



CITY PLAN COMMISSION REPORT

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

Project Name

The Enclave at Twin Creeks

Hearing Date March 1, 2022

Docket # Request

12 CD-CPC-2022-00003
Development Plan
(w/preliminary plat)

Applicant

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes
4510 Belleview Ave
Kansas City, MO 64111

Owner

Arep III Bt LLC
C/O Udc Global
250 Miron Dr
Southlake, TX 76092

Location 8601 N Madison Ave
Area Approximately 13.2 acres
Zoning B3-2
Council District 2nd
County Clay
School District Platte County R-III

Surrounding Land Uses

North – undeveloped, zoned B3-2
South – undeveloped, zoned B3-2/R-80
East – HWY 169 & commercial use, zoned UR
West – commercial use, zoned B3-2

Land Use Plan

The Gashland/Nashua Area Plan recommends Mixed Use Community. The request conforms to this recommendation.

Major Street Plan

HWY 169 is identified as a Freeway according to the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or 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 February 17, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject site is currently undeveloped. There is a portion of stream that crosses into the western portion of the parcel.

SUMMARY OF REQUEST

CD-CPC-2022-00003 - The Enclave at Twin Creeks - A request to approve a development plan and a preliminary plat to create one (1) Lot and one (1) Tract for multi-family residential uses containing 144 units on about 13.2 acres generally located at the southeast corner of NW 88th Street and N Madison Avenue.

KEY POINTS

- Residential Development Plan
- Preliminary Plat

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
12 Approval with conditions

CONTROLLING CASE

No controlling case was found.

RELATED RELEVANT CASES

11426-P-26 - About 90 acres generally located on the west side of US 169 between NW Barry Road and NW 88th Street, to consider the approval of a Council Approved Signage Plan in District B 3-2.

HISTORY

The subject parcel is undeveloped, and the Gashland/Nashua Area Plan recommends mixed use community which conforms to this recommendation. In February of 2000 Case No. 11426-CP-11 was approved to allow for four retail businesses and parking.

PLAN REVIEW

The subject site for the proposed development plan “The Enclave at Twin Creeks” is located on an undeveloped parcel, in between N. Madison Avenue and Highway 169. The applicant has proposed to plat the subject site into one (1) lot of about 13.00 acres and four (4) tracts – A, B, C, D as shown on the proposed preliminary plat. The site currently has a development district monument sign located at the east property boundary abutting MO Hwy 169, which will be relocated to Tract A at the southeast corner of the site. Tract B, C, and D will serve as community amenities. The site is generally flat with three proposed driveway access off of Madison Avenue. All proposed internal roads are private and will provide some sidewalk and crosswalks for pedestrian circulation.

The applicant has proposed 34 muti-unit houses with a total of 144 units. All proposed buildings have a front yard setback of 20 feet and a rear yard setback of 30 feet; a side yard / street side yard setback of 20 feet and a building height not exceeding 35 feet. The applicant has proposed 1 attached parking garage per unit, which will be front-loaded.

A landscape plan was submitted by the applicant indicating a total of 82 street trees, 86 interior trees and 29 shrubs will be provided. The proposed plan generally complies with the code requirement and staff has recommended improving landscape around the community amenities. The applicant has proposed a residential entrance monument sign abutting Madison. This signage complies with the code.

An outdoor lighting plan was submitted showing 0.0 foot candle light on all property lines. This complies with the code requirement.

The proposed elevations indicates a major of the building materials on the façade will be panel board siding, stucco, pitched shingle roof and some stone veneer focusing at the front.

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

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	Landscaping affidavit required prior to Certificate of Occupancy.
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	Yes	Yes	
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN ANALYSIS

Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following 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 development plan complies, subject to conditions from Development Management Division, Land Development Division, Aviation Department, Fire Department, Water Services, and Public Works.

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

The proposed use is multi-unit house, which is allowed in B3-2.

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.

Proposed ingress and egress from the site are located on Madison Avenue. There are three proposed access points, which provides adequate access to the site. The proposed access and circulation is appropriate for the use of the site and complies with the code.

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 site is primarily accessible by vehicle; there are existing sidewalks along Madison Avenue. The site will have internal pedestrian sidewalks connecting to the existing public sidewalks. The northern boundary is currently abutting a public right of way, which is reserved for a future fly-over crossing MO Hwy 169 connecting to the Metro North; therefore, the sidewalk along the north boundary is not provided at this time and will be subject to the city's future review when such connection happens.

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

The plans show necessary utility extensions to serve the site, subject to conditions from LDD and Water Services.

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 architectural features are similar to the character of the Northland multi-family residential buildings. The design features have taken staff's suggestion regarding to the rear facades abutting MO Hwy 169.

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.

The plan proposes a variety of trees and shrubs and meets the code requirements for street trees and interior landscaping.

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 proposed development will increase some but necessary impervious surface on the site – along with the development, but the plans shows some amenity areas around the entire site, and around paved areas. Landscaping is provided per code based on the number of units proposed.

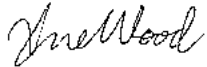
88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The proposed plan indicates all existing trees will be removed due to the site layout and trees and shrubs will be planted per the code requirement.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,



Xue Wood, AICP
Staff Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: February 23, 2022

Case Number: CD-CPC-2022-00003

Project: The Enclave at Twin Creeks

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

1. Regulated stream is currently present on the subject property. Stream buffer plan was not submitted in accordance with the requirements of Section 88-415. (2/14/2022)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at (816) 513-0428 / amy.bunnell@kcmo.org with questions.

2. Previously-approved macro drainage study pre-dates KCMO adoption of the 2006 version of APWA 5600, KCMO supplements, and MARC BMP Manual. Must show that proposed development meets all currently-adopted criteria, including BMPs. There are known flooding issues downstream of this development. Note: Drainage studies are not formally reviewed or approved through this review process. (2/14/2022)
3. Either provide preliminary stream buffer plans, provide documentation showing one of the exceptions in 88-415-02-D applies, or receive council approval of an exception per 88-415-08-B. (2/14/2022)

Plan Conditions

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

4. 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. (1/25/2022)
5. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by __/__/__ via publicengagement@kcmo.org (1/25/2022)
6. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (1/25/2022)
7. 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. (1/25/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

8. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (1/20/2022)
9. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase. (1/20/2022)
10. 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. (1/20/2022)

Condition(s) by City Planning and Development Department. Contact Xue Wood at (816) 513-8823 / Xue.Wood@kcmo.org with questions.

Condition(s) by City Planning and Development Department. Contact Xue Wood at (816) 513-8823 / Xue.Wood@kcmo.org with questions.

11. The applicant shall make the following changes prior to request for ordinance:
 - a. Change the name of the private tracts listed on the site plan for the playground and the dog park to match the names shown on the preliminary plat.
 - b. Revise the site plan to show pedestrian crossing from nearby houses to the playground.
 - c. Revised the elevation to show board & batten siding for the entire second floor on the rear façade. (2/17/2022)

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

12. Fire Water Flow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (1/26/2022)
13. Fire Department Connection Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (1/26/2022)
14. Hydrant 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) (1/26/2022)
15. Fire Department Access 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)
Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Weight of 85,000 lbs per (IFC-2018 503.2.3) (1/26/2022)
16. Fire Department Access The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (1/26/2022)
17. Fire Department Access Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) (1/27/2022)

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

18. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (1/26/2022)
19. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever is applicable to the project). (1/26/2022)

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

20. 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/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(1/25/2022)



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

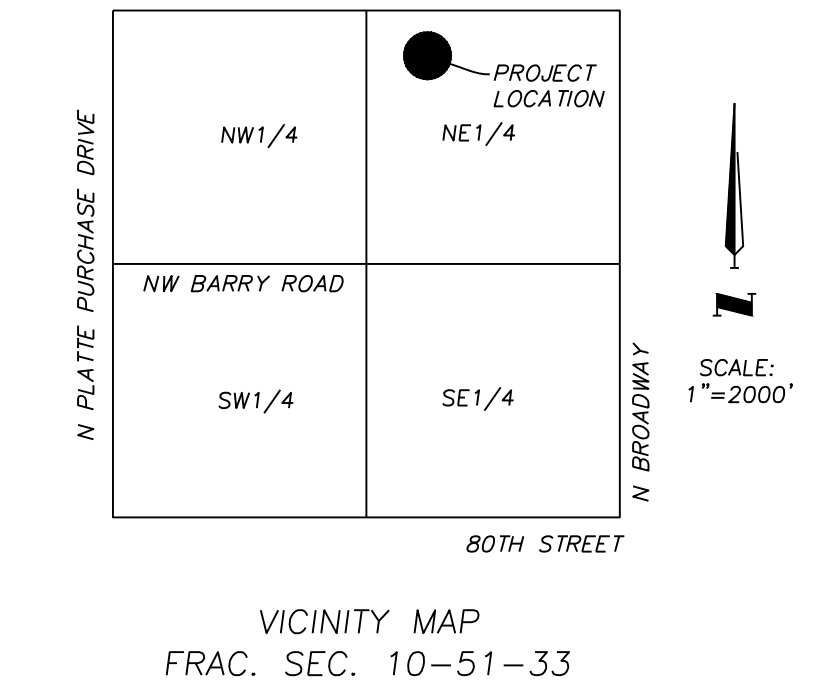
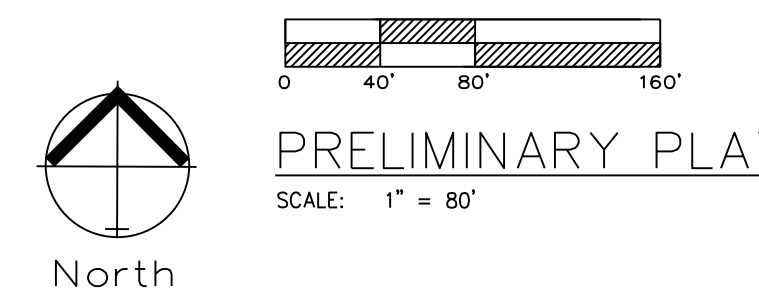
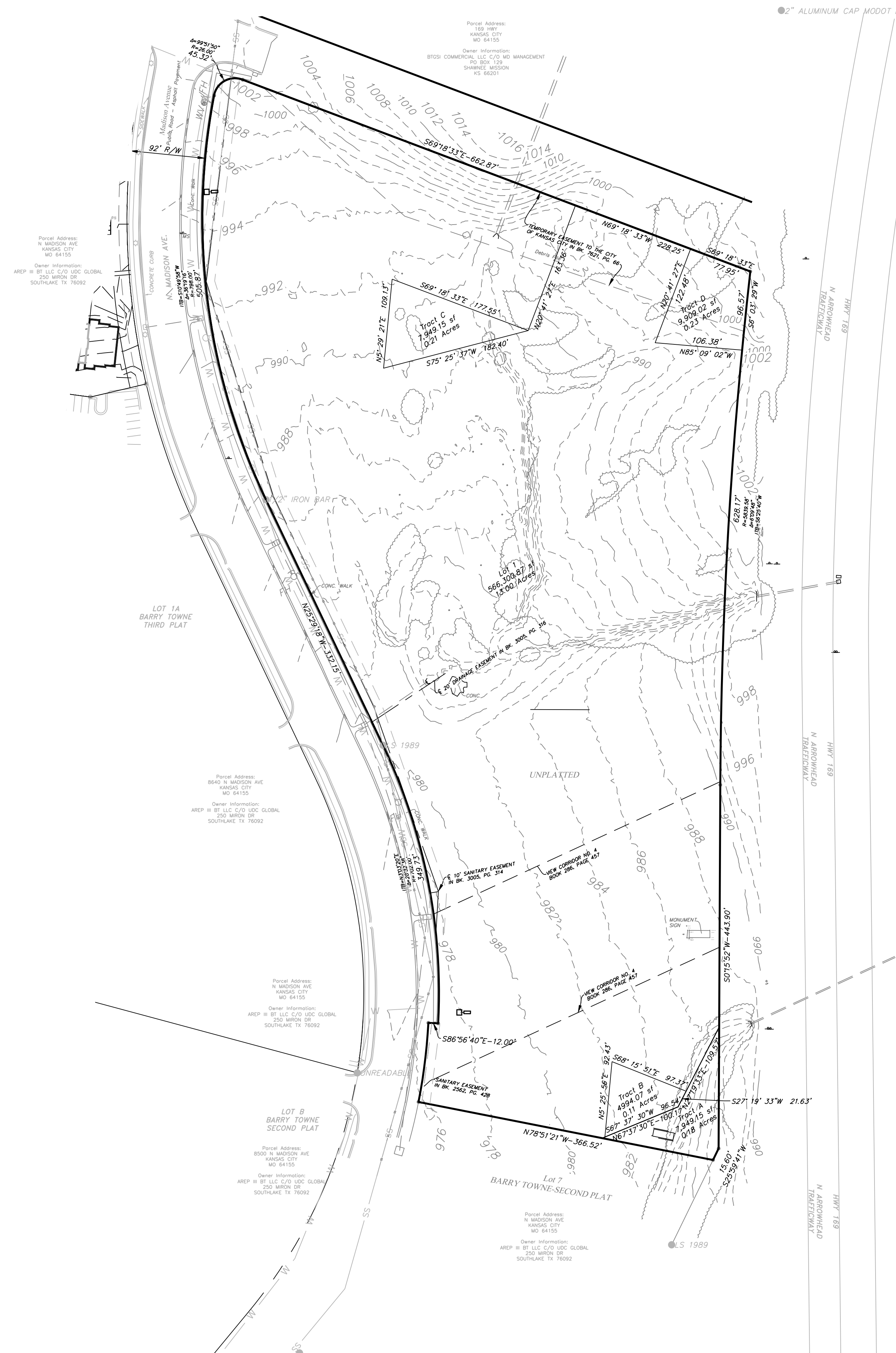
Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
No Attendees			

PRELIMINARY PLAT THE ENCLAVE AT TWIN CREEKS Lot 1 and Tract A-D

Part of the NE 1/4, Section 10, Township 51N, Range 33 W
Kansas City, Clay County, Missouri



DESCRIPTION: (Per Title Report)
TRACT 1:
 ALL OF LOT 5, BARRY TOWNE - FIRST PLAT, AND ALL OF LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, BOTH BEING SUBDIVISIONS IN KANSAS CITY, MISSOURI, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 51, RANGE 33, KANSAS CITY, ALL BEING IN CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 60°09'55" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, 246.16 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MADISON AVENUE, AS NOW ESTABLISHED; THENCE NORTH 39°35'01" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 479.75 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 36°31'41", AN ARC DISTANCE OF 439.90 FEET; THENCE SOUTH 86°56'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 12.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 03°03'20" EAST, HAVING A RADIUS OF 702.00 FEET, A CENTRAL ANGLE OF 28°32'38", AN ARC DISTANCE OF 349.73 FEET; THENCE NORTH 25°29'18" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 332.15 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 798.00 FEET, A CENTRAL ANGLE OF 36°19'16", AN ARC DISTANCE OF 508.87 FEET; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 99°51'50", AN ARC DISTANCE OF 45.32 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 88TH STREET, AS NOW ESTABLISHED; THENCE SOUTH 69°18'33" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 662.87 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 169, AS NOW ESTABLISHED; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 06°25'40" WEST, A RADIUS OF 5839.58 FEET, A CENTRAL ANGLE OF 08°09'48", AN ARC DISTANCE OF 628.18 FEET; THENCE SOUTH 07°15'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 444.00 FEET; THENCE SOUTH 25°59'41" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 130.96 FEET; THENCE SOUTH 37°32'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 281.73 FEET; THENCE SOUTH 52°00'49" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 98.41 FEET; THENCE SOUTH 46°29'06" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 266.74 FEET; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 25°51'39", AN ARC DISTANCE OF 189.57 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LOT 5 BARRY TOWNE - FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND EXCEPT LOTS 6 AND 7, BARRY TOWNE - SECOND PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

TRACT 2:
 NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS ACCESS AS FURTHER DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN BTK DEVELOPMENT, L.L.C., MDGSI ASSOCIATES, L.L.C., DAYTON HUDSON CORP, AND SERF COMPANY RECORDED MAY 13, 1998 AS DOCUMENT NO. N90750 IN BOOK 2826, PAGE 457 IN THE RECORDS OF CLAY COUNTY, MISSOURI.

SITE DATA TABLE:

a. Existing Zoning	B3-2
b. Proposed Zoning	B3-2
c. Total Land Area	13.18 acres
d. Stream Buffer Plan	Not Required
e. Traffic Study/Letter	No Study Required
f. Detention	

Project is part of Barry Town development which has regional detention provided.

- Sanitary Sewer**
 -Public Sanitary Sewer main is located along the westerly side of the site
- Water Main**
 -Public Water Main is located along the westerly side of the site
- Public Roadway Access**
 -Site has access to Madison Ave along the westerly side of the site

CERTIFICATION
 I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

MATTHEW J. SCHLICHT
 Date: 2/11/2022
 Matthew J. Schlicht, MO-PLS 2012000102
 Midwest Engineering Solutions, LLC., Corp Authority CLS-2005008319-D

REVISIONS			
DATE			
<p>The Enclave at Twin Creeks Lot 1 Tract A Section 10, Township 51 N, Range 33 W Kansas City, Platte County, Missouri</p>			
<h2 style="font-size: 2em;">Preliminary Plat</h2>			
SHEET	SECTION	TOWNSHIP	RANGE
1	10	51 N	33 W
DRAWN BY	JOB NO.	COUNTY	PLATTE
M. Schlicht, PLS, PE	Twin Creeks	Clay	Twin Creeks
DATE OF PREPARATION	SCALE		
January 10, 2022	1" = 80'		



SITE PLAN
SCALE: 1" = 80'

DEVELOPMENT PLAN FOR THE ENCLAVE AT TWIN CREEKS

8601 N MADISON AVE
Part of the NE 1/4, Section 10, Township 51N, Range 33 W
Kansas City, Clay County, Missouri

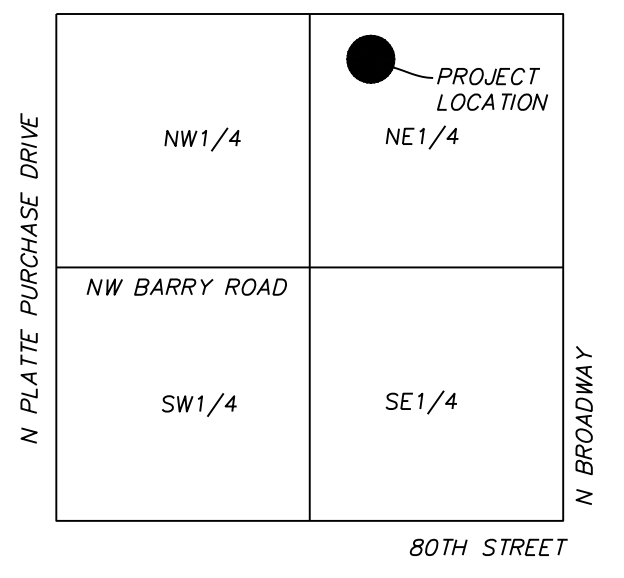
DESCRIPTION: (Per Title Report)
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TRACT 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS ACCESS AS FURTHER DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN BTK DEVELOPMENT, L.L.C., MDGSI ASSOCIATES, L.L.C., DAYTON HUDSON CORP. AND SERF COMPANY RECORDED MAY 13, 1998 AS DOCUMENT NO. N90750 IN BOOK 2826, PAGE 457 IN THE RECORDS OF CLAY COUNTY, MISSOURI.

SITE DATA TABLE:

a. Existing Zoning	B3-2
b. Proposed Zoning	B3-2
c. Total Land Area	13.18 acres
d. No existing road right of way within development	13.18 acres
e. Net Land Area	13.18 acres
f. Proposed Use	Residential Units with Surface parking
g. Building Height	Max Height 35 feet
h. Building Units	144 Units
i. Density	10.92 Units per Acre (3,987 sf per Unit)
j. Total number of parking spaces	462 Total Parking Spaces / 144 required 30 Surface Parking Spaces 216 Garage Spaces / 216 Driveway Spaces 1 Bicycle Space Per 3 Units Required 48 Bicycle Spaces Required / 48 Provided
k. Number of Bicycle Parking	48 Bicycle Spaces Required / 48 Provided
l. Phasing	1 Phase
m. Stream Buffer Plan	None
n. Traffic Study/Letter	No Study
o. Open Space	20,410 sq. ft. (Payment in lieu)
p. Detention	

Project is part of Barry Town development which has regional detention provided.
Project expected to begin May 2022 and be completed Spring 2024



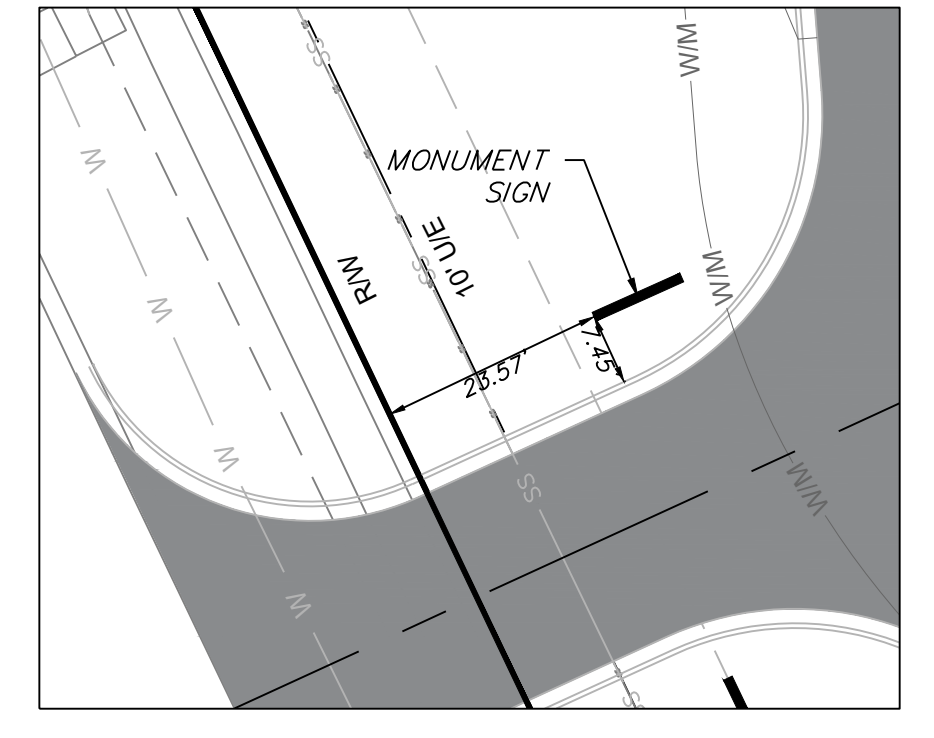
VICINITY MAP
FRAC. SEC. 10-51-33

Developer:
Jake Sigler, President
Office: 214-572-8401
Mobile: 469-323-5565
Email: jsigler@crliving.com
2525 McKinnon St, Suite 700 Dallas, Texas 75201

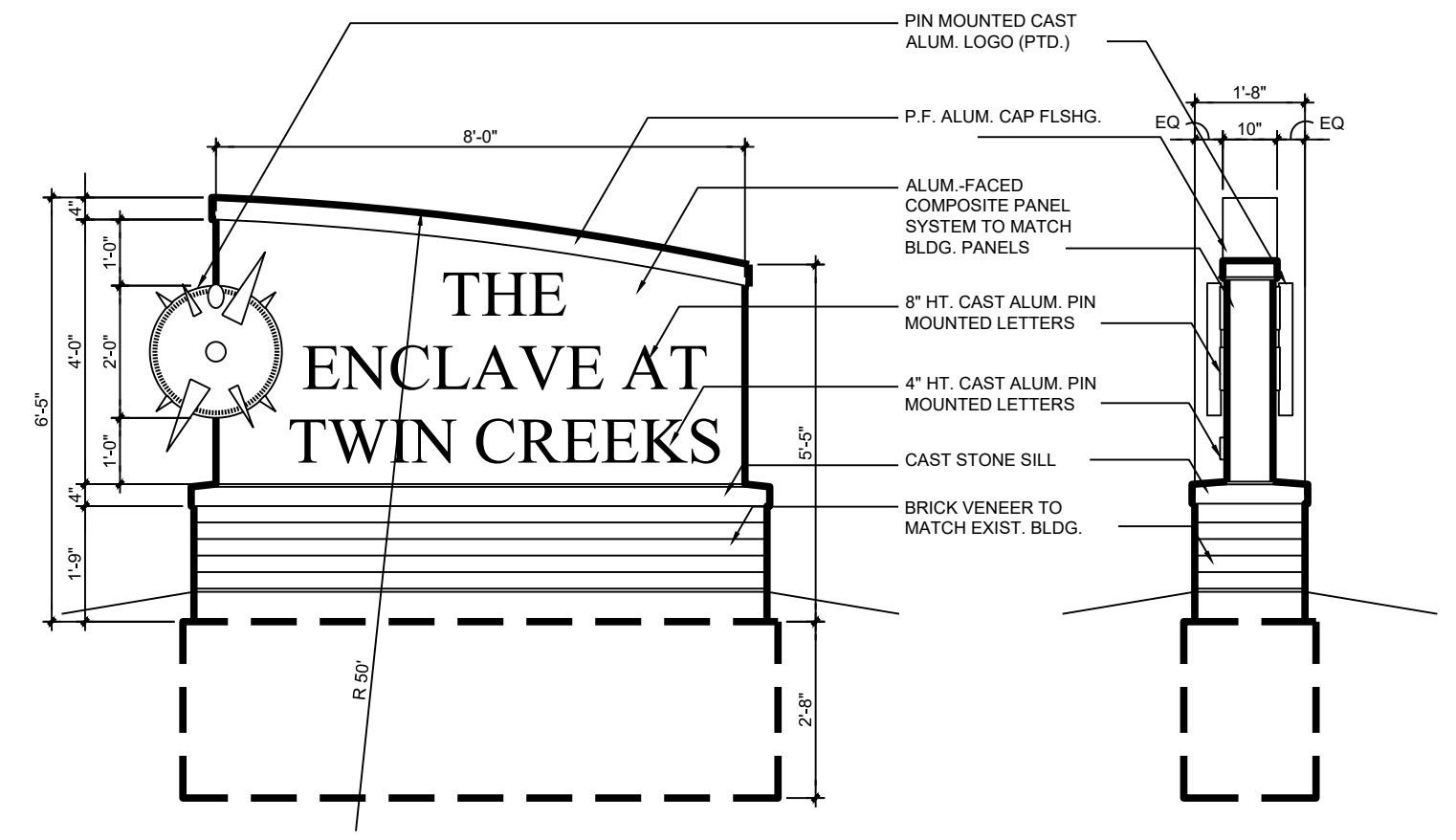
SITE DATA	Existing	Proposed
Zoning	B3-2	B3-2
Gross Land Area		
in square feet	547,227.00	54,227.00
in acres	13.18	13.18
Right-of-way Dedication		
in square feet	n/a	n/a
in acres	n/a	n/a
Net Land Area		
in square feet	547,227.00	54,227.00
in acres	13.18	13.18
Building Area (sq. ft.)		
Floor Area Ratio		
Residential Use Info		
Total Dwelling Units	0	144
Detached House	0	0
Zero lot line House	0	0
Cottage House	0	0
Semi-attached House	0	0
Townhouse	0	0
Two-unit House	0	4
Multi-unit House	0	34
Colonnade	0	0
Multiplex	0	0
Multi-unit Building	0	0
Total Lots	0	1
Residential	0	1
Public/Civic	0	0
Commercial	0	0
Industrial	0	0
Other	0	0

PARKLAND DEDICATION		
TRACT	AREA	USE
B	4994.07	Shelter
C	7949.15	Playground
D	9909.02	Dog Park
TOTAL	22852.24	

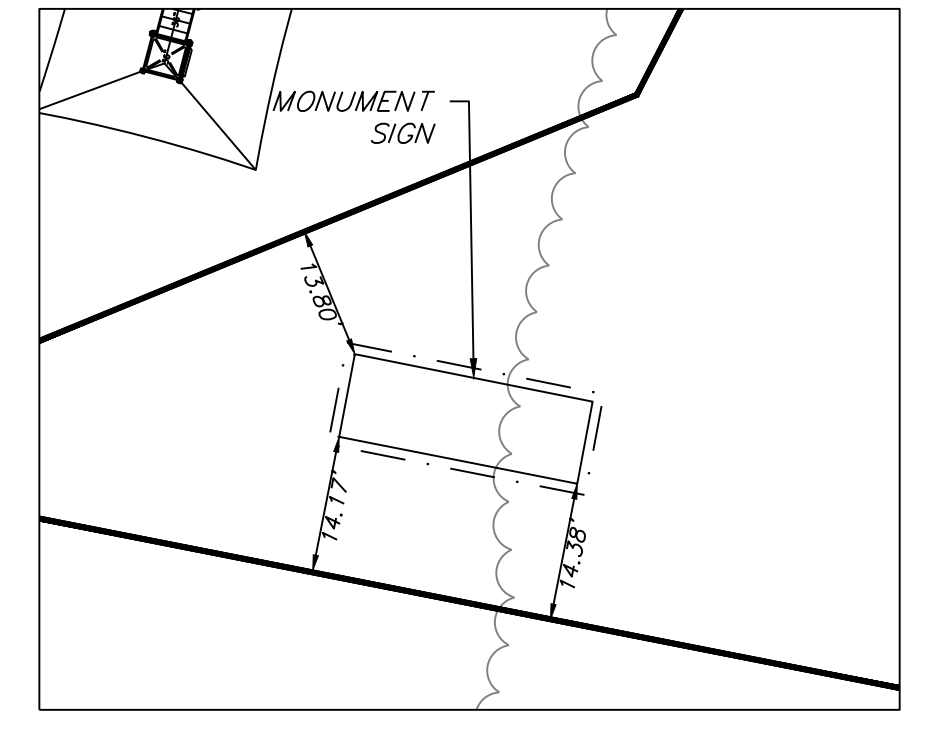
CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
144	1.72	0.52



MONUMENT SIGN PLAN
SCALE: 1" = 20'



D. FRONT ELEVATION
E. SIDE ELEVATION



MONUMENT SIGN PLAN
SCALE: 1" = 20'



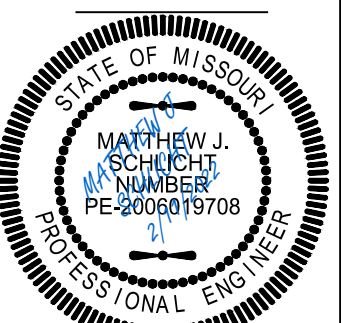
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005003819-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
TWIN CREEKS
Issue Date:
January 10, 2022

Site Plan
Development Plans for:
The Enclave at Twin Creeks
Kansas City, Clay County, Missouri

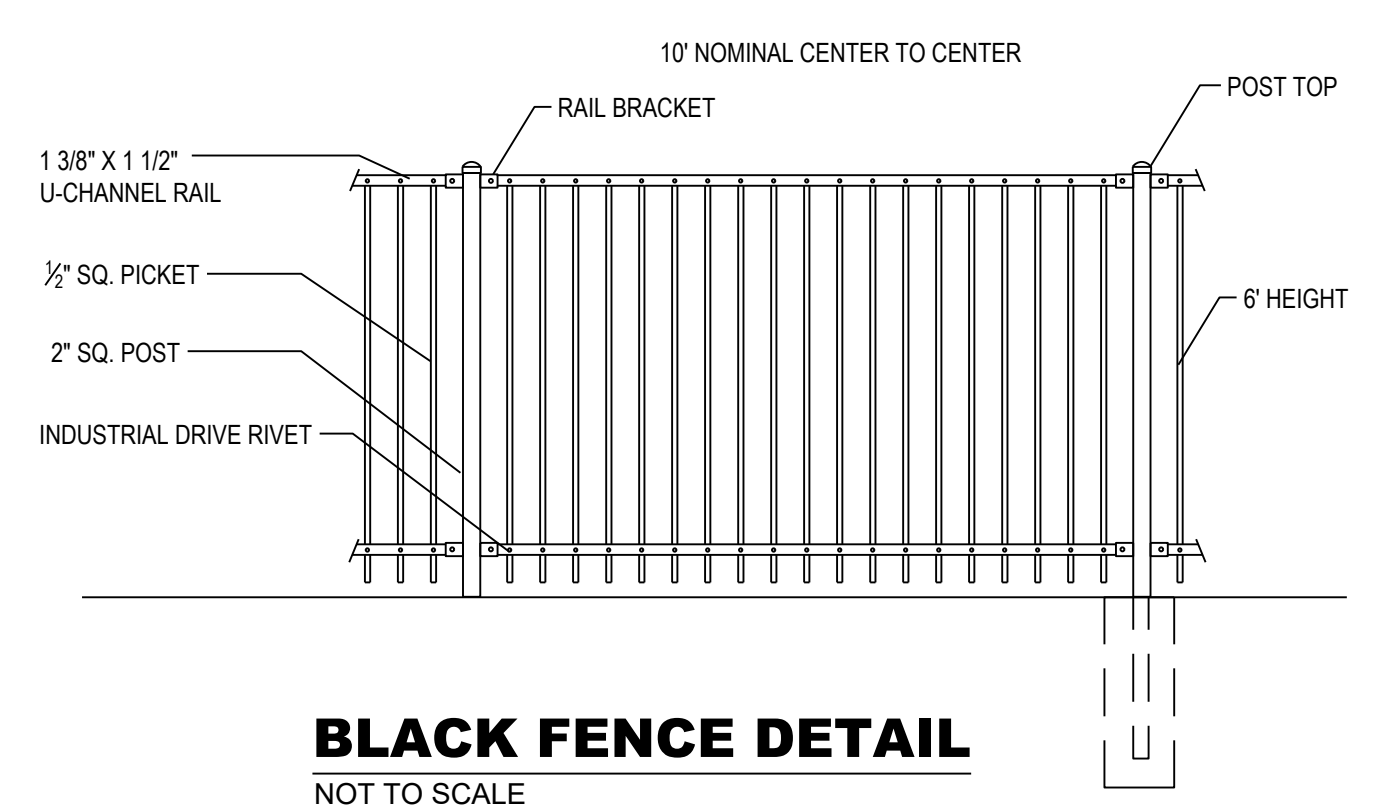
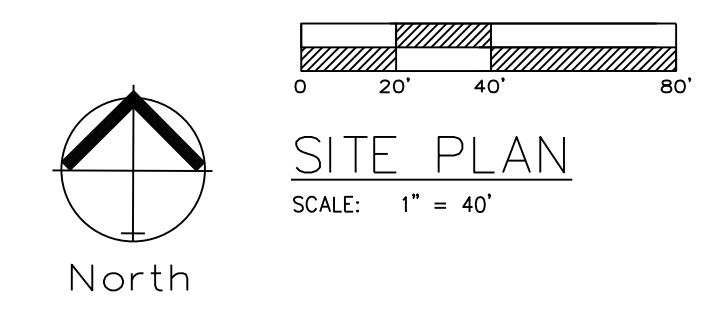
8601 N Madison Ave
NE 1/4 Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

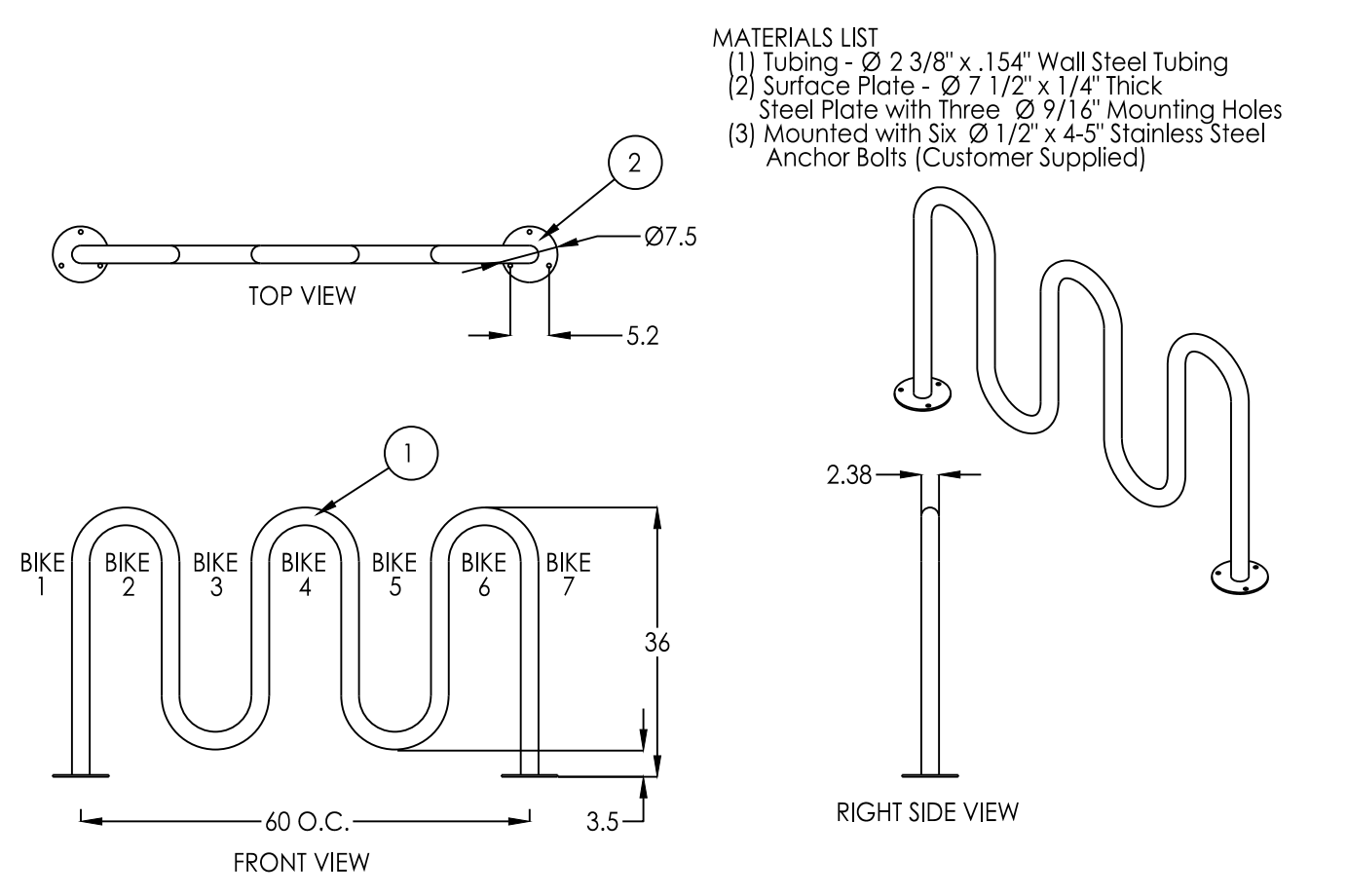


REVISIONS

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	30.00	35.00	NO	
Front Setback	15.00	20.00	NO	
Side Setback	10.00	20.00	NO	
Side Setback (abutting street)	10.00	20.00	NO	
Height	45.00	35.00	NO	



BLACK FENCE DETAIL
NOT TO SCALE

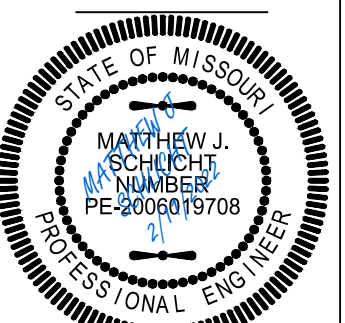


Professional Registration
Missouri
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Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: 8601 N Madison Ave
NE 1/4 Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project: TWIN CREEKS
Issue Date: January 10, 2022

Site Plan North
Development Plans for:
The Enclave at Twin Creeks
Kansas City, Clay County, Missouri

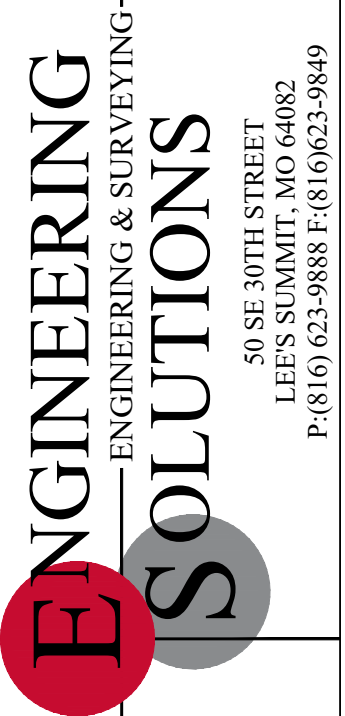


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REVISIONS



GRADING PLAN
SCALE: 1" = 50'

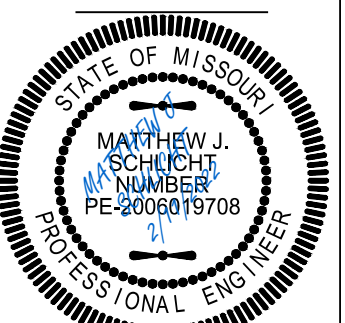


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Engineering CA2821

Project:
8601 N Madison Ave
NE 1/4 Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Issue Date:
January 10, 2022

Grading Plan
Development Plans for:
The Enclave at Twin Creeks
Kansas City, Clay County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



Landscape Contractor is Responsible to Design and Install an irrigation system sufficient to reach all landscape and yard areas

LANDSCAPE PLAN
SCALE: 1" = 60'

Landscape Design Requirements:

88-425-03-C Street Trees

A. At least one street tree is required for each 30 feet of street frontage

N Madison Ave	1,391 Feet	46 Trees Required	Requirement Met (46 Trees Provided along Street)
Hwy 169 N Arrowhead Trafficway	1,088 Feet	36 Trees Required	Requirement Met (46 Trees Provided along Street)

88-425-05 Perimeter Landscaping of Vehicular Use Areas

B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

88-425-06.B Interior Landscaping of Parking Lots

A. At Least 28 square feet of interior landscape area is required per parking space
29 parking spaces 812 sq. ft. required (Requirement Met)

88-425-06.E Plant Materials

1. One Tree per 5 parking spaces	29 parking spaces	6 Trees Required	6 Trees Provided
2. One Shrub is required per parking space	29 parking spaces	29 Shrubs Required	9 Shrubs Provided

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	82	82	NO	
88-425-04 General				
88-425-05 Perimeter Vehicular Use Area				
Adjacent to Streets				
Buffer Width	n/a	n/a	NO	
Trees	n/a	n/a	NO	
Shrubs/Wall/Berm	n/a	n/a	NO	
Adjacent to Residential Zones				
Buffer Width	n/a	n/a	NO	
Shrubs/Berm/Fence/Wall	n/a	n/a	NO	
88-425-06 Interior vehicular use Area				
Interior Area	812.00	812.00	NO	
Trees	86	86	NO	
Shrubs	29	29	NO	
88-245-07 parking Garage Screening	Describe	n/a		
88-425-08 Mechanical/Utility Equipment Screening	Describe	n/a		
88-425-09 Outdoor Use Screening	Describe	31	NO	

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

- ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY WITH ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S "AMERICAN STANDARDS OF NURSERY STOCK," ANSI Z60.1-2004.
- SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY WOUNDED FOR WATER RUN-OFF.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
- AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WHITE TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SOODED OR SEED AS SHOWN ON PLANS. SOOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

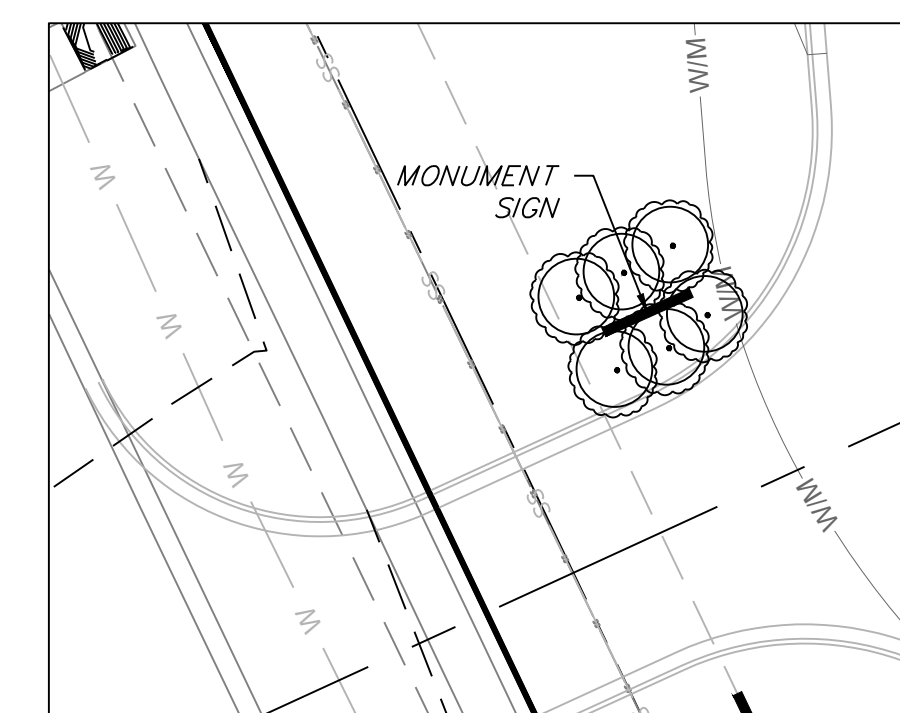
- TURF-TYPE TALL FESCUE 80%
- KENTUCKY BLUEGRASS 10%

INSTALLATION

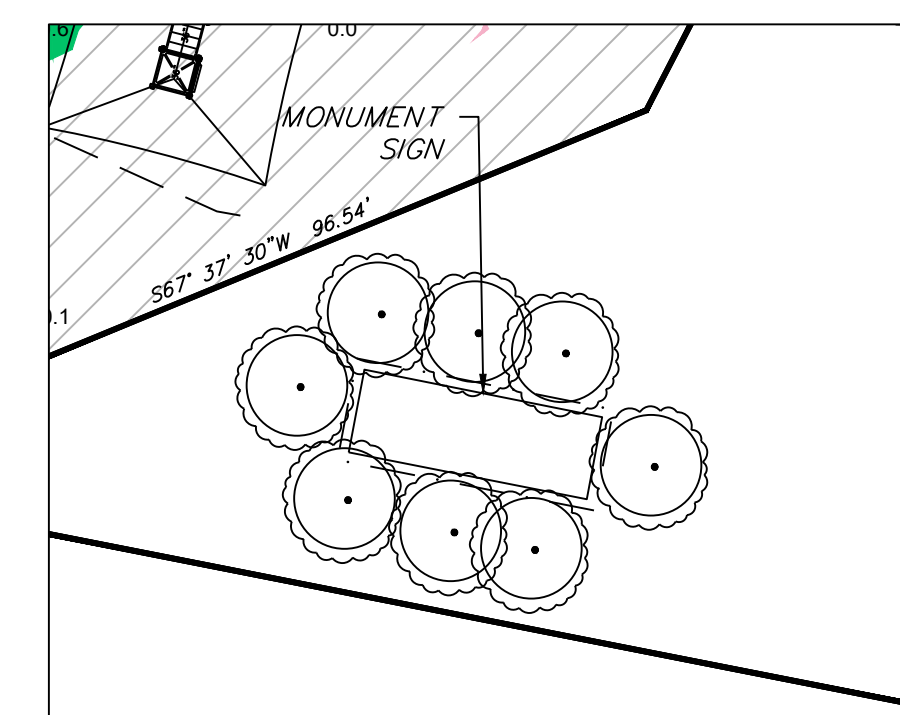
- ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
- THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KANSAS CITY, MO. AND LANDSCAPE INDUSTRY STANDARDS.
- ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATTER MINIMUM. ASTM D5268.
- PLANT BEDS TO BE "MOUND". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
- REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOOD AND 3" FOR MULCH IN PLANT BEDS. HAND BRACK ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLDS, AND VEGETATIVE MATTER GREATER THAN 1".
- ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCKS - DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
- CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
- DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
- THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REO' INSPECTIONS BY LEGAL AUTHORITIES.
- PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

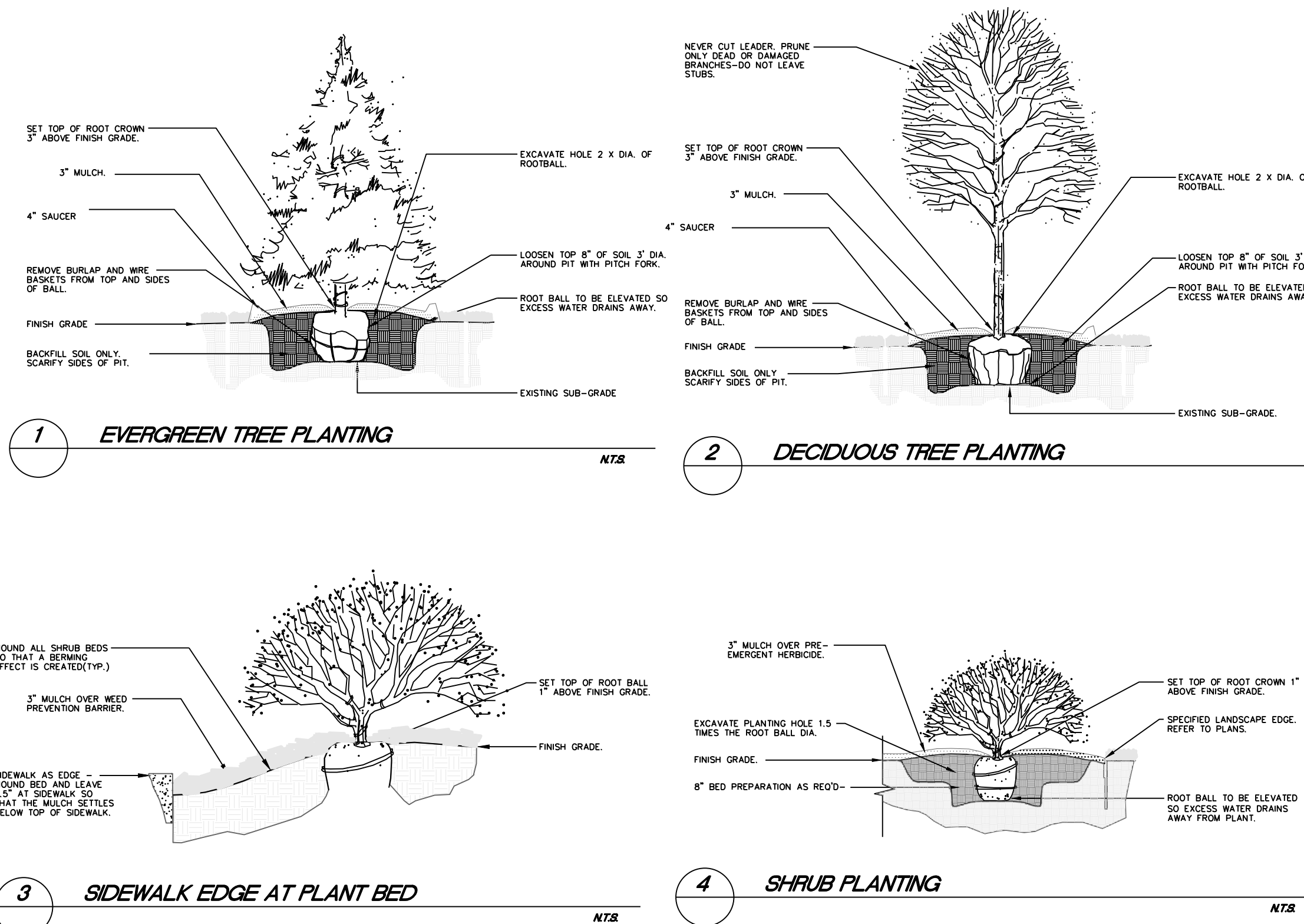
- ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
- MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
- NEW SOOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.



MONUMENT SIGN PLAN
SCALE: 1" = 20'

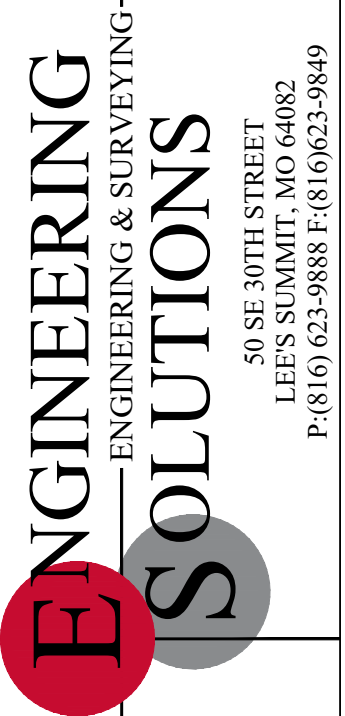


MONUMENT SIGN PLAN
SCALE: 1" = 20'



PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
●	82	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3" CAL
○	6	NS	NORWAY SPRUCE PICEA OBIENS	6' HT.
●	--	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3" CAL
○	61	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS "HOLBERT"	#3 POT
●	--	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT

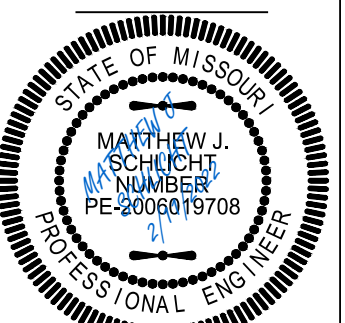


ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 200500319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 8254
Nebraska
Engineering CA2821

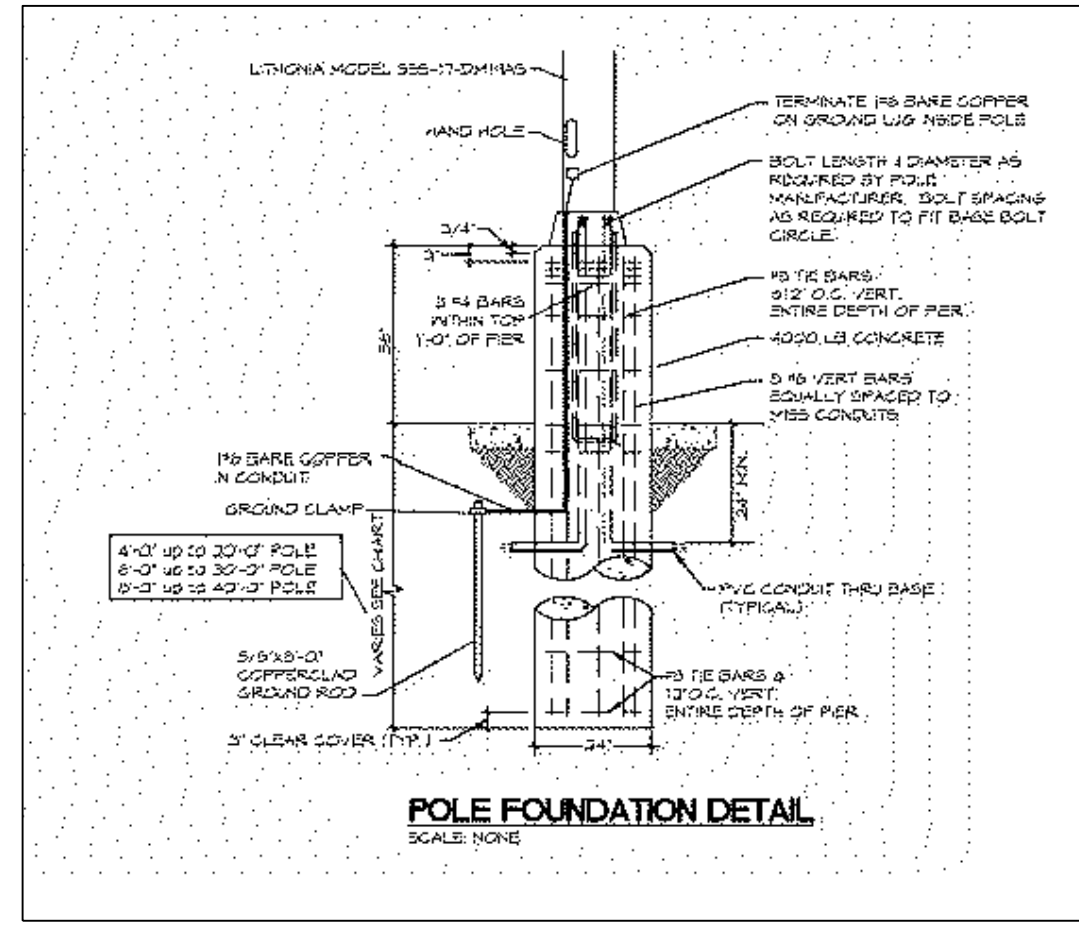
Project: TWIN CREEKS
Issue Date: January 10, 2022

Landscape Plan
Development Plans for:
The Enclave at Twin Creeks
Kansas City, Clay County, Missouri



Matthew J. Schlicht
MO PE 000019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

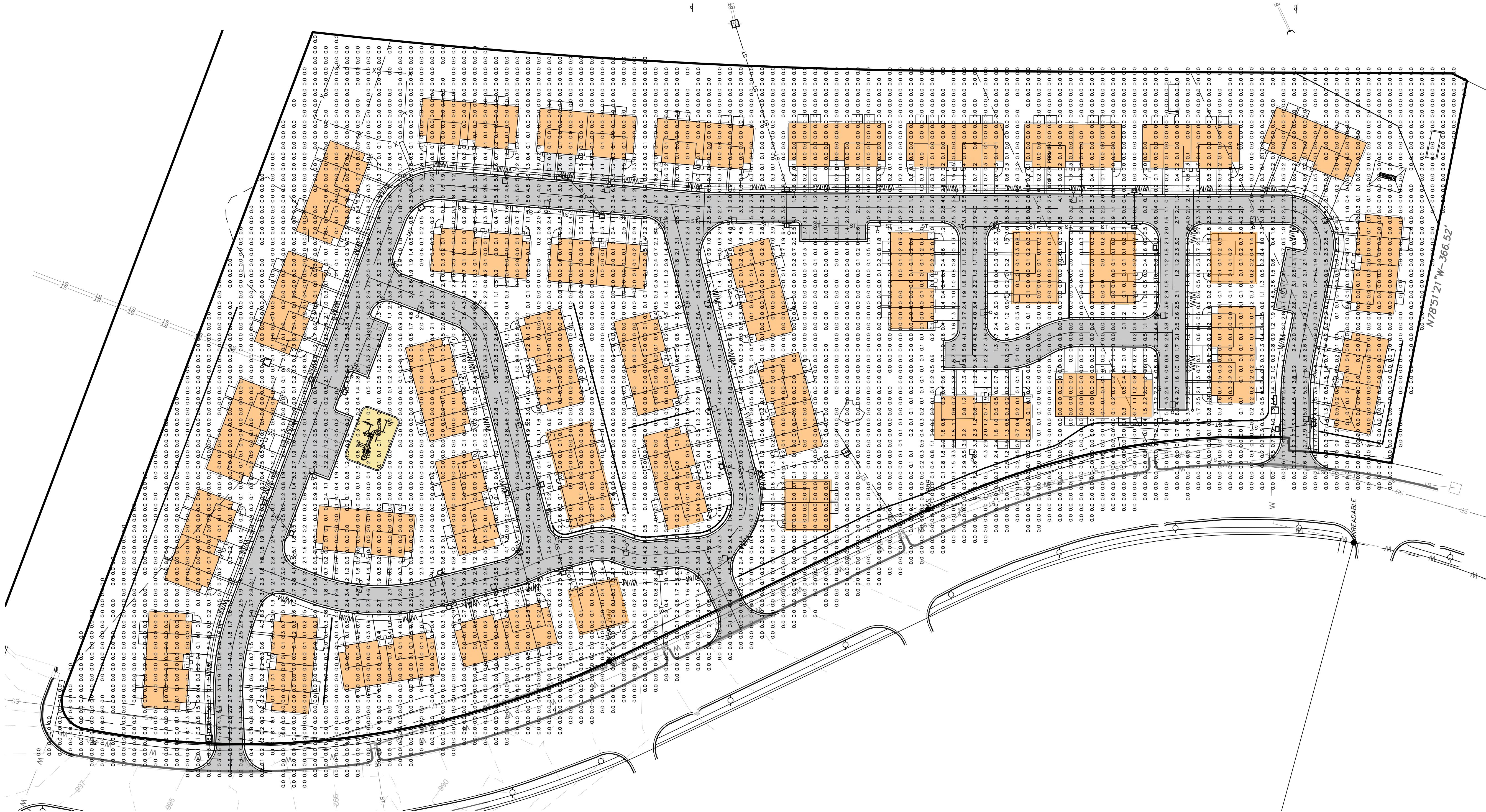
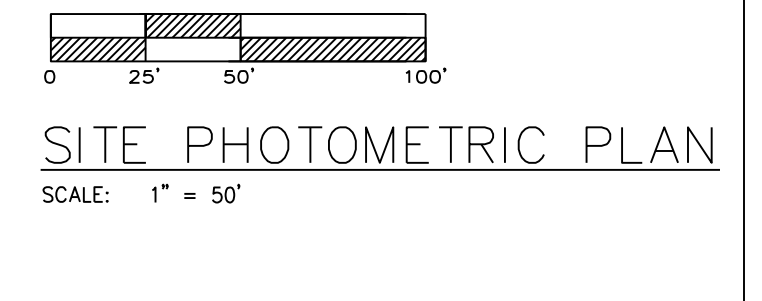


Light Fixture Schedule

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 9843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type III Optics. Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

Statistical Area Summary

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8

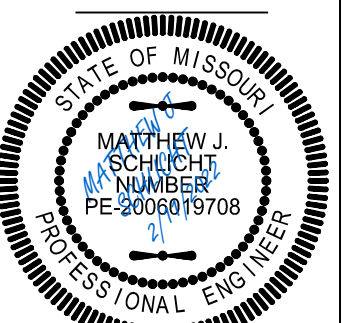


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Site Photometric
 Development Plans for:
 The Enclave at Twin Creeks
 Kansas City, Clay County, Missouri



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 MO PE 2006919700
 KS PE 19071
 NE PE 25226
 NE E-14335

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