



**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. CD-CPC-2022-00088 on 7/5/2022

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



# OAKWOOD VILLAS

KANSAS CITY, MISSOURI

**PROJECT TEAM**

**OWNER**  
 BLOCK REAL ESTATE SERVICES, LLC  
 700 W 47TH STREET, SUITE 200  
 KANSAS CITY, MISSOURI 64112  
 TEL: (816) 756-1400  
 FAX: (816) 932-5598  
 EMAIL: SHAMBLÉN@BLOCKLLC.COM  
 CONTACT: SCOTT HAMBLÉN

**CIVIL ENGINEER**  
 MCCLURE  
 11031 STRANG LINE ROAD  
 LENEXA, KS 66215  
 TEL: (913) 888-7800  
 FAX: (913) 888-7868  
 EMAIL: GWATSON@MCCLUREVISION.COM  
 CONTACT: GREG WATSON

**MEP**  
 LANKFORD | FENDLER + ASSOCIATES  
 1730 WALNUT  
 KANSAS CITY, MO 64108  
 TEL: (816) 221-1411  
 FAX: (816) 221-1429  
 EMAIL: GREG@LANKFORDFENDLER.COM  
 CONTACT: GREG FENDLER

**ARCHITECT**  
 NSPJ ARCHITECTS, P.A.  
 3515 W. 75TH ST., SUITE 201  
 PRAIRIE VILLAGE, KS 66208  
 TEL: (913) 831-1415  
 FAX: (913) 831-1563  
 EMAIL: THOMBURG@NSPJARCH.COM  
 CONTACT: TIM HOMBURG

**LANDSCAPE ARCHITECT**  
 NSPJ ARCHITECTS, P.A.  
 3515 W. 75TH ST., SUITE 201  
 PRAIRIE VILLAGE, KS 66208  
 TEL: (913) 831-1415  
 FAX: (913) 831-1563  
 EMAIL: KMARTINOVIC@NSPJARCH.COM  
 CONTACT: KATIE MARTINOVIC

**PROJECT INFORMATION**

PROJECT LOCATION:  
 9700 GRANDVIEW ROAD  
 KANSAS CITY, MISSOURI

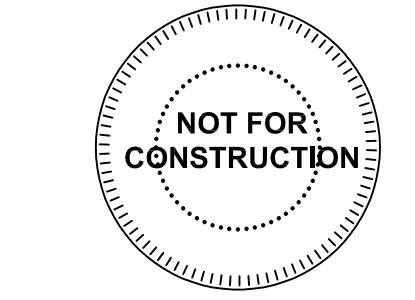
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ARCHITECTURE  
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 3515 W. 75TH ST., SUITE 201  
 PRAIRIE VILLAGE, KS 66208



A NEW DEVELOPMENT FOR:  
**OAKWOOD VILLAS**  
 9700 GRANDVIEW ROAD  
 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG  
 05.16.2022 DEVELOPMENT PLAN

REVISIONS

DATE  
 05/16/2022  
 JOB No.  
 661120

SHEET No.  
**A0.00**

DEVELOPMENT PLAN

LAND AREA: 1,299,578± SQ. FT (29.83± ACRES)

**LEGAL DESCRIPTION PER TITLE COMMITMENT**

All that part of the East Half of the Southwest Quarter of Section 27, Township 48, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point 675.5 feet North of the Southwest corner of the East Half of said Quarter Section; thence East and parallel with the South line of said Southwest Quarter, a distance of 1,284.20 feet to a point in the center line of Grandview Road, said point being 38.8 feet West of the East line of said Quarter Section; thence in a northerly direction along the center line of said road, a distance of 988.88 feet more or less, to the extended South line of Hill Road, as dedicated by the recorded plat of RED BUD PARK; thence West along the South line of said Hill Road, a distance of 495.35 feet, more or less, to the Western terminus of said road as marked on the plat aforesaid; thence North 15 feet to the Southeast corner of Lot 18, of RED BUD PARK; thence West along the South line of Lots 18, 25, 26 and 34 of said RED BUD PARK, a distance of 826.15 feet to the West line of the East Half of said Southwest Quarter Section 27; thence South along the West line a distance of 1,003.35 feet to the point of beginning.

**TITLE COMMITMENT NOTES**

- Easement granted to the Kansas City Power & Light Company by instrument filed Document No. A-121017 in Book B-2299, page 243. [Blanket in nature, undefined width and location.]
- Easement for oil and gas line granted to Connor and Son Construction Co. by the instrument filed as Document No. B485360.  
Modified by instrument filed as Document No. K-265381 in Book K-606 at Page 1446.
- Assigned to LaCede Gas Company by Instrument filed September 3, 2013 as Document No. 2013E0093218. [Shown hereon]
- Easement granted to Kansas City Power and Light Company by the instrument filed as Document No. K-317954 in Book K-730 at Page 1527, over a portion of the premises in question, as more fully described therein. [Shown hereon]
- Right of way easement for street purposes as established by the instrument filed May 15, 1978, as Document No. K-366283. [Shown hereon]
- Sewer easement established in Document No. K-447683 in Book K-1006, Page 827 [Shown hereon]
- Easement granted to Kansas City Power and Light Company by the instrument filed February 13, 2002 as Document no. 2002K0008458, over a portion of the premises in question, as more fully described therein. [Shown hereon]

**SURVEY NOTES**

Location of existing utilities on or serving the surveyed property are by observed evidence only, when precise locations of underground utilities are needed prior to excavation or connections, the various utility companies concerned are to be furnished a crew to point out the location at the job site.

Information shown on this survey was taken from First American Title Company File number MJ117299P Dated July 8, 2021.

Contours shown hereon are 2 foot intervals and came from Kansas City, MO Parcel Viewer.

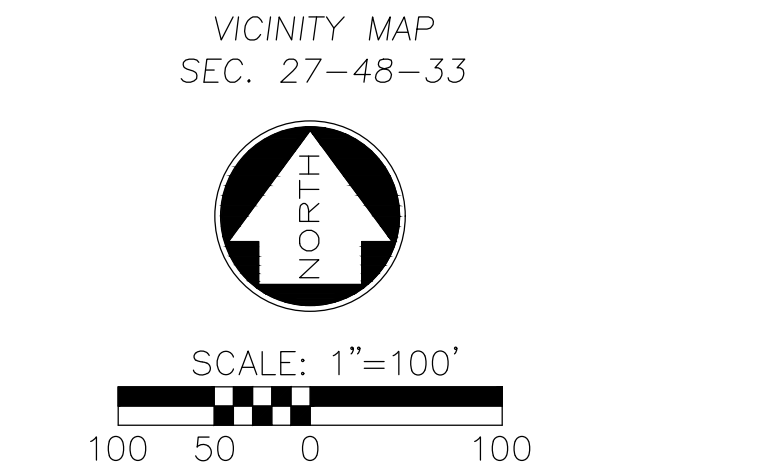
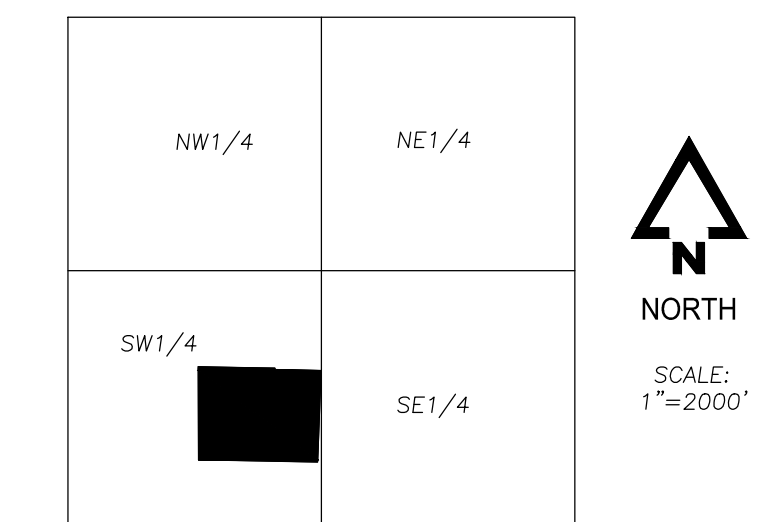
Basis of bearings: Missouri State Plane, West Zone NAD 83

The surveyor is not aware of proposed changes of right-of-way over the surveyed premises. It is customary for the city to not reveal plans for future acquisitions of right-of-way until such time as the property is being redeveloped.

The premises of this survey contains a Net area of 1,252,338 square feet or 28.750 acres, more or less.

**FLOODPLAIN NOTE**

According to the Federal Emergency Management Agency Flood Map Community Panel No. 29095003830, Effective January 20, 2017, The Subject Property Lies partially within:  
1. Zone X, which is areas determined to be outside the 0.2% annual chance.



**UTILITY WARNING**  
THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

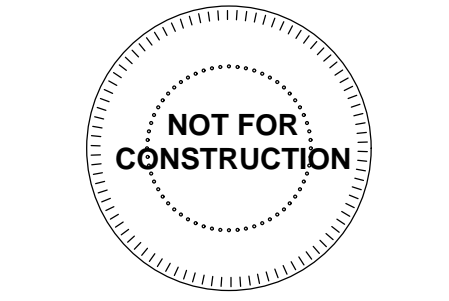
ARCHITECTURE  
LANDSCAPE  
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INTERIORS  
ENERGY SERVICES

**NSPJ**

ARCHITECTS

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PRAIRIE VILLAGE, KS 66208



A NEW DEVELOPMENT FOR:

**OAKWOOD VILLAS**

9700 GRANDVIEW ROAD  
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

05.16.2022 DEVELOPMENT PLAN

REVISIONS

06.17.2022 DRC COMMENT REVISIONS

DATE  
05/16/2022  
JOB NO.  
661120

SHEET NO.  
DEVELOPMENT PLAN **C-0.00**

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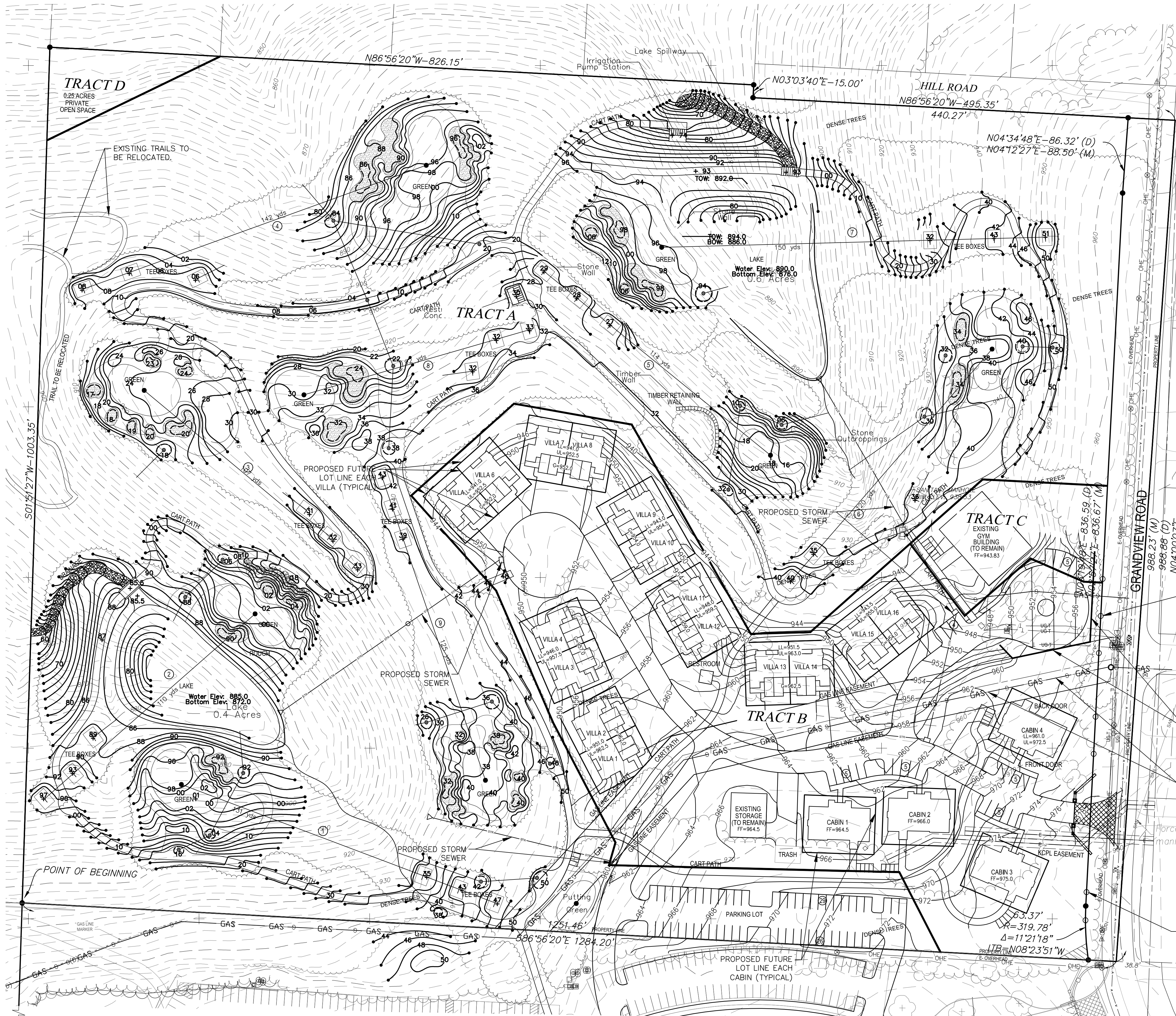
Joseph Rexwinkle, AICP  
Secretary of the Commission

**McCLURE**  
11031 Strang Line Road  
Lenexa, KS 66215  
913.888.7800 FAX: 913.888.7868

**McCLURE**  
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**EXISTING CONDITIONS**



**LAND AREA: 1,299,578± SQ. FT. (29.83± ACRES)**

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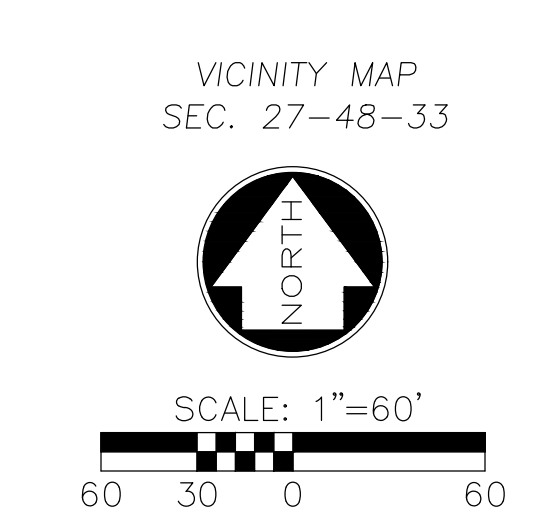
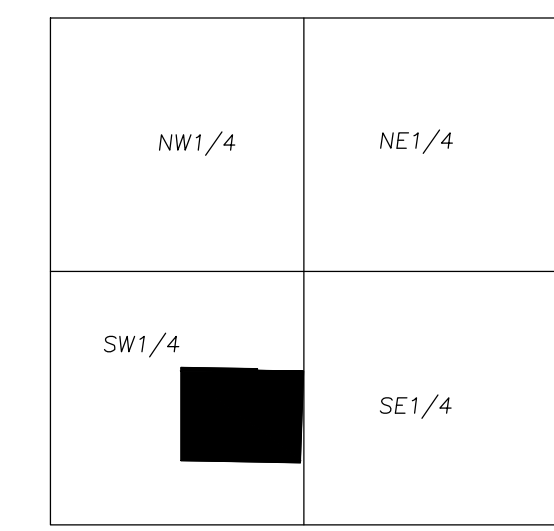
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 1. Zone X, which is areas determined to be outside the 0.2% annual chance.



PROPOSED FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.

PROPOSED SEGMENTAL BLOCK RETAINING WALL

CAUTION!!! EXISTING GAS LINE

PROPOSED FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.

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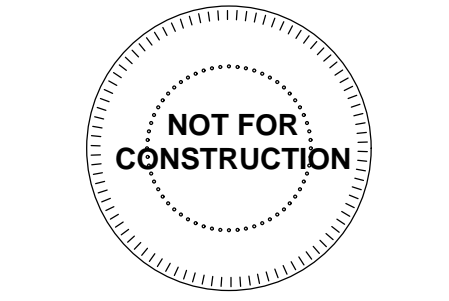
ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIORS ENERGY SERVICES

**NSPJ**

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3515 W. 25TH ST., SUITE 201  
 PRAIRIE VILLAGE, KS 66208

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DRAWING RELEASE LOG

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SHEET NO.

DEVELOPMENT PLAN **C-1.00**

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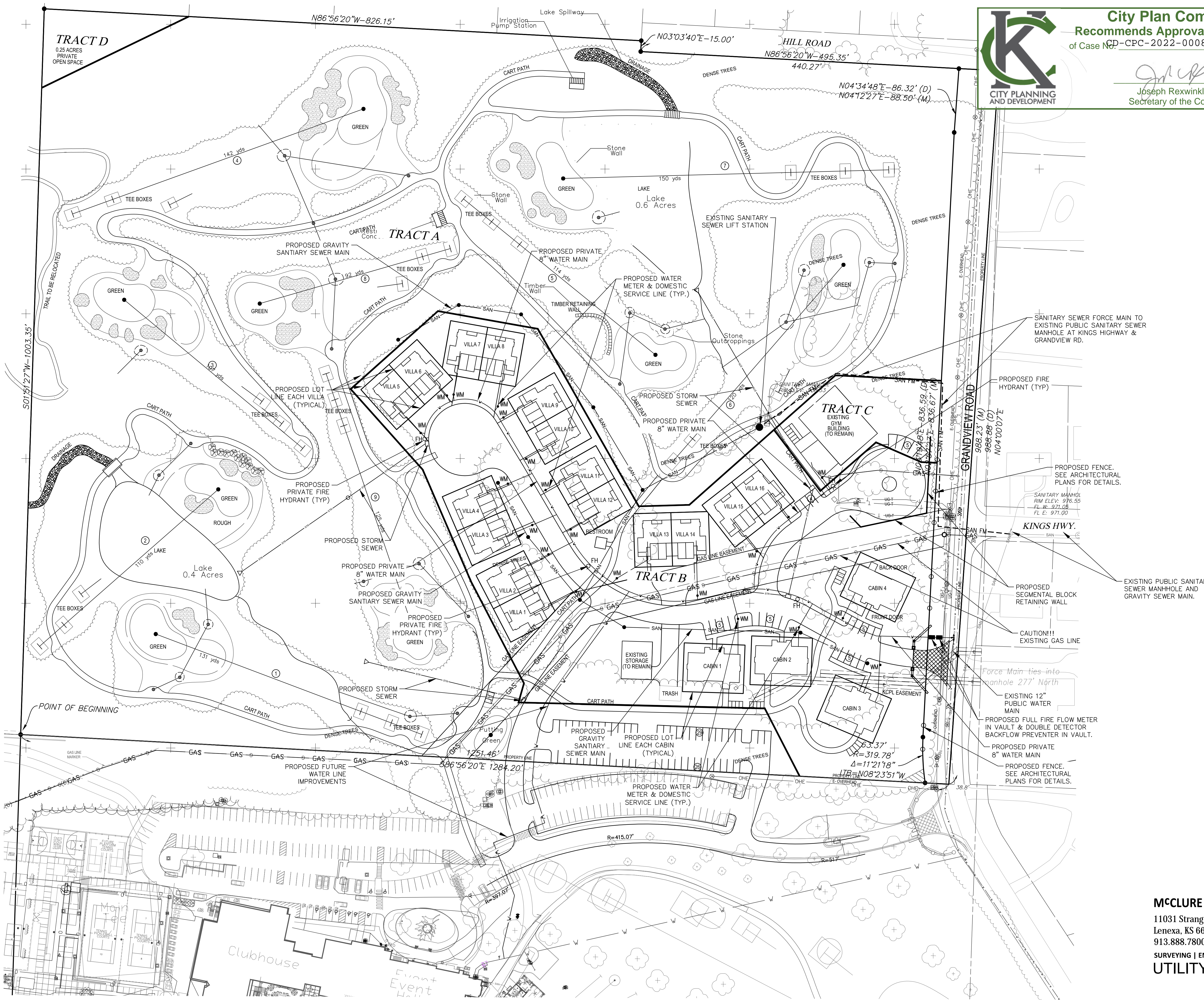
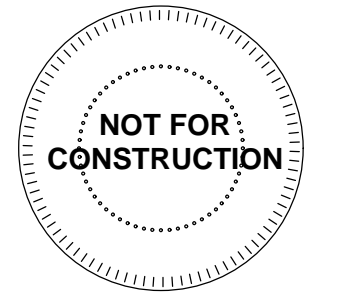


**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. **CD-CPC-2022-00088** on **7/5/2022**

**CITY PLANNING AND DEVELOPMENT**

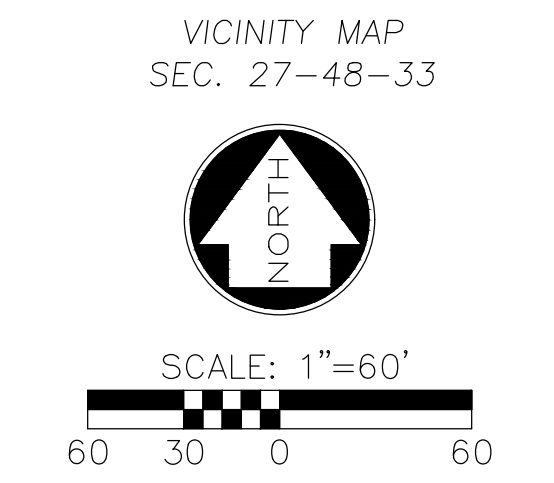
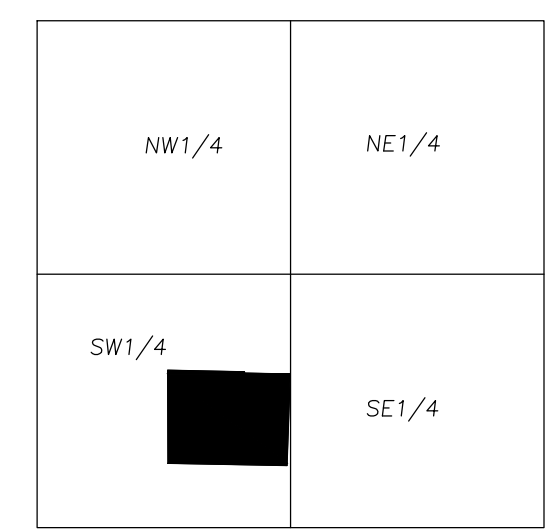
Joseph Rexwinkle, AICP  
 Secretary of the Commission

**NSPJ ARCHITECTS**  
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NOTE:  
 A COVENANT TO MAINTAIN PRIVATE WATER LINES WILL BE PROVIDED TO THE CITY AT TIME OF PERMITTING.

FH-Ø DENOTES PROPOSED PRIVATE FIRE HYDRANT  
 WM-• DENOTES PROPOSED PRIVATE DOMESTIC SERVICE WATER METER



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A NEW DEVELOPMENT FOR:

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 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG  
 05.16.2022 DEVELOPMENT PLAN

REVISIONS  
 06.17.2022 DRC COMMENT REVISIONS

**McCLURE**  
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 SURVEYING | ENGINEERING | CONSTRUCTION



DATE  
 05/16/2022  
 JOB NO.  
 661120

SHEET NO.

**UTILITY PLAN**  
 DEVELOPMENT PLAN **C-2.00**

# THE VILLAS AT OAKWOOD

A Part of the E 1/2 Southwest Quarter of Section 27,  
Township 48 North, Range 33 West  
being in Kansas City, Jackson County, Missouri

**DESCRIPTION:**

A tract of land being formerly described as Exhibit A in the Deed of Trust recorded July 8, 2021 in the Office of the Recorder of Deeds for Jackson County, Missouri as Instrument No. 2021E0074651, said tract of land being situated in the East Half of the Southwest Quarter of Section 27, Township 48 North, Range 33 West in Kansas City, said County and State and being now more particularly described as follows:

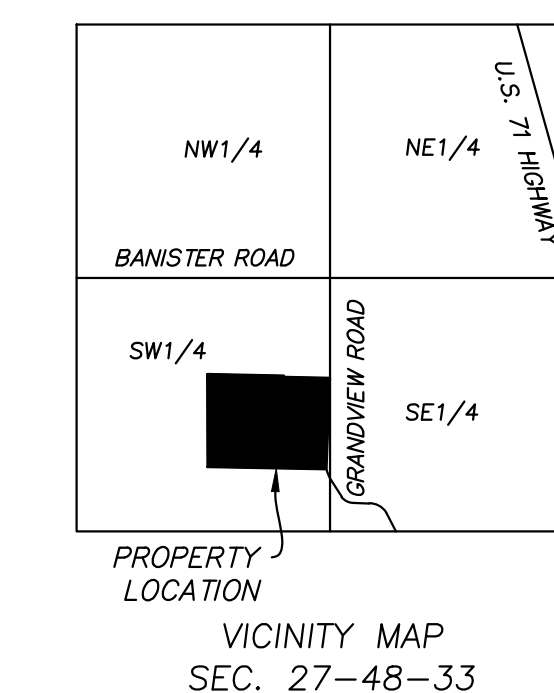
Beginning at a point 667.64 feet (675.5, feet, Deed) North of the Southwest corner of the East Half of the Southwest Quarter of aforesaid Section 27; thence N 01°51'27"E along the West line of the East Half of said Section 27, a distance of 1,003.35 feet to the Southwest corner of Lot 34, RED BUD PARK, a subdivision recorded June 29, 1937 in the aforesaid Office of the Recorder of Deeds in Plat Book 23 at Page 60; thence S 86°56'20"E along the South line of Lots 34, 26, 25 and 18 of said RED BUD PARK, a distance of 826.15 feet to the Southeast corner of said Lot 18, being also a point on the Western terminus of Hill Road as dedicated and shown on RED BUD PARK; thence S 03°03'40"W along the Western line of said Hill Road, a distance of 15.00 feet to the Southwest corner thereof, thence S 86°56'20"E along the South line of said Hill Road, a distance of 440.27 feet to the West right-of-way line of Grandview Road as now established by the Corporation Quit Claim Deed recorded May 15, 1978 in said Office of the Recorder of Deeds as Document No. K366283 in Book K845 at Page 377; thence Southerly along the West right-of-way line of Grandview Road as established by said document, the following courses and distances; thence S 04°12'27"W (S 04°34'48"W, Deed), a distance of 88.50 feet (86.32 feet, Deed); thence S 02°57'27"W (S 03°19'48"W, Deed), a distance of 836.67 feet (836.59 feet, Deed); thence Southerly along a curve to the left, tangent to the last described course, having a radius of 319.78 feet and a central angle of 11°21'18", an arc length of 63.37 feet to a point 667.64 feet (675.5, feet, Deed) North of the South line of the Southwest Quarter of said Section 27, as measured perpendicular to the South line thereof; thence N 86°56'20"W, departing from the West right-of-way line of said Grandview Road, being now along a line 667.64 feet (675.5, feet, Deed) North of and parallel with the Southwest Quarter of said Section 27, a distance of 1,251.46 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395. Containing 1,252,355 square feet or 28.750 acres, more or less.

The basis of bearings for this description are based on the Missouri State Plane Coordinate System, NAD 83, West Zone.

**City Plan Commission**  
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Secretary of the Commission

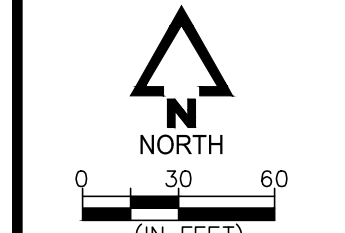


Street Grade as follows:

Grandview Rd.	0+00 = 979.5
	0+50 = 980.3
	1+00 = 980.4
	1+50 = 979.8
	2+00 = 978.7
	2+50 = 977.4
	3+00 = 975.9
	3+50 = 974.5
	4+00 = 973.3
	4+50 = 972.1
	5+00 = 971.1
	5+50 = 970.5
	6+00 = 969.6
	6+50 = 968.6
	7+00 = 967.7
	7+50 = 966.6
	8+00 = 965.1
	8+50 = 963.5
	9+00 = 961.4
	9+50 = 958.9
	9+89 = 956.8

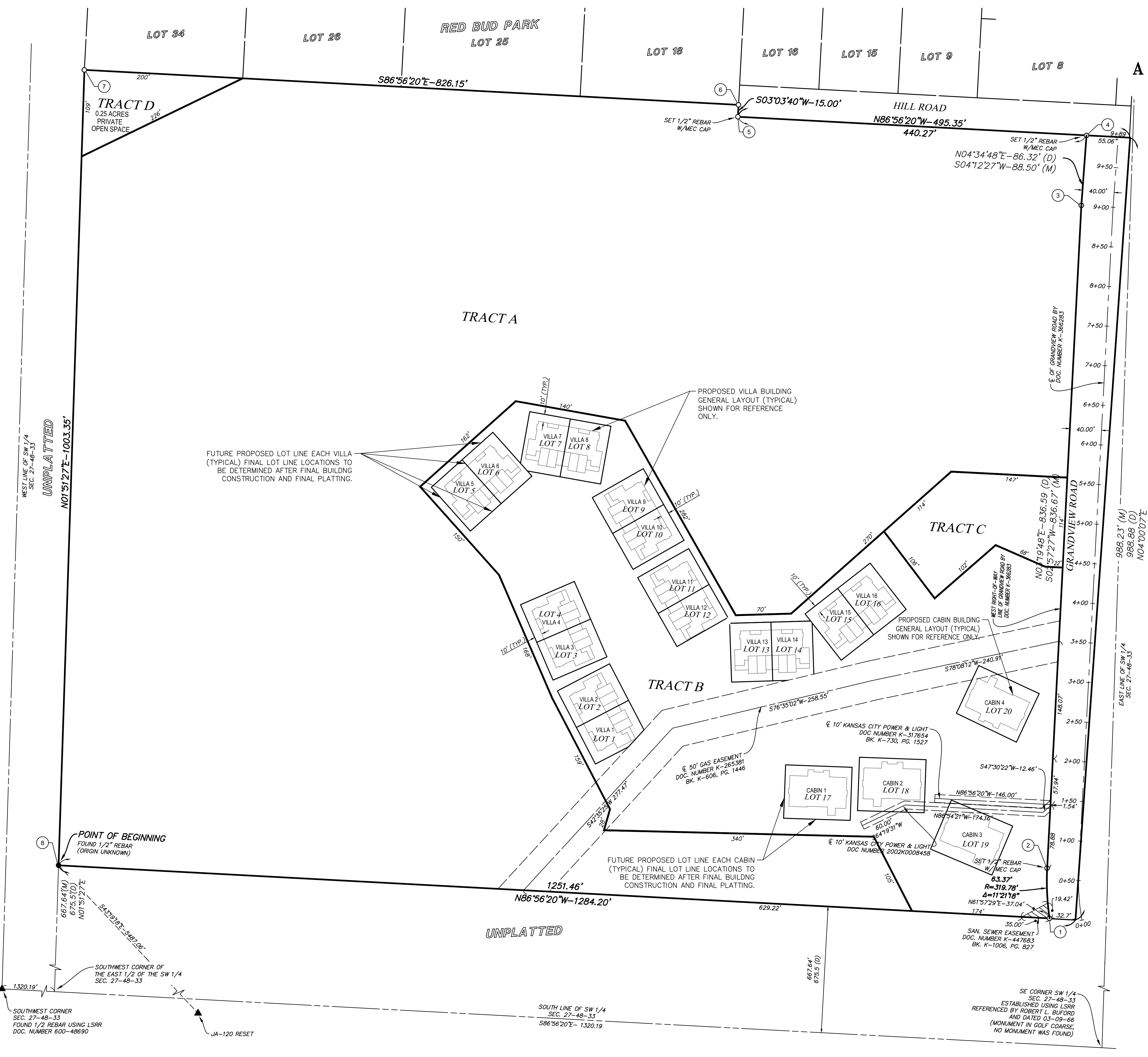
- LEGEND**
- = SET 1/2" IRON BAR w/MEC CAP UNLESS NOTED OTHERWISE
  - = FOUND MONUMENT AS NOTED
  - (D) = Deed
  - (M) = Measured

REVISED: 6-17-22 DRC COMMENT REVISIONS



ENGINEER	N/A	REVISIONS	
DRAWN BY	J. CRAFT	1	Spofford
CHECKED BY	J. CRAFT	2	The Villas at Oakwood
SURVEYOR	S. WHITAKER	3	KANSAS CITY, JACKSON CO.
DRAWING NO.	AT/	4	MISSOURI
SHEET NO.		5	211528-000
		6	April 29, 2022

1700 South Street, Ste. 100  
North Kansas City, MO 64116  
www.mclurevision.com



UNPLATTED  
WEST LINE OF SW 1/4 SEC. 27-48-33  
N01°51'27"E-1003.35'

POINT OF BEGINNING  
FOUND 1/2" REBAR  
(ORIGIN UNKNOWN)  
667.64'(M)  
675.5'(D)  
N01°51'27"E  
S04°12'27"E-88.50'  
S02°57'27"E-836.67'

SOUTHWEST CORNER OF THE EAST 1/2 OF THE SW 1/4 SEC. 27-48-33  
SOUTHWEST CORNER SEC. 27-48-33  
FOUND 1/2 REBAR USING LSRR  
DOC. NUMBER 600-48690

JA-120 RESET

SOUTH LINE OF SW 1/4 SEC. 27-48-33  
S86°56'20"E-1320.19'

SE CORNER SW 1/4 SEC. 27-48-33 ESTABLISHED USING LSRR REFERENCED BY ROBERT L. BUFORD AND DATED 03-09-66 (MONUMENT IN GOLF COURSE, NO MONUMENT WAS FOUND)

DATE PLOTTED: 06/27/2022 2:46 PM PLOTTED BY: GREG WILSON



PLOT	Existing	Proposed	Deviation Requested?
<b>Zoning</b>	R-5	R-5	
<b>Gross Land Area</b>			
in square feet	1,252,350 sf	1,252,350 sf	
in acres	28.75 ac	28.75 ac	
<b>Right of Way Dedication</b>			
in square feet	0	0	
in acres	0	0	
<b>Net Land Area</b>			
in square feet	1,252,350 sf	1,252,350 sf	
in acres	28.75 ac	28.75 ac	
<b>Building Area (sq.ft.)</b>	26,883 sf	60,364 sf	
<b>Floor Area Ratio</b>	0.021 FAR	0.048 FAR	
<b>Residential Use Info.</b>			
<b>Total Dwelling Units</b>	0	20	
Detached House			
Zero Lot Line House		4	
Cottage House			
Attached Houses		16	
Townhouse			
Two-Unit House			
Multi-Unit House			
Colonnade			
Multi-Unit Building			
<b>Total Lots</b>	0	21	
Residential		20	
Public/Civic			
Commercial			
Industrial			
Other - common area/golf course		1	
Regulated Stream Buffer	Buffer Required	No Buffer Provided**	No Buffer Provided**
<b>BUILDING DATA</b>	<b>Required</b>	<b>Proposed</b>	<b>Deviation Requested?</b>
Rear Setback	25'	5'	20'
Front Setback	25'	5'	20'
Side Setback	15'	0'	10'
Side Setback (abutting street)	15'	5'	10'
Height	25'	25'	
Min. Lot Area (sq. ft.)	5,000sf	2,300sf min.	2,700sf
Min. Lot Area per/unit (sq. ft.)	5,000sf	2,300sf min.	2,700sf

**\* Per Section 88-110-06-C. 3. ATTACHED HOUSE:**

*Note: 110-06-B (Table 110-2) apply to attached house projects on a project-wide basis, meaning that the total area of the attached house site, including common areas for the site, shall not exceed the maximum of 100 square feet. The minimum total (combined) side setback standard of 88-110-06-B (Table 110-2) applies along the side of a proposed project. The minimum total side setback does not fall on this property, so no stream buffer is required.*

Proposed Uses	Vehicle Spaces Required	Vehicle Spaces Provided	Bike Spaces Required	Bike Spaces Provided
Residential	20	88	0	0
Golf Course	0	63	0	0

88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	Private Open Space
88-415 Stream Buffers	None on Site
88-420 Outdoor Lighting	See Lighting Plan Provided
88-435 Outdoor Display, Storage & Work Areas	None
88-445 Signs	Conforms to Code
88-450 Pedestrian Standards	Internal Connections-On Site Pedestrian circulation

Waiver Request for Grandview Road Improvements  
 The applicant requests that any requirement to improve the west half of Grandview Road to City standards be deferred until such time as an improvement program is in place for the length of Grandview Road from Bannister to the 435 overpass.



AMERISTAR FENCE PRODUCTS- ameristarfence.com  
 MONTAGE COMMERCIAL- WELDED COMMERCIAL ORNAMENTAL STEEL FENCE  
 8' HEIGHT, STYLE-CLASSIC

2 FENCE IMAGE  
 NOT TO SCALE

1 SITE PLAN  
 1"= 60'-0"

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2022-00088 on 7/5/2022

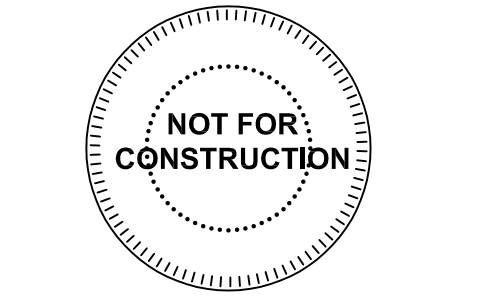
*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

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**NSPJ**

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

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A NEW DEVELOPMENT FOR:

**OAKWOOD VILLAS**

9700 GRANDVIEW ROAD  
 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

05.16.2022	DEVELOPMENT PLAN
05.19.2022	DEVELOPMENT PLAN
06.20.2022	DEVELOPMENT PLAN

REVISIONS

DATE	05/16/2022
JOB No.	661120



**LANDSCAPE SCHEDULE:**

Common Name	Botanical Name	Size	Notes
<b>Shade Trees</b>			
BWM	Brandywine Red Maple	2' Cal	B&B
HCK	Heritage Oak	2' Cal	B&B
ZEL	Zelkova Littleleaf Linden	2' Cal	B&B
ZEL	Zelkova serrata 'Green Vase'	2' Cal	B&B
<b>Evergreen Trees</b>			
BSP	Blue Spruce	6' H	B&B
<b>Ornamental Trees</b>			
SSC	Spring Snow Crabapple	1' cal	B&B

THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE

**GENERAL NOTES:**

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
  - CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
  - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
  - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
  - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE A SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- ROCK BEDS SHALL BE SALT & PEPPER COBBLES, 5"-10" SIZE, BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

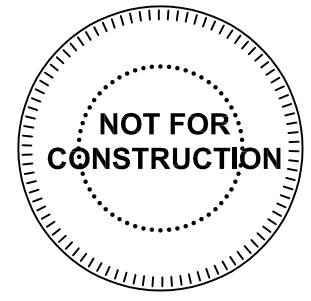
LANDSCAPE REQUIREMENTS	Required	Proposed	Alternate Requested?
88-425-03 Street Trees	50 Street Trees	50 Street Trees	
88-425-04 General	1 Tree / 5,000 SF of Principle Building 60,864/5,000SF = 12 Trees	Existing Trees to remain as shown	
88-425-05 Perimeter Vehicular Use Area	80 LF/30 LF = 3 Trees	3 New Trees	
<b>Adjacent to Streets</b>			
Buffer Width	10'	10'	
Trees	1 Tree/30 LF	3 New Trees	
Shrubs/Wall/Berm	25 Shrubs	25 Shrubs and Wall	
<b>Adjacent to Residential Zones</b>			
Buffer Width	N/A	N/A	
Shrubs/Berm/Fence/Wall	N/A	N/A	
88-425-06 Interior Vehicular Use Area			
Interior Area	2,835 SF	3,466 SF	
Trees	16 Trees	16 Trees	
Shrubs	81 Shrubs	81 Shrubs	
88-425-07 Parking Garage Screening	N/A	N/A	
88-425-08 Mechanical/Utility Equipment Screening	N/A	Evergreen trees around trash enclosure	
88-425-09 Outdoor Use Screening	N/A	N/A	

ARCHITECTURE  
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REVISIONS

DATE  
05/16/2022  
JOB NO.  
661120

SHEET NO.

DEVELOPMENT PLAN **L1.00**

**1 LANDSCAPE & SCREENING PLAN**  
1" = 60'-0"

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. CP-CPC-2022-00088 on 7/5/2022

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

**CITY PLANNING AND DEVELOPMENT**



TWIN VILLA  
**FRONT ELEVATION**  
 Scale: 3/16" = 1'-0"

**MATERIAL LEGEND**

	STUCCO TO MATCH EXISTING CLUBHOUSE
	TRIM TO MATCH EXISTING CLUBHOUSE
	BRICK TO MATCH EXISTING CLUBHOUSE
	STONE TO MATCH EXISTING CLUBHOUSE
	SHINGLE ROOF TO MATCH EXISTING CLUB

2 VILLA - ELEVATION  
 3/16" = 1'-0"



CABIN  
**REAR ELEVATION**  
 Scale: 3/16" = 1'-0"



CABIN  
**RIGHT ELEVATION**  
 Scale: 3/16" = 1'-0"



CABIN  
**FRONT ELEVATION**  
 Scale: 3/16" = 1'-0"



CABIN  
**LEFT ELEVATION**  
 Scale: 3/16" = 1'-0"

1 CABIN - ELEVATIONS  
 3/16" = 1'-0"

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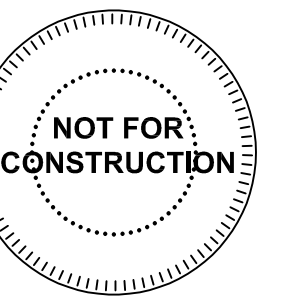
Joseph Rexwinkle, AICP  
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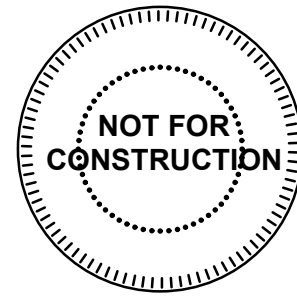


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SITE PLAN -  
PHOTOMETRIC

SHEET NO.  
**E001**

Lankford + Fendler  
+ associates

1730 Walnut Street Kansas City, Missouri 64108  
1915 Frederick Avenue, St. Joseph, Missouri 64501

Phone: 816.221.1411 | Fax: 816.221.1429  
LANKFORD | FENDLER + ASSOCIATES, CONSULTING ENGINEERS, INC.  
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CDA No. 200602103

DEVELOPMENT PLAN

**City Plan Commission**  
**Recommends Approval with Conditions**

of Case No. CD-CPC-2022-00088 on 7/5/2022

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

**SITE PLAN - PHOTOMETRICS**

SCALE: 1" = 50'-0"

S2 (15'-0")

**HCI LIGHTING**  
HERITAGE CASTING & IRONWORKS LTD.

PRODUCT TECHNICAL DATA SHEET

**F152-LED SERIES**


**Housing**  
Made from heavy duty cast aluminum to withstand harsh weather.

**Hardware**  
All exposed hardware is made of durable stainless steel, with industrial strength seals.

**Interior Design & Optical**  
Energy efficient LED driver is mounted on a removable plate, with quick disconnect wiring to allow easy driver maintenance.  
L70 at 50,000 hours with CRIs>70.

**Exterior Design & Finish**  
Luminaire is designed to fit post top mounting or pendant mounting with our ornamental arms and poles, and is suitable for wet locations.  
Finish is electrostatically applied with thermoset polyester powder-coat.


SPECIFICATIONS



SIZES

	length	width	height	weight	tenon size	EPA
Large	16"	16"	36"	42 lbs	3"(W) x 4"(L)	2.80 ft²
Small	14"	14"	24"	25 lbs	3"(W) x 4"(L)	2.10 ft²

PHOTOMETRICS



SAMPLE ILLUSTRATION  
IES type III, short

PRODUCT	FITTER	DIFFUSER TYPE	WATTAGE	CCT	VOLTAGE	OPTICS	OPTIONS	FINALS	COLOR
F152-L	N/A	CAC CLEAR ACRYLIC	LED 35W	3000K	120V-277V	II/2	CHY DECORATIVE CHIMNEY	NA	STANDARD RAL 9005 GREEN 7052 GREY
F152-S		CPC CLEAR POLYCARBONATE	50W	6000K	STEP DOWN TRANSFORMER 347V	III/3	DIM DIMMING CONTROL		RAL9011 BLACK 9012 WHITE TEXTURE AVAILABLE
		CTG CLEAR TEMPERED GLASS	50W	6000K	347V		FUS INTERNAL FUSING		9011 BLACK 9012 WHITE TEXTURE AVAILABLE
		FAC FROSTED ACRYLIC	50W	±10% VARIANCE	480V		PCB BUTTON TYPE PHOTOCELL		CUSTOM RAL
		FPC FROSTED POLYCARBONATE	120W				PEC TWIST LOCK PHOTOCELL		
		WAC WHITE ACRYLIC	120W				PEC TWIST LOCK PHOTOCELL		
		WPC WHITE POLYCARBONATE	CUSTOM				HSS HOUSE SIDE SHIELD TML TWIST LOCK SYSTEM		

Product ordering sample F152 - L - CAC - LED35W - 3000K - 120-277V - TYPE II - CHY - RAL9011 BLACK

(800) 267-3175 | www.hcilighting.com © 2015 HCI LIGHTING. We reserve the rights to change the product and its information without notice.

S5 (15'-0")

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HERITAGE CASTING & IRONWORKS LTD.

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		FPC FROSTED POLYCARBONATE	120W				PEC TWIST LOCK PHOTOCELL		
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		WPC WHITE POLYCARBONATE	CUSTOM				HSS HOUSE SIDE SHIELD TML TWIST LOCK SYSTEM		

Product ordering sample F152 - L - CAC - LED35W - 3000K - 120-277V - TYPE II - CHY - RAL9011 BLACK

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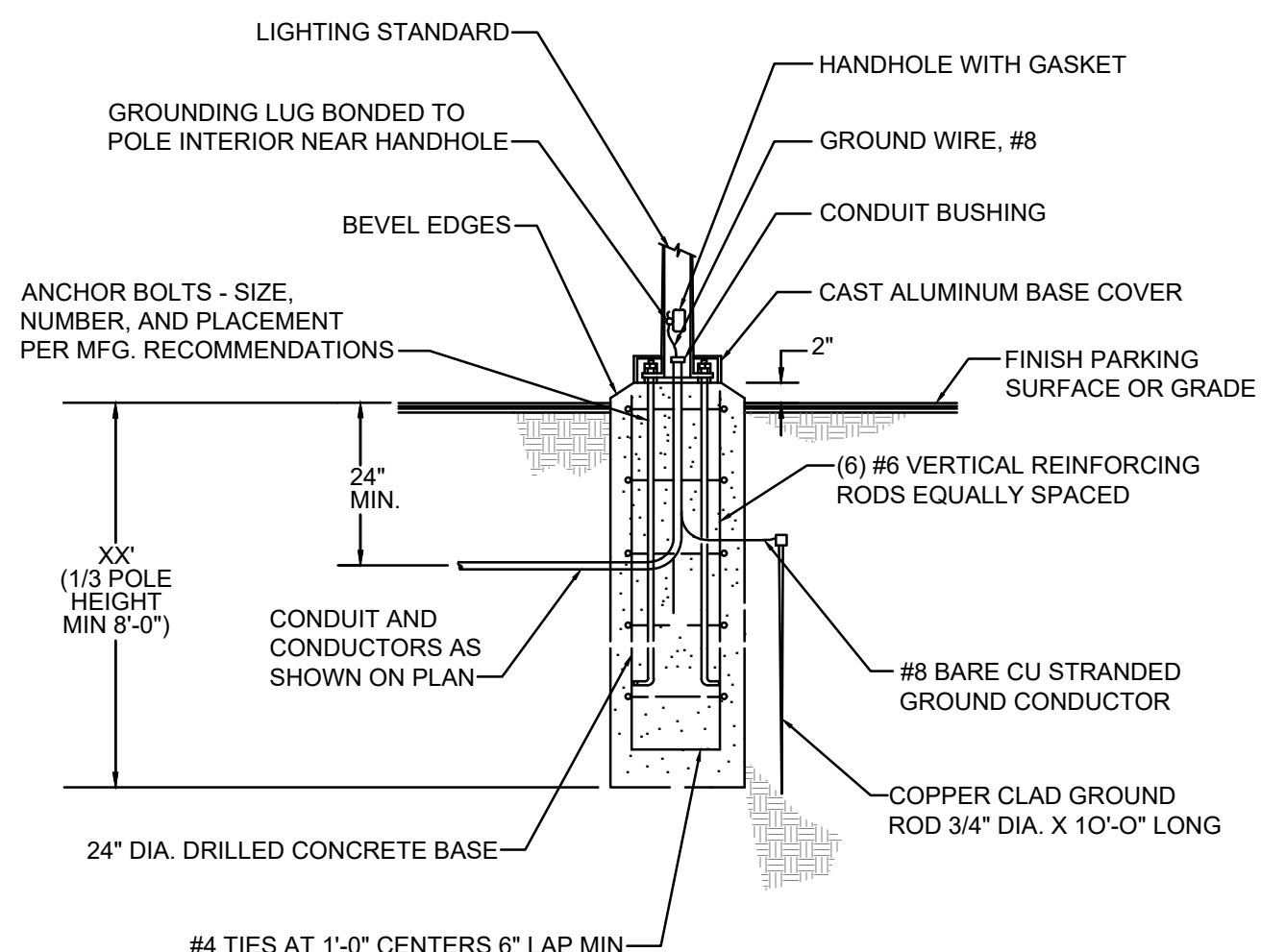
SELECT POLE BASED ON MAXIMUM EPA LISTED IN MANUFACTURERS CATALOG.

IN ANY CASE MIN. POLE BASE DEPTH SHALL BE 81" FINAL DEPTH OF POLE BASE SHALL BE VERIFIED WITH STRUCTURAL ENGINEER PRIOR TO PLACEMENT.

\*POLE BASE SHALL BE CALCULATED USING THE FOLLOWING CRITERIA:

WIND LOADING  
80MPH (104 GUST)

TOTAL EPA OF LUMINARIES  
+TOTAL EPA OF BRACKETS  
=TOTAL EPA OF LUMINAIRES/BRACKETS



**LIGHTING POLE BASE DETAIL**  
NO SCALE

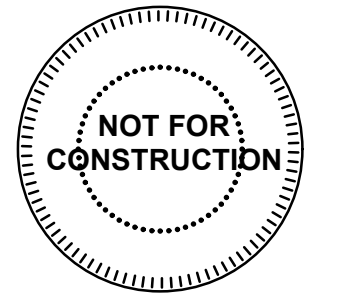
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+ associates  
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1915 Frederick Avenue, St. Joseph, Missouri 64501  
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661120  
SITE PLAN -  
PHOTOMETRIC  
SHEET No.

DEVELOPMENT PLAN **E002**