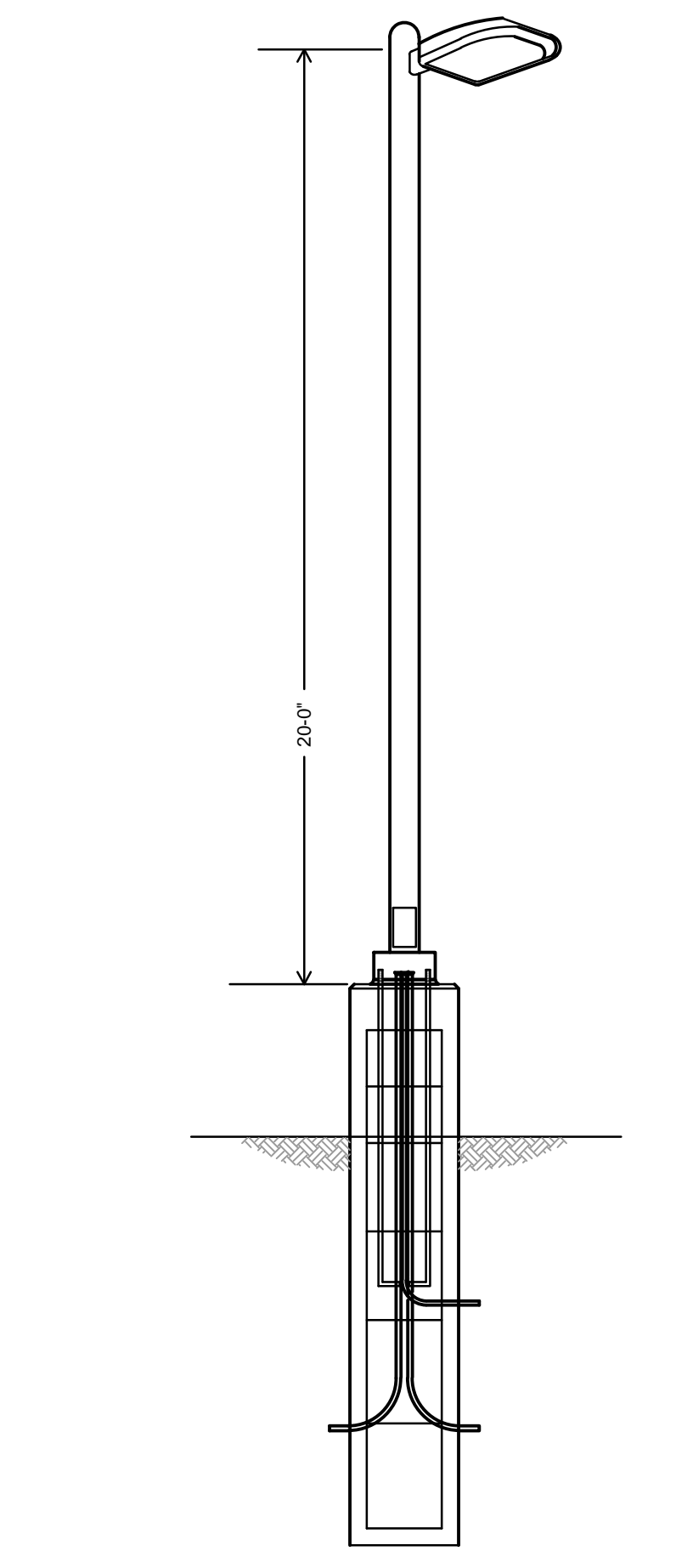
OSQ-Mount	OSQ-Luminaire	Color Options	SV Color	SV Finish	SV Mount
OSQ-M	OSQ-L	Black	Black	Black	Black
OSQ-ML	OSQ-LM	Black	Black	Black	Black
OSQ-ML-BA	OSQ-LM-BA	Black	Black	Black	Black
OSQ-ML-BA-Mount	OSQ-LM-BA-Mount	Black	Black	Black	Black

Luminaire Weight

Color	Weight
Black	20.7 lbs (9.4 kg)
White	20.7 lbs (9.4 kg)

Notes: Refer to page 1 for mounting details. For additional mounting, refer to mounting hardware page 10.

CREE LIGHTING



LIGHT POLE DETAIL
 SCALE: NOT TO SCALE

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PROFESSIONAL ENGINEER
 DANIEL BANNER
 NUMBER PE-2019031265

REV. NO.	DATE	REVISIONS DESCRIPTION

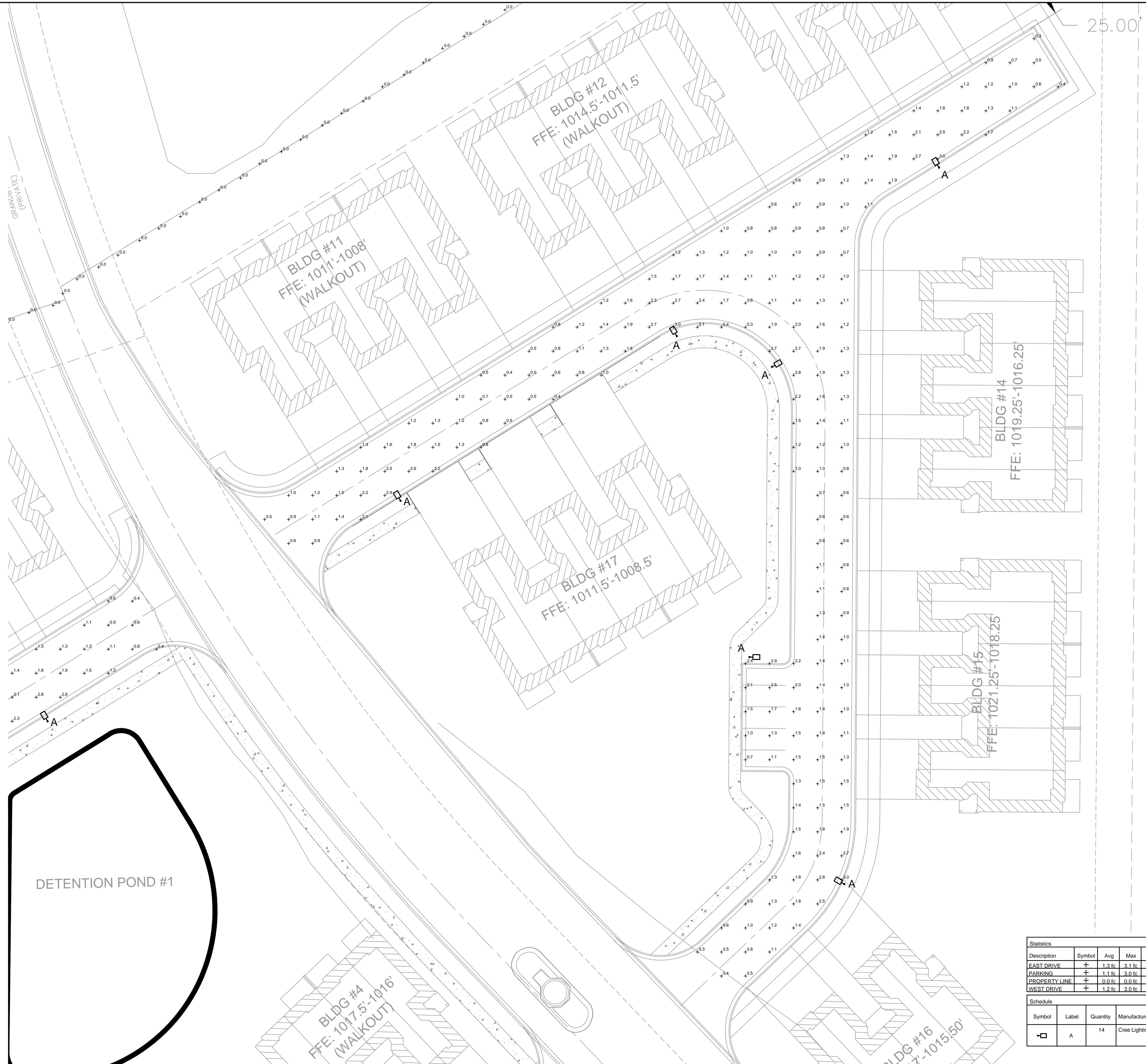
SITE LIGHTING PHOTOMETRICS PLAN DEVELOPMENT PLAN
 COSADA VILLA
 GRANDBY AVE & BARRY RD
 KANSAS CITY, MISSOURI

drawn by: _____ SH
 checked by: _____ TB
 approved by: _____ TB
 QA/QC by: _____ TB
 project no.: 021-07351
 drawing no.: NSITE_2107351.dwg
 date: 05.02.22

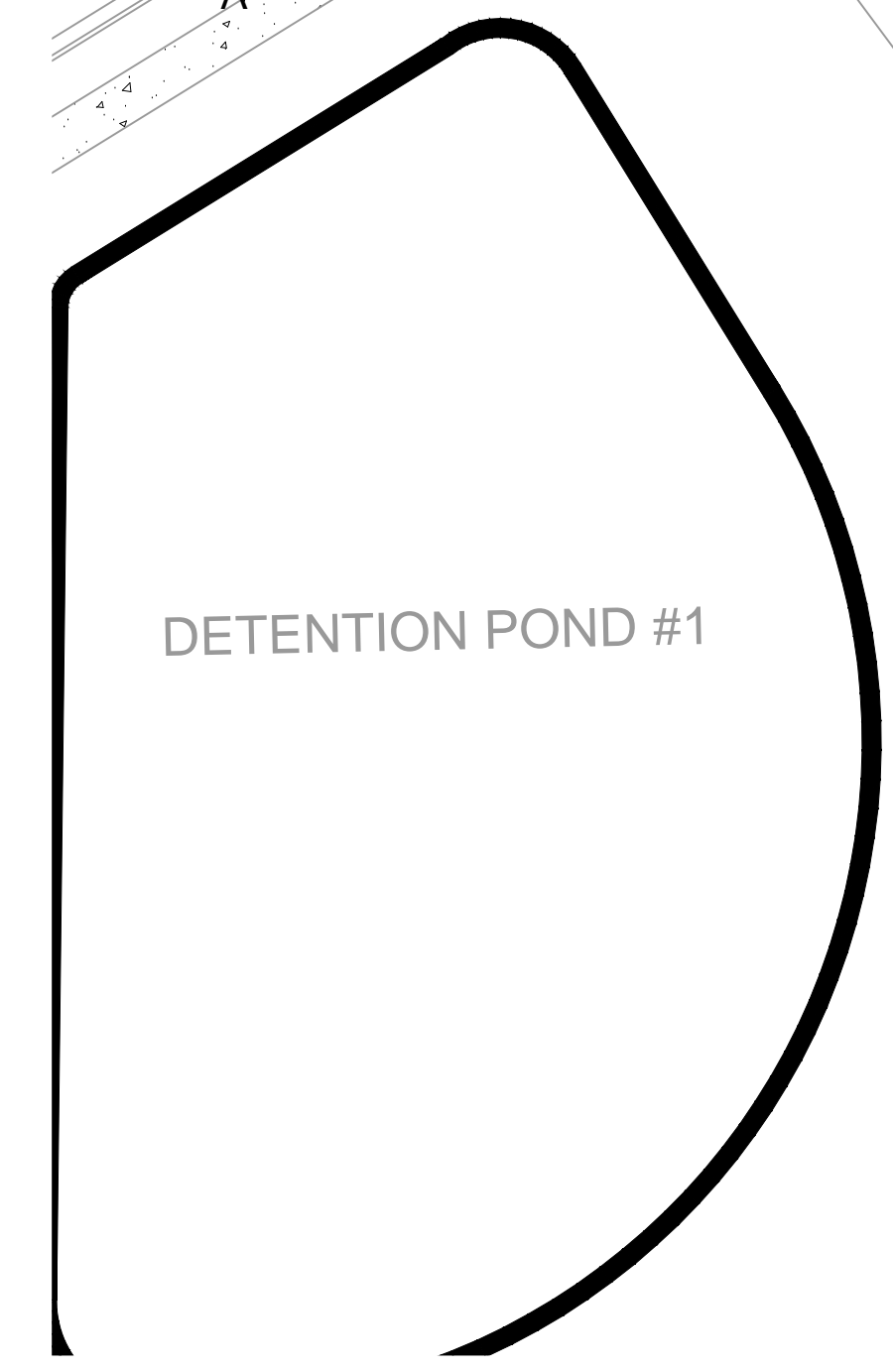
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2022
 REVISIONS

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25.00'



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST DRIVE	+	1.3 fc	3.1 fc	0.3 fc	10.3:1	4.3:1
PARKING	+	1.1 fc	3.0 fc	0.3 fc	10.0:1	3.7:1
PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
WEST DRIVE	+	1.2 fc	3.0 fc	0.2 fc	15.0:1	6.0:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	14	Cree Lighting	OSQM-B-11L-40K7-3M-Ux-xx-xx-xxxx w_ OSQ-BLSMF- CONFIGURED FROM OSQ-B-30L-40 Package, 40K CCT, Type III Medium w/ Backlight Shield	CONFIGURED FROM OSQ Large, 30L Lumen	1	8825	0.9	72

SITE LIGHTING PHOTOMETRICS PLAN
 SCALE: 1" = 20'-0"

olsson

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 Overland Park, KS 66213-4750
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MISSOURI
 DAN R. DANNEBERG
 PROFESSIONAL ENGINEER
 NUMBER PE-2019031265

BY: _____

REVISIONS DESCRIPTION

REV. NO.	DATE	DESCRIPTION

2022

SITE LIGHTING PHOTOMETRICS PLAN
 DEVELOPMENT PLAN

COSADA VILLA
 GRANDBY AVE & BARRY RD

KANSAS CITY, MISSOURI

drawn by: _____ SH

checked by: _____ TD

approved by: _____ TD

QA/QC by: _____ TD

project no.: 021-07351

drawing name: NSITE_2107351.dwg

date: 05.02.22

SHEET
E2

PLANT LIST

Shade Trees			
FEM	Frontier Elm	Ulmus carpinifolia 'Frontier'	2" Cal. B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2" Cal. B&B
HOK	Heritage Oak	Quercus macdanielii 'Clemons'	2" Cal. B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal. B&B
LPT	London Plane Tree	P. x acerfolia 'Bloodgood'	2" Cal. B&B

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW TREES TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS (KC, MO)

STREET TREES (88-425.03):

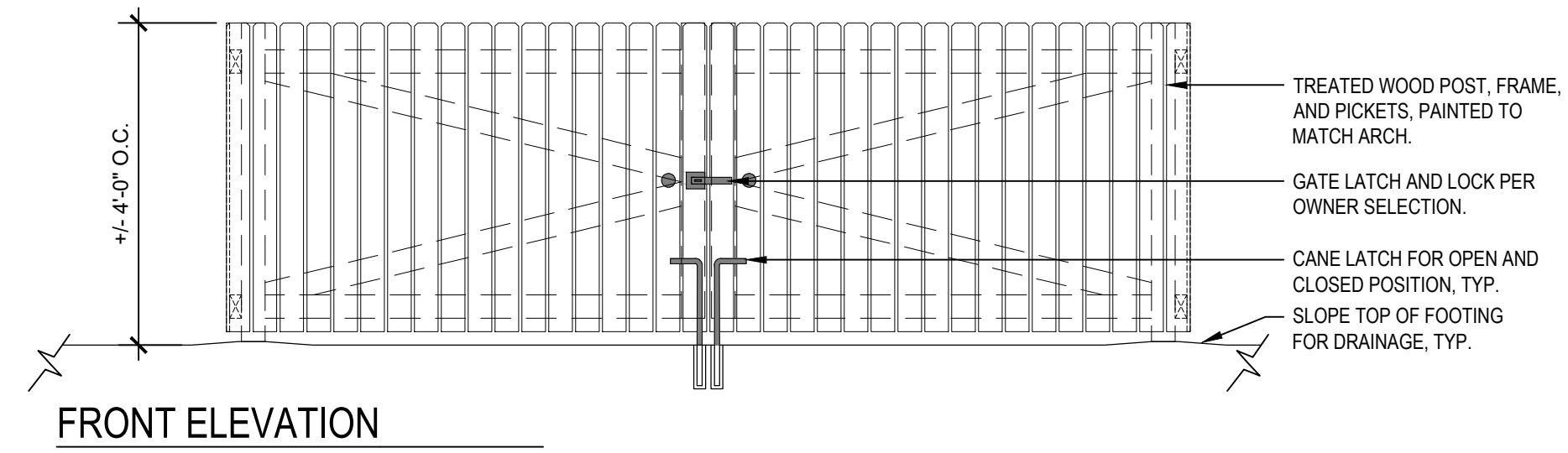
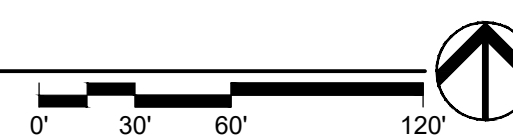
1. 1 TREE PER 30 LF OF STREET FRONTAGE.

	REQUIRED:	PROVIDED:
BARRY ROAD = +/-632 LF / 30 LF =	21 TREES	13'
GRANBY AVE. = +/-1732 LF / 30 LF =	58 TREES	42'
NEW PRIVATE DRIVE = +/-2553	85 TREES	77'

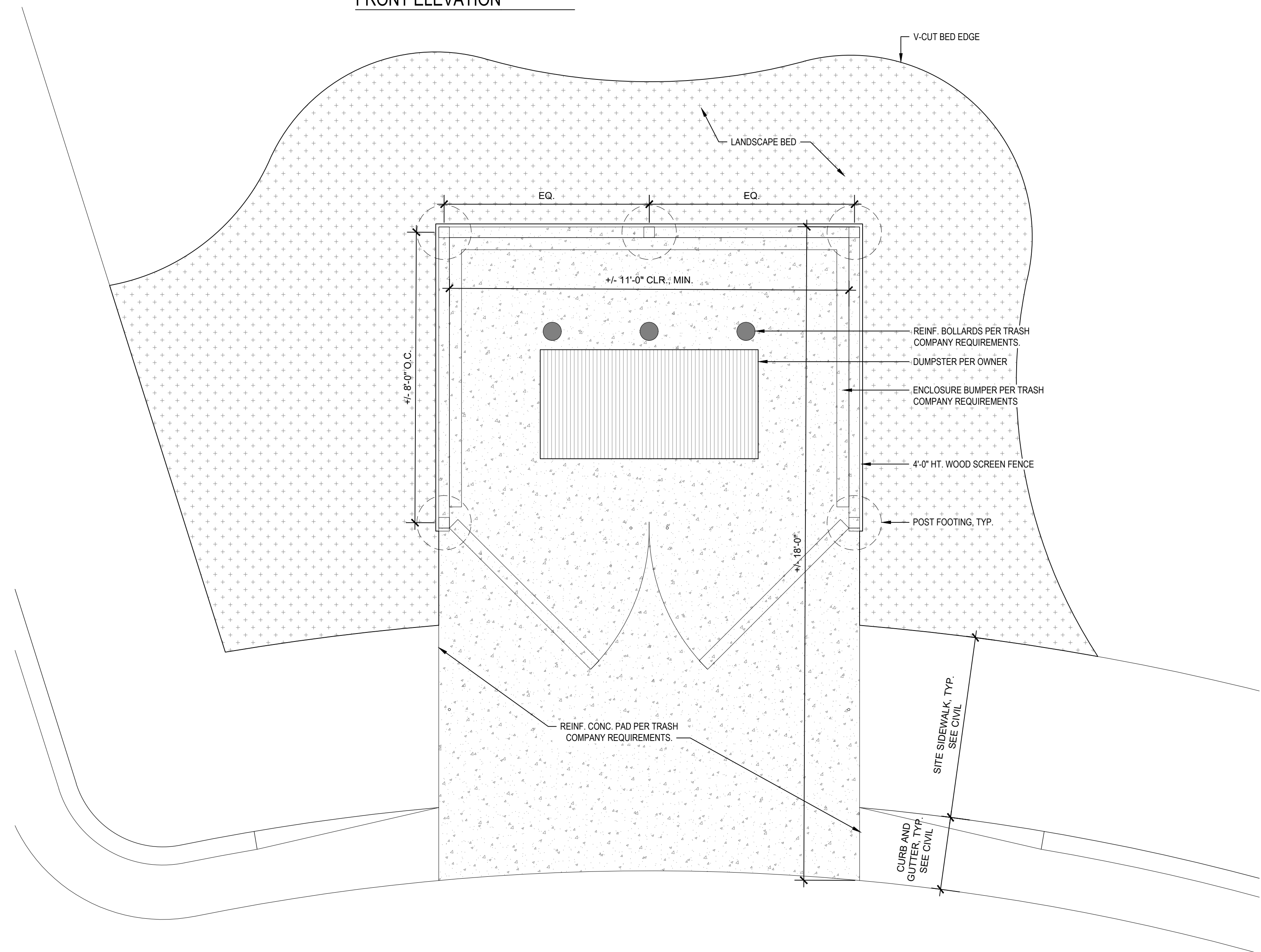
*NUMBER OF REQUIRED STREET TREES REDUCED DUE TO PRESENCES OF EXISTING EASEMENTS, AND PROPOSED INTERVENING ROADWAYS



PRELIMINARY TREE PLAN
1" = 60'-0"

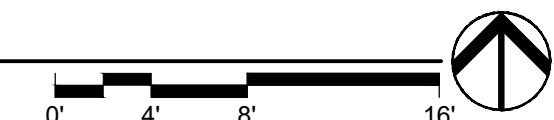


FRONT ELEVATION



ENLARGEMENT PLAN

PRELIMINARY TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"



NOT FOR CONSTRUCTION

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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BARRY RD TOWNHOMES

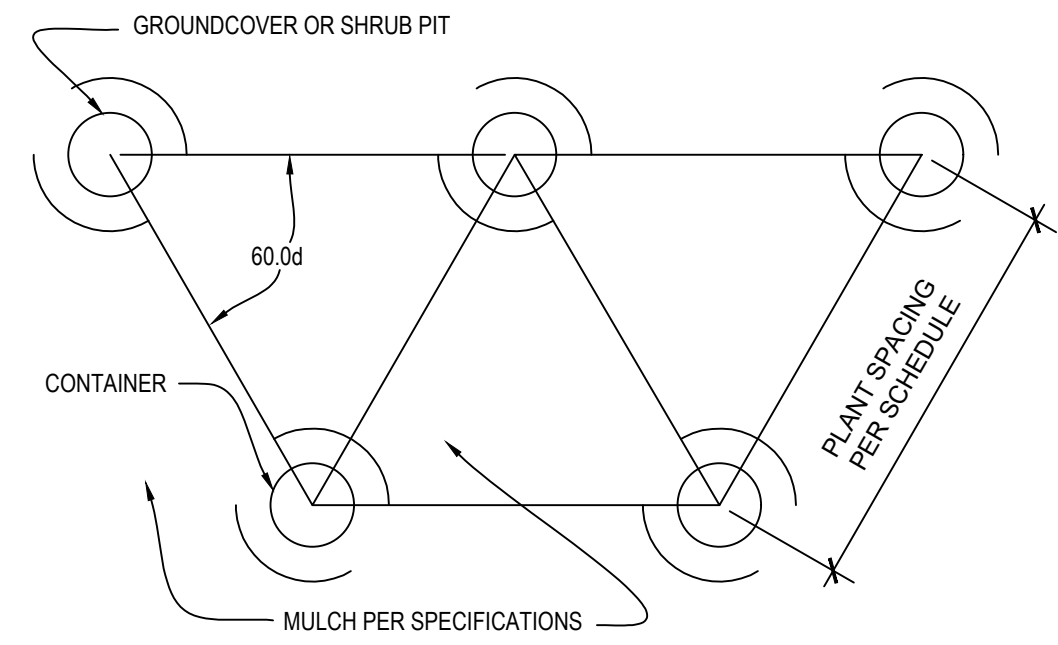
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 ● 05.02.2022 - DEVELOPMENT PLAN
 ● 06.06.2022 - REV. DEVELOPMENT PLAN

REVISIONS

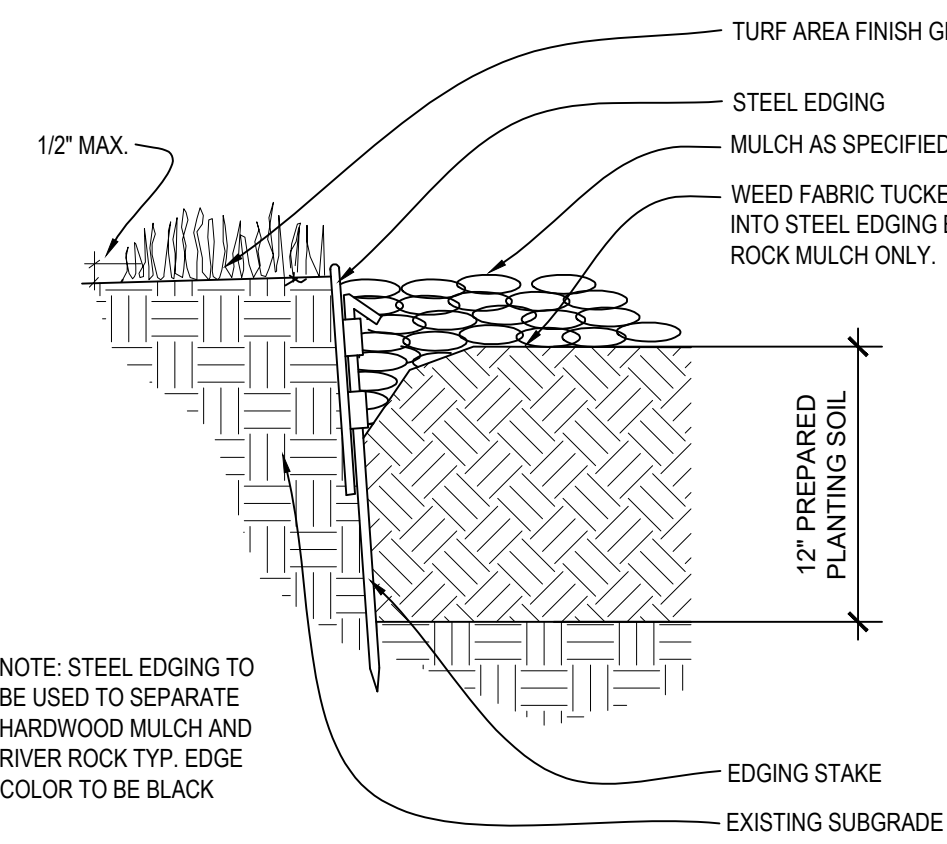
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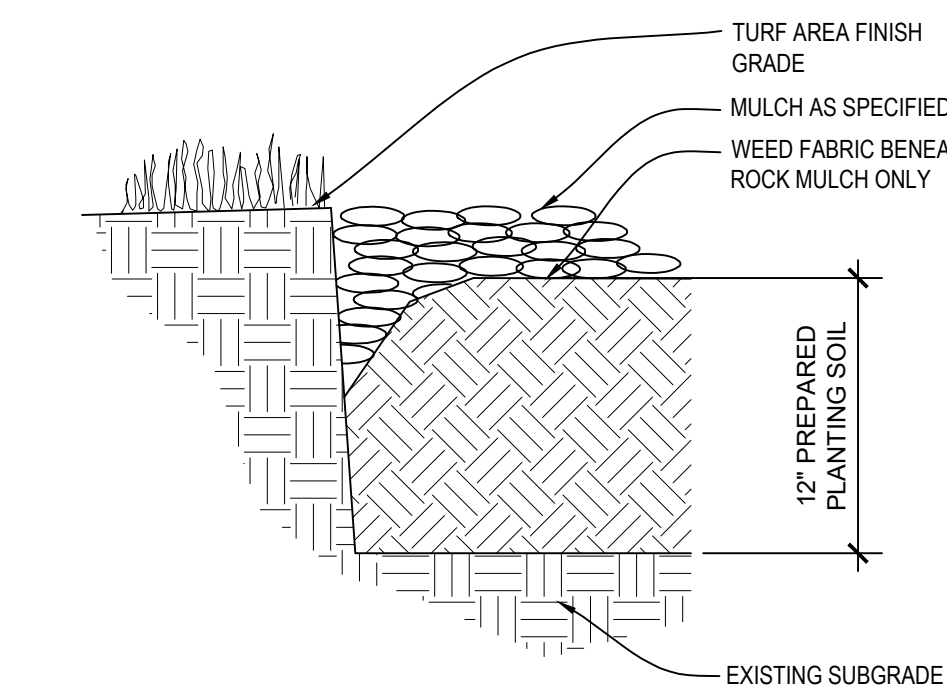
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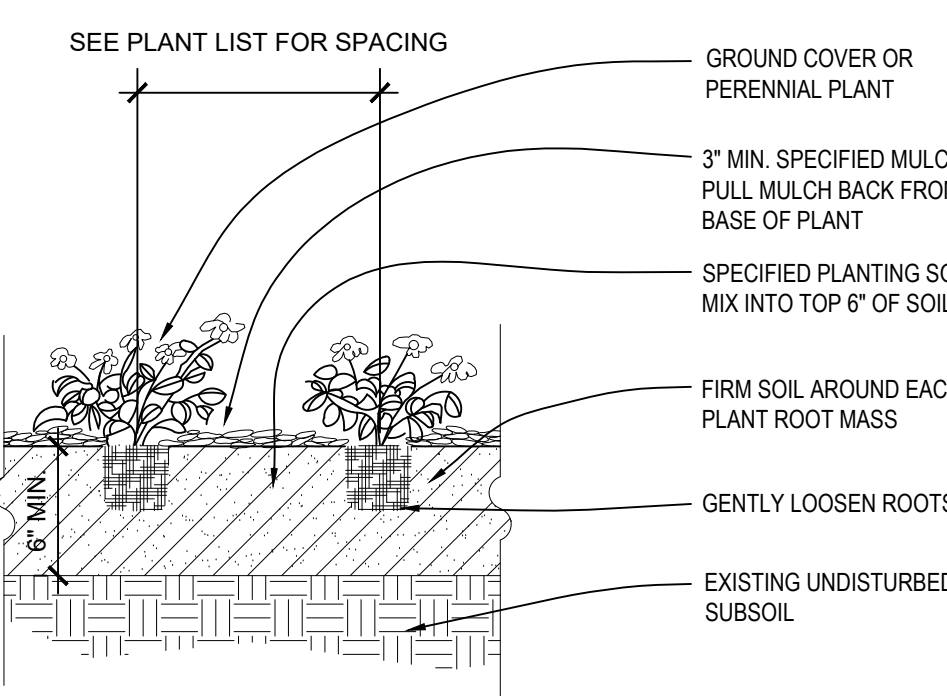
9 PLANT SPACING DETAIL
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8 STEEL EDGING DETAIL
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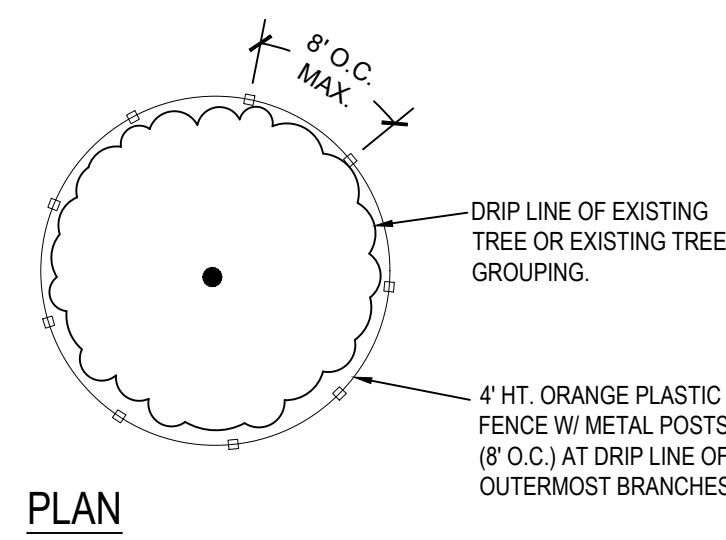


7 V-CUT EDGING DETAIL
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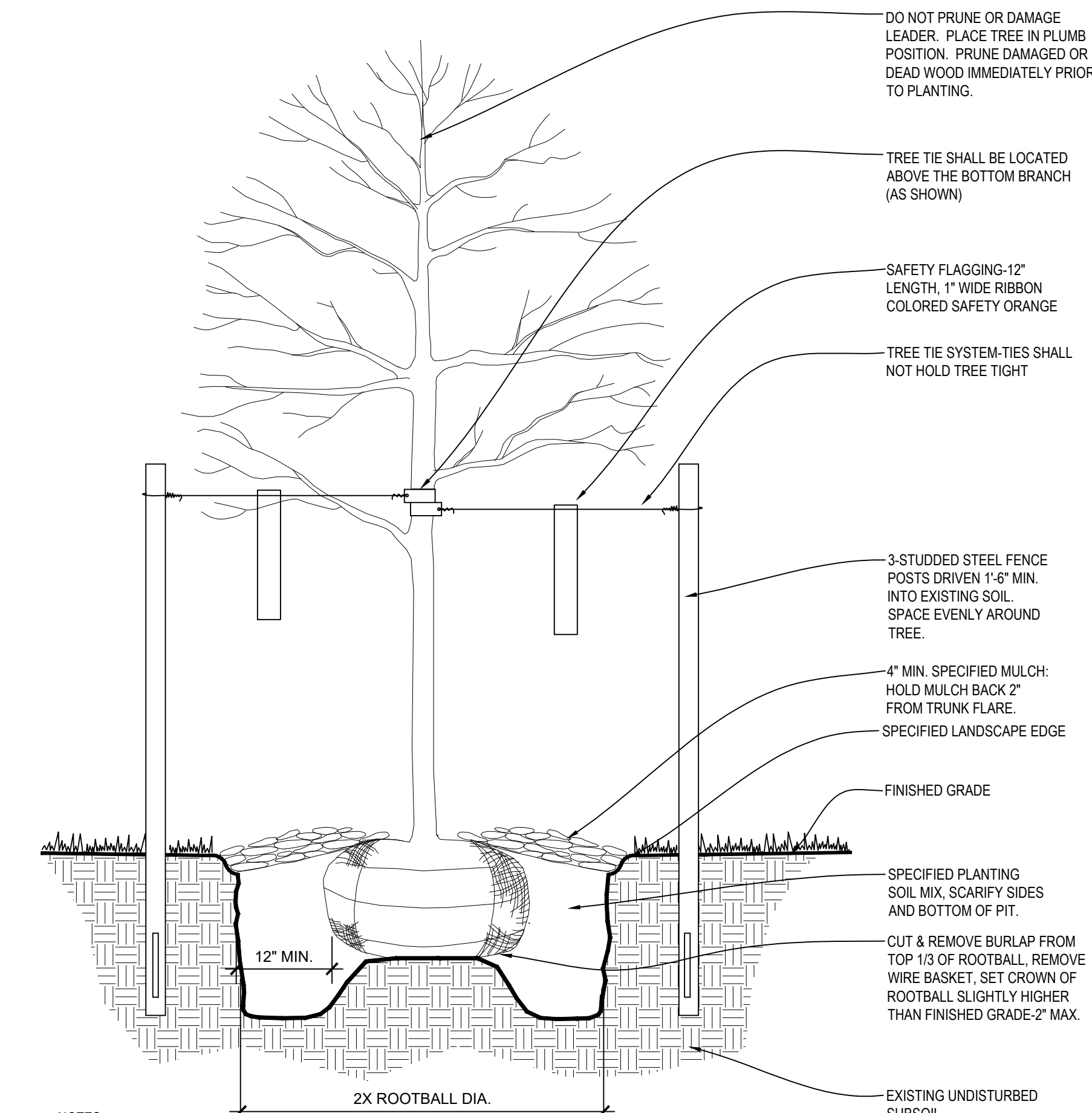


6 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE

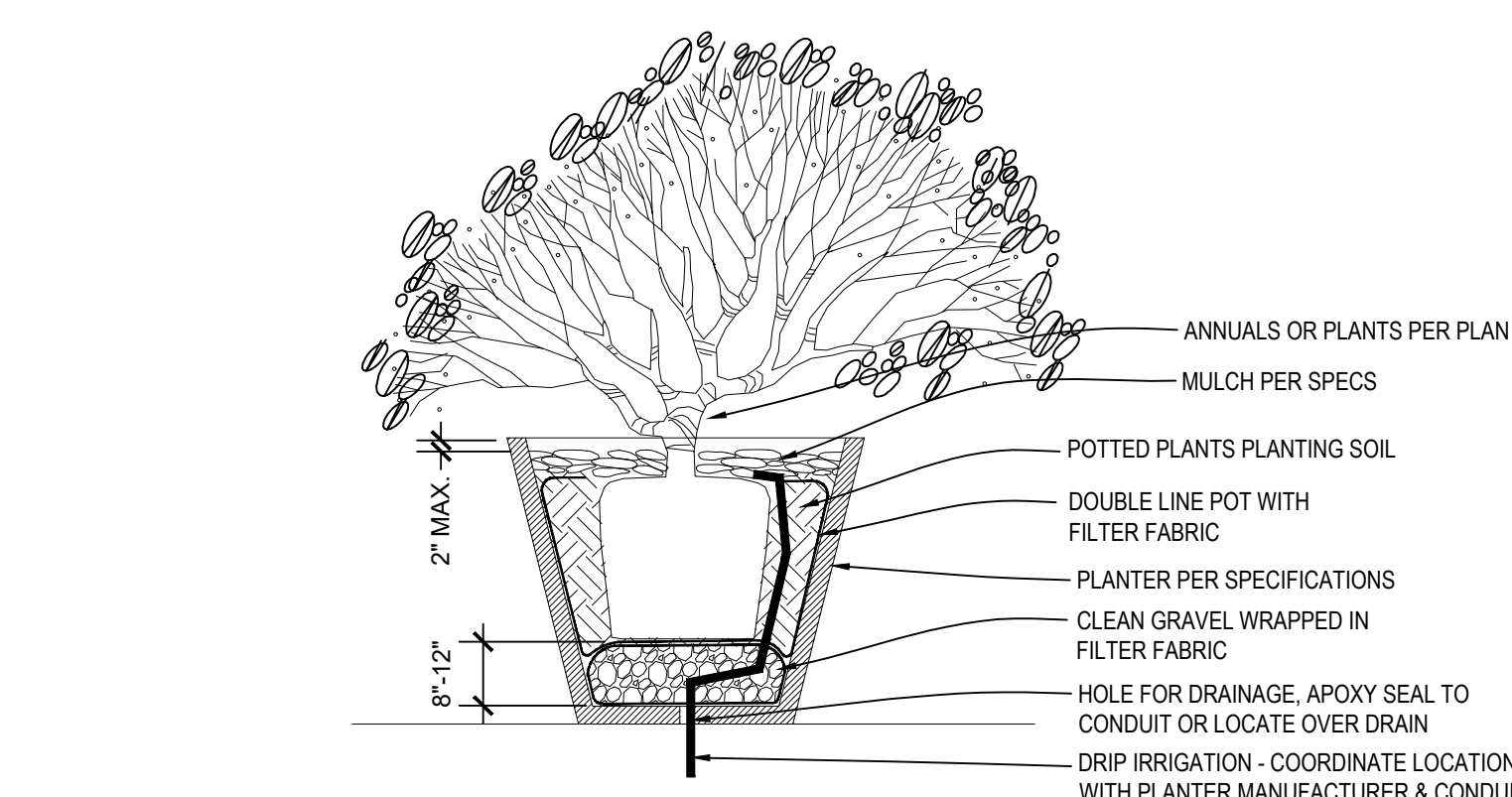
Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07



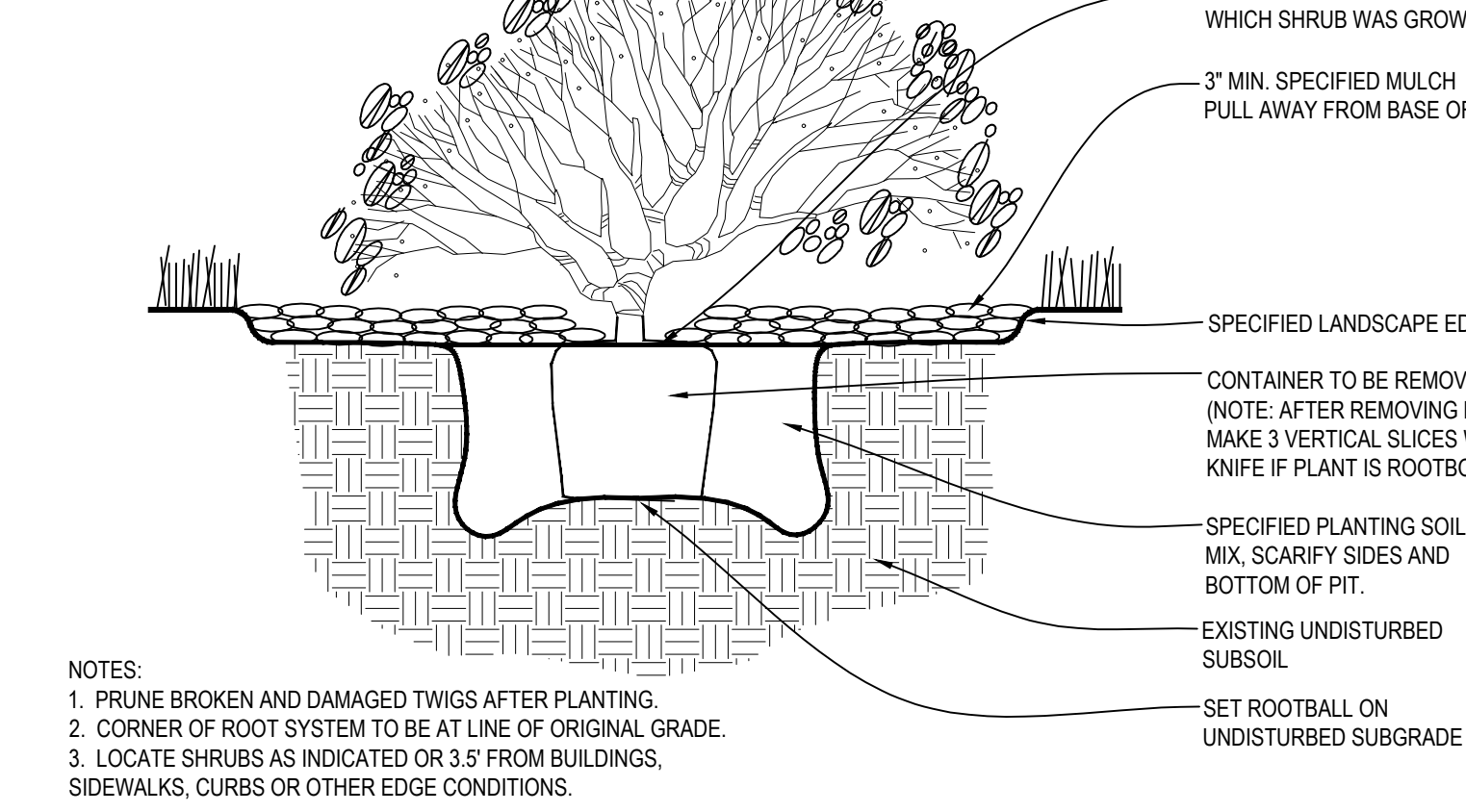
5 TREE PRESERVATION DETAIL
NOT TO SCALE



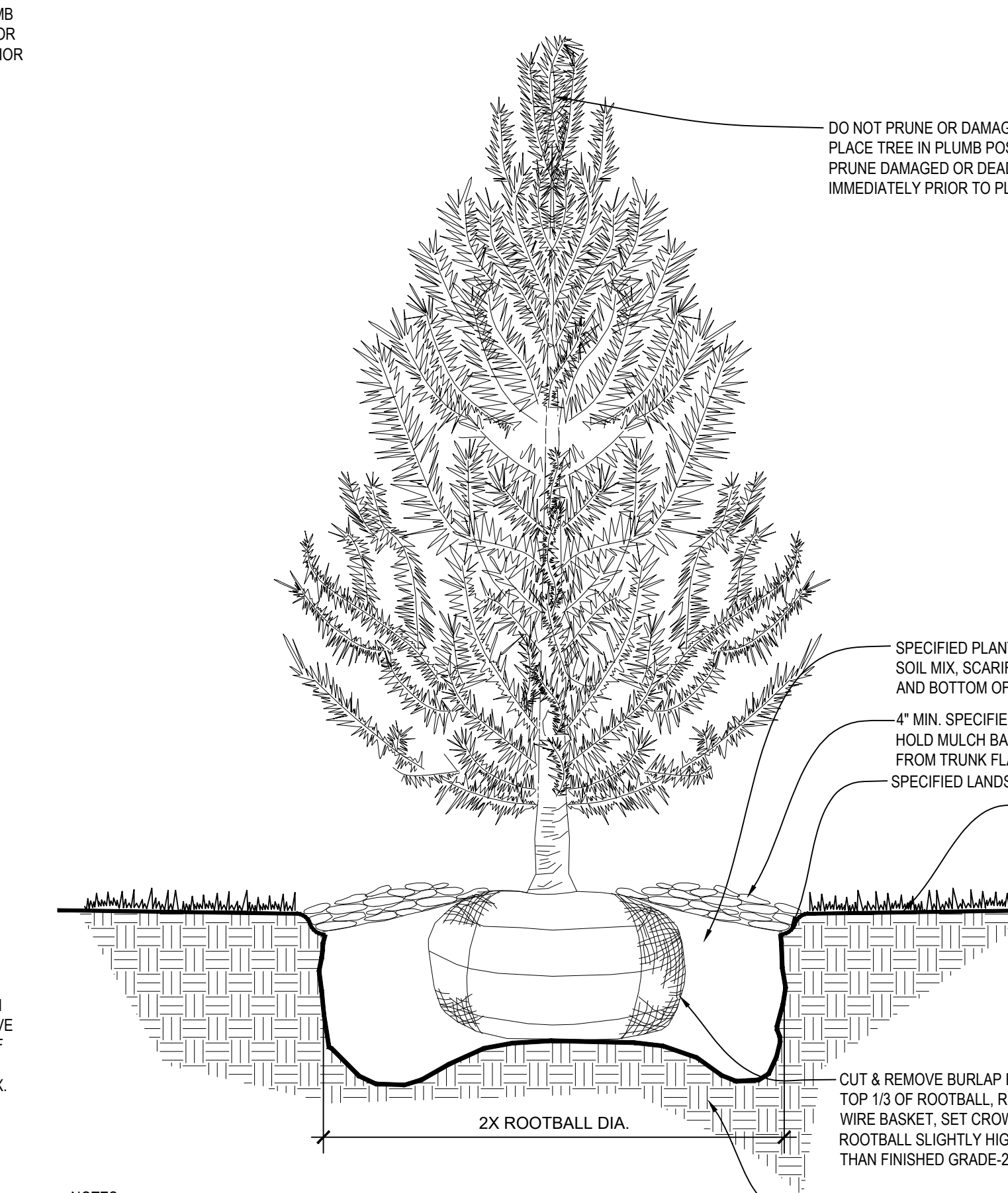
4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- GENERAL NOTES:**
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREeping GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
 - CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
 - REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
 - THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
 - LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

- MATERIALS:**
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 - PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
 - SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
 - CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDED THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LICHTENTHALER, "ADJA-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
 - SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLENDED MIX OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSSIPARTENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDDOG, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM MULTIFLORUM AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
 - ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

- INSTALLATION:**
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
 - AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
 - PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
 - PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
 - V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
 - MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

- IRRIGATION PERFORMANCE SPECIFICATIONS:**
- PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.
- PIPING SPECIFICATIONS:**
- MINIMUM WORKING PRESSURE RATINGS:
 - PRESSURE PIPING: 150 PSIG (1035 KPA).
 - CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA)
 - MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
 - PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
 - PIPE GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
 - LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
 - DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
 - SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
 - PLASTIC FITTINGS:
 - UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
 - UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
 - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
 - MINIMUM COVER:
 - IN LAWN AND PLANTING AREAS:
 - MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
 - LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
 - ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
 - CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

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PRAIRIE VILLAGE, KS 66208



BARRY RD TOWNHOMES

DRAWING RELEASE LOG

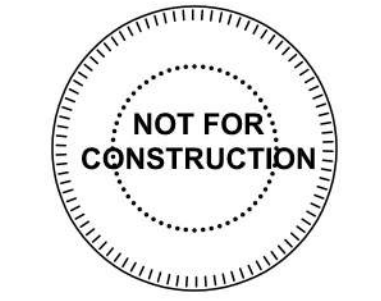
- 05.02.2022 - DEVELOPMENT PLAN
- 06.06.2022 - REV. DEVELOPMENT PLAN

REVISIONS

DATE: 06/06/2022
JOB NO: 673020

SHEET NO. **L3.00**

NOT FOR CONSTRUCTION



DRAWING RELEASE LOG

- 05.02.2022 - DEVELOPMENT PLAN
- 06.06.2022 - REV. DEVELOPMENT PLAN

REVISIONS

DATE
06/06/2022
JOB NO.
673020

SHEET NO.

A3.00



CLUB FRONT ELEVATION

1/4" = 1'-0"



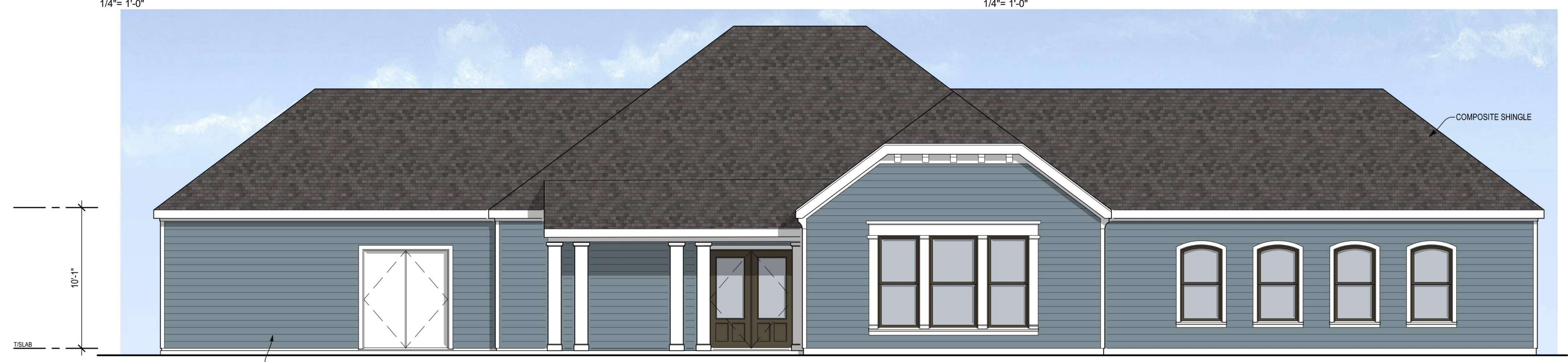
CLUB RIGHT ELEVATION

1/4" = 1'-0"



CLUB LEFT ELEVATION

1/4" = 1'-0"



CLUB REAR ELEVATION

1/4" = 1'-0"

CLADDING MATERIALS
COLOR SCHEME 'CLUBHOUSE'

-  = VINYL SIDING OR SIMILAR (BLUE)
-  = ADHERED SIMULATED STONE (GRAY)
-  = ARCHITECTURAL SHINGLE (BLACK)
-  = WINDOW FRAME / SASH (DARK BRONZE)
-  = OVERHEAD DOOR (WHITE)
-  = TRIM / DETAILING (WHITE)
-  = ENTRY DOOR (DARK BRONZE)

NOT FOR CONSTRUCTION



DUPLEX FRONT ELEVATION

1/4" = 1'-0"



DUPLEX RIGHT ELEVATION

3/16" = 1'-0"



DUPLEX LEFT ELEVATION

3/16" = 1'-0"



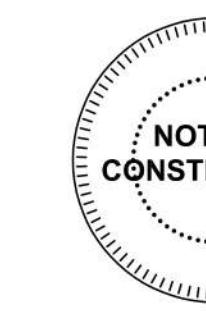
DUPLEX REAR ELEVATION

3/16" = 1'-0"

CLADDING MATERIALS

COLOR SCHEME 'A'

-  = VINYL SIDING OR SIMILAR (WHITE)
-  = ADHERED SIMULATED STONE (GREY)
-  = ARCHITECTURAL SHINGLE (BLACK)
-  = WINDOW FRAME / SASH (DARK BRONZE)
-  = OVERHEAD DOOR (WHITE)
-  = TRIM / DETAILING (WHITE)
-  = ENTRY DOOR (DARK BLUE)





4-PLEX FRONT ELEVATION (18" STEPS)
1/4" = 1'-0"



4-PLEX RIGHT ELEVATION
3/16" = 1'-0"



4-PLEX LEFT ELEVATION
3/16" = 1'-0"



4-PLEX REAR ELEVATION (18" STEPS)
3/16" = 1'-0"

CLADDING MATERIALS
COLOR SCHEME 'B'

-  = VINYL SIDING OR SIMILAR (LIGHT GRAY)
-  = ADHERED SIMULATED STONE (GRAY)
-  = ARCHITECTURAL SHINGLE (DARK GRAY)
-  = WINDOW FRAME / SASH (DARK BRONZE)
-  = OVERHEAD DOOR (WHITE)
-  = TRIM / DETAILING (WHITE)
-  = ENTRY DOOR (GRAY BLUE)



DRAWING RELEASE LOG

- 05.02.2022 - DEVELOPMENT PLAN
- 06.06.2022 - REV. DEVELOPMENT PLAN

REVISIONS

DATE
06/06/2022
JOB No.
673020

SHEET No.

A3.20

NOT FOR CONSTRUCTION



6-PLEX FRONT ELEVATION (18" STEPS)
1/4" = 1'-0"



6-PLEX RIGHT ELEVATION
3/16" = 1'-0"



6-PLEX LEFT ELEVATION
3/16" = 1'-0"

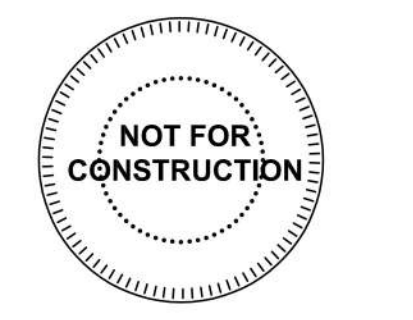


6-PLEX REAR ELEVATION (18" STEPS)
3/16" = 1'-0"

CLADDING MATERIALS
COLOR SCHEME 'A'

-  = VINYL SIDING OR SIMILAR (WHITE)
-  = ADHERED SIMULATED STONE (GREY)
-  = ARCHITECTURAL SHINGLE (BLACK)
-  = WINDOW FRAME / SASH (DARK BRONZE)
-  = OVERHEAD DOOR (WHITE)
-  = TRIM / DETAILING (WHITE)
-  = ENTRY DOOR (DARK BLUE)

NOT FOR CONSTRUCTION





May 17, 2022

**TO ALL PARTIES ON THE
ATTACHED DISTRIBUTION LIST:****PUBLIC MEETING NOTICE**

Please join our client, Proteus Investments, LLC for a meeting about its application for approval of a Development Plan (Case Number: CD-CPC-2022-00075), proposed for the following addresses: 8400 N. Granby Avenue and 4025 NW 85th Terrace, Kansas City, Missouri, 64154.

Meeting Date: Thursday June 9, 2022**Meeting Time:** 5:00 pm

Meeting Location: The meeting will be held at the offices of Northland Neighborhoods, Inc., 5340 NE Chouteau Trafficway, Kansas City, MO 64119. You are invited to join in person or virtually via Zoom. The URL address/link to the meeting is below:

<https://us02web.zoom.us/j/83469078043?pwd=Ze1KJRm9tFfo1YoZkKXaCDFKoWoE4r.1>

Project Description: 86 unit Townhome development with clubhouse and amenities**If you have any questions, please contact:****Name:** Douglas Stone**Phone:** (816) 472-2539**Email:** dstone@lewisricekc.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at www.kcmo.gov/publicengagement.

If you would like further information on this proposed project, please visit the City's planning and permitting system, Compass KC, at www.compasskc.kcmo.org.

You may search by project type and address/case number to find project details. The case number is CD-CPC-2022-00075.

Very truly yours,

LEWIS RICE LLC

Doug Stone

Doug Stone

Barry Road Animal Hospital Real Estate LC	3911 NW Barry Rd	Kansas City, MO 64154
Bateman, Donna M	7805 NW Bridle Park	Parkville, MO 64152
BNG Two Inc	9601 N Platte Purchase Dr	Kansas City, MO 64155
Bridge-Barclay LLC	1850 Mt Diablo Blvd, Ste 410	Walnut Creed, CA 94596
Brizendine, Ronnie G & Sharon A Trust	8440 NW Adrian	Kansas City, MO 64154
Caplan, Andrew	8416 N Adrian Ave	Kansas City, MO 64154
CCP Garden Valley 1155 LLC	5450 E High St, Ste 220	Phoenix, AZ 85054
Consolidated Library District No 3	15616 E US Highway 24	Independence, MO 64050
Covington, Jerry & Christopher	8424 N Adrian Ave	Kansas City, MO 64154
Covington, Jerry & Crystal	8424 N Adrian Ave	Kansas City, MO 64154
Davidson, Sean	8408 NW Adrian	Kansas City, MO 64154
Dorton, John W & Dana G	1011 Woodcliffe Dr	Richmond, MO 64085
Durand, George D & Wf	8501 Green Hills Rd	Kansas City, MO 64154
Gh 14 LLC	PO Box 681651	Riverside, MO 64168
Johnson, Kyle M	8432 N Adrian	Kansas City, MO 64154
KCMO - Public Works	414 E 12th St	Kansas City, MO 64106
Mobros LLC	17725 Katy Freeway Ste 200	Houston, TX 77094
Mt & Etal	PO Box 11332	Overland Park, KS 66207
Northland Neighborhoods, Inc.	5340 NE Chouteau Trafficway	Kansas City, MO 64119
Rhodus, Doug M & Tina M	4000 NW Barry Rd	Kansas City, MO 64154
Rock of Ages Ev Lutheran Church	4005 NW Barry Rd	Kansas City, MO 64151
Sabra II Holdings III LLC	18500 Von Karman Ave, Ste 550	Irvine, CA 92612
St Joe Two Inc	9601 N Platte Purchase Dr	Kansas City, MO 64155
Stone Ridge Square LLC	1011 Woodcliff Dr	Richmond, MO 64085
The Village of Green Hills Property Owners' Association	9601 N Platte Purchase Drive	Kansas City, MO 64144
V Sai LLC	8909 Lakeside Way	Fort Smith, AR 72903
WB Nine LLC	9601 N Platte Purchase Dr	Kansas City, MO 64155

MEETING SIGN-IN SHEET

PROJECT NAME & ADDRESS: Barry Road Townhomes – A residential townhome project proposed for the following addresses: 8400 N. Granby Avenue and 4025 NW 85th Terrace, Kansas City, Missouri, 64154 (N Granby Avenue and NW Barry Road)

NAME	ADDRESS	PHONE	EMAIL
Jeff Krebs	KCPD North Patrol		
Ellen Todd	NNI Board		
Betsy _____	Representing Andrew Caplan		
Doug Stone	Lewis Rice		
Katie Martinovic	NSPJ		
Garret Wilson	NSPJ		
John Flaxbeard	Olsson		
Clint Evans	NSPJ		



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00075

Meeting Date: June 9, 2022

Meeting Location: 5340 NE Chouteau Trafficway, KCMO 64119 and via Zoom

Meeting Time (include start and end time): 5:00 pm – 5:50 pm

Additional Comments (optional):