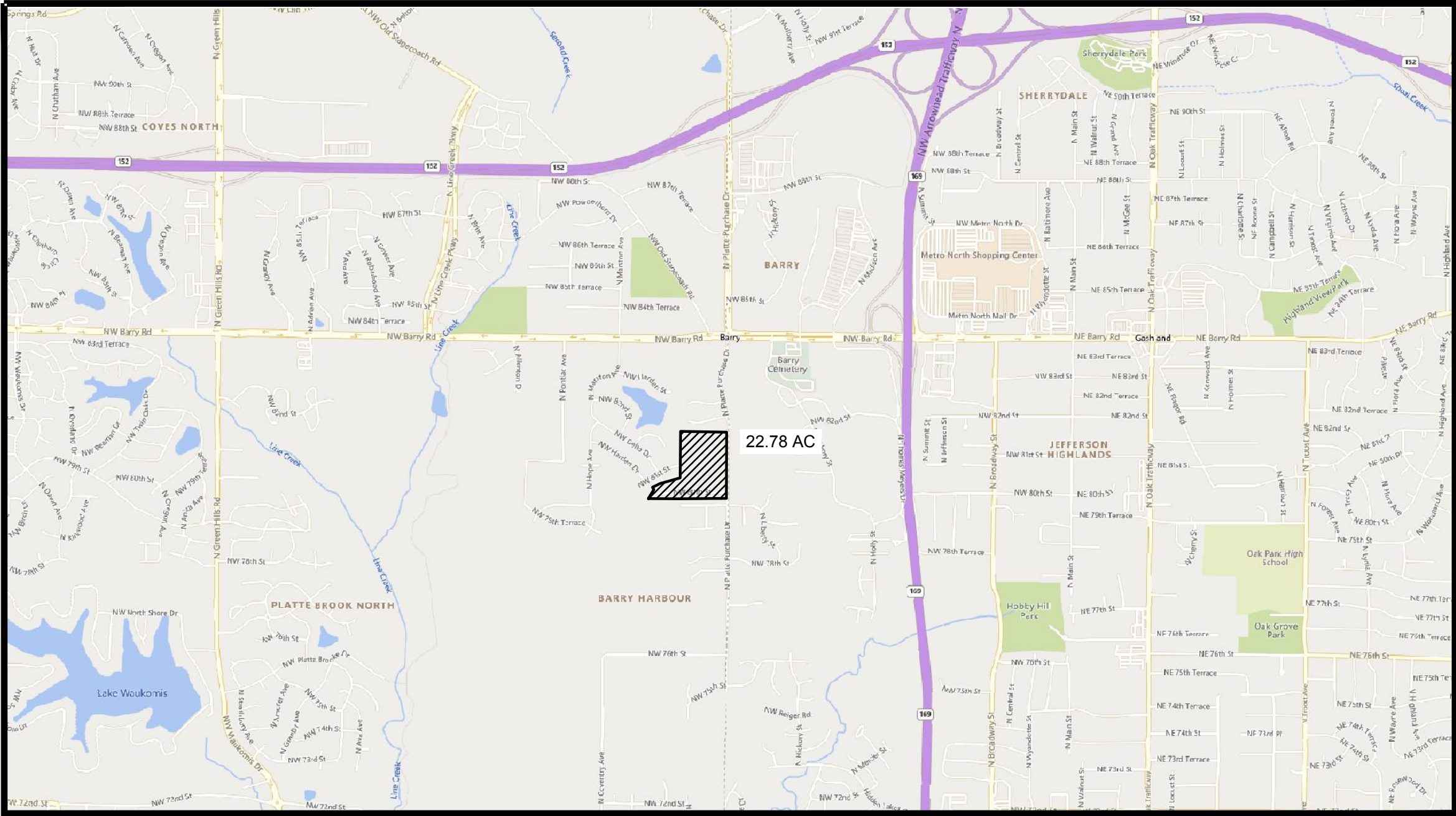


DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT FOR PARK PLACE

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

PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER / DEVELOPER</u> PAPOO LLC 6601 N NATIONAL DRIVE PARKVILLE, MO 64152 CONTACT: JACIE LIEBER PHONE: 816.935.6078	<u>UTILITY SERVICE NUMBERS</u> NAME: KCMO WATER SERVICES PHONE: 816-513-2627 NAME: SPIRE PHONE: 816-513-2171 NAME: GOOGLE FIBER PHONE: 877-454-6959
<u>ENGINEER</u> OLLSSON 1301 BURLINGTON STREET NORTH KANSAS CITY, MO 64116 CONTACT: STEPHEN SAYLOR PHONE: 816.442.6061 EMAIL: SSAYLOR@OLLSSON.COM	NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM PHONE: 816-358-5360
<u>LANDSCAPE ARCHITECT</u> OLLSSON 1301 BURLINGTON STREET NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON PHONE: 816.361.1177 EMAIL: JHODSON@OLLSSON.COM	



Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT
04	SITE PLAN
05	GRADING & UTILITY PLAN
06	PRELIMINARY STREAM BUFFER PLAN
07	TREE PRESERVATION PLAN
08	PUBLIC STREET LIGHTING PLAN
09	LANDSCAPE PLAN
10	BUILDING ELEVATIONS
11	BUILDING PERSPECTIVES
12	BUILDING FLOOR PLANS

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

☒ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION

drawn by: _____ KMM, DWP			
designed by: _____ DWP			
project no.: _____ 024-04367			
date: _____ 02.07.2025			
TITLE SHEET		REV. NO.	DATE
PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT		1	02/26/2025
KANSAS CITY, MISSOURI		2025	REVISIONS



81	STETTINISCH, DIANA M 1939 NW 82ND ST KANSAS CITY, MO 64151
82	GALL, JANE J 1828 NW 82ND ST KANSAS CITY, MO 64151
83	CRIM, BRIAN J & DAWN K 1924 NW 82ND ST KANSAS CITY, MO 64151
84	MAERS, VINCENT J 1928 NW 82ND ST KANSAS CITY, MO 64151
85	ALLERCI, SYBIL A 7115 TOMAHAWK LN KANSAS CITY, MO 64151
86	MELOOK, ETHEL L 1910 NW 82ND ST KANSAS CITY, MO 64151
87	NBL MISSOURI PROPERTIES LLC 1912 NW 82ND ST KANSAS CITY, MO 64151
88	LOPEZ, KAREN B TRUST 1912 NW 82ND ST KANSAS CITY, MO 64151
89	BURGESS, ARMY W 1909 NW 82ND ST KANSAS CITY, MO 64151
90	HARRIS, OMAR S & CARLA 1904 NW 82ND ST KANSAS CITY, MO 64151
91	OLBERT, LESA W 1890 NW 82ND ST KANSAS CITY, MO 64151
92	KIRBY, JUDITH A 1870 NW 82ND ST KANSAS CITY, MO 64151
93	REYNOLDS, JAMES D HOMBERG, PATRICK A & CORA L 1850 NW 82ND ST KANSAS CITY, MO 64151
94	GOODRICH, KARA 1822 NW 82ND ST KANSAS CITY, MO 64151
95	WILSON, JUSTIN 1818 NW 82ND ST KANSAS CITY, MO 64151
96	WILKINSON, CAROL L 1814 NW 82ND ST KANSAS CITY, MO 64151
97	PINTNER, WILLIAM G & BARBARA LIVING TRUST 1810 NW 82ND ST KANSAS CITY, MO 64151
98	DROFFER, TAYLOR 1800 NW 82ND ST KANSAS CITY, MO 64151
99	GREEN COLL AND DCO PROPERTIES LLC 1500 NW RESERVOR RD PLATTSMOUTH, MO 64477

LEGEND

PROJECT PROPERTY BOUNDARY

300' ADJACENT PROPERTY OWNER BOUNDARY

EXISTING MAJOR CONTOUR

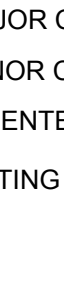
EXISTING MINOR CONTOUR

STREAM CENTERLINE

80' EXISTING R/W

LEGEND

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

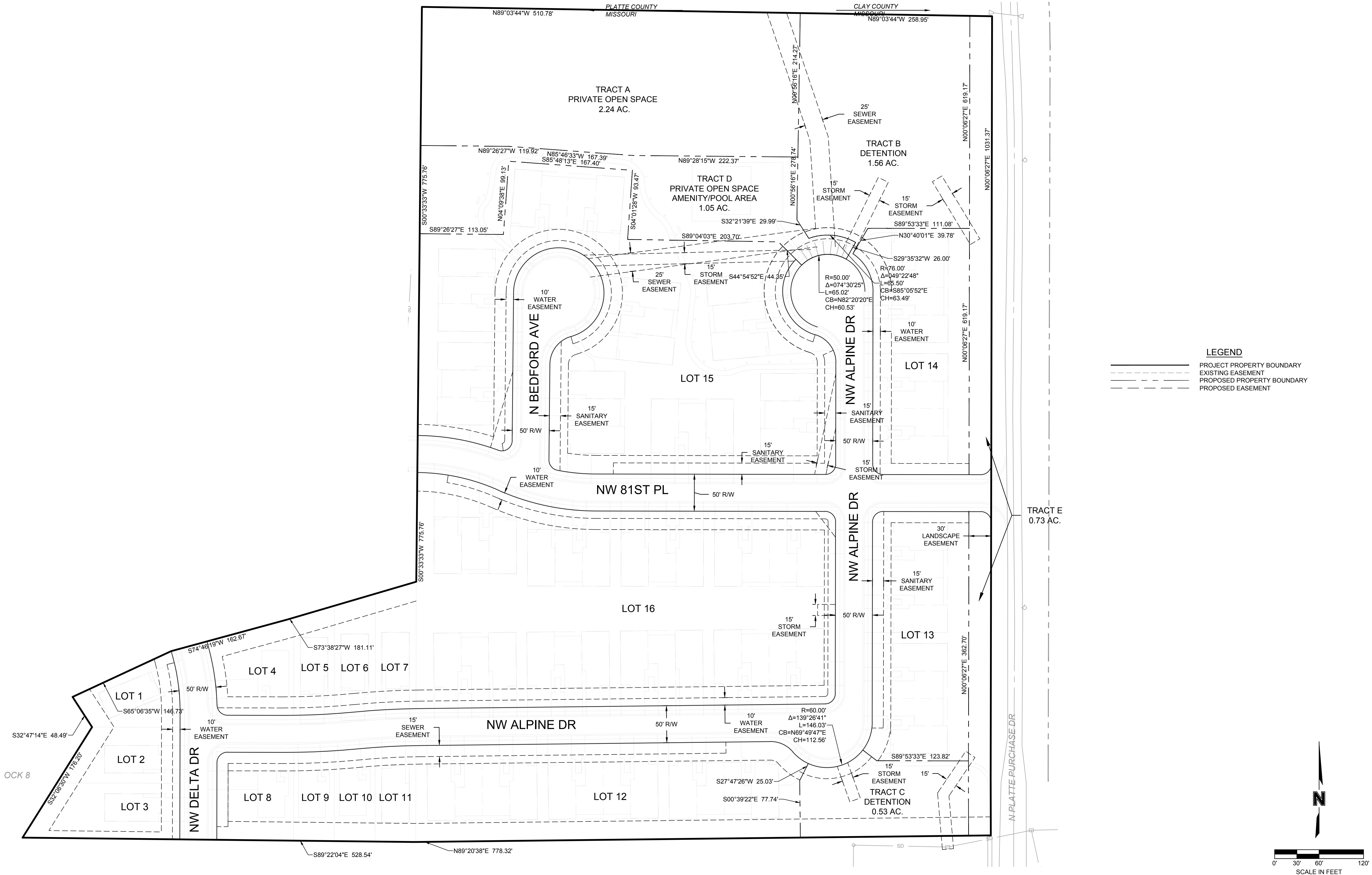


A north arrow pointing upwards with the letter 'N' in the center. Below it is a graphic scale bar with markings for 0', 50', 100', and 200'.

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DATE: Mar 25, 2025 3:33pm USER: qmuhammad

PARCEL DEVELOPMENT DATA														
LOT	EXISTING ZONING	PROPOSED ZONING	GROSS ACRES	EXISTING R/W (AC.)	PROP. R/W (AC.)	PRIV. OPEN SPACE (AC.)	LANDSCAPE TRACT (AC.)	DETENTION (AC.)	NET ACRES	NUMBER OF UNITS	AVG. NET DU/AC.	AVG. GROSS DU/AC.	COMMENCE DATE	COMPLETION DATE
16 PROPOSED (3 EXISTING)	R-7.5, R-2.5,R-7.5	R-2.5	22.78	0.00	3.58	3.29	0.73	2.09	13.09	34	2.60	1.49	SPRING 2026	FALL 2026
TOTAL			22.78	0.00	3.58	3.29	0.73	2.09	13.09	34	2.60	1.49		



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DESCRIPTION		DATE		REV. NO.		REVISIONS	
REVISED PER CITY COMMENTS		02/26/2025		1			
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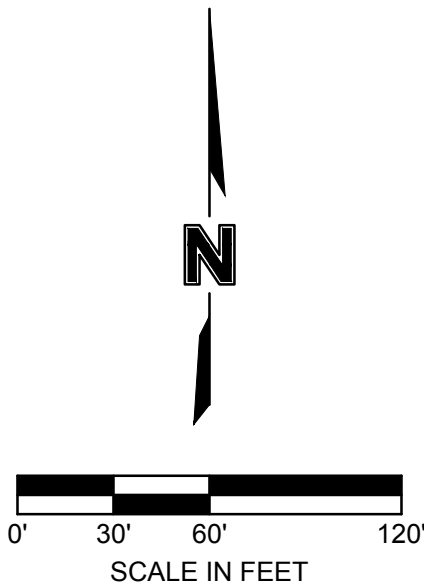
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT, 1 BICYCLE PER 3 DWELLING UNITS	90	11 DETACHED DRIVEWAY PARKING 204 TOWNHOUSES PARKING 6 PARKING STALLS 221 TOTAL	N/A	N/A	NO

GENERAL NOTES:

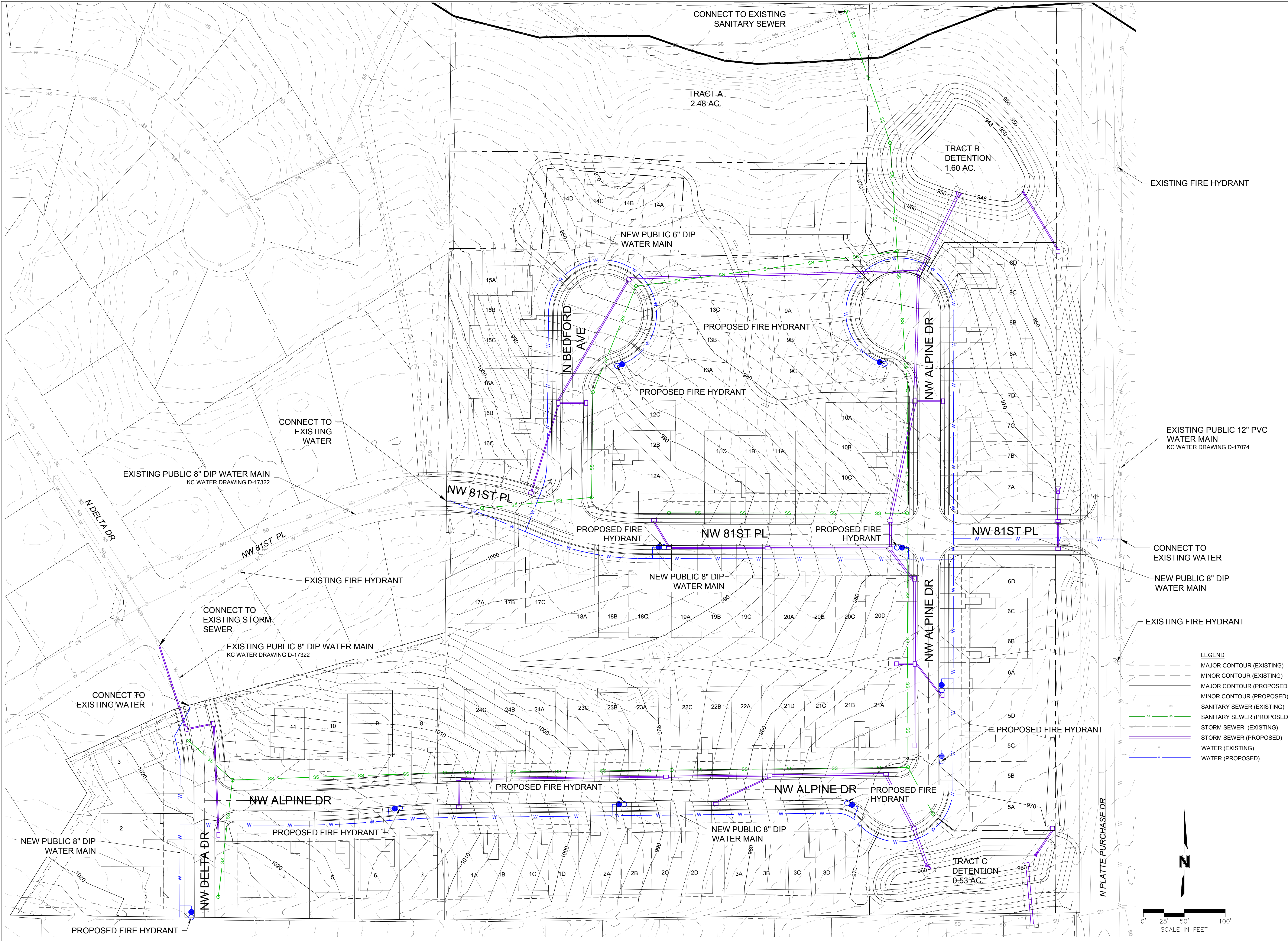
- A. EXISTING ZONING: R-7.5, R-2.5,R-7.5; PROPOSED ZONING: R-2.5
- B. TOTAL LAND AREA: 992,156 SF, 22.78 AC.
- C. EXISTING R/W: 0.00 AC.; PROPOSED R/W: 3.58 AC.
- D. NET LAND 636,352 SF. AREA: 19.20 AC.
- E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, THREE-UNIT TOWNHOUSE, FOUR-UNIT TOWNHOUSE
- F. HEIGHT ABOVE GRADE OF BUILDINGS & STRUCTURES: N/A; MAX HEIGHT PER SECTION 88-110-04, TABLE 110-2 REQUIREMENTS, NUMBER OF FLOORS OF EACH BUILDING: N/A
- G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: N/A
- H. BUILDING COVERAGE AND FLOOR AREA RATIO: 0.33
- I. NET DENSITY: 2.60 DU/AC.; GROSS DENSITY: 1.49 DU/AC.
- J. PARKING REQUIREMENTS: N/A
- K. BICYCLE PARKING REQUIREMENTS: N/A
- L. COMMENCEMENT & COMPLETION DATES: SEE DEVELOPMENT DATA TABLE
- M. PROPOSED MONUMENT SIGNS SHALL MEET KCMO DEVELOPMENT CODE, CHAPTER 88 REQUIREMENTS.

PARKLAND CALCULATIONS:
REQUIRED:
 11 DETACHED D.U. x 3.7 x 0.006 = 0.244 AC
 23 ATTACHED D.U. x 2 x 0.006 = 0.276 AC.
 = 0.52 AC.

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



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DESCRIPTION

REVISED PER CITY COMMENTS

DATE

02/26/2025

REV. NO.

1

GRADING & UTILITY PLAN

PARK PLACE
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

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

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ZONE	TOTAL AREA (ACRES)	DISTURBED AREA (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	1.74	0.21	0.21	12.07%	0.00	0.00
MIDDLE ZONE	0.03	0.00	0.00		0.00	
STREAMSIDE ZONE	0.68	0.00	0.00	0.00%	0.00	
FINAL OUTER ZONE	1.4					



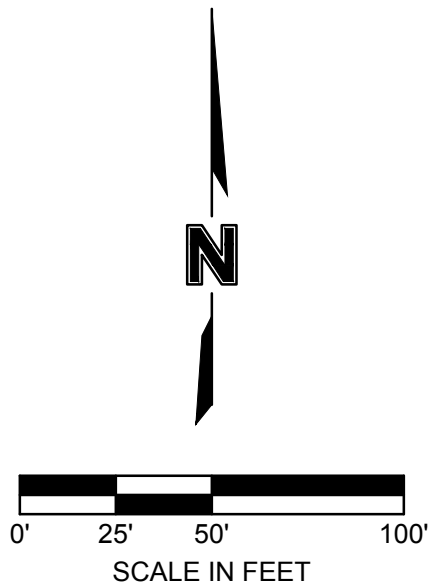
LEGEND

PROJECT PROPERTY BOUNDARY
300' ADJACENT PROPERTY OWNER BOUNDARY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
STREAM CENTERLINE

LEGEND

OUTER ZONE
STREAMSIDE ZONE
EDGE OF STREAM
PROJECT PROPERTY BOUNDARY
NO BUILD ZONE
DETERMINED OUTER ZONE
MIDDLE ZONE
OUTER ZONE DISTURBANCE
MATURE RIPARIAN VEGETATION
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
100 YEAR FLOODPLAIN

- STREAM BUFFER NOTES:**
1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
 2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



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DESCRIPTION		DATE		REVISED PER CITY COMMENTS	
REV. NO.	1	02/26/2025			
REVISIONS					

PRELIMINARY STREAM BUFFER PLAN

PARK PLACE
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

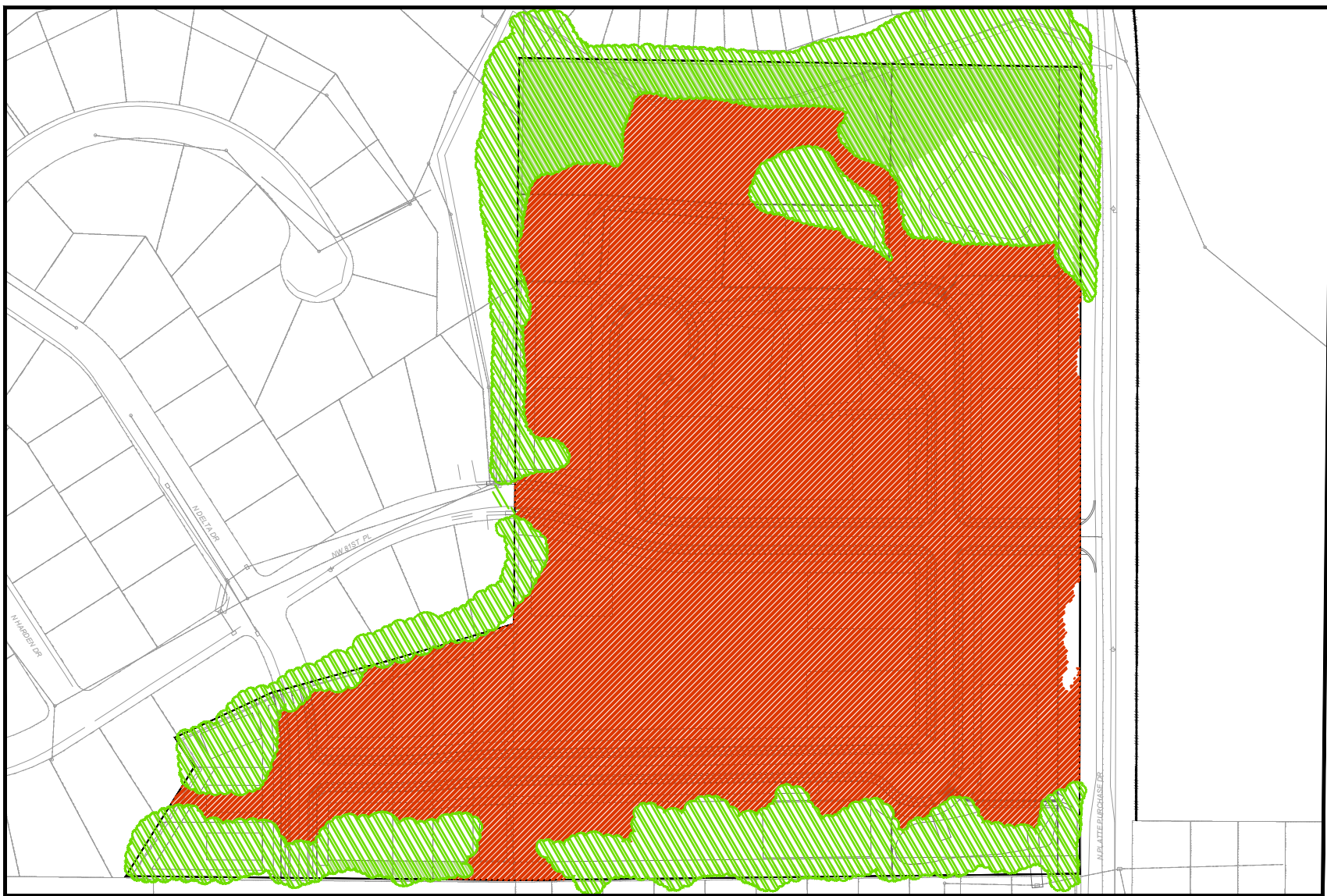
KANSAS CITY, MISSOURI

2025

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

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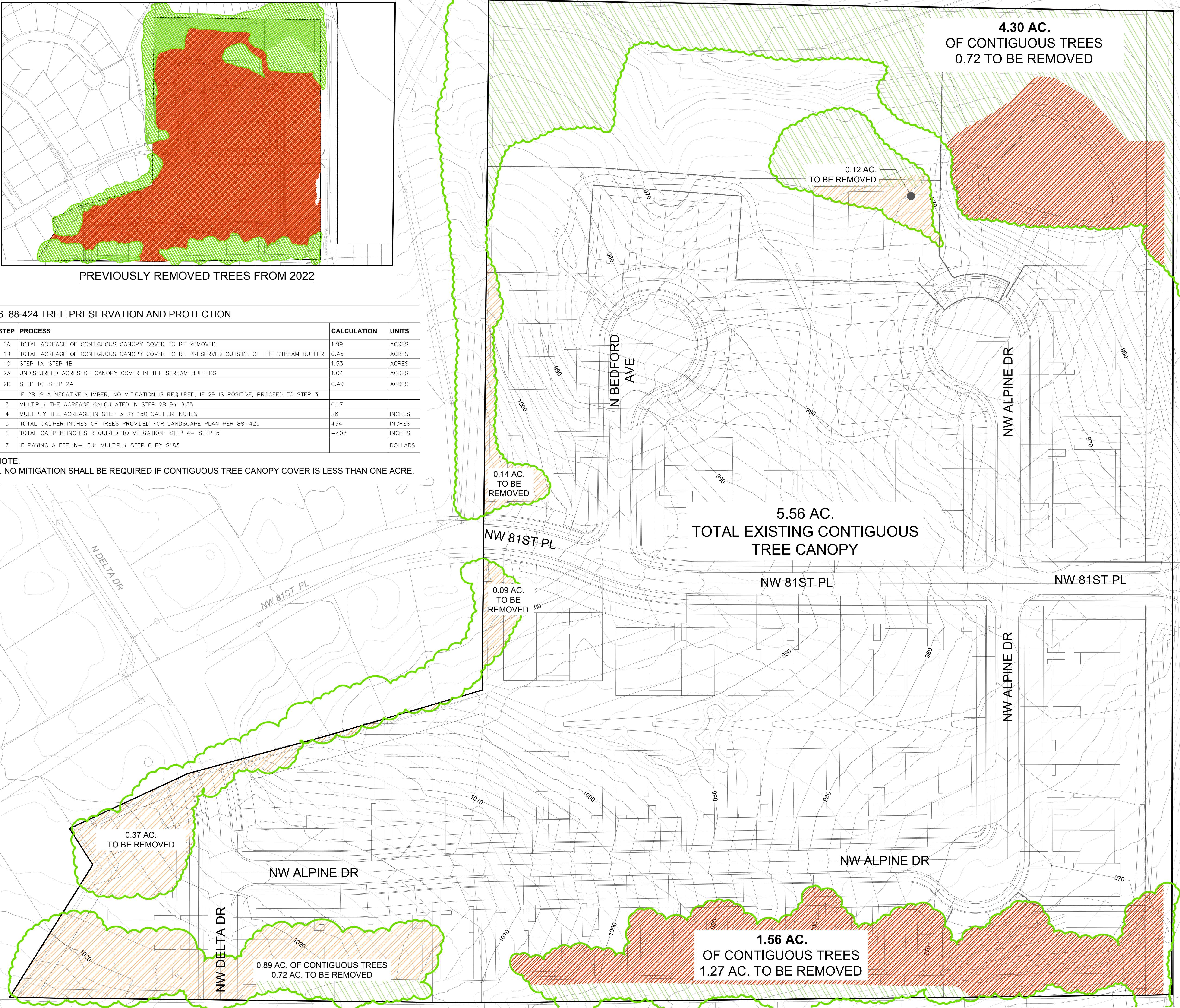


PREVIOUSLY REMOVED TREES FROM 2022

6. 88-424 TREE PRESERVATION AND PROTECTION

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

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



LEGEND

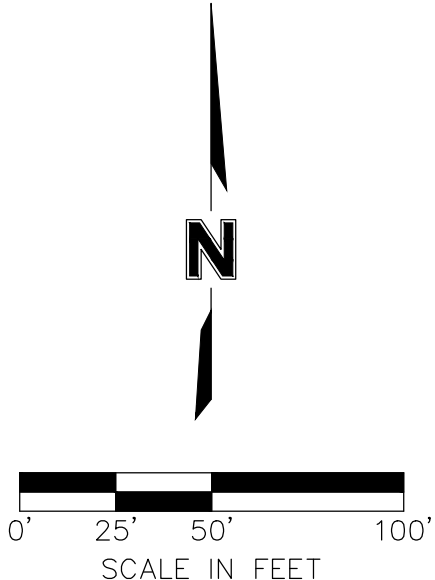
PROJECT PROPERTY BOUNDARY

EXISTING CONTIGUOUS TREE CANOPY

TREES TO BE PRESERVED

TREES TO BE REMOVED

TREES TO BE REMOVED FROM CONTIGUOUS TREE CANOPY OF ONE ACRE OR MORE



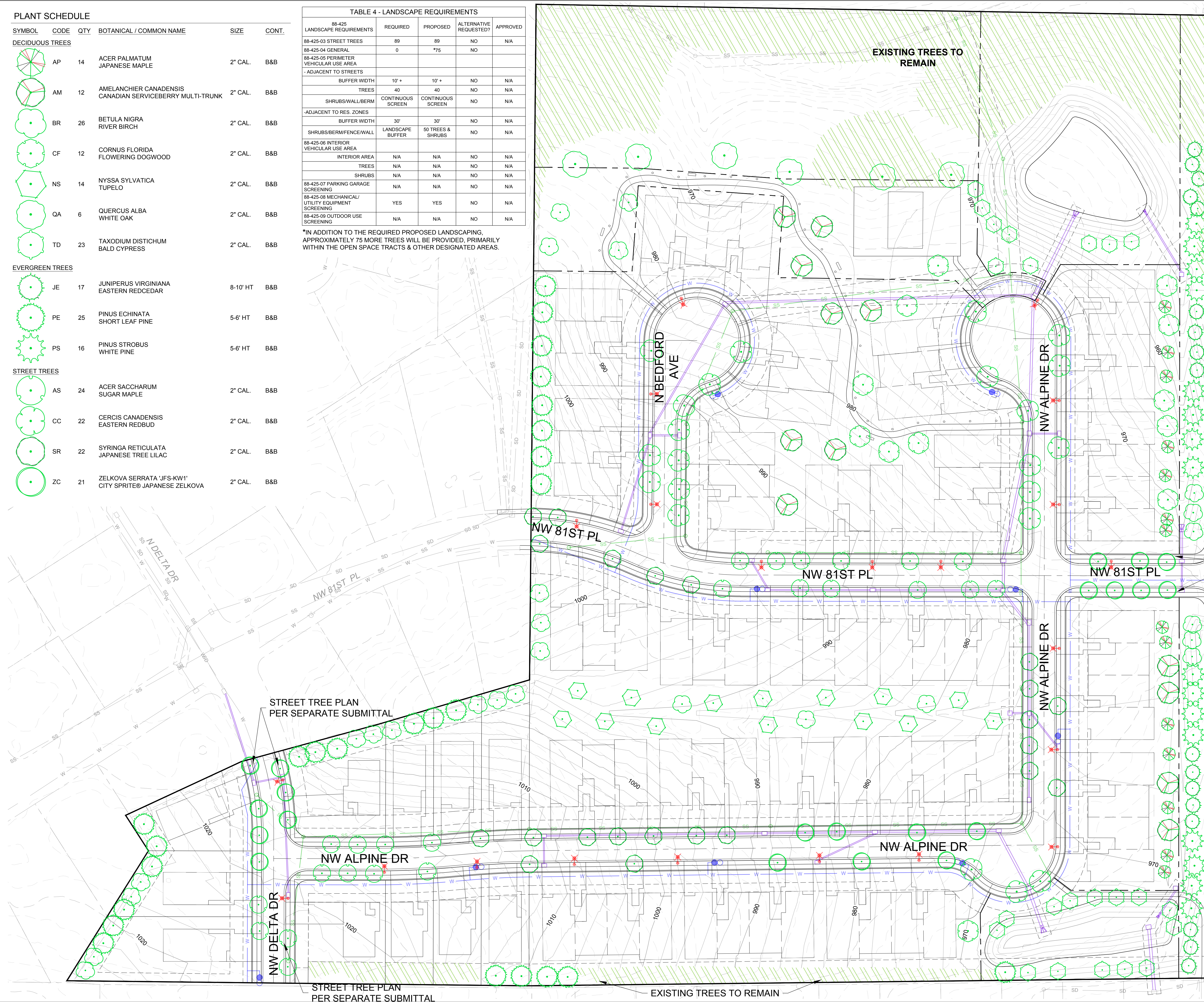
TREE PRESERVATION PLAN		REVISIONS	
REV. NO.	DESCRIPTION	DATE	
1	REVISED PER CITY COMMENTS	02/26/2025	
PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT		2025	
KANSAS CITY, MISSOURI			

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

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

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

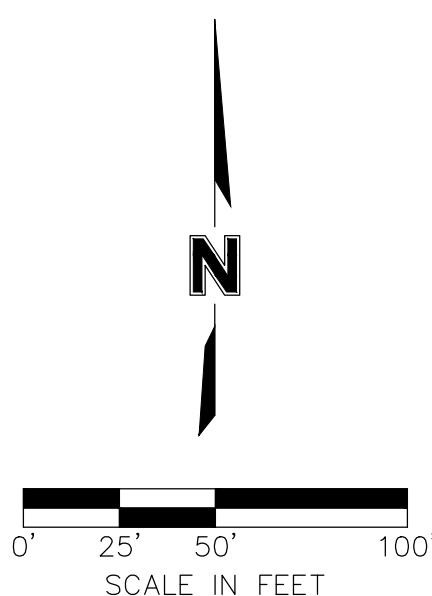
*IN ADDITION TO THE REQUIRED PROPOSED LANDSCAPING, APPROXIMATELY 75 MORE TREES WILL BE PROVIDED, PRIMARILY WITHIN THE OPEN SPACE TRACTS & OTHER DESIGNATED AREAS.

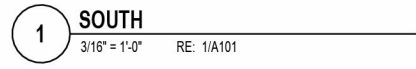
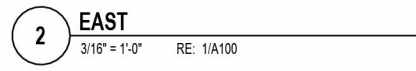


STREET TREE PLAN
PER SEPARATE SUBMITTAL

LEGEND

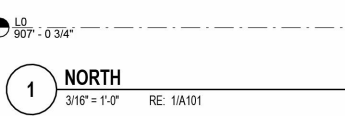
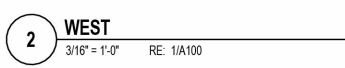
MAJOR CONTOUR (EXISTING)
MINOR CONTOUR (EXISTING)
MAJOR CONTOUR (PROPOSED)
MINOR CONTOUR (PROPOSED)
SANITARY SEWER (EXISTING)
SANITARY SEWER (PROPOSED)
STORM SEWER (EXISTING)
STORM SEWER (PROPOSED)
WATER (EXISTING)
WATER (PROPOSED)





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EXTERIOR ELEVATIONS



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

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

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10

