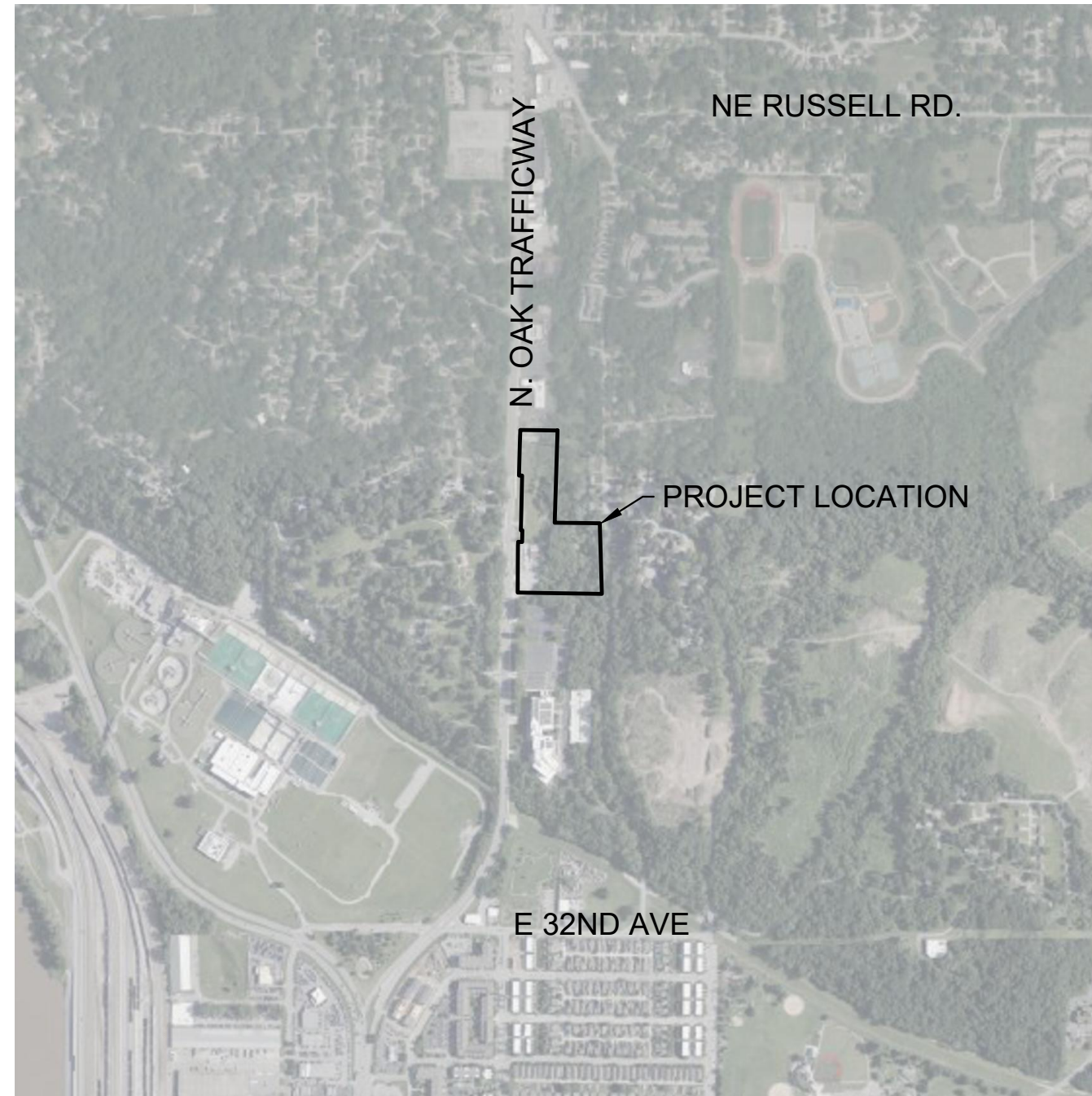


N OAK APARTMENTS DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING

IN KANSAS CITY, CLAY COUNTY, MO



LOCATION MAP
SCALE 1:1,000

PROJECT TEAM:

OWNER
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UTILITY CONTACT LIST:

AT&T
ATTN: MARK MANION
500 EAST 8th STREET
KANSAS CITY MISSOURI
(816) 772-0267

COMCAST
ATTN: ANDY BELL
(816) 795-2255

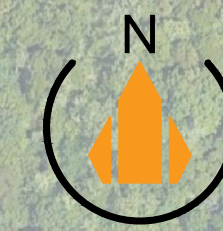
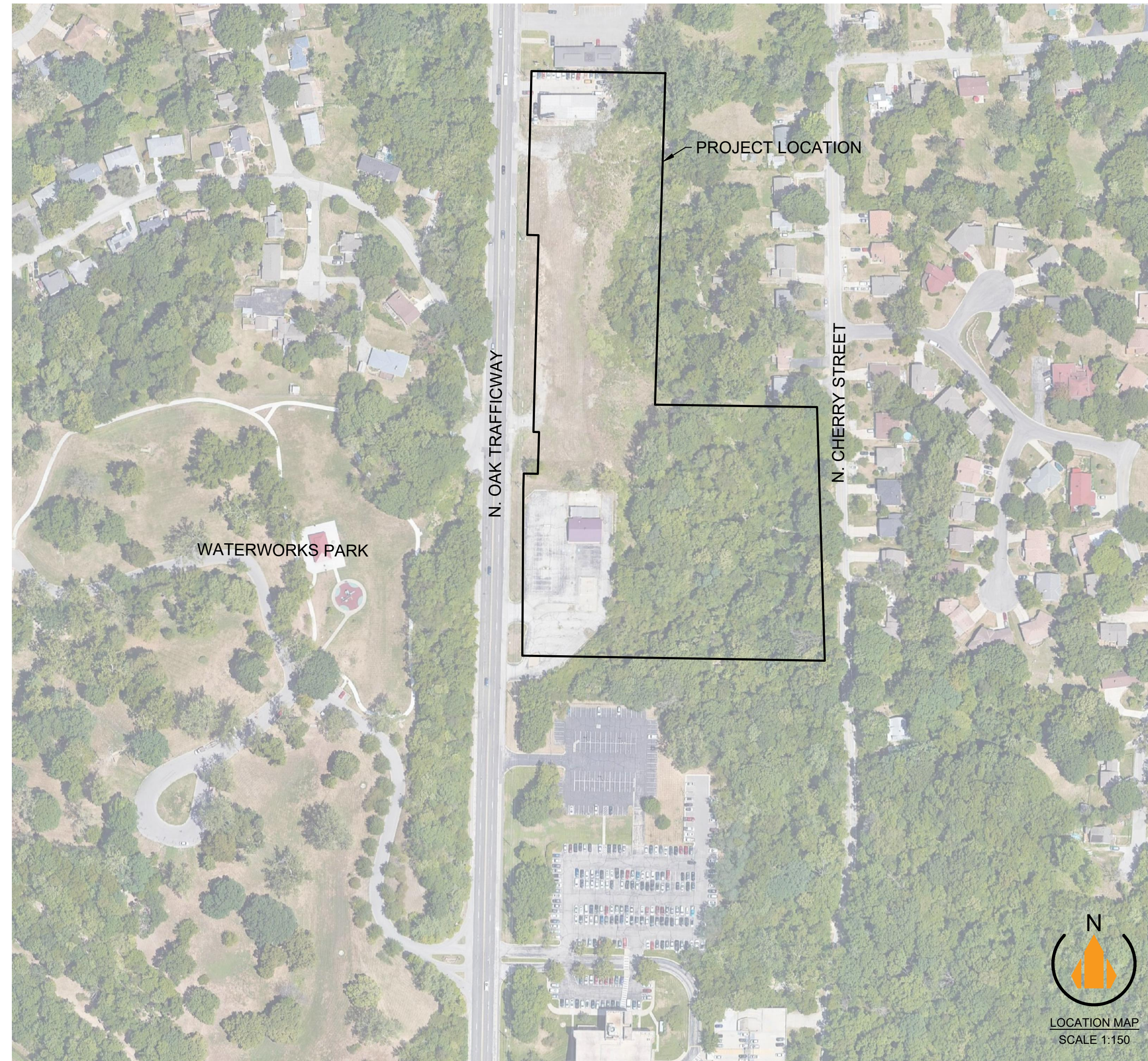
EVERGY
ATTN: BRENT GERLING
(816) 420-4803

KC WATER (WATER)
ATTN: MELANIE JOLLETT
(816) 513-0154

KC WATER (SANITARY)
ATTN: KATRINE PAPIKLAN
(816) 513-0300

VERIZON
ATTN: BRYAN BURGER
(816) 204-4494

SPIRE INC.
ATTN: KATELYNN LIBERTY
CONSTRUCTION ENGINEER I
3025 SE CLOVER DR.
LEE'S SUMMIT, MO 64082
816 260-6581



LOCATION MAP
SCALE 1:150

Sheet List Table	
Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0100	EXISTING CONDITIONS PLAN
C-0110	TREE REMOVAL PLAN
C-0120	PRELIMINARY PLAT
C-0200	SITE PLAN
C-0400	GRADING PLAN
C-0500	STREAM BUFFER PLAN
C-0900	UTILITY PLAN
E-0100	PHOTOMETRIC PLAN
E-0200	PHOTOMETRIC DETAILS
L-0100	LANDSCAPE PLAN OVERALL
L-0200	LANDSCAPE PLAN DETAILED
L-0201	LANDSCAPE PLAN DETAILED
L-0300	LANDSCAPE TABLES AND DETAILS
A1.01	FLOOR PLANS
A1.11	FLOOR PLANS
A4.01	ELEVATIONS
A4.02	ELEVATIONS
A4.03	ELEVATIONS
A4.04	ELEVATIONS

REVISIONS/APPROVALS:	NO.:	DATE:	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NEIL W. HAAS, P.E.
INITIAL SUBMITTAL		2025 07 25	NH	DM	DM	3085	2022034072
CITY RESUBMITTAL		2025 08 10					
CITY RESUBMITTAL		2025 09 24					

COVER SHEET
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

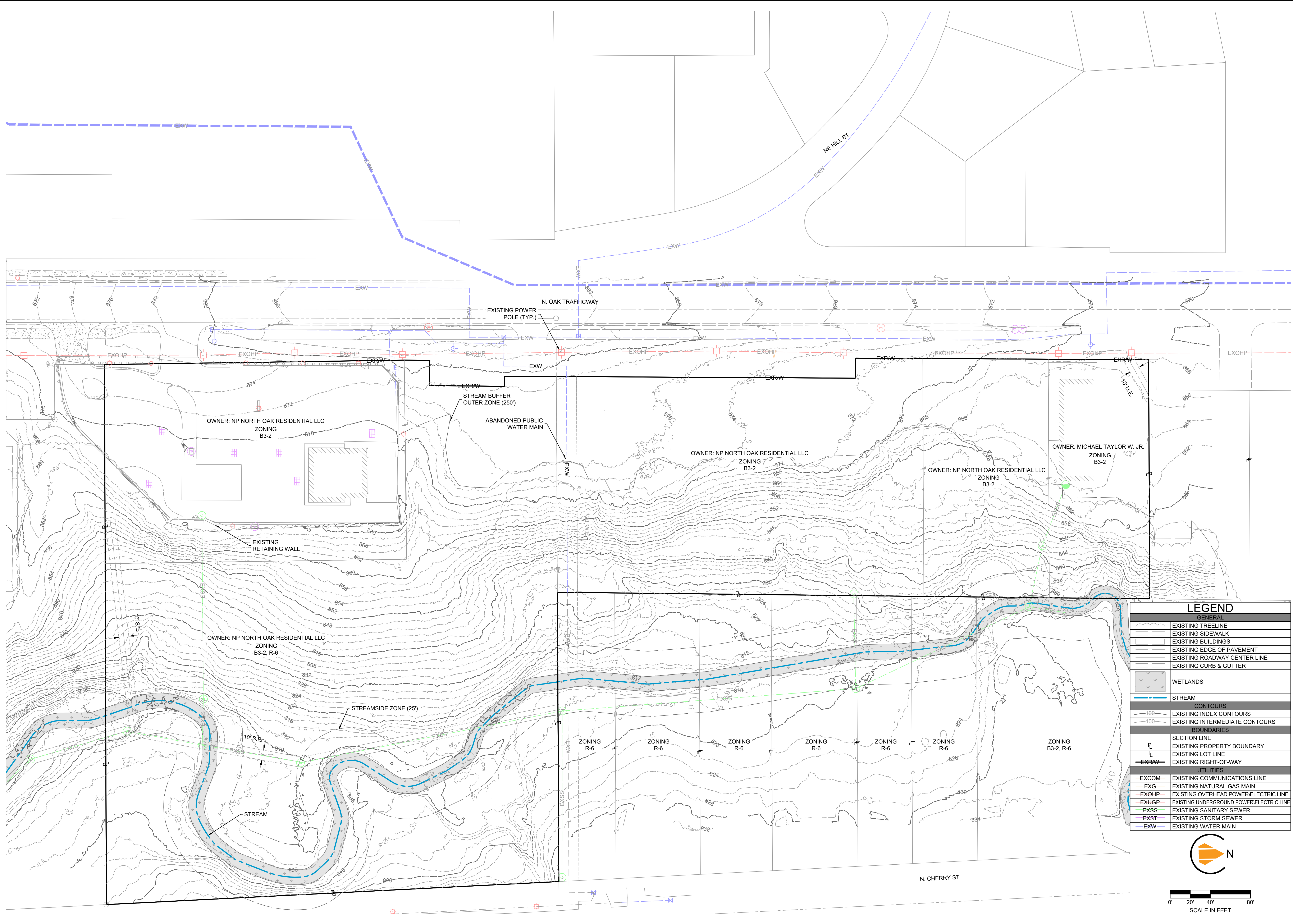


Certificate of Authority #MO 2020018354

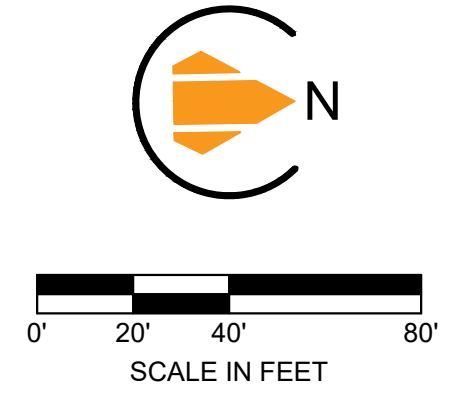
SHEET #:

C-0001

S:\01 PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\01_PRELIMINARY DEVELOPMENT PLAN # PROJECT PLAN 30223C-0100 EXISTING CONDITIONS PLAN.DWG



LEGEND	
GENERAL	
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING BUILDINGS
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING ROADWAY CENTER LINE
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	WETLANDS
[Symbol]	STREAM
CONTOURS	
[Symbol]	EXISTING INDEX CONTOURS
[Symbol]	EXISTING INTERMEDIATE CONTOURS
BOUNDARIES	
[Symbol]	SECTION LINE
[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING LOT LINE
[Symbol]	EXISTING RIGHT-OF-WAY
UTILITIES	
[Symbol]	EXCOM EXISTING COMMUNICATIONS LINE
[Symbol]	EXG EXISTING NATURAL GAS MAIN
[Symbol]	EXOHP EXISTING OVERHEAD POWER/ELECTRIC LINE
[Symbol]	EXUGP EXISTING UNDERGROUND POWER/ELECTRIC LINE
[Symbol]	EXSS EXISTING SANITARY SEWER
[Symbol]	EXST EXISTING STORM SEWER
[Symbol]	EXW EXISTING WATER MAIN

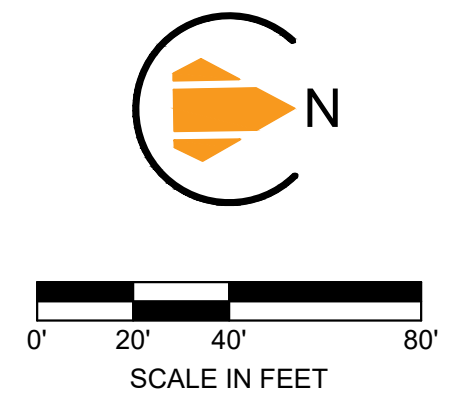
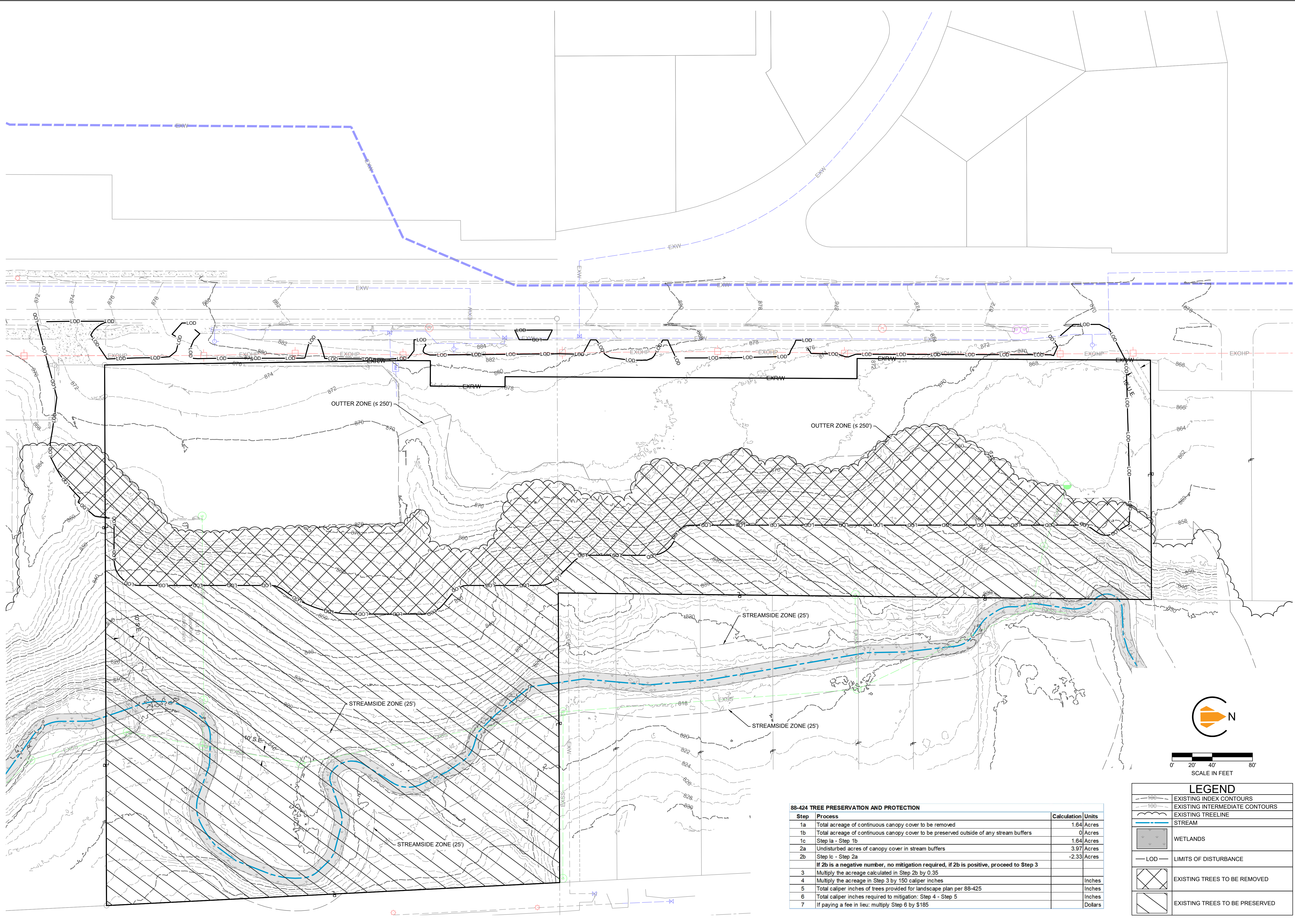


REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
NH	2025.07.25		INITIAL SUBMITTAL
DM	2025.08.10		CITY RESUBMITTAL
DM	2025.09.24		CITY RESUBMITTAL
SP PROJECT#:			
3085			
NEIL W. HAAS, P.E.			
2022034072			

EXISTING CONDITIONS PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



S:\01 PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01 - PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 302AC-010 TREE REMOVAL PLANDWG



88-424 TREE PRESERVATION AND PROTECTION

Step	Process	Calculation	Units
1a	Total acreage of continuous canopy cover to be removed		1.64 Acres
1b	Total acreage of continuous canopy cover to be preserved outside of any stream buffers		0 Acres
1c	Step 1a - Step 1b		1.64 Acres
2a	Undisturbed acres of canopy cover in stream buffers		3.97 Acres
2b	Step 1c - Step 2a		-2.33 Acres
If 2b is a negative number, no mitigation required, if 2b is positive, proceed to Step 3			
3	Multiply the acreage calculated in Step 2b by 0.35		
4	Multiply the acreage in Step 3 by 150 caliper inches		Inches
5	Total caliper inches of trees provided for landscape plan per 88-425		Inches
6	Total caliper inches required to mitigation: Step 4 - Step 5		Inches
7	If paying a fee in lieu: multiply Step 6 by \$185		Dollars

LEGEND

	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	EXISTING TREELINE
	STREAM
	WETLANDS
	LOD LIMITS OF DISTURBANCE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO BE PRESERVED

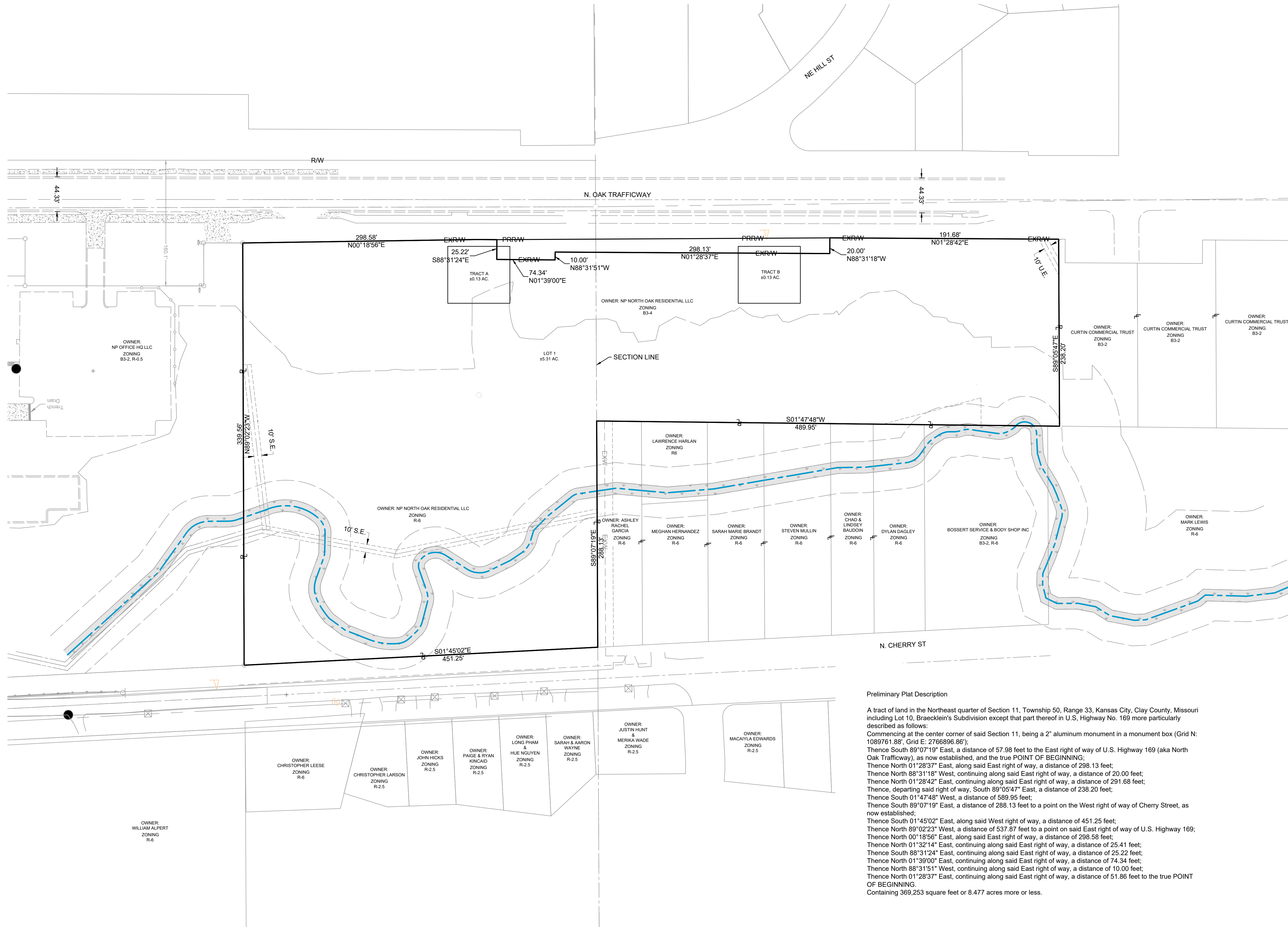
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DM	2025.09.24		CITY RESUBMITTAL
SP PROJECT#:			
5085			
NEIL W. HAAS, P.E.			
2022034072			

TREE REMOVAL PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



N OAK APARTMENTS PRELIMINARY PLAT

IN KANSAS CITY, CLAY COUNTY, MO



PROJECT TEAM:

OWNER
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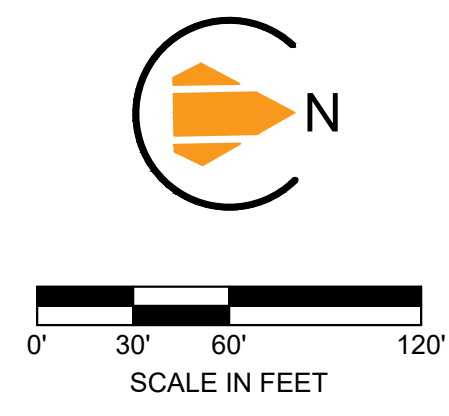
REVISIONS/APPROVALS:	NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:
INITIAL SUBMITTAL		2025.07.25	NH	DM	DM	3085
CITY RESUBMITTAL		2025.08.10				
CITY RESUBMITTAL		2025.09.24				

LAND DATA	AREA
CURRENT LAND AREA	8.48 AC.
PROPOSED VACATED RIGHT OF WAY AREA	0.19 AC.
TOTAL PROPERTY AREA	8.67 AC.

- GENERAL NOTES:**
- THIS PLAN SHALL SERVE AS THE PRELIMINARY PLAT.
 - EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
 - GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN THE PLAN SET.
 - PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
 - PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF DEDICATED PRIVATE OPEN SPACE AS SHOWN ON PLANS AND FEE PAID IN LIEU.

Preliminary Plat Description

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S. Highway No. 169 more particularly described as follows:
Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86');
Thence South 89°07'19" East, a distance of 57.98 feet to the East right of way of U.S. Highway 169 (aka North Oak Trafficway), as now established, and the true POINT OF BEGINNING;
Thence North 01°28'37" East, along said East right of way, a distance of 298.13 feet;
Thence North 88°31'15" West, continuing along said East right of way, a distance of 20.00 feet;
Thence North 01°28'42" East, continuing along said East right of way, a distance of 291.68 feet;
Thence, departing said right of way, South 89°05'47" East, a distance of 238.20 feet;
Thence South 01°47'48" West, a distance of 589.95 feet;
Thence South 89°07'19" East, a distance of 288.13 feet to a point on the West right of way of Cherry Street, as now established;
Thence South 01°45'02" East, along said West right of way, a distance of 451.25 feet;
Thence North 89°02'23" West, a distance of 537.87 feet to a point on said East right of way of U.S. Highway 169;
Thence North 00°18'56" East, along said East right of way, a distance of 298.58 feet;
Thence North 01°32'14" East, continuing along said East right of way, a distance of 25.41 feet;
Thence South 88°31'24" East, continuing along said East right of way, a distance of 25.22 feet;
Thence North 01°39'00" East, continuing along said East right of way, a distance of 74.34 feet;
Thence North 88°31'15" West, continuing along said East right of way, a distance of 10.00 feet;
Thence North 01°28'37" East, continuing along said East right of way, a distance of 51.86 feet to the true POINT OF BEGINNING.
Containing 369,253 square feet or 8.477 acres more or less.



S:\01 PROJECTS\MULTI-FAMILY\005 NORTH OAK TRAFFICWAY - PRELIMINARY DEVELOPMENT PLAN # PROJECT PLAN 30224C-020 PRELIMINARY PLAT.DWG

PRELIMINARY PLAT
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



SHEET #:

C-0120

S:\01 PROJECTS\MULTI-FAMILY\088 NORTH OAK TRULEBUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\01-01 PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3022AC-0200 SITE PLAN.DWG

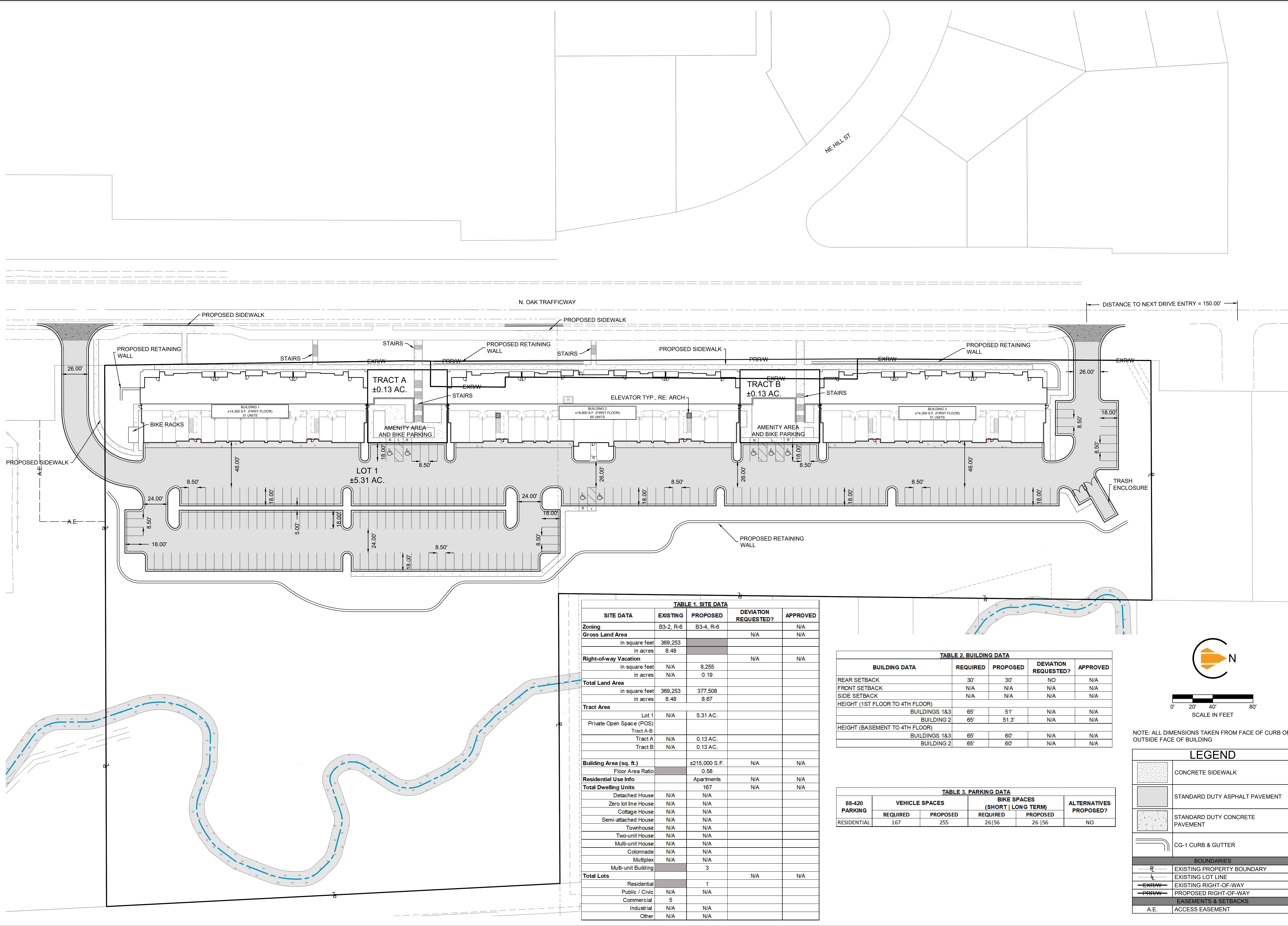


TABLE 1. SITE DATA

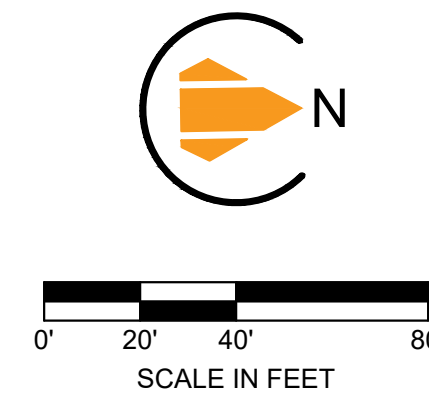
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	B3-2, R-6	B3-4, R-6		N/A
Gross Land Area			N/A	N/A
in square feet	369,253			
in acres	8.48			
Right-of-way Vacation			N/A	N/A
in square feet	N/A	8,255		
in acres	N/A	0.19		
Total Land Area				
in square feet	369,253	377,508		
in acres	8.48	8.67		
Tract Area				
Lot 1	N/A	5.31 AC.		
Private Open Space (POS)				
Tract A-B				
Tract A	N/A	0.13 AC.		
Tract B	N/A	0.13 AC.		
Building Area (sq. ft.)		±215,000 S.F.	N/A	N/A
Floor Area Ratio		0.58		
Residential Use Info		Apartments	N/A	N/A
Total Dwelling Units		167	N/A	N/A
Detached House	N/A	N/A		
Zero lot line House	N/A	N/A		
Cottage House	N/A	N/A		
Semi-attached House	N/A	N/A		
Townhouse	N/A	N/A		
Two-unit House	N/A	N/A		
Multi-unit House	N/A	N/A		
Colonnade	N/A	N/A		
Multiplex	N/A	N/A		
Multi-unit Building		3		
Total Lots				
Residential		1	N/A	N/A
Public / Civic	N/A	N/A		
Commercial	5			
Industrial	N/A	N/A		
Other	N/A	N/A		

TABLE 2. BUILDING DATA

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	30'	30'	NO	N/A
FRONT SETBACK	N/A	N/A	N/A	N/A
SIDE SETBACK	N/A	N/A	N/A	N/A
HEIGHT (1ST FLOOR TO 4TH FLOOR)				
BUILDINGS 1&3	65'	51'	N/A	N/A
BUILDING 2	65'	51.3'	N/A	N/A
HEIGHT (BASEMENT TO 4TH FLOOR)				
BUILDINGS 1&3	65'	60'	N/A	N/A
BUILDING 2	65'	60'	N/A	N/A

TABLE 3. PARKING DATA

88-420 PARKING	VEHICLE SPACES		BIKE SPACES (SHORT LONG TERM)		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
RESIDENTIAL	167	255	26 56	26 56	NO



NOTE: ALL DIMENSIONS TAKEN FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING

LEGEND

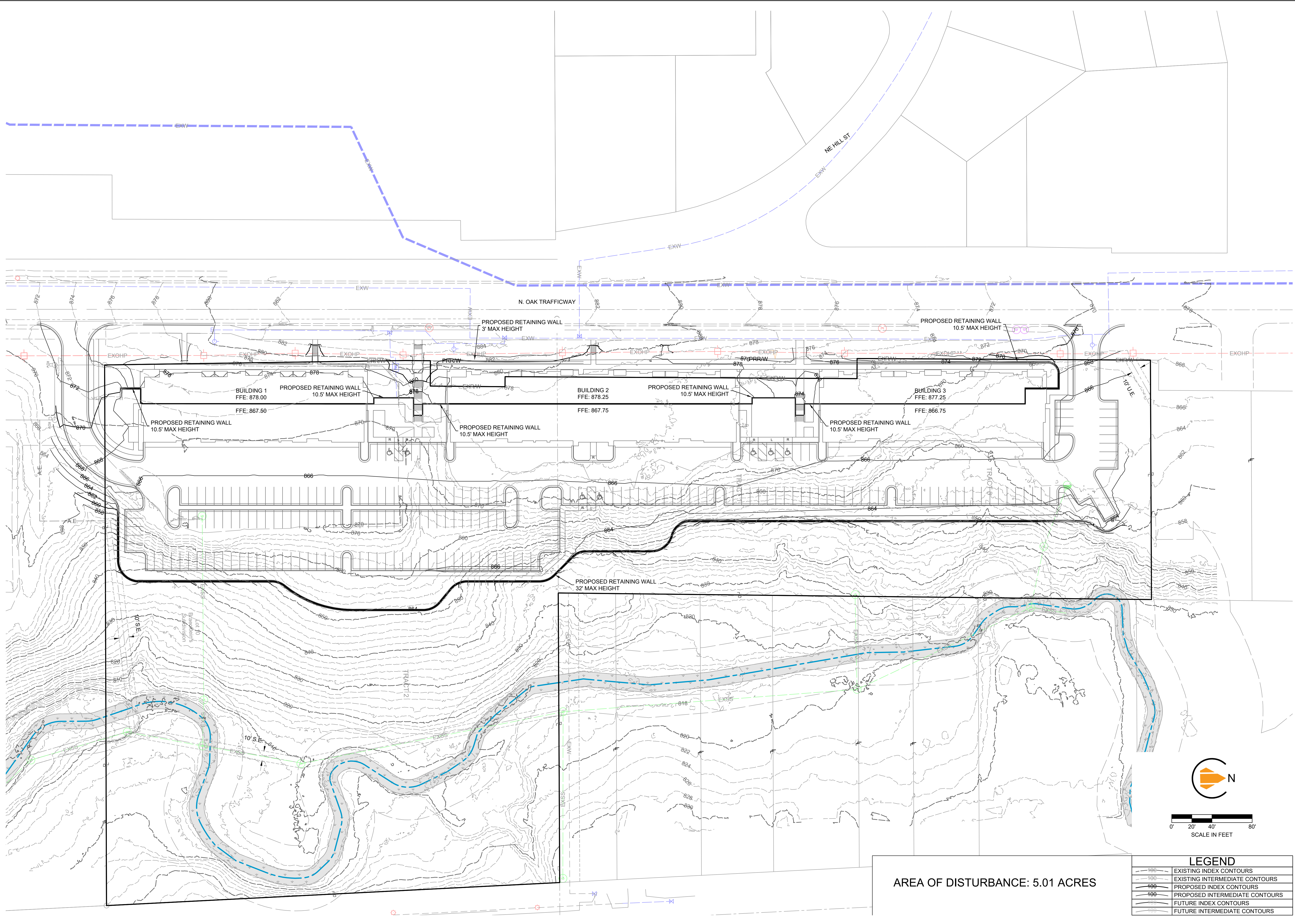
	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	CG-1 CURB & GUTTER
BOUNDARIES	
	EXISTING PROPERTY BOUNDARY
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
EASEMENTS & SETBACKS	
	A.E. ACCESS EASEMENT

REVISIONS/APPROVALS:	NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NEIL W. HAAS, P.E.
INITIAL SUBMITTAL		2025.07.25	NH	DM	DM	3085	2022034072
CITY RESUBMITTAL		2025.08.10					
CITY RESUBMITTAL		2025.09.24					

SITE PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

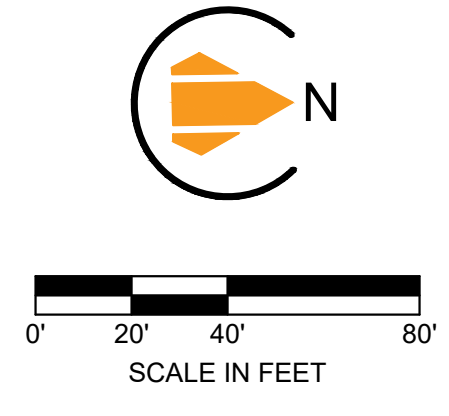


S:\01 PROJECTS\MULTI-FAMILY\008 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\ANS\01 - PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3022AC-0400 GRADING PLAN.DWG



AREA OF DISTURBANCE: 5.01 ACRES

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	FUTURE INDEX CONTOURS
	FUTURE INTERMEDIATE CONTOURS



REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
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DM	2025.09.24		CITY RESUBMITTAL
SP			
3085			
NEIL W. HAAS, P.E.			
2022034072			

GRADING PLAN
 N OAK APARTMENTS
 DEVELOPMENT PLAN/PROJECT
 PLAN/PRELIMINARY PLAT/REZONING
 KANSAS CITY, CLAY COUNTY, MO



SHEET #:

C-0400

S:\PROJECTS\MULTI-FAMILY\0505 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-STREAM BUFFER PLAN 302234072-0500 STREAM BUFFER PLAN.DWG

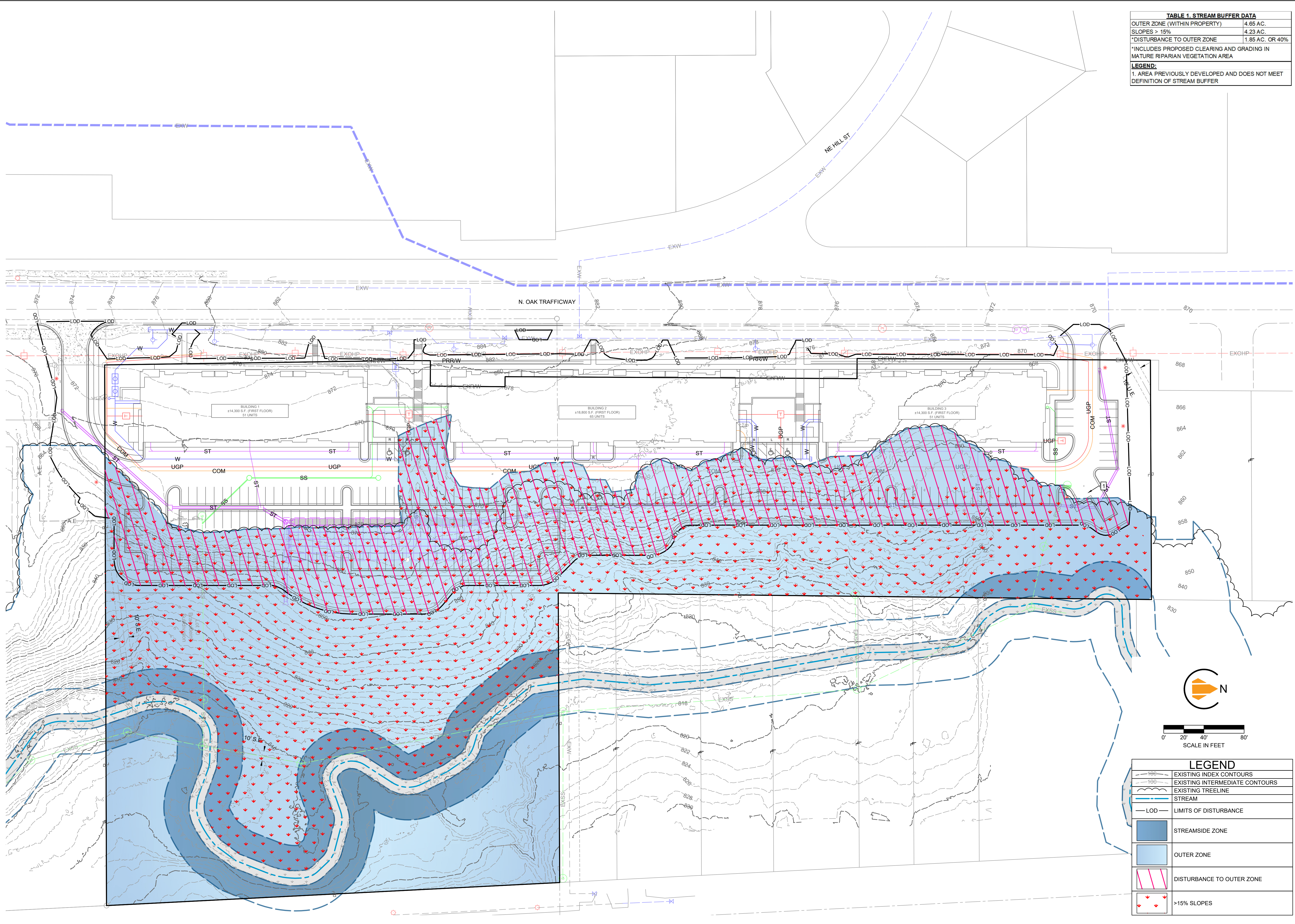
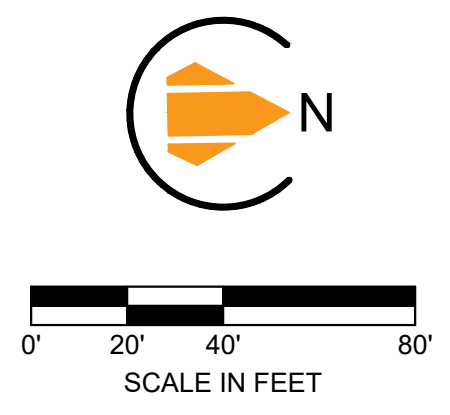


TABLE 1. STREAM BUFFER DATA	
OUTER ZONE (WITHIN PROPERTY)	4.65 AC.
SLOPES > 15%	4.23 AC.
*DISTURBANCE TO OUTER ZONE	1.85 AC. OR 40%
*INCLUDES PROPOSED CLEARING AND GRADING IN MATURE RIPARIAN VEGETATION AREA	
LEGEND:	
1. AREA PREVIOUSLY DEVELOPED AND DOES NOT MEET DEFINITION OF STREAM BUFFER	

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	EXISTING TREELINE
	STREAM
	LIMITS OF DISTURBANCE
	STREAMSIDE ZONE
	OUTER ZONE
	DISTURBANCE TO OUTER ZONE
	>15% SLOPES



REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
NH	2025 07 25		INITIAL SUBMITTAL
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DM	2025 09 24		CITY RESUBMITTAL
SP PROJECT #:			
5085			
NEIL W. HAAS, P.E.			
2022034072			

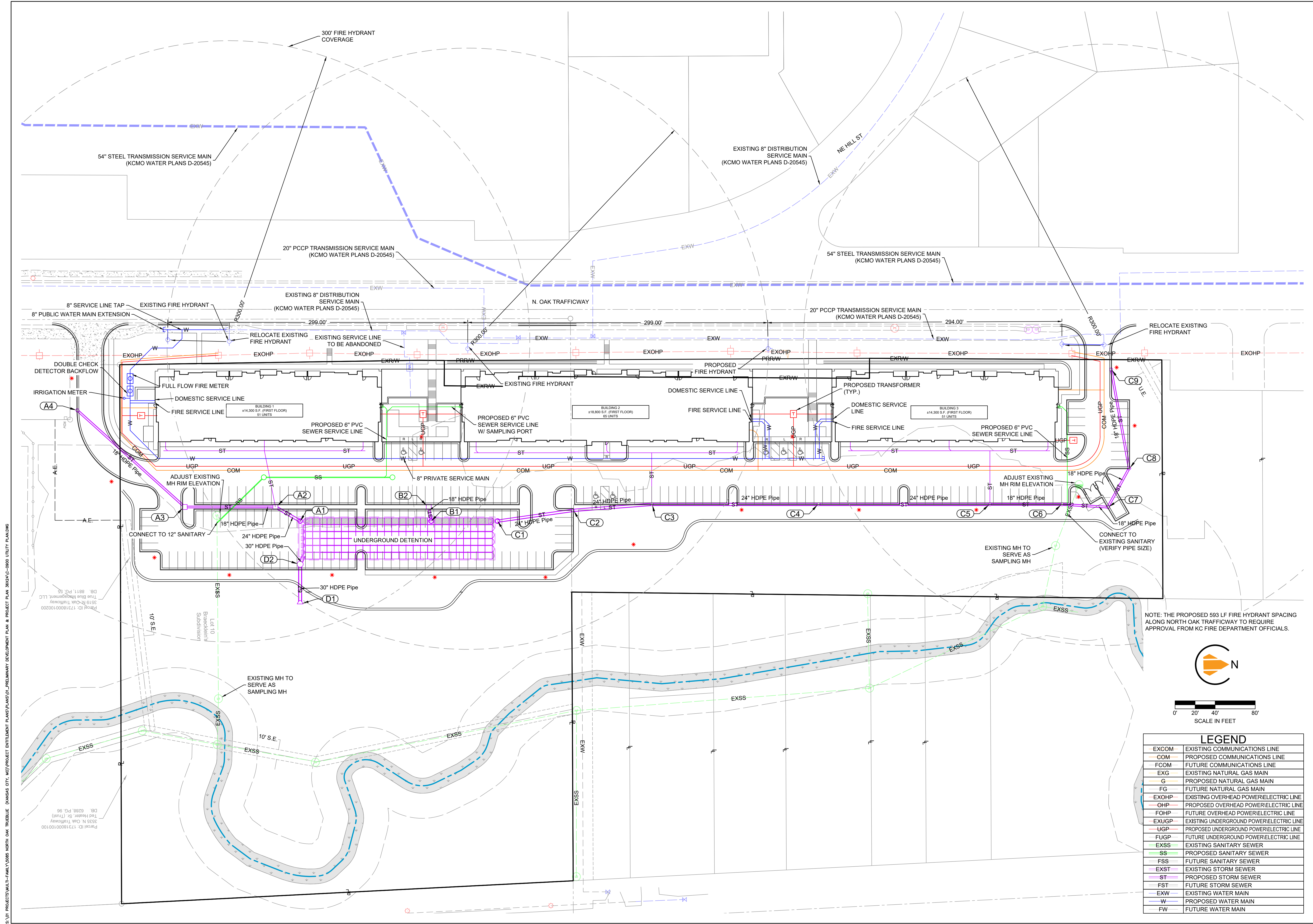
STREAM BUFFER PLAN
 N OAK APARTMENTS
 DEVELOPMENT PLAN/PROJECT
 PLAN/PRELIMINARY PLAT/REZONING
 KANSAS CITY, CLAY COUNTY, MO



SHEET #:

C-0500

SITEPOINT
 A Division of NorthPoint Development
 3315 N Oak Trafficway
 Kansas City, MO 64116
 816.888.7380
 sitepoint@northpointkc.com



S:\01 PROJECTS\MULTI-FAMILY\0908 NORTH OAK TRAILBLU (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRIMARY DEVELOPMENT PLAN & PROJECT PLAN 30224C-0900 UTILITY PLANING

Parcel ID: 17318000100100
 Filed Number: 52 (Trans)
 3525 N Oak Trafficway
 DB: 0208, PG: 96

Parcel ID: 17318000100200
 Filed Number: 52 (Trans)
 3519 N Oak Trafficway
 DB: 0811, PG: 55

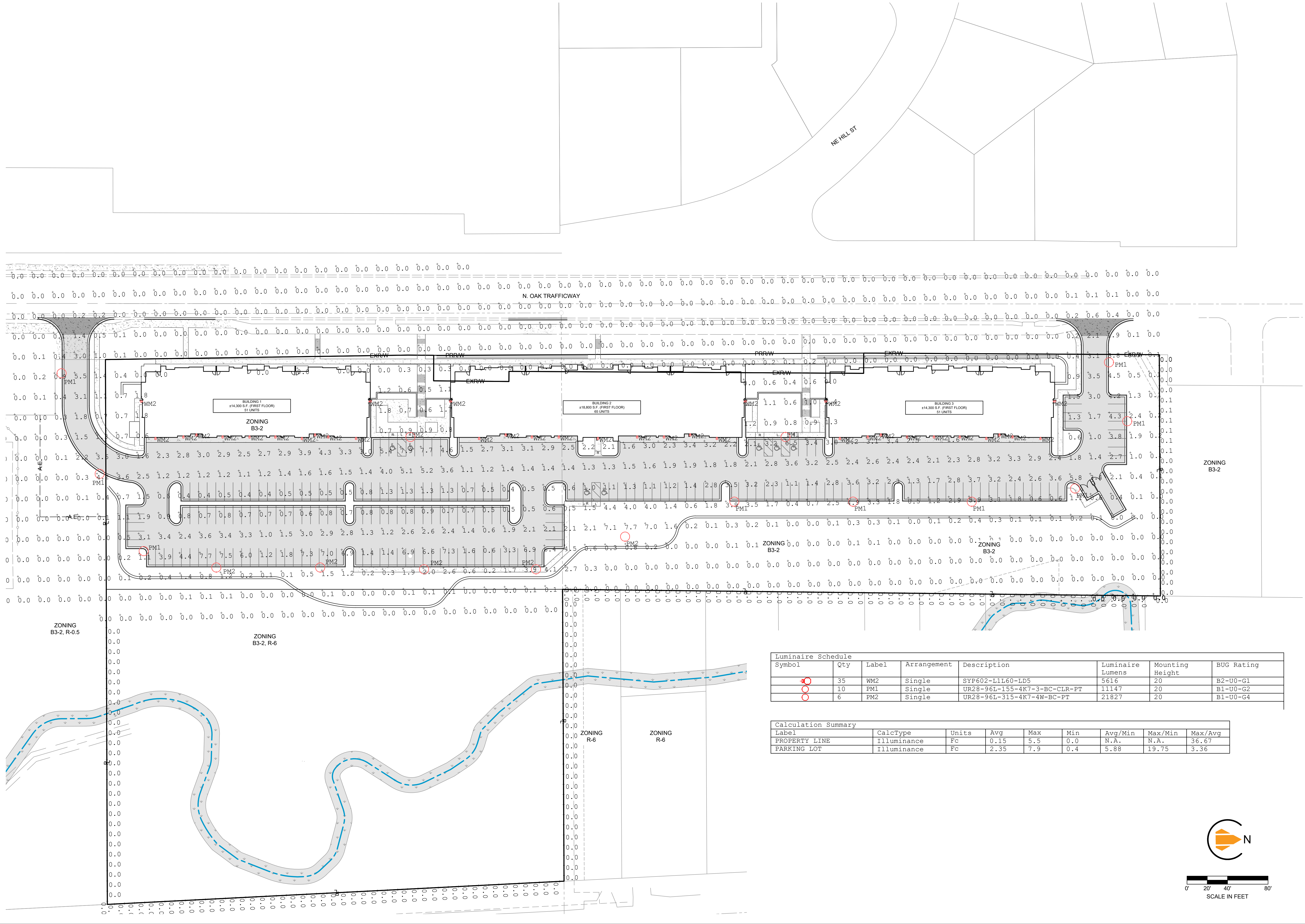
Parcel ID: 17318000100300
 Filed Number: 52 (Trans)
 3515 N Oak Trafficway
 DB: 0811, PG: 55

NOTE: THE PROPOSED 593 LF FIRE HYDRANT SPACING ALONG NORTH OAK TRAFFICWAY TO REQUIRE APPROVAL FROM KC FIRE DEPARTMENT OFFICIALS.

LEGEND	
EXCOM	EXISTING COMMUNICATIONS LINE
COM	PROPOSED COMMUNICATIONS LINE
FCOM	FUTURE COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
G	PROPOSED NATURAL GAS MAIN
FG	FUTURE NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER/ELECTRIC LINE
OHP	PROPOSED OVERHEAD POWER/ELECTRIC LINE
FOHP	FUTURE OVERHEAD POWER/ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER/ELECTRIC LINE
UGP	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
FUGP	FUTURE UNDERGROUND POWER/ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
EXST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
FST	FUTURE STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
FW	FUTURE WATER MAIN

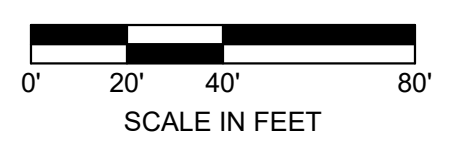
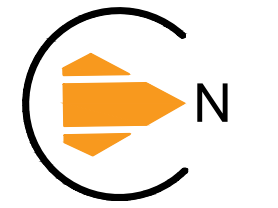
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		2025 08 10					2025 08 10	2	CITY RESUBMITTAL
		2025 09 24					2025 09 24	3	CITY RESUBMITTAL

S:\PROJECTS\MULTI-FAMILY\NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRIMARY DEVELOPMENT PLAN & PROJECT PLAN 302426-0100 PHOTOMETRIC PLANING



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Mounting Height	BUG Rating
	35	WM2	Single	SYP602-L1L60-LD5	5616	20	B2-U0-G1
	10	PM1	Single	UR28-96L-155-4K7-3-BC-CLR-PT	11147	20	B1-U0-G2
	6	PM2	Single	UR28-96L-315-4K7-4W-BC-PT	21827	20	B1-U0-G4

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg	
PROPERTY LINE	Illuminance	Fc	0.15	5.5	0.0	N.A.	N.A.	36.67	
PARKING LOT	Illuminance	Fc	2.35	7.9	0.4	5.88	19.75	3.36	



NO.	REVISIONS/APPROVALS:	DATE
1	INITIAL SUBMITTAL	2025.07.25
2	CITY RESUBMITTAL	2025.09.10
3	CITY RESUBMITTAL	2025.09.24

REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NEIL W. HAAS, P.E.
NH	DM	DM	3085	2022034072

PHOTOMETRIC PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



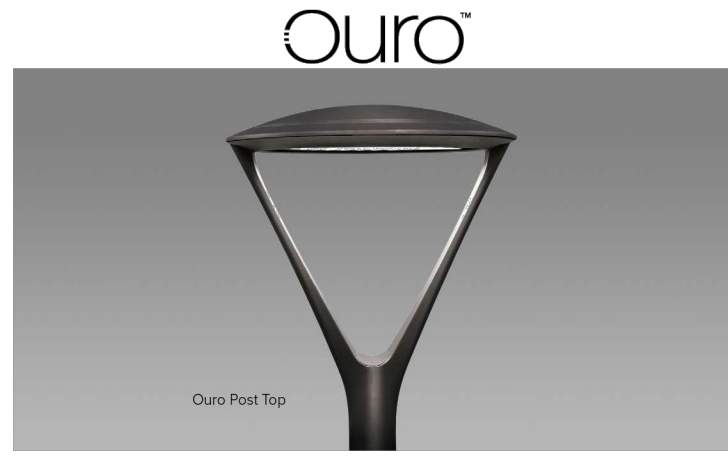
SHEET #:

E-0100

UR28 ARCHITECTURAL AREA/SITE

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

- FEATURES
• 28" size in post top, pole and wall mount
• High performance optics up to 35,000 delivered lumens



RELATED PRODUCTS

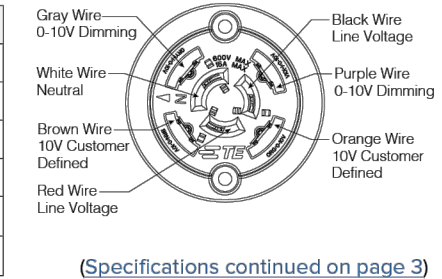
- Ouro Large Arm Mount
Ouro Small Post Top
Ouro Small Arm Mount

CONTROL TECHNOLOGY

SPECIFICATIONS

- CONSTRUCTION
• Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
• Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.

Table with columns: KEY DATA, Lumen Range, Wattage Range, Efficacy Range (LPW), Reported Life (Hours), Weight, EPA.



UR28 ARCHITECTURAL AREA/SITE

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

ORDERING GUIDE

Example: UR28-96L*155-3K8-3-L-UNV-ASQ-BLT-7PR-BC-SWTAB

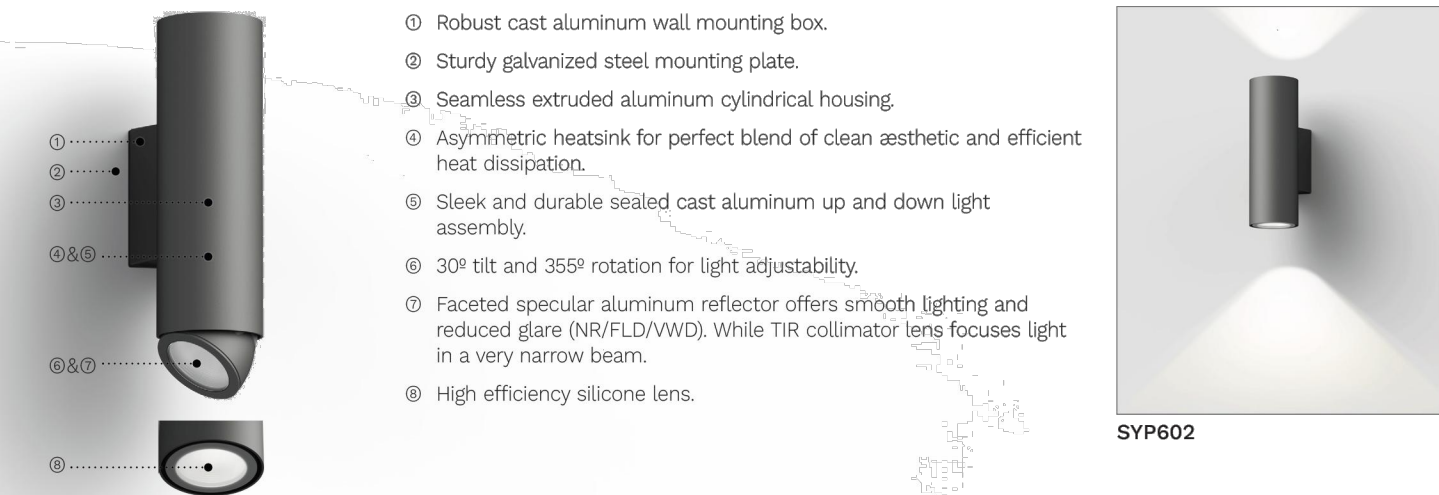
Table with columns: HOUSING, Model, LED Engine, CCT/CRI, Distribution, Rotation, Voltage.

Table with columns: Mounting, Fixture Finish, Control Options, Options, Control Accessories.

LUMINIS

SYP602 SYRIOS PRO WALL

PROJECT NAME: QUANTITY: TYPE: ORDERING CODE:



- Robust cast aluminum wall mounting box
Sturdy galvanized steel mounting plate
Seamless extruded aluminum cylindrical housing

- WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind.

- ELECTRICAL DRIVER
Driver is 0-10V dimming-ready (dms to 1%) with 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -30C/-22F to 45C/113F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

- LED LIGHT ENGINE
Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI, 70% LED lumen maintenance at 60,000 hours (L70B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas.

- FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

- CERTIFICATION
UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

LUMINIS

SYP602 SYRIOS PRO WALL

ORDERING CODE

Table with columns: SERIES, DOWNLIGHT OUTPUT, DOWNLIGHT DISTRIBUTION, UPLIGHT OUTPUT, UPLIGHT DISTRIBUTION, CCT, VOLTAGE.

Table with columns: DOWNLIGHT LENS, UPLIGHT LENS, DOWNLIGHT LOUVERS, UPLIGHT LOUVERS, CONDUIT COVER, PHOTOCELL, SURGE PROTECTOR.

Table with columns: EMERGENCY, DUAL SWITCHING, CONTROLS, FINISH, WOOD FINISH, ENVIRONMENT.

- NOTES
• Denotes a required field
1. Delivered lenses with thermal treated, low-iron, low-iron (L70) over 90% transmittance on a control spec. Available only with 30K.

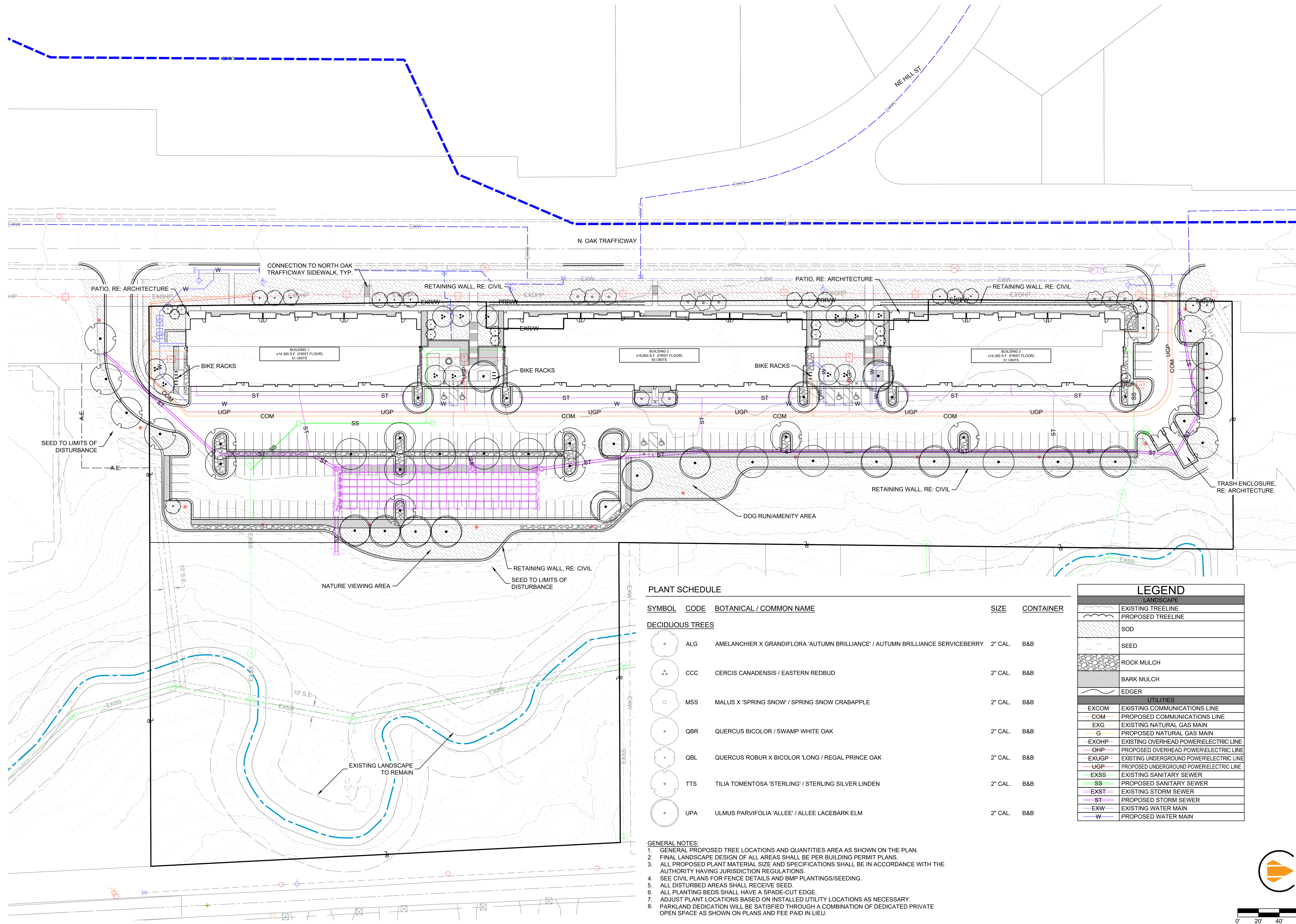
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Table with columns: REVIEWED BY, DATE, DESIGNED BY, DATE, DRAFTED BY, DATE, SP PROJECT #, PROJECT #.

PHOTOMETRIC DETAILS
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



S:\01 PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\LANDSCAPE DEVELOPMENT PLAN - OVERVIEWING

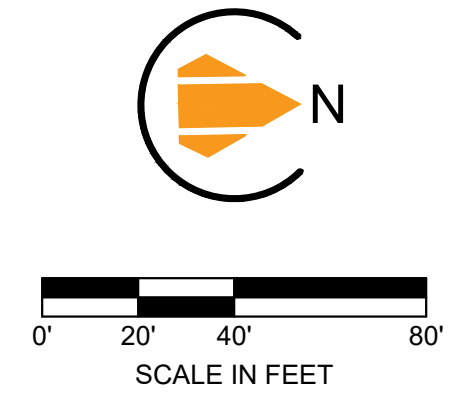


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
	ALG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
	CCC	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B
	MSS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B
	QBR	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B
	QBL	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE OAK	2" CAL.	B&B
	TTS	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2" CAL.	B&B
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" CAL.	B&B

- GENERAL NOTES:**
1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES AREA AS SHOWN ON THE PLAN.
 2. FINAL LANDSCAPE DESIGN OF ALL AREAS SHALL BE PER BUILDING PERMIT PLANS.
 3. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION REGULATIONS.
 4. SEE CIVIL PLANS FOR FENCE DETAILS AND BMP PLANTINGS/SEEDING.
 5. ALL DISTURBED AREAS SHALL RECEIVE SEED.
 6. ALL PLANTING BEDS SHALL HAVE A SPADE-CUT EDGE.
 7. ADJUST PLANT LOCATIONS BASED ON INSTALLED UTILITY LOCATIONS AS NECESSARY.
 8. PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF DEDICATED PRIVATE OPEN SPACE AS SHOWN ON PLANS AND FEE PAID IN LIEU.

LEGEND	
LANDSCAPE	
	EXISTING TREELINE
	PROPOSED TREELINE
	SOD
	SEED
	ROCK MULCH
	BARK MULCH
	EDGER
UTILITIES	
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING NATURAL GAS MAIN
	PROPOSED NATURAL GAS MAIN
	EXISTING OVERHEAD POWER/ELECTRIC LINE
	PROPOSED OVERHEAD POWER/ELECTRIC LINE
	EXISTING UNDERGROUND POWER/ELECTRIC LINE
	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN

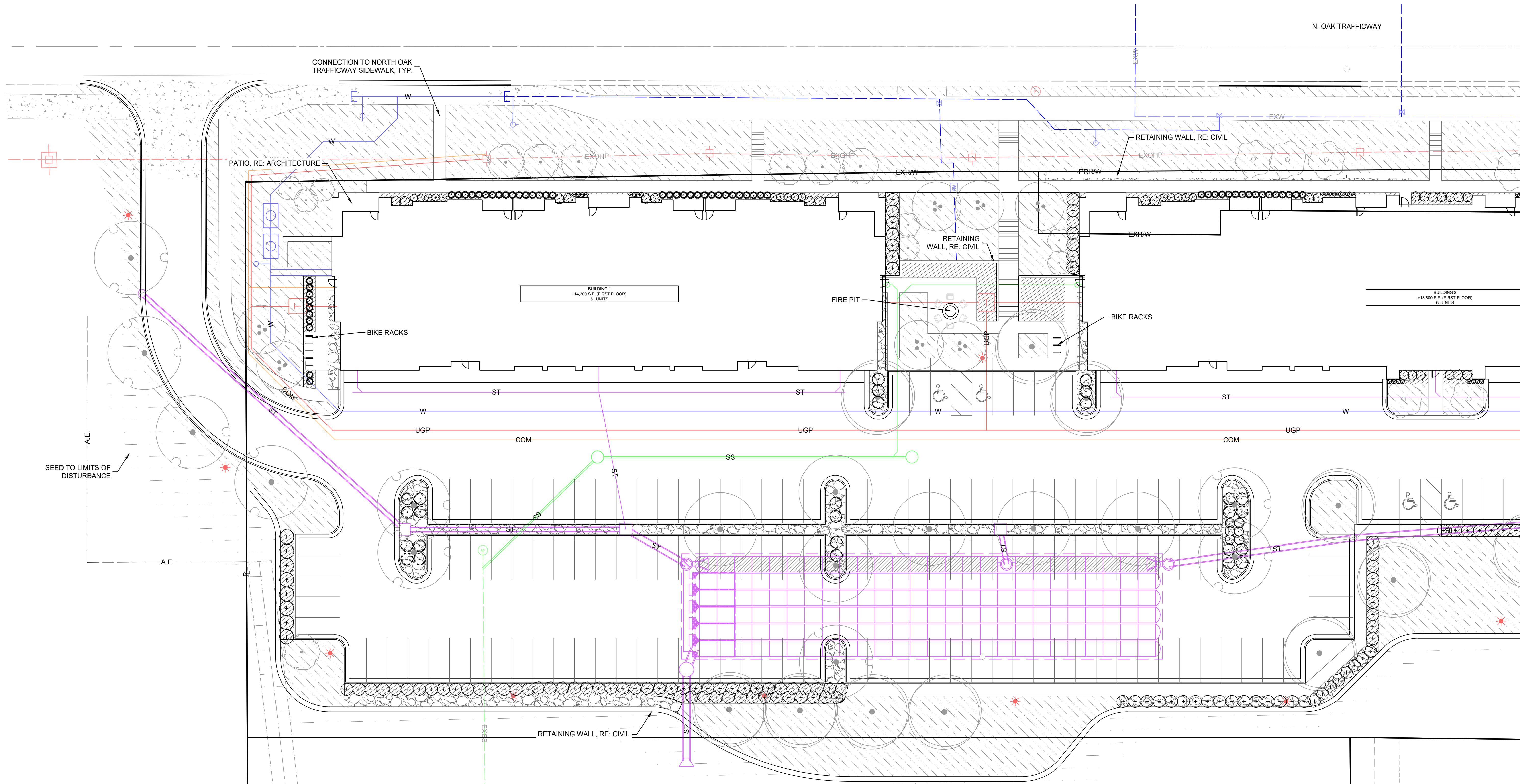


REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
JK	2025.07.25		INITIAL SUBMITTAL
RB	2025.08.10		CITY RESUBMITTAL
RB	2025.09.24		CITY RESUBMITTAL
SP PROJECT #:	3085		
JAMES KRAATZ, P.L.L.C.	2020005159		

LANDSCAPE PLAN OVERALL
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



S:\PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\LANDSCAPE\PRELIMINARY DEVELOPMENT PLAN # PROJECT PLAN 3022A-0100 LANDSCAPE PLAN - OVERVIEW



MATCHLINE: SEE SHEET L-0201

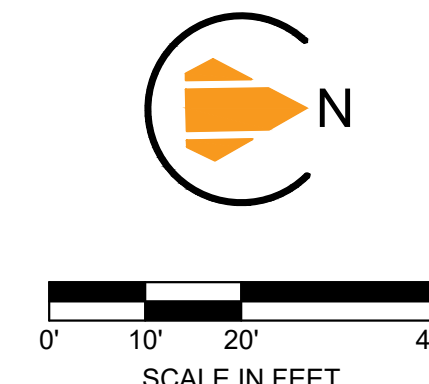
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS				
	HAA	HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA	3 GAL.	CONTAINER
	POD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL DWARF NINEBARK	5 GAL.	CONTAINER
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONTAINER
	WFV	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA	5 GAL.	CONTAINER
EVERGREEN SHRUBS				
	CPG	CHAMAECYPARIS PISIFERA 'GOLD MOP' / GOLDEN MOP FALSE CYPRESS	5 GAL.	CONTAINER
	GBI	ILEX GLABRA 'SMNIGAB17' / GEM BOX INKBERRY HOLLY	5 GAL.	CONTAINER
	JCS	JUNIPER CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.	CONTAINER
	TMF	TAXUS X MEDIA 'FAIRVIEW' / FAIRVIEW YEW	5 GAL.	CONTAINER
	TFC	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHEIF ARBORVITAE	5 GAL.	CONTAINER
ORNAMENTAL GRASSES				
	KFF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	CONTAINER
	PVN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	3 GAL.	CONTAINER

GENERAL NOTES:

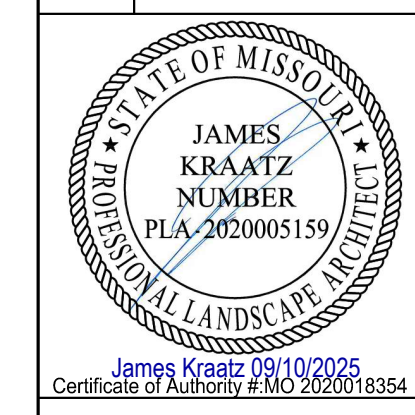
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LEGEND	
LANDSCAPE	
	EXISTING TREELINE
	PROPOSED TREELINE
	SOD
	SEED
	ROCK MULCH
	BARK MULCH
	EDGER
UTILITIES	
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING NATURAL GAS MAIN
	PROPOSED NATURAL GAS MAIN
	EXISTING OVERHEAD POWER/ELECTRIC LINE
	PROPOSED OVERHEAD POWER/ELECTRIC LINE
	EXISTING UNDERGROUND POWER/ELECTRIC LINE
	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN

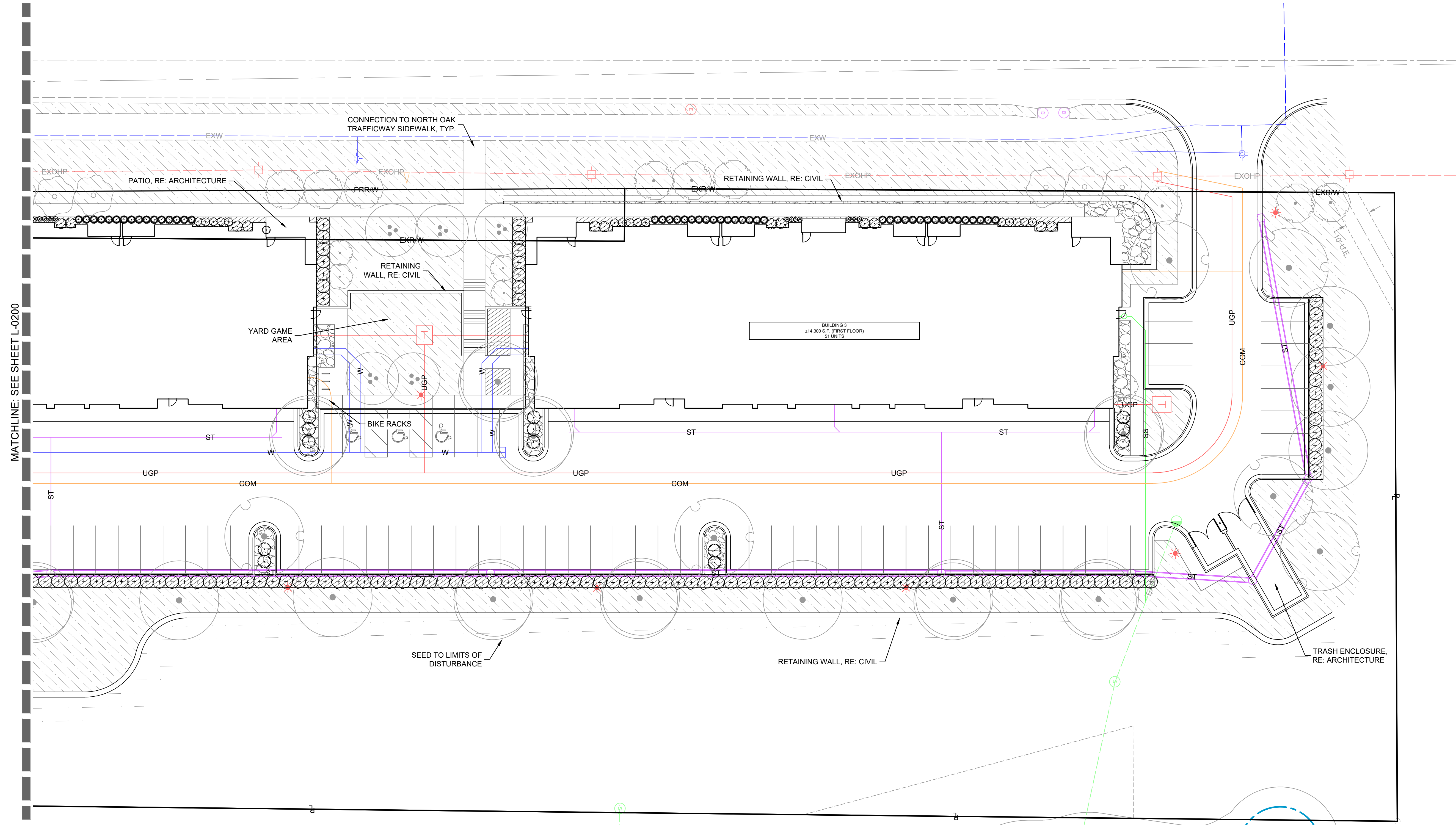


REVISIONS/APPROVALS:	NO.:	DATE:	REVIEWED BY:
INITIAL SUBMITTAL		2025.07.25	JK
CITY RESUBMITTAL		2025.09.10	RB
CITY RESUBMITTAL		2025.09.24	RB
			SP PROJECT #:
			5085
			JAMES KRAATZ, P.L.L.C.
			2020005159

LANDSCAPE PLAN DETAILED
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



S:\PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\LANDSCAPE\PRELIMINARY DEVELOPMENT PLAN # PROJECT PLAN 3022AL-0100 LANDSCAPE PLAN - OVERVIEW.DWG



MATCHLINE: SEE SHEET L-0200

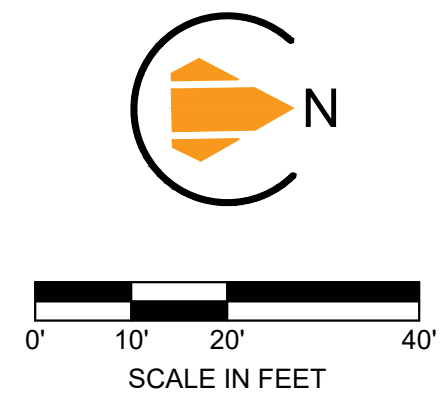
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS				
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	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONTAINER
	WV	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA	5 GAL.	CONTAINER
EVERGREEN SHRUBS				
	CPG	CHAMAECYPARIS PISIFERA 'GOLD MOP' / GOLDEN MOP FALSE CYPRESS	5 GAL.	CONTAINER
	GBI	ILEX GLABRA 'SMNIGAB17' / GEM BOX INKBERRY HOLLY	5 GAL.	CONTAINER
	JCS	JUNIPER CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.	CONTAINER
	TMF	TAXUS X MEDIA 'FAIRVIEW' / FAIRVIEW YEW	5 GAL.	CONTAINER
	TFC	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHEIF ARBORVITAE	5 GAL.	CONTAINER
ORNAMENTAL GRASSES				
	KFF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	CONTAINER
	PVN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	3 GAL.	CONTAINER

GENERAL NOTES:

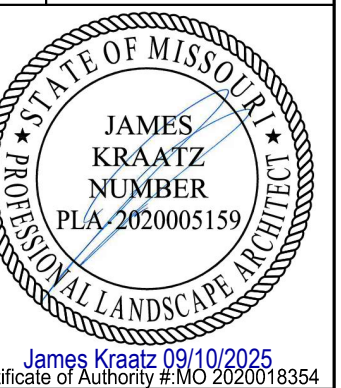
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LEGEND	
LANDSCAPE	
	EXISTING TREELINE
	PROPOSED TREELINE
	SOD
	SEED
	ROCK MULCH
	BARK MULCH
	EDGER
UTILITIES	
EXCOM	EXISTING COMMUNICATIONS LINE
COM	PROPOSED COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
G	PROPOSED NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER/ELECTRIC LINE
OHP	PROPOSED OVERHEAD POWER/ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER/ELECTRIC LINE
UGP	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
EXST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN



REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
JK	2025.07.25		INITIAL SUBMITTAL
RB	2025.09.10		CITY RESUBMITTAL
RB	2025.09.24		CITY RESUBMITTAL
SP PROJECT #:			
5085			
JAMES KRAATZ, P.L.L.C.			
2020005159			

LANDSCAPE PLAN DETAILED
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



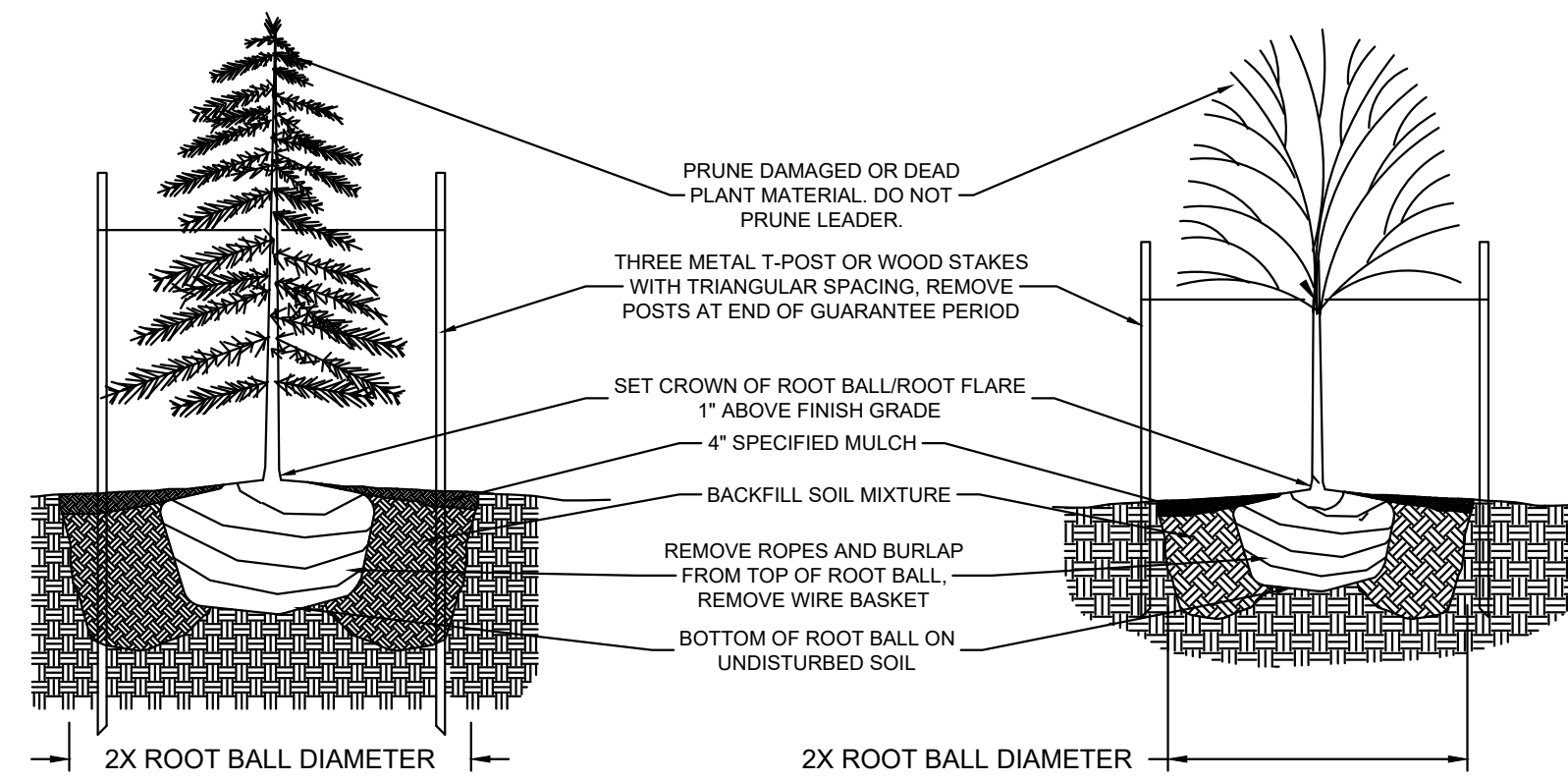
James Kraatz 09/10/2025
Certificate of Authority #MO 2020018354

SHEET #:

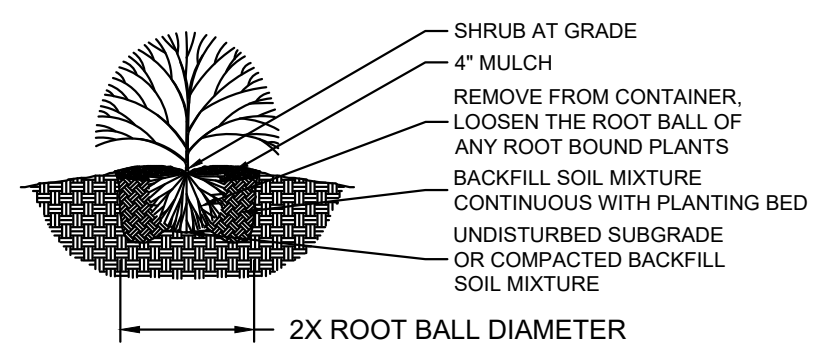
L-0201

PLANT SCHEDULE

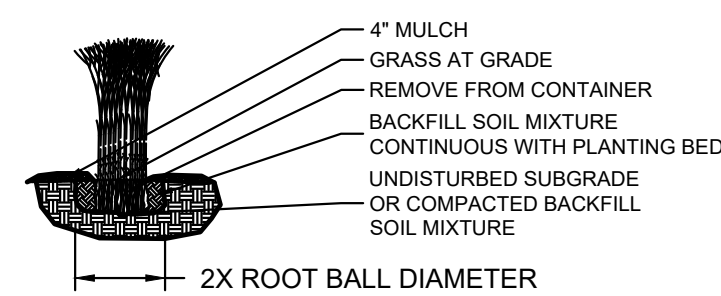
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
	ALG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
	CCC	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B
	MSS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B
	QBR	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B
	QBL	QUERCUS ROBUR X BICOLOR 'LONG / REGAL PRINCE OAK	2" CAL.	B&B
	TTS	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2" CAL.	B&B
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" CAL.	B&B
DECIDUOUS SHRUBS				
	HAA	HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA	3 GAL.	CONTAINER
	POD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL DWARF NINEBARK	5 GAL.	CONTAINER
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONTAINER
	WFV	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA	5 GAL.	CONTAINER
EVERGREEN SHRUBS				
	CPG	CHAMAECYPARIS PISIFERA 'GOLD MOP' / GOLDEN MOP FALSE CYPRESS	5 GAL.	CONTAINER
	GBI	ILEX GLABRA 'SMNIGAB17' / GEM BOX INKBERRY HOLLY	5 GAL.	CONTAINER
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	KFF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	CONTAINER
	PVN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	3 GAL.	CONTAINER



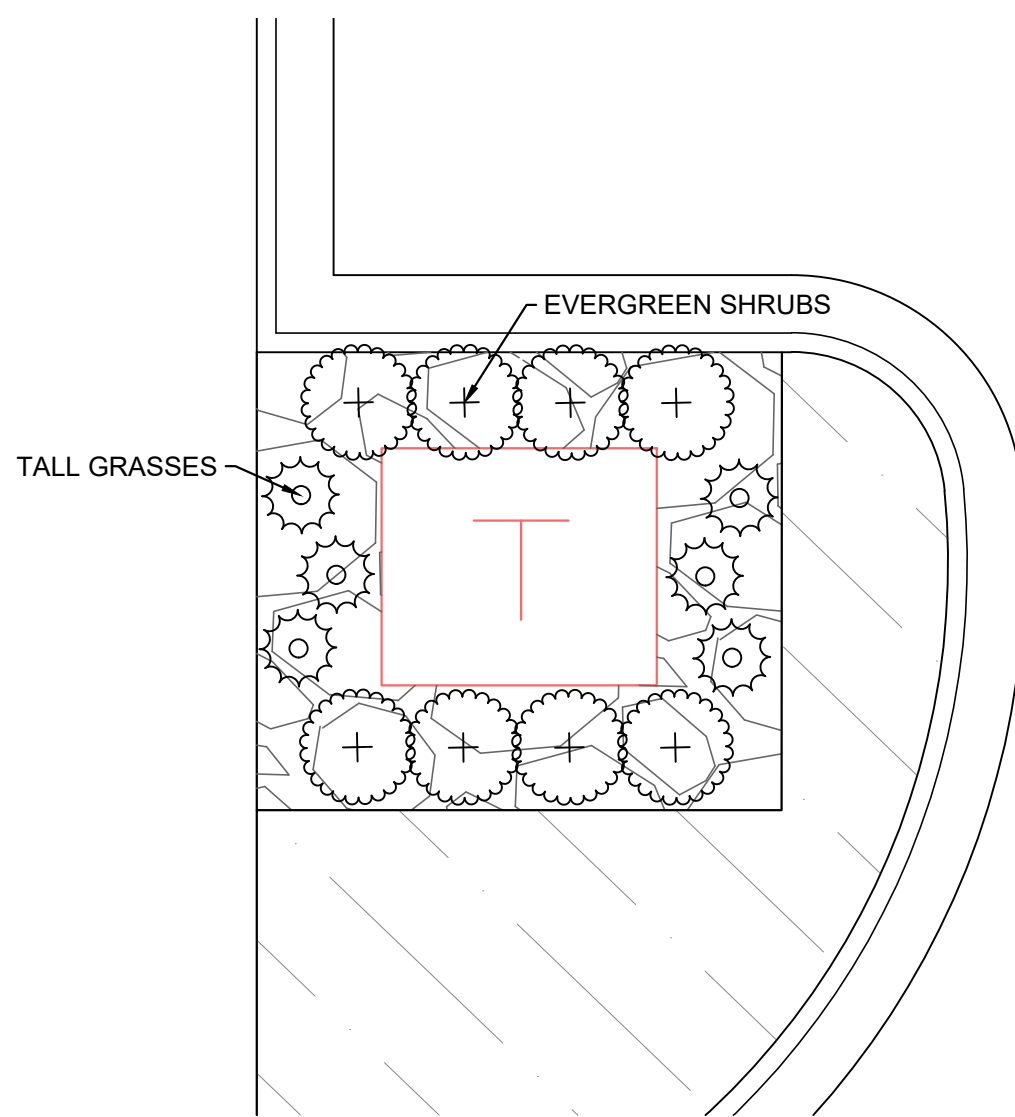
1. EVERGREEN/DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2. SHRUB PLANTING DETAIL
N.T.S.



3. GRASS PLANTING DETAIL
N.T.S.



4. UTILITY SCREENING
N.T.S.

TABLE 3B - LANDSCAPE SCHEDULE				
88-425 LANDSCAPE SCHEDULE	SYMBOL			
88-425-03 STREET TREES				
88-425-04 GENERAL				
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH				
TREES				
SHRUBS/WALL/BERM				
- ADJACENT TO RES. ZONES				
BUFFER WIDTH				
SHRUBS/WALL/BERM				
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA				
TREES				
SHRUBS				
88-425-07 PARKING GARAGE SCREENING	N/A			
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	3' + EVERGREEN SHRUB SCREEN			
88-425-09 OUTDOOR USE SCREENING	N/A			

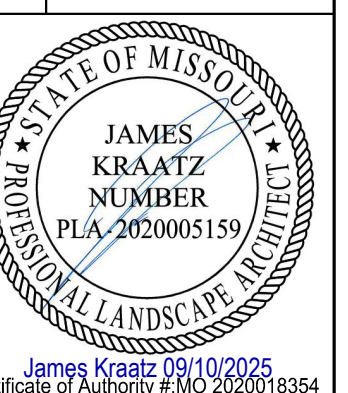
TABLE 3 - LANDSCAPE REQUIREMENTS					
88-425 LANDSCAPE REQUIREMENTS	CODE REQUIREMENT	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	1 TREE PER 30 L.F. OF PUBLIC STREET	32	32*	NO*	N/A*
88-425-04 GENERAL	1 TREE PER 5,000 S.F. OF BLDG COVER	10	10	NO	N/A
88-425-05 PERIMETER VEHICULAR USE AREA					
ADJACENT TO STREETS					
BUFFER WIDTH	MINIMUM 10' WIDTH	N/A	N/A	NO	N/A
TREES	1 TREE PER 30 L.F.	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM	EVERGREEN SCREENING 3' HEIGHT	N/A	N/A	NO	N/A
ADJACENT TO RESIDENTIAL ZONES					
BUFFER WIDTH	10'	10'	>10'	NO	N/A
SHRUBS/WALL/BERM	3' HEIGHT VISUAL SCREEN	YES	YES	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA					
INTERIOR AREA	35 S.F. LANDSCAPE AREA PER STALL	7,385 S.F.	9,053 S.F.	NO	N/A
TREES	1 TREE PER 5 SURFACE STALLS	43	43	NO	N/A
SHRUBS	1 SHRUB PER SURFACE STALL	211	211	NO	N/A
88-425-07 PARKING GARAGE SCREENING	DENSELY PLANTED PERIMETER	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	30" HEIGHT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	3' HEIGHT VISUAL SCREEN	N/A	N/A	NO	N/A

- GENERAL NOTES:**
- GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES AREA AS SHOWN ON THE PLAN.
 - FINAL LANDSCAPE DESIGN OF ALL AREAS SHALL BE PER BUILDING PERMIT PLANS.
 - ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION REGULATIONS.
 - SEE CIVIL PLANS FOR FENCE DETAILS AND BMP PLANTINGS/SEEDING.
 - ALL DISTURBED AREAS SHALL RECEIVE SEED.
 - ALL PLANTING BEDS SHALL HAVE A SPADE-CUT EDGE.
 - ADJUST PLANT LOCATIONS BASED ON INSTALLED UTILITY LOCATIONS AS NECESSARY.
 - PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF DEDICATED PRIVATE OPEN SPACE AS SHOWN ON PLANS AND FEE PAID IN LIEU.

S:\01 PROJECTS\MULTI-FAMILY\005 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01 - PRELIMINARY DEVELOPMENT PLAN # PROJECT PLAN 3022A-L-000 LANDSCAPE PLAN - OVERVIEWING

REVISIONS/APPROVALS:	NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:
		2025 07 25	JK	RB	RB	5085
		2025 09 10				
		2025 09 24				
			JAMES KRAATZ, P.L.L.C.			2020005159

LANDSCAPE TABLES AND DETAILS
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



James Kraatz 09/10/2025
Certificate of Authority #MO 2020018354

SHEET #:

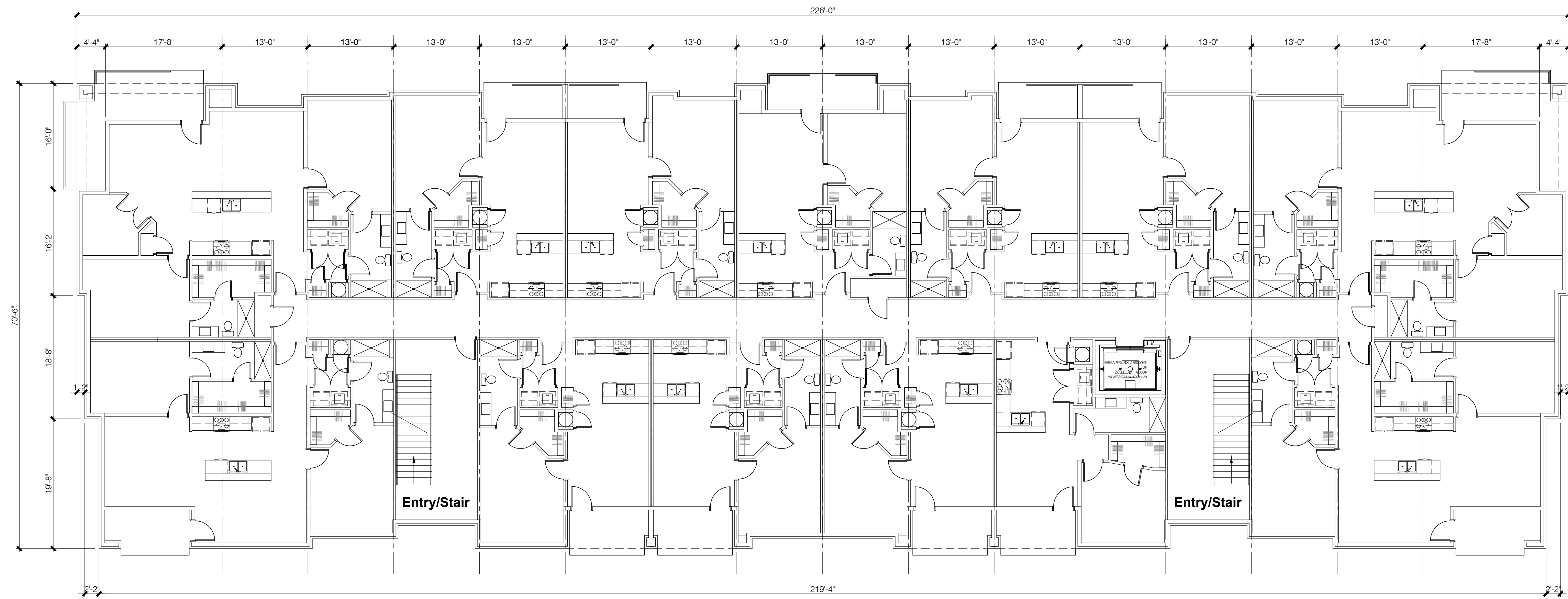
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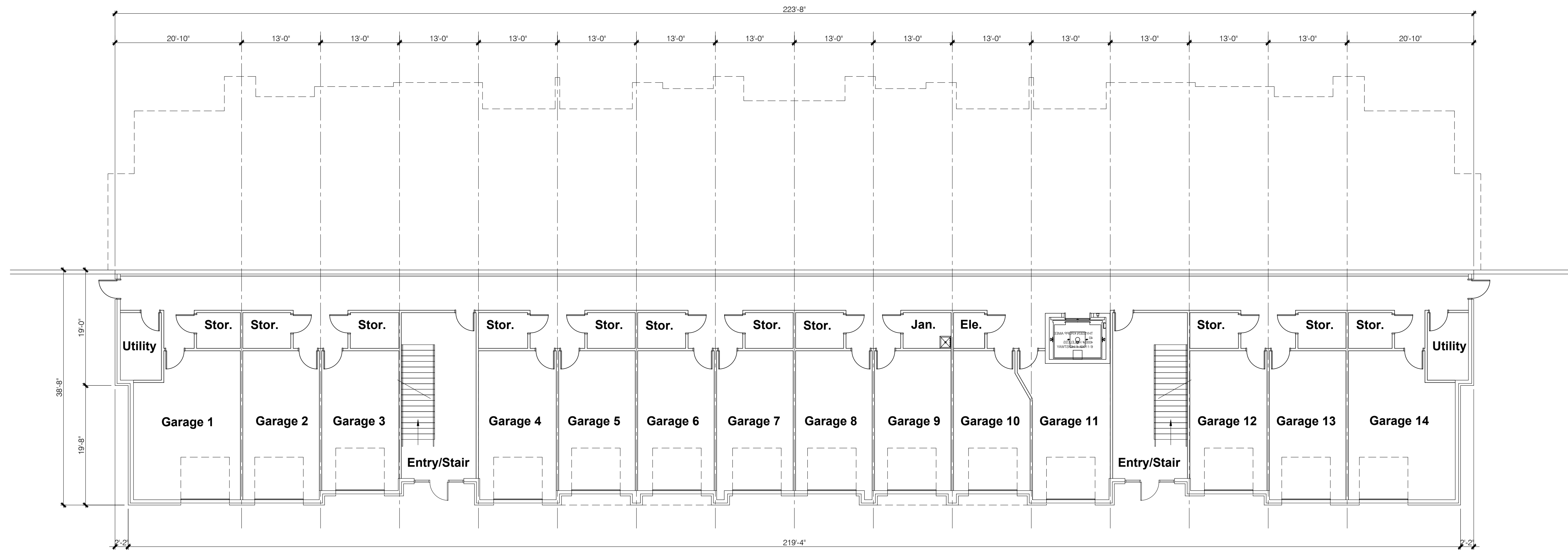
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- CIVIL SITEPOINT
- LANDSCAPE SITEPOINT
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONTRACTOR



2 BUILDING 1&3 GROUND FLOOR PLAN

Scale: 1" = 10'-0"
0 10 20



1 BUILDING 1&3 BASEMENT PLAN

Scale: 1" = 10'-0"
0 10 20



North Oak
Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No. 2025-084
Date: 07.25.25
Issued For: Development Plan/Project Plan/
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Drawn By: A. Gerber
Reviewed By:

No.	Date	Description
08.29.25	Dev. Plan Review	Comments



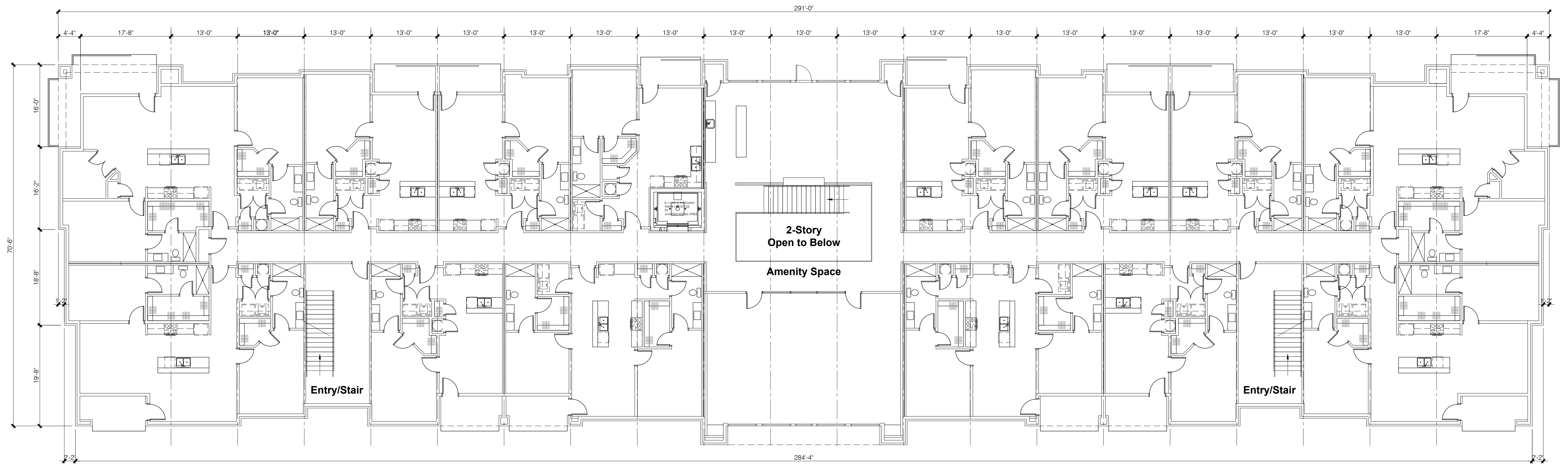
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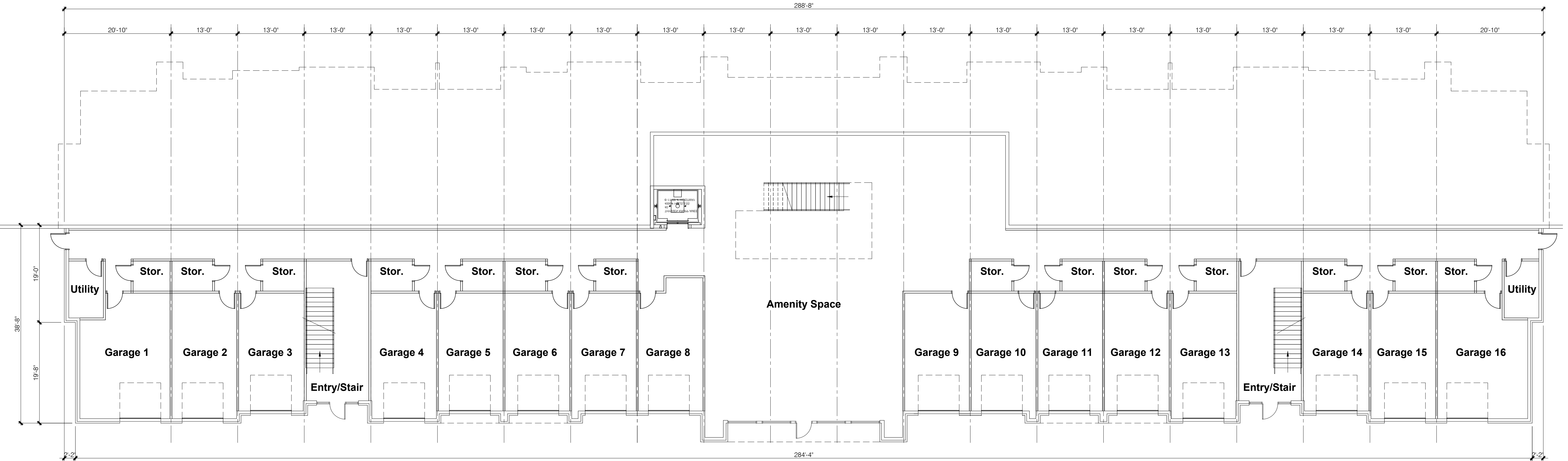
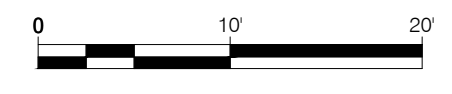
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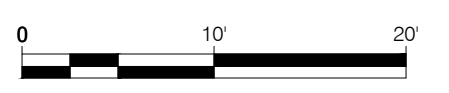
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- ELECTRICAL
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2 BUILDING 2 GROUND FLOOR PLAN
Scale: 1" = 10'-0"



1 BUILDING 2 BASEMENT PLAN
Scale: 1" = 10'-0"



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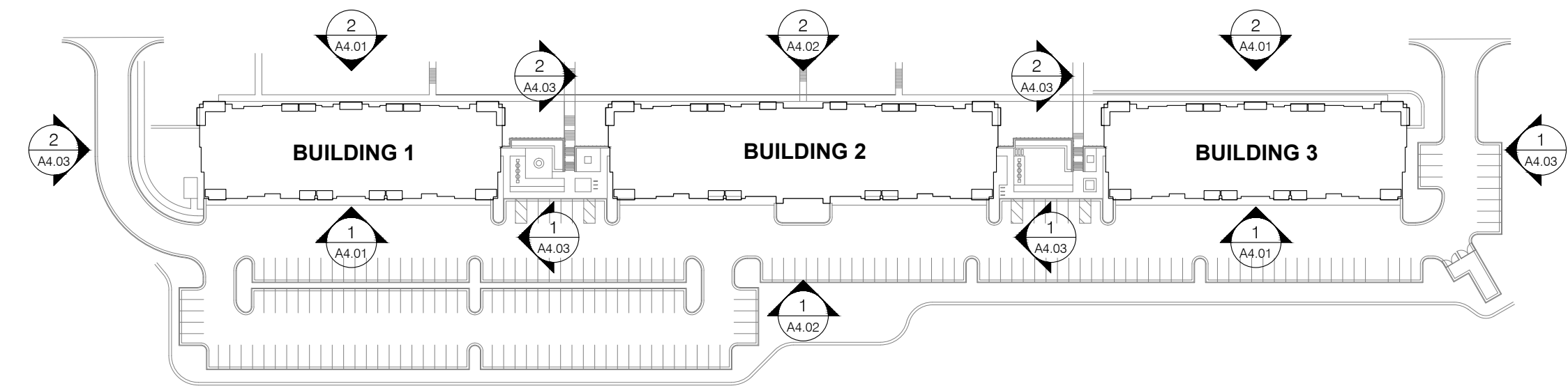
2 BUILDING 1&3 WEST ELEVATION

Scale: 1" = 10'-0"
0 10' 20'



1 BUILDING 1&3 EAST ELEVATION

Scale: 1" = 10'-0"
0 10' 20'



PRELIMINARY DEVELOPMENT PLAN - KEY PLAN



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Apartments

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A4.01
ELEVATIONS

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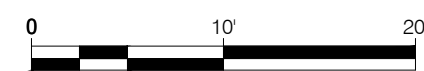
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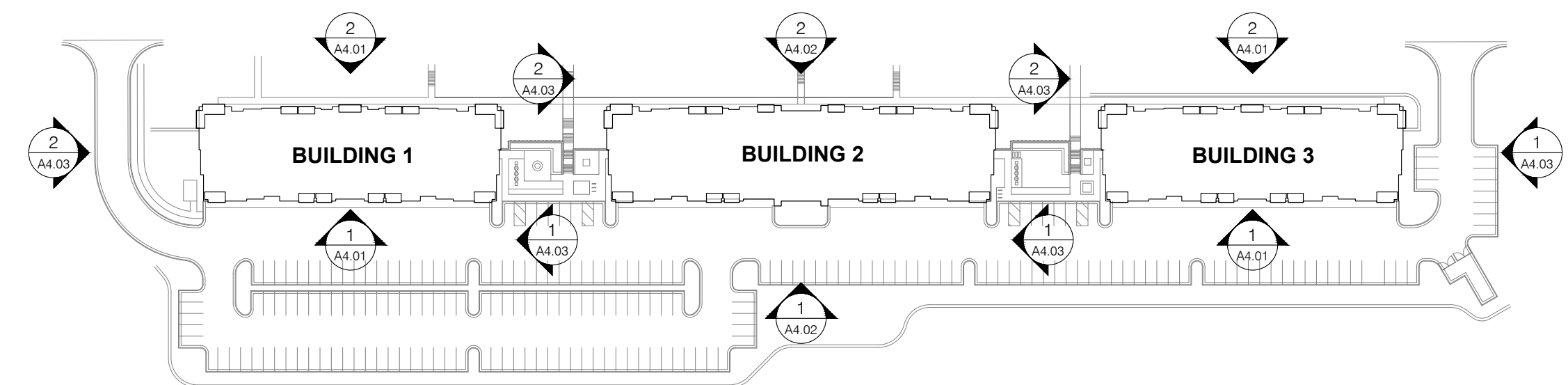
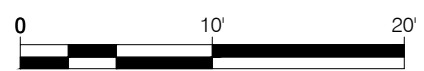
2 BUILDING 2 WEST ELEVATION

Scale: 1" = 10'-0"



1 BUILDING 2 EAST ELEVATION

Scale: 1" = 10'-0"



PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

CARDINAL CREST
DESIGN BUILD

NorthPoint
DEVELOPMENT

North Oak
Apartments

North Oak Trafficway
Kansas City, MO 64116

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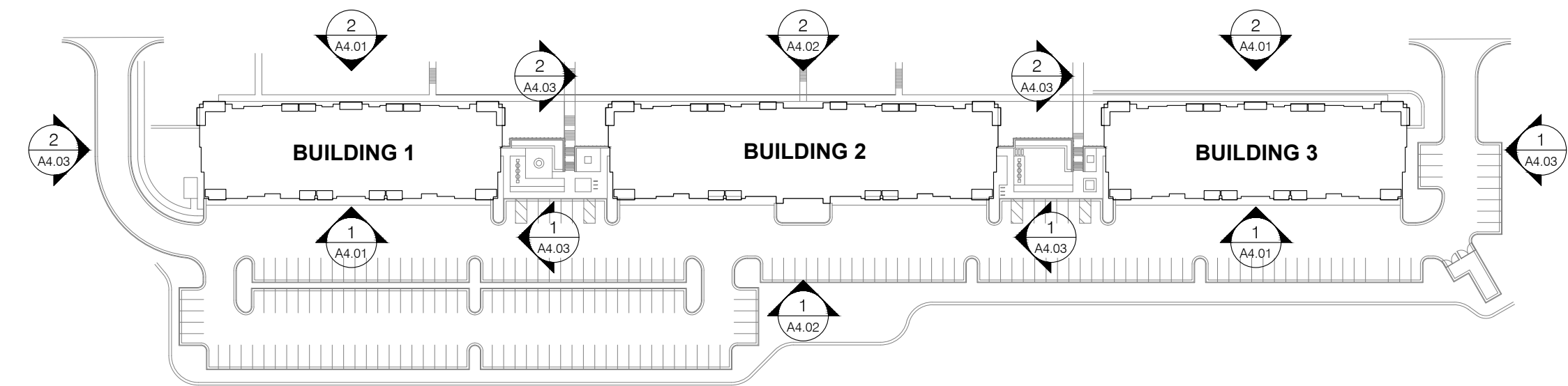
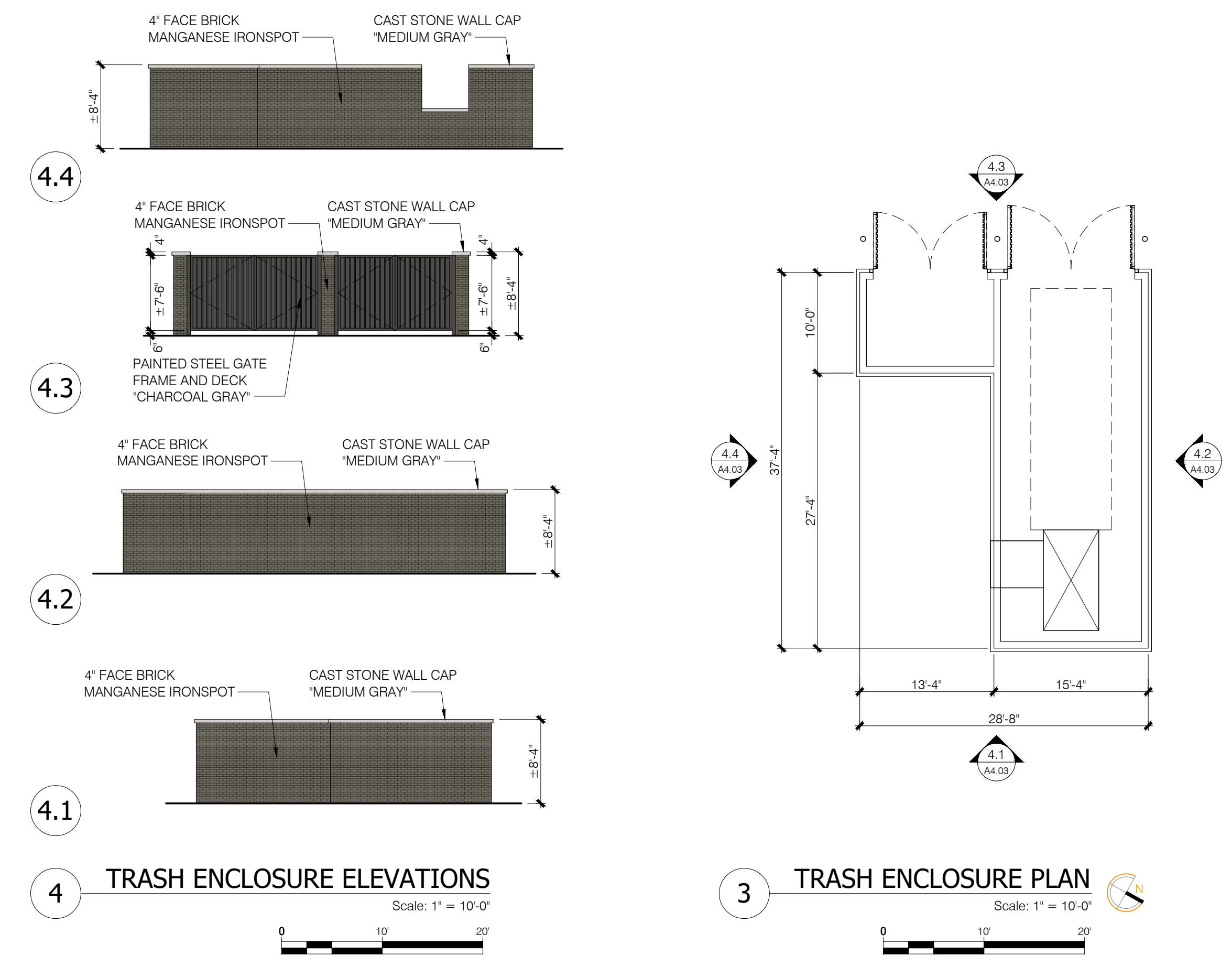
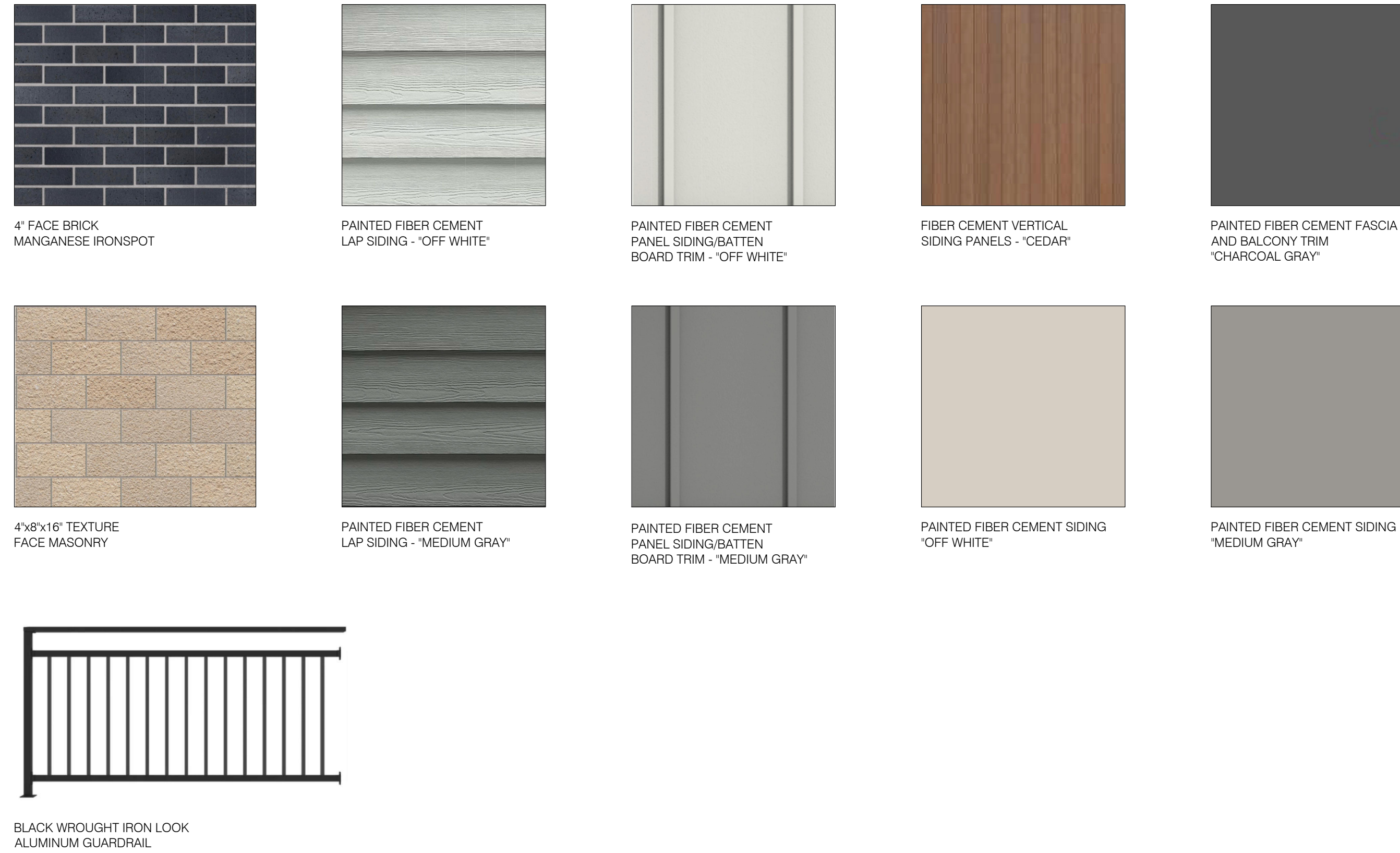
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A4.02
ELEVATIONS

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MATERIAL LEGEND



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A4.03
ELEVATIONS

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VIEW 2 - MIDDLE ENTRY BUILDING 2



VIEW 1 - SOUTH END BUILDING 1

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A4.04
RENDERINGS