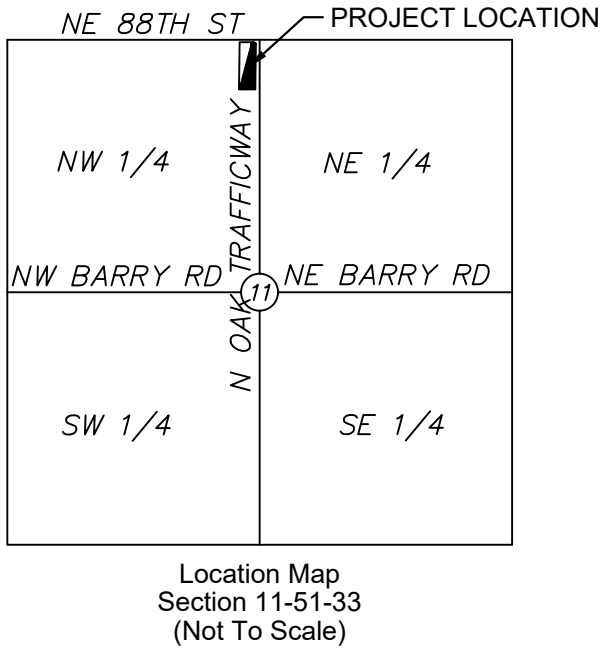


# DEVELOPMENT PLAN FOR NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS

SECTION 11, TOWNSHIP 51, RANGE 33  
IN KANSAS CITY, CLAY COUNTY, MISSOURI



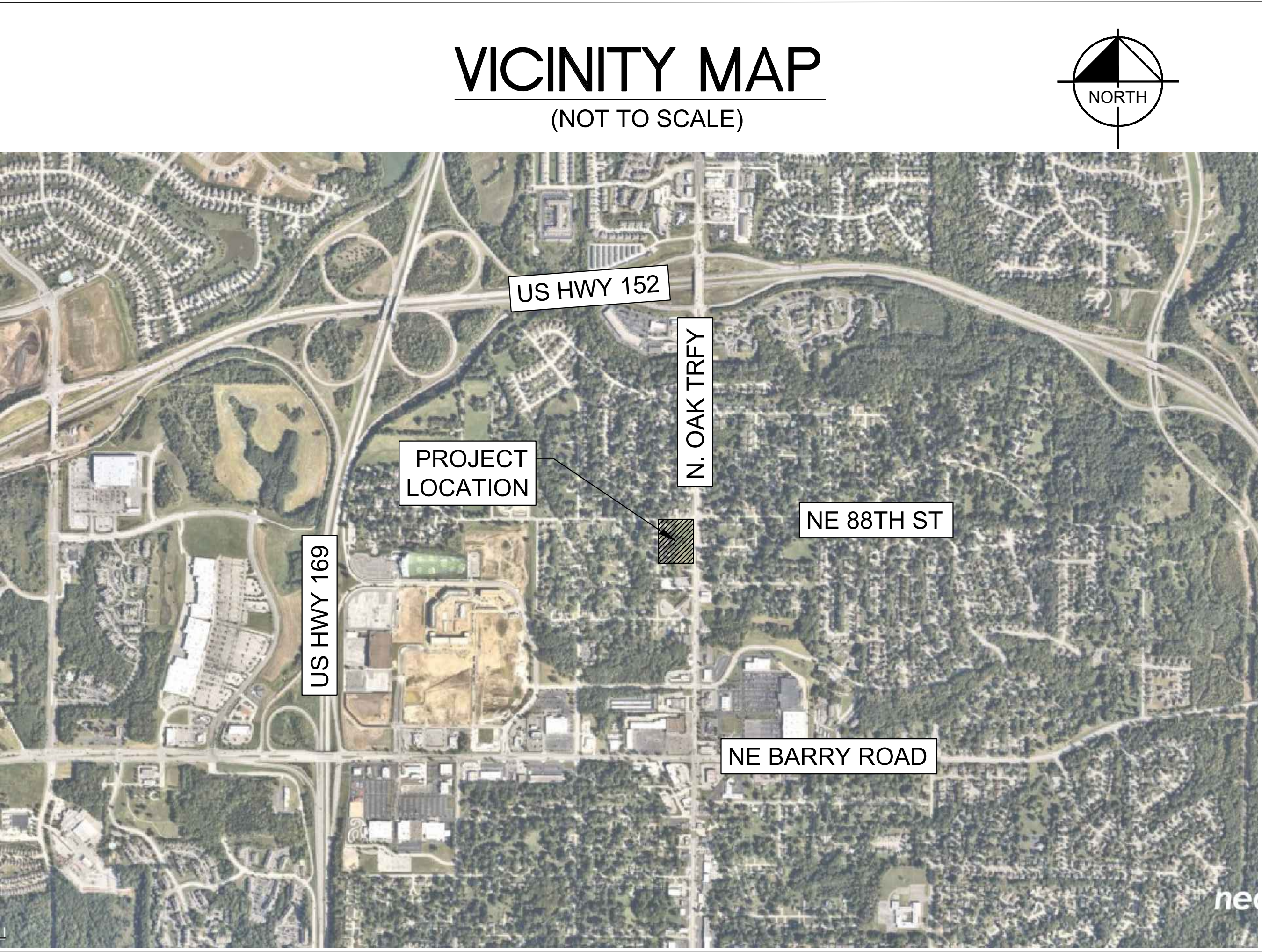
**PROJECT TEAM**

**DEVELOPER**  
PC HOMES, LLC  
7607 NW JOHN ANDERS RD  
KANSAS CITY, MO 64152 TEL: 816-753-9200  
CONTACT: BRIAN MERTZ  
EMAIL: BMERTZ1@KC.RR.COM

**DESIGN PROFESSIONAL (CIVIL ENGINEER)**  
KIMLEY-HORN AND ASSOCIATES, INC.  
805 PENNSYLVANIA AVENUE, SUITE 150  
KANSAS CITY, MO 64105  
TEL: (816) 652-0350  
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EMAIL: MATT.KIST@KIMLEY-HORN.COM  
SECONDARY CONTACT: PERLA DIOSDADO, P.E.  
EMAIL: PERLA.DIOSDADO@KIMLEY-HORN.COM

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201 NW 72ND STREET,  
GLADSTONE, MO 64118  
TEL: 816-436-0732

**ARCHITECT**  
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3515 W. 75TH ST. SUITE 201,  
PRAIRIE VILLAGE, KS 66208  
TEL: 913-831-1563  
EMAIL: TBALDRIDGE@NSPJARCH.COM



Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	SITE PLAN
C4	GRADING AND UTILITY PLAN
L1	LANDSCAPE PLAN
L2	STREET TREE PLANTING PLAN
L3	LANDSCAPE NOTES AND DETAILS
A1	BUILDING ELEVATIONS-1
A2	BUILDING ELEVATIONS-2
A3	BUILDING ELEVATIONS-3

**EXISTING LEGAL DESCRIPTION**

THE NORTH 95 FEET OF THE EAST ONE HALF OF LOT 2, GASLAND HEIGHTS RESURVEY, EXCEPT THE EAST 20 FEET THEREOF, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; AND ALSO THE EAST HALF OF LOT 1, GASLAND HEIGHTS RESURVEY, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, EXCEPT THAT PART DEEDED TO THE CITY OF KANSAS CITY IN DEED RECORDED OCTOBER 7, 1996 AS DOCUMENT NO. N17010 IN BOOK 2609 AT PAGE 520; AND ALSO THE EAST 190 FEET OF THE SOUTH ONE HALF OF LOT 2, GASLAND HEIGHTS RESURVEY, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND ALL OF THE EAST ONE HALF OF LOT 2, EXCEPT THE NORTH 95 FEET THEREOF, GASLAND HEIGHTS RESURVEY, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, ALSO EXCEPT THE FOLLOWING TRACT DEEDED TO KANSAS CITY, DESCRIBED AS FOLLOWS: THE EAST 20.00 FEET OF THE SOUTH 105 FEET OF LOT 2, GASLAND HEIGHTS RESURVEY, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; AND ALSO THE EAST HALF OF THE NORTH HALF OF TRACT 3, GASLAND HEIGHTS RESURVEY, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, EXCEPT THAT EAST 20 FEET THEREOF.

CITY COMMENTS	NO.	DATE	BY

**Kimley»Horn**  
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805 PENNSYLVANIA AVENUE, SUITE 150  
KANSAS CITY, MO 64105  
PHONE: 816-652-0350  
WWW.KIMLEY-HORN.COM  
EXPIRES 12/31/22

SCALE: AS NOTED  
DESIGNED BY: PD  
DRAWN BY: PD  
CHECKED BY: MK

NOT FOR CONSTRUCTION

COVER SHEET

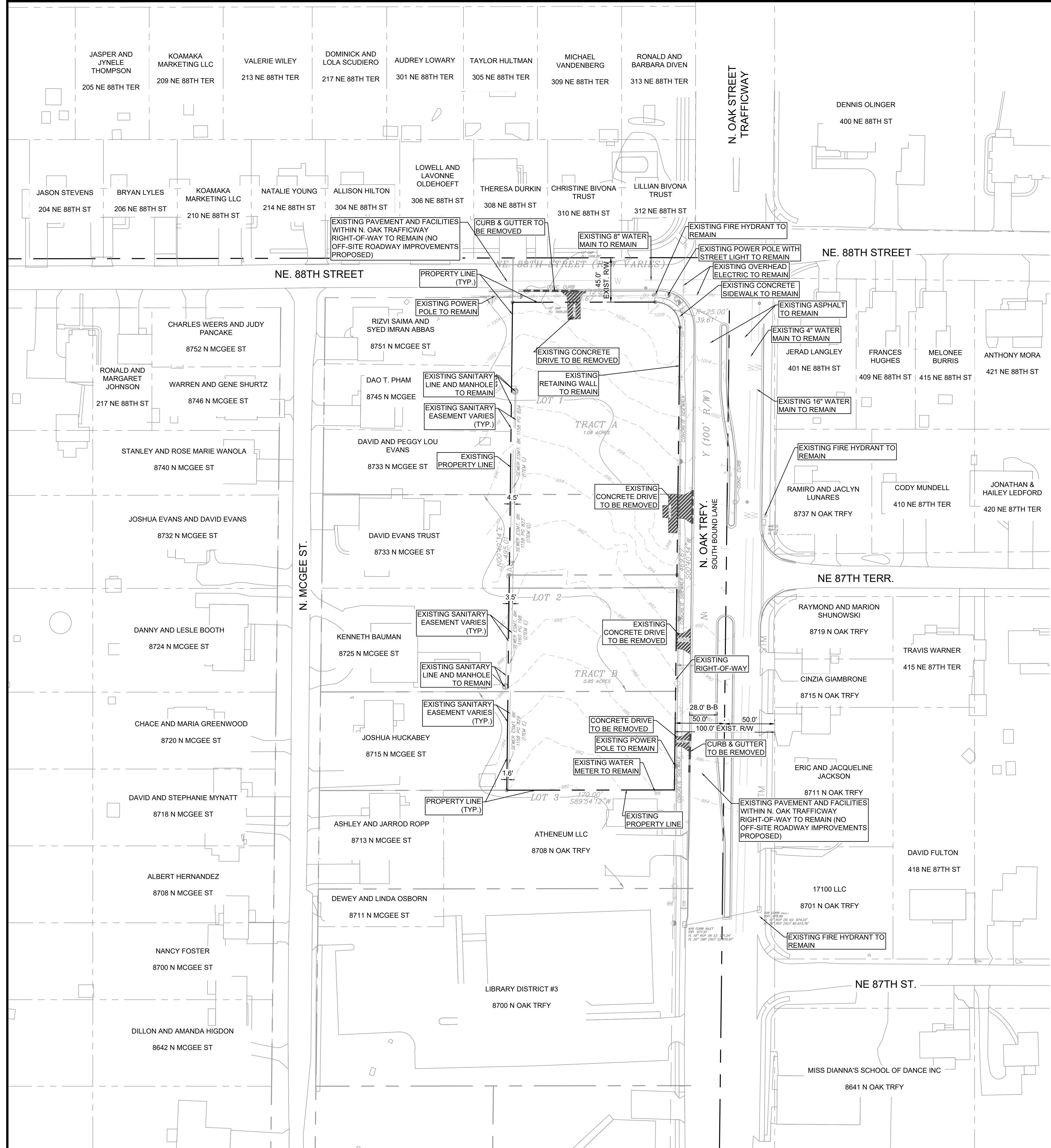
NE 88TH STREET &  
NORTH OAK TRAFFICWAY  
APARTMENTS

KANSAS CITY, CLAY COUNTY, MO

ORIGINAL ISSUE:	02.14.2022
KHA PROJECT NO.	268131000
SHEET NUMBER	C1

Drawing name: K:\KNC\_DEVELOPMENT\268131000\_88th & Oak Apartments\2 Design\CAD\Plan\Sheet\CI - COVER SHEET.dwg    Layout1    Mar 18, 2022, 12:17pm    By: Perla.Diosdado  
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Drawing name: K:\VNC\DEV\268131000\_88th & Oak Apartments\2 Design\CAD\Plan\Sheet\A2 - EXISTING CONDITIONS.dwg Layout1 Mar 16, 2022 12:17pm by Peris.Diosdado  
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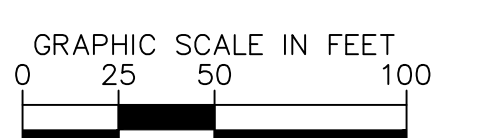
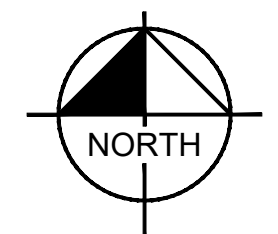
### DEMOLITION LEGEND

	CURB & GUTTER REMOVAL
	CONCRETE REMOVAL

**NOTE:**  
 EXISTING CONDITIONS ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY ANLETT SURVEY & ENGINEERING CO., DATED MAY 24TH, 2018

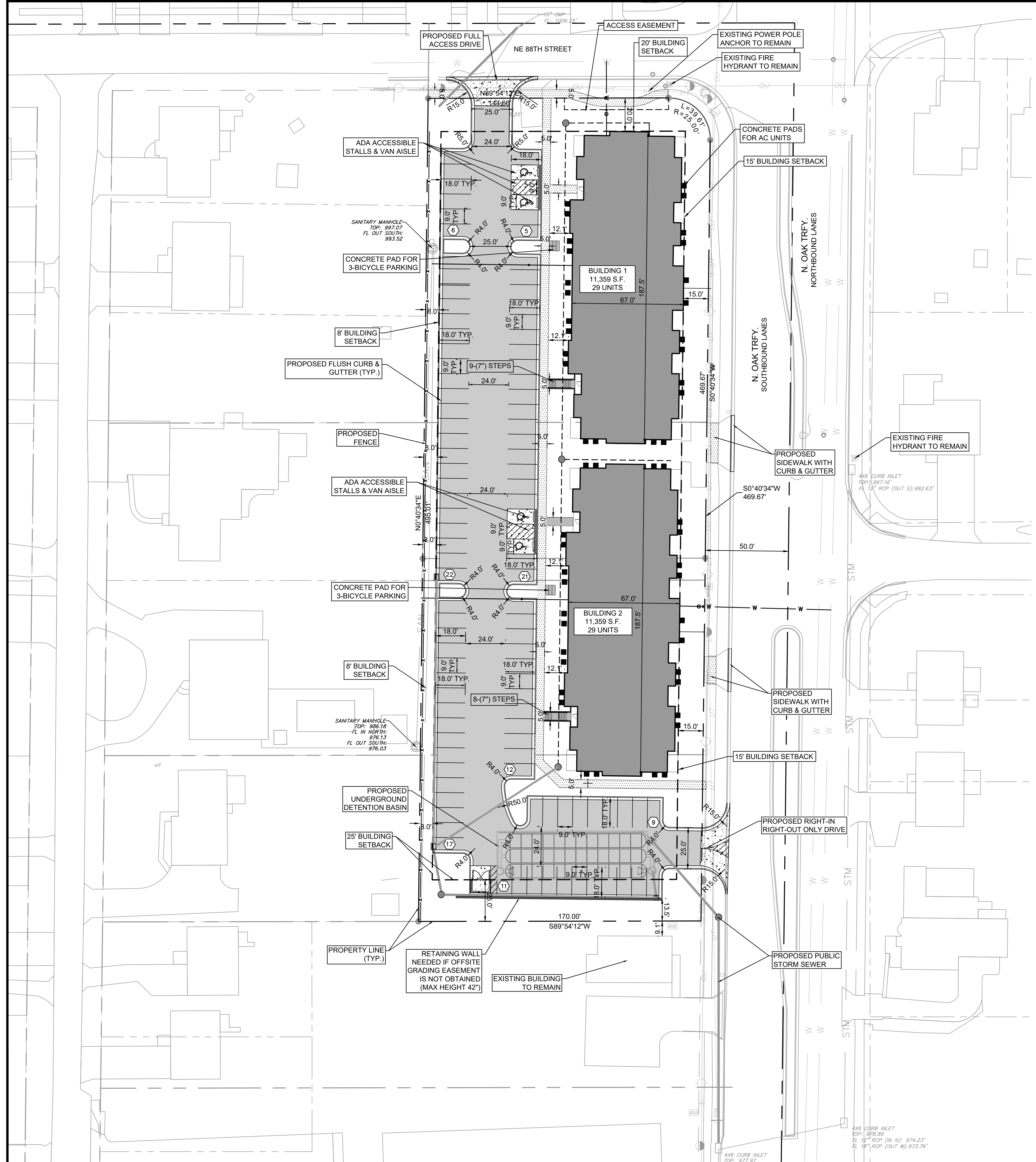
### LEGEND

<ul style="list-style-type: none"> <li>● Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)</li> <li>○ Set Monument (Cotton Picker Spindle)</li> <li>○ Found Monument</li> <li>○ Right-of-Way Marker Found</li> <li>○ Control Point</li> <li>○ Light Pole</li> <li>○ Overhead Utility Lines</li> <li>○ Underground Electric Lines</li> <li>○ Utility Pole</li> <li>○ Light Pole</li> <li>○ Utility Pole w/Light</li> <li>○ Guy Anchor</li> <li>○ Electric Pedestal</li> <li>○ Electric Meter</li> <li>○ Electric Access Vault</li> <li>○ Electric Access Box (mounted)</li> <li>○ Electric Manhole</li> <li>○ Gas Line</li> <li>○ Regulator Station</li> <li>○ Gas Valve</li> <li>○ Gas Meter</li> <li>○ Casing Vent</li> <li>○ Traffic Light Pole</li> <li>○ Traffic Control Manhole</li> <li>○ Traffic Control Manhole</li> <li>○ Traffic Control Box (mounted)</li> <li>○ Chain Link Fence</li> <li>○ Wood Fence</li> <li>○ Woven Wire Fence</li> <li>○ Wire Fence</li> <li>○ Gate Post</li> <li>○ Utility Marker</li> <li>○ Single Pole Sign</li> <li>○ Double Pole Sign</li> <li>○ Concrete Bollard</li> <li>○ Wood Bollard or Wood Post</li> <li>○ Sprinkler Head</li> <li>○ Sprinkler Valve</li> <li>○ Sprinkler Control</li> <li>○ Down-Spout</li> <li>○ Yard Drain</li> <li>○ Yard Light</li> <li>○ Mail Box</li> <li>○ Flag Pole</li> <li>○ AC Unit</li> <li>○ Satellite Dish</li> <li>○ Handicap Parking Stall</li> </ul>	<ul style="list-style-type: none"> <li>○ Water Line</li> <li>○ Fire Hydrant</li> <li>○ Water Valve</li> <li>○ Water Meter</li> <li>○ Water Manhole</li> <li>○ Water Vault</li> <li>○ Sanitary Sewer Line</li> <li>○ Sanitary Sewer Manhole</li> <li>○ Sanitary Sewer Clean-out</li> <li>○ Polyvinyl Chloride Pipe</li> <li>○ Vitriol Clay Pipe</li> <li>○ Underground Telephone or Fiber-Optic Line</li> <li>○ Telephone or Fiber-Optic Pedestal</li> <li>○ Telephone or Fiber-Optic Manhole</li> <li>○ Telephone or Fiber-Optic Access Vault</li> <li>○ Underground Cable TV Line</li> <li>○ Cable TV Pedestal</li> <li>○ Storm Manhole</li> <li>○ Corrugated Metal Pipe</li> <li>○ Reinforced Concrete Pipe</li> <li>○ Reinforced Concrete Eliptical Pipe</li> <li>○ Reinforced Concrete Box</li> <li>○ Manhole</li> <li>○ Tree and Size</li> <li>○ Bush</li> <li>○ Foliage Drip Line</li> <li>○ Brush Line or Hedge Row</li> <li>○ Flow Line</li> <li>○ Edge of Water</li> <li>○ Right of Way</li> <li>○ Center Line</li> <li>○ I.T.B.</li> <li>○ Initial Tangent Bearing</li> <li>○ R</li> <li>○ Radius</li> <li>○ L</li> <li>○ Length of Arc</li> <li>○ (M)</li> <li>○ Measured</li> <li>○ (P)</li> <li>○ Platted</li> <li>○ (D)</li> <li>○ Deeded</li> <li>○ ESMT.</li> <li>○ Easement</li> <li>○ U/E</li> <li>○ Utility Easement</li> <li>○ W/E</li> <li>○ Water Easement</li> <li>○ D/E</li> <li>○ Drainage Easement</li> <li>○ S/E</li> <li>○ Sewer Easement</li> <li>○ B/L</li> <li>○ Building Line</li> <li>○ BK.</li> <li>○ Book</li> <li>○ PG.</li> <li>○ Page</li> </ul>
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CITY COMMENTS	NO.	DATE	BY	REVISIONS	DATE	BY
SCALE: AS NOTED	DESIGNED BY: PD	DRAWN BY: PD	CHECKED BY: MK			
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<h2 style="margin: 0;">EXISTING CONDITIONS</h2>						
<h3 style="margin: 0;">NE 88TH STREET &amp; NORTH OAK TRAFFICWAY APARTMENTS</h3>						
<small>KANSAS CITY, CLAY COUNTY, MO</small>						
<small>ORIGINAL ISSUE: 02.14.2022</small> <small>KHA PROJECT NO. 268131000</small> <small>SHEET NUMBER</small>						
<h1 style="margin: 0;">C2</h1>						

Drawing name: K:\VNC\_DEVELOPMENT\268131000\_88th & Oak Apartments\2 Design\CAD\PlanSheets\C3 - SITE PLAN.dwg Layout Mar 18, 2022 12:17pm by Peru.Diosdado  
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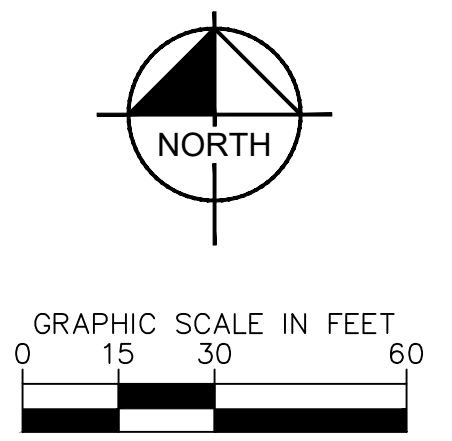
### PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	STANDARD 6" CURB AND GUTTER
	SIDEWALK RAMP

### GENERAL NOTES

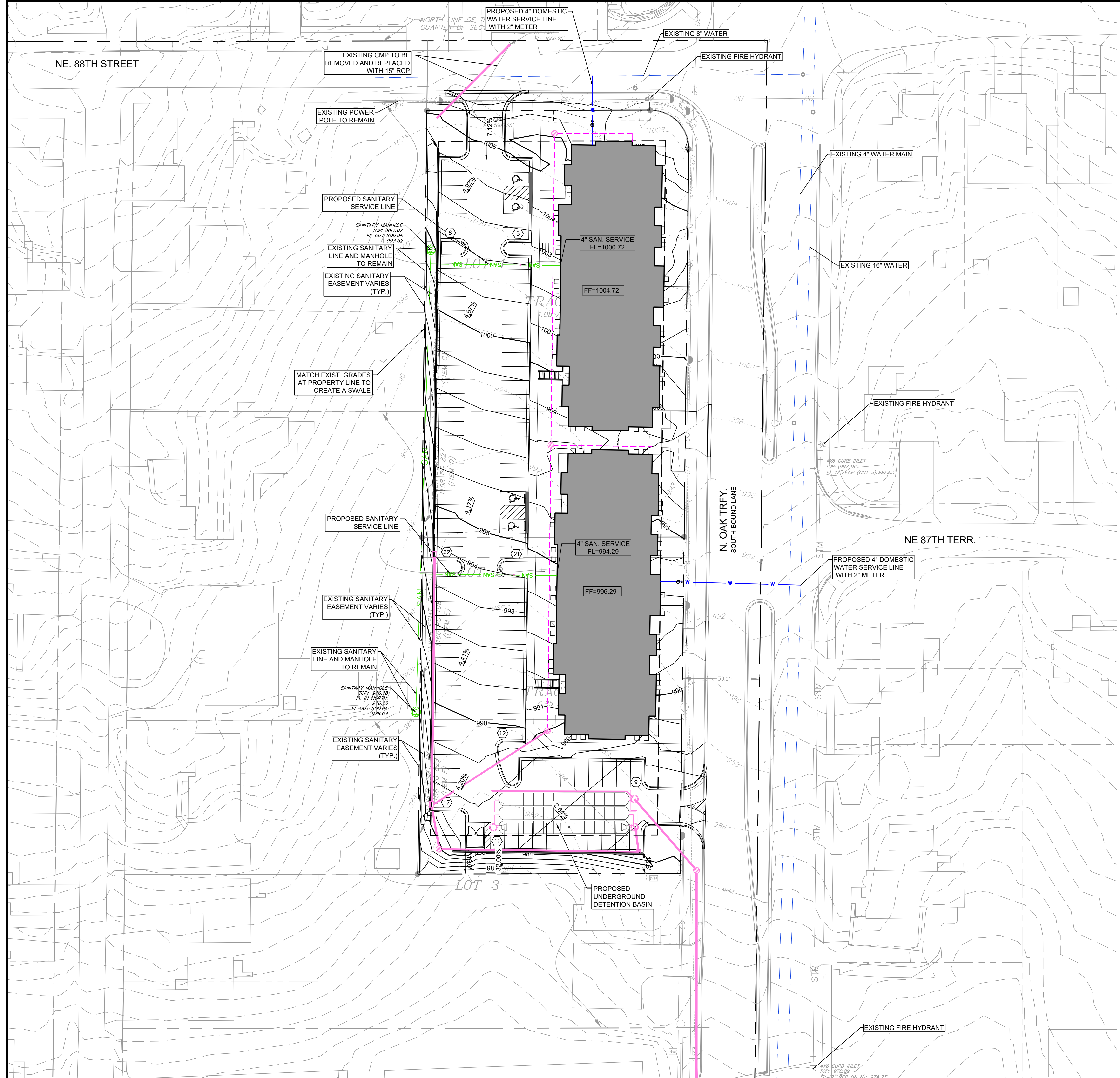
1. THE SITE IMPROVEMENTS ARE LIMITED TO WHAT IS SHOWN HEREIN.

Development Summary Table	
A	Zoning
	Existing R-1.5 Proposed R-1.5
B	Total Land Area
	Existing 1.92 Acres Proposed 1.92 Acres
C	Right-of-way
	Existing 0.00 Acres Proposed 0.00 Acres
D	Net Land Area
	Existing 1.92 Acres Proposed 1.92 Acres
E	Proposed Uses
	Multi-Family R 1.5
F	Structure Height & # of floors
	Number of Floors 2 Structure Height 35
G	Gross Floor Area & # of Units
	Gross Area per Building 11,359
	Units per Building 28
	Total Building Count 2
H	Building Coverage & FAR
	Coverage 27% FAR 0.14
I	Density
	Gross Density (lots/land area) 29.17 Net Density (lots/net land area) 29.17
J	Vehicle Parking
	Stalls Required 56 Stalls Provided 103
K	Bike Parking
	Stalls Required 6 Stalls Provided 6
L	Timeline
	Estimated Start Date 11/1/2022 Estimated Completion Date 7/1/2023
M	Requested Deviations
	Deviation of 365 sq. ft. to permit 56 units.
N	Parkland Dedication
	Calculated base on 2 people per dwelling unit
	# of dwelling units 56
	Total People = 112
	Acres Required = 0.672
Parkland Fees = \$32,794.52	



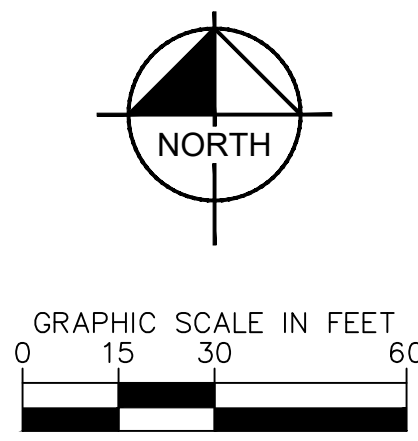
	© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 WASHINGTON, DC 20004 PHONE: 814-482-0330 WWW.KIMLEY-HORN.COM AUTHORITY #00152, EXPIRES 12/31/22	NOT FOR CONSTRUCTION	<b>SITE PLAN</b>	NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS KANSAS CITY, CLAY COUNTY, MO	ORIGINAL ISSUE: 02.14.2022 KHA PROJECT NO. 268131000 SHEET NUMBER <b>C3</b>
SCALE: AS NOTED DESIGNED BY: PD DRAWN BY: PD CHECKED BY: MK	CITY COMMENTS NO. DATE BY				

Drawing name: K:\VNC\_DEVA\268131000\_88th & Oak Apartments\2 Design\CAD\PlanSheets\C4 - GRADING AND UTILITY PLAN.dwg Layout1 Mar 18, 2022 12:17pm by PerisDiosdado  
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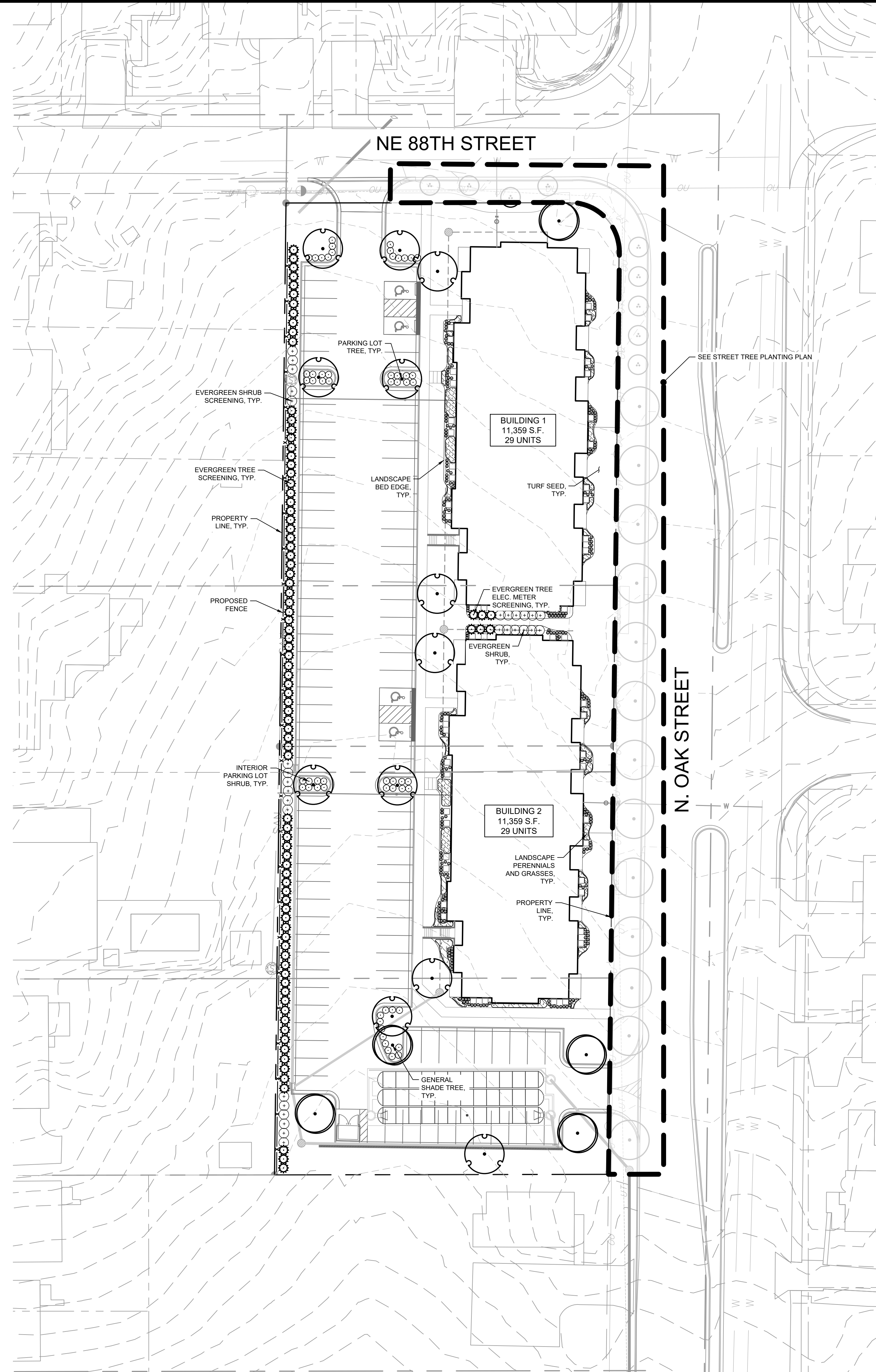
### UTILITY LEGEND

	EX. WATER LINE
	EX. WATER SERVICE LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. GAS LINE
	EX. GAS METER
	EX. OVERHEAD ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. POWER POLE
	EX. UNDERGROUND FIBER OPTIC LINE
	PROPOSED STORM SEWER LINE
	PROPOSED NYLOPLAST CURB INLET
	PROPOSED GRATE INLET
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	ROOF DRAIN



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<b>NE 88TH STREET &amp; NORTH OAK TRAFFICWAY APARTMENTS</b> KANSAS CITY, CLAY COUNTY, MO		<b>GRADING AND UTILITY PLAN</b>	
ORIGINAL ISSUE: 02.14.2022 KHA PROJECT NO. 268131000 SHEET NUMBER		<b>C4</b>	

Drawing name: K:\VNC\_DEVA\268131000\_88th & Oak Apartments\2 Design\CAD\Plan\Sheet\1 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN Mar 18, 2022 12:17pm by Peru.Diosadas  
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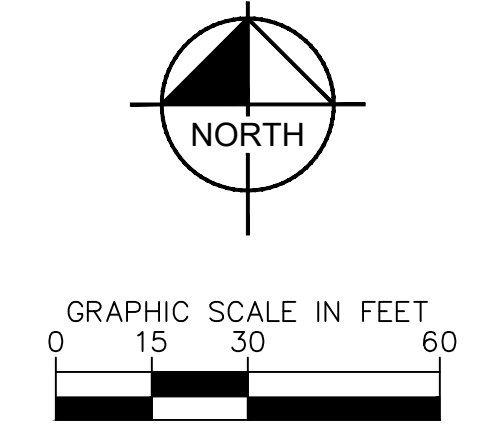
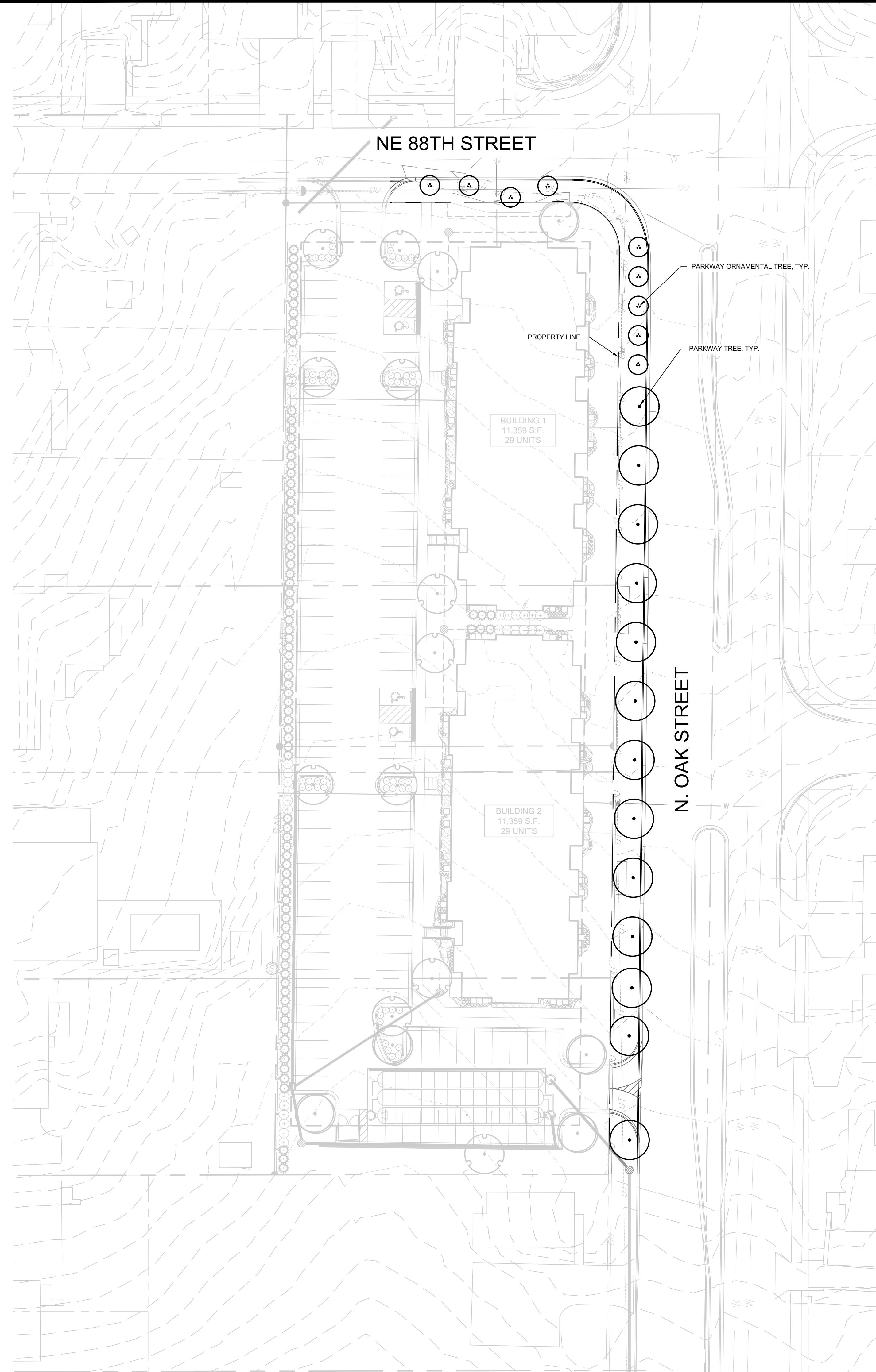
**CONCEPT PLANT SCHEDULE**

- GENERAL SHADE TREE**  
 ACER RUBRUM  
 QUERCUS ROBUR  
 GINKGO BILOBA  
 -
 
5
- PARKING LOT TREE**  
 QUERCUS ROBUR  
 GINKGO BILOBA  
 GLEDITSIA TRIACANTHOS  
 GYMNOCLADUS DIOICUS  
 QUERCUS RUBRA  
 QUERCUS BICOLOR  
 -
 
12
- EVERGREEN TREE**  
 JUNIPERUS SCOPULORUM X  
 'SKYROCKET'  
 JUNIPERUS CHINESIS X 'SPARTAN'  
 CHAMAECYPARIS OBTUSA X  
 'GRACILIS'  
 -
 
75
- INTERIOR PARKING LOT SHRUB**  
 SPIRAEA JAPONICA  
 ARONIA MELANOCARPA  
 CEANOTHUS AMERICANUS  
 FORSYTHIA  
 -
 
58
- EVERGREEN SHRUB**  
 TAXUS X MEDIA  
 BUXUS  
 -
 
12
- SCREENING GRASS**  
 -
 
255
- PERENNIALS AND GRASSES**  
 -
 
764

KC, MO LANDSCAPE CODE		
ZONING ORDINANCE	REQUIREMENT	PROVIDED
<b>88-425-04-D GENERAL LANDSCAPE REQUIREMENTS</b>		
AT LEAST ONE TREE IS REQUIRED PER 5,000 SQUARE FEET OF PRINCIPAL BUILDING COVERAGE (BUILDING FOOTPRINT), PLANTED IN SETBACKS AND OPEN SPACE AREAS.	BUILDING 1 - 11,359 S.F. BUILDING 2 - 11,359 S.F. TOTAL FOOTPRINT - 22,718 S.F. 22,718/ 5,000 = 4.54 TREES <b>5 TREES</b>	5 TREES PROVIDED.
<b>88-425-06 - INTERIOR LANDSCAPING OF PARKING LOTS</b>		
AT LEAST 35 S.F. OF INTERIOR LANDSCAPE AREA MUST BE PROVIDED FOR EACH PARKING SPACE. ONE TREE IS REQUIRED PER 5 PARKING SPACES AND ONE SHRUB PER PARKING SPACE. GROUND COVER PLANTS MUST COVER ALL INTERIOR LANDSCAPE AREAS.	58 PARKING SPACES 58/5 = 11.6 <b>12 TREES</b>	12 TREES PROVIDED IN INTERIOR PARKING
	58 PARKING SPACES <b>58 SHRUBS</b>	58 INTERIOR SHRUBS PROVIDED

 NORTH	GRAPHIC SCALE IN FEET 0 15 30 60	PMD 03/18/2022	CITY COMMENTS	REVISIONS No. DATE BY
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SCALE: AS NOTED DESIGNED BY: PD DRAWN BY: PD CHECKED BY: MK	<b>NOT FOR CONSTRUCTION</b>			
<b>LANDSCAPE PLAN</b>				
<b>NE 88TH STREET &amp; NORTH OAK TRAFFICWAY APARTMENTS</b> KANSAS CITY, CLAY COUNTY, MO				
ORIGINAL ISSUE: 02.14.2022 KHA PROJECT NO. 268131000 SHEET NUMBER				
<b>L1</b>				

Drawing name: K:\VNC\_DEVA\268131000\_88th & Oak Apartments\2 Design\CAO\PlanSheets\L1 - LANDSCAPE PLAN.dwg STREET TREE PLANTING PLAN Mar 18, 2022 12:17pm by: Perla.Diazdado  
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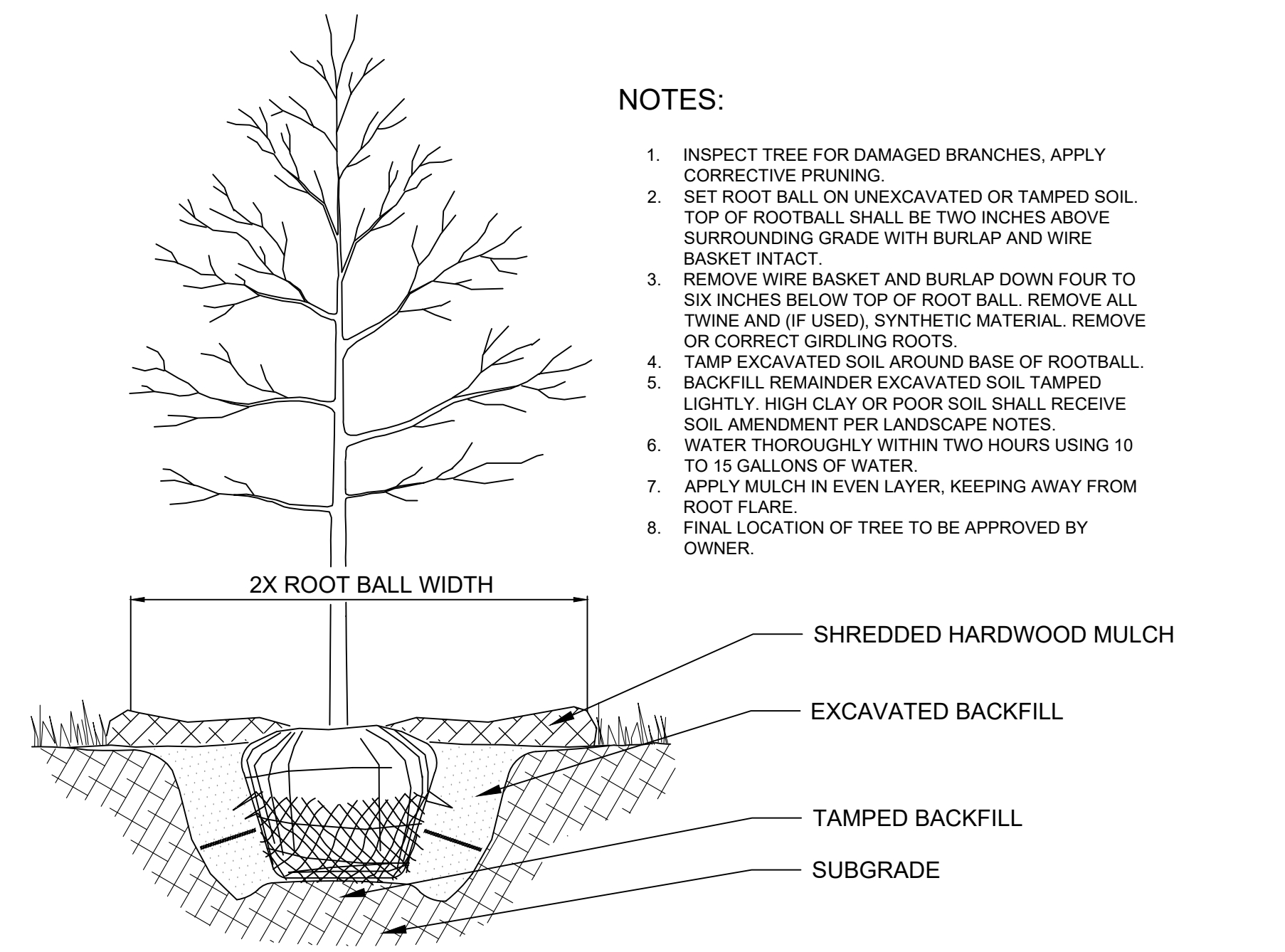
### CONCEPT PLANT SCHEDULE

- PARKWAY ORNAMENTAL TREE 9  
 CERCIS CANADENSIS  
 CORNUS KOUSA  
 AMELANCHIER CANADENSIS
  
- PARKWAY TREE 13  
 CELTIS OCCIDENTALIS  
 ZELCOVA SERRATA  
 ACER RUBRUM

ZONING ORDINANCE	KC, MO LANDSCAPE CODE	
88-425-03-C STREET TREES	REQUIREMENT	PROVIDED
AT LEAST ONE STREET TREE IS REQUIRED FOR EACH 30 FEET OF STREET FRONTAGE (MIN. CALIPER 2")	654.4 L.F. STREET FRONTAGE 654.4/30 = 21.8 <b>22 STREET TREES</b>	22 TREES PROVIDED. *9 ORNAMENTALS DUE TO OVERHEAD UTILITY CONFLICTS.

ORIGINAL ISSUE: 02.14.2022	CITY COMMENTS No. _____ DATE _____ BY _____	REVISIONS No. _____ DATE _____ BY _____	PWD 03/18/2022
NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS KANSAS CITY, CLAY COUNTY, MO		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 WASHINGTON, DC 20004 PHONE: 814-482-0330 WWW.KIMLEY-HORN.COM AUTHORITY #001512 EXPIRES 12/31/22	
STREET TREE PLANTING PLAN		NOT FOR CONSTRUCTION	
SCHEDULE: AS NOTED DESIGNED BY: PD DRAWN BY: PD CHECKED BY: MK		SCALE: AS NOTED	
SHEET NUMBER <b>L2</b>		KANSAS CITY, CLAY COUNTY, MO	

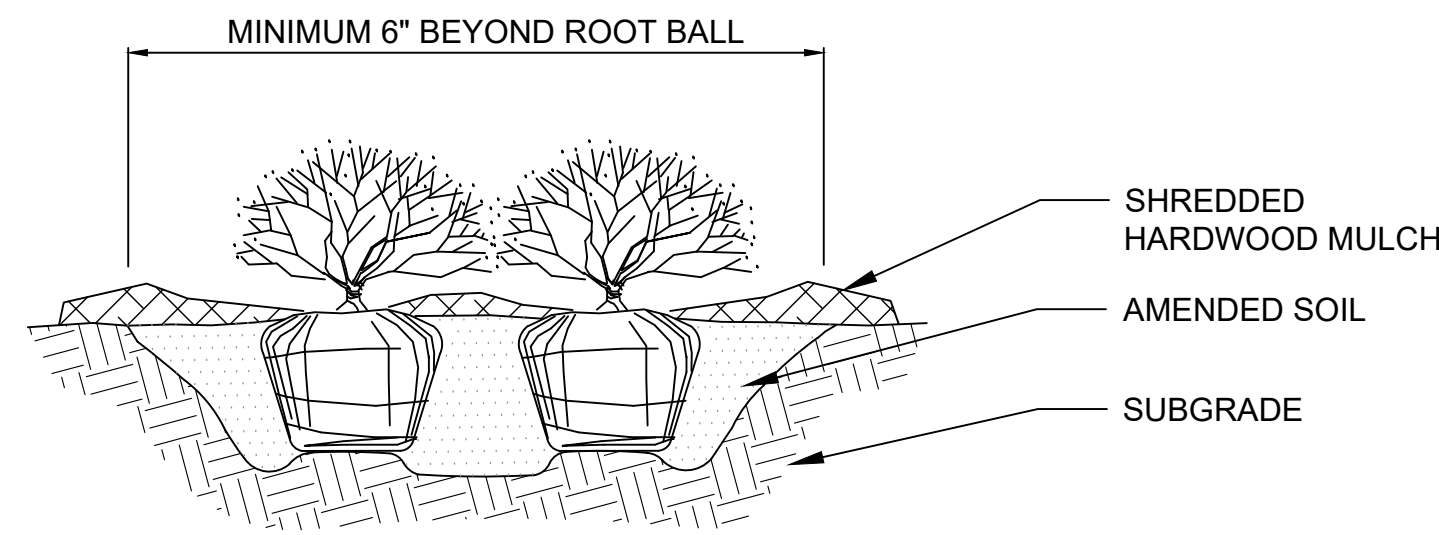
Drawing name: K:\PROJECTS\268131000\_88th & Oak Apartments\2 Design\CAD\Plan\Sheet\1 - LANDSCAPE PLAN.dwg LANDSCAPE NOTES AND DETAILS Mar 18, 2022 12:17pm by: Peria,Deadsada  
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**NOTES:**

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

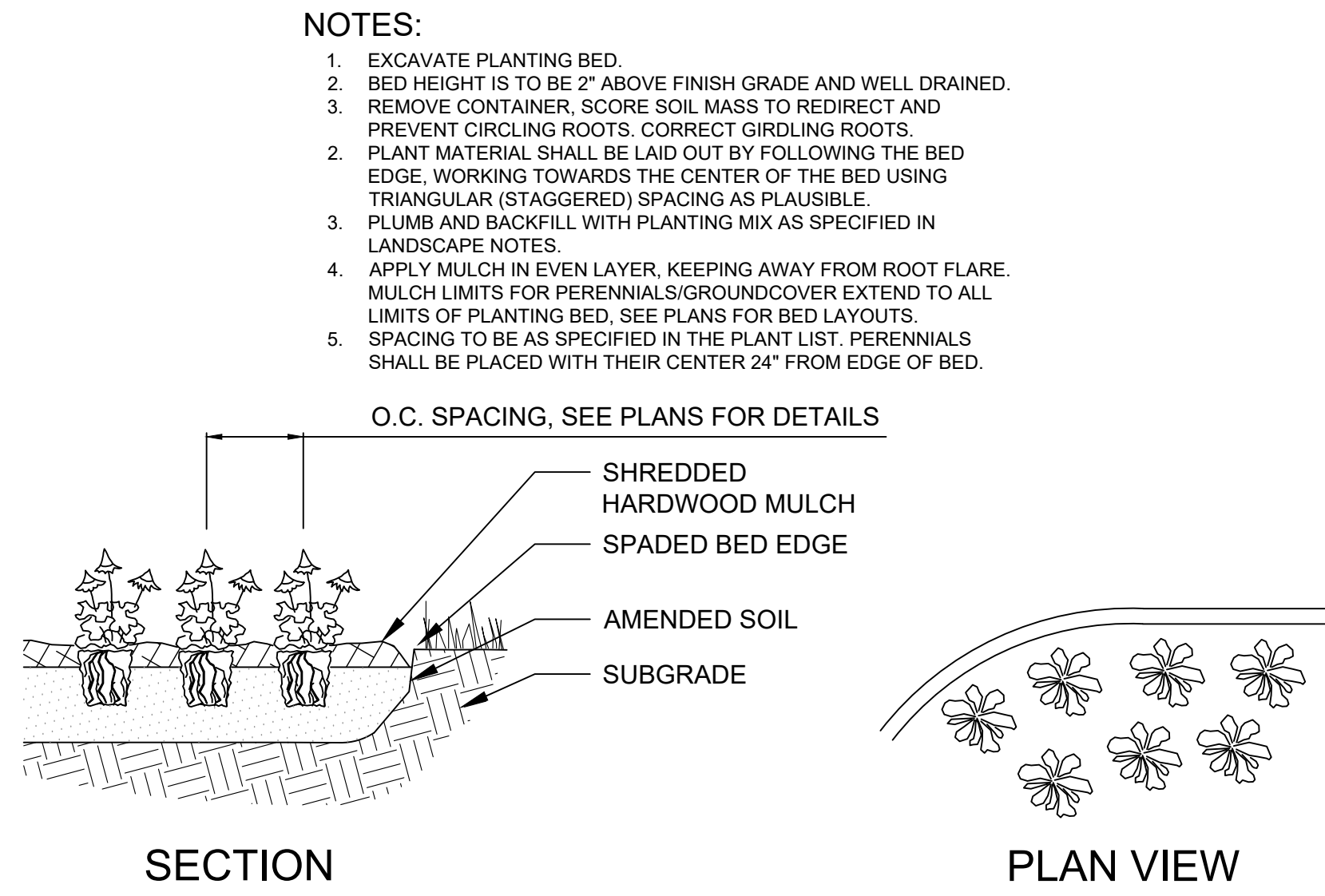
**1 TREE PLANTING** NTS



**NOTES:**

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

**2 SHRUB PLANTING** NTS



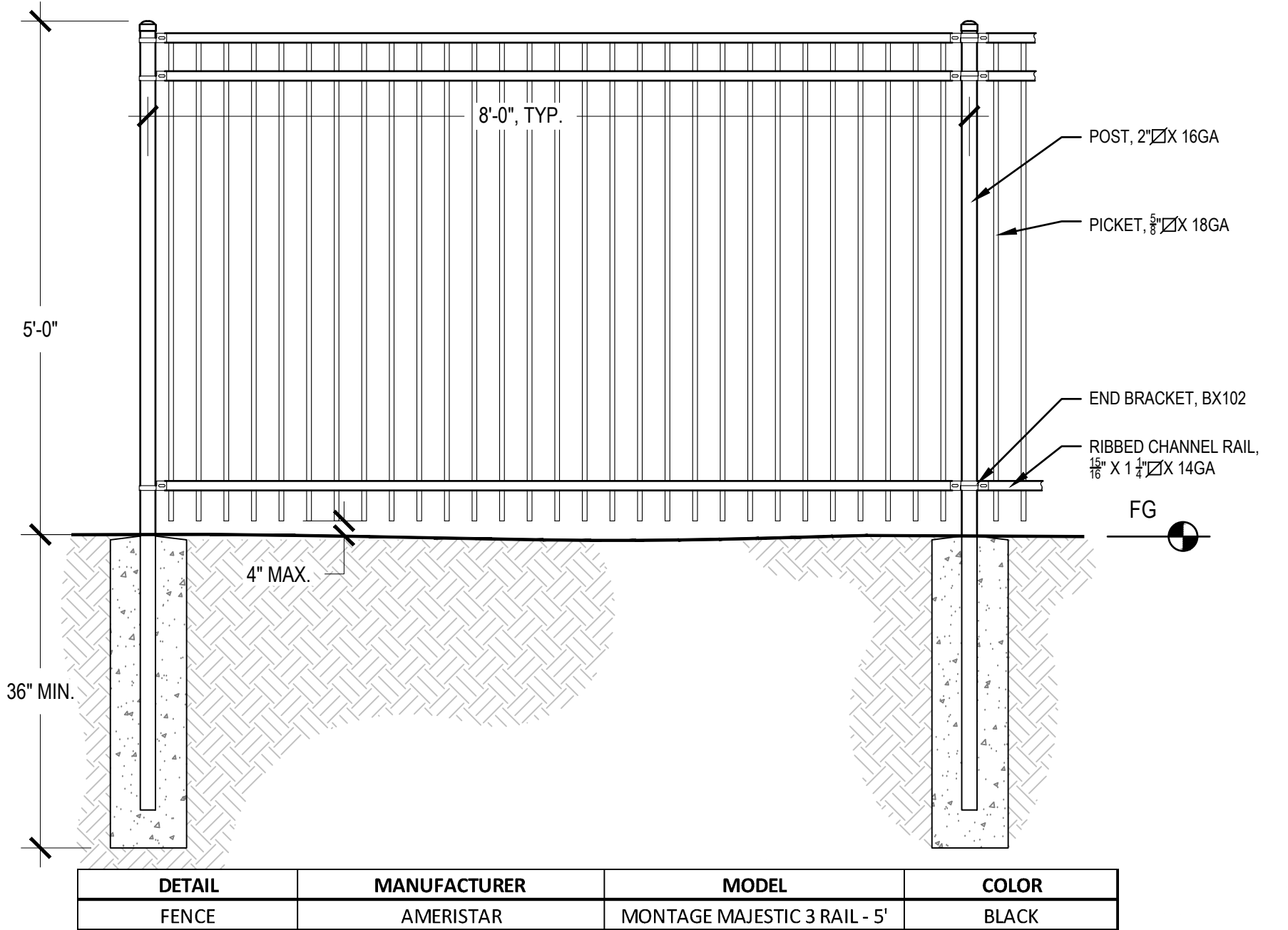
**NOTES:**

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER. SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
7. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

**3 PERENNIAL PLANTING** NTS

**LANDSCAPE NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.



**4 FENCE** NTS

DETAIL	MANUFACTURER	MODEL	COLOR
FENCE	AMERISTAR	MONTAGE MAJESTIC 3 RAIL - 5'	BLACK

CITY COMMENTS	NO.	DATE	BY

**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 805 PENNSYLVANIA AVENUE, SUITE 150  
 WASHINGTON, DC 20004  
 PHONE: 814-682-0330  
 WWW.KIMLEY-HORN.COM  
 AUTHORITY #001512  
 EXPIRES 12/31/22

SCALE:	AS NOTED
DESIGNED BY:	PD
DRAWN BY:	PD
CHECKED BY:	MK

**NOT FOR CONSTRUCTION**

**LANDSCAPE NOTES AND DETAILS**

**NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS**  
 KANSAS CITY, CLAY COUNTY, MO

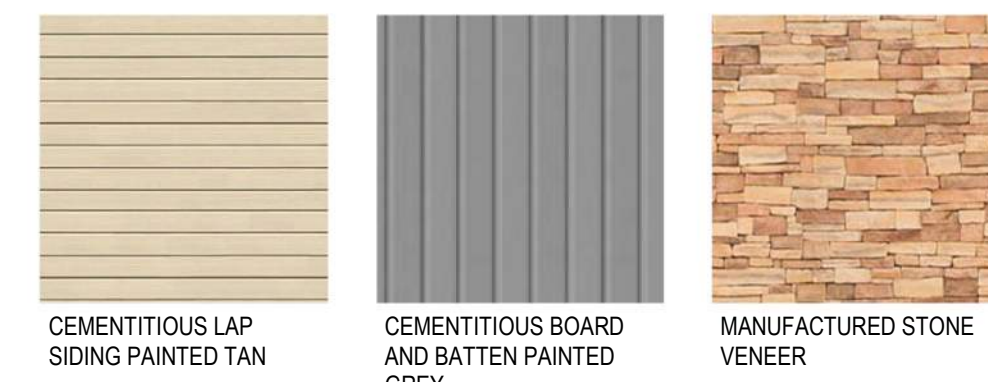
ORIGINAL ISSUE:	02.14.2022
KHA PROJECT NO.	268131000
SHEET NUMBER	L3



3 NORTH  
1/8" = 1'-0"

4 SOUTH  
1/8" = 1'-0"

MATERIAL KEY



KEY NOTES

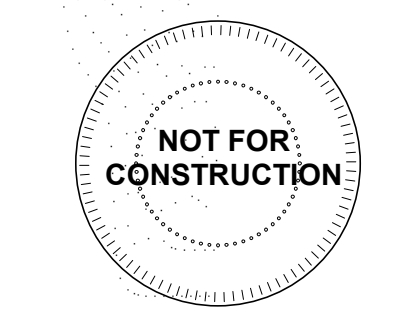
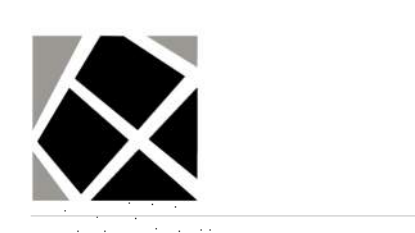
- ① WHITE VINYL WINDOWS
- ② PREFINISHED ALUMINUM BALCONY RAILINGS PAINTED BLACK
- ③ ALUMINUM STOREFRONT WINDOWS PAINTED BLACK
- ④ CEMENTITIOUS ROOF AND BALCONY FASCIAS
- ⑤ MECHANICAL EQUIPMENT LOCATED AT GRADE

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

**NSPJ**

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3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208



2 EAST (FRONT)  
1/8" = 1'-0"



1 WEST (BACK)  
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:  
**88TH AND N. OAK ST.**  
88TH AND N. OAK ST., KANSAS CITY, MO

DRAWING RELEASE LOG  
• 02.14.22 - PDP SUBMITTAL

REVISIONS:

DATE:  
03/04/2022  
JOB NO.  
709022  
DRAWN BY:  
BHALL  
SHEET NO.

PDP RE-SUBMITTAL

A1





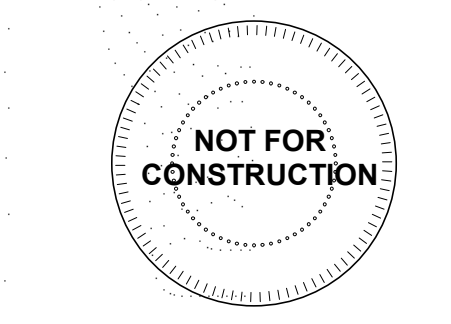
FROM 88TH AND N. OAK LOOKING SOUTH



FROM PARKING LOOKING SOUTHEAST

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88TH AND N. OAK ST., KANSAS CITY, MO

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03/04/2022  
JOB NO.  
709022  
DRAWN BY:  
Author  
SHEET NO.

**PDP RE-SUBMITTAL**

**A2**

C:\Users\jhall\Documents\709\_Mec88Oak\_R22\_CENTRAL\_bball\_3171.rvt 3/16/2022 4:59:49 PM NSPJ ARCHITECTS © ARCHD 24" x 36"



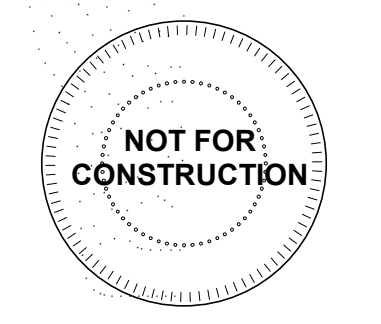
FROM STREET LOOKING NORTH WEST



BUILDING ENTRY

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A NEW APARTMENT COMPLEX:  
**88TH AND N. OAK ST.**  
88TH AND N. OAK ST., KANSAS CITY, MO

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• 02.14.22 - PDP SUBMITTAL

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Author  
SHEET NO.

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**A3**

SITE LIGHT FIXTURE SCHEDULE												
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS				REMARKS	
			RECESS	SURFACE	WALL		LED	FLOUR	HID	CODE		QUANTITY
SL 1	MCGRAW EDISON	GWC-AF-02-LED-E1-T4FT-1200			X	BLACK	X			13,709LUM/129W	1	1, 2
SL 2	MCGRAW EDISON	GWC-AF-02-LED-E1-SL2-1200			X	BLACK	X			13,350LUM/129W	1	1, 2

REMARKS:  
 1 WALL MOUNTED 18" AFF.  
 2 4000 K

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	0.0 FC	0.1 FC	0.0 FC	N/A	N/A
PARKING LOT	1.4 FC	5.7 FC	0.1 fc	57.0:1	14.0:1

**DESCRIPTION**

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

**SPECIFICATION FEATURES**

**Construction**  
 Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5g vibration test to ensure mechanical integrity. **UP LIGHTING:** Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

**Optics**  
 Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

**Electrical**  
 LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

**Warranty**  
 Five-year warranty.

**McGraw-Edison**

Catalog #	Type
Project	"SL1", "SL2"
Comments	Date
Prepared by	

**GWC GALLEON WALL**

1-2 Light Squares  
 Solid State LED  
 WALL MOUNT LUMINAIRE

**CERTIFICATION DATA**  
 DLC Listed  
 LM79 / LM80 Compliant  
 IP66 Housing  
 IES E1801  
 DesignLights Consortium® Qualified\*

**ENERGY DATA**  
 Electronic LED Driver  
 >0.9 Power Factor  
 <20% Total Harmonic Distortion  
 120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz  
 -30°C Minimum Temperature  
 40°C Ambient Temperature Rating

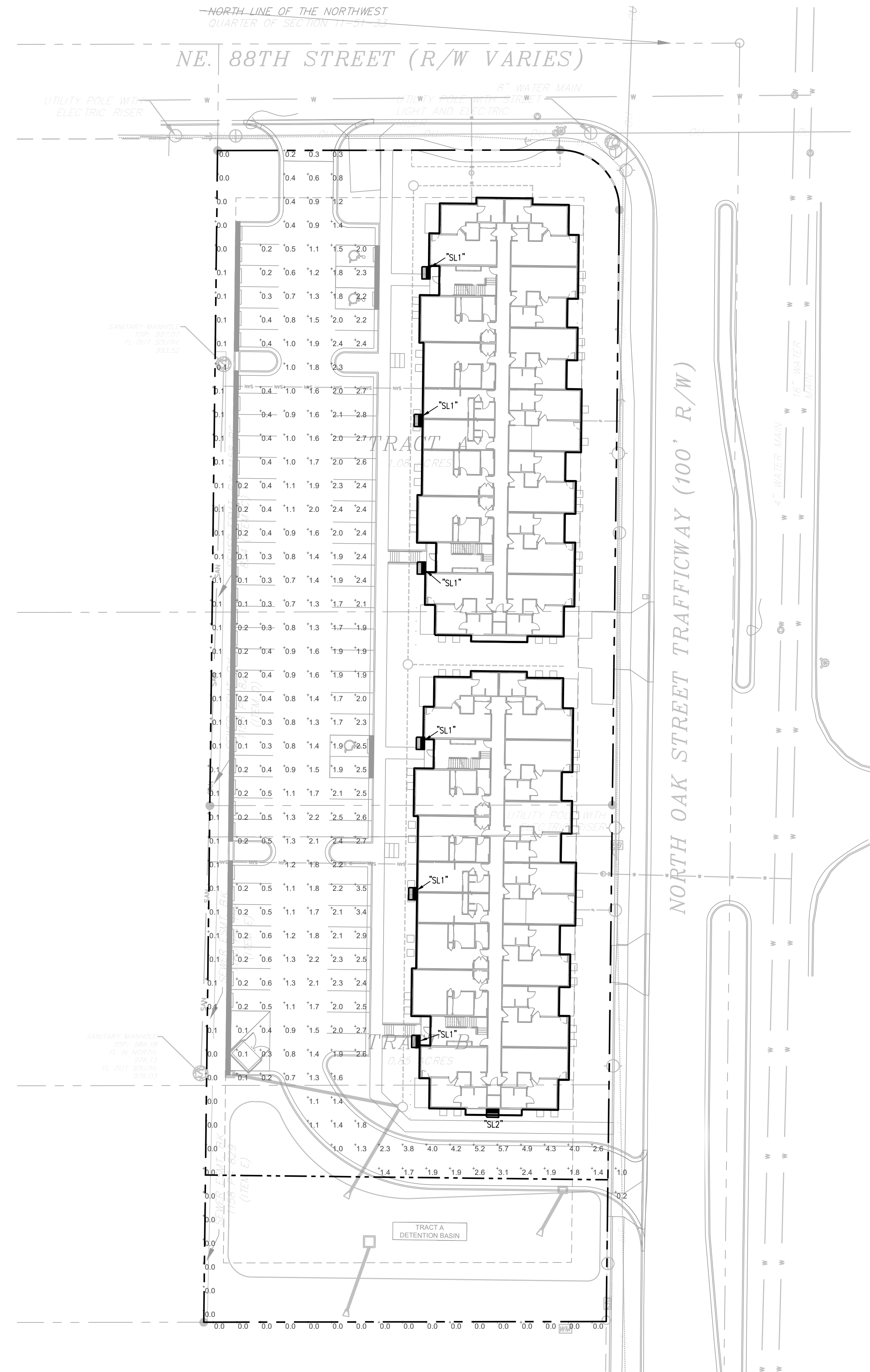
**SHIPPING DATA**  
 Approximate Net Weight:  
 27 lbs. (12.2 kgs.)

**FAST!**  
 TDS1407/EN  
 March 14, 2018 2:59 PM

**DIMENSIONS**

**HOOK-N-LOCK MOUNTING**

**BATTERY BACKUP AND THRU-BRANCH BACK BOX**



**1 SITE PHOTOMETRIC PLAN**  
 1"=30'-0"  
 HVAC NORTH

A New Apartment Building at:  
**NE 88th St. & N. Oak Trafficway**  
 Kansas City, MO 64155

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