

N PLATTE PURCHASE DRIVE & NW 80TH ST
SECTION 10, TOWNSHIP 51N, RANGE 33W
KANSAS CITY, PLATTE COUNTY, MISSOURI

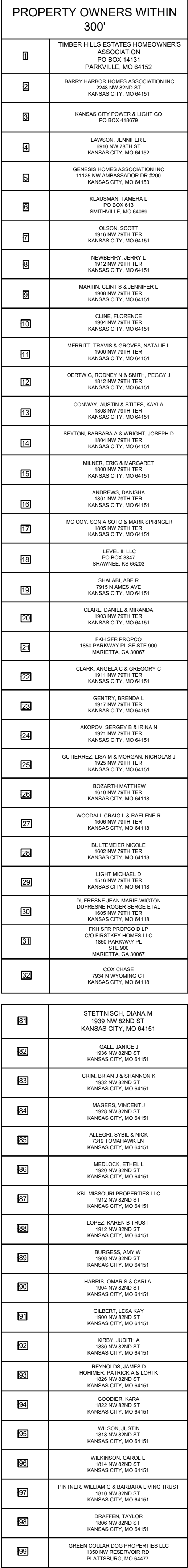
REVIEWED FOR CONSTRUCTION

BEG SW COR SEC 10, TH N 800' TO POB, TH N 325', TH E TO W R/W PLATTE PURCHASE DR, FRAC SW 1/4 SEC 10 51.33 TH S 804.97 FT OF SD 1/4 LY WLY OF NW BAUGHMAN RD.
FRAC SW 1/4 SEC 10 51 33 TH S 804.97 FT OF SD 1/4 LY WLY OF NW BAUGHMAN RD.
PRT SE 1/4 SE 1/4 SEC 9 51 33DAF BEG SE COR SD 1/4 TH N 357 FT M/L TO SE COR BARRY HARBOR 3RD PLAT LOT BLK 6 THS 73 DEG 32 MIN 14 SEC W 181.22 FT TH S 74 DEG 49 MIN 10 SEC W 161.96 FT TH SW 146.65 FT TO SW COR BARRY HARBOR 4TH PLAT LOT 4 BLK 8 THSE 48.38 FT TO SE COR SD SUB LOT 5 BLK 8 TH SW 175.95 TO S LI SD SEC TH ALG SD S LI E 523FT M/L TO POB.

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PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	
KANSAS CITY, MISSOURI	2025

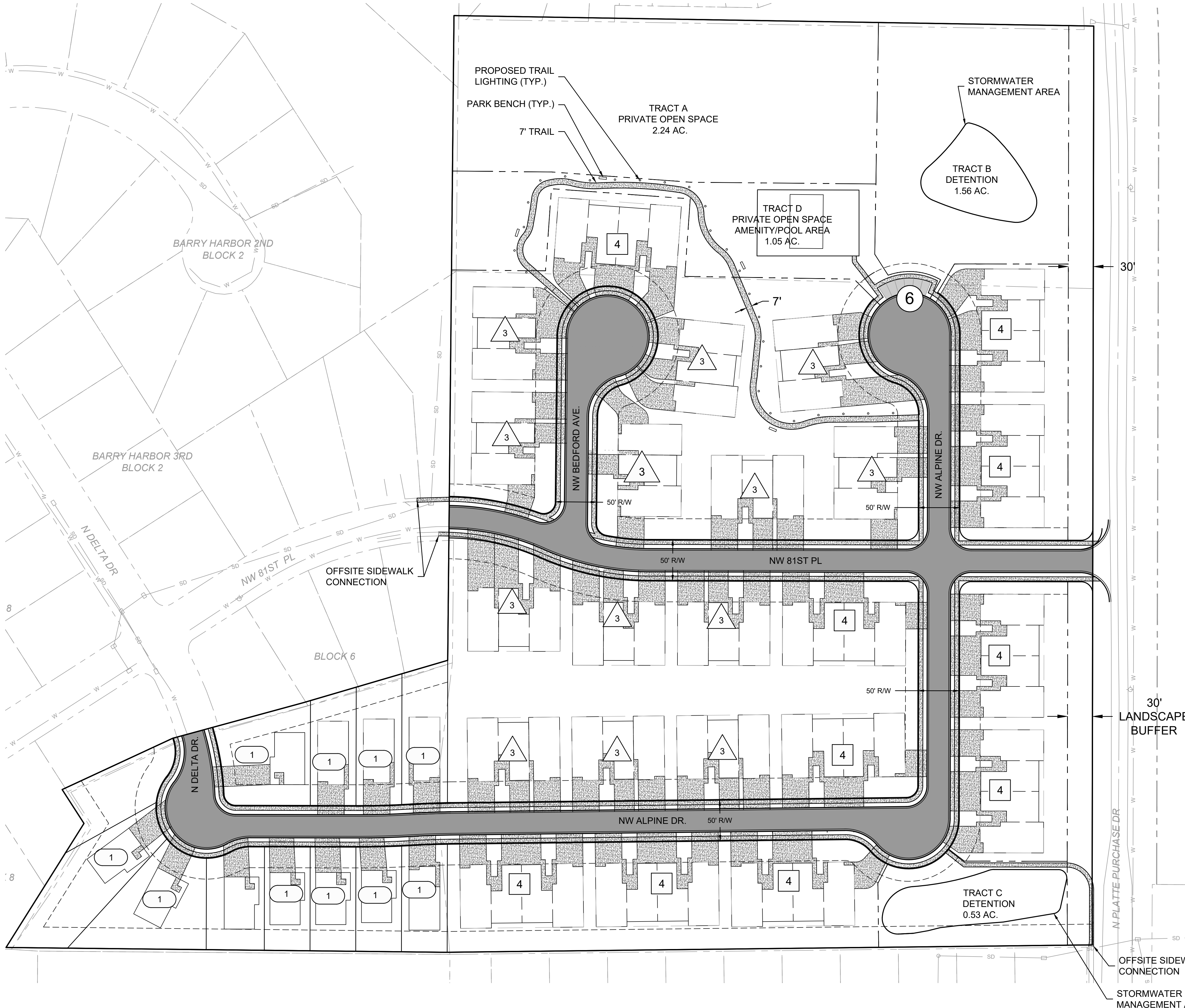
Drawn by: KMM, DWP
Designed by: DWP
Project no.: 024-04367
Date: 02.07.2025



LEGEND

-  PROJECT PROPERTY BOUNDARY
-  300' ADJACENT PROPERTY OWNER BOUNDARY
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  STREAM CENTERLINE
-  80' EXISTING R/W

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UNIT MIX				
NAME	SYMBOL	TYPE	SQFT	COUNT
DETACHED HOUSES		55' X 113' MIN	2,968 2,168 2,668	11
THREE UNIT TOWNHOUSE		2 BED/ 2.5 BATH/ 3 CAR 2 BED/ 1.5 BATH/ 2 CAR 2 BED/ 2.5 BATH/ 3 CAR	2,668 2,168 2,668	13
FOUR UNIT TOWNHOUSE		2 BED/ 2.5 BATH/ 3 CAR 1 BED/ 1.5 BATH/ 2 CAR 1 BED/ 1.5 BATH/ 2 CAR 2 BED/ 2.5 BATH/ 3 CAR	2,668 2,168 2,168 2,668	10

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R 7.5 R 2.5 R 7.5	R-2.5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	132,077 613,095 246,984	992,156	NO	N/A
- IN ACRES	3.03 14.07 5.67	22.78	NO	N/A
NET LAND AREA				
- IN SQUARE FEET		836,352	NO	N/A
- IN ACRES		19.20	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET		153,116	NO	N/A
- IN ACRES		3.52	NO	N/A
BUILDINGS AREA (SQ. FT.)		276,794	NO	N/A
F.A.R.	0	0.33	NO	N/A
RESIDENTIAL USE INFO	N/A	SINGLE FAMILY	NO	N/A
TOTAL LOTS	3	16		
- RESIDENTIAL	3	16	NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL			NO	N/A
- OTHER			NO	N/A

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	25'	NO	N/A
FRONT SETBACK	0	25'	NO	N/A
SIDE SETBACK	0	15'	NO	N/A
SIDE SETBACK (ABUTTING STREET)	0	15'	NO	N/A
HEIGHT	N/A	35'	NO	N/A

88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT. 1 BICYCLE PER 3 DWELLING UNITS	90	11 DETACHED DRIVEWAY PARKING 204 TOWNHOUSES PARKING: 6 PARKING STALLS 221 TOTAL	N/A	N/A	NO

GENERAL NOTES:

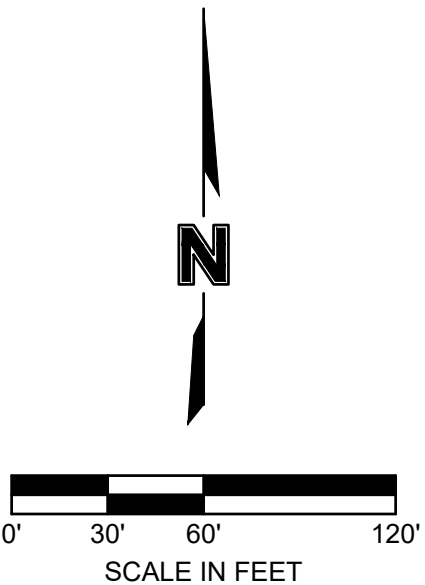
- A. EXISTING ZONING: R-7, R-2.5, R-7.5; PROPOSED ZONING: R-2.5
- B. TOTAL LAND AREA: 992,156 SF, 22.78 AC.
- C. EXISTING R/W: 0.00 AC.; PROPOSED R/W: 3.58 AC.
- D. NET LAND 836,352 SF. AREA: 19.20 AC.
- E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, THREE-UNIT TOWNHOUSE, FOUR-UNIT TOWNHOUSE
- F. HEIGHT ABOVE GRADE OF BUILDINGS & STRUCTURES: N/A; MAX HEIGHT PER SECTION 88-110-0.4, TABLE 110-2 REQUIREMENTS, NUMBER OF FLOORS OF EACH BUILDING: N/A
- G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: N/A
- H. BUILDING COVERAGE AND FLOOR AREA RATIO: 0.33
- I. NET DENSITY: 2.60 DU/AC.; GROSS DENSITY: 1.49 DU/AC.
- J. PARKING REQUIREMENTS: N/A
- K. BICYCLE PARKING REQUIREMENTS: N/A
- L. COMMENCEMENT & COMPLETION DATES: SEE DEVELOPMENT DATA TABLE
- M. PROPOSED MONUMENT SIGNS SHALL MEET KCMO DEVELOPMENT CODE, CHAPTER 88 REQUIREMENTS.

PARKLAND CALCULATIONS:

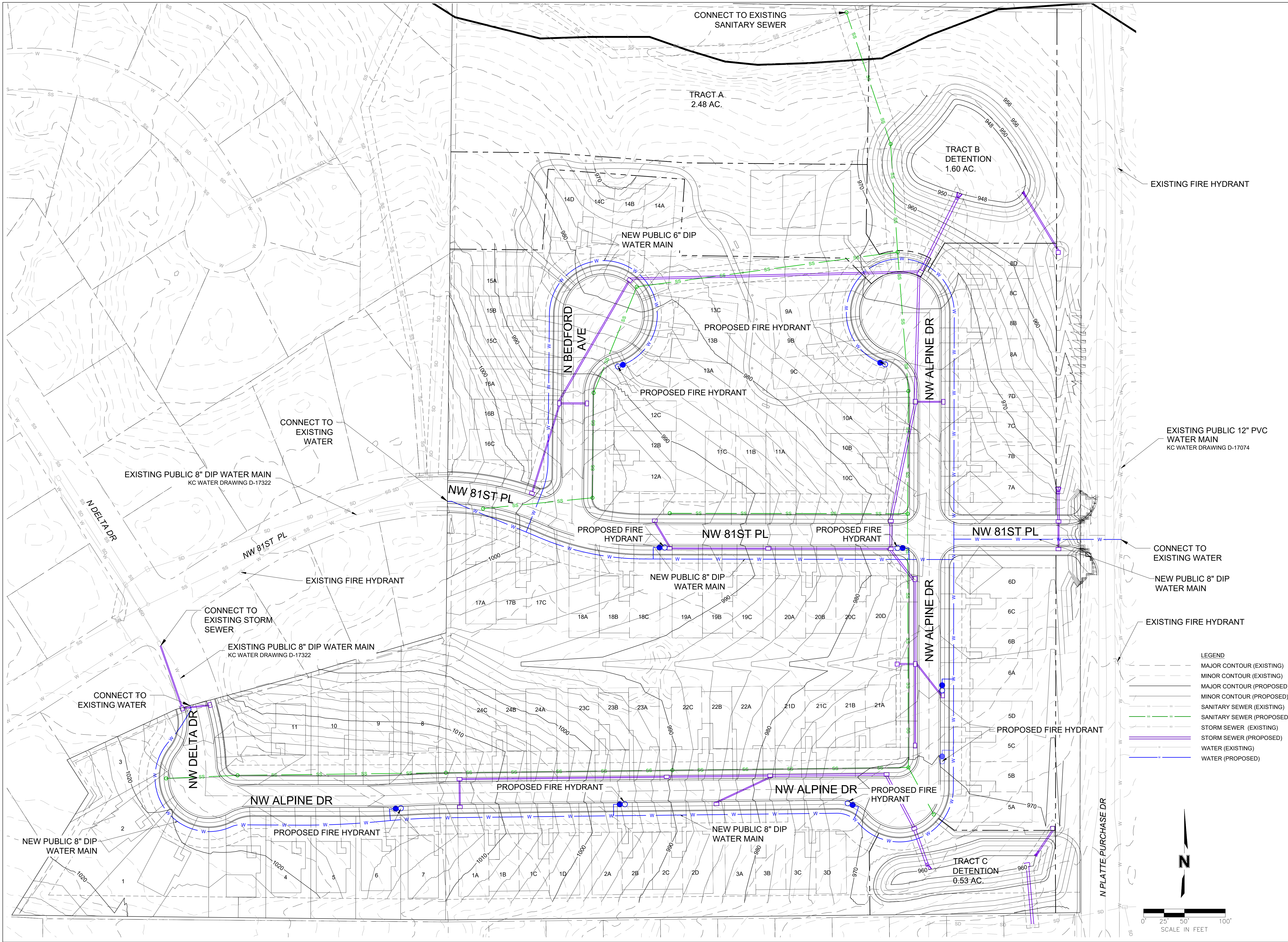
REQUIRED:

11 DETACHED D.U. $\times 3.7 \times 0.006 = 0.244$ AC.
23 ATTACHED D.U. $\times 2 \times 0.006 = 0.276$ AC.
= 0.52 AC.

PROVIDED:
AMENITY/POOL AREA: 1.05 AC.
TRAIL (848 x 50) = 0.97 AC
TOTAL = 2.02 AC.



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DESCRIPTION

REVISED PER CITY COMMENTS

DATE

02/28/2025

REV. NO.

1

GRADING & UTILITY PLAN

PARK PLACE
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

2025

drawn by: DWP
designed by: DWP
project no.: 024-04367
date: 02.07.2025

SHEET
05

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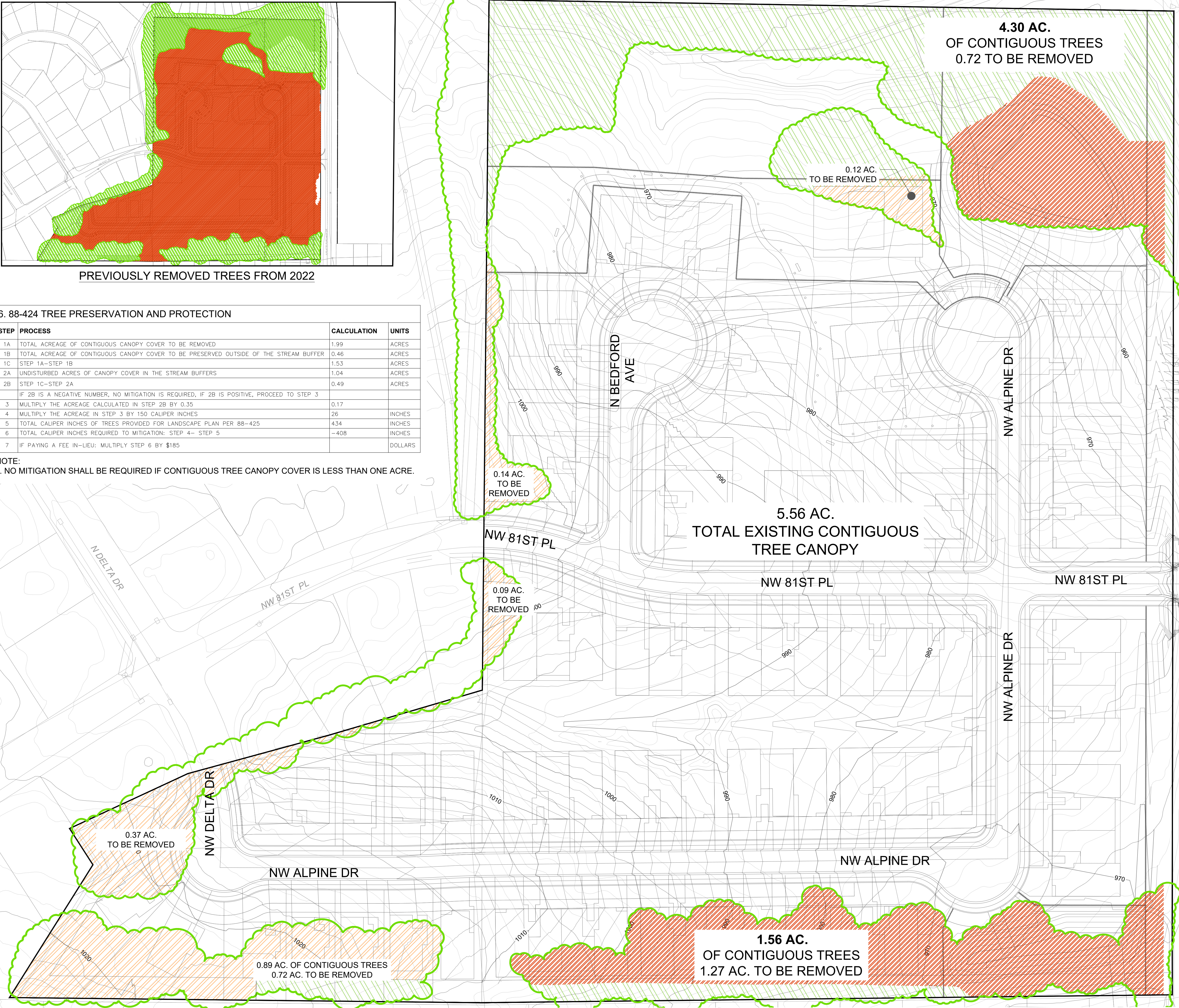


PREVIOUSLY REMOVED TREES FROM 2022

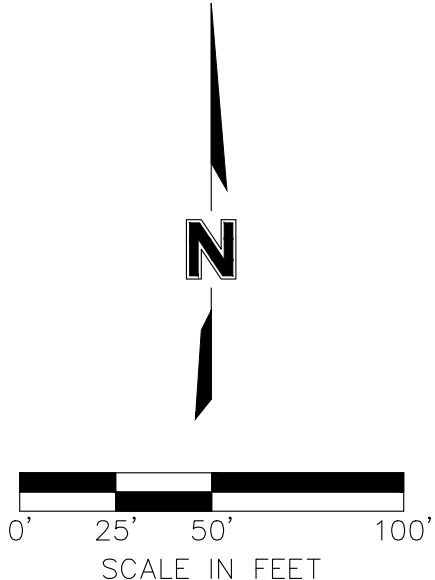
6. 88-424 TREE PRESERVATION AND PROTECTION

STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED	1.99	ACRES
1B	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER	0.46	ACRES
1C	STEP 1A-STEP 1B	1.53	ACRES
2A	UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS	1.04	ACRES
2B	STEP 1C-STEP 2A	0.49	ACRES
	IF 2B IS A NEGATIVE NUMBER, NO MITIGATION IS REQUIRED, IF 2B IS POSITIVE, PROCEED TO STEP 3		
3	MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35	0.17	
4	MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES	26	INCHES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88-425	434	INCHES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4- STEP 5	-408	INCHES
7	IF PAYING A FEE IN-LIEU: MULTIPLY STEP 6 BY \$185		DOLLARS

NOTE:
1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

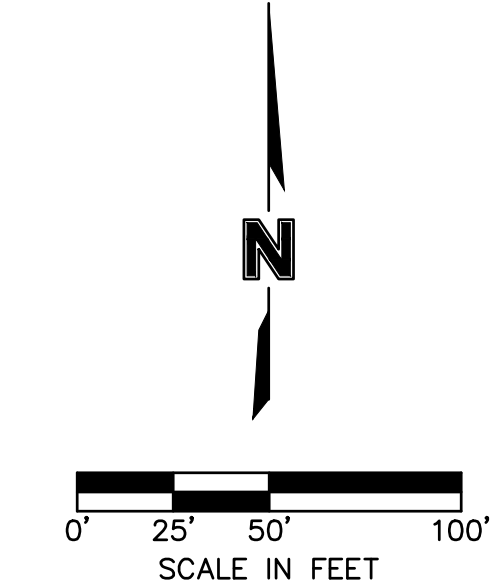
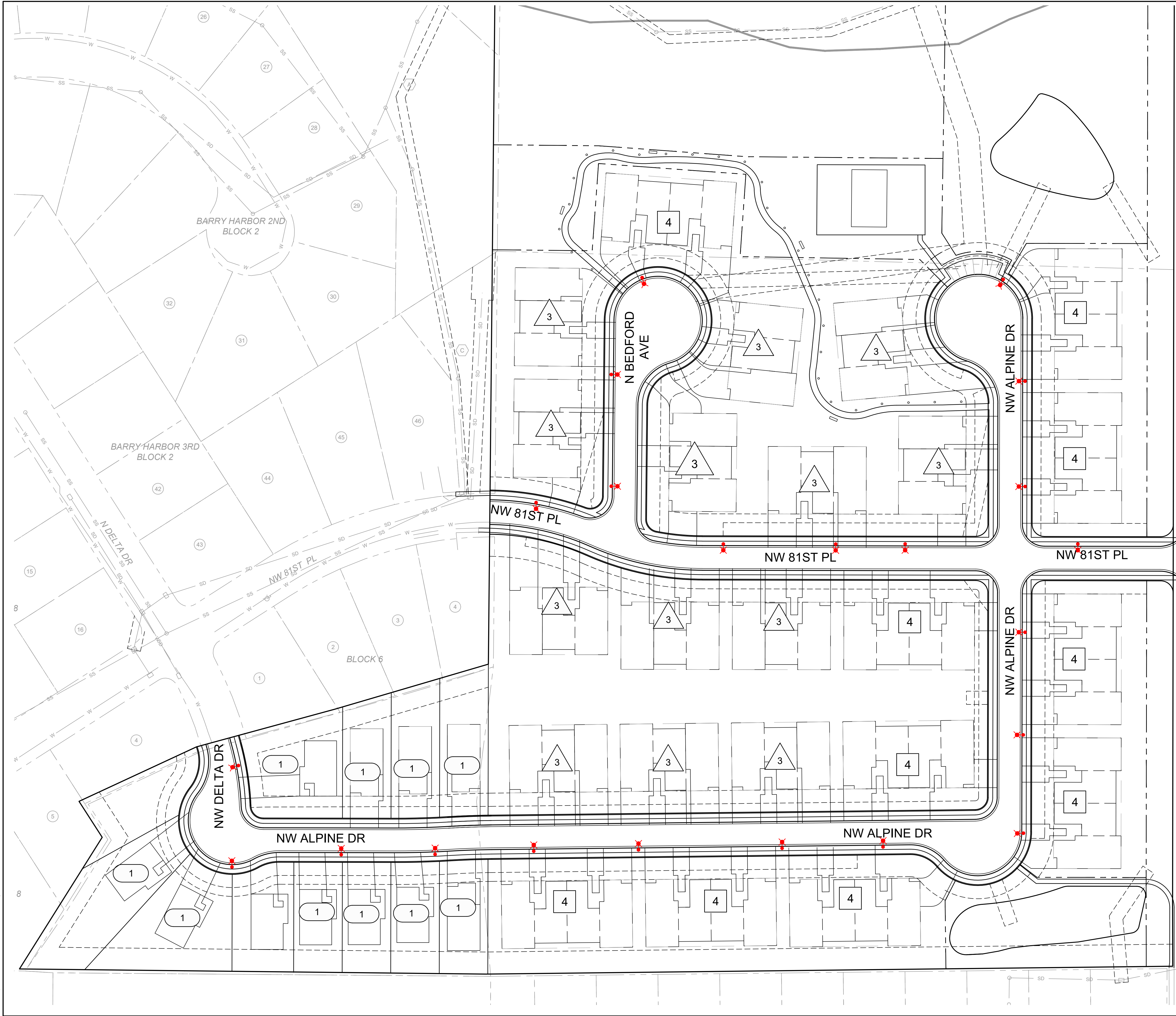


- LEGEND**
- PROJECT PROPERTY BOUNDARY
 - EXISTING CONTIGUOUS TREE CANOPY
 - TREES TO BE PRESERVED
 - TREES TO BE REMOVED
 - TREES TO BE REMOVED FROM CONTIGUOUS TREE CANOPY OF ONE ACRE OR MORE



TREE PRESERVATION PLAN		PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT		KANSAS CITY, MISSOURI	
REV. NO.	DATE	DESCRIPTION	REVISED PER CITY COMMENTS	REVISIONS	
1	02/28/2025				
				2025	
drawn by: DWP designed by: DWP project no.: 024-04367 date: 02.07.2025				SHEET 07	

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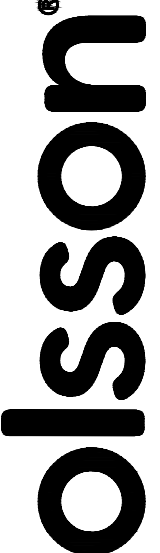


NOTES:
STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS
SECTION 2800 STREET LIGHTING.

**LEGEND**

PROJECT PROPERTY BOUNDARY

PROPOSED STREET LIGHT



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REVISIONS	
REV. NO.	DESCRIPTION
1	02/28/2025 REVISED PER CITY COMMENTS

PUBLIC STREET LIGHTING PLAN

DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

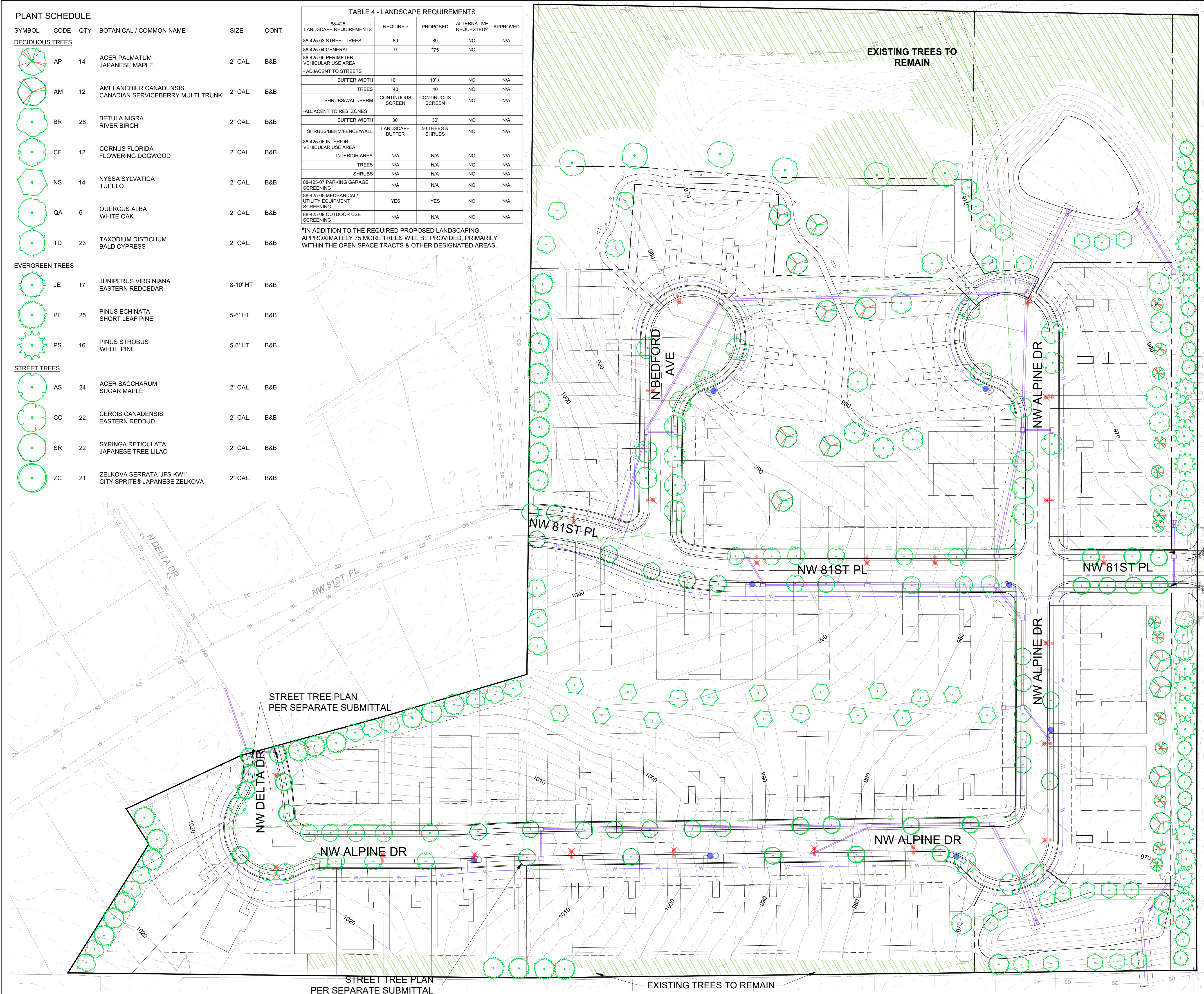
drawn by: KMM.DWP
designed by: DWP
project no.: 024-04367
date: 02.07.2025

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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	AP	14	ACER PALMATUM JAPANESE MAPLE	2" CAL.	B&B
	AM	12	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY MULTI-TRUNK	2" CAL.	B&B
	BR	26	BETULA NIGRA RIVER BIRCH	2" CAL.	B&B
	CF	12	CORNUS FLORIDA FLOWERING DOGWOOD	2" CAL.	B&B
	NS	14	NYSSA SYLVATICA TUPELO	2" CAL.	B&B
	QA	6	QUERCUS ALBA WHITE OAK	2" CAL.	B&B
	TD	23	TAXODIUM DISTICHUM BALD CYPRESS	2" CAL.	B&B
EVERGREEN TREES					
	JE	17	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	8-10' HT	B&B
	PE	25	PINUS ECHINATA SHORT LEAF PINE	5-6' HT	B&B
	PS	16	PINUS STROBUS WHITE PINE	5-6' HT	B&B
STREET TREES					
	AS	24	ACER SACCHARUM SUGAR MAPLE	2" CAL.	B&B
	CC	22	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	B&B
	SR	22	SYRINGA RETICULATA JAPANESE TREE LILAC	2" CAL.	B&B
	ZC	21	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE® JAPANESE ZELKOVA	2" CAL.	B&B

TABLE 4 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	89	89	NO	N/A
88-425-04 GENERAL	0	*75	NO	N/A
88-425-05 PERIMETER VEHICULAR USE AREA - ADJACENT TO STREETS				
BUFFER WIDTH	10' +	10' +	NO	N/A
TREES	40	40	NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS SCREEN	CONTINUOUS SCREEN	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	30'	30'	NO	N/A
SHRUBS/BERM/FENCE/WALL	LANDSCAPE BUFFER	50 TREES & SHRUBS	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS	N/A	N/A	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

*IN ADDITION TO THE REQUIRED PROPOSED LANDSCAPING, APPROXIMATELY 75 MORE TREES WILL BE PROVIDED, PRIMARILY WITHIN THE OPEN SPACE TRACTS & OTHER DESIGNATED AREAS.



STREET TREE PLAN
PER SEPARATE SUBMITTAL

LEGEND

MAJOR CONTOUR (EXISTING)

MINOR CONTOUR (EXISTING)

MAJOR CONTOUR (PROPOSED)

MINOR CONTOUR (PROPOSED)

SANITARY SEWER (EXISTING)

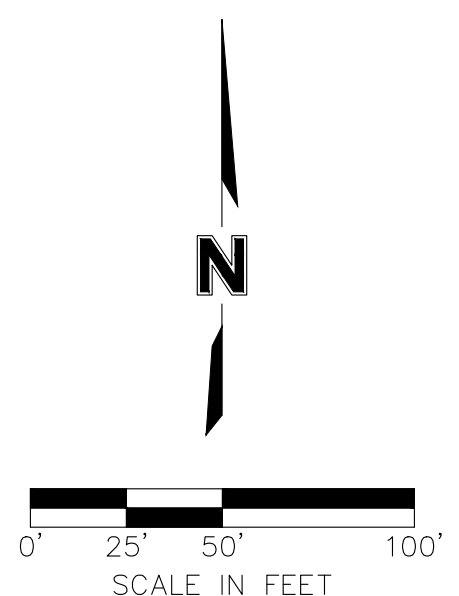
SANITARY SEWER (PROPOSED)

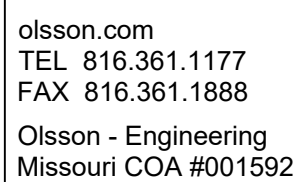
STORM SEWER (EXISTING)

STORM SEWER (PROPOSED)

WATER (EXISTING)

WATER (PROPOSED)





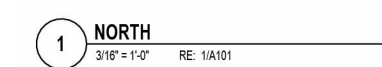
BUILDING ELEVATIONS	
PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	
KANSAS CITY, MISSOURI	2025

drawn by: _____ DWP
designed by: _____ DWP
project no.: _____ 024-04367
date: _____ 02.07.2025

SHEET
10



EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



FLOOR PLANS

adam reilly



FLOOR PLANS

adam reilly