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LAMP  
RYNEARSON

LAMP RYNEARSON.COM

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IE AUTHORIZATION NO.: CA0153  
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4715 INNOVATION DR., STE. 100 (970) 226-0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 | LS-2011064327

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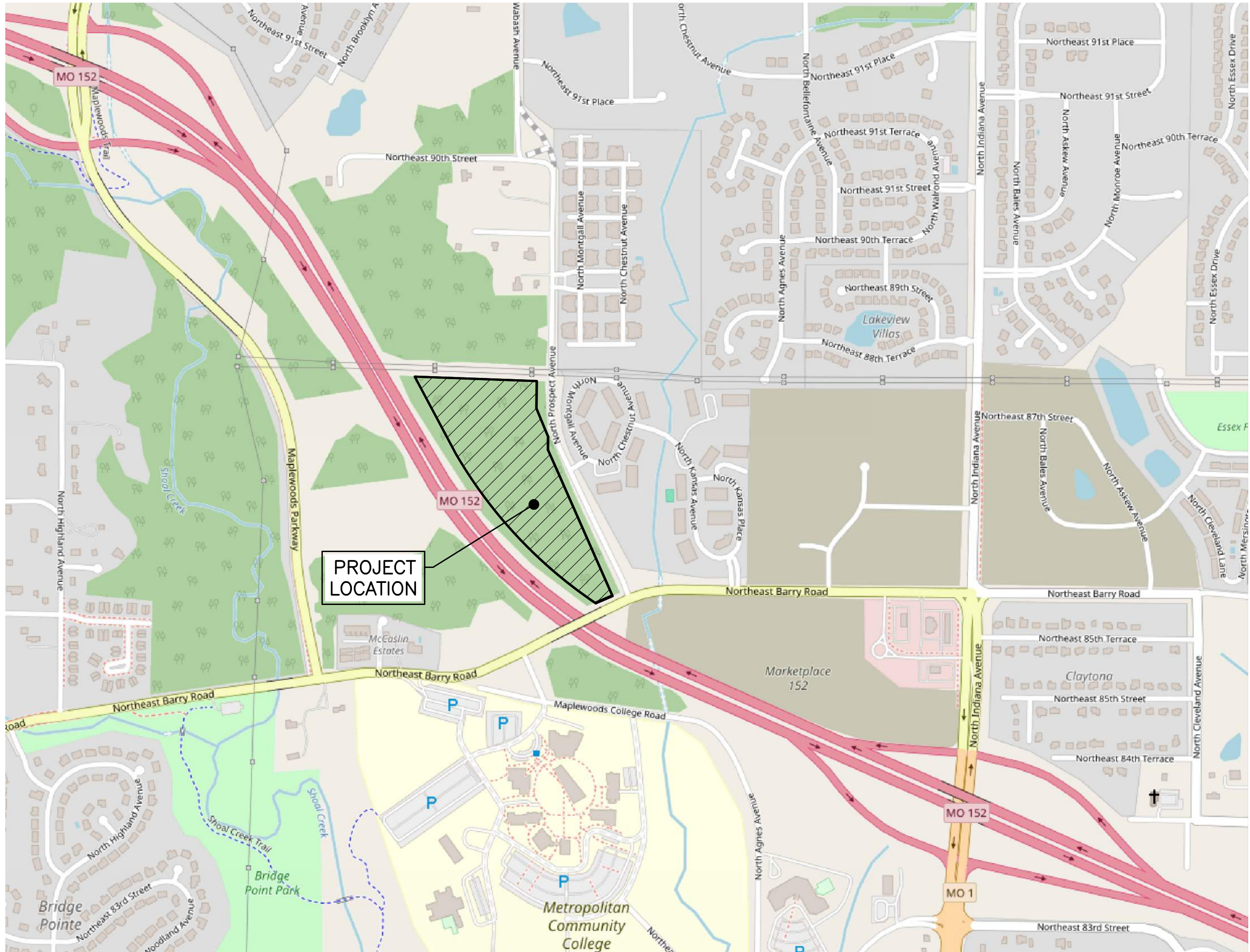
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CONTACT: PATRICIA JENSEN  
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pjensen@rousepc.com

FLOOD\_ZONE

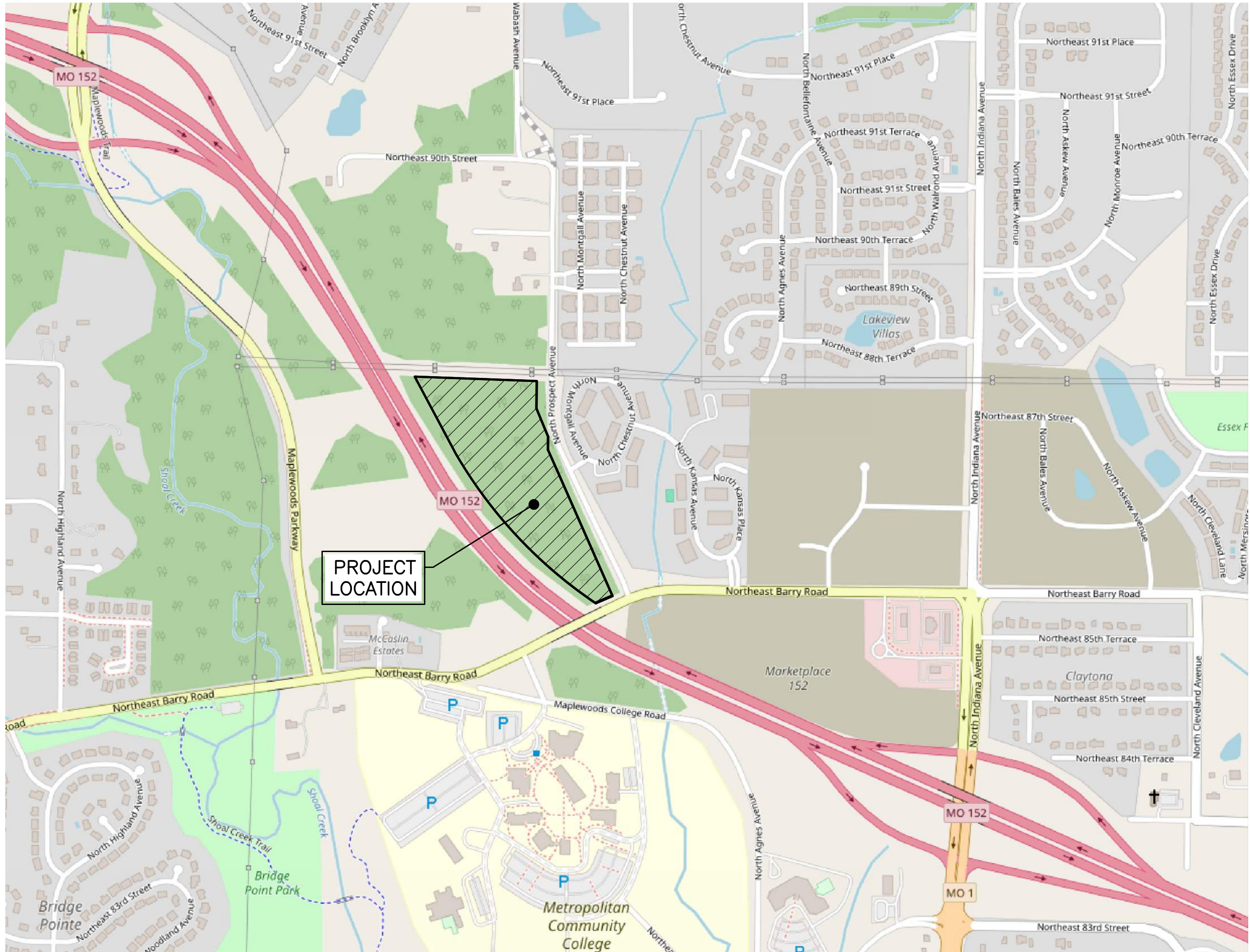
ZONE X  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP  
(FIRM), JACKSON COUNTY, MISSOURI  
MAP NUMBER 29095C006B6 AND 29095C0131G  
MAP EFFECTIVE DATE: 12/20/2017  
COMMUNITY NUMBER: 290173

MISSOURI CERTIFICATE OF AUTHORITY NO. 2013011903

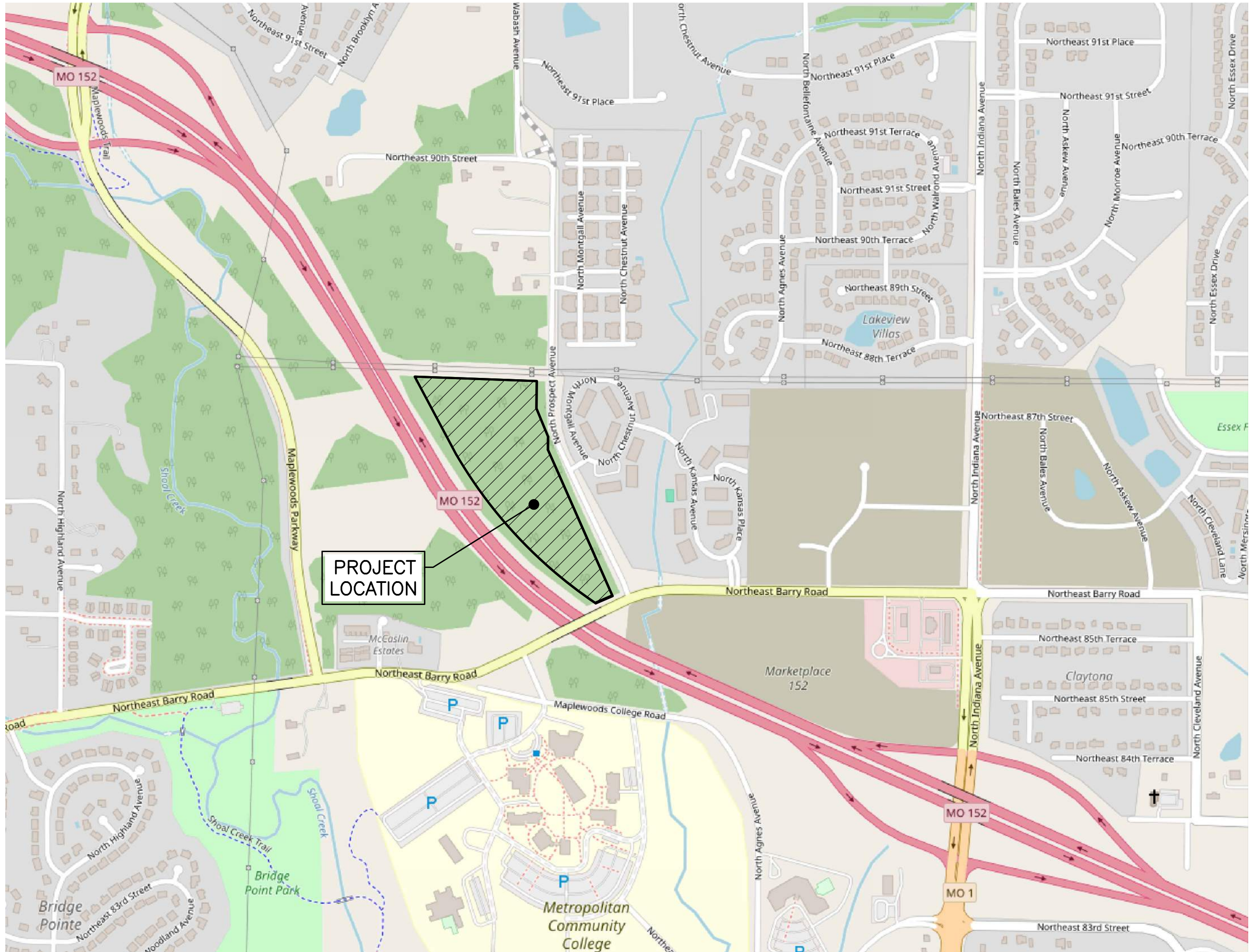


LOCATION MAP

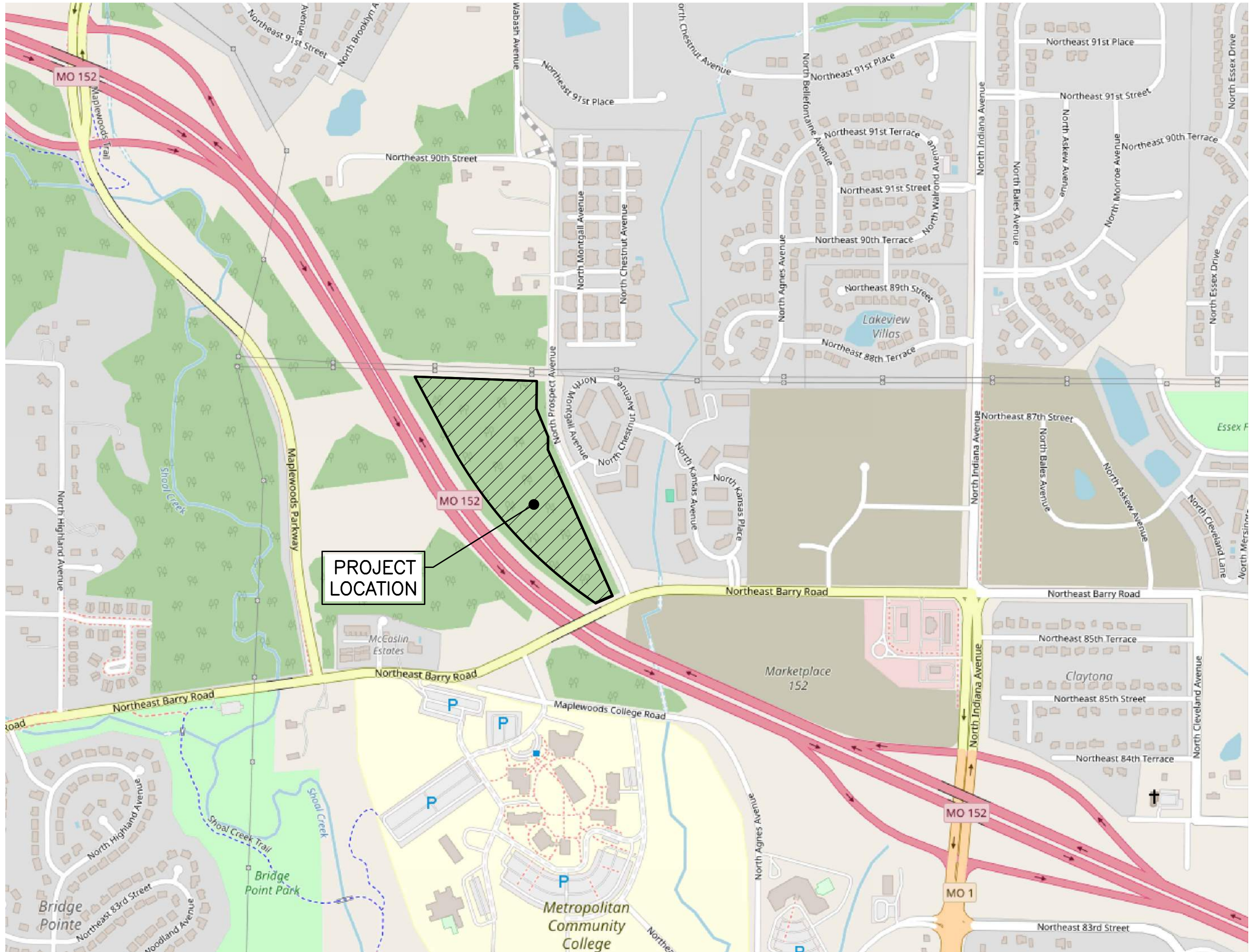
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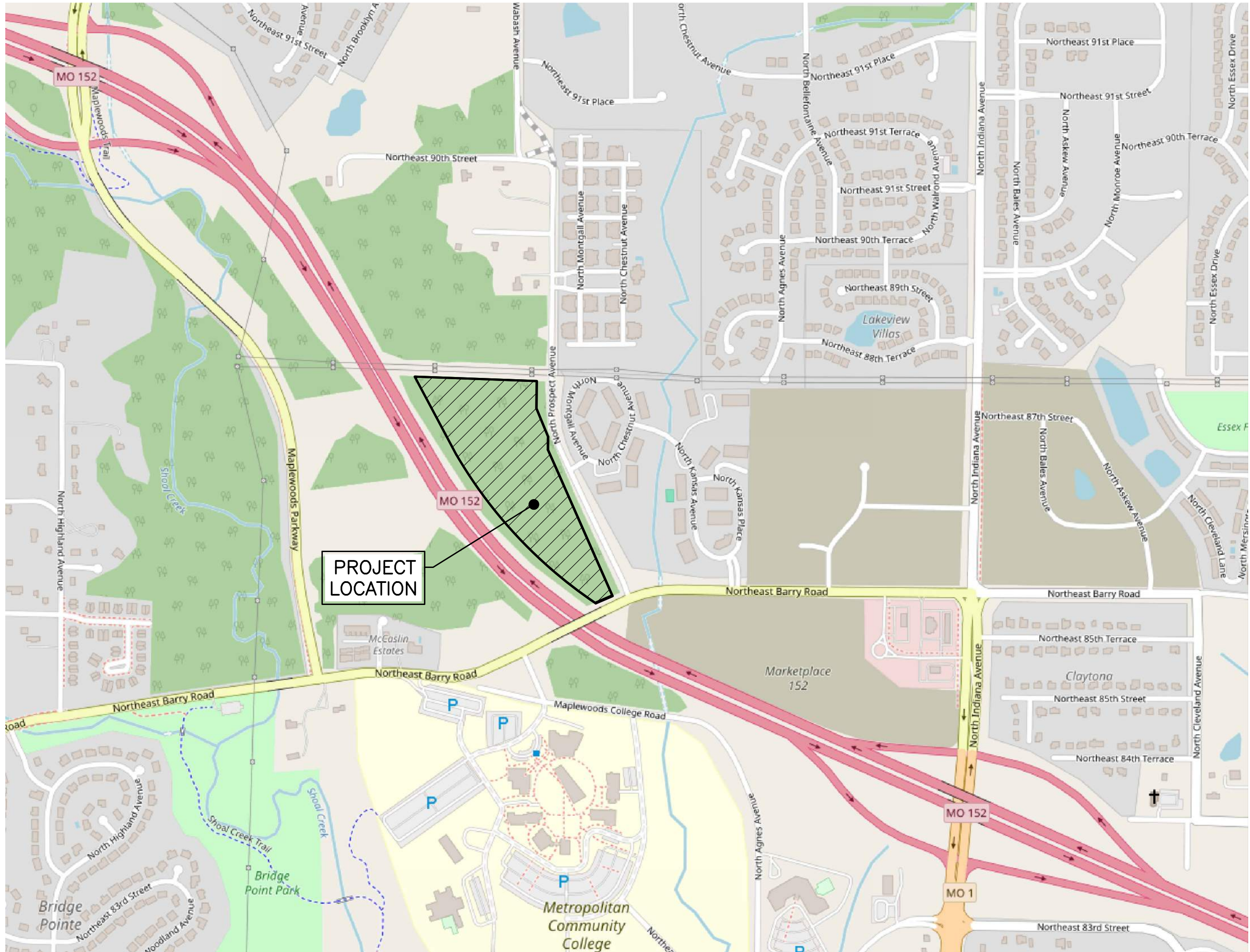
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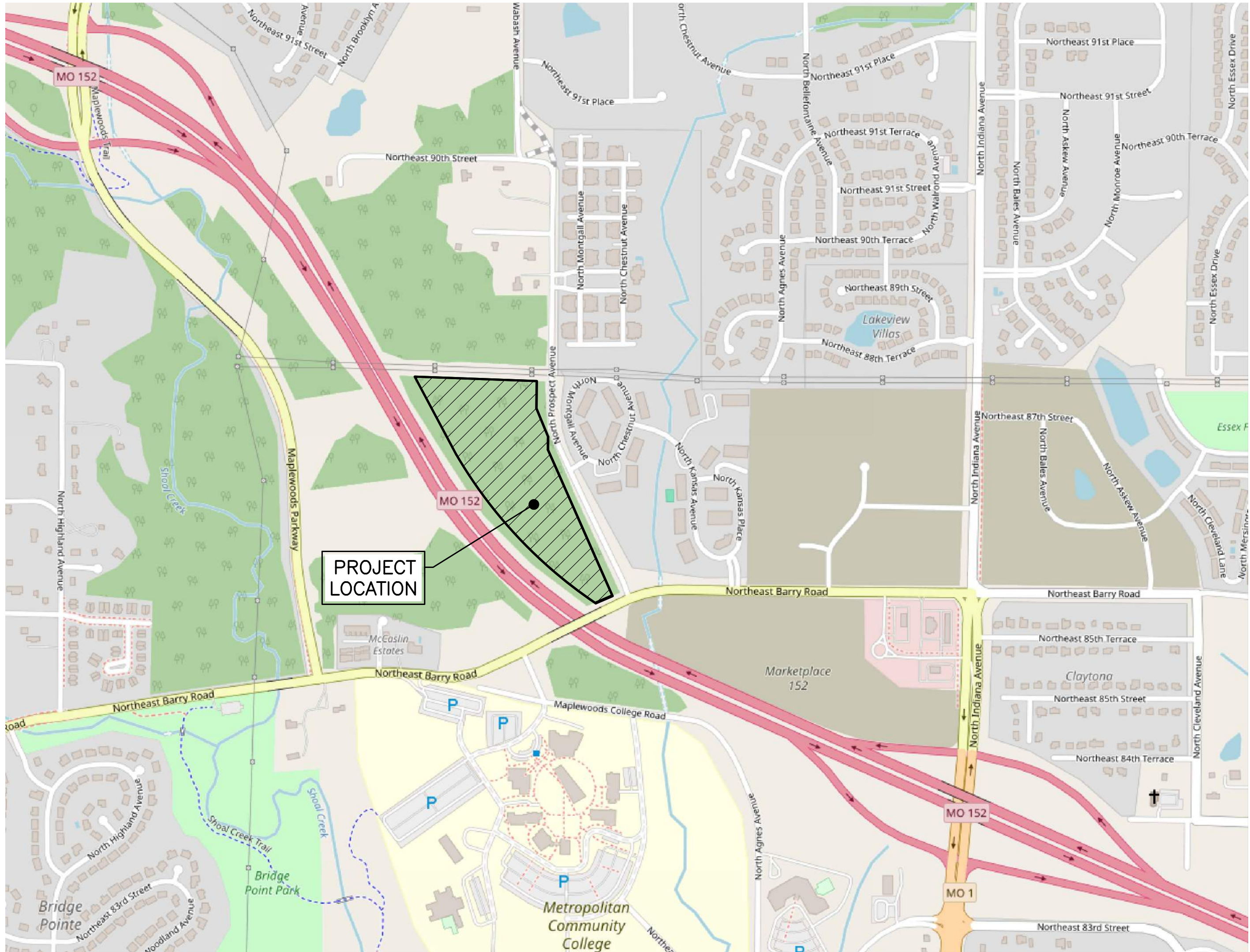
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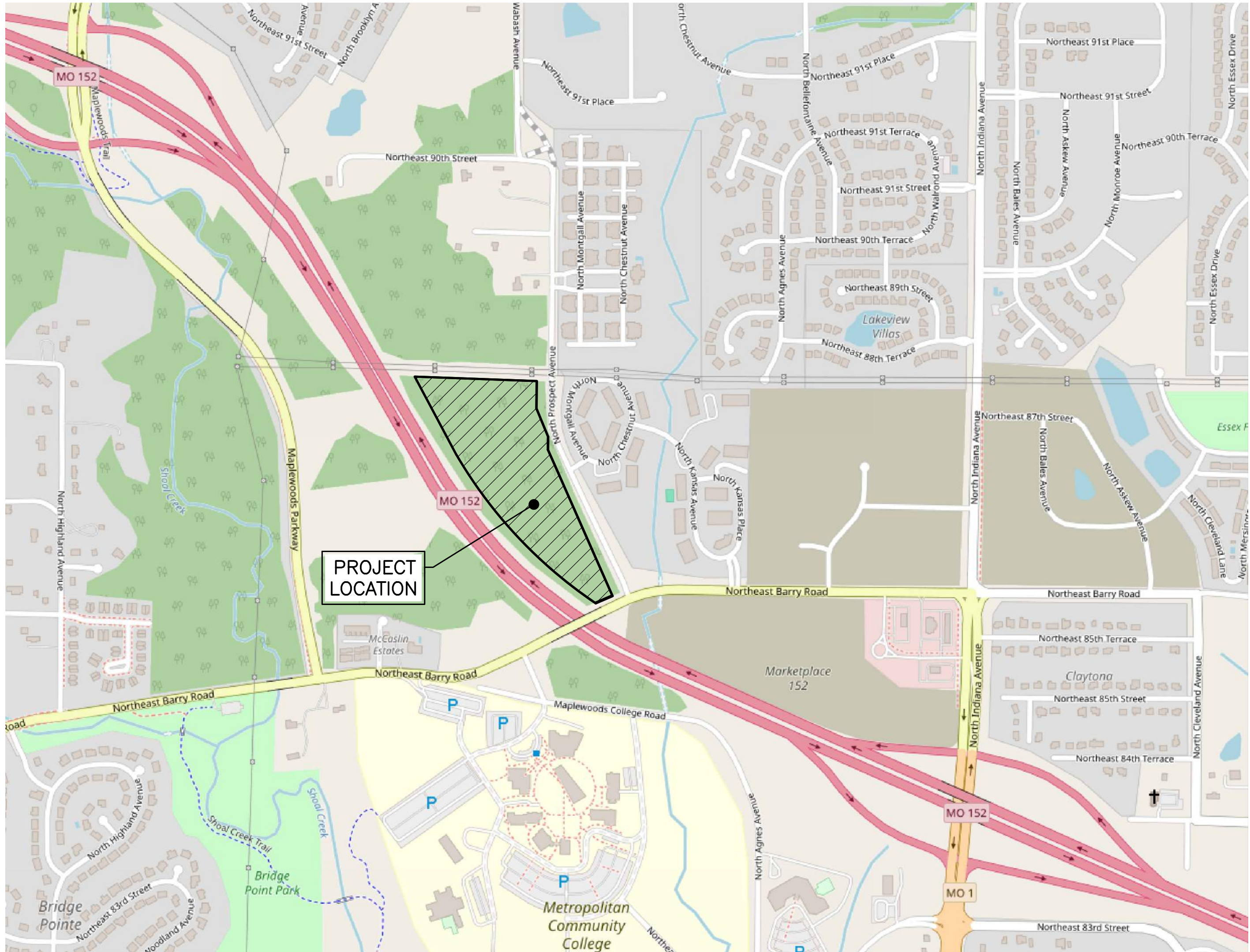
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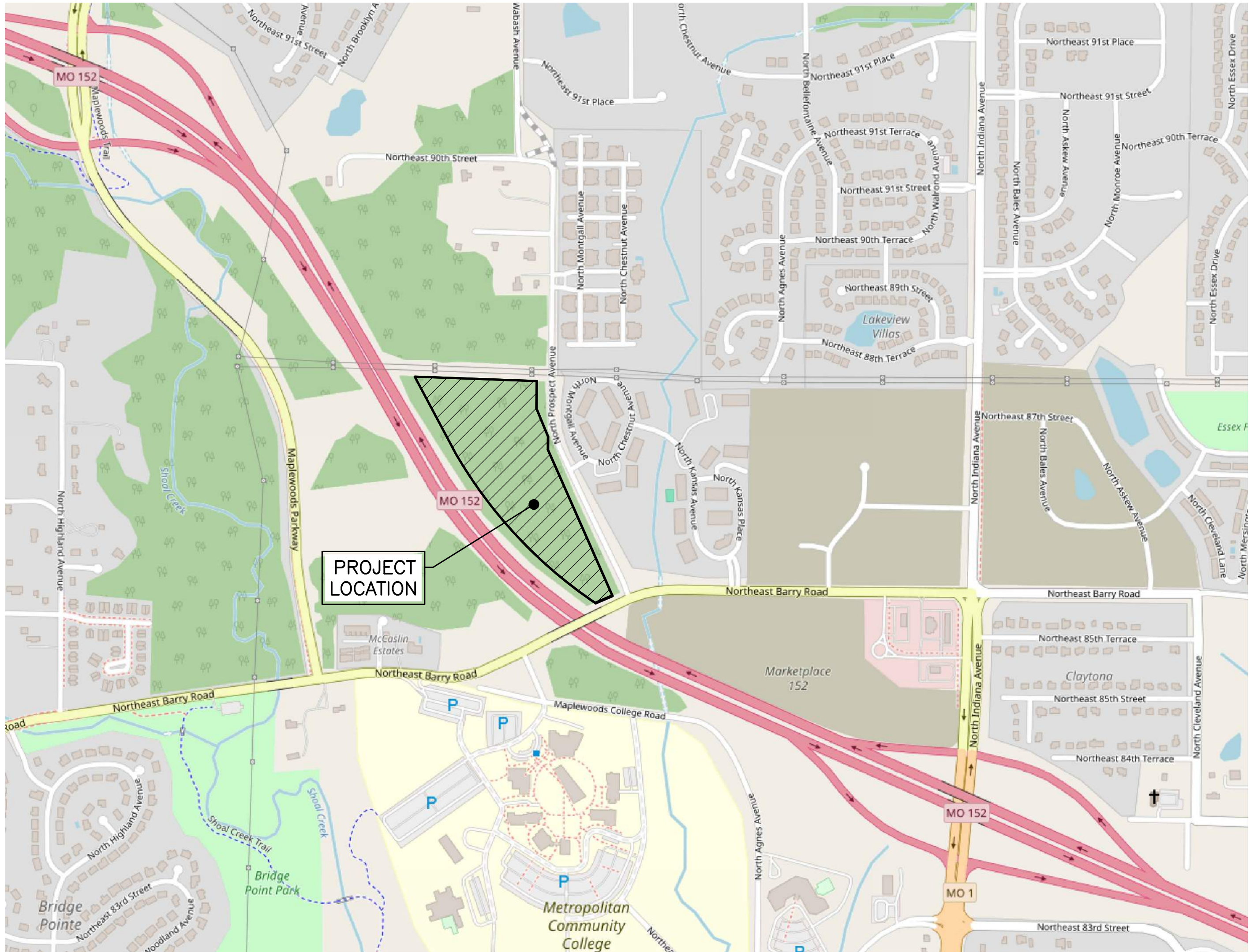
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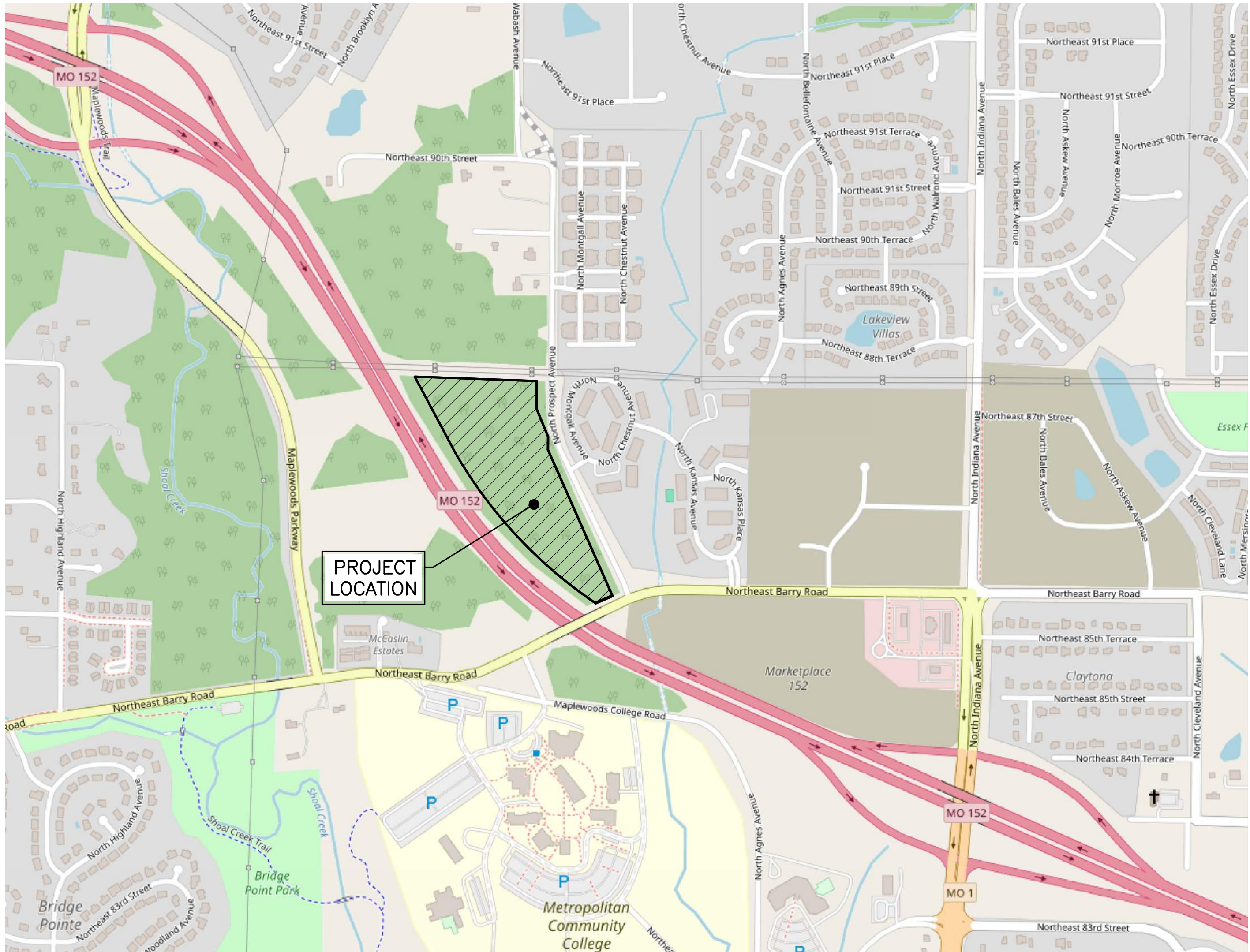
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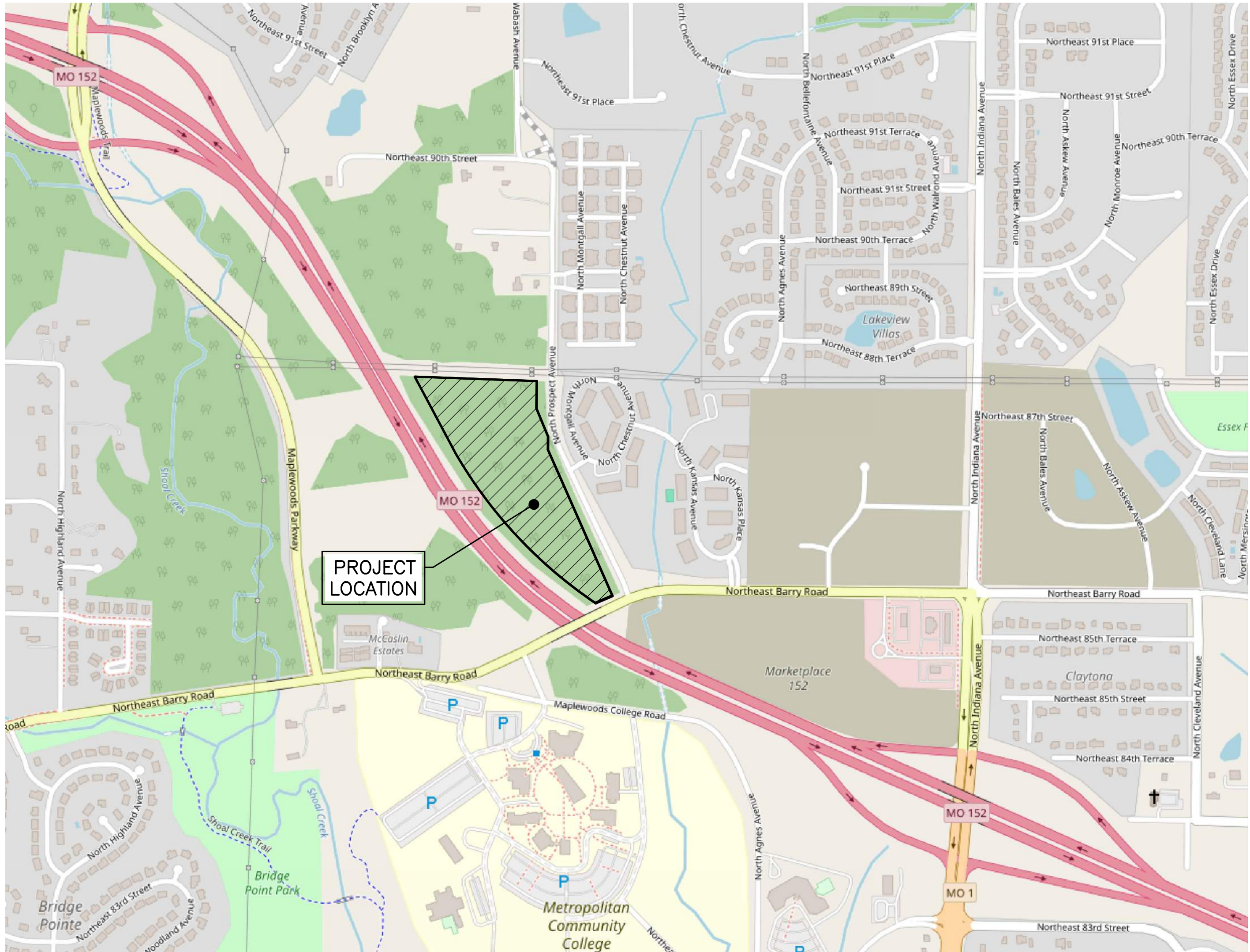
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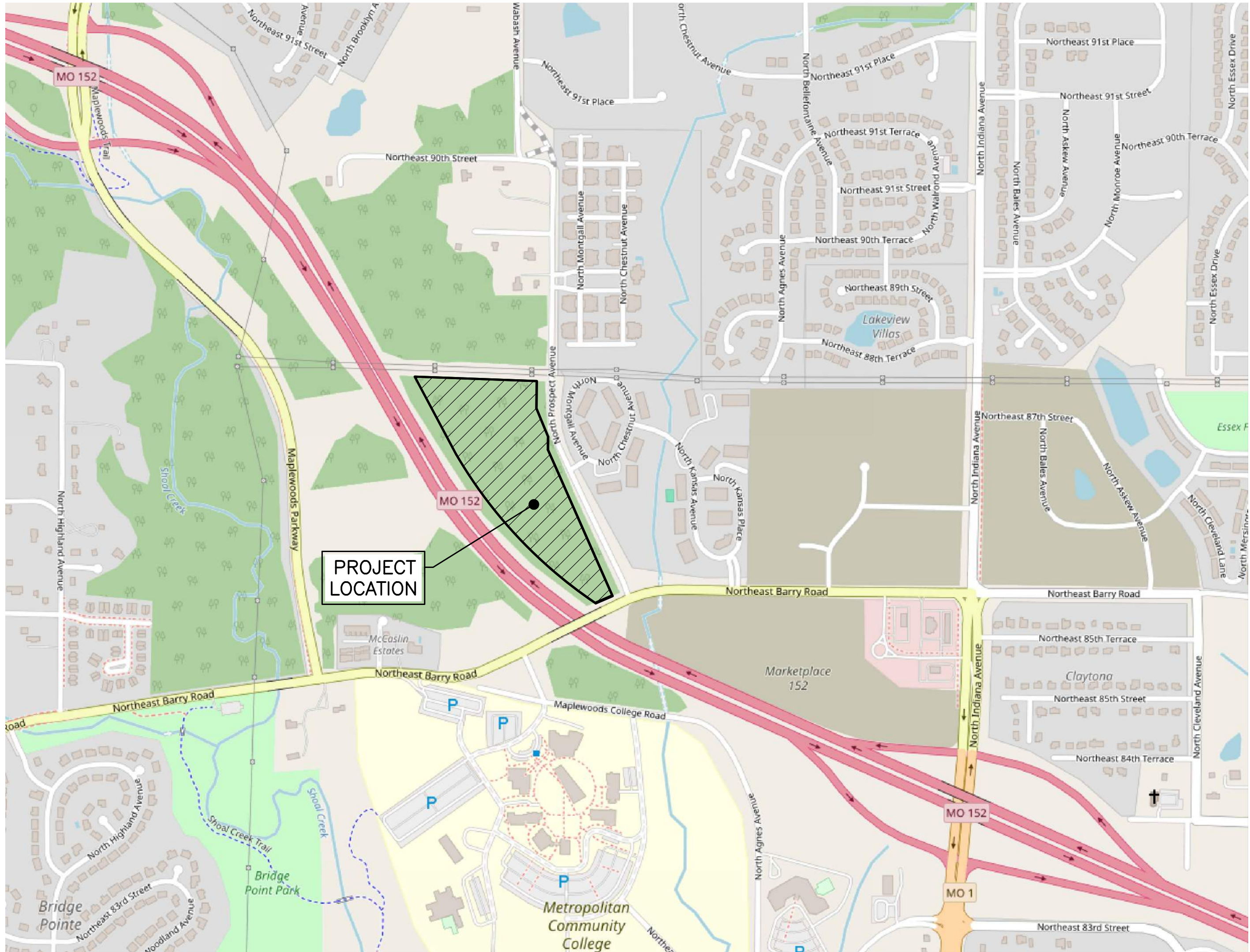
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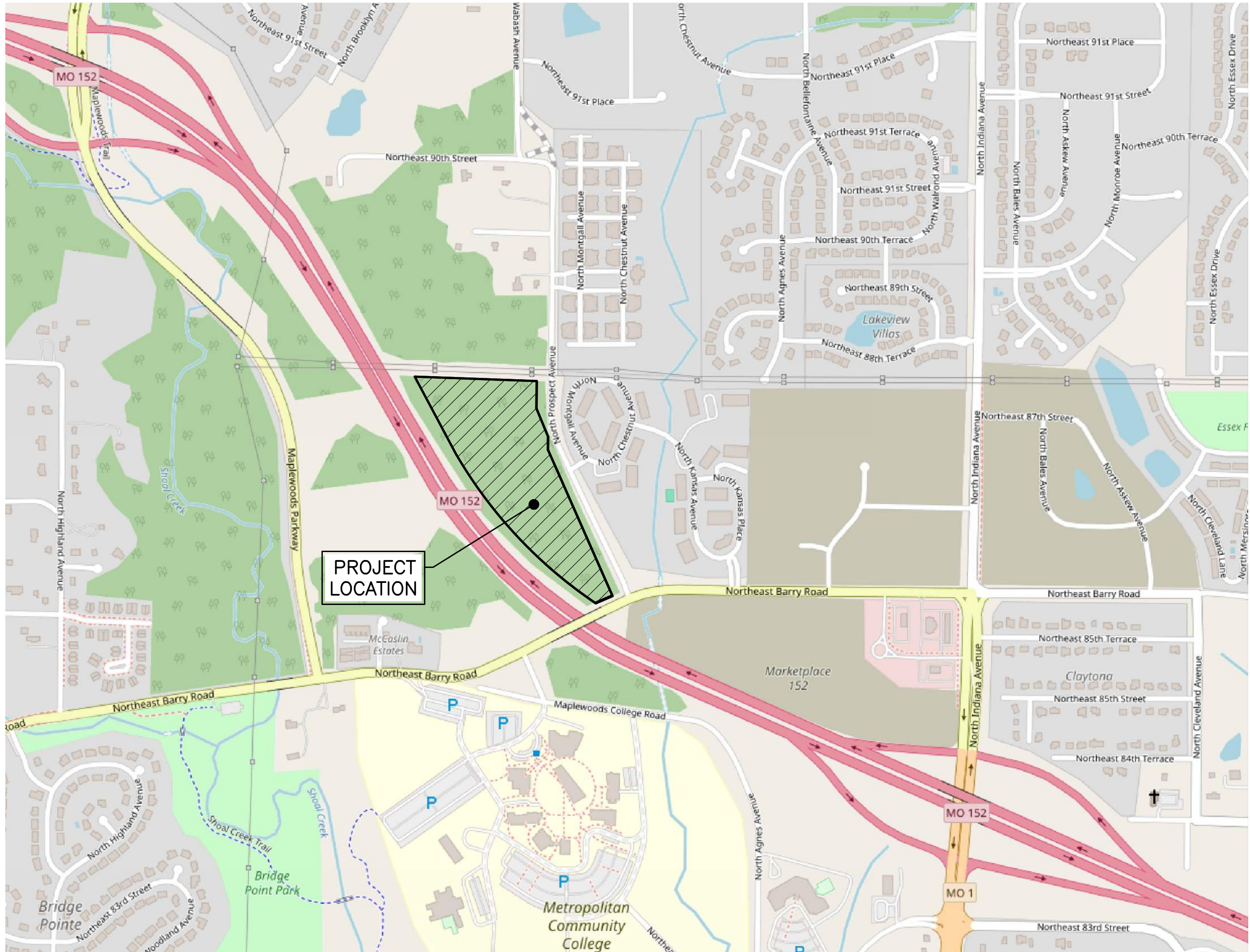
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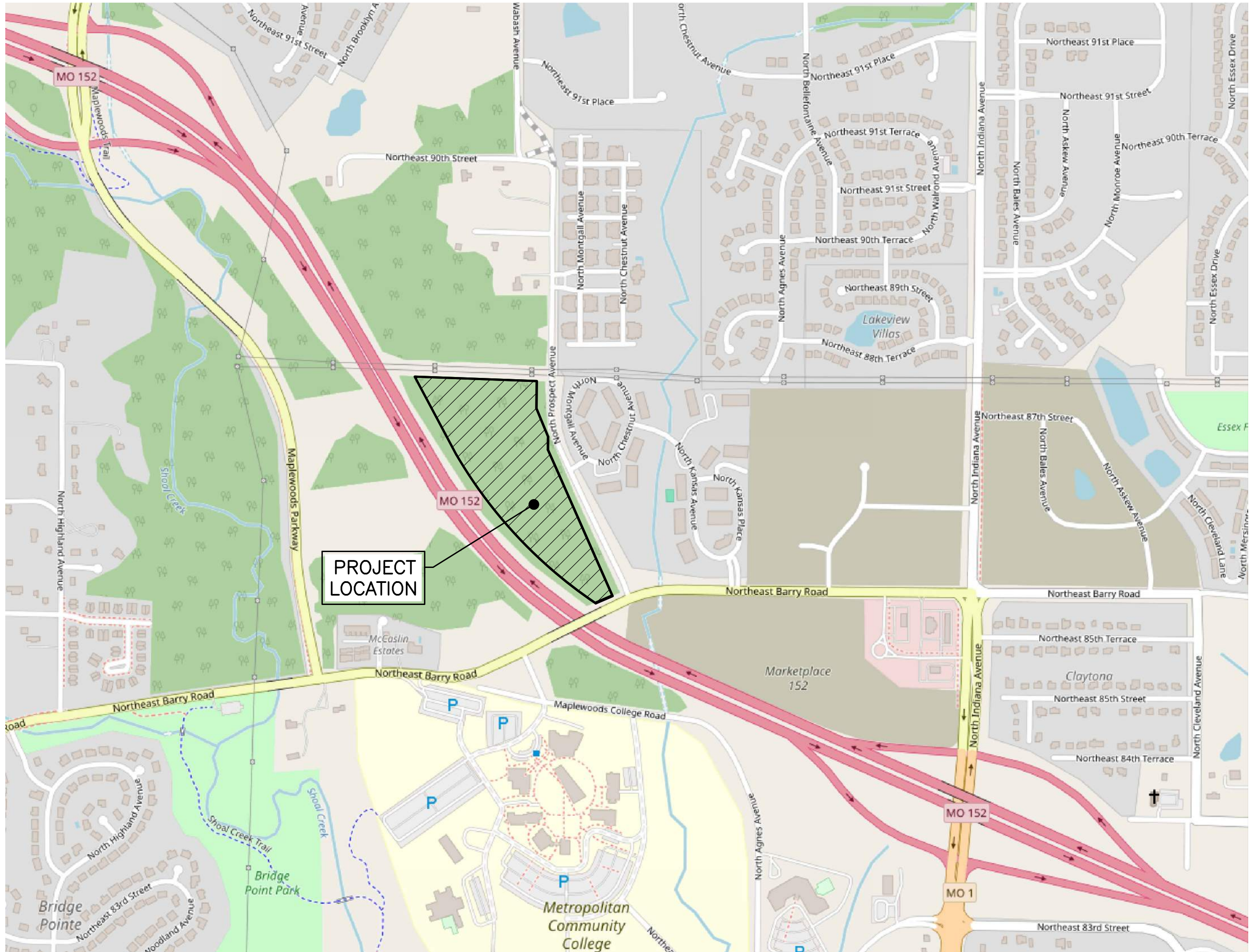
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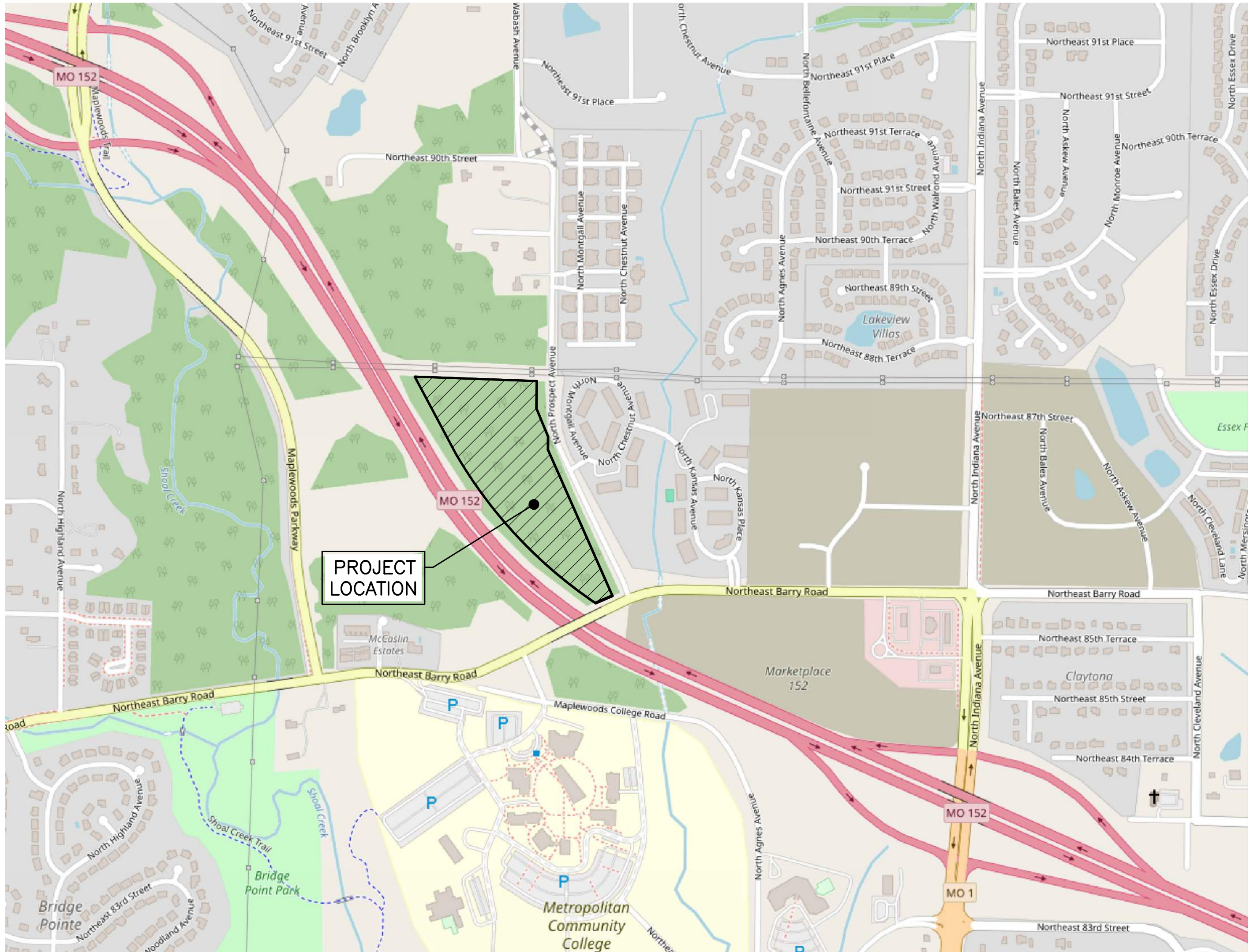
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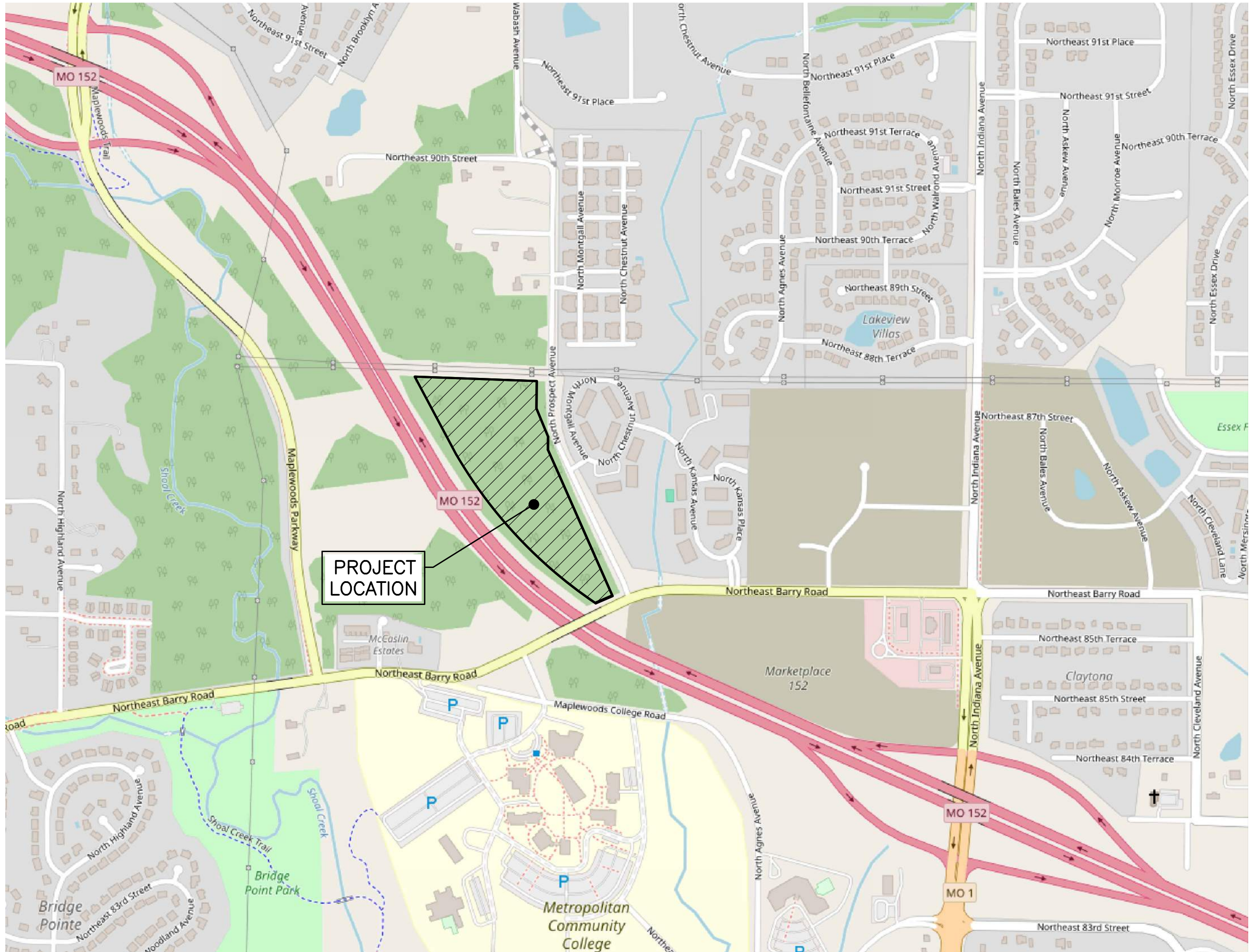
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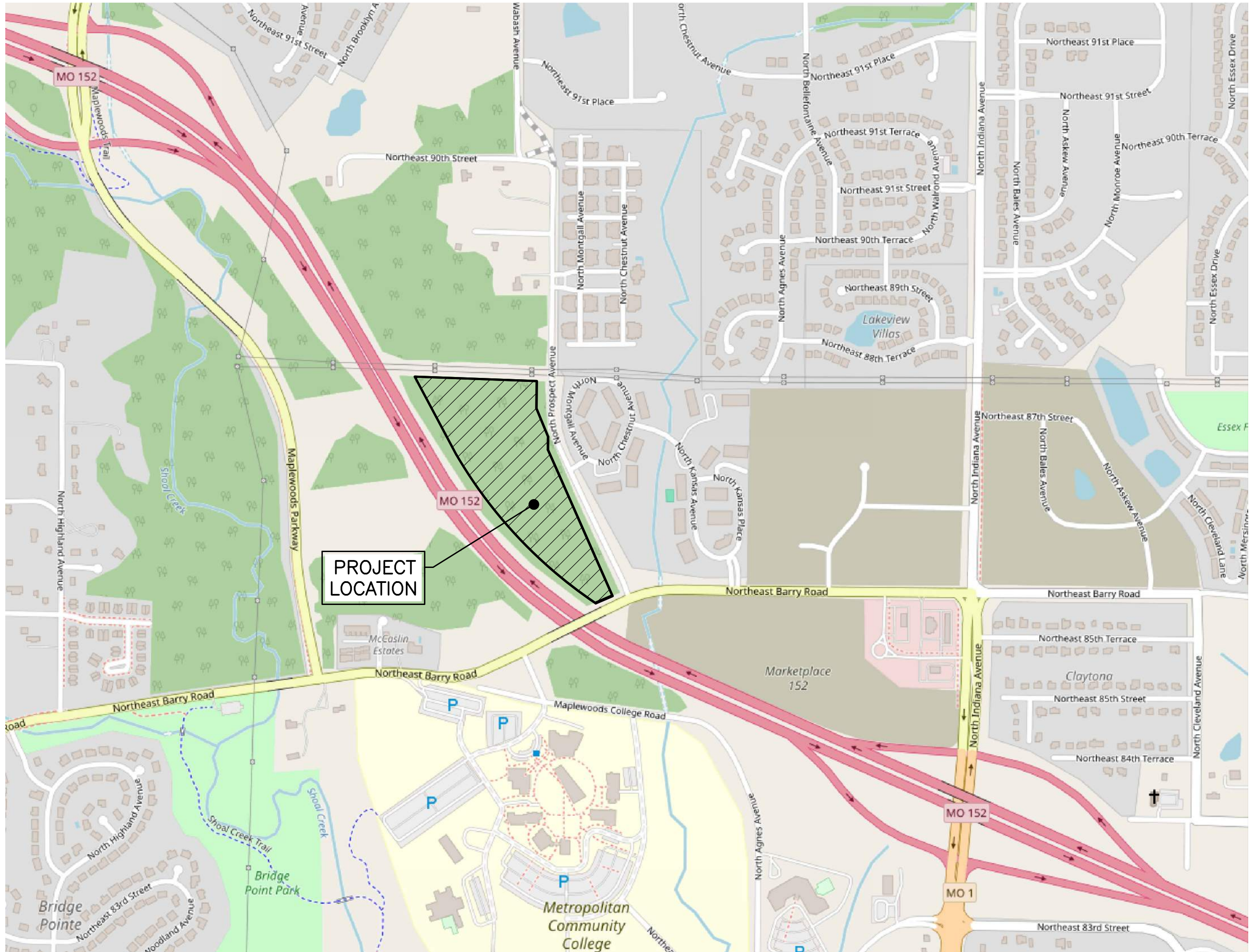
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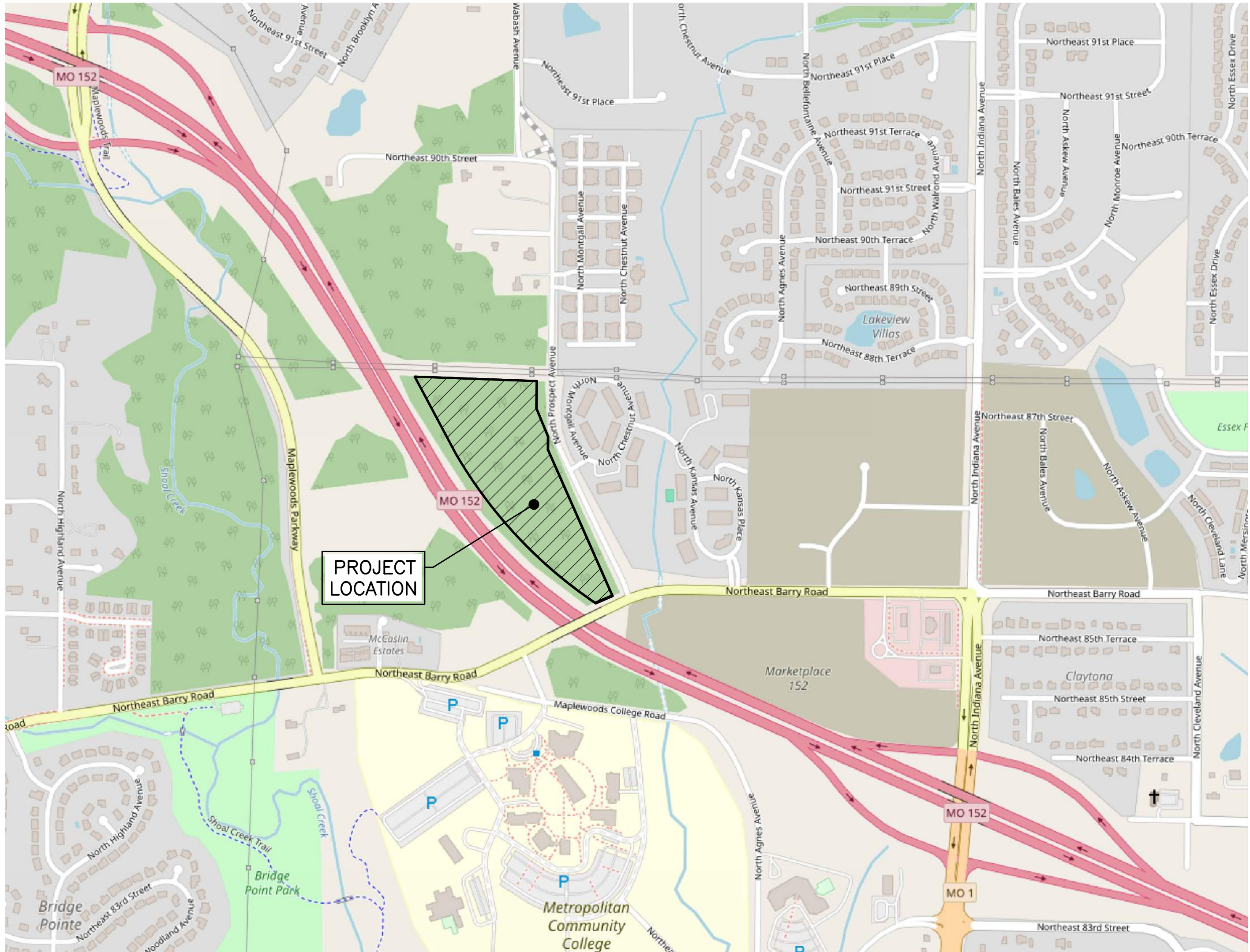
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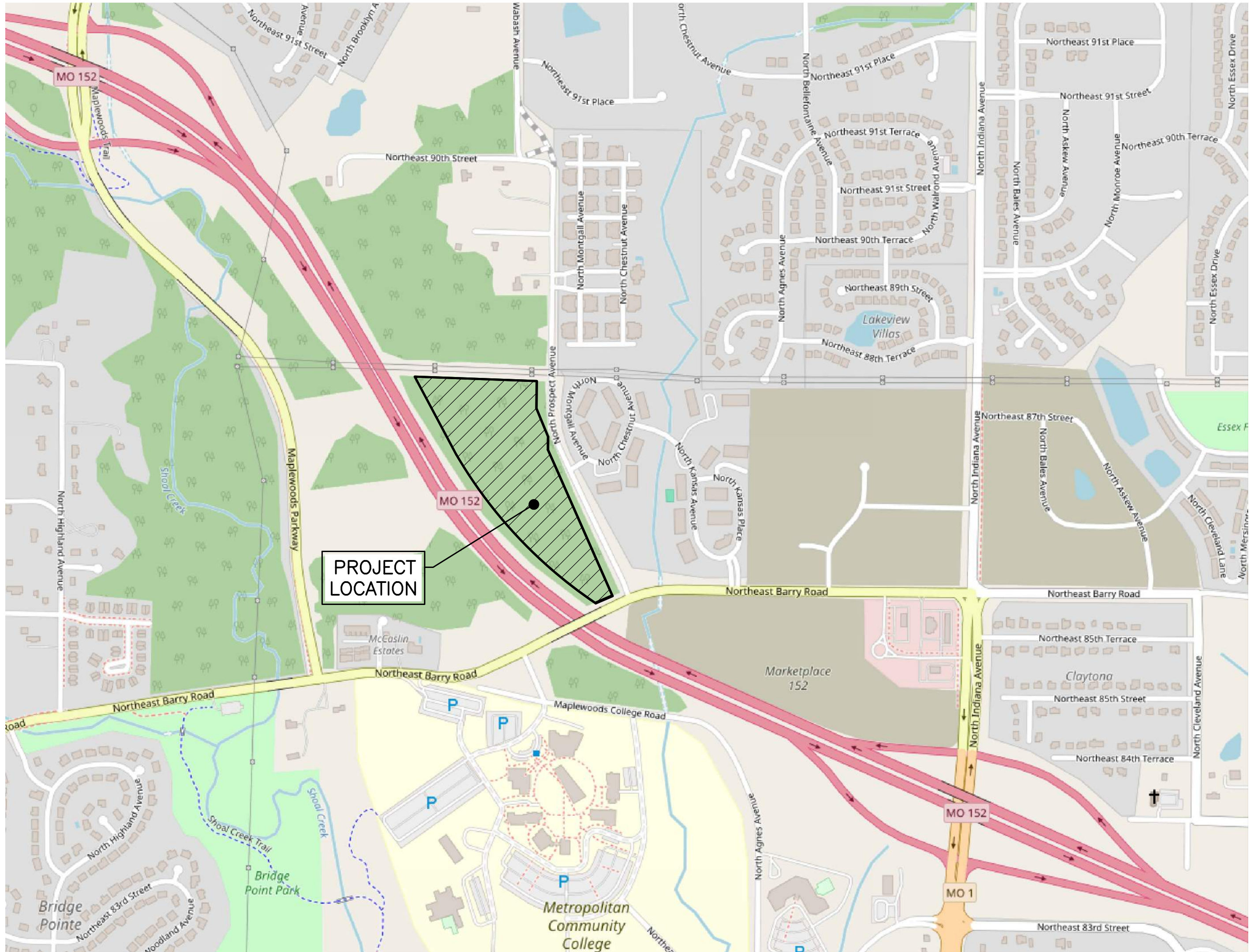
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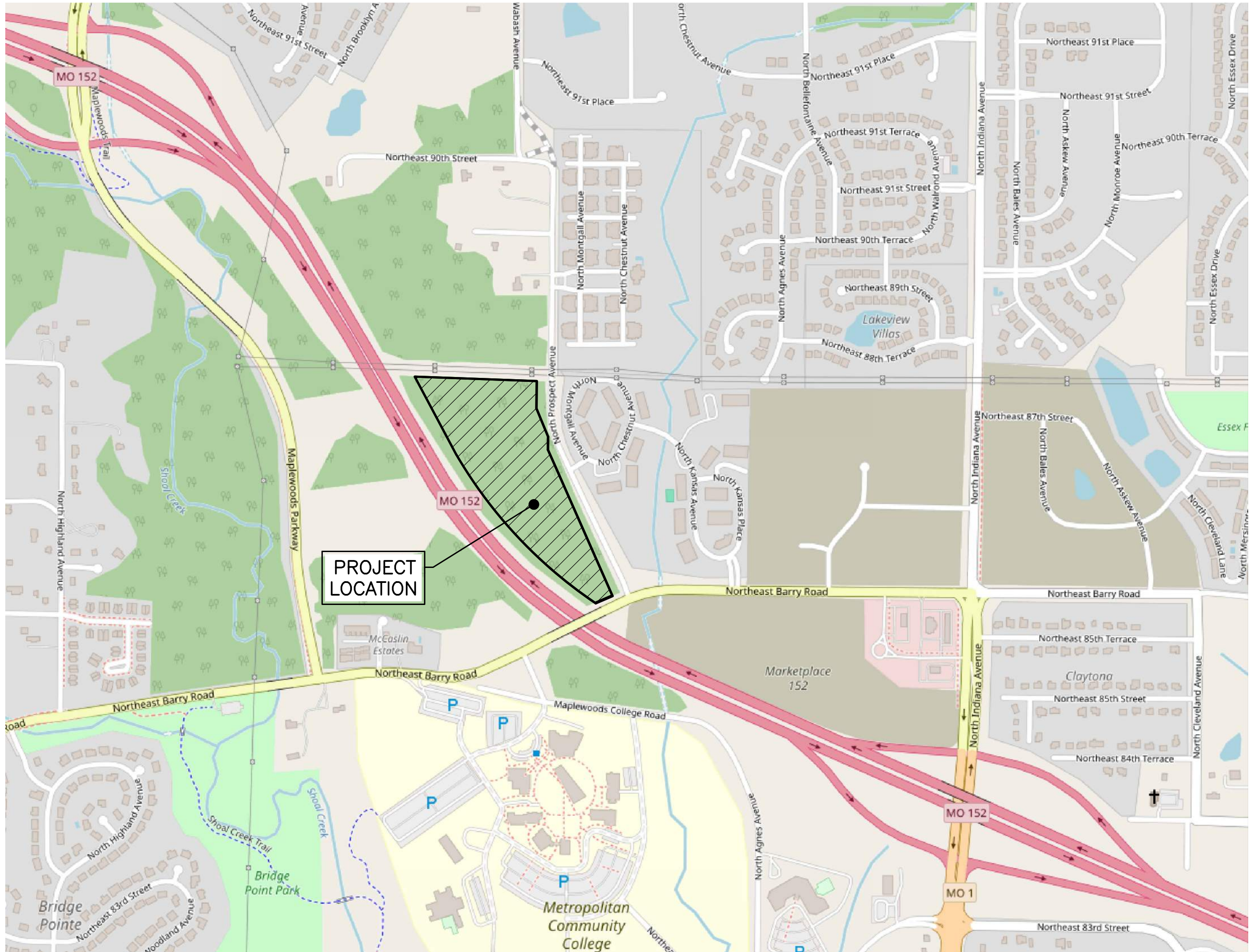
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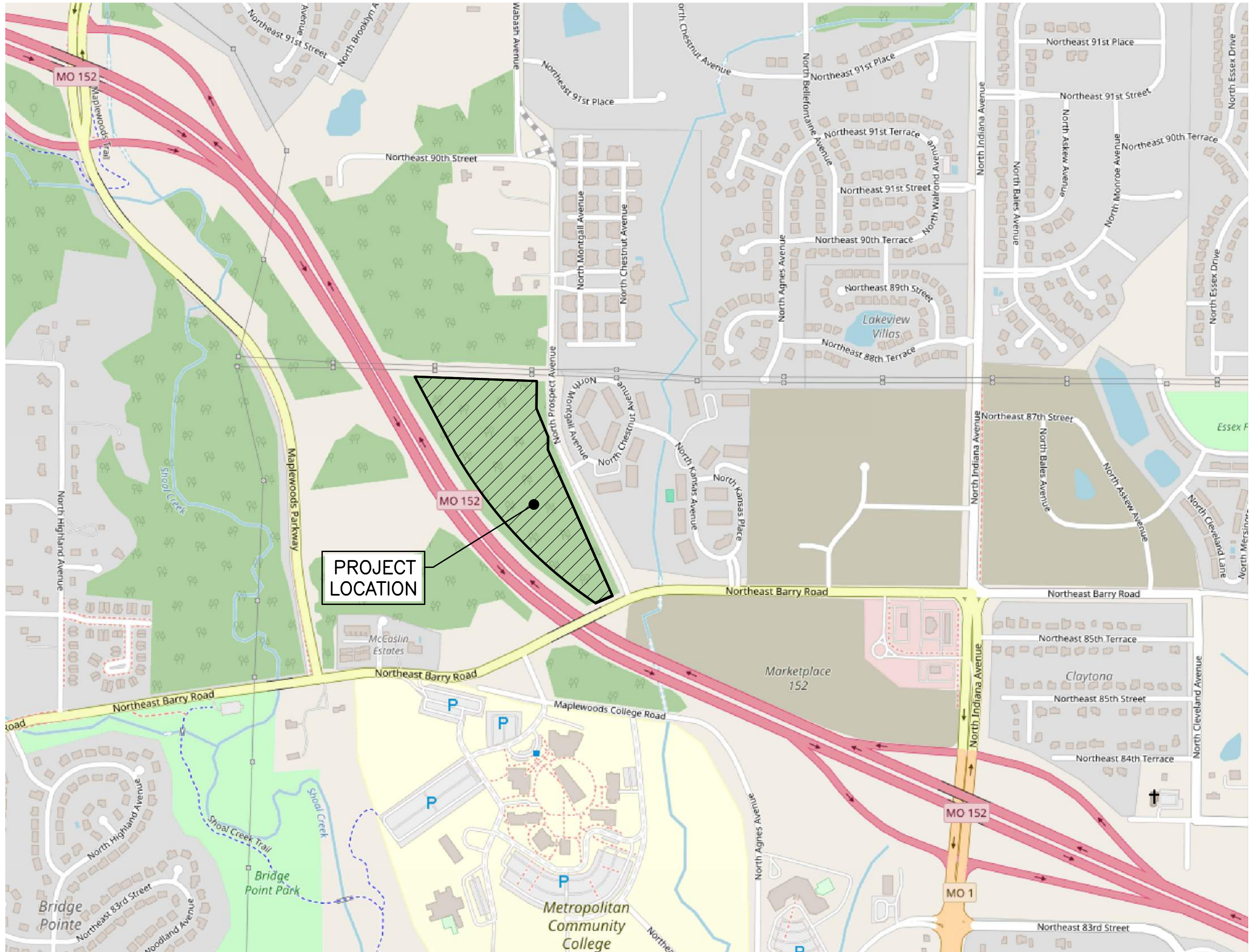
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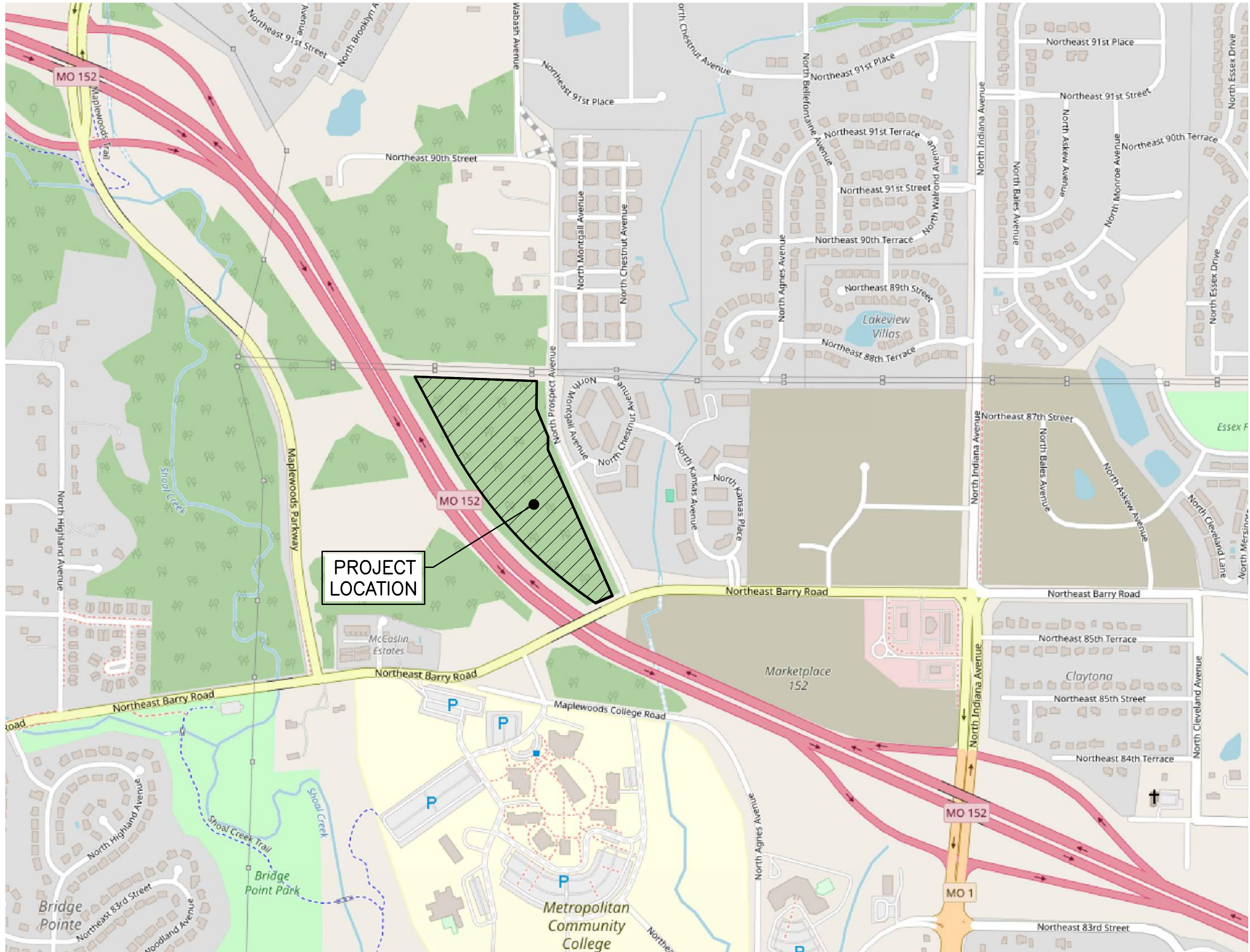
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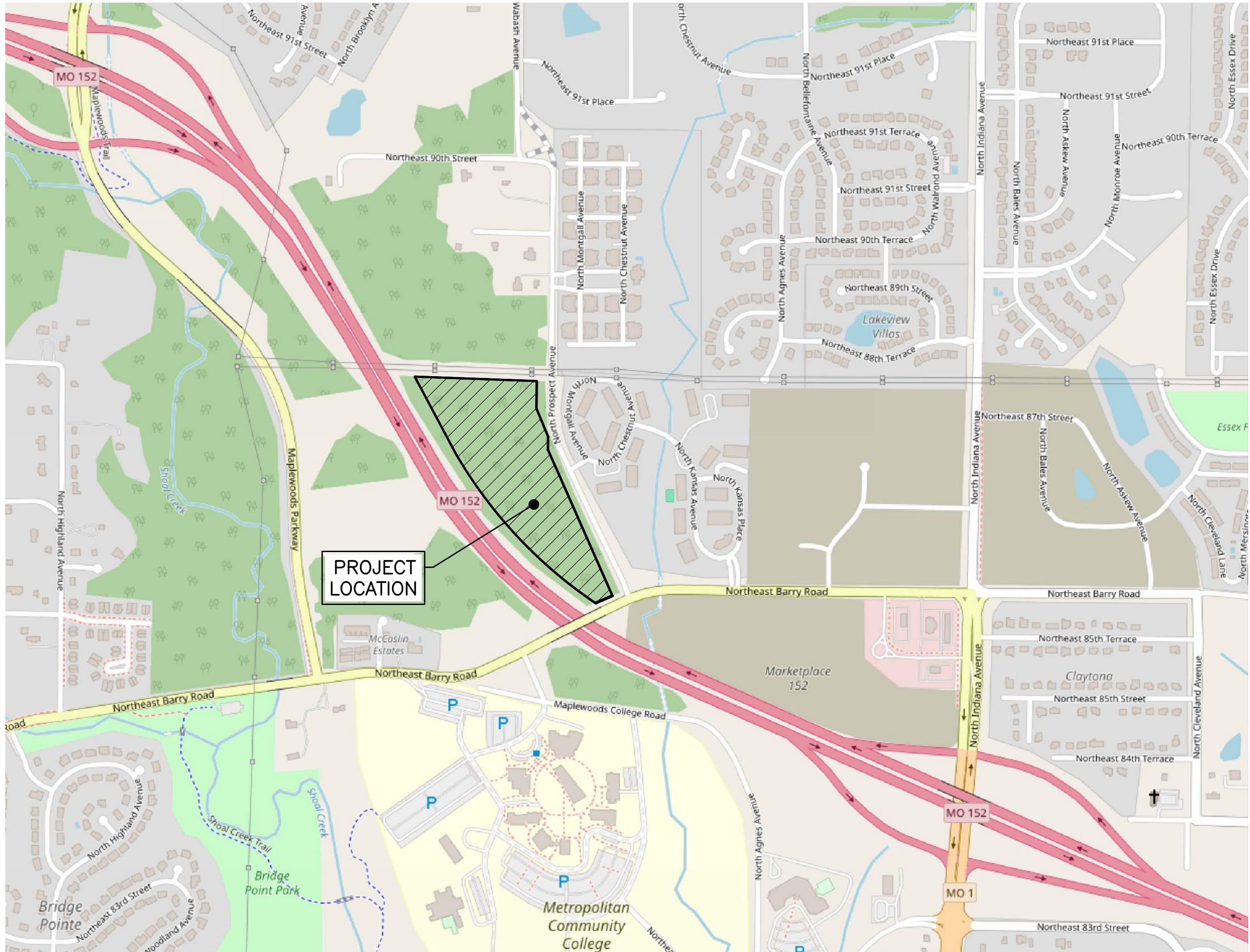
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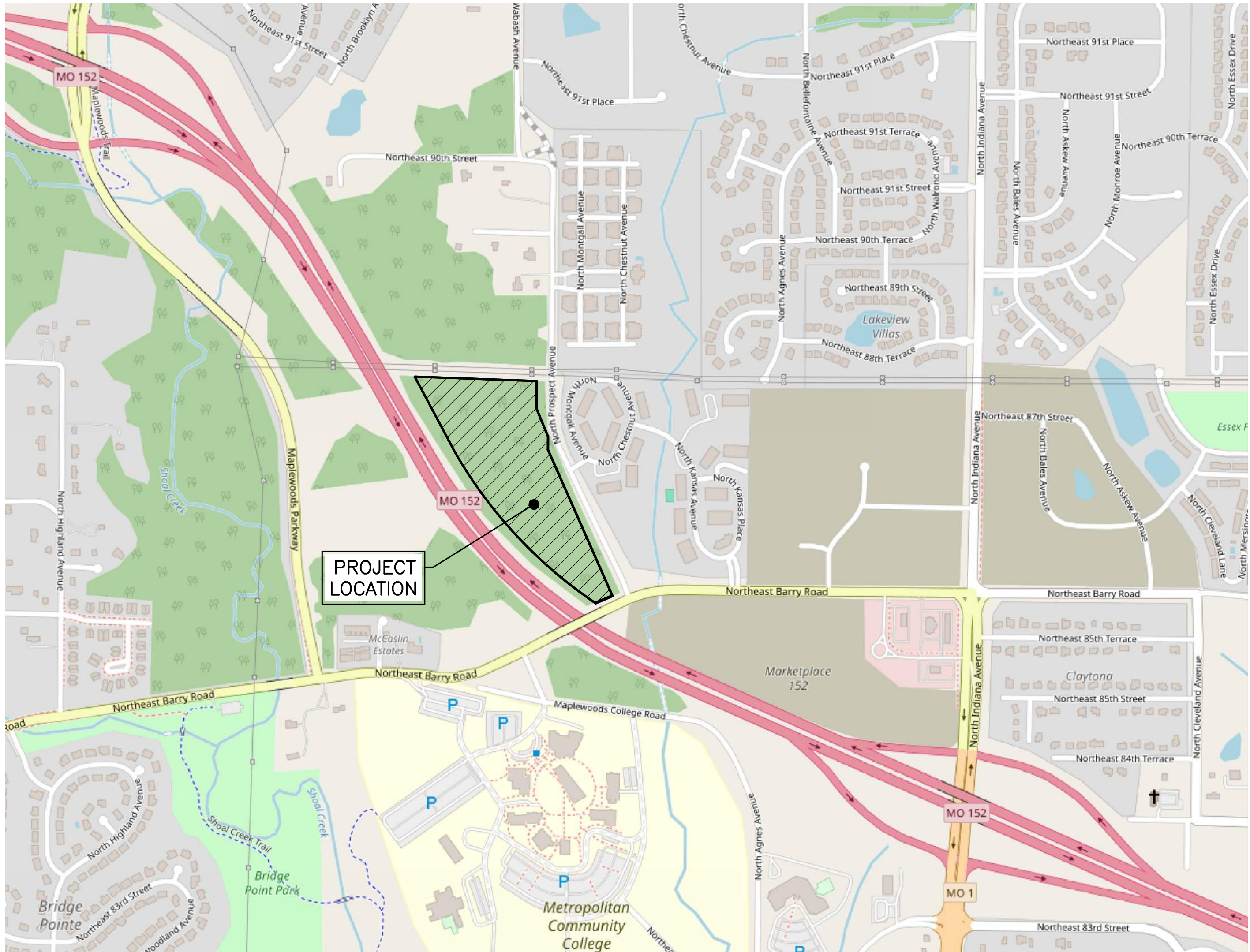
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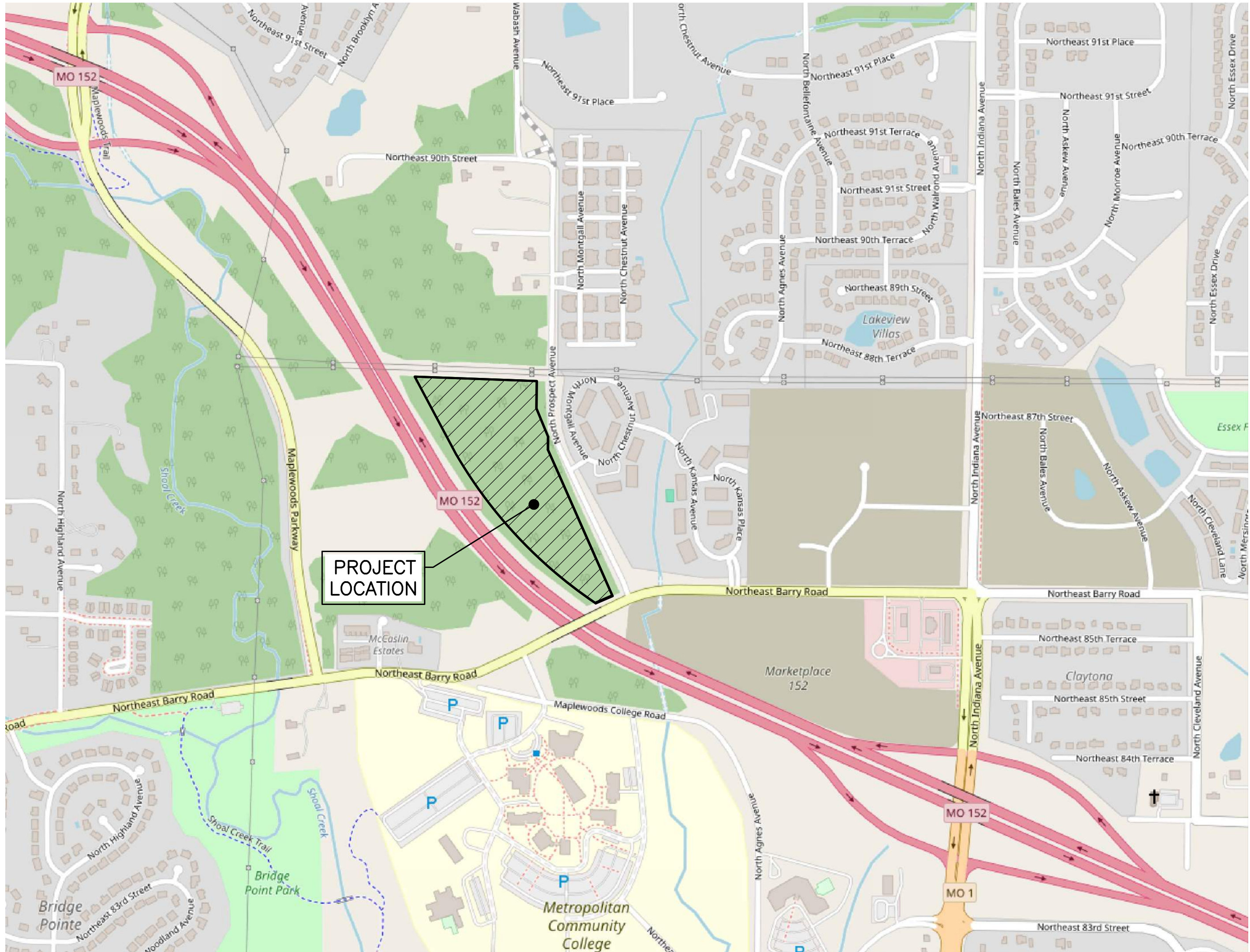
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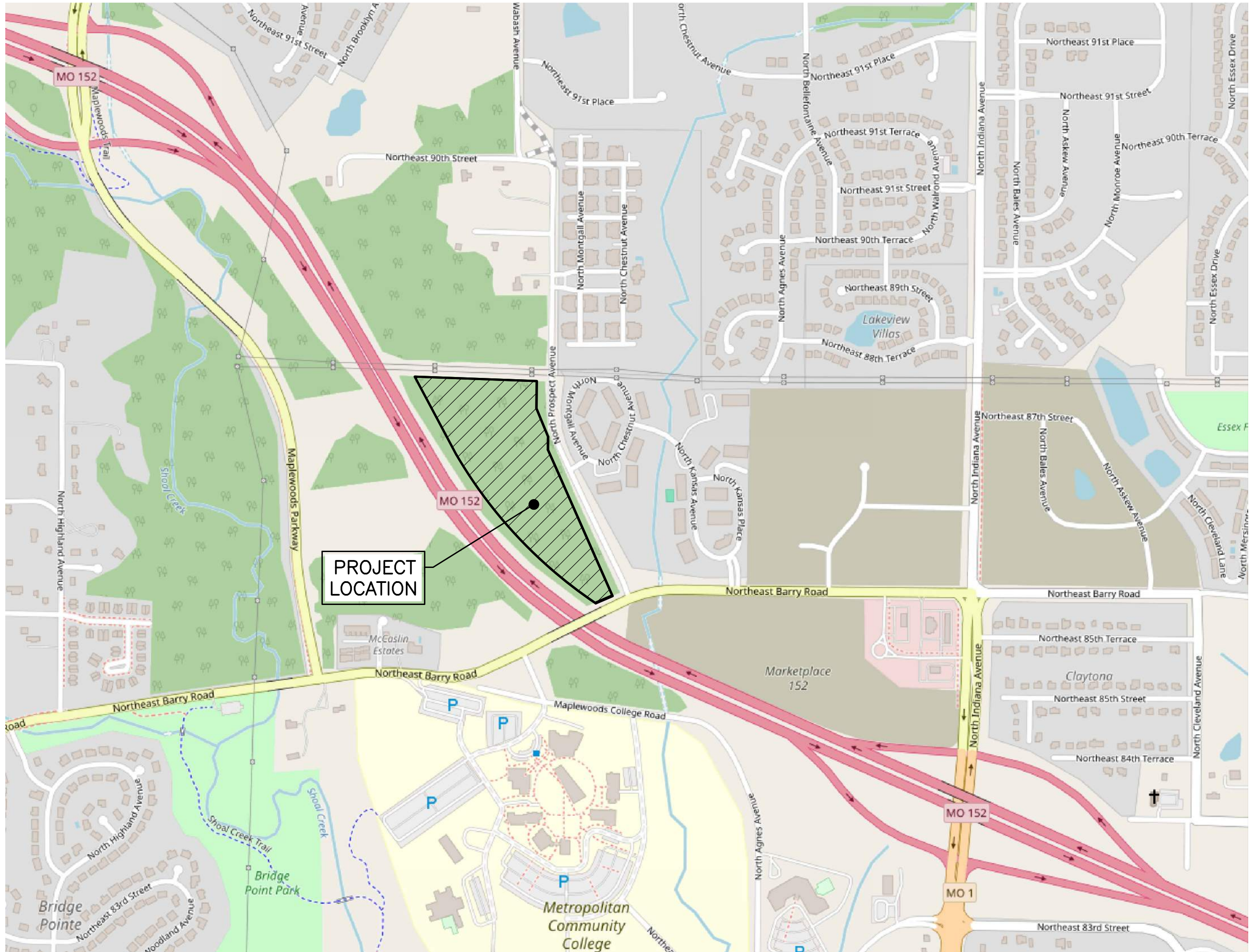
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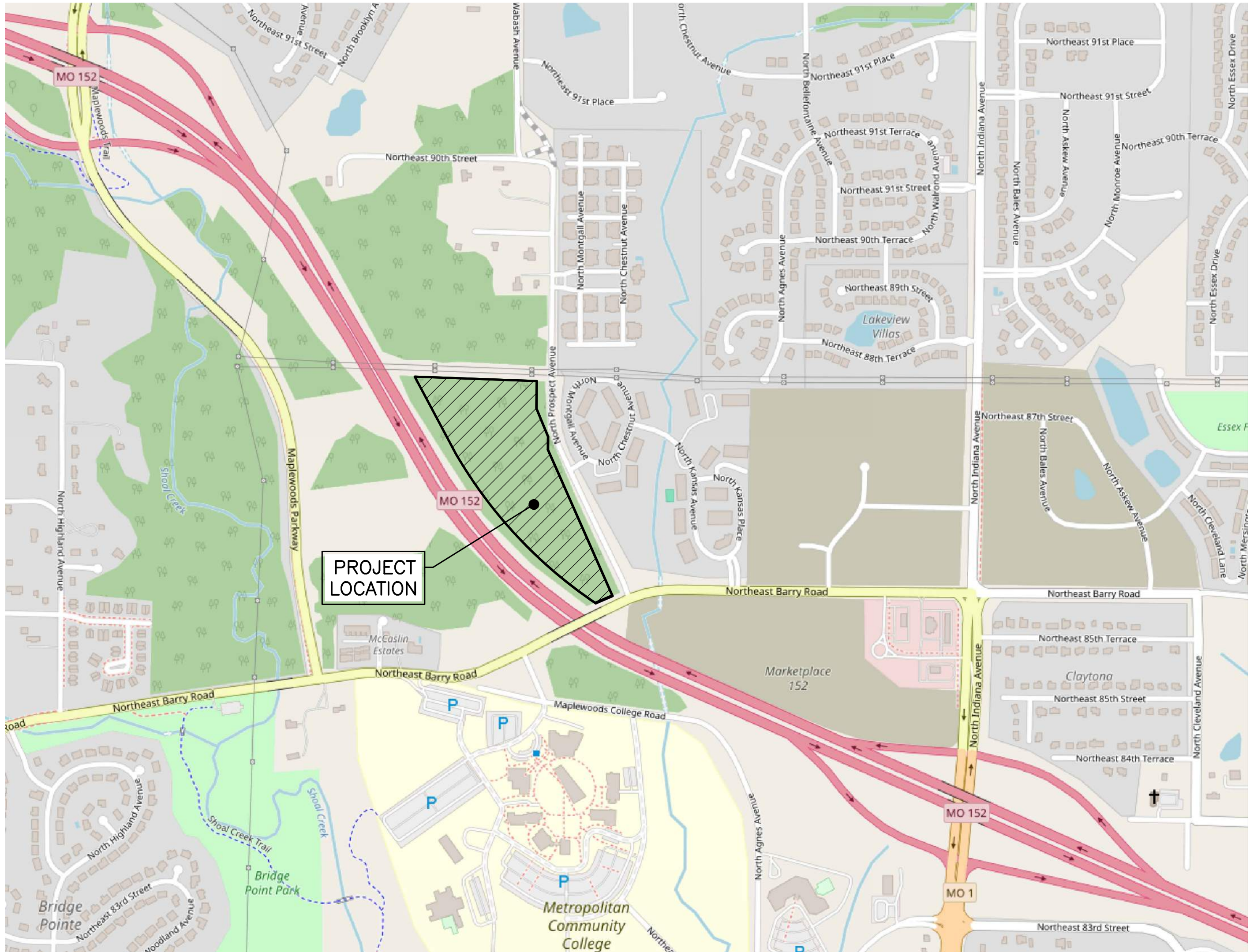
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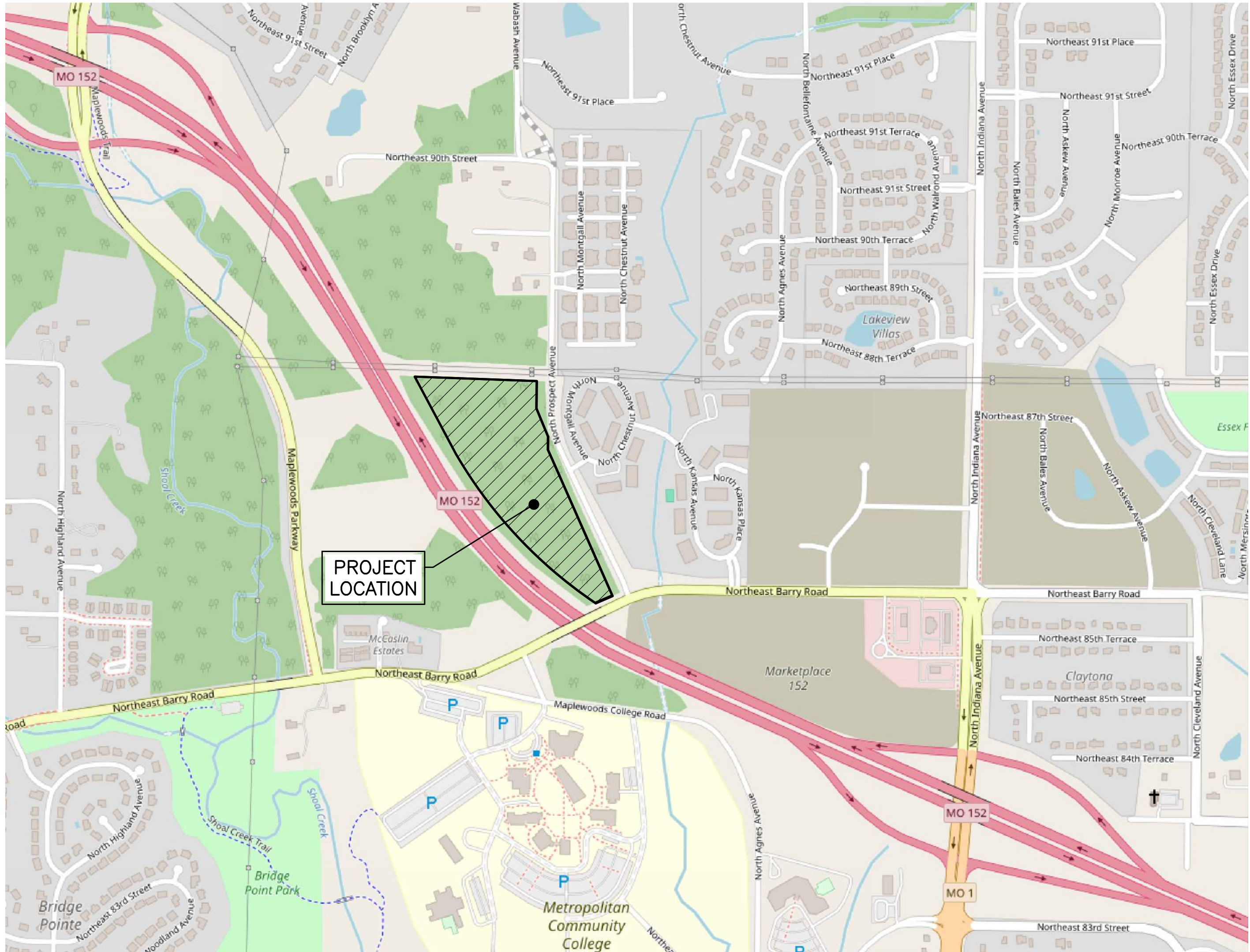
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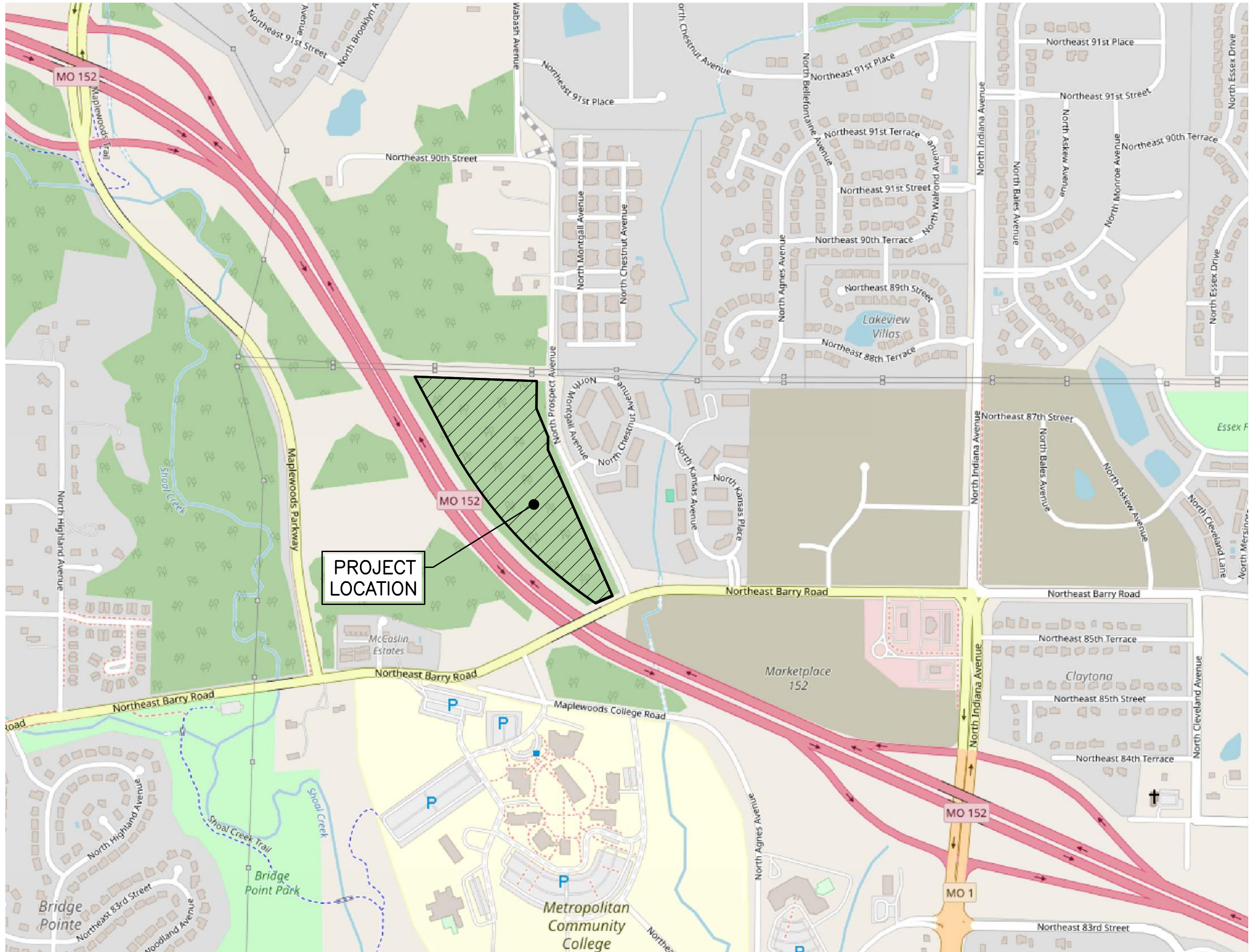
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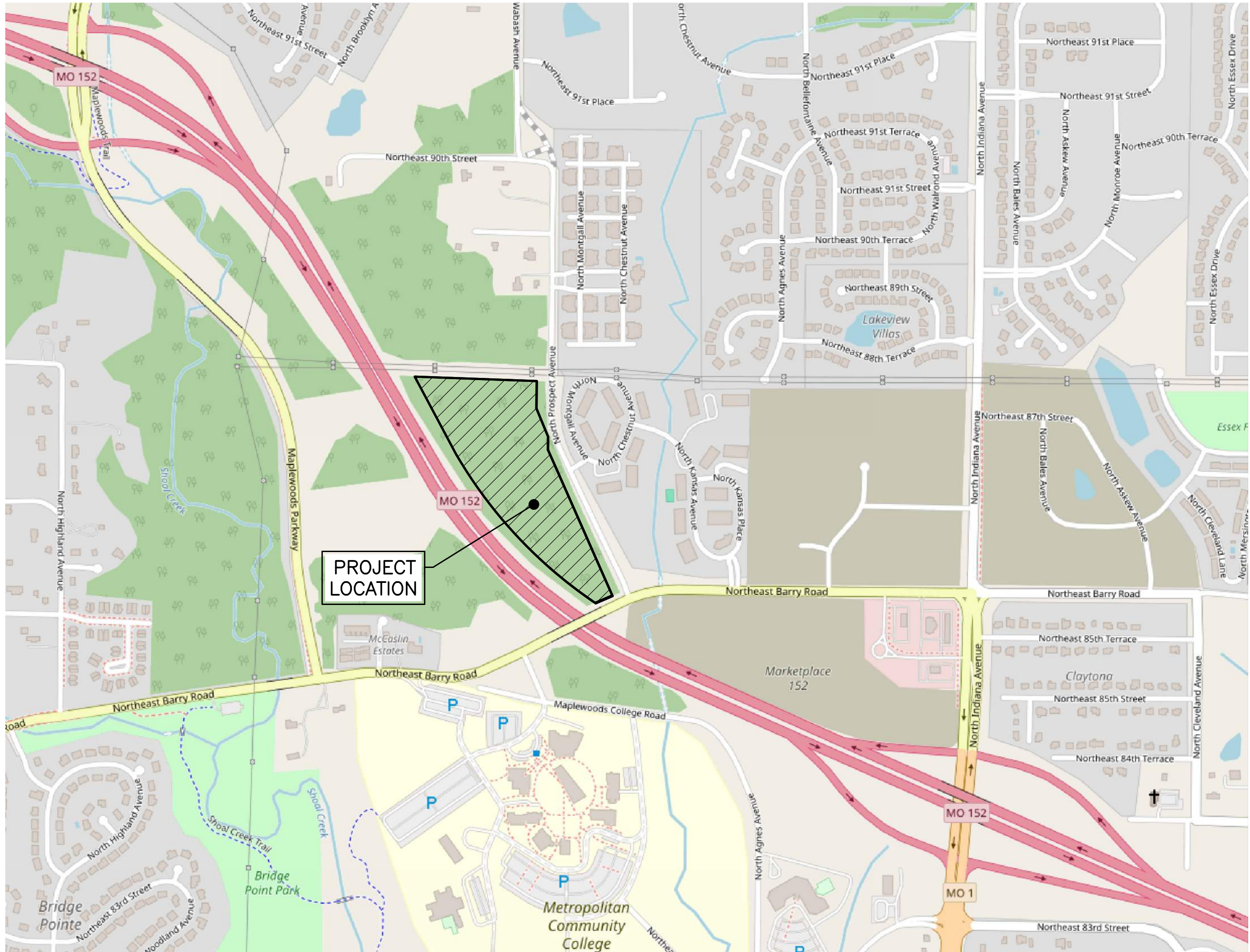
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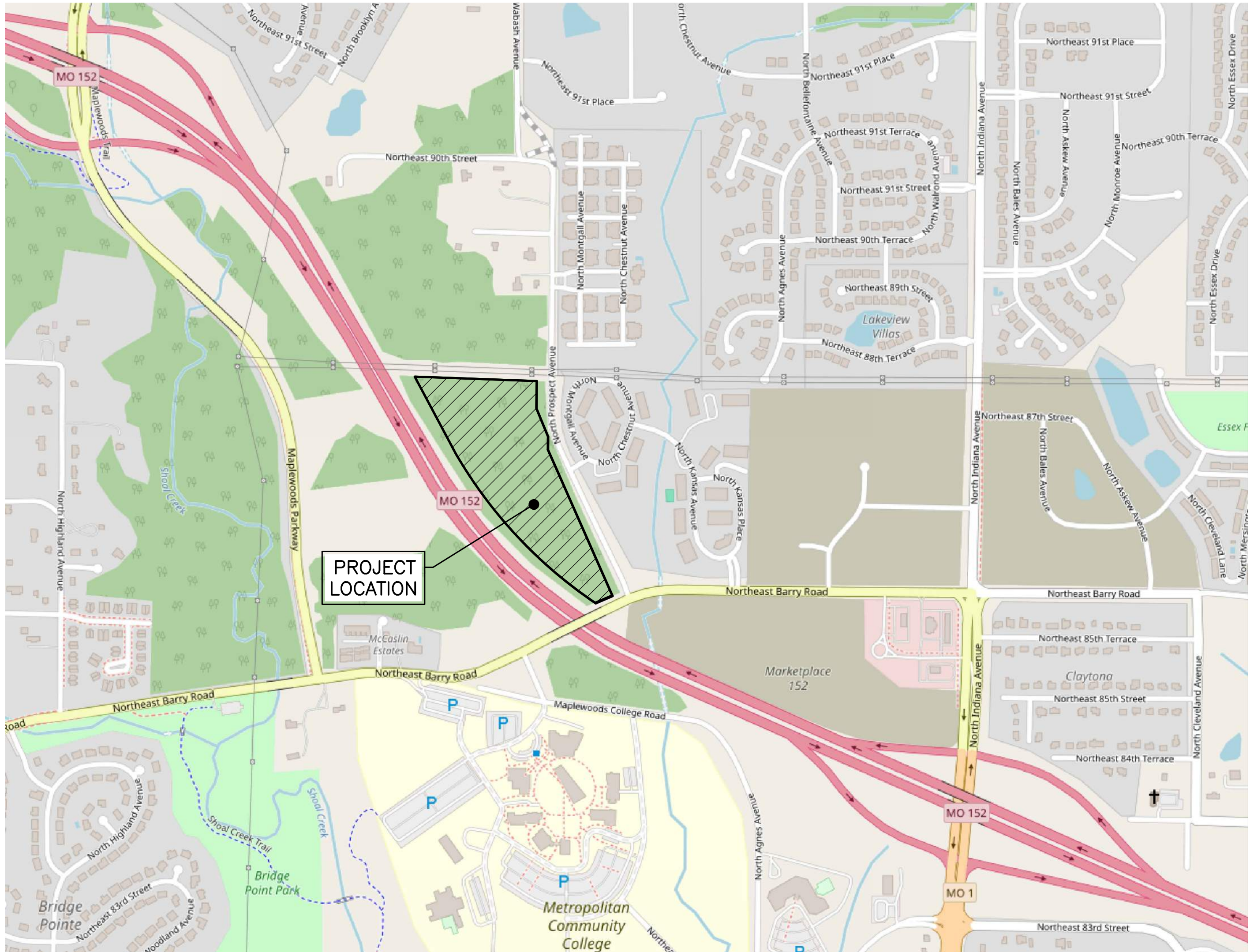
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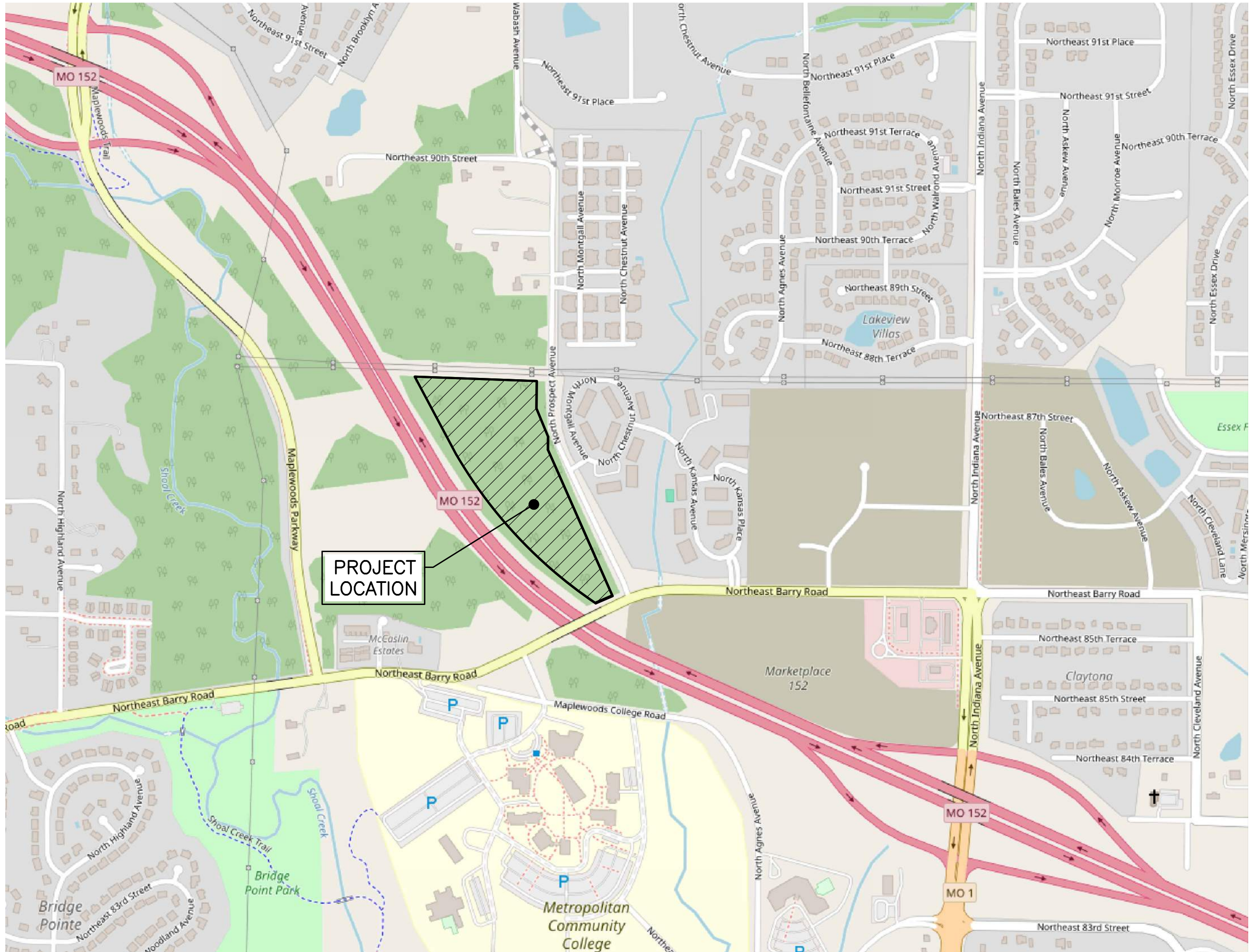
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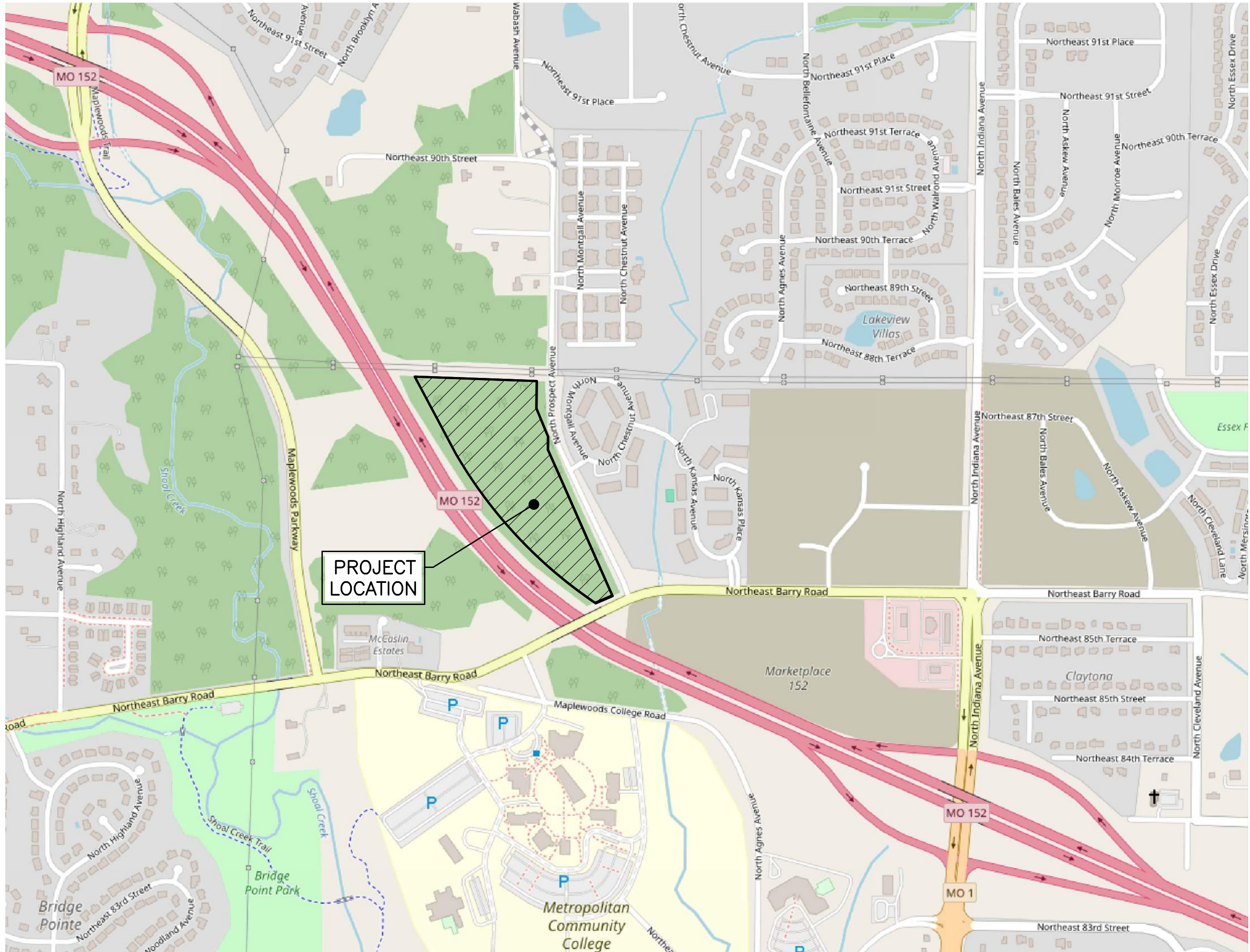
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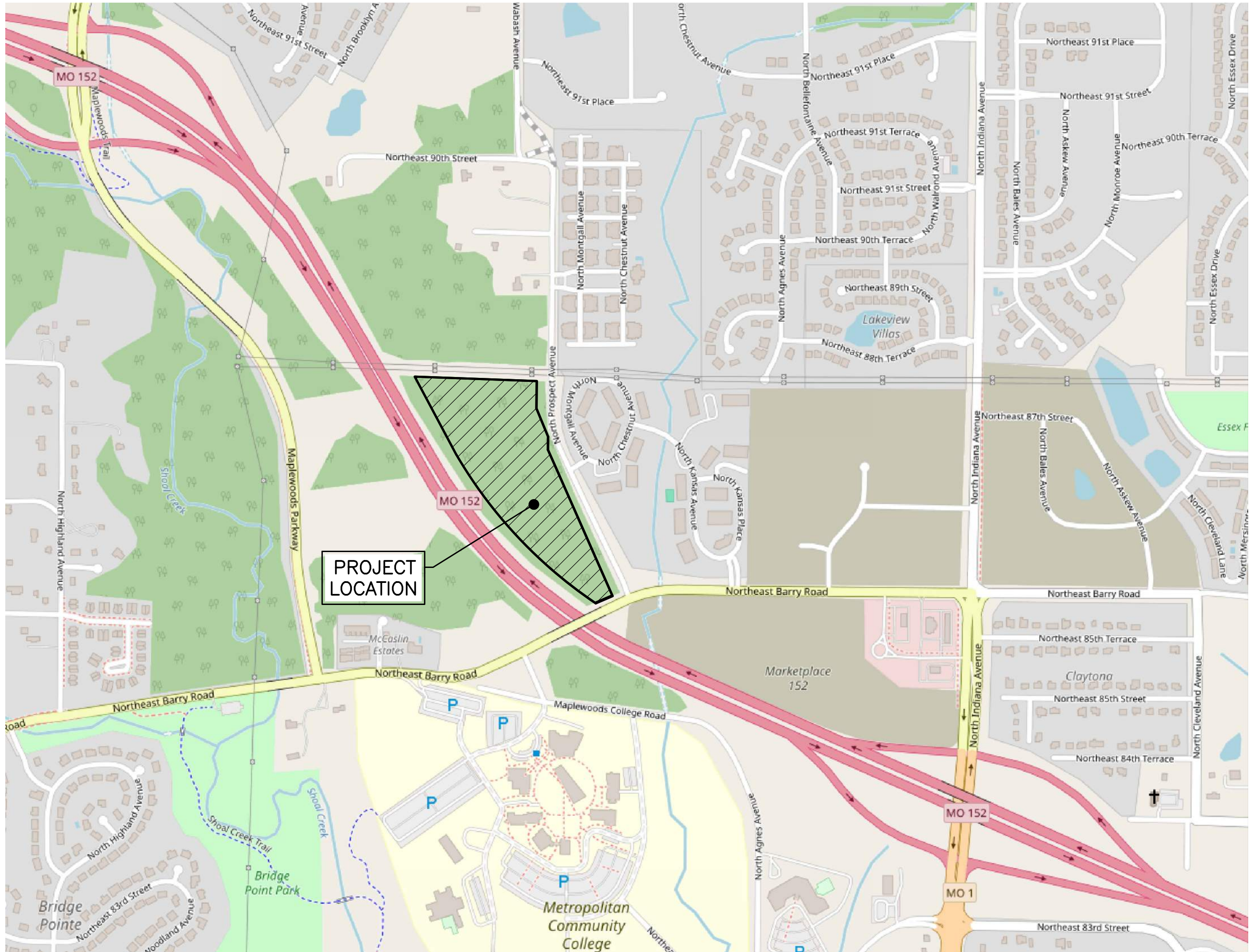
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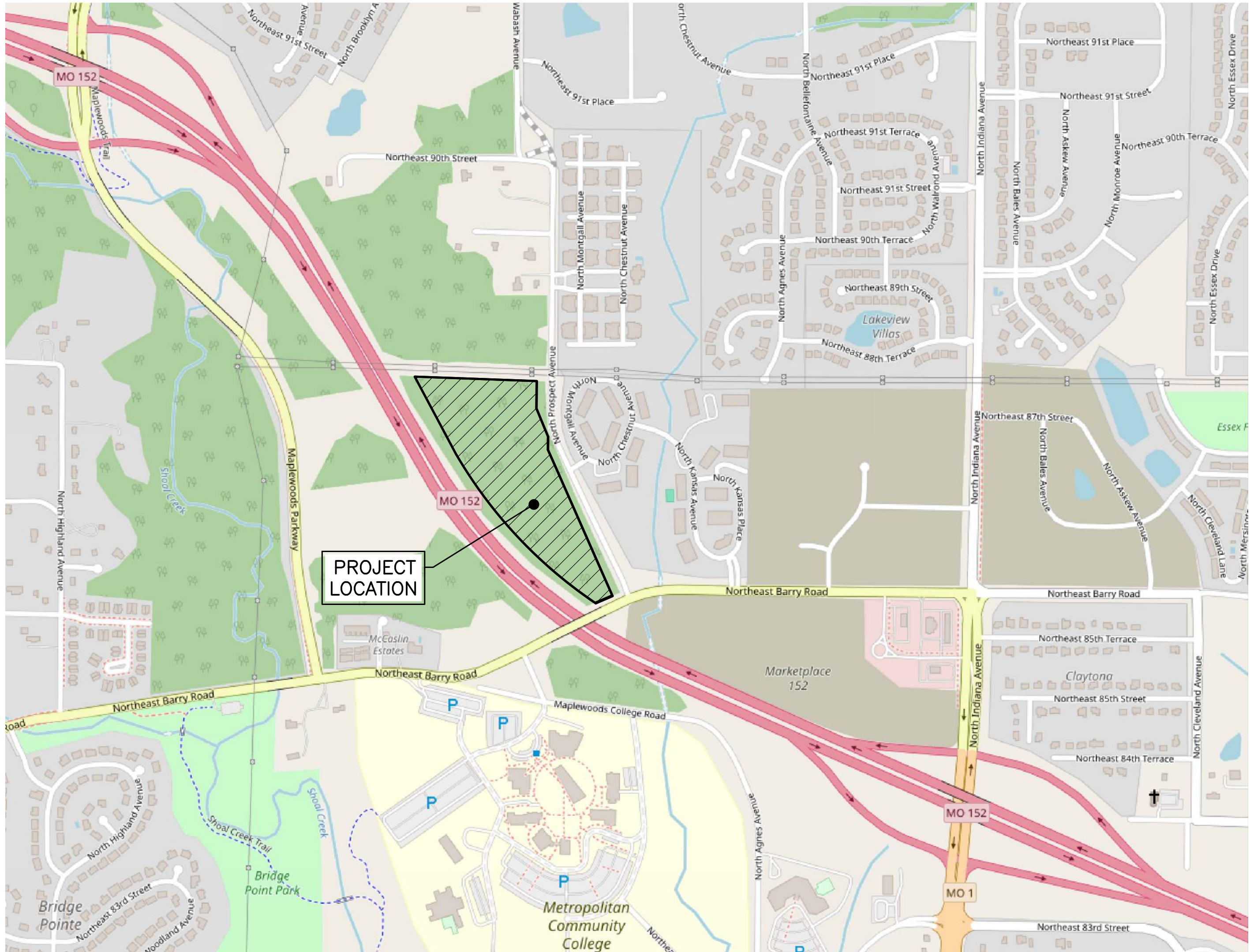
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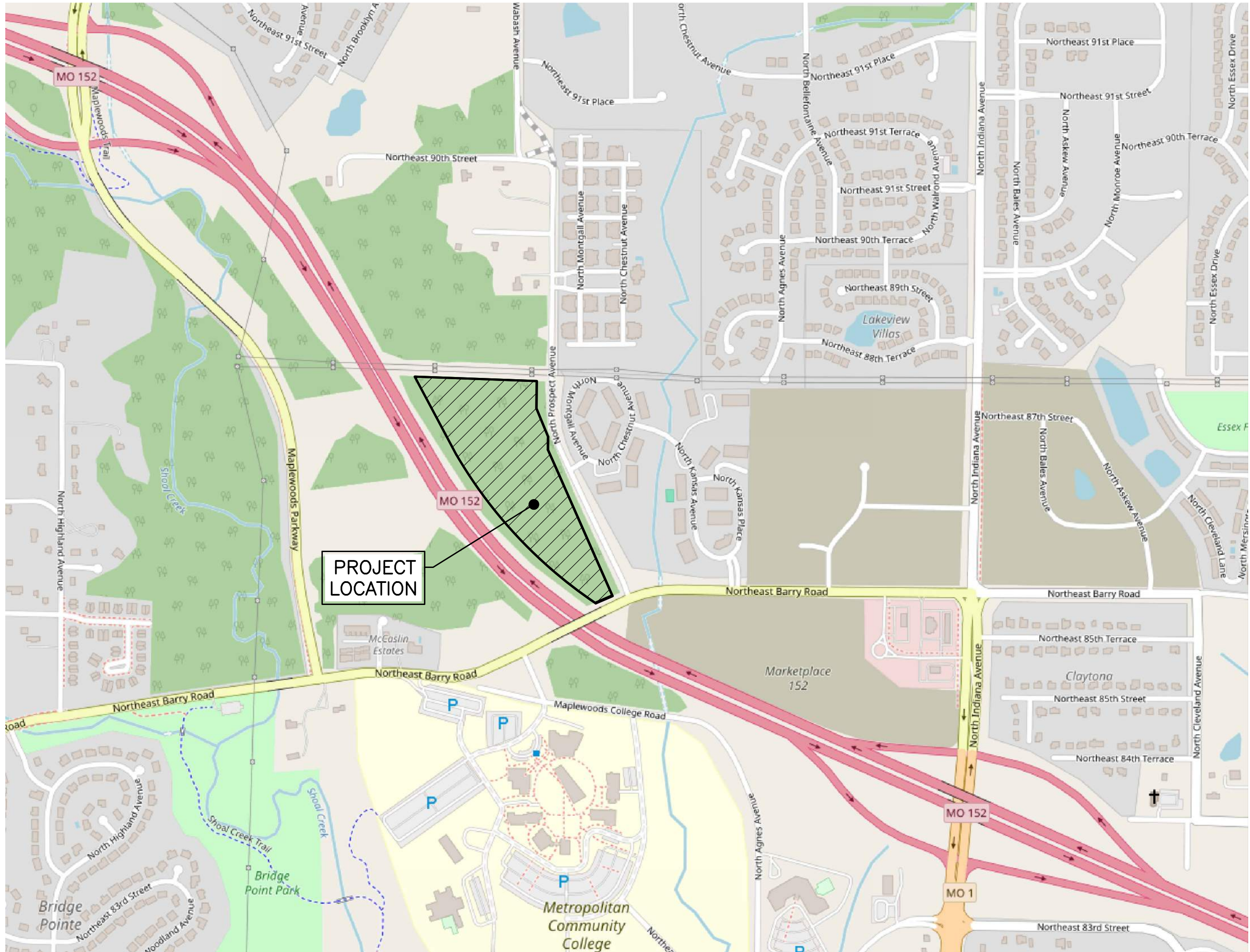
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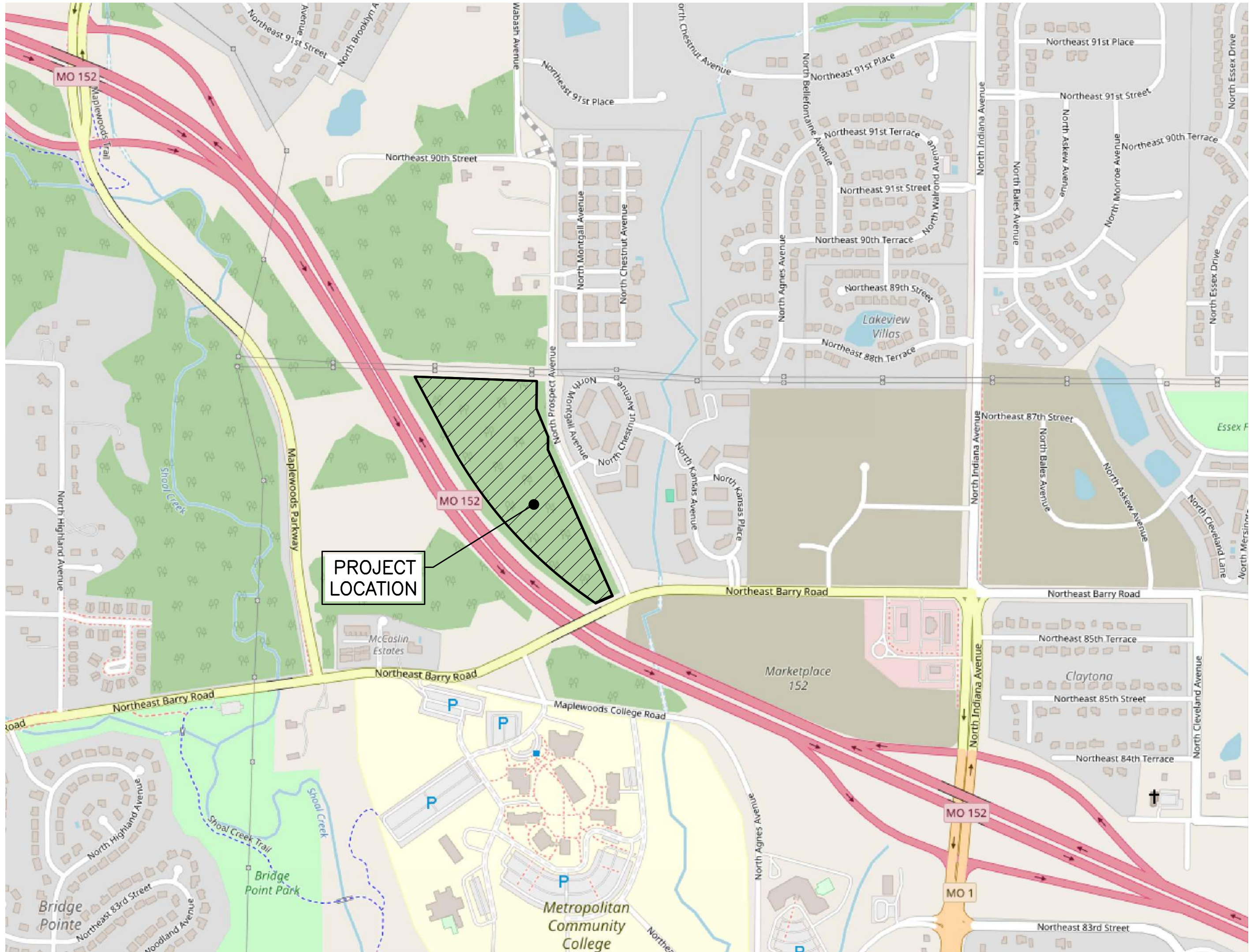
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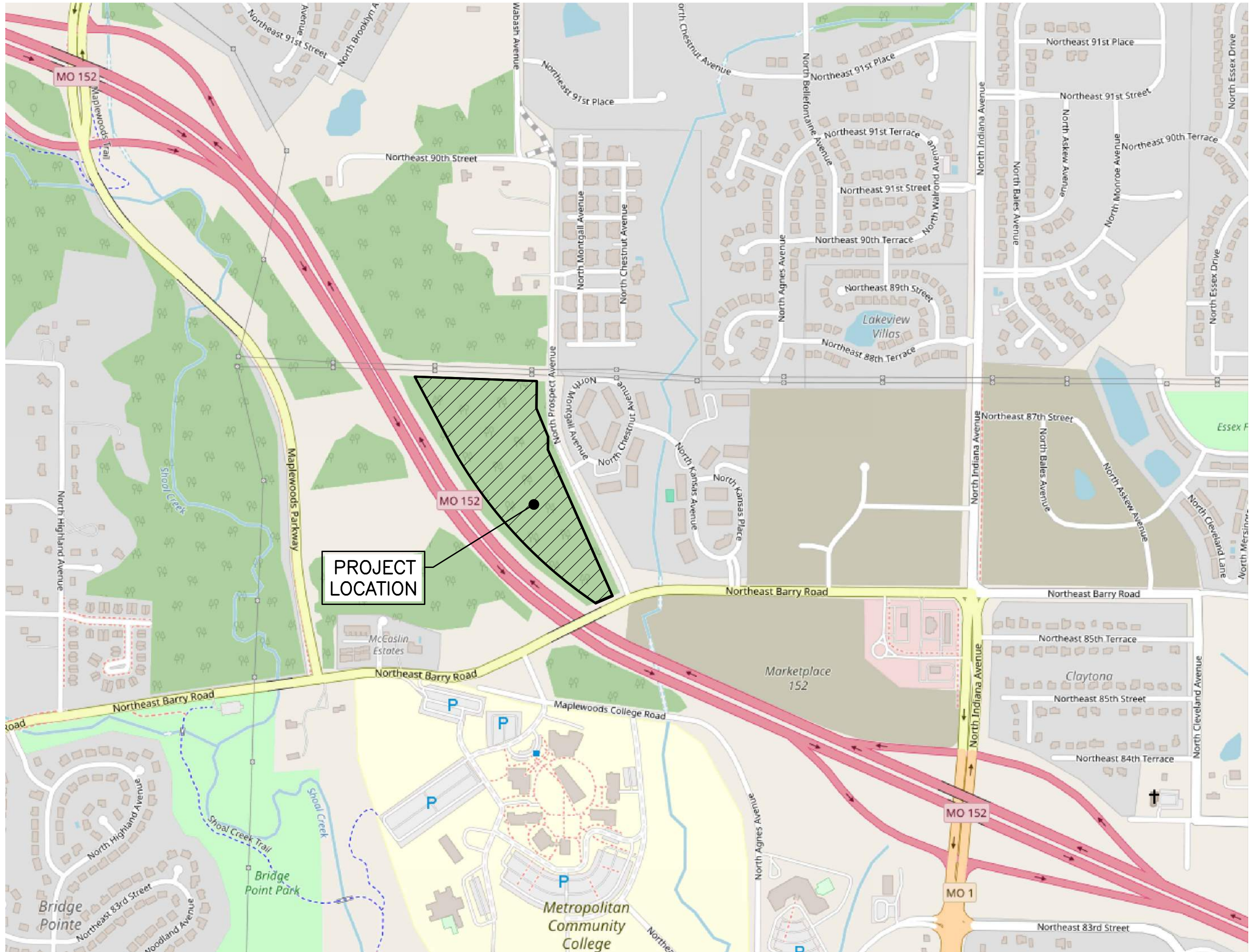
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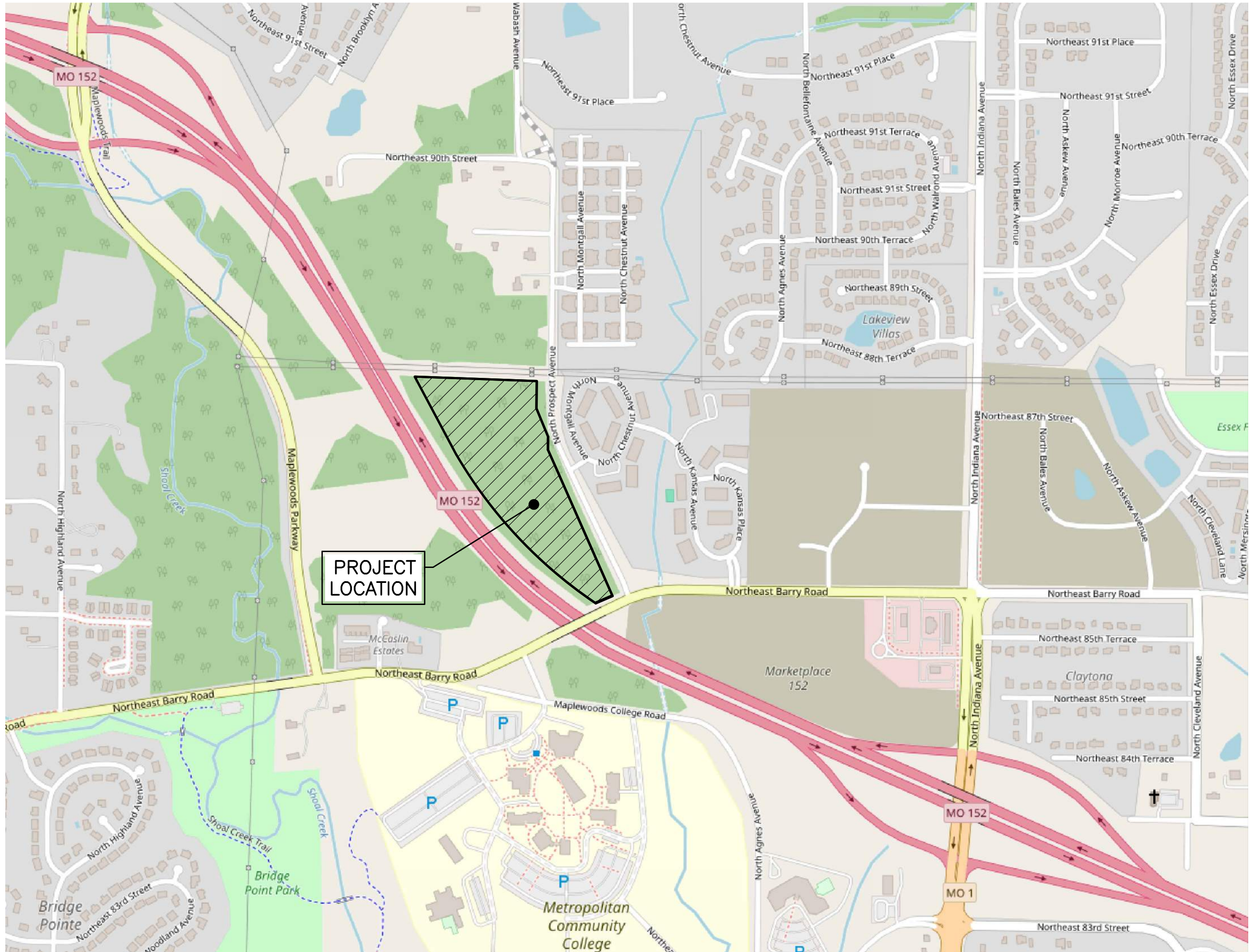
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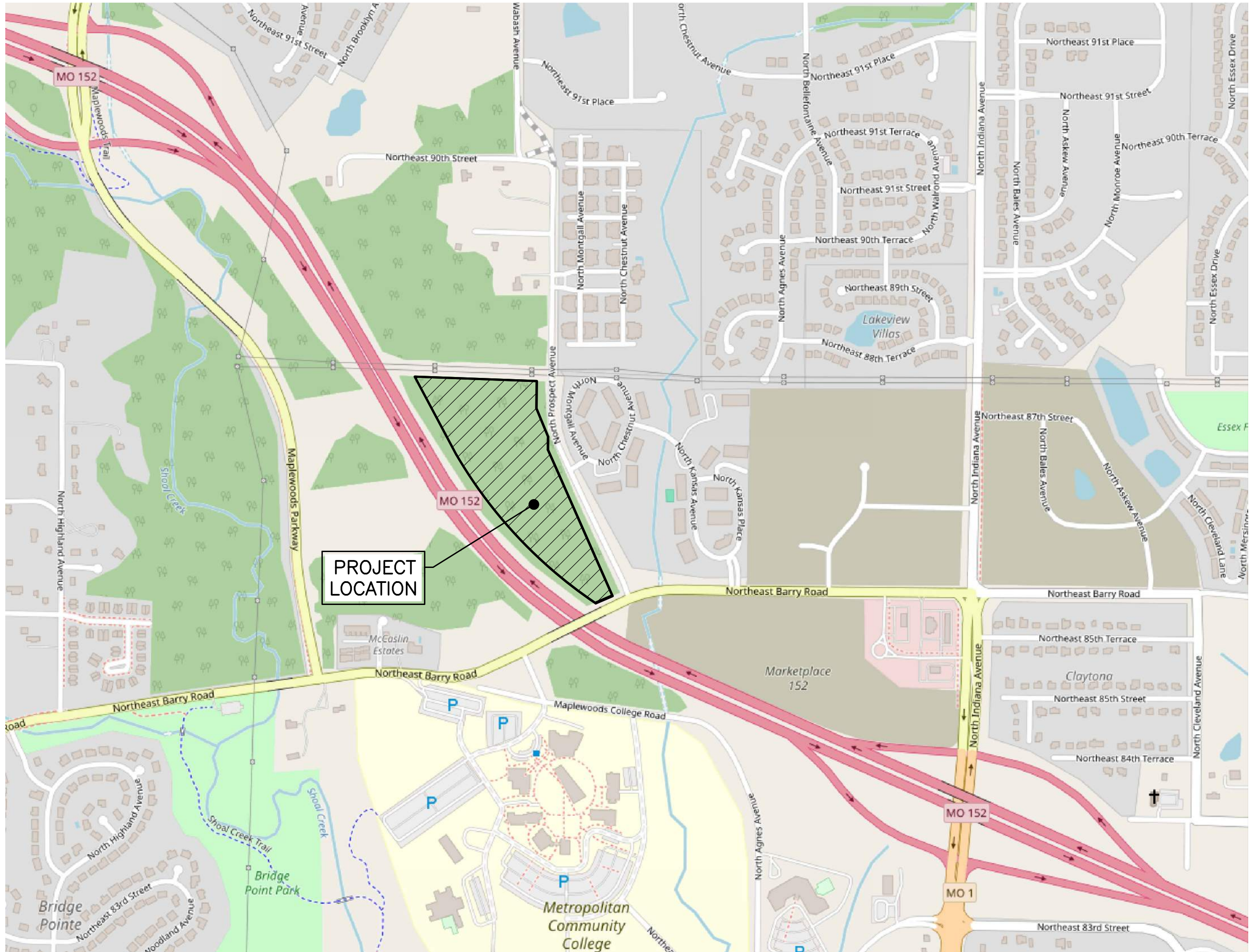
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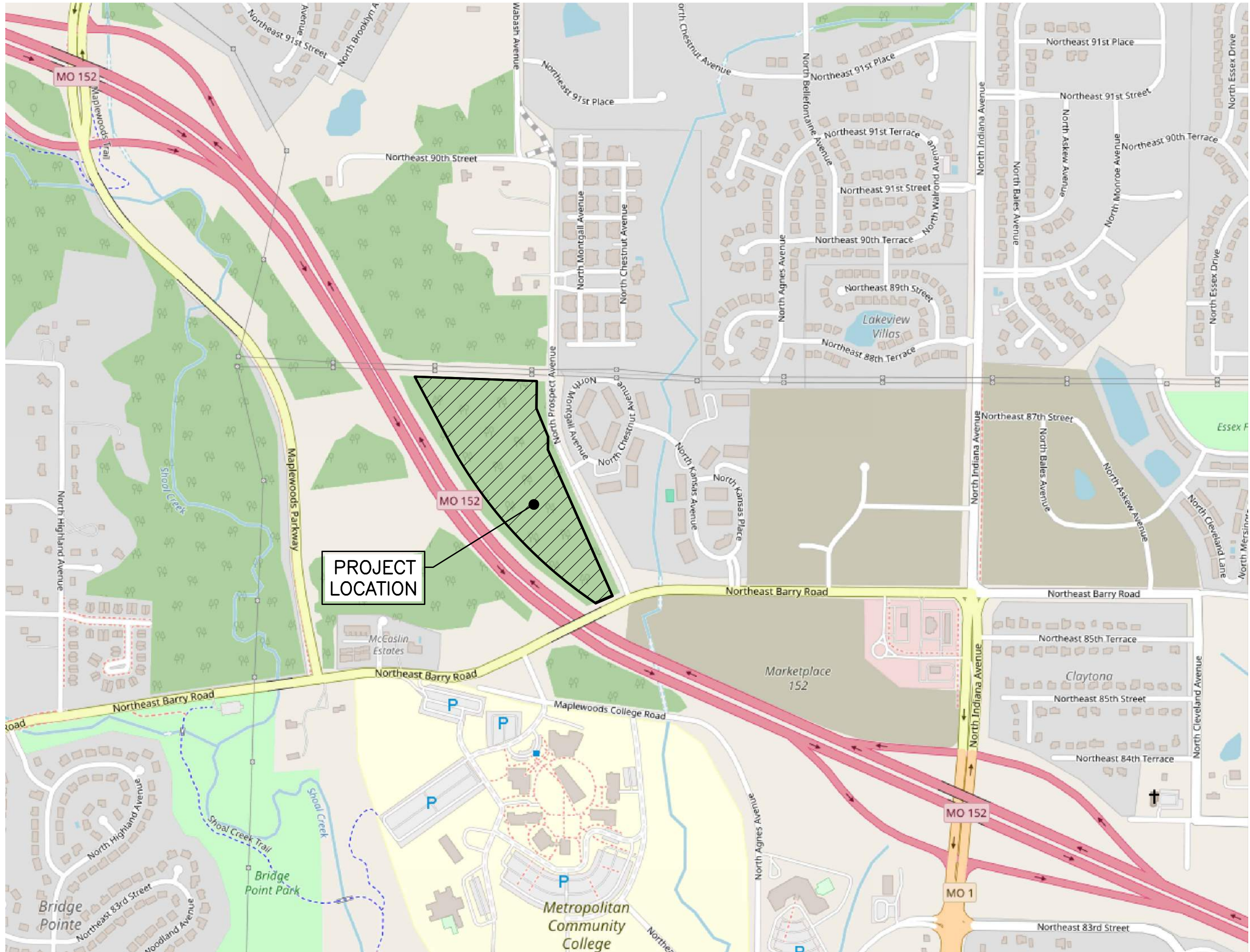
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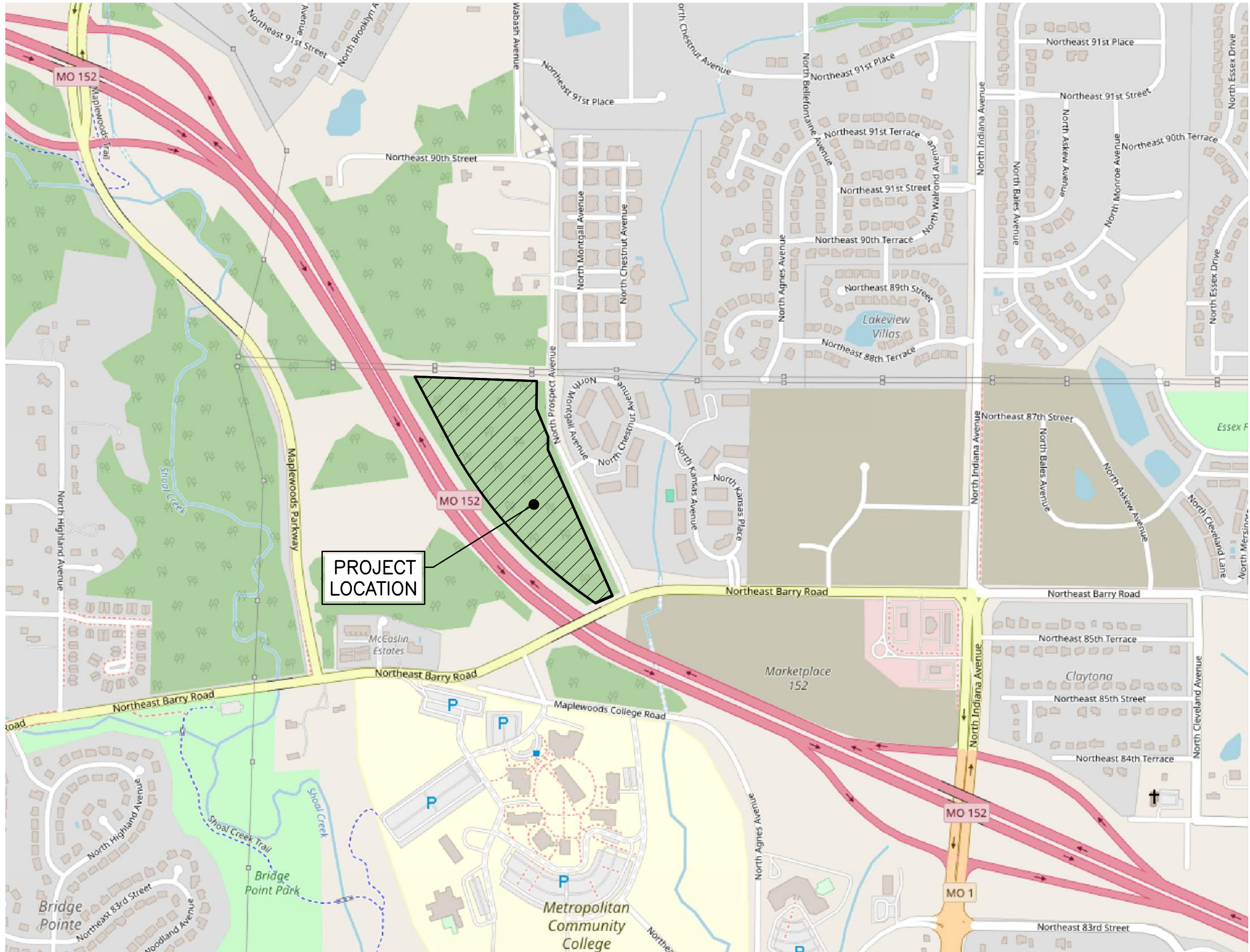
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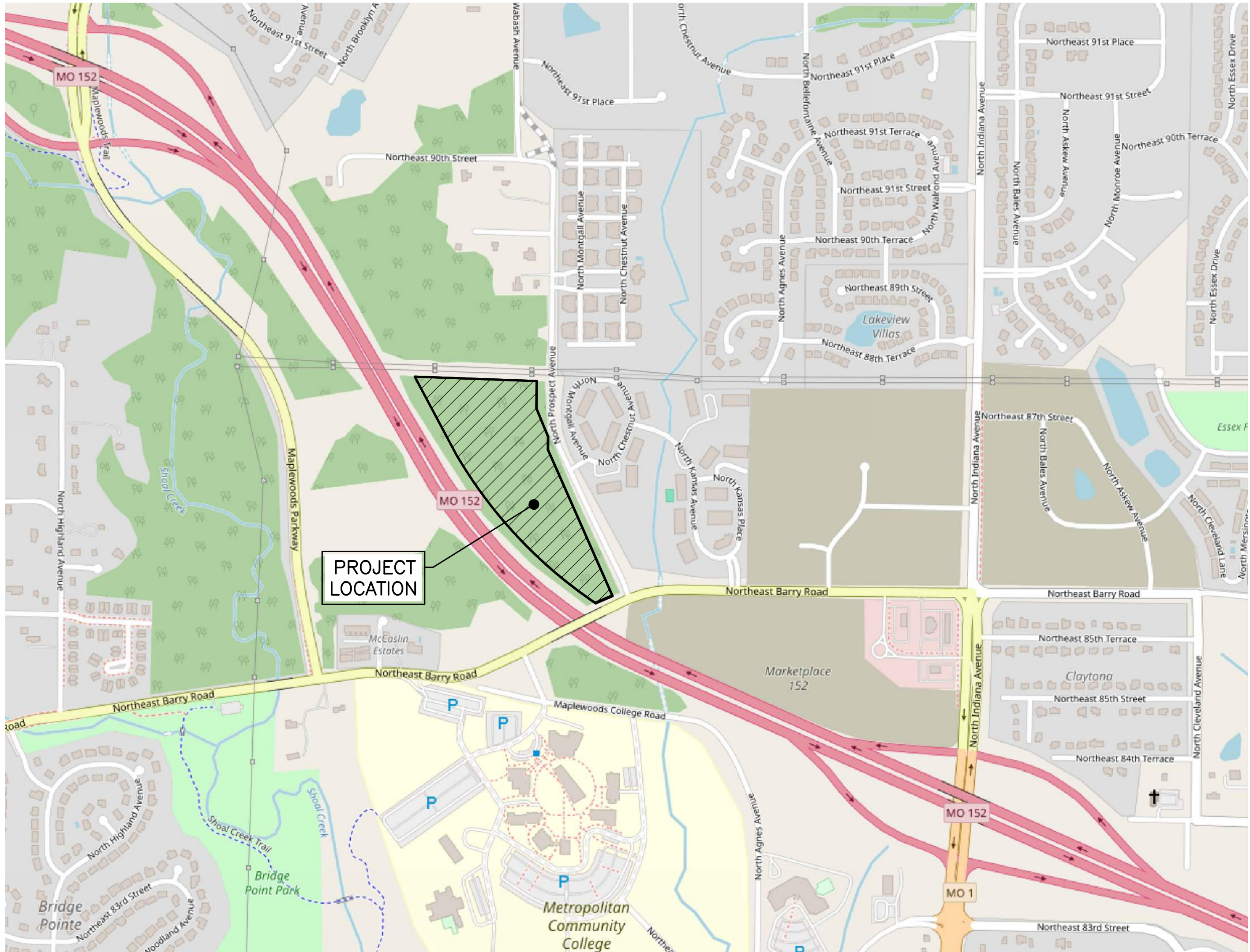
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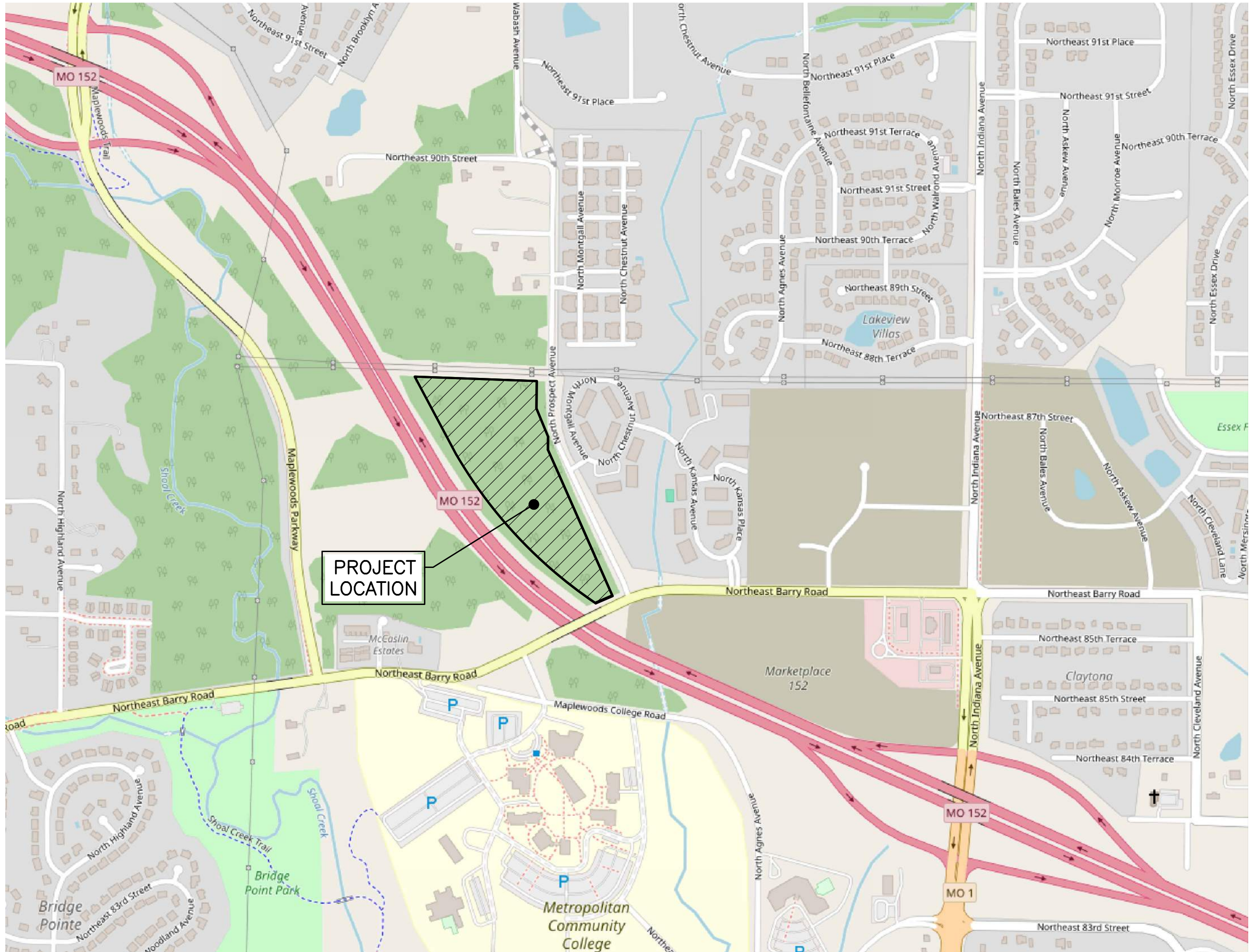
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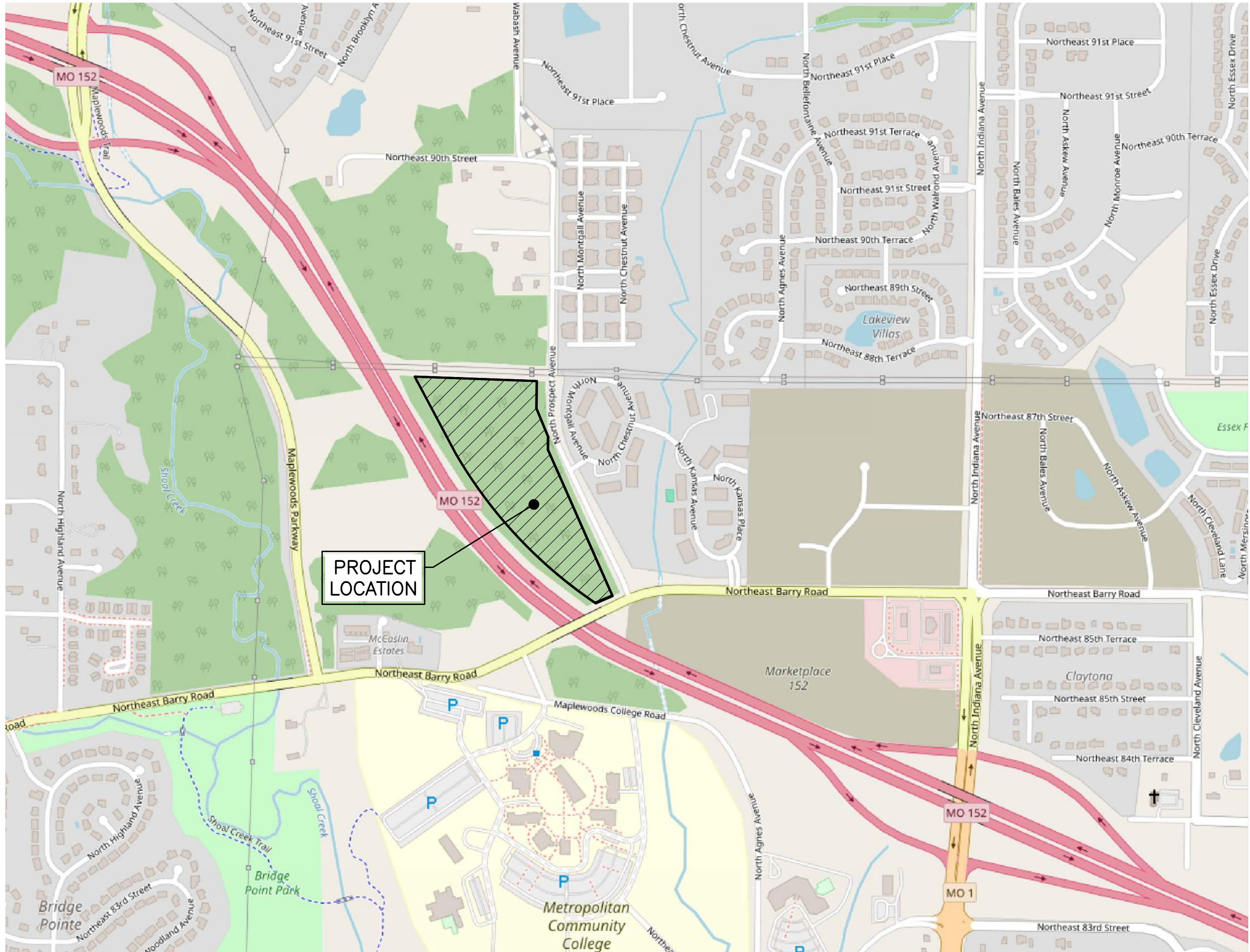
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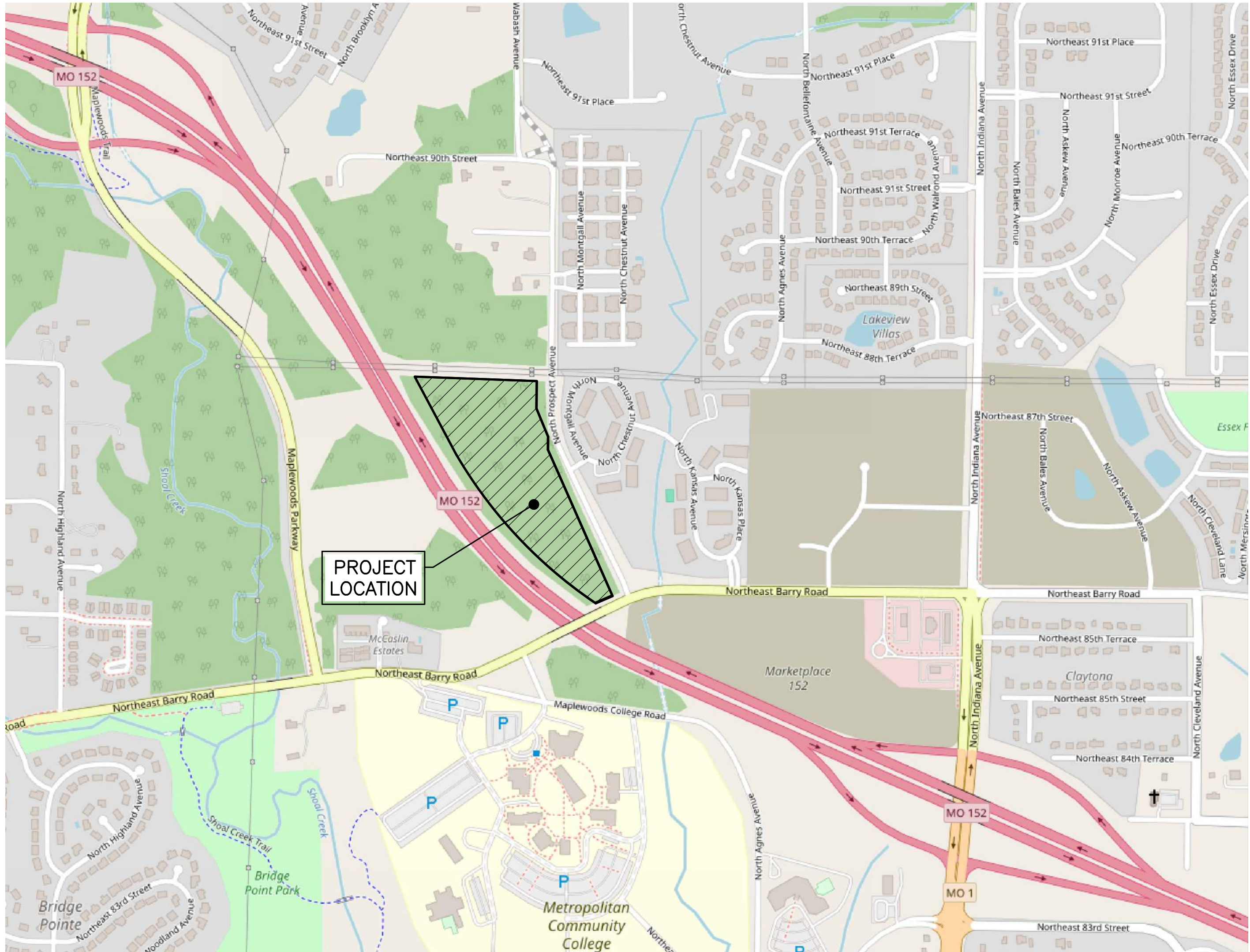
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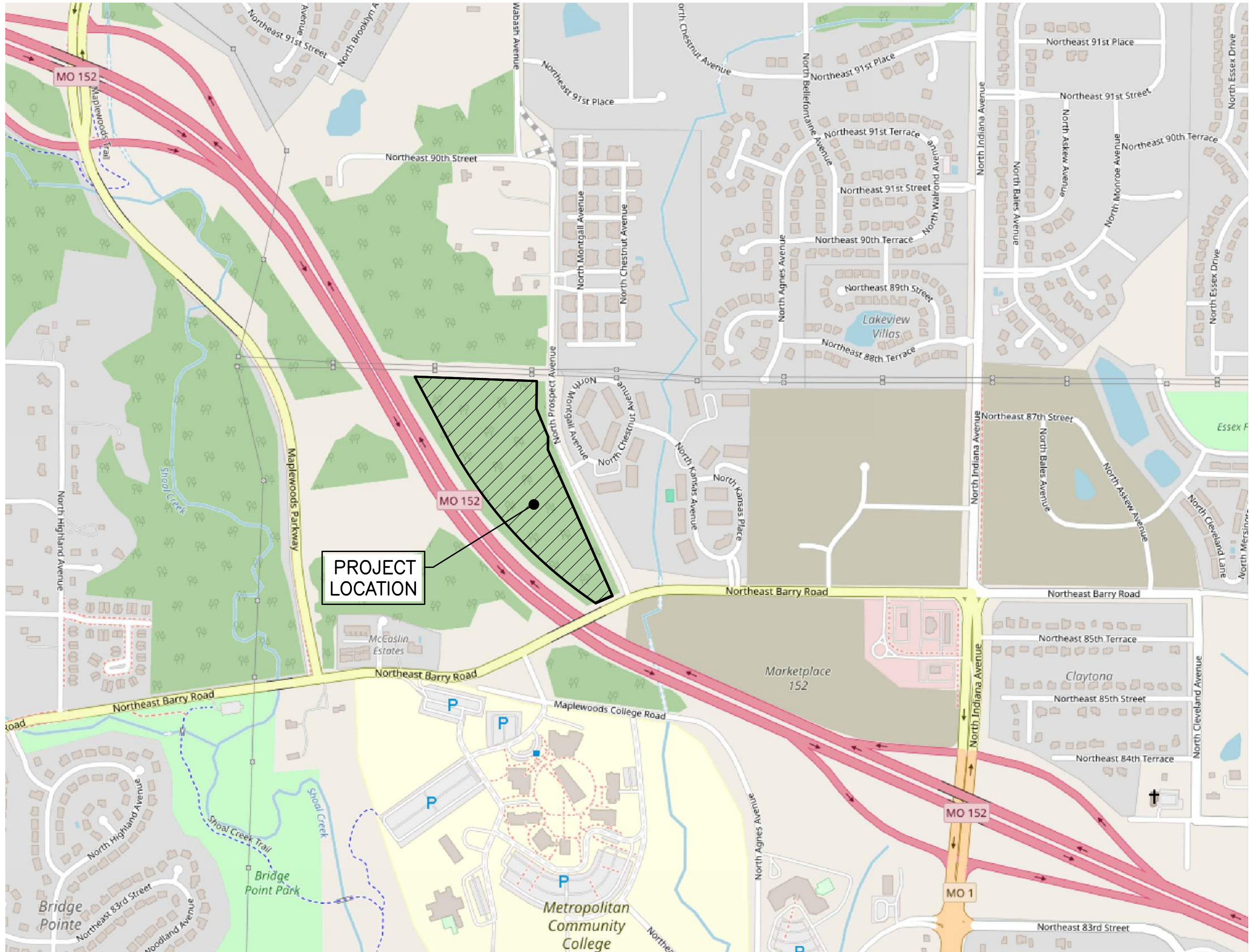
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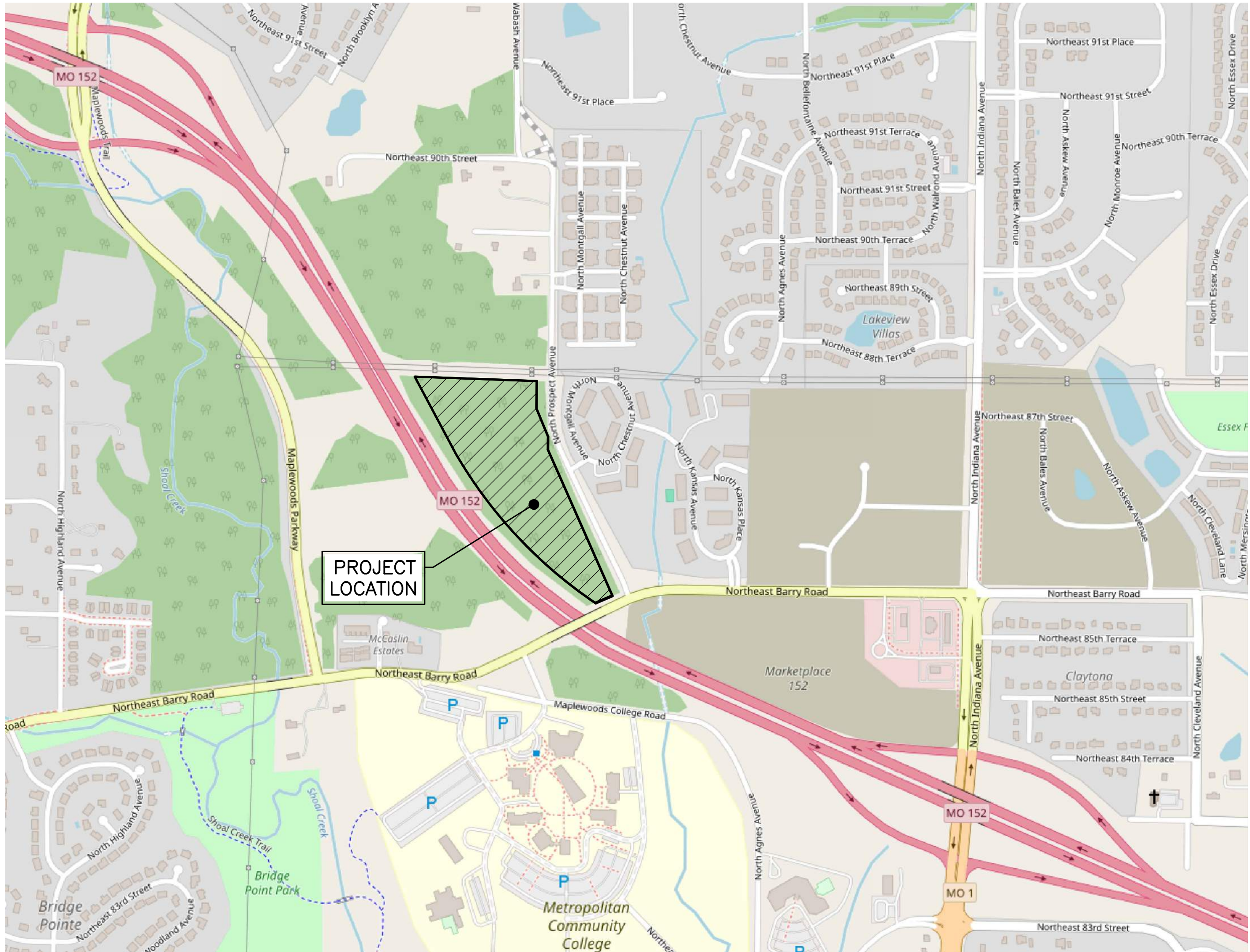
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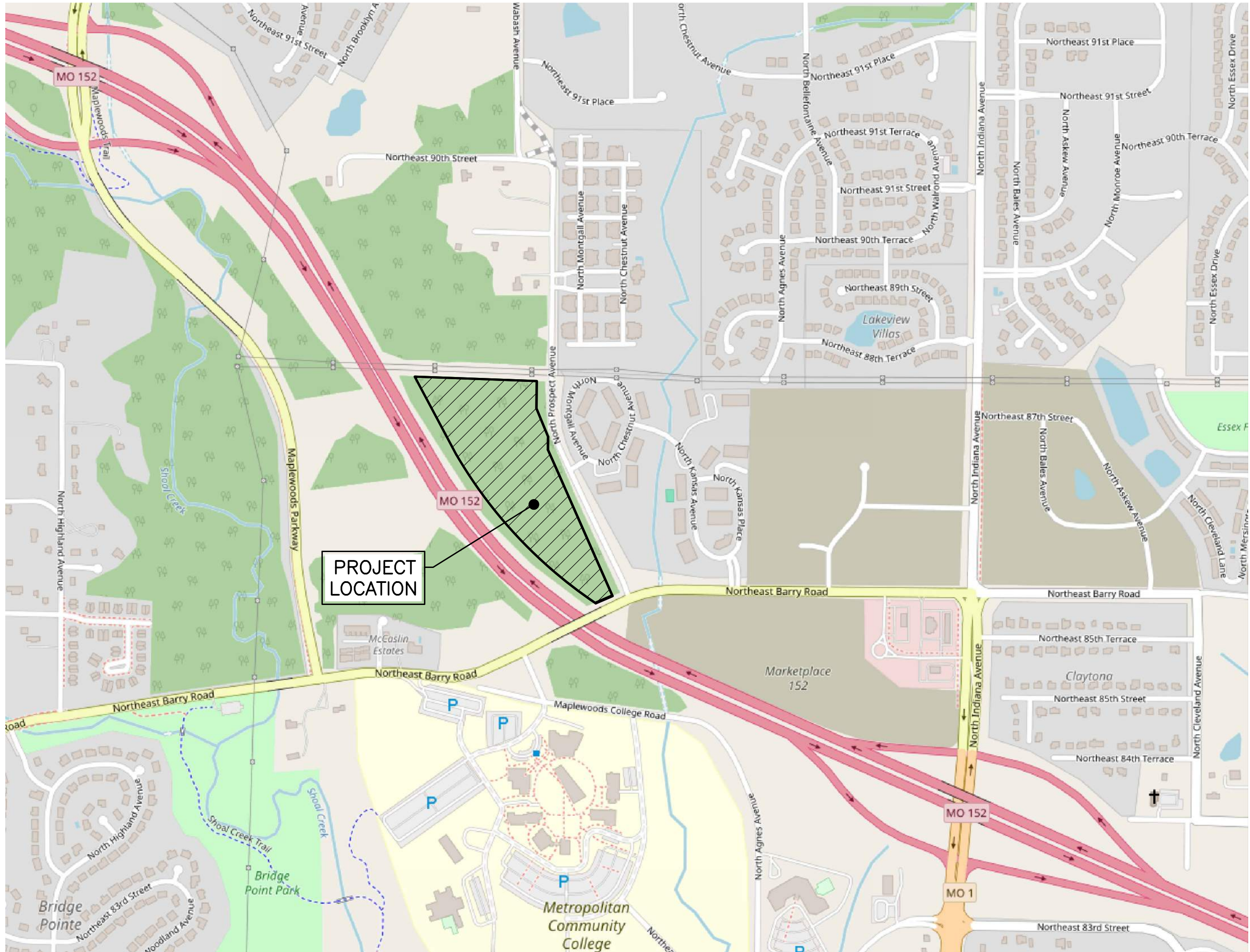
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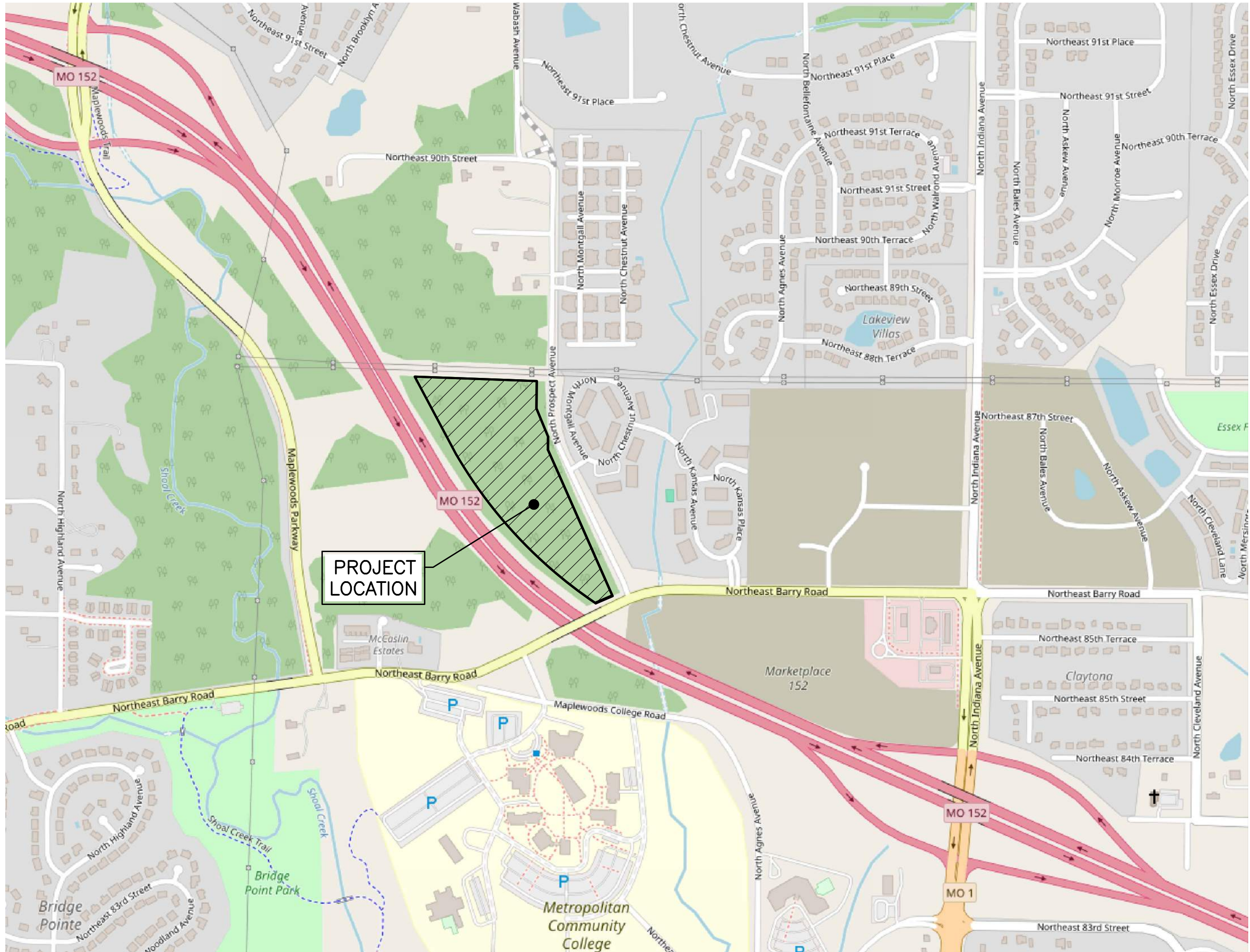
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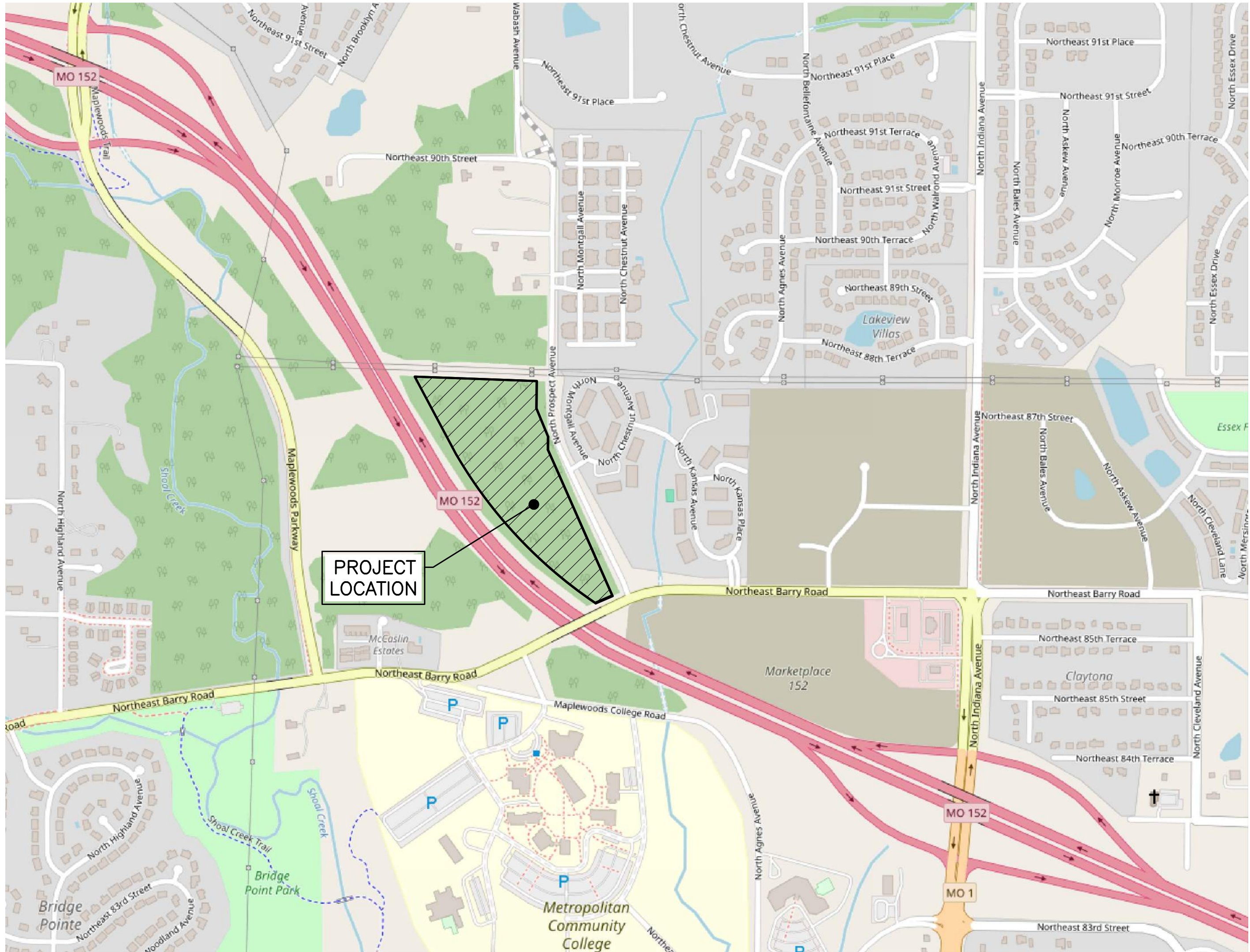
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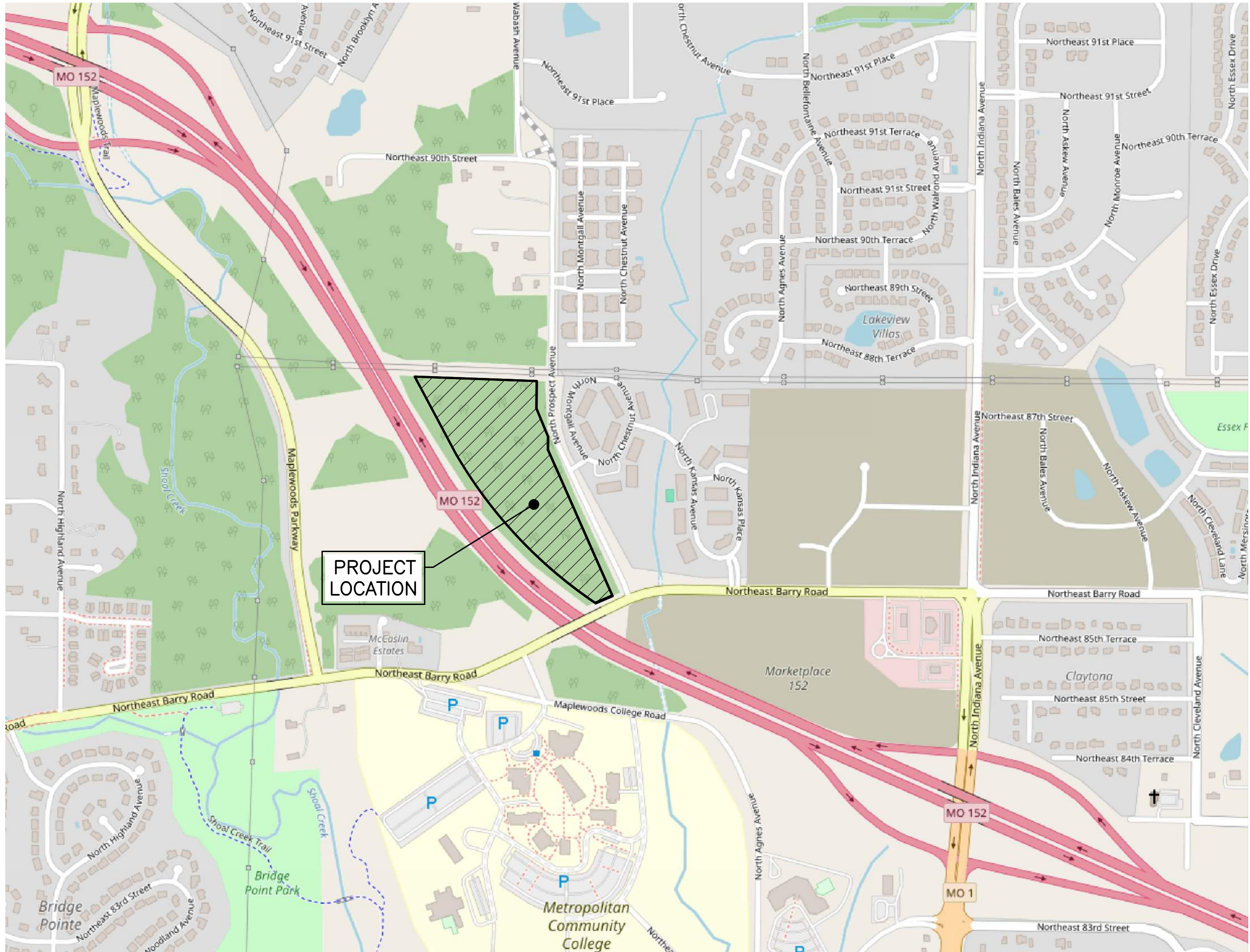
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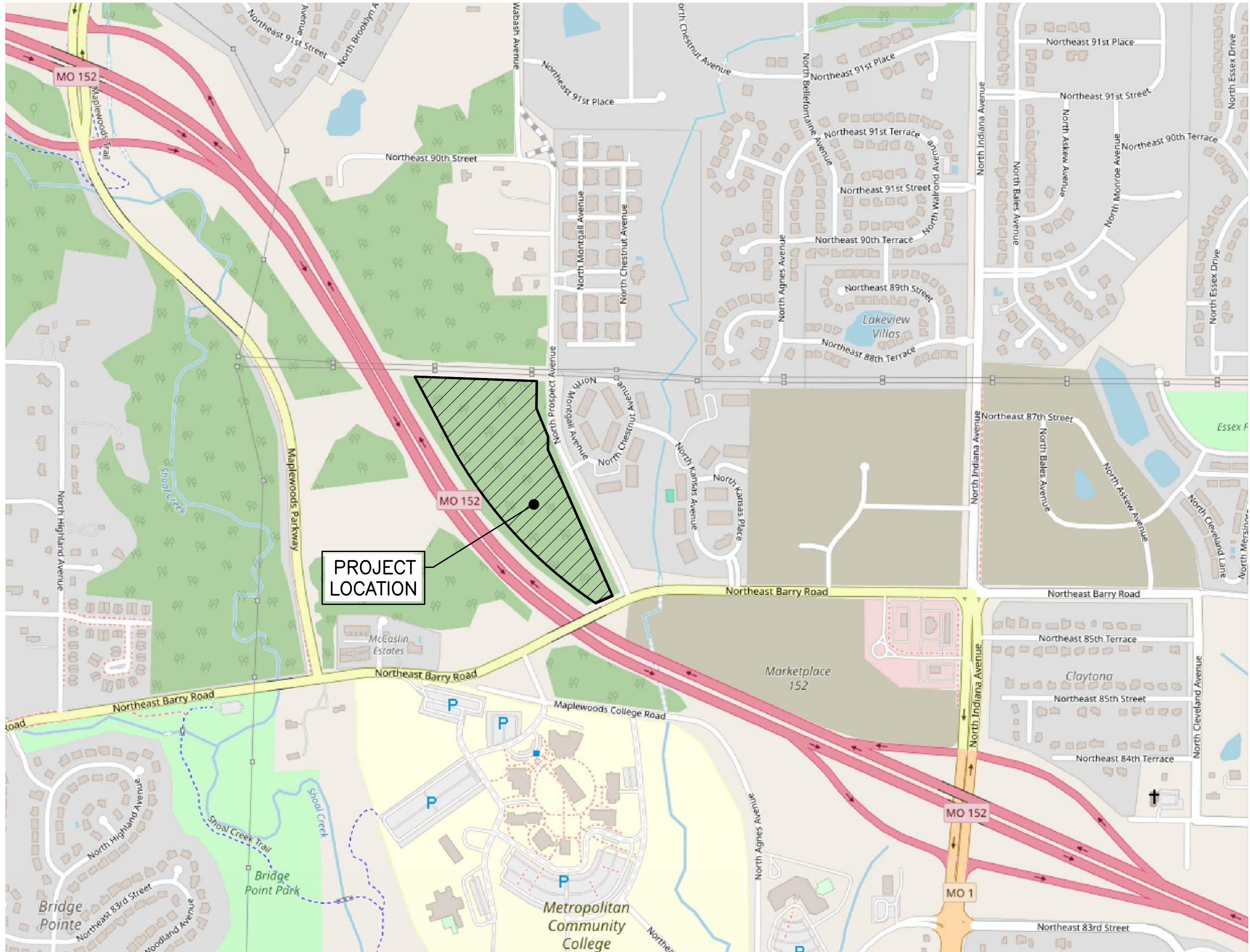
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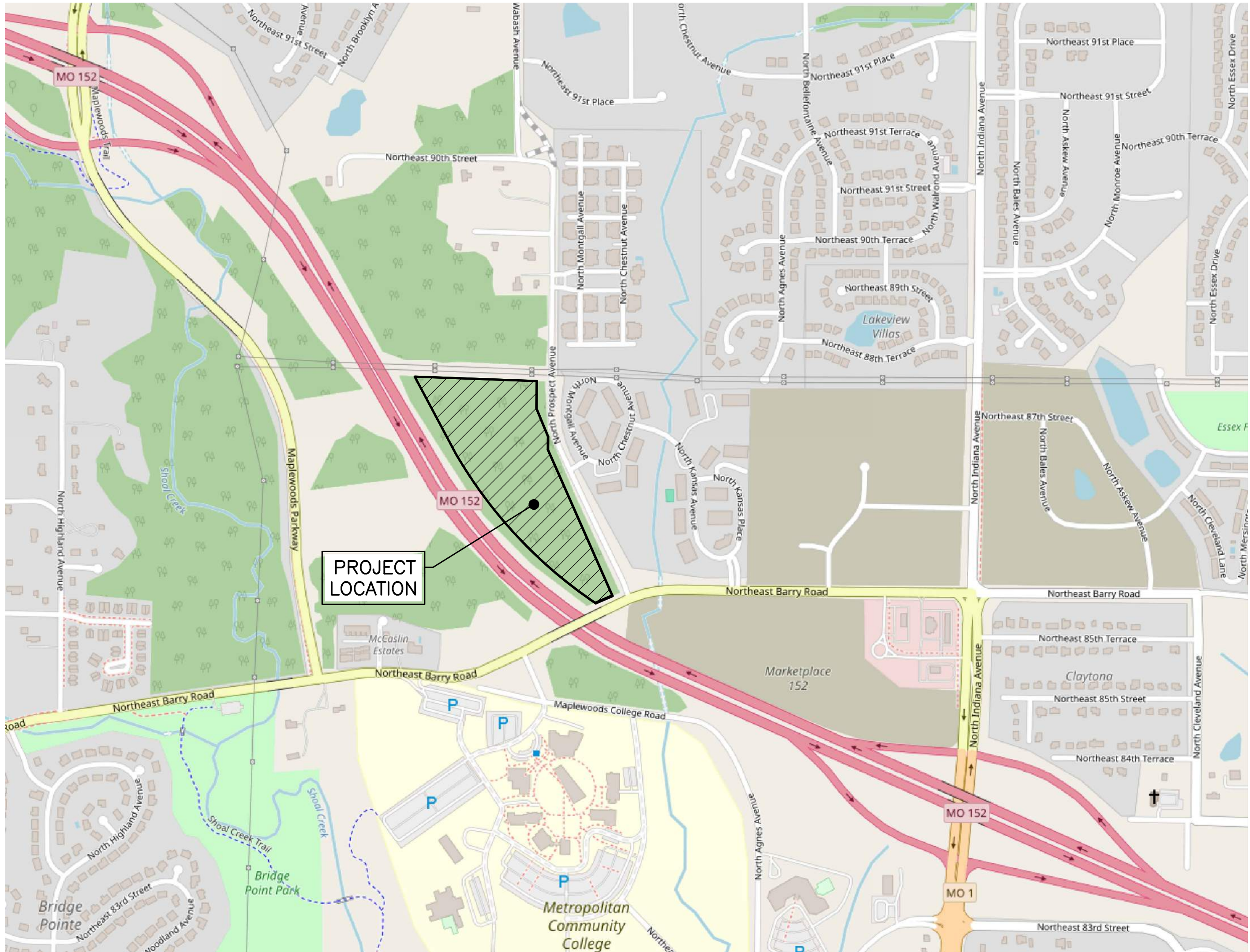
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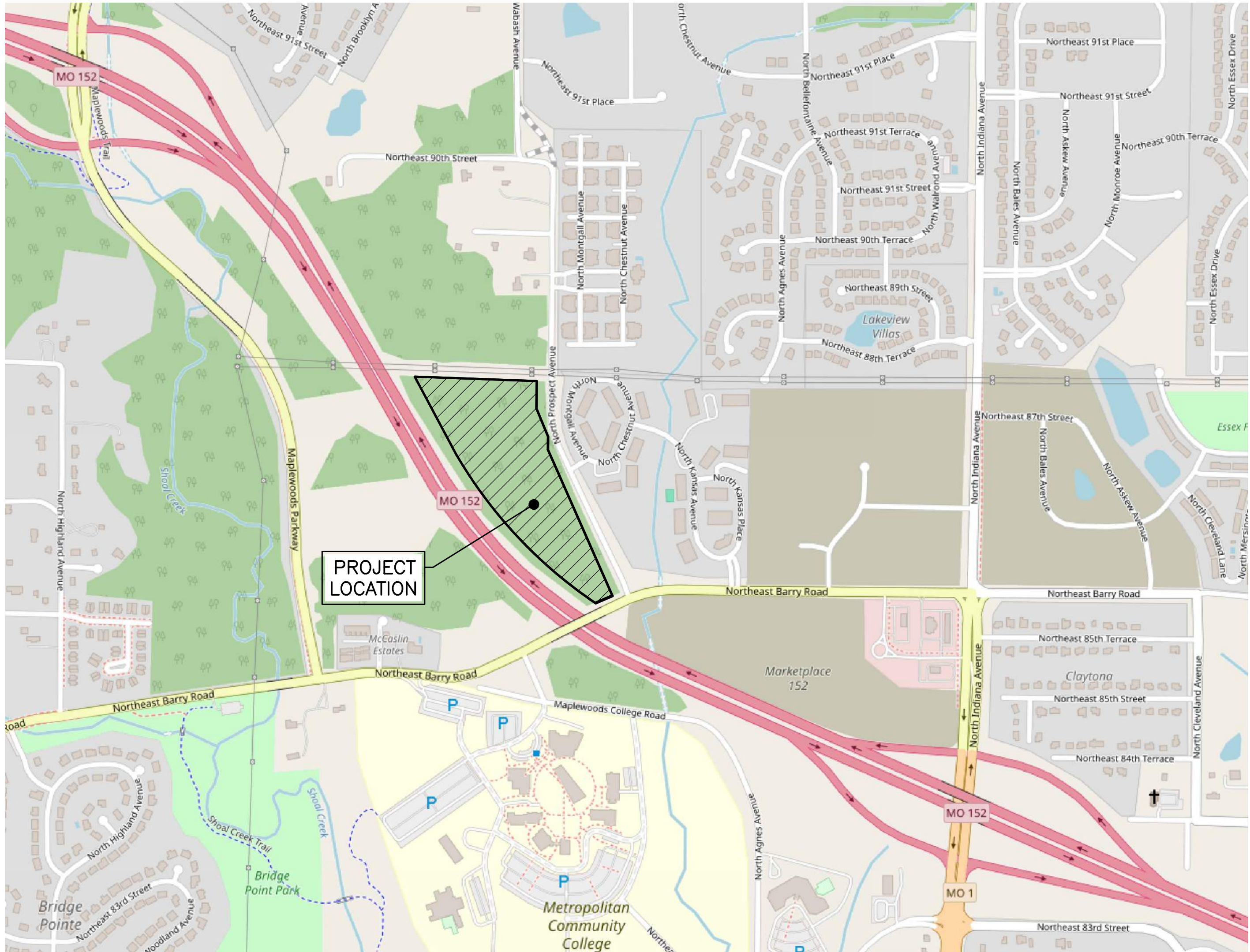
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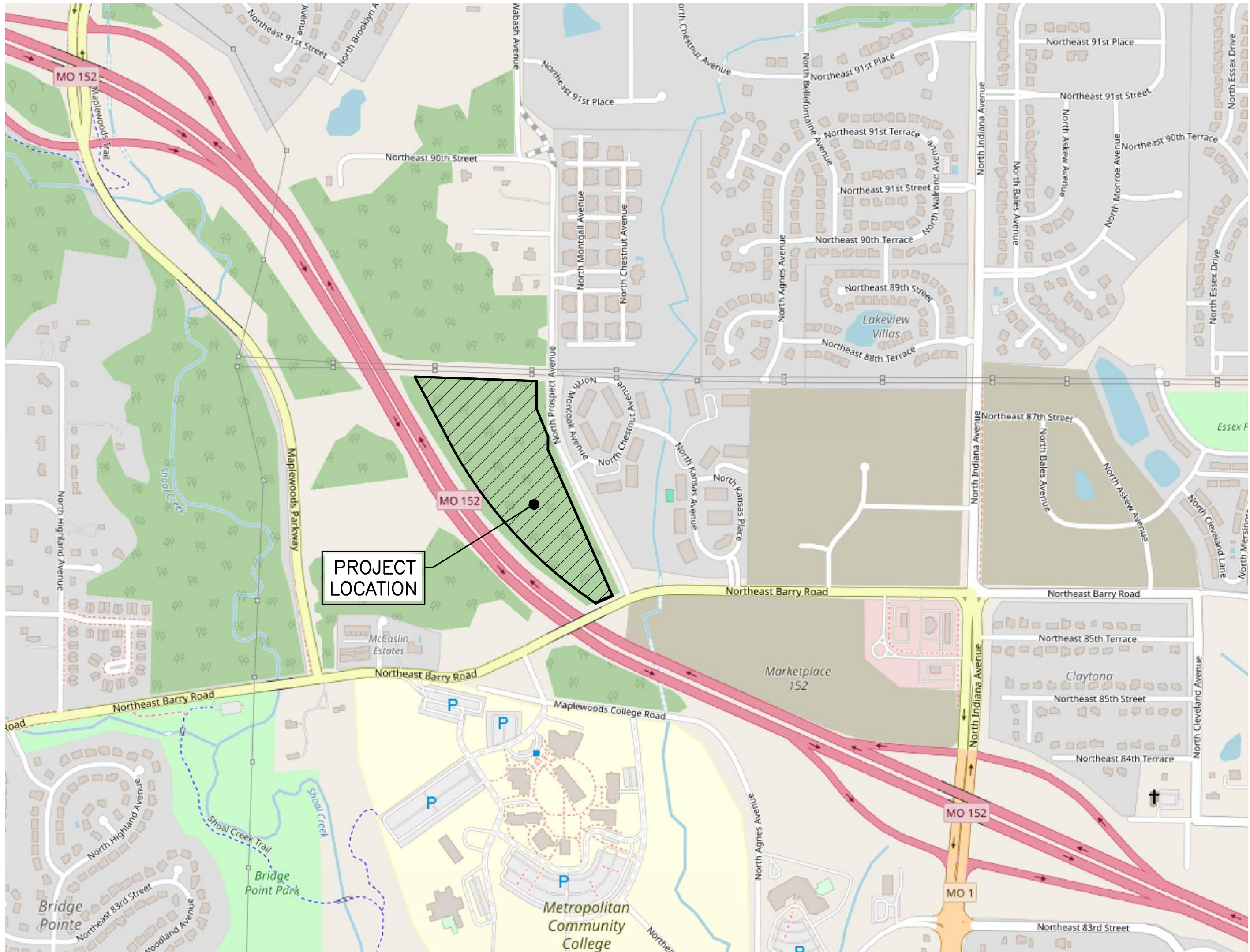
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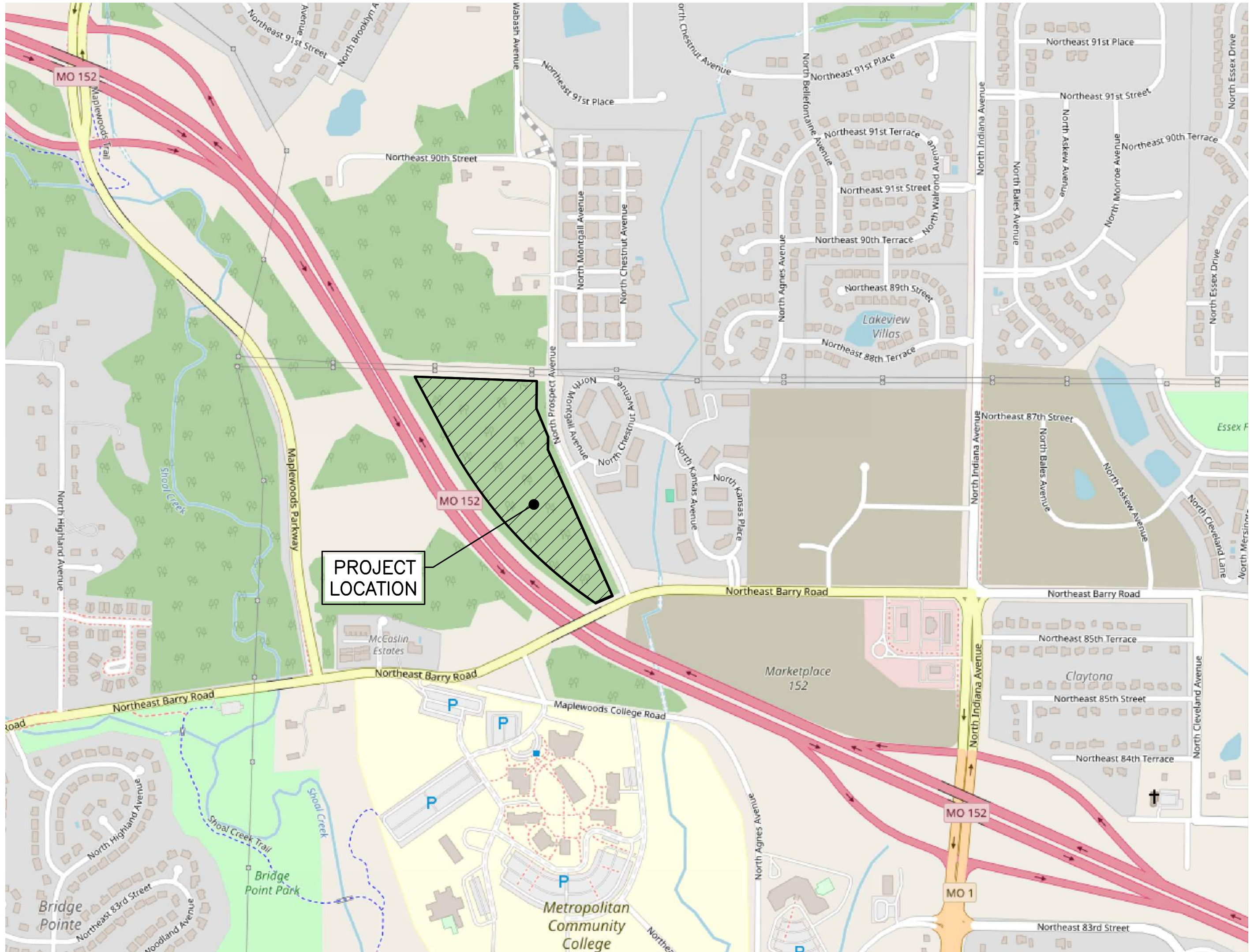
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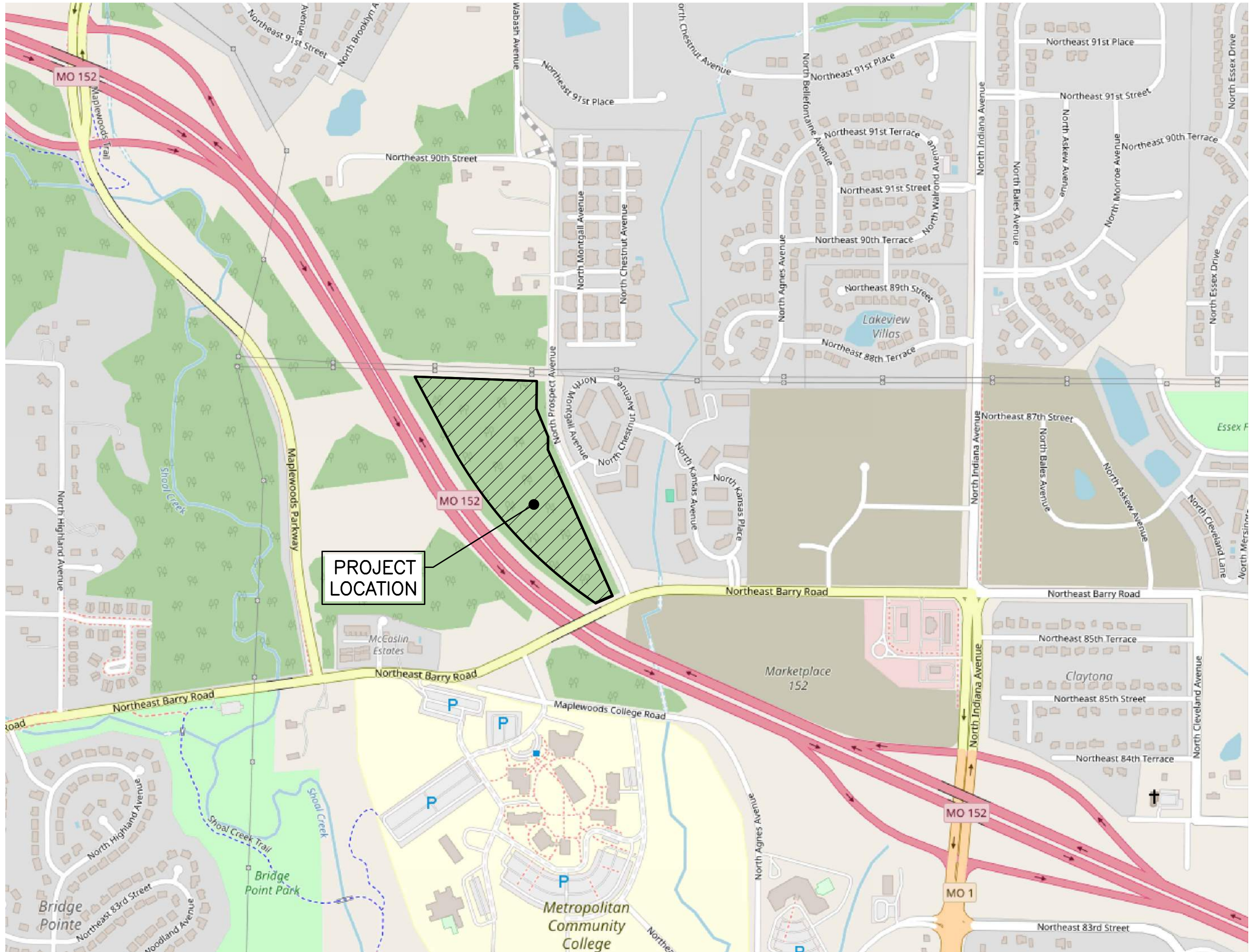
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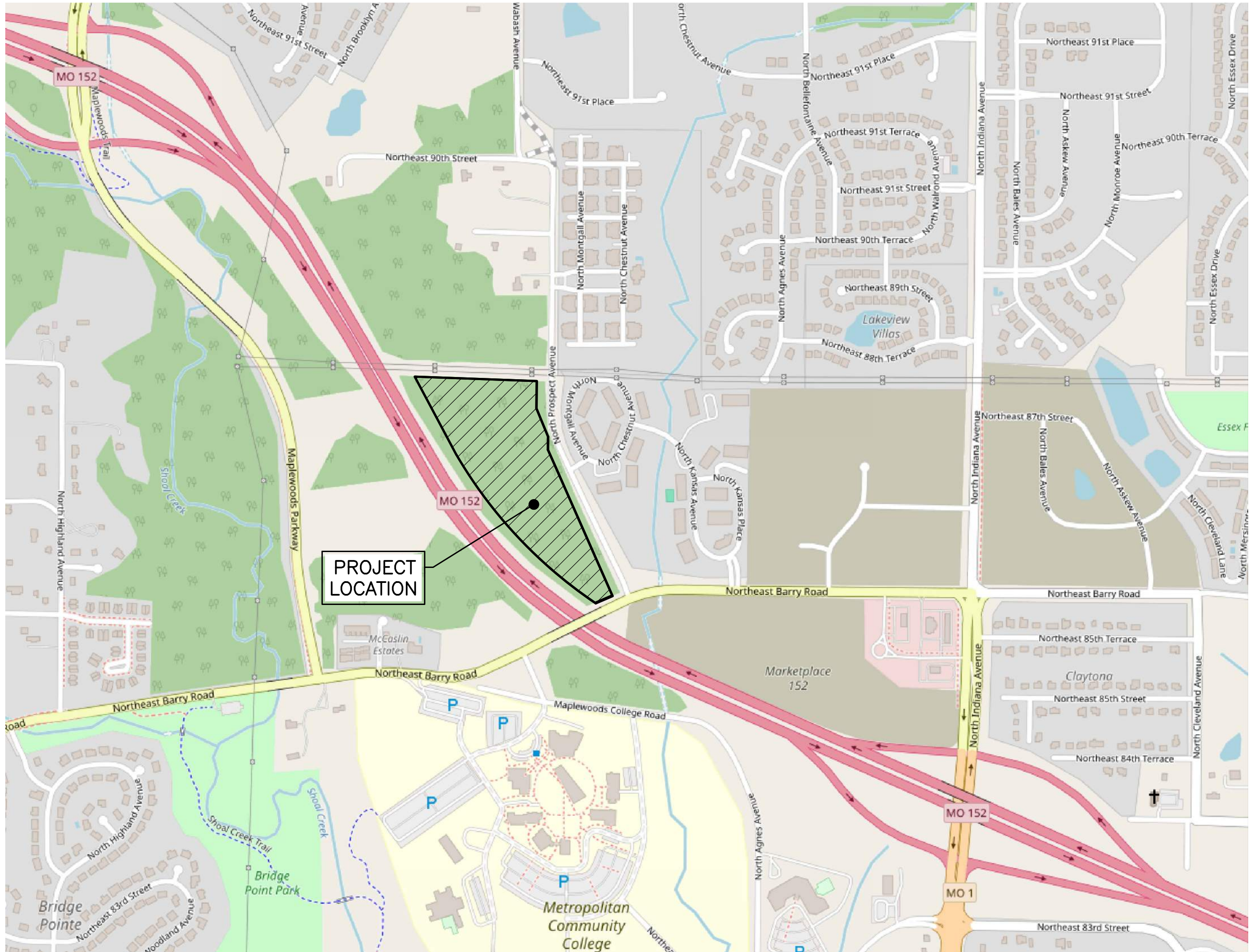
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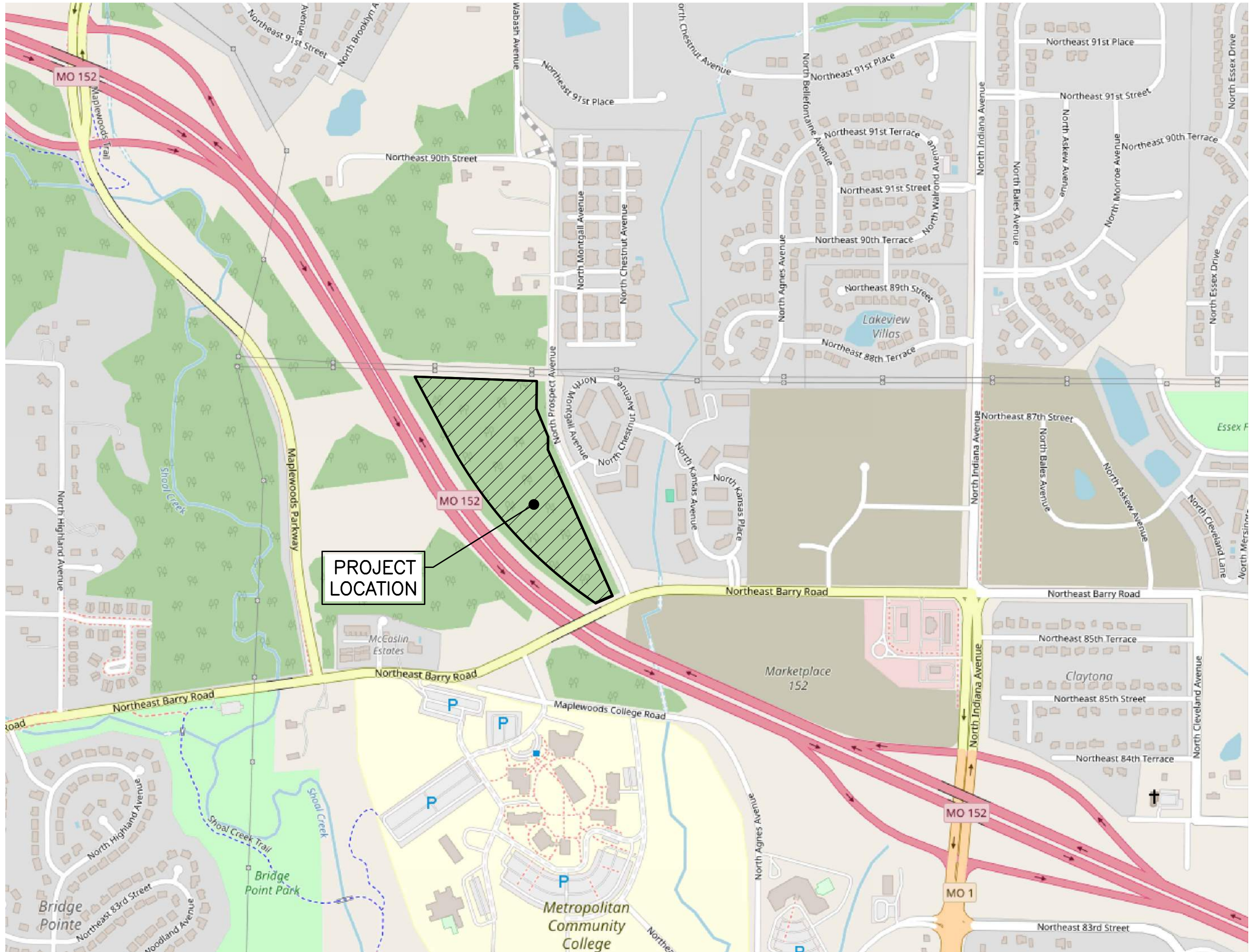
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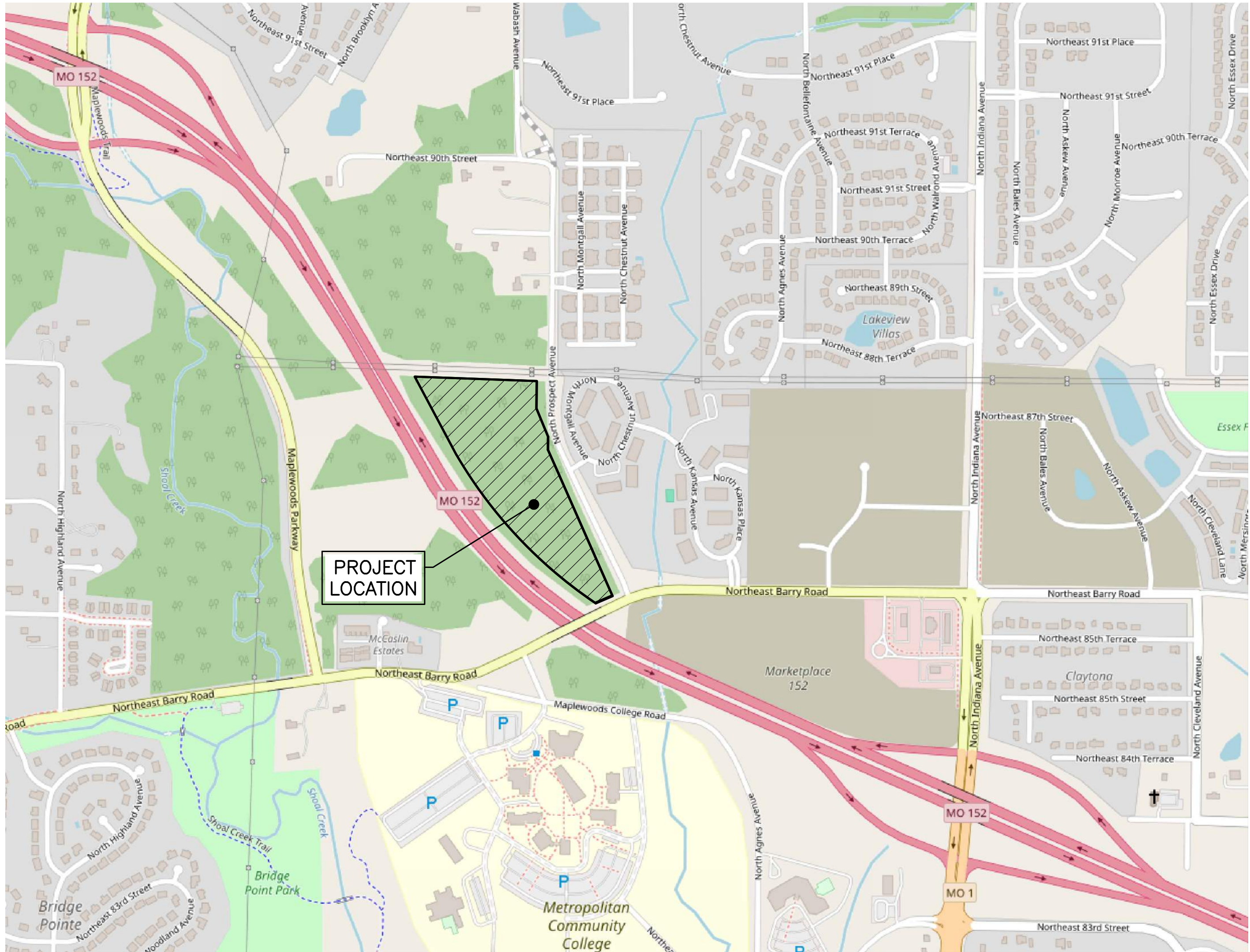
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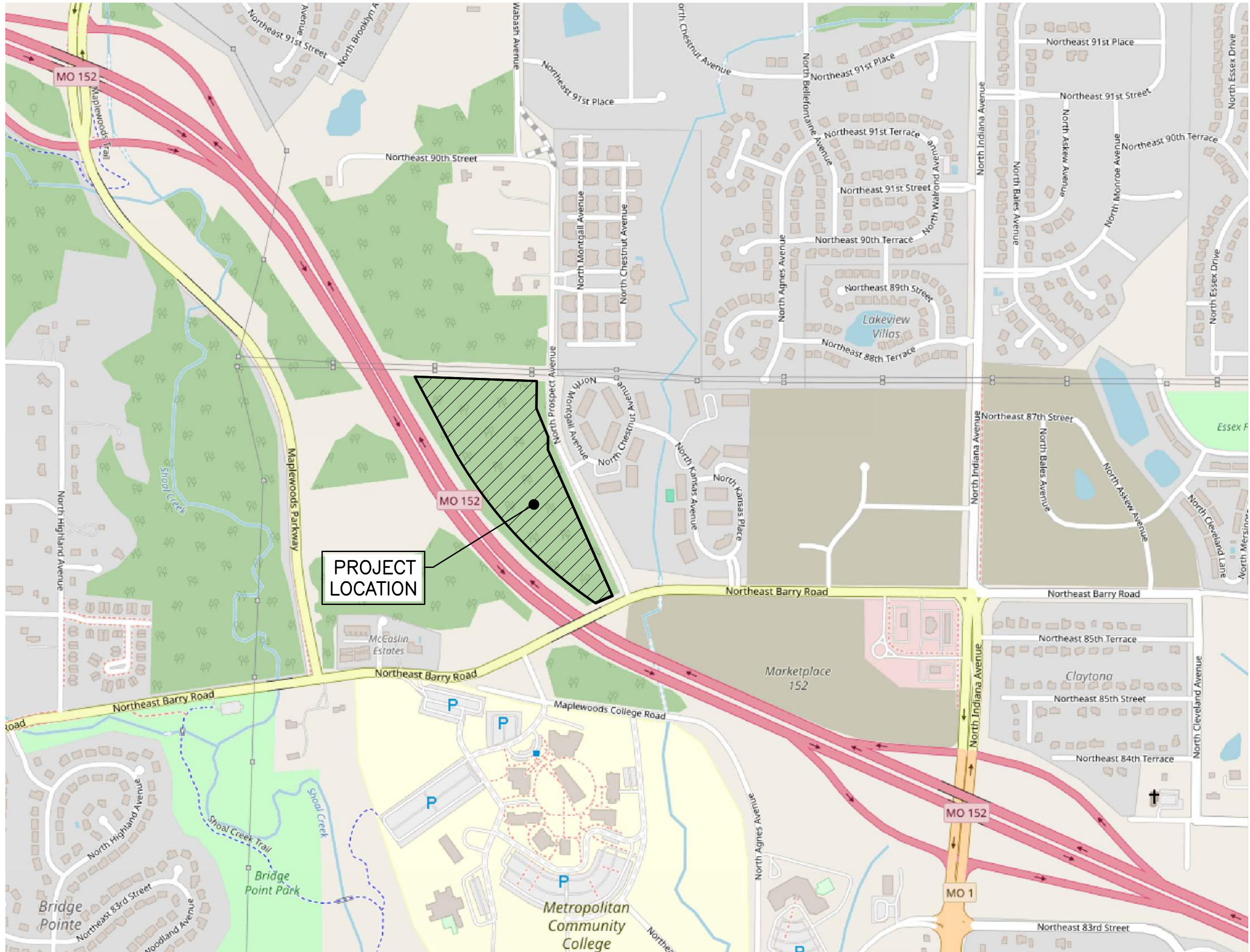
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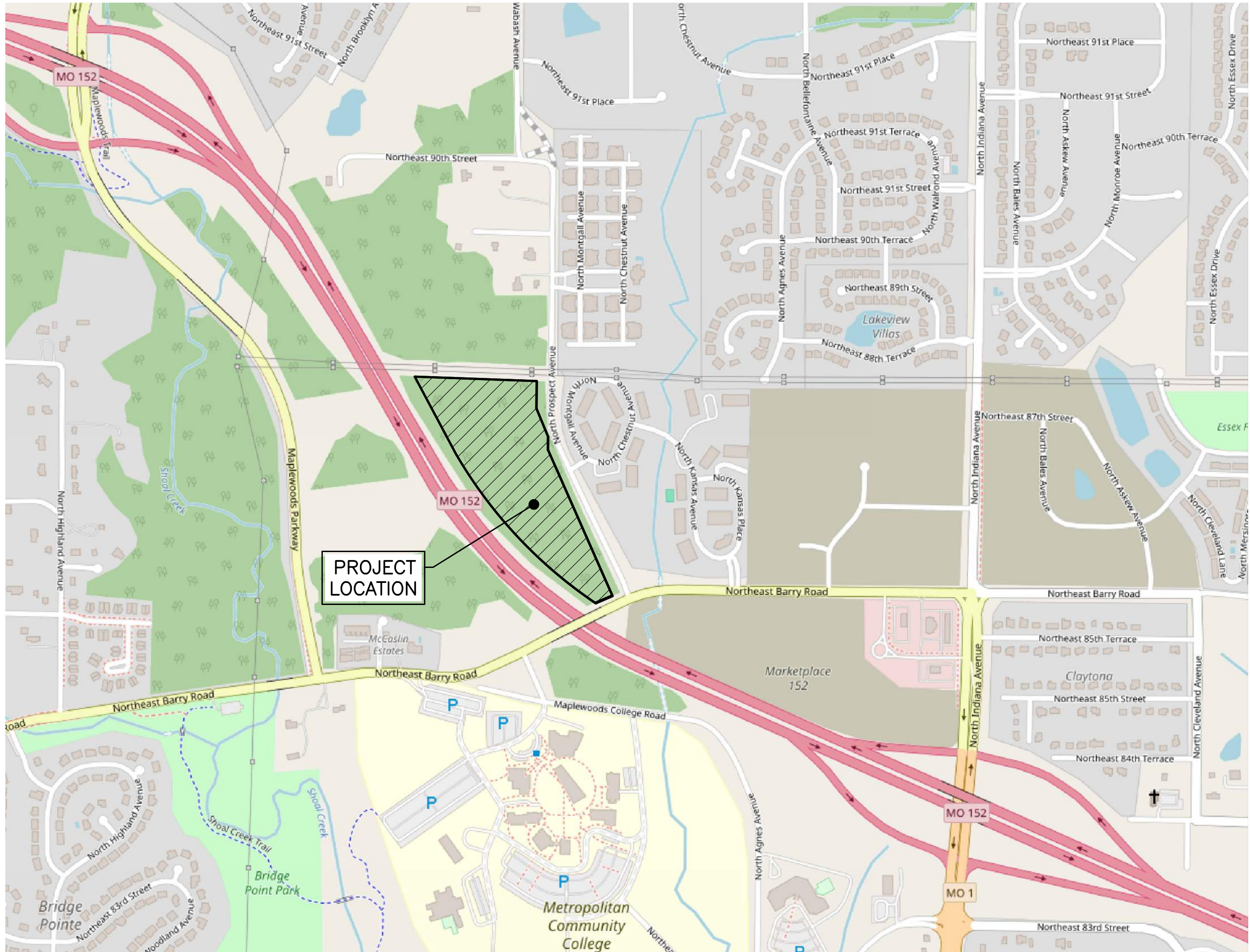
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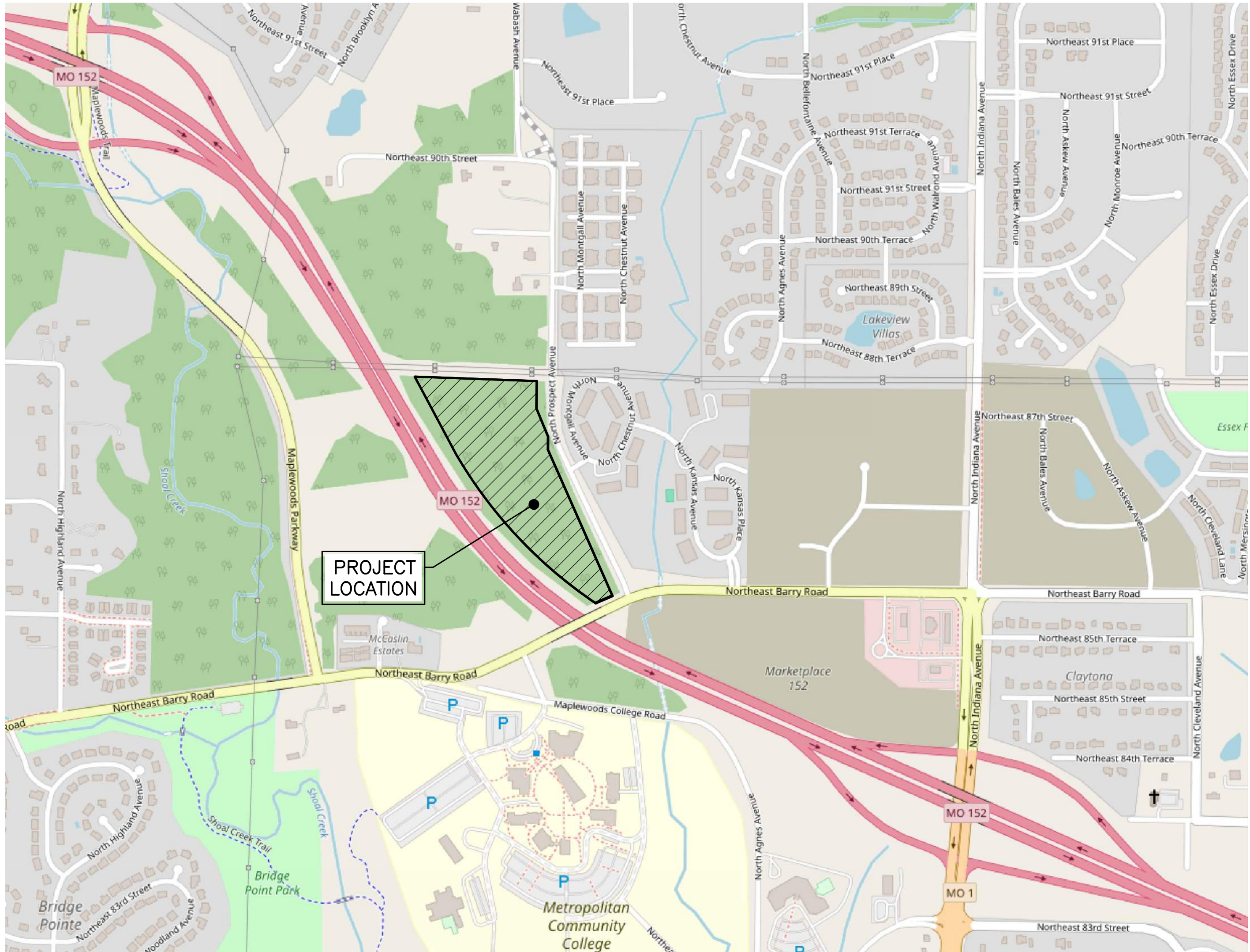
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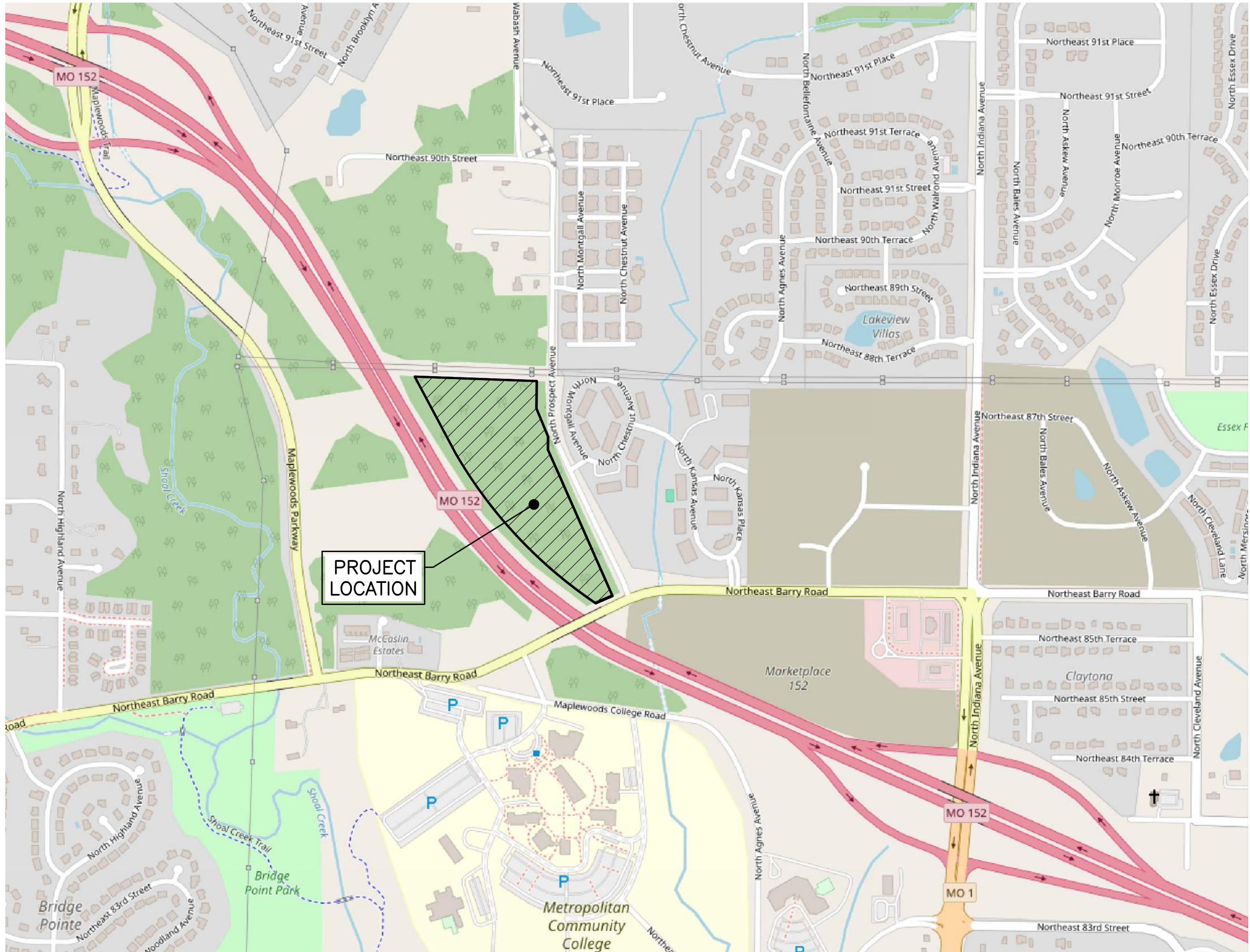
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**RESIDENTIAL (R-2.5)**  
BRIAN J. ROURKE  
2300 NE BARRY RD

**UNDEVELOPED (B3-2)**  
HIGHWAY 152 INVESTORS LLC  
2801 NE BARRY RD

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT & SETBACK LINES
- RIGHT-OF-WAY
- NO RIGHT OF ACCESS
- PROPOSED RIGHT-OF-WAY
- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- GAS
- WATER
- FIBER OPTIC
- ELECTRIC
- CABLE
- FENCE
- DRIP LINE (TREES)
- PROPOSED BUILDING
- PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BICYCLE PARKING
- PARKING STALL COUNT
- PROSPECT AVE. RIGHT-OF-WAY TO BE VACATED. SEE COVER SHEET FOR PROPOSED LEGAL DESCRIPTION.

**LEGEND - BUILDING TYPE**

- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- GARAGE

SITE DATA	Existing	Proposed	Deviation Requested?	Approval
Zoning	R-80, R-0.5	R-1.5		
Gross Land Area				
in square feet	623,244	623,244		
in acres	14.31	14.31		
Right-of-way Dedication/Vacation				
in square feet		65,948		
in acres		1.51		
Net Land Area				
in square feet	623,244	689,192		
in acres	14.31	15.82		
Building Area (sq. ft.)	0	181,353		
Floor Area Ratio	0	0.26		
Residential Use Info				
Total Dwelling Units	0	153		
Detached House	0	0		
Zero lot line House	0	0		
Cottage House	0	101		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	26		
Multi-unit House	0	0		
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		

88-408 - PARKLAND DEDICATION					
88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS					
BUILDING TYPE	UNITS	PERSON/UNIT	PERSONS	AC/PERSON	ACRE
DETACHED RESIDENTIAL	101	3.7	374	0.006	2.24
SEMI-ATTACHED RESIDENTIAL	52	3	156	0.006	0.94
TOTAL PARKLAND DEDICATION REQUIREMENT					3.18 AC
PRIVATE OPEN SPACE TRACT A W/ AMENITIES					0.75 AC
PARKLAND DEDICATION PAYMENT IN LIEU OF DEDICATION					2.43 AC
PAYMENT AMOUNT AT \$20,065.67 PER ACRE=					\$48,759.58

BUILDING DATA	BUILDING FOOTPRINT AREA SF	NUMBER OF BUILDINGS	TOTAL BUILDING AREA SF	NUMBER OF DWELLING UNITS
ONE BEDROOM	1,354.00	26	35,204.00	52
TWO BEDROOM	1,013.00	66	66,858.00	66
THREE BEDROOM	1,370.25	35	47,958.75	35
CLUBHOUSE	2,256.00	1	2,256.00	
6 CAR GARAGE	1,530.33	13	19,894.29	
5 CAR GARAGE W/ ADA	1,530.33	6	9,181.98	
			181,353.02	153
TOTAL BUILDING FOOTPRINT AREA			181,354 SF	
PROJECT TOTAL DWELLING UNITS				153

PARKING DATA 88-420	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED? (See 88-420-16)
	REQUIRED	PROPOSED	REQUIRED*	PROPOSED	
TYPICAL PARKING STALLS (1 STALL PER UNIT)	153	204	31	31	NO
ADA PARKING STALLS INCLUDING GARAGES	6	8			NO
GARAGE PARKING STALLS	0	102			NO
TOTAL	153	314	31	31	

\*REQUIRED LONG TERM BICYCLE PARKING SPACES ARE AVAILABLE IN EACH UNIT, AS ALL UNITS HAVE EXTERIOR GROUND FLOOR ACCESS. (1 LONG TERM BICYCLE PARKING SPACE PER 3 UNITS, 51 TOTAL LONG TERM BICYCLE SPACES REQUIRED)

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 - PARKLAND DEDICATION	DEVELOPER WILL PROVIDE A COMBINATION OF PRIVATE OPEN SPACE AND PAYMENT IN LIEU.
88-415 - STREAM BUFFERS	NOT APPLICABLE
88-430 - OUTDOOR LIGHTING	PHOTOMETRIC LIGHTING PLAN SUBMITTED
88-435 - OUTDOOR DISPLAY, STORAGE AND WORK AREAS	NOT APPLICABLE
88-445 - SIGNS	PER CITY CODES
88-450 - PEDESTRIAN STANDARDS	PUBLIC SIDEWALKS PROPOSED (SEE SHEET 02) ON-SITE PEDESTRIAN CIRCULATION REQUIREMENTS MET. (SEE SHEET 02)

**GENERAL SITE NOTES**

- ALL PARKING STALLS ARE 8.5' WIDE AND 18' LONG. PARKING STALLS IN GARAGES ARE 9' WIDE AND 20' LONG.
- ALL ACCESSIBLE PARKING SHALL MEET AND BE SIGNED PER KCMO STANDARDS.
- ALL DRIVE AISLE WIDTHS ARE 27' WIDE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING SETBACKS ARE 25' FROM PROPERTY LINE.
- BUILDING SEPARATION IS 10' MINIMUM.
- SIDEWALK BETWEEN UNITS ARE 5' WIDE. SIDEWALK TO UNIT DOORWAYS ARE 4' WIDE.
- SIDEWALK ADJACENT TO PARKING STALLS ARE 6' WIDE AND SIDEWALK ADJACENT TO GARAGES ARE 5' WIDE UNLESS OTHERWISE NOTED.
- PRIVATE OPEN SPACE TO MEET PARKLAND DEDICATION REQUIREMENTS CONSIST OF SITE AMENITIES, INCLUDING THE CLUBHOUSE AND POOL.
- BICYCLE PARKING TO BE PROVIDED WITH 2 - 10'x6' PADS WITH 10 SPACES EACH FOR AND 1 - 12'x6' PAD FOR A TOTAL OF 31 SPACES.
- TRACT A CONTAINS CLUBHOUSE AND POOL AMENITIES. TRACT B CONTAINS DOG PARK AND PRIVATE STORMWATER MANAGEMENT FACILITIES. TRACT C CONTAINS PRIVATE STORMWATER MANAGEMENT FACILITIES.

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KANSAS CITY, MISSOURI  
9001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 / LS-2013043127

0 80' 160'

DEVELOPMENT PLAN SUBMITTAL

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE, JR.  
MO PE - 2008019568

OVERALL SITE PLAN

CAVAN - BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI

**811**

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVING LINES PRIOR TO CONSTRUCTION.

Know what's below.  
Call before you dig.

REVISIONS

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09/02/2025	- PER CITY COMMENTS

DESIGNER / DRAFTER

DATE  
5/16/2025  
PROJECT NUMBER  
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BOOK AND PAGE

SHEET

02

UNDEVELOPED  
(R-80)

ZCA LAND PARTNERSHIP  
8800 N PROSPECT AVE

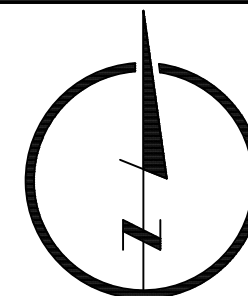
LEGEND

- BOUNDARY LINE  
LOT LINE  
SECTION LINE  
EASEMENT & SETBACK LINES  
RIGHT-OF-WAY  
NO RIGHT OF ACCESS  
PROPOSED RIGHT-OF-WAY  
SANITARY SEWER  
STORM SEWER  
OVERHEAD UTILITIES  
GAS  
WATER  
FIBER OPTIC  
ELECTRIC  
CABLE  
FENCE  
DRIP LINE (TREES)
- PROPOSED BUILDING  
PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT  
PROPOSED CONCRETE PAVEMENT  
PROPOSED CONCRETE SIDEWALK  
PROPOSED BICYCLE PARKING  
PARKING STALL COUNT  
PROSPECT AVE. RIGHT-OF-WAY TO BE VACATED, SEE COVER SHEET FOR PROPOSED LEGAL DESCRIPTION.  
PROPOSED ADA ACCESSIBLE ROUTE  
PROPOSED FENCE

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ENLARGED SITE PLAN AREA 1

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KANSAS CITY, CLAY COUNTY, MISSOURI



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03

PREPARED AND SUBMITTED BY:

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(816) 361-0440  
Dan.McGhee@lamprynearson.com

BARREWOODS APARTMENTS  
(R-1.5)

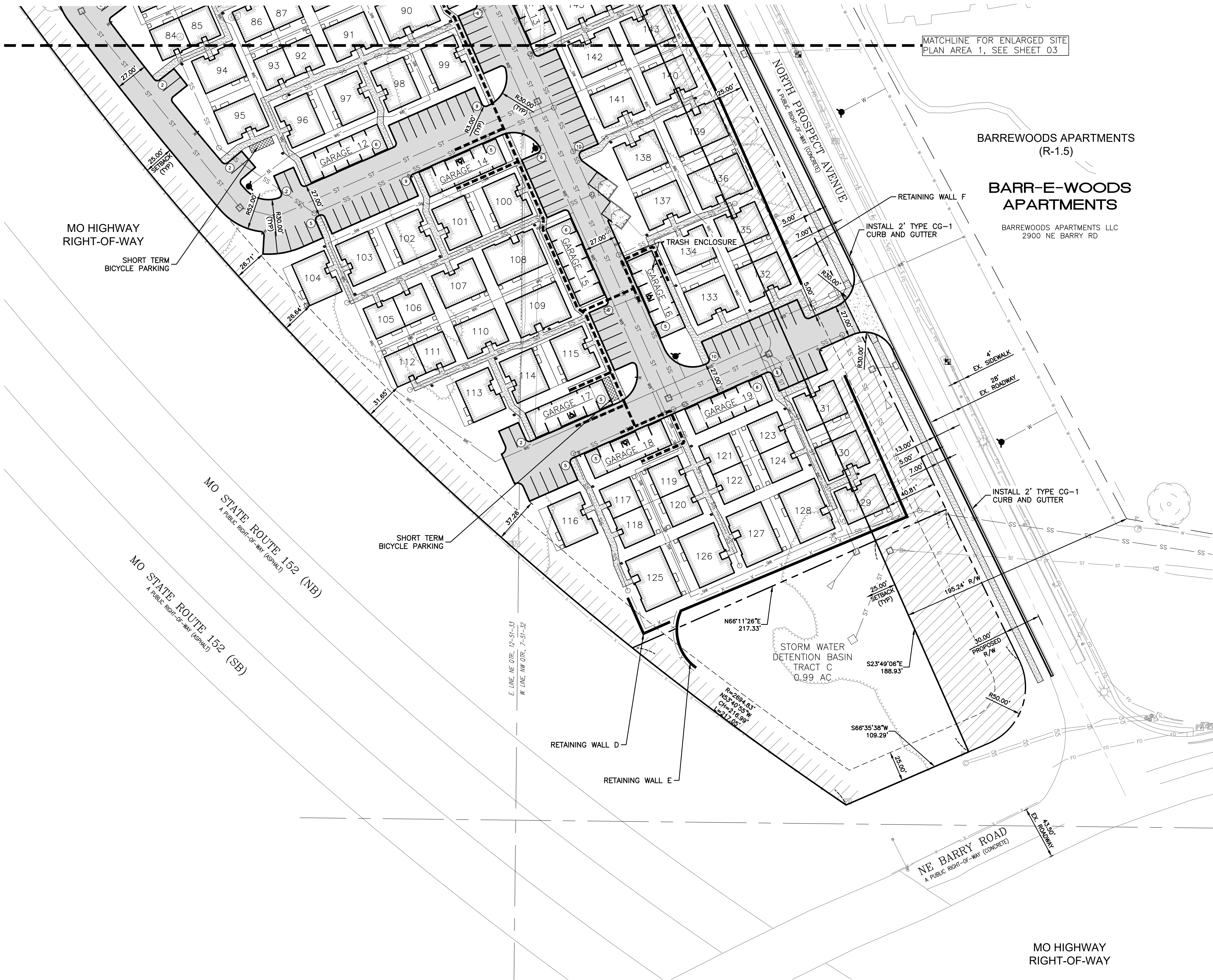
BARR-E-WOODS  
APARTMENTS

BARREWOODS APARTMENTS LLC  
2900 NE BARRY RD

NORTH PROSPECT AVENUE  
A PUBLIC RIGHT-OF-WAY (ASPHALT)

MATCHLINE FOR ENLARGED SITE  
PLAN AREA 2, SEE SHEET 04

U:\Engineering\0325015 Cover Corporate RWD\DRAWINGS\DEVELOPMENT PLAN DRAWING\0325015 - SITE PLAN.dwg, 6/1/2025 4:28:33 PM, BRANDE NAL, LAMP RYNEARSON



**LEGEND**

---	BOUNDARY LINE
---	LOT LINE
---	SECTION LINE
---	EASEMENT & SETBACK LINES
---	RIGHT-OF-WAY
	NO RIGHT OF ACCESS
---	PROPOSED RIGHT-OF-WAY
SS	SANITARY SEWER
ST	STORM SEWER
OHU	OVERHEAD UTILITIES
G	GAS
W	WATER
FO	FIBER OPTIC
E	ELECTRIC
CA	CABLE
X	FENCE
~~~~~	DRIP LINE (TREES)
[Hatched Box]	PROPOSED BUILDING
[Solid Grey Box]	PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
[Dotted Box]	PROPOSED CONCRETE PAVEMENT
[Cross-hatched Box]	PROPOSED CONCRETE SIDEWALK
[Diagonal Lines Box]	PROPOSED BICYCLE PARKING
(P)	PARKING STALL COUNT
[Hatched Box]	PROSPECT AVE. RIGHT-OF-WAY TO BE VACATED, SEE COVER SHEET FOR PROPOSED LEGAL DESCRIPTION.
---	PROPOSED ADA ACCESSIBLE ROUTE
X	PROPOSED FENCE

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ENLARGED SITE PLAN AREA 2

CAVAN - BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI

**REVISIONS**

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**ENGINEER:**

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**PREPARED AND SUBMITTED BY:**

**SHEET**

04



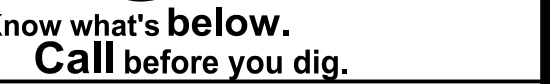
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# OVERALL GRADING PLAN

CAVAN – BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI



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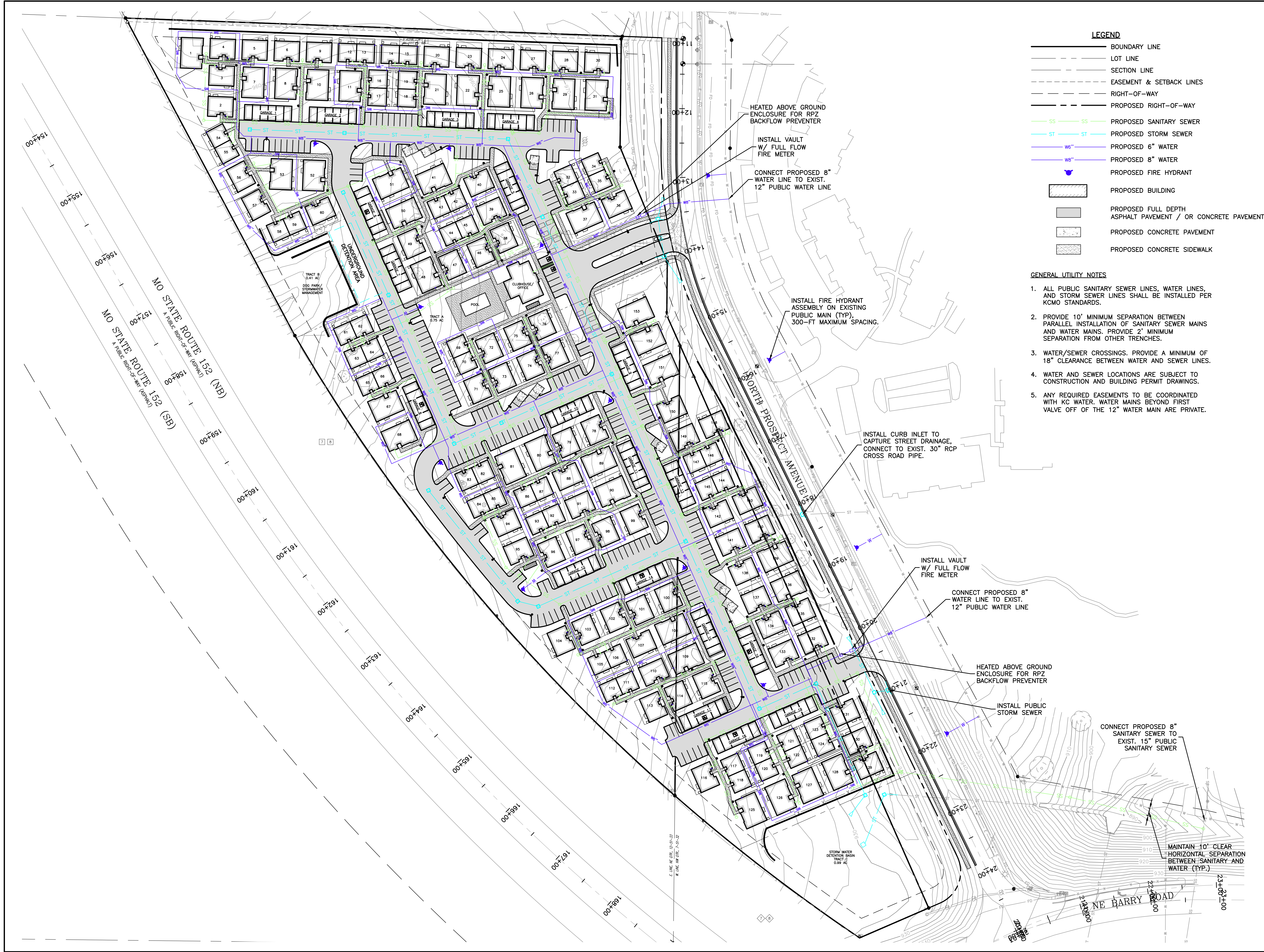
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05

Finish Floor Summary					
Unit Number	Finish Floor Elevation	Unit Number	Finish Floor Elevation	Unit Number	Finish Floor Elevation
1	956.25	53	952.75	105	956.50
2	954.25	54	953.50	106	956.50
3	955.25	55	953.50	107	955.25
4	955.75	56	953.00	108	955.25
5	956.25	57	952.13	109	954.25
6	956.25	58	953.00	110	954.75
7	954.50	59	953.00	111	955.25
8	953.50	60	953.00	112	955.25
9	954.25	61	952.75	113	954.10
10	952.50	62	952.75	114	953.50
11	952.50	63	953.00	115	953.25
12	954.25	64	953.00	116	951.50
13	954.25	65	954.00	117	951.25
14	954.25	66	954.00	118	951.25
15	954.25	67	954.25	119	950.25
16	952.50	68	955.50	120	950.25
17	952.50	69	956.25	121	949.50
18	952.50	70	956.25	122	949.50
19	952.50	71	956.25	123	948.25
20	954.50	72	956.25	124	948.25
21	953.25	73	956.50	125	951.25
22	954.50	74	957.75	126	950.25
23	955.25	75	957.50	127	949.47
24	956.25	76	957.75	128	948.25
25	955.25	77	958.10	129	947.25
26	956.25	78	959.00	130	946.75
27	957.75	79	958.00	131	946.25
28	958.50	80	957.00	132	946.75
29	957.50	81	957.00	133	946.75
30	959.25	82	958.00	134	951.75
31	958.25	83	958.00	135	951.75
32	955.50	84	960.00	136	952.50
33	955.50	85	960.00	137	952.50
34	956.50	86	958.00	138	953.75
35	956.50	87	958.00	139	953.75
36	956.50	88	958.00	140	954.50
37	955.50	89	958.00	141	954.50
38	955.50	90	957.50	142	955.25
39	956.00	91	959.00	143	955.25
40	956.00	92	959.00	144	955.75
41	955.00	93	959.00	145	955.75
42	954.50	94	959.00	146	957.25
43	954.50	95	959.25	147	957.25
44	955.00	96	958.50	148	956.75
45	955.00	97	958.00	149	957.75
46	955.00	98	957.50	150	957.75
47	953.50	99	956.50	151	958.25
48	953.00	100	955.25	152	956.50
49	953.25	101	956.25	153	956.50
50	953.25	102	957.25		
51	953.50	103	958.50		
52	952.25	104	957.75		

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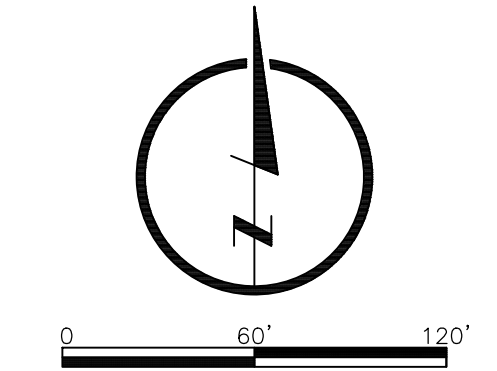
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT & SETBACK LINES
- RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED 6" WATER
- PROPOSED 8" WATER
- PROPOSED FIRE HYDRANT
- PROPOSED BUILDING
- PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

GENERAL UTILITY NOTES

- ALL PUBLIC SANITARY SEWER LINES, WATER LINES, AND STORM SEWER LINES SHALL BE INSTALLED PER KCMO STANDARDS.
- PROVIDE 10' MINIMUM SEPARATION BETWEEN PARALLEL INSTALLATION OF SANITARY SEWER MAINS AND WATER MAINS. PROVIDE 2' MINIMUM SEPARATION FROM OTHER TRENCHES.
- WATER/SEWER CROSSINGS. PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN WATER AND SEWER LINES.
- WATER AND SEWER LOCATIONS ARE SUBJECT TO CONSTRUCTION AND BUILDING PERMIT DRAWINGS.
- ANY REQUIRED EASEMENTS TO BE COORDINATED WITH KC WATER. WATER MAINS BEYOND FIRST VALVE OFF OF THE 12" WATER MAIN ARE PRIVATE.

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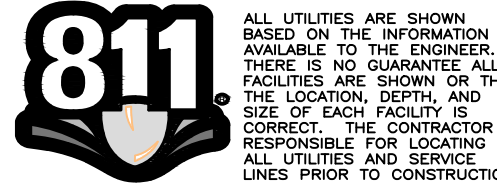


DEVELOPMENT PLAN  
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MO PE - 2008019568

UTILITY PLAN

CAVAN - BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI



REVISIONS

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**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT & SETBACK LINES
- RIGHT-OF-WAY
- WATERS EDGE
- EXISTING TREE LINE
- PROPOSED BUILDING
- TREE REMOVAL ON-SITE  
CONTINUOUS CANOPY OVER 1 ACRE
- TREE REMOVAL ON-SITE  
CONTINUOUS CANOPY UNDER 1 ACRE

TREE REMOVAL & PRESERVATION DATA TABLE	
Total Tree Acres on Property *	4.71
Total Acres to be Removed	4.71
Total Acres to be Preserved	0
Total Acres within Stream Buffer	0

\* Continuous canopy cover over 1 acre

DETAILED PLANT SCHEDULE			
Tree Type	Tree Size (IN)	Quantity	Total Caliper (IN)
Shade Tree	2	30	60.00
Ornamental Tree	2	11	22.00
Parking Tree	2	41	82.00
Street Tree	2	49	98.00
Green Parking Area Tree	2	5	10.00
Total		136	272.00

88-424 TREE PRESERVATION AND PROTECTION		
Step	Process	Calculation Units
1a	Total acreage of continuous canopy cover to be removed	4.71 Acres
1b	Total acreage of continuous canopy cover to be preserved outside of any stream buffers	0 Acres
1c	Step 1a - Step 1b	4.71 Acres
2a	Undisturbed acres of canopy cover in stream buffers	0 Acres
2b	Step 1c - Step 2a	4.71 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	1.65
4	Multiply the acreage in Step 3 by 150 caliper inches	247.50 Inches
5	Total caliper inches of trees provided for landscape plan per 88-425	272.00 Inches
6	Total caliper inches required to mitigation: Step 4- Step 5	-24.50 Inches
7	If paying a fee in-lieu: multiply Step 6 by \$185	0.00 Dollars

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080°160°

0 80' 160'

DEVELOPMENT PLAN  
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MO PE - 2008019568

TREE PRESERVATION AND MITIGATION PLAN

CAVAN – BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI

811

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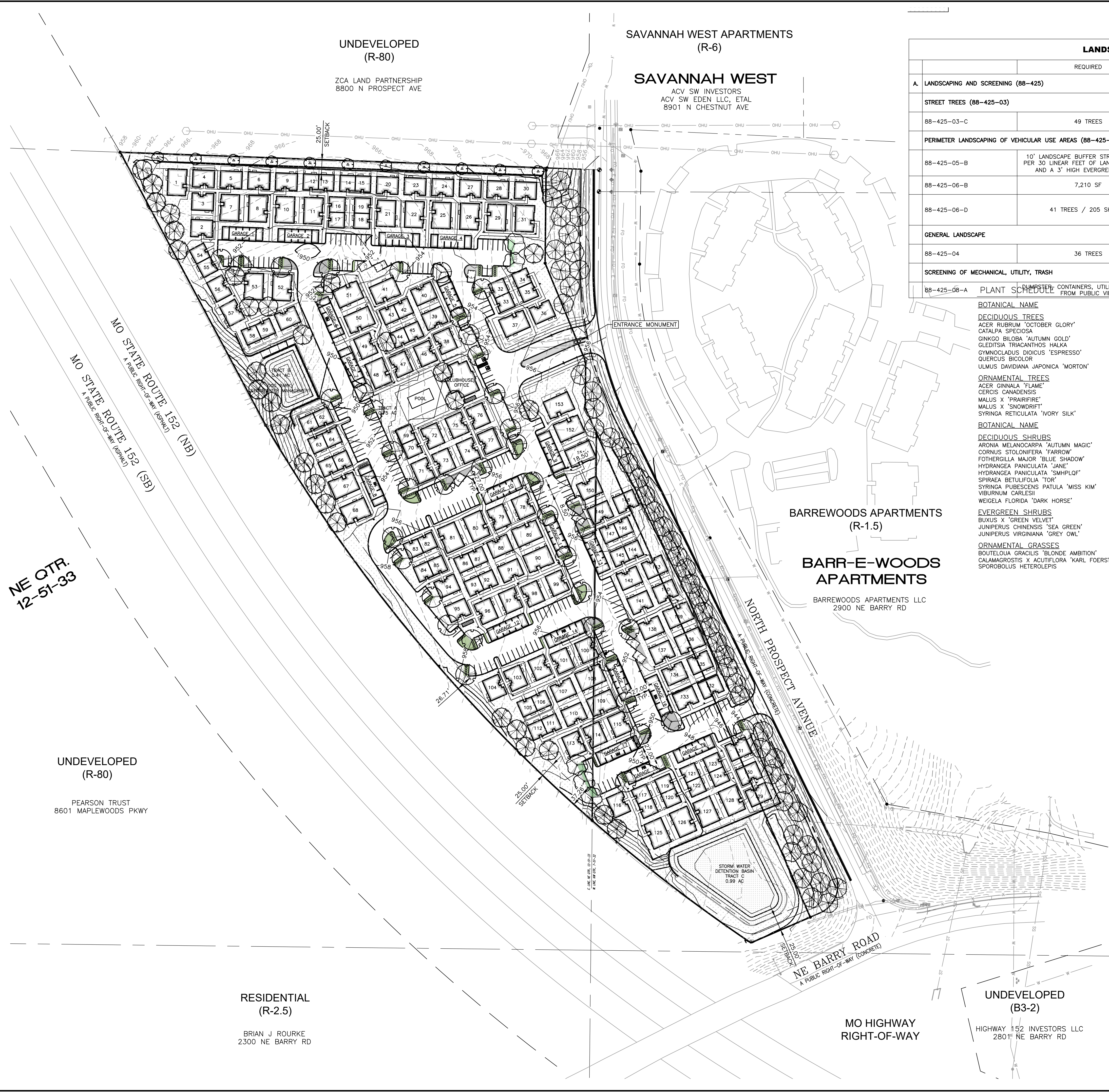
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08



LANDSCAPE CODE REVIEW - R-1.5 ZONING			
	REQUIRED	PROVIDED	NOTES & CALCULATIONS
A. LANDSCAPING AND SCREENING (88-425)			
STREET TREES (88-425-03)			
88-425-03-C	49 TREES	49 TREES PROVIDED	1 TREE PER 30 LF OF STREET FRONTAGE 1,531 LF / 30 = 51
PERIMETER LANDSCAPING OF VEHICULAR USE AREAS (88-425-05)			
88-425-05-B	10' LANDSCAPE BUFFER STRIP, ONE TREE PER 30 LINEAR FEET OF LANDSCAPE STRIP, AND A 3' HIGH EVERGREEN SCREEN	10' LANDSCAPE BUFFER STRIP WITH 3 TREES AND EVERGREEN SCREEN PROVIDED	
88-425-06-B	7,210 SF	7,663 PROVIDED	206 SURFACE PARKING STALLS * 35 = 7,210 SF OF INTERIOR LANDSCAPING
88-425-06-D	41 TREES / 205 SHRUBS	41 TREES 219 SHRUBS PROVIDED	206 PARKING STALLS / 5 = 41 TREES & ONE SHRUB PER PARKING SPACE REQUIRED
GENERAL LANDSCAPE			
88-425-04	36 TREES	36 TREES PROVIDED	1 TREE PER 5,000 SF OF BUILDING COVERAGE 181,353 SF / 5,000 = 36
SCREENING OF MECHANICAL, UTILITY, TRASH			
88-425-08-A	DUMPSTER CONTAINERS, UTILITIES SCREENED FROM PUBLIC VIEW	DUMPSTERS TO BE CONTAINED WITHIN WALLS	

BOTANICAL NAME	COMMON NAME	PLANT SIZE	CONT	HEIGHT	WIDTH	NOTES
DECIDUOUS TREES						
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL	B & B	40-50'	30-40'	
CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL	B & B	40-50'	50-60'	
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL	B & B	50-60'	40-50'	
GLEDITSIA TRIACANTHOS 'HALKA'	HONEY LOCUST	2" CAL	B & B	40-50'	40-50'	
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	B & B	40-60'	30-50'	
QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B & B	50-60'	50-60'	
ULMUS DAVIDIANA 'JAPONICA 'MORTON'	ACCOLADE® ELM	2" CAL	B & B	50-60'	30-40'	
ORNAMENTAL TREES						
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL	B & B	20'	15'	MULTI-STEM
CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	B & B	25-30'	20-30'	
MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2" CAL	B & B	15-20'	15-20'	
MALUS X 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" CAL	B & B	15-20'	15-20'	
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B	20-25'	15-20'	
BOTANICAL NAME						
DECIDUOUS SHRUBS						
ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL	3-5' HT	3-5' W		
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	6' + HT	3-5' W		
FOTHERGILLA MAJOR 'BLUE SHADOW'	BLUE SHADOW FOTHERGILLA	3 GAL	3-5' HT	3-5' W		
HYDRANGEA PANICULATA 'JANE'	LITTLE LIME® PANICLE HYDRANGEA	3 GAL	3-5' HT	3-5' W		
HYDRANGEA PANICULATA 'SMHPLOF'	LITTLE QUICK FIRE® PANICLE HYDRANGEA	3 GAL	3-5' HT	3-5' W		
SPIRAEA BETULIFOLIA 'TOR'	WHITE FROST™ BIRCHLEAF SPIREA	5 GAL	1-3' HT	1-3' W		
SYRINGA PUBESCENS PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL	5-15' HT	6' + W		
VIBURNUM CARLESII	KOREANSPICE VIBURNUM	5 GAL	3-5' HT	3-5' W		
WEIGELA FLORIDA 'DARK HORSE'	DARK HORSE WEIGELA	5 GAL	3-5' HT	3-5' W		
EVERGREEN SHRUBS						
BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL	3-5' HT	3-5' W		
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	6' + HT	6' + W		
JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	5 GAL	3-5' HT	6' + W		
ORNAMENTAL GRASSES						
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3-5' HT	3-5' W		
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	1-2' HT	3-5' W		
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSOED	1 GAL	3-5' HT	3-5' W		

SITE AREA CALCULATIONS				
SYMBOL	CODE	DETAIL	DESCRIPTION	QTY
	Z-1		INTERIOR LANDSCAPE AREA	7,663 SF
	Z-4		GREEN PERIMETER PARKING	839 SF

LANDSCAPE SCHEDULE			
SYMBOL	CODE	DETAIL	DESCRIPTION
	L-1		LANDSCAPE MULCH
	L-2		LANDSCAPE ROCK MULCH
	L-3		TURF SOD
	L-4		LOW GROW GRASS & WILDFLOWER SEED MIX

PLANT SCHEDULE		
	2" CAL. SHADE TREE	30
	2" CAL. ORNAMENTAL TREE	11
	2" CAL. PARKING TREE	41
	2" CAL. STREET TREE	51
	2" CAL. GREEN PARKING AREA TREES	5
	3 GAL. BROADLEAF PARKING SHRUB	219

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4710 INNOVATION DR. STE. 100 (970) 226-0342

KANSAS CITY, MISSOURI  
8001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 LLS-2015043127

DEVELOPMENT PLAN  
SUBMITTAL

NOT RELEASED FOR CONSTRUCTION

LANDSCAPE PLAN

CAVAN – BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS  
08/01/2025 – PER CITY COMMENTS

DESIGNER / DRAFTER

DATE  
5/16/2025

PROJECT NUMBER  
0325015

BOOK AND PAGE

SHEET

09

PROJECT NAME: 2519800 Bungalows at Maple Woods  
AUTOCAD FILE LOCATION: \\NAME:  
LAST CORRECTION BY: DATE: TIME:  
PLOT BY: DATE: TIME:  
PPatro Friday, August 1, 2025 10:28:14 AM  
Prasanto Patro Friday, August 1, 2025 10:28:16 AM

35 0 35 60 90 150  
feet  
Scale: 1" = 60'-0"



PHOTOMETRICS - SITE PLAN  
SCALE: 1"=60'

LIGHT FIXTURE SCHEDULE							
TYPE		DESCRIPTION	MOUNTING	SOURCE	VOLTS	MANUFACTURER	V-A
OB1		36" TALL ROUND BOLLARD, TYPE WIDE, LIGHTLY DIFFUSED LENS, WITH INTEGRAL PHOTOCELL, BLACK FINISH.	GROUND CONCRETE BASE	LED 2,327 LUMENS 4000K 80 CRI	UNV	VISIONAIRE PRB OR APPROVED EQUAL	22
OP1		SINGLE HEAD ARCHITECTURAL LED EXTERIOR PARKING LOT FIXTURE, TYPE 3 DISTRIBUTION WITH HOUSESIDE SHIELD, 1400mA DRIVE CURRENT, UL LISTED FOR WET LOCATION, PROVIDE WITH 18" SQUARE STEEL POLE, MOUNT HEAD TO SIDE OF POLE (TENON MOUNTING PROHIBITED), INTEGRAL 10% 0-10V DIMMING DRIVER, BLACK FINISH.	CONCRETE BASE 18'-0" POLE	LED 21,311 LUMENS 4000K 80 CRI	UNV	LITHONIA DSX1 OR APPROVED EQUAL	184
OP2		SINGLE HEAD ARCHITECTURAL LED EXTERIOR PARKING LOT FIXTURE, TYPE 3 DISTRIBUTION WITH HOUSESIDE SHIELD, 1400mA DRIVE CURRENT, UL LISTED FOR WET LOCATION, PROVIDE WITH 18" SQUARE STEEL POLE, MOUNT HEAD TO SIDE OF POLE (TENON MOUNTING PROHIBITED), INTEGRAL 10% 0-10V DIMMING DRIVER, BLACK FINISH.	CONCRETE BASE 18'-0" POLE	LED 15,501 LUMENS 4000K 80 CRI	UNV	LITHONIA DSX1 OR APPROVED EQUAL	184
W1		DECORATIVE RENTAL UNIT WALL MOUNTED SCONCE, WEATHERPROOF, BLACK FINISH.	SURFACE	LED 1,500 LUMENS 4000K 80 CRI	UNV	PROGRESS LIGHTING P560301 OR APPROVED EQUAL	18

CALCULATION SUMMARY					
AREA NAME	AVE	MAX	MIN	AVE/MIN	MAX/MIN
PARKING	3.0	8.4	0.3	9.9	28.0
PROPERTY LINE	0.11	2.1	0.0	N/A	N/A

NOTES:  
1. ILLUMINANCE VALUES ARE IN FC.  
2. MAINTENANCE FACTOR OF 0.9 WAS USED AS FIXTURES ARE LED.

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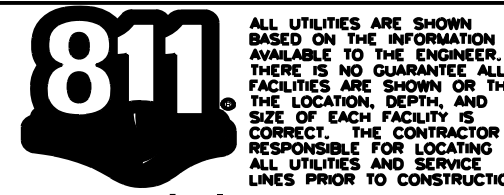
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4716 INNOVATION DR. STE. 100 (970) 220-0342  
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9001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO. E-2013011903 | LS-2019043127

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CAVAN – BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI  
PHOTOMETRIC LIGHTING PLAN

CAVAN – BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI



REVISIONS

DESIGNER / DRAFTER

SBI

DATE

AUGUST 01, 2025

PROJECT NUMBER

2519800

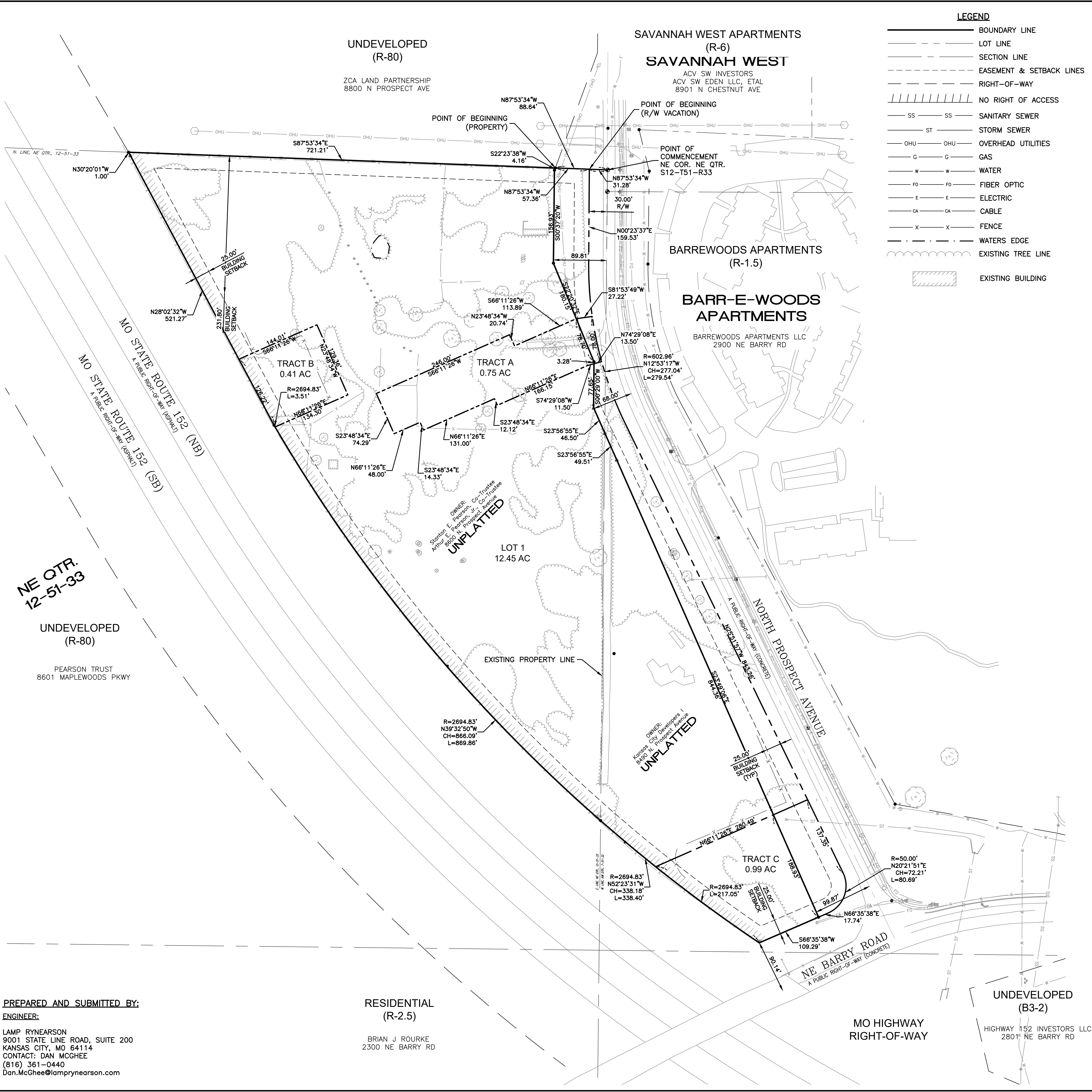
BOOK AND PAGE

MISSOURI AUTHORIZATION NUMBER

E-2013011903 | LS-2019043127

SHEET ME2.0P

smith & boucher  
engineers  
25618 west 103rd St. olathe, ks 66061  
phone 913.345.2127 fax 913.345.0617



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8001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 / LS-2019043127

080°160°

0 80° 160'

DEVELOPMENT PLAN  
SUBMITTAL

NOT RELEASED FOR CONSTRUCTION  
MARK DANIEL MCGHEE, JR.  
MO PE - 2008019568

PRELIMINARY PLAT

CAVAN – BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI

811

ALL UTILITIES ARE SHOWN  
BASED ON THE INFORMATION  
PROVIDED BY THE ENGINEER.  
THERE IS NO GUARANTEE AS TO  
THE LOCATION, DEPTH, AND  
SIZE OF EACH FACILITY OR  
CORRECT. THE CONTRACTOR IS  
RESPONSIBLE FOR LOCATING  
UTILITIES PRIOR TO CONSTRUCTION.

Know what's below.  
Call before you dig.

REVISIONS  
08/01/2025 – PER CITY COMMENTS

DESIGNER / DRAFTER

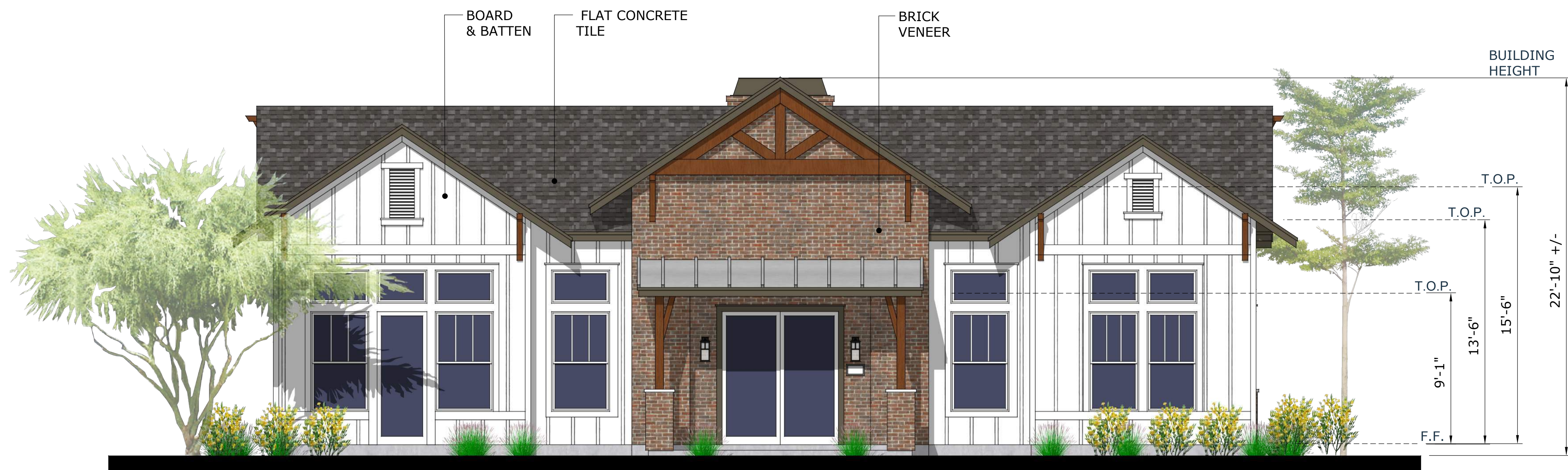
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PROJECT NUMBER  
0325015  
BOOK AND PAGE

SHEET  
11

L:\Engineering\0325015 Cavan Bungalows\0325015 - Prelim PLAT.dwg, 6/7/2025 1:28:52 PM, BRANCE, NEAL, LAMP RYNEARSON



REAR



FRONT

## SMALL AMENITY BUILDING

### Cottage

Scale: 1/4" = 1'-0"

CAVAN COMPANIES

Scottsdale, Arizona

Bungalows at Maple Woods

Kansas City, Clay County, Missouri

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

July 18, 2025 | 25-xxxx





LEFT



RIGHT

**SMALL AMENITY BUILDING**  
**Cottage**

Scale: 1/4" = 1'-0"



FRONT



REAR



REAR

## PERSPECTIVE VIEWS

CAVAN COMPANIES

Scottsdale, Arizona

Bungalows at Maple Woods

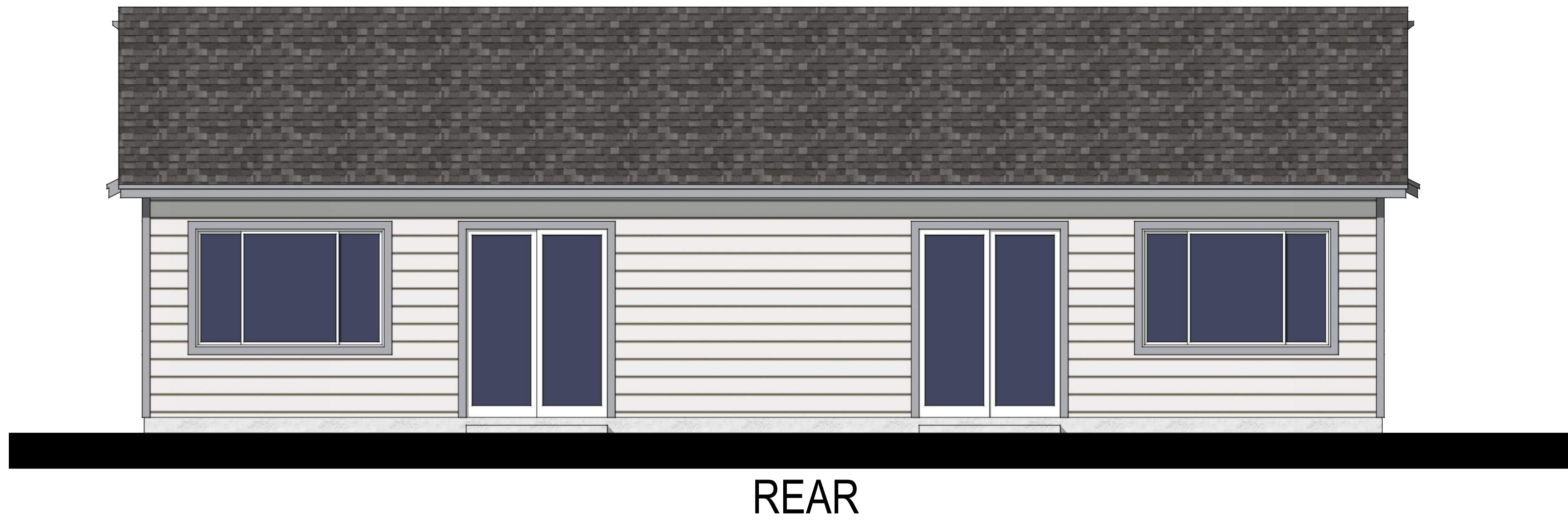
Kansas City, Clay County, Missouri



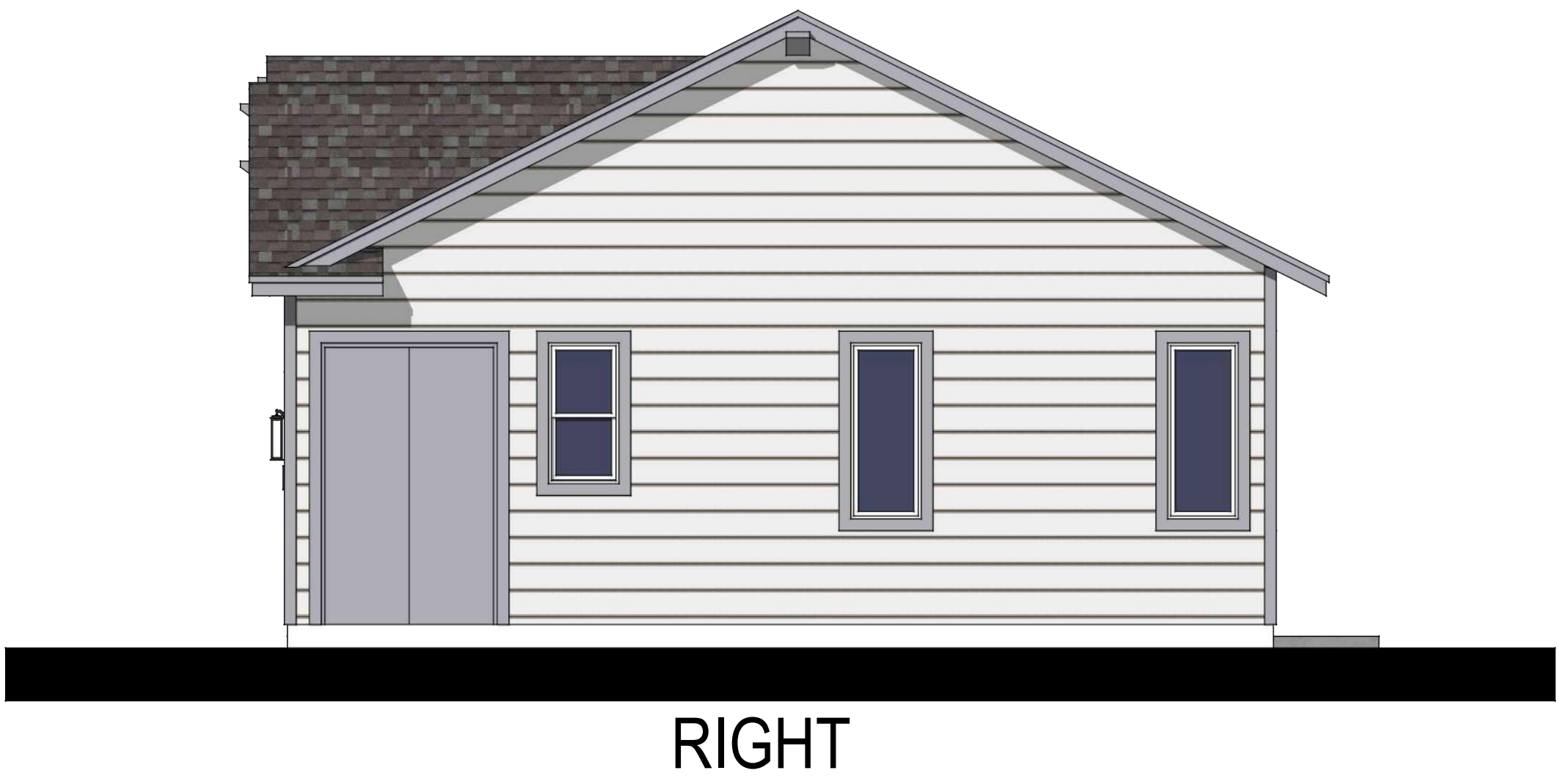
A1.3

July 18, 2025 | 25-xxxx

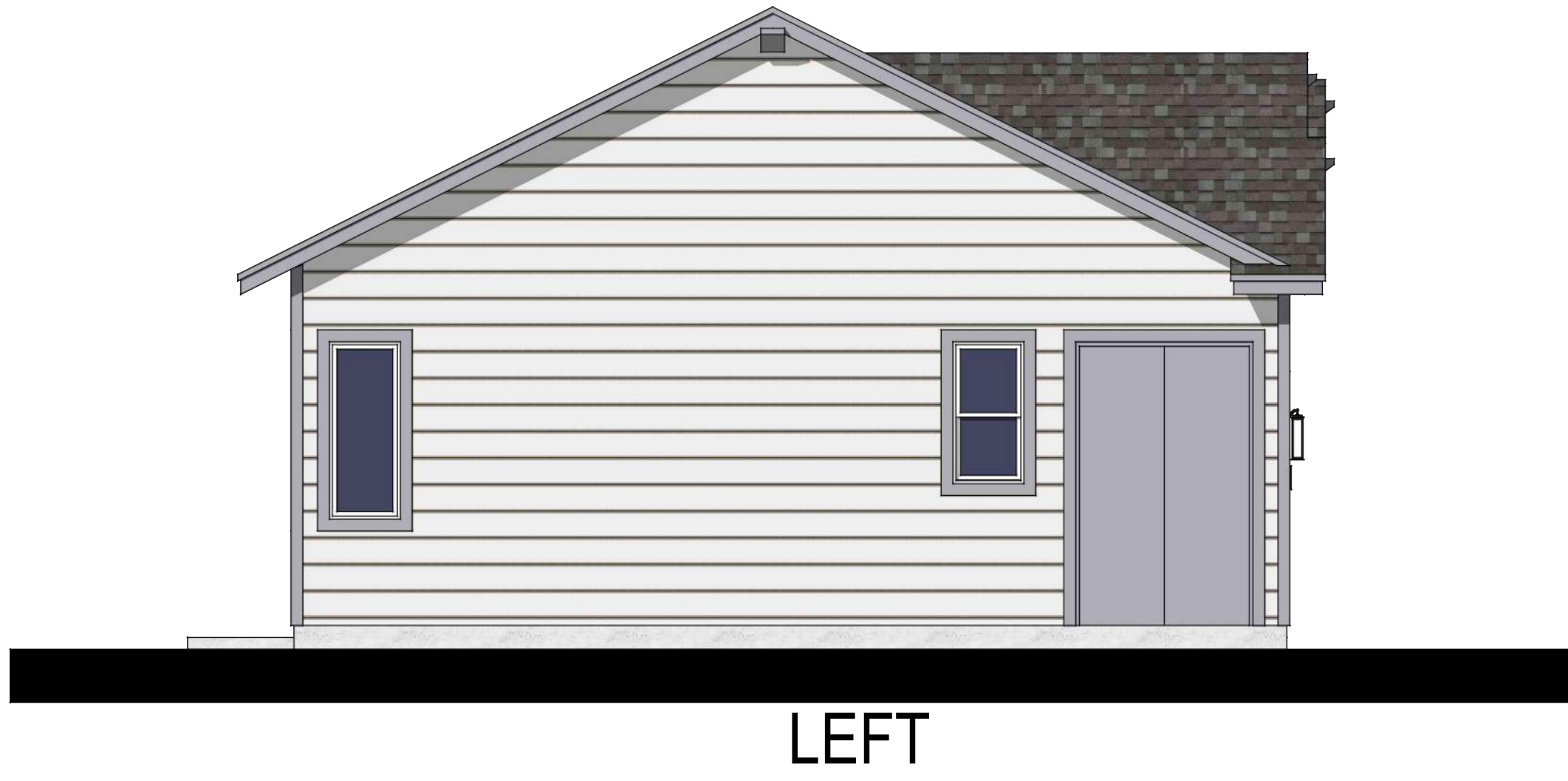
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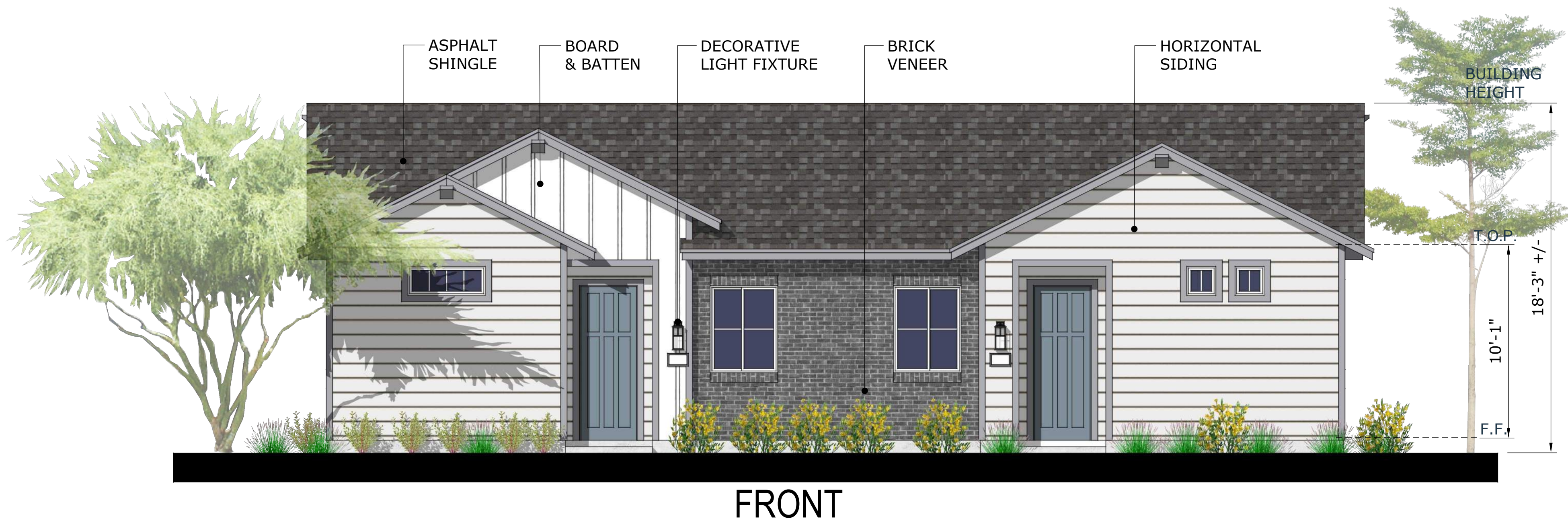
REAR



RIGHT



LEFT

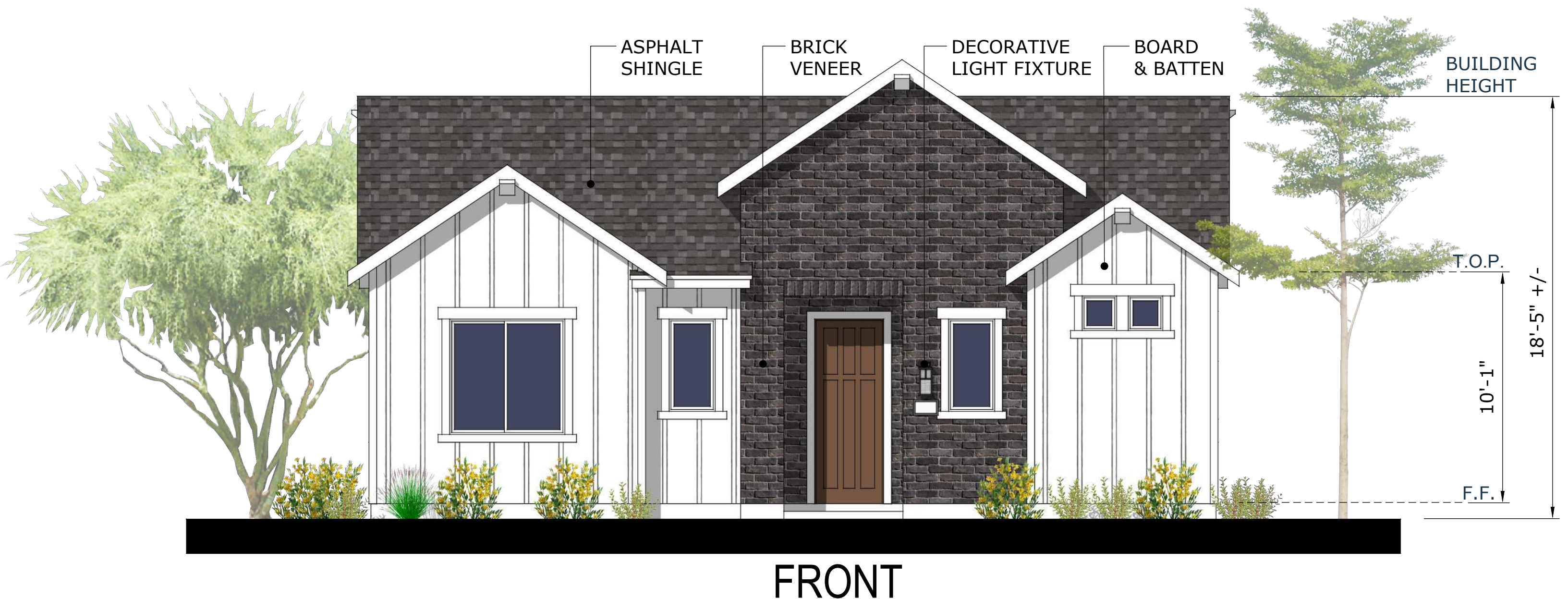
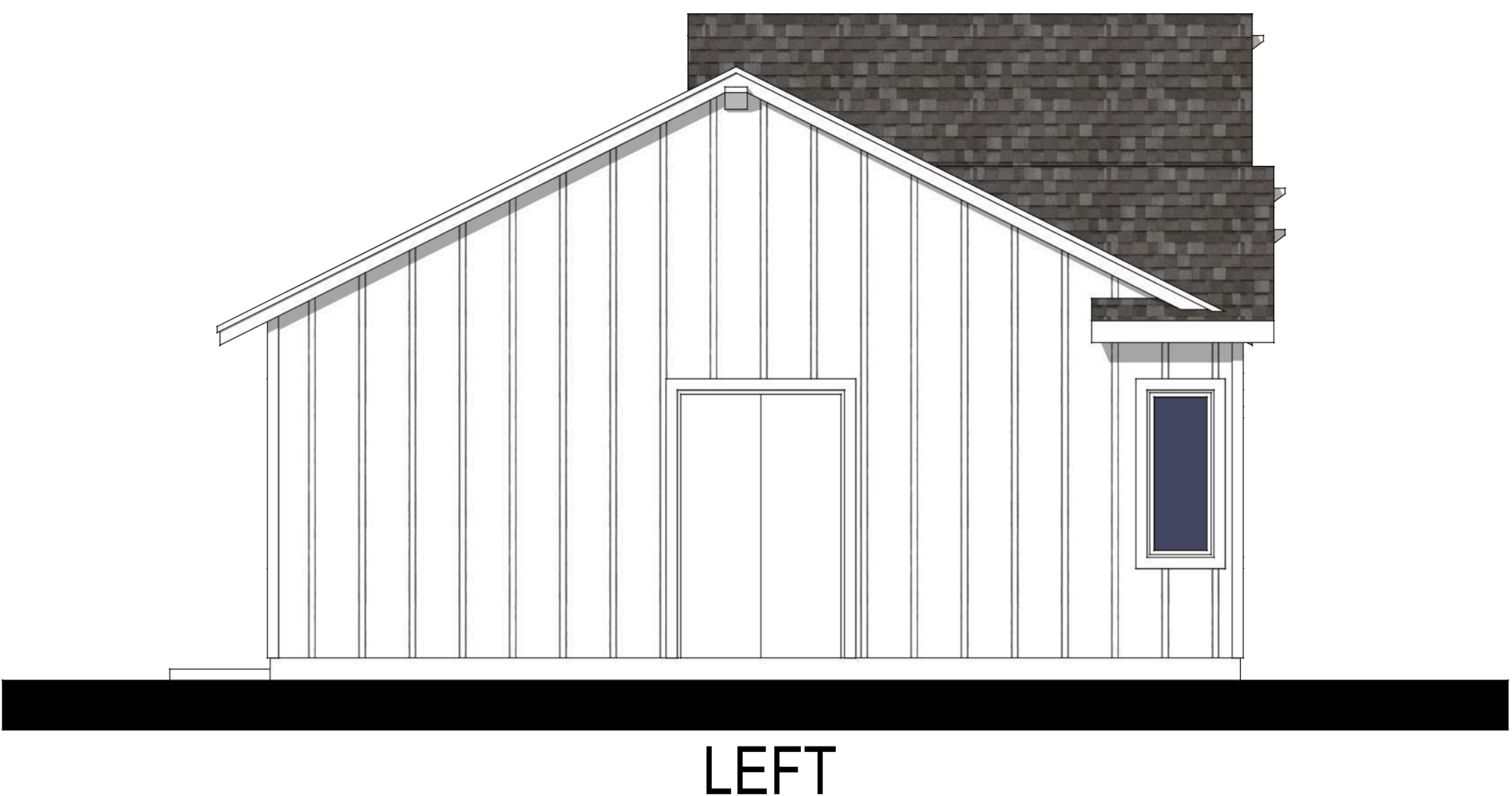
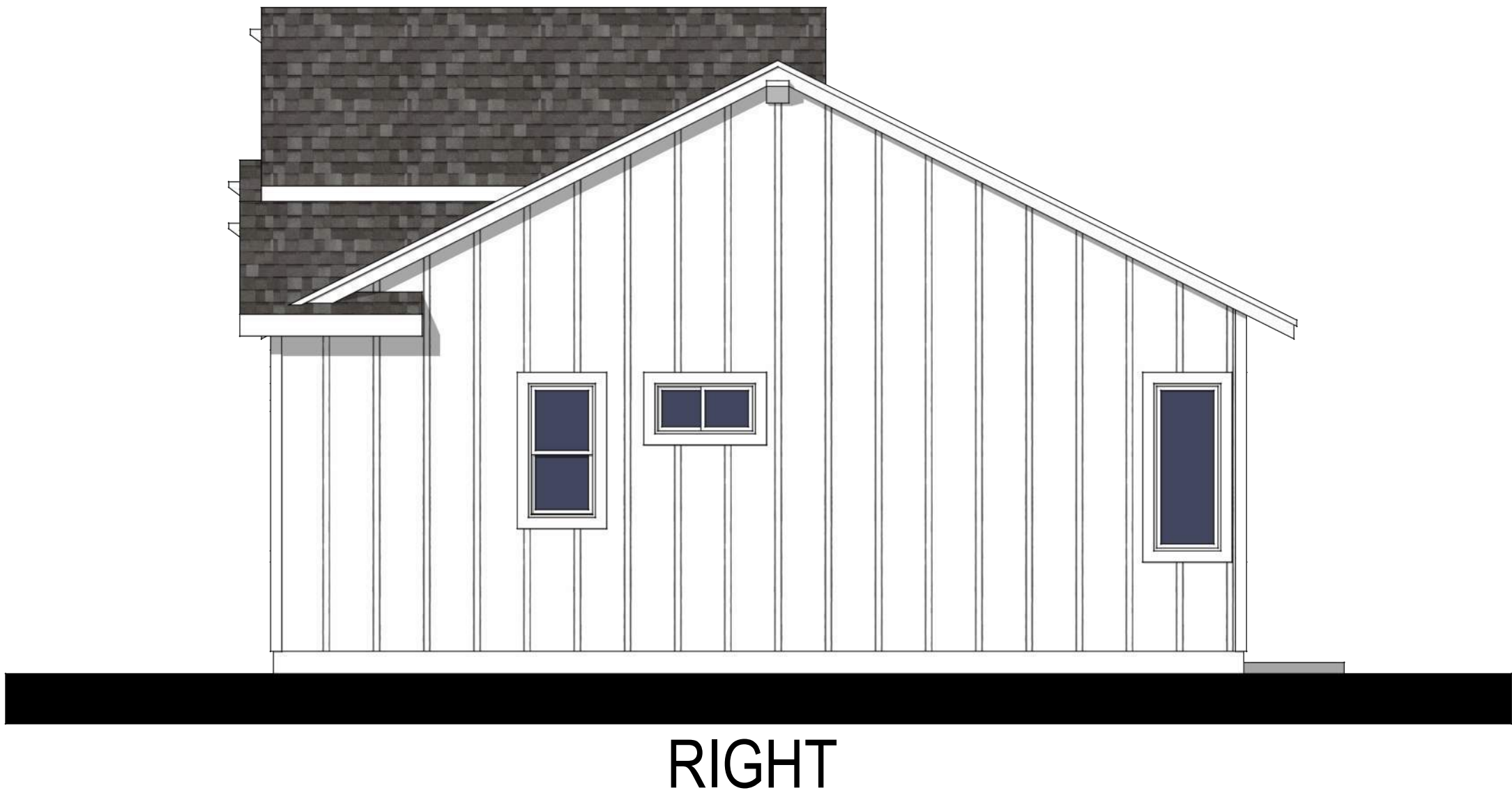
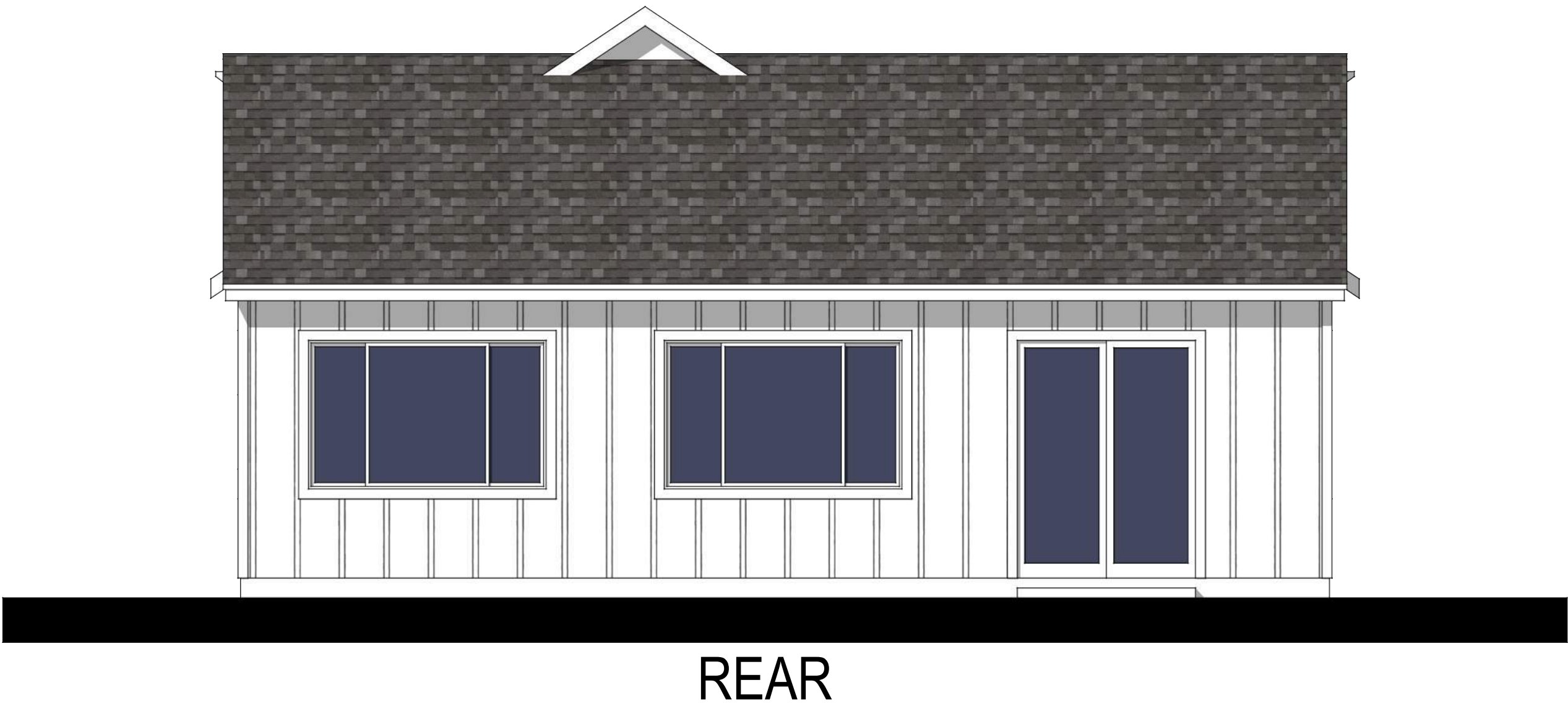


FRONT

**PLAN 1 - DUPLEX**  
**Cottage**  
Scale: 1/4" = 1'-0"

CAVAN COMPANIES  
Scottsdale, Arizona

**A1.4**  
**Bungalows at Maple Woods**  
Kansas City, Clay County, Missouri

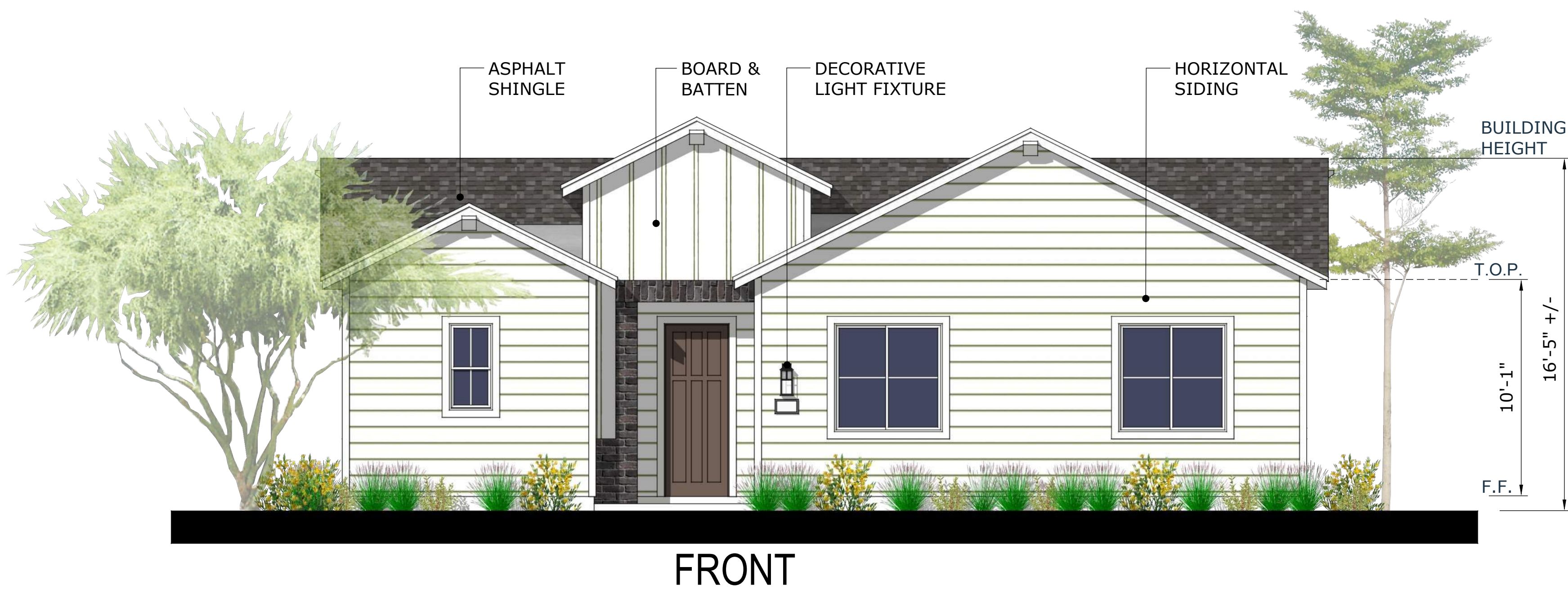
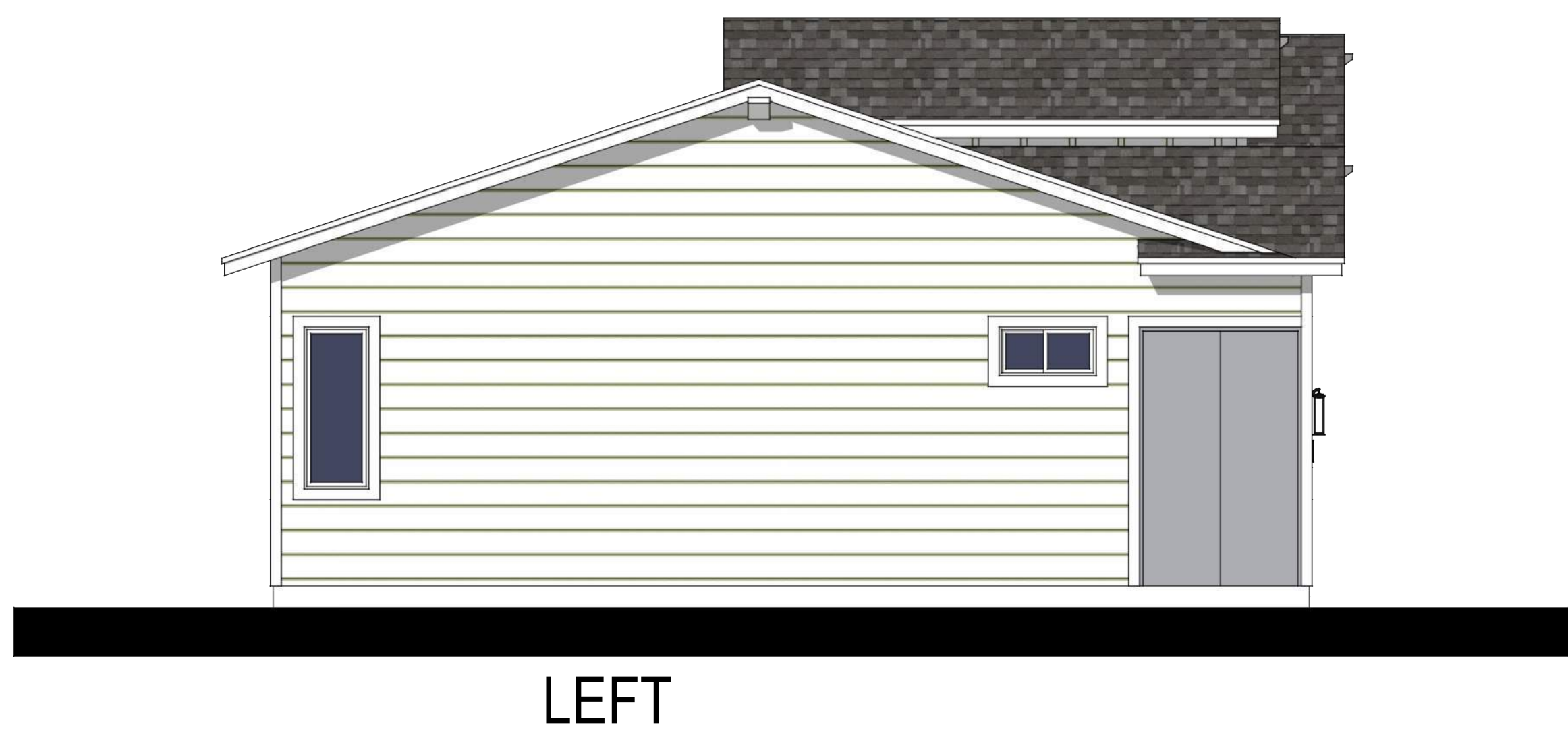
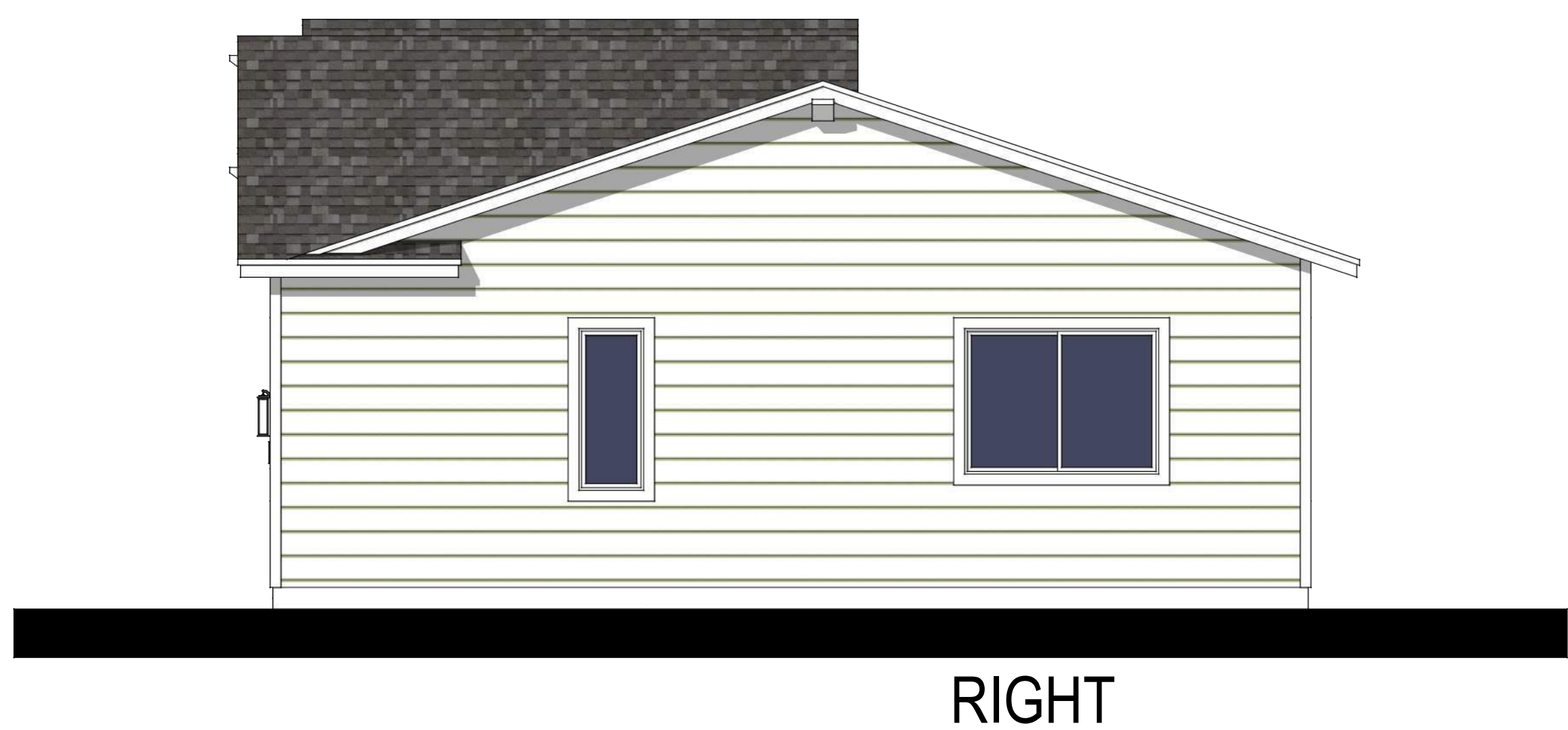


**PLAN 2**  
**Craftsman**  
Scale: 1/4" = 1'-0"

CAVAN COMPANIES  
Scottsdale, Arizona

**A1.5**  
**Bungalows at Maple Woods**  
Kansas City, Clay County, Missouri

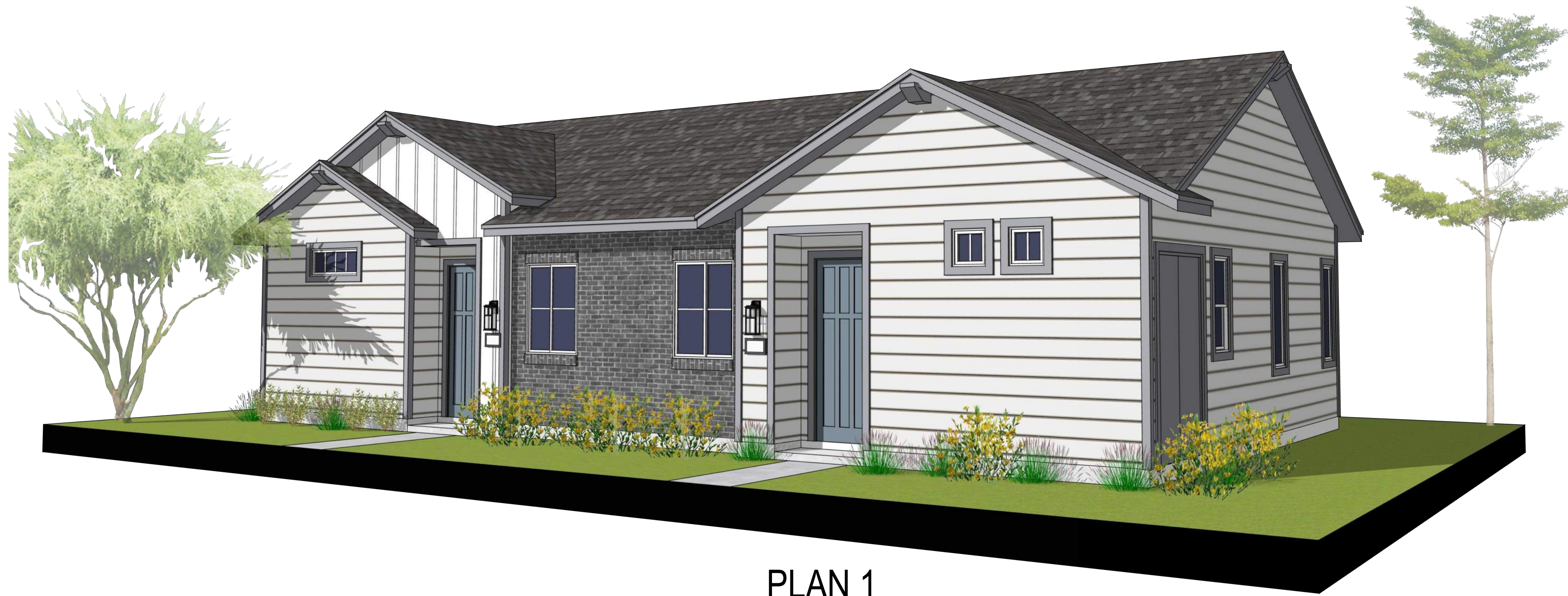
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**PLAN 3**  
**Craftsman**  
Scale: 1/4" = 1'-0"

CAVAN COMPANIES  
Scottsdale, Arizona

**A1.6**  
**Bungalows at Maple Woods**  
Kansas City, Clay County, Missouri



PLAN 1



PLAN 2



PLAN 3

## PERSPECTIVE VIEWS

CAVAN COMPANIES

Scottsdale, Arizona

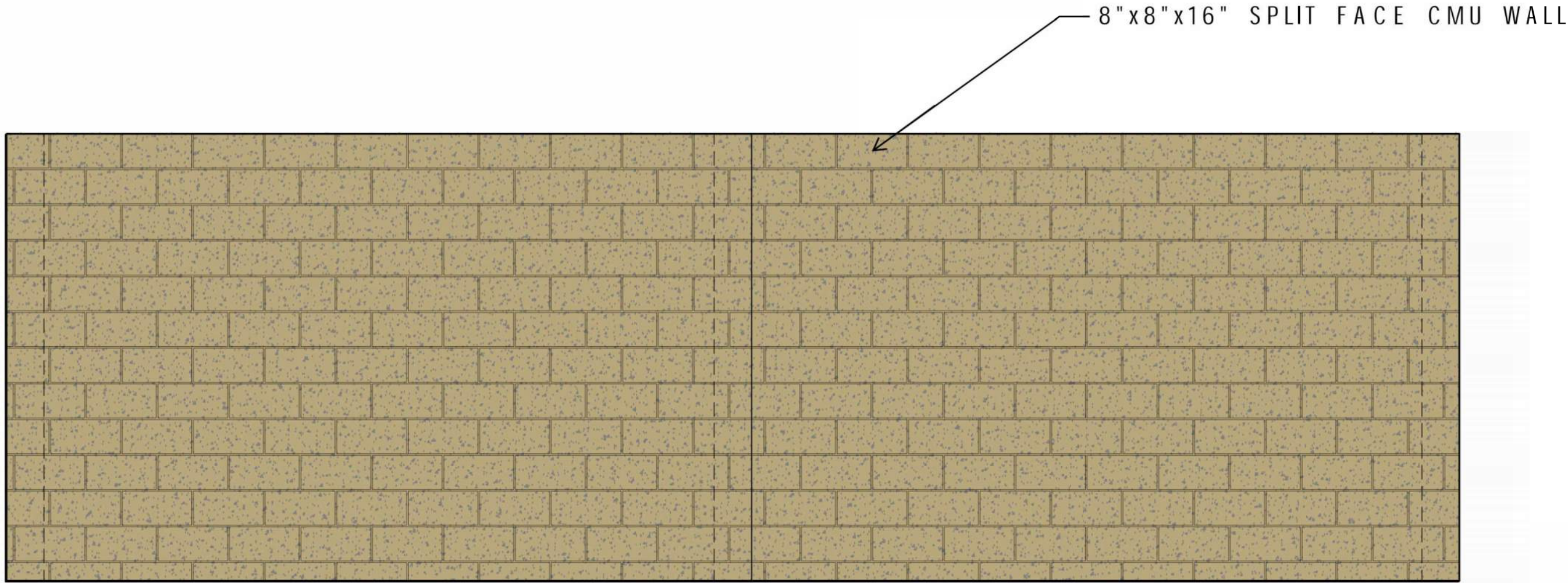
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A1.7  
Bungalows at Maple Woods

Kansas City, Clay County, Missouri

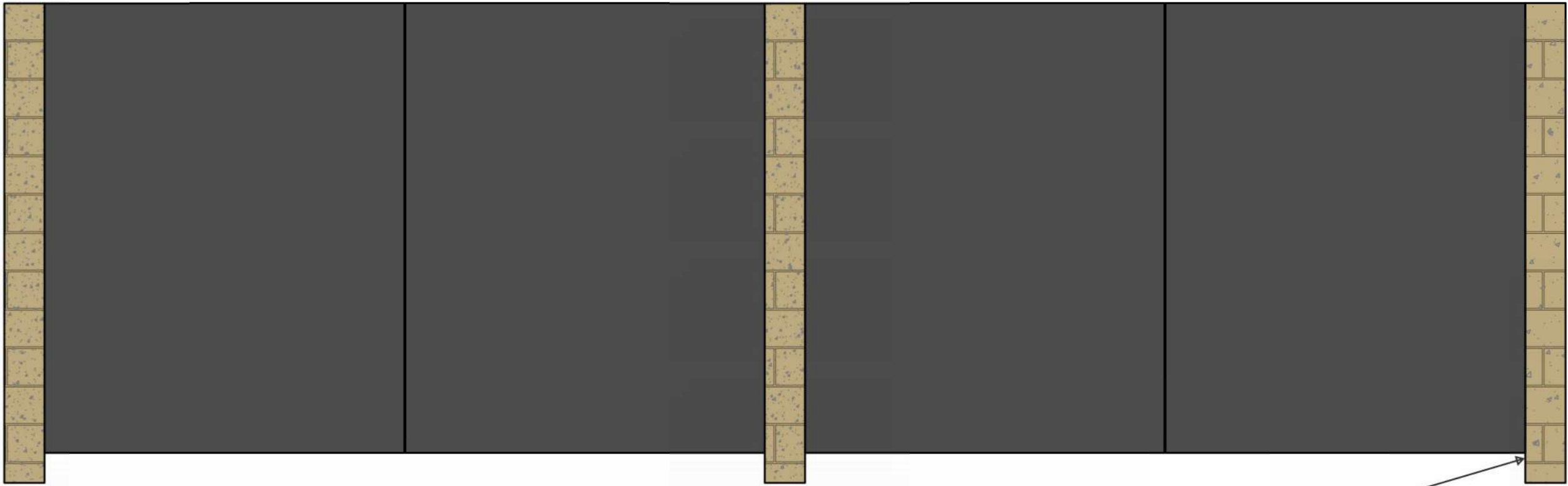
August 1, 2025 | 25-xxxx





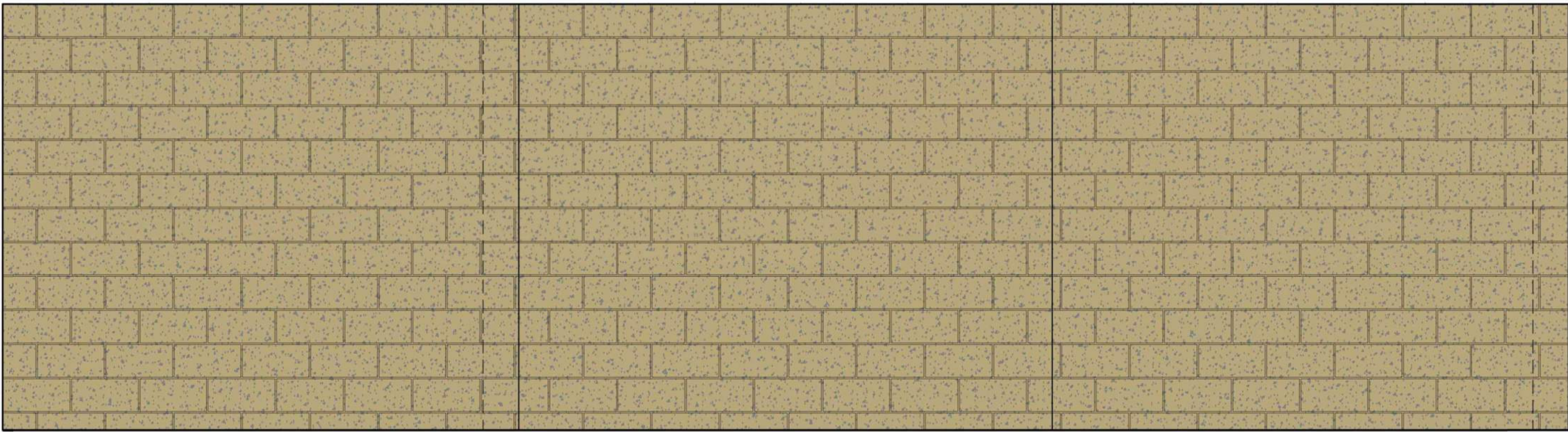
REAR ELEVATION

SCALE = 1/2" = 1'-0"



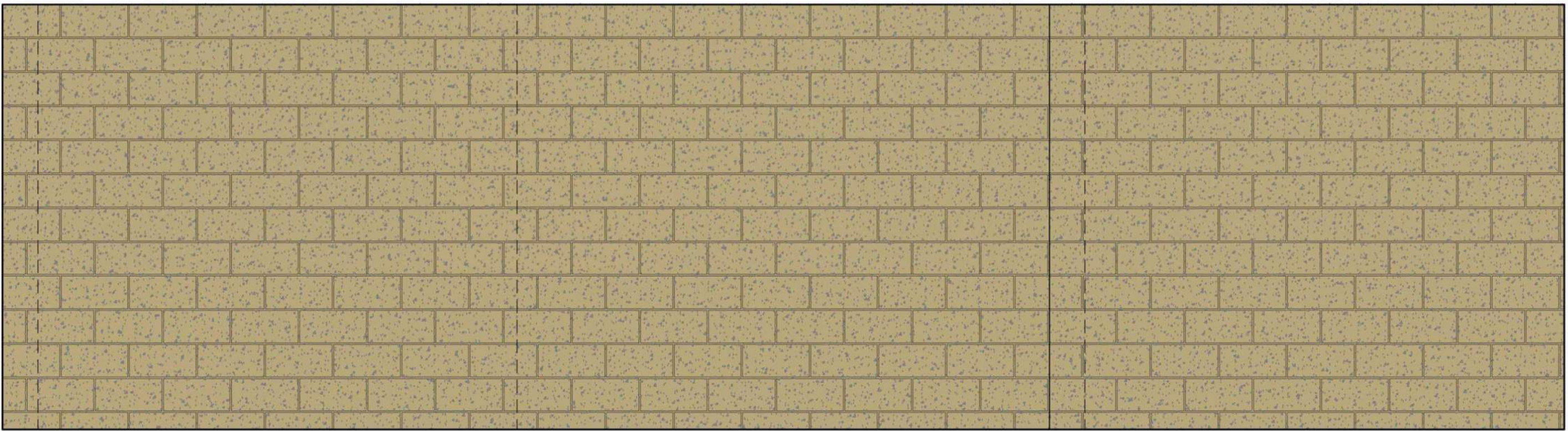
FRONT ELEVATION

SCALE = 1/2" = 1'-0"



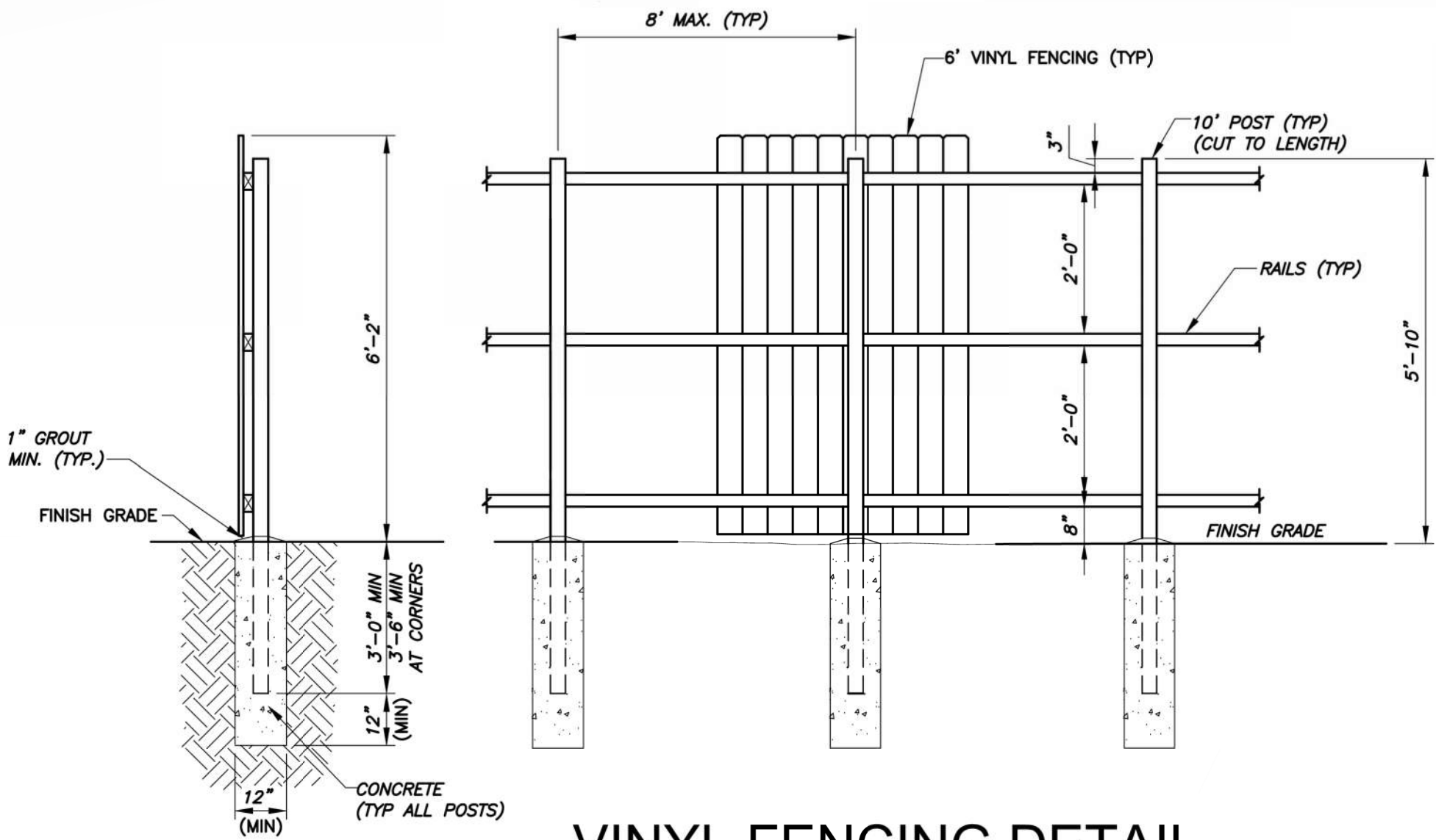
LEFT ELEVATION

SCALE = 1/2" = 1'-0"



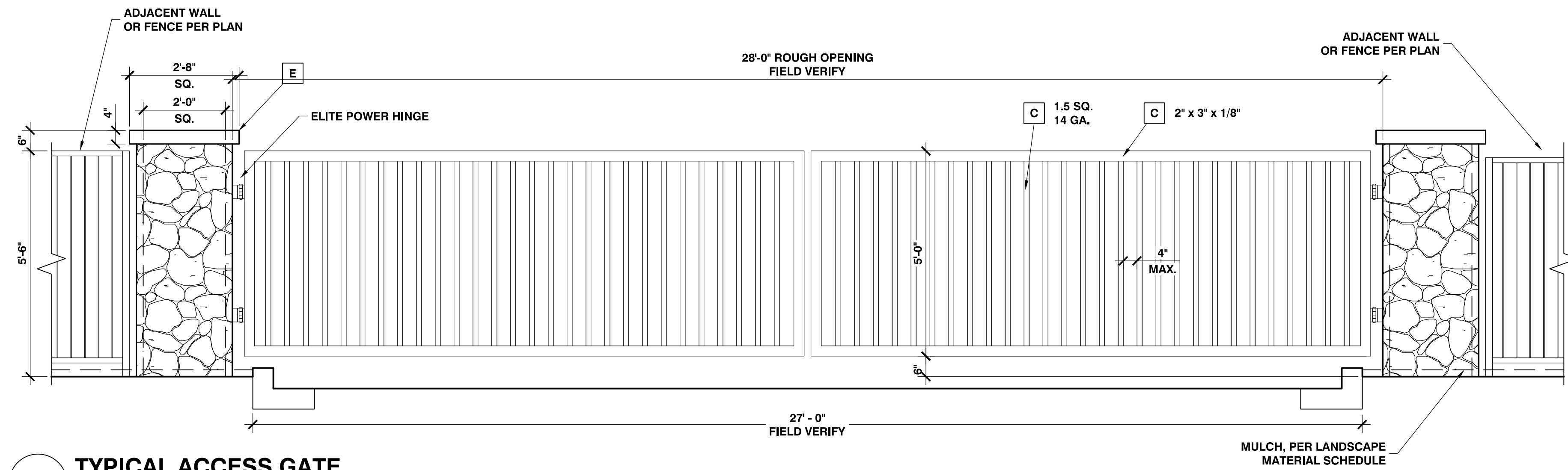
RIGHT ELEVATION

SCALE = 1/2" = 1'-0"



VINYL FENCING DETAIL

SCALE = N.T.S.

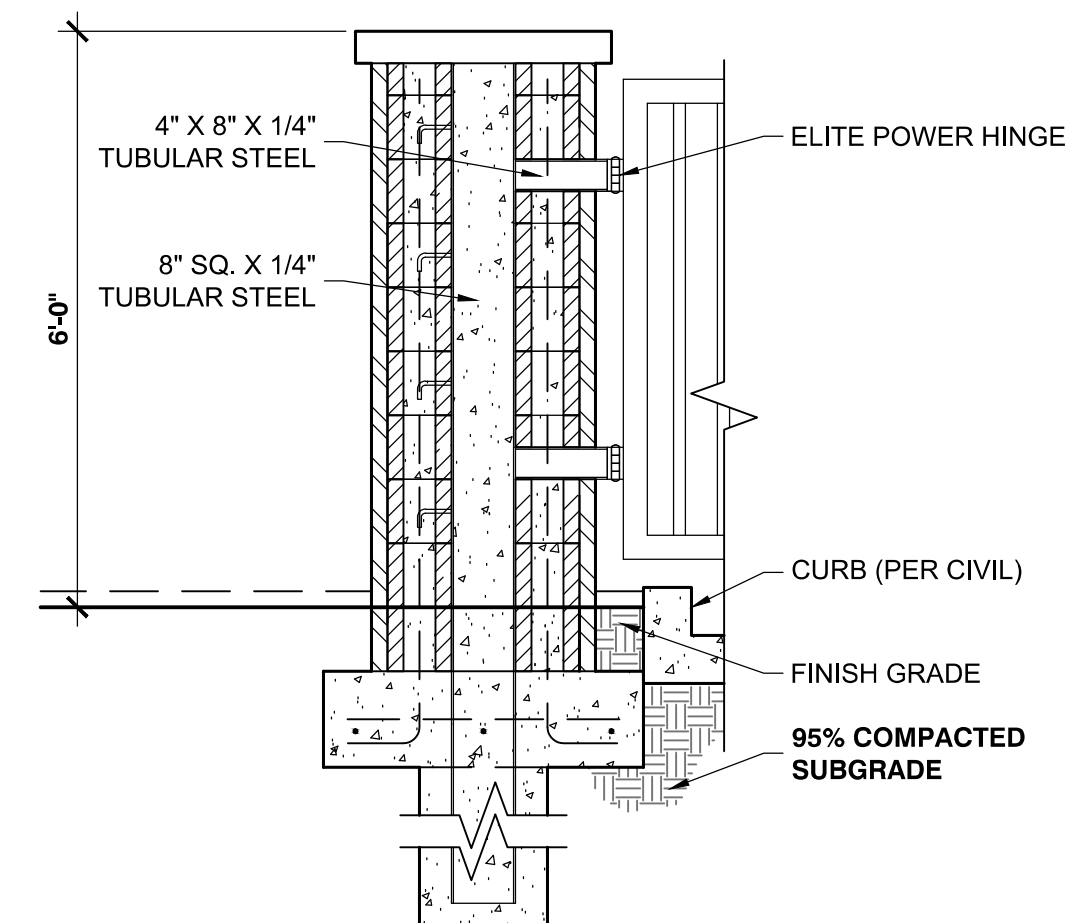


1 TYPICAL ACCESS GATE

SCALE: 1/2" = 1'-0"

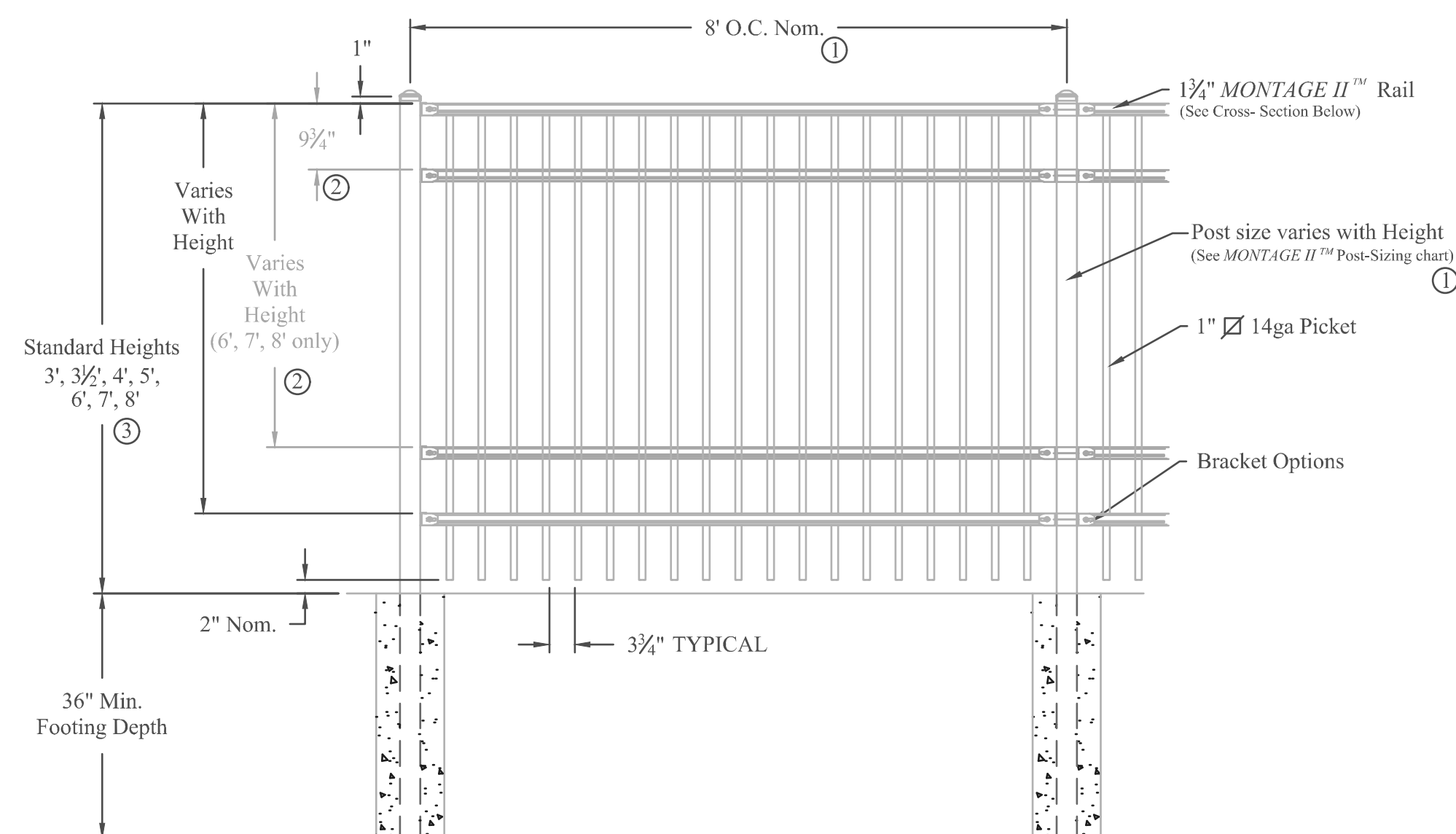
**NOTE:**

- Refer to structural engineer's drawings for size & depth of reinforcement & concrete footings.
- Reference elevation for materials
- Grout solid all cells to receive rebar & below grade



3 VEHICULAR GATE COLUMN SECTION

SCALE: 1/2" = 1'-0"



**RAKING DIRECTIONAL ARROW**  
Welded panel can be raked 30" over 8' with arrow pointing down grade.

**PROFUSION™ WELDING PROCESS**  
No exposed welds, Good Neighbor profile - Same appearance on both sides

