

NOTE:  
Project Plan not required as this development plan contains all of the necessary information.

**MONUMENT SIGN NOTES:**

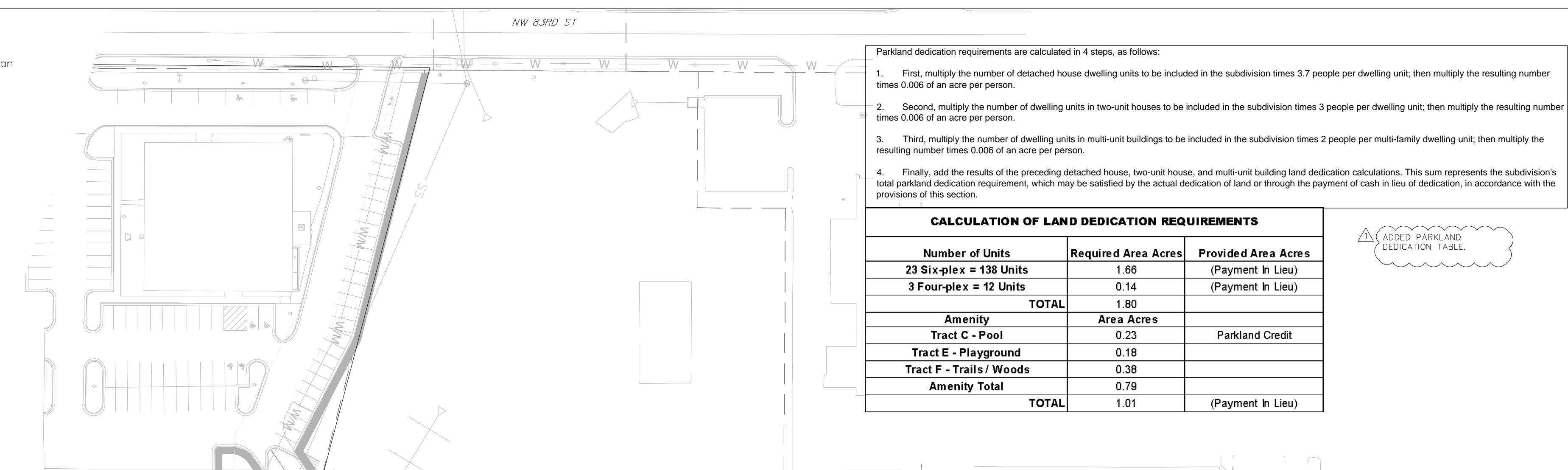
-Any monument or site sign shall comply with Section 88-445

**MECHANICAL EQUIPMENT AND UTILITY CABINET NOTES:**

-Any Mechanical Equipment and Utility Cabinets shall comply with Section 88-425-08-B and 88-425-08-D

**INDEX OF SHEETS:**

- C.001 - DEVELOPMENT PLAN
- C.002 - EXISTING CONDITIONS
- C.003 - PRELIMINARY PLAT
- C.004 - PRELIMINARY STREAM BUFFER PLAN
- C.005 - REZONING PLAN
- C.100 - OVERALL SITE PLAN
- C.101 - DIMENSION PLAN
- C.102 - OVERALL SIDEWALK PLAN
- C.200 - OVERALL GRADING PLAN
- C.300 - UTILITY PLAN
- L.100 - LANDSCAPE PLAN
- A.1 - EXTERIOR ELEVATIONS
- A.2 - EXTERIOR ELEVATIONS



Parkland dedication requirements are calculated in 4 steps, as follows:

- First, multiply the number of detached house dwelling units to be included in the subdivision times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
- Second, multiply the number of dwelling units in two-unit houses to be included in the subdivision times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
- Third, multiply the number of dwelling units in multi-unit buildings to be included in the subdivision times 2 people per multi-family dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
- Finally, add the results of the preceding detached house, two-unit house, and multi-unit building land dedication calculations. This sum represents the subdivision's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of cash in lieu of dedication, in accordance with the provisions of this section.

CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
23 Six-plex = 138 Units	1.65	(Payment In Lieu)
3 Four-plex = 12 Units	0.14	(Payment In Lieu)
<b>TOTAL</b>	<b>1.80</b>	
Amenity	Area Acres	
Tract C - Pool	0.23	Parkland Credit
Tract E - Playground	0.18	
Tract F - Trails / Woods	0.38	
<b>Amenity Total</b>	<b>0.79</b>	
<b>TOTAL</b>	<b>1.01</b>	<b>(Payment In Lieu)</b>

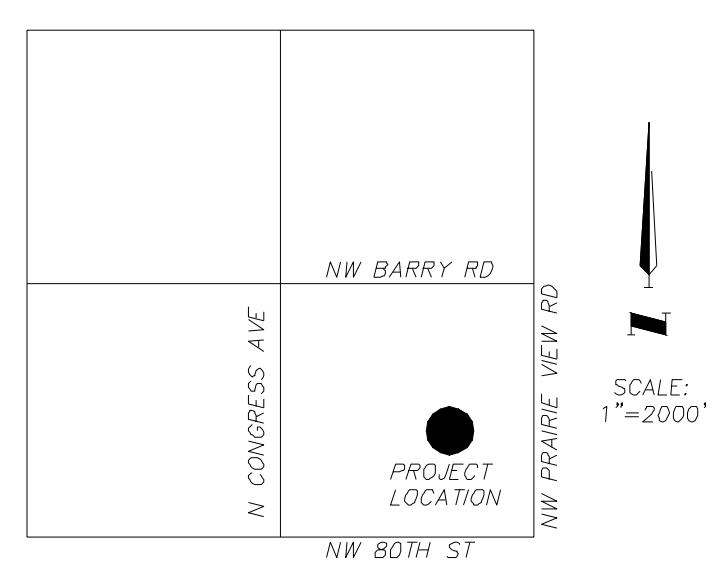
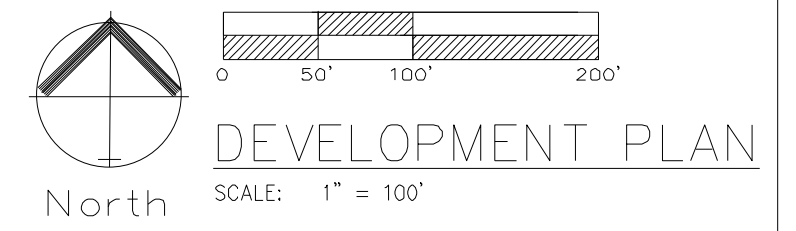
ADDED PARKLAND DEDICATION TABLE.

# DEVELOPMENT PLAN

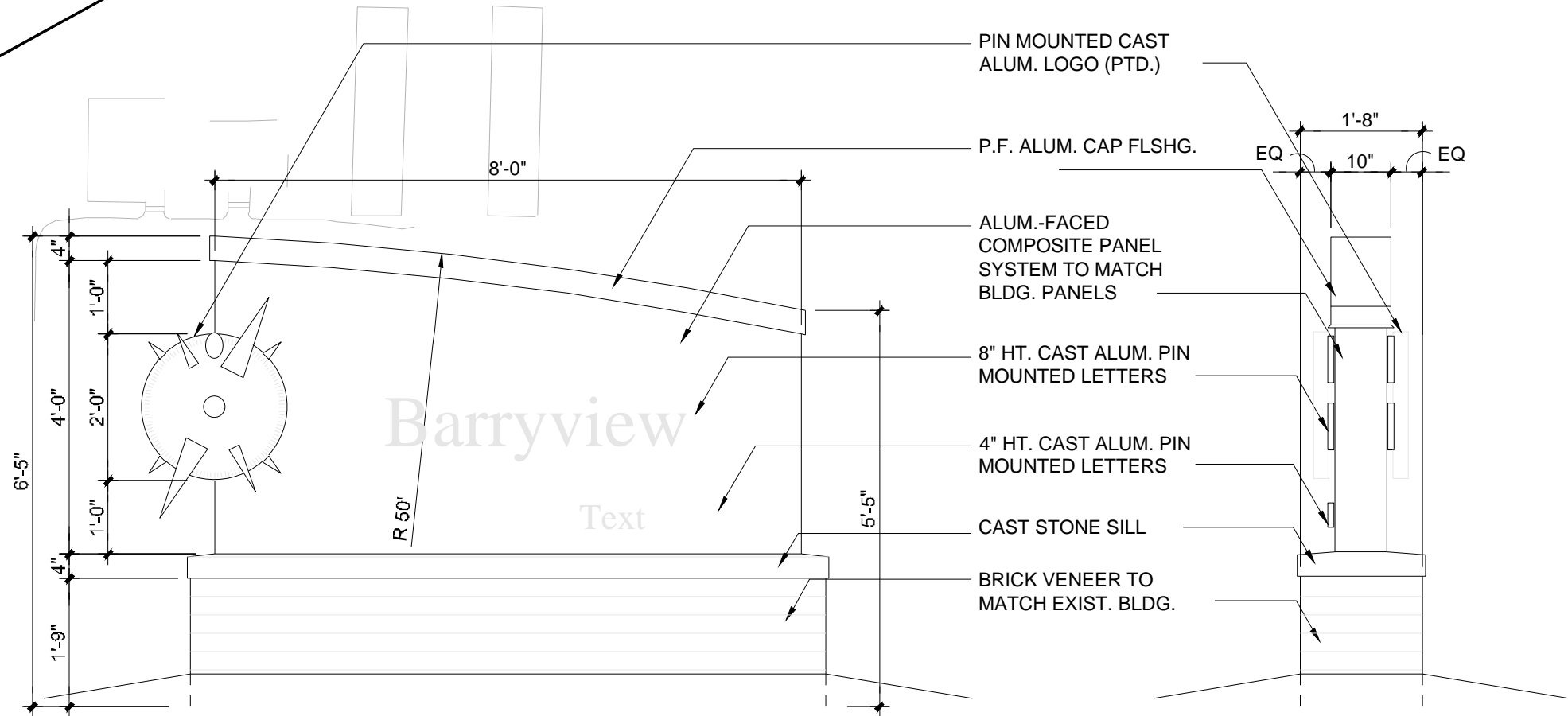
## BARRYVIEW

### Kansas City, Platte County, Missouri

NOTE:  
Wayfinding signage will be installed.



VICINITY MAP  
SEC. 12-51-34



Development Summary Table		
a	Existing	R2.5
	Proposed	R1.5
b	<b>Total Land Area</b>	
	Existing	15.26 Acres
c	<b>Right-of-Way</b>	
	Existing	0 Acres
d	<b>Net Land Area</b>	
	Existing	15.26 Acres
e	<b>Proposed Uses</b>	
	RESIDENTIAL	
f	<b>Structure Height &amp; Number of Floors</b>	
	SIX-PLEX Number of floors	2 stories
g	<b>Gross Floor Area &amp; Number of Units</b>	
	SIX-PLEX	
h	<b>Building Coverage &amp; Floor Area Ratio</b>	
	Coverage (Total Footprint Area)	133350 SF
i	<b>Density</b>	
	Units per Acre	9.83
j	<b>Vehicle Parking</b>	
	Ratio Required	1 stall per unit
k	<b>Timeline</b>	
	Estimated Start Date:	FALL 2024
l	<b>Deviation Requests</b>	
	NONE	

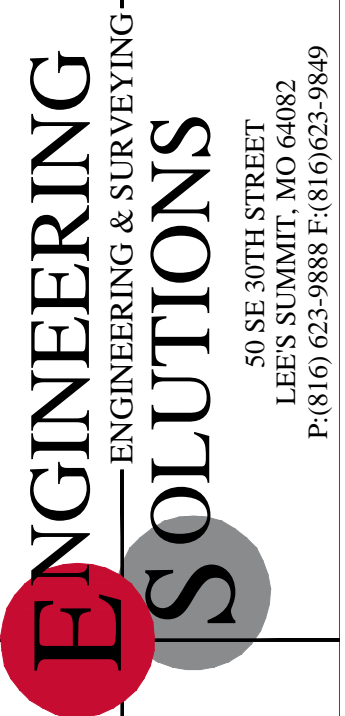
NOTES:  
1. ALL UNITS TO HAVE PRIVATE TRASH BIN.

**BICYCLE PARKING**  
INSTALL THREE (3) - 6 BAY BIKE RACKS.

**LONG TERM BICYCLE PARKING**  
Long Term Bicycle Parking will be located within each individual unit. Complies with Section 88-420-09-C.a.3

**OWNER:**  
Phoenix Capital Partners LLC  
9744 N CONANT AVE  
KANSAS CITY, MO 64153-0000

**CIVIL ENGINEER:**  
ENGINEERING SOLUTIONS  
CONTACT NAME: MATT SCHLICHT  
EMAIL: mschlicht@es-kc.com  
PHONE: 816-623-9888  
ADDRESS: 50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082

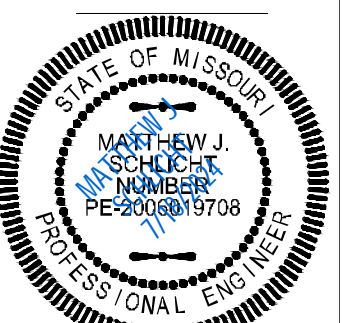


Professional Registration  
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Engineering 2005002186-D  
Surveying 2005003818-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

8199 NW Milreay Dr  
Kansas City, Platte County, Missouri

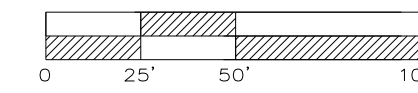
Project: BARRYVIEW SQUARE, KCMO  
Issue Date: April 25, 2024

DEVELOPMENT PLAN  
Development Plan for:  
BARRYVIEW  
Kansas City, Platte County, Missouri

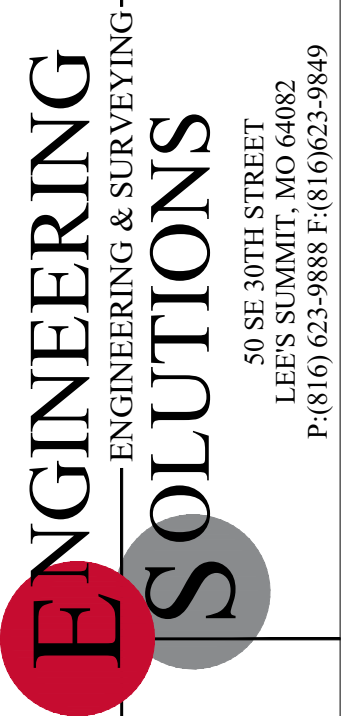
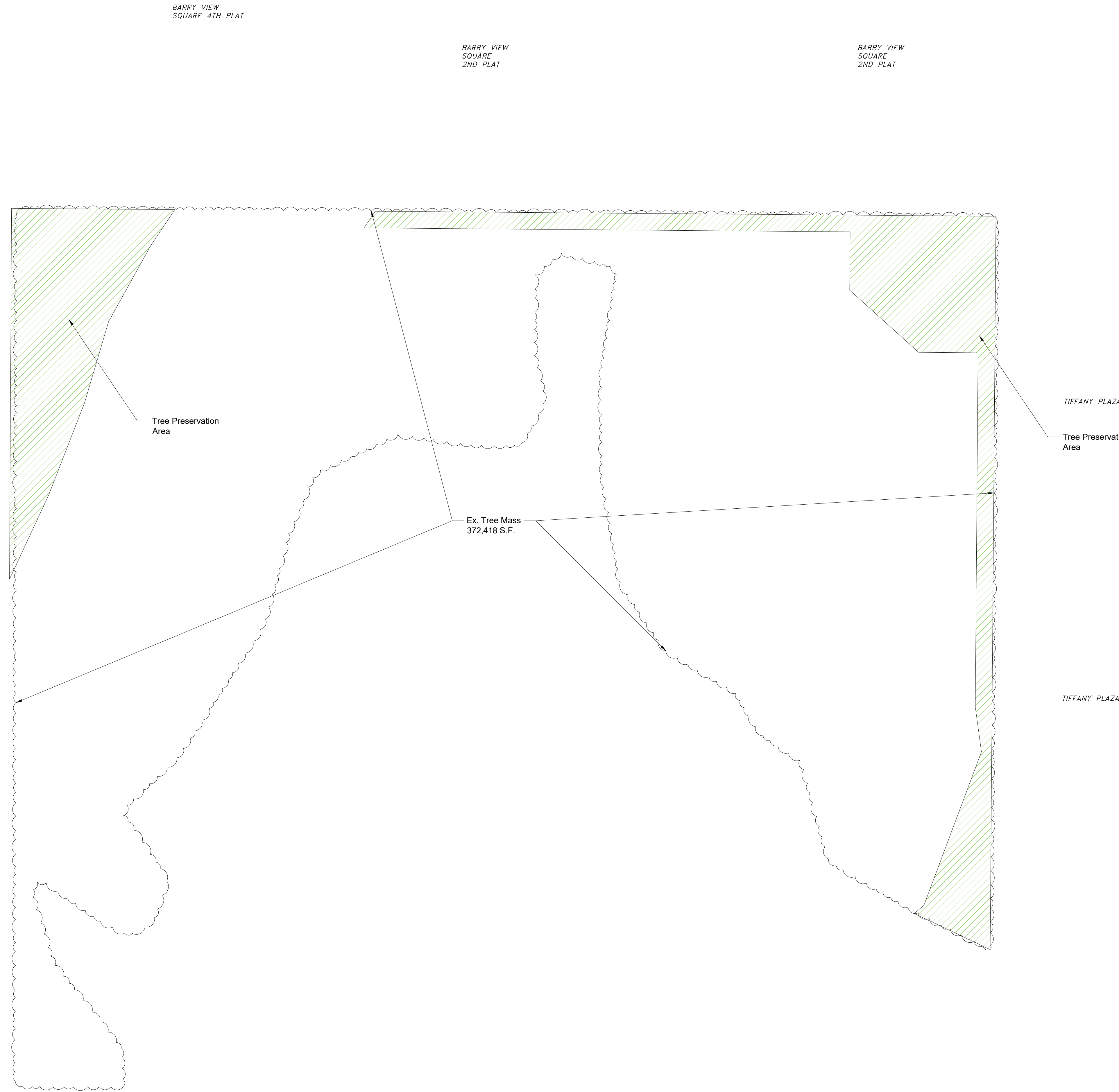


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EXISTING CONDITIONS  
SCALE: 1" = 50'

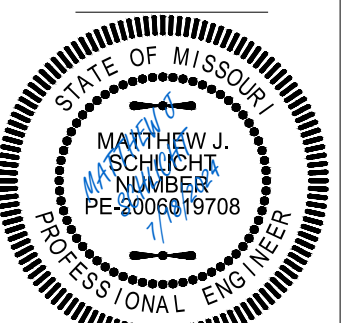


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 Missouri  
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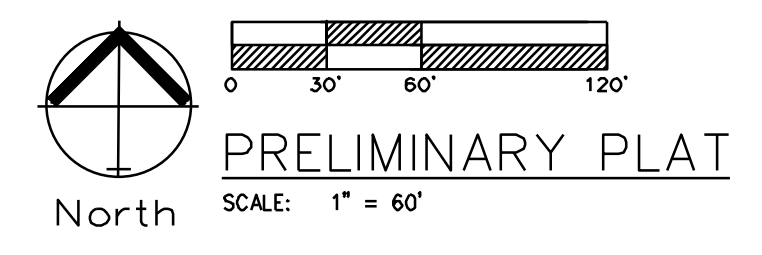
EXISTING CONDITIONS  
 Development Plan for:  
 BARRYVIEW  
 Kansas City, Platte County, Missouri



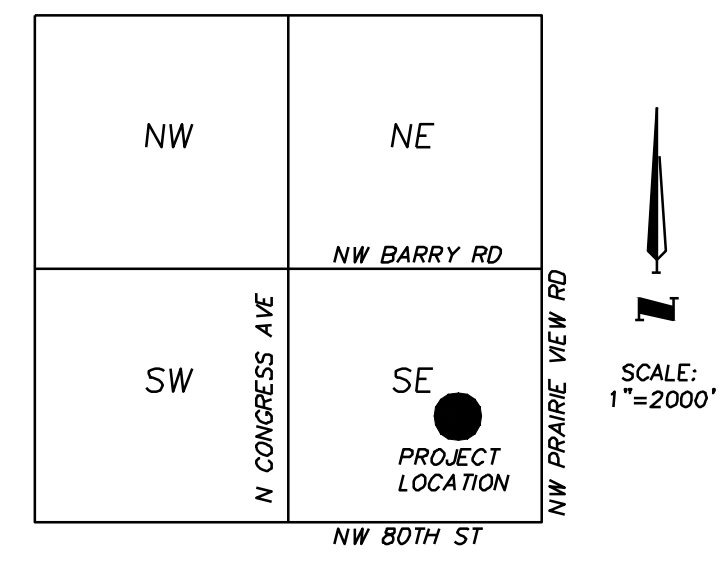
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Bike Parking	
Short Term Ratio Required	10% of Veh. Parking=29
Spaces Provided	30 Spaces



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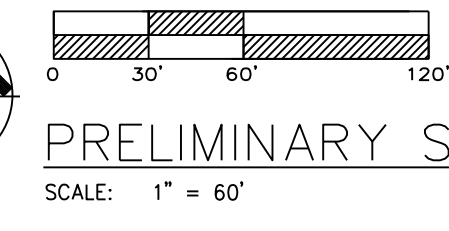
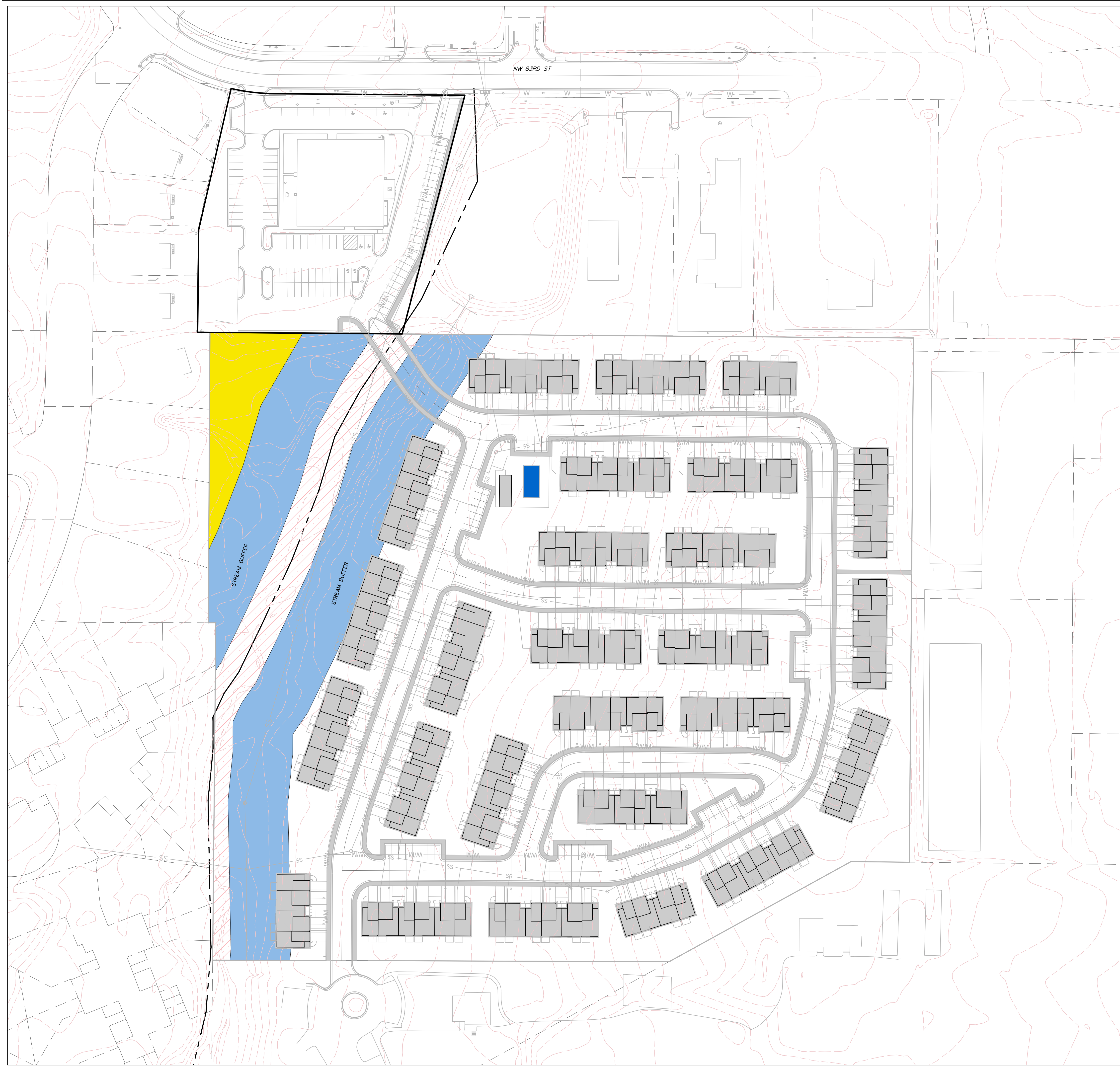
Project: BARRY VIEW SQUARE, KCMO  
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PRELIMINARY PLAT for:  
Development Plan for:  
BARRYVIEW  
Kansas City, Platte County, Missouri

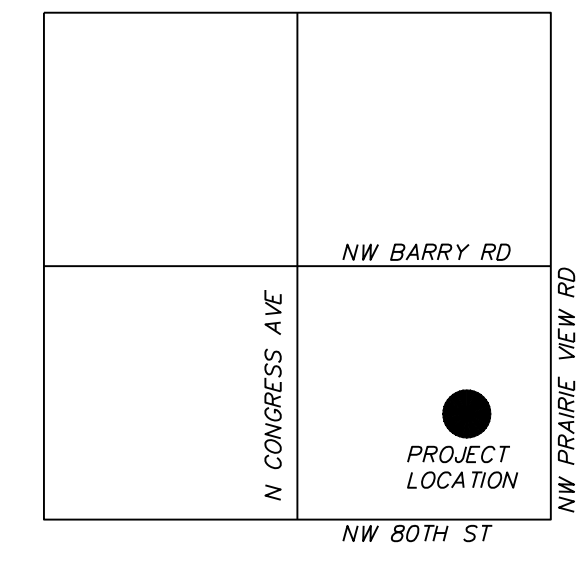


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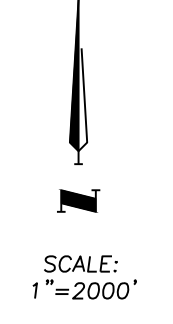
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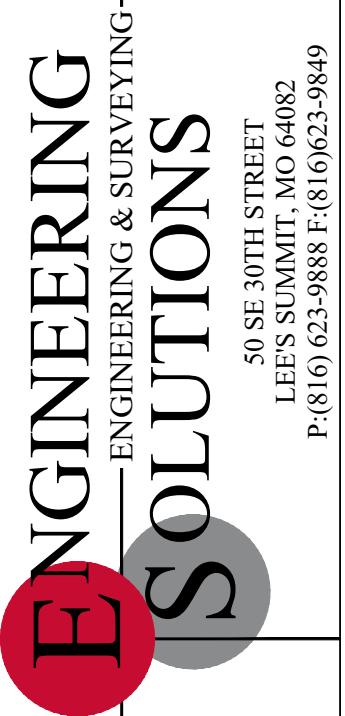
PRELIMINARY STREAM BUFFER PLAN



VICINITY MAP  
SEC. 12-51-34



SCALE:  
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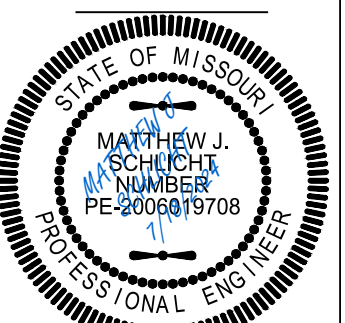


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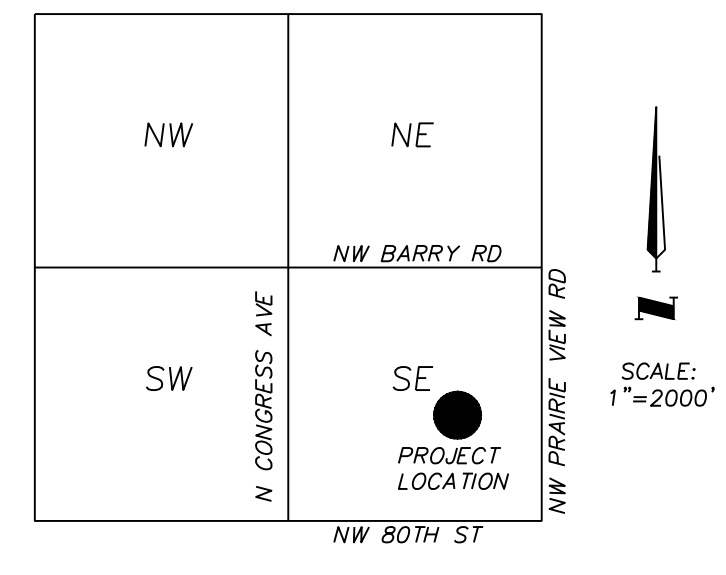
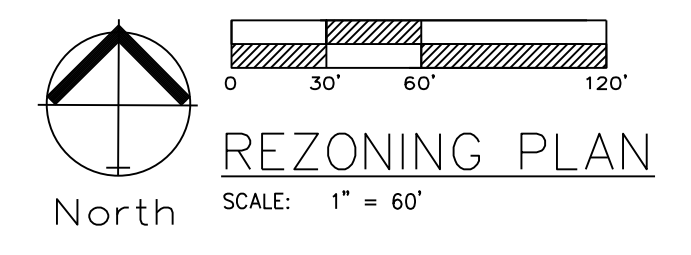
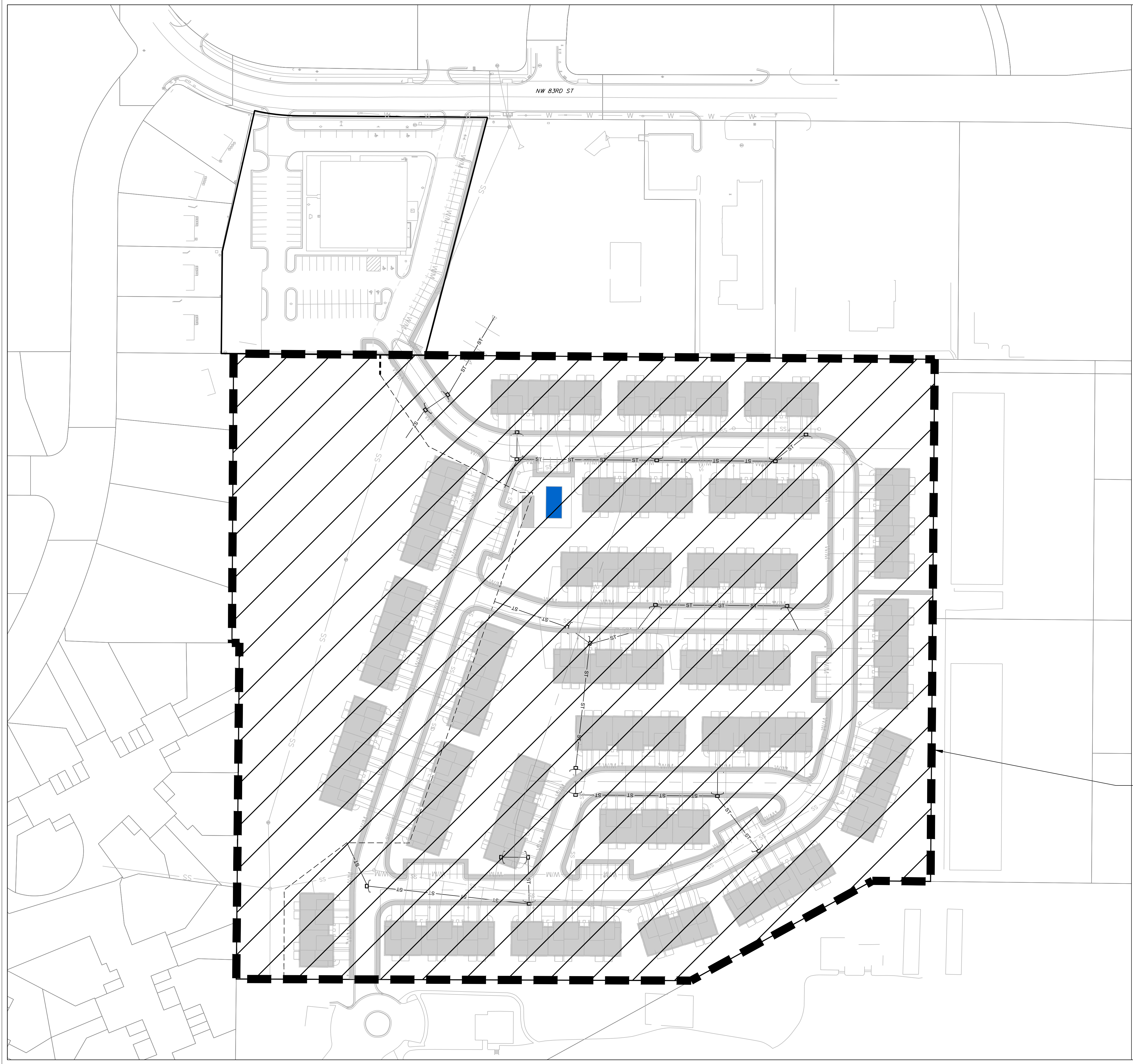
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PRELIMINARY STREAM BUFFER PLAN  
Development Plan for:  
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VICINITY MAP  
SEC. 12-51-34

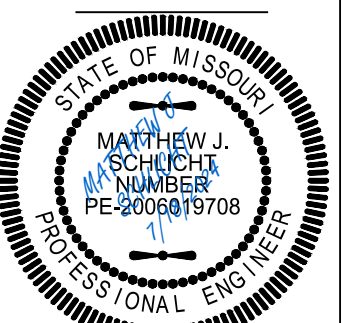
AREA TO BE REZONED  
TO R1.5  
664,816 SF  
15.26 ACRES  
  
EXISTING ZONING  
R2.5

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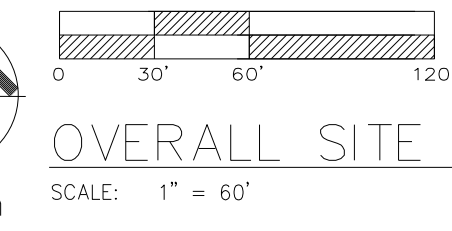
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REZONING PLAN  
Development Plan for:  
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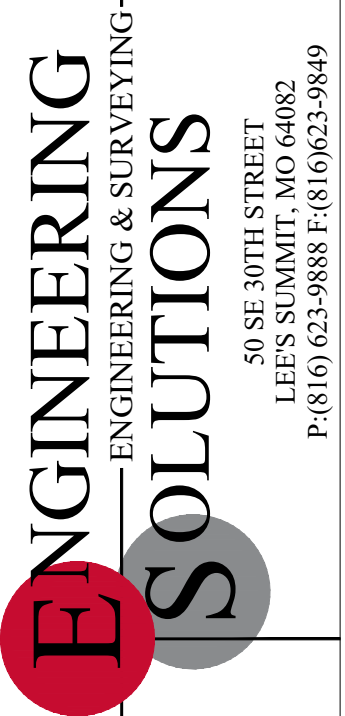


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OVERALL SITE PLAN  
SCALE: 1" = 60'

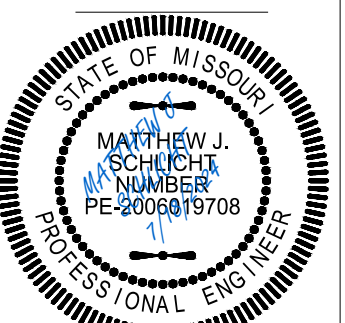


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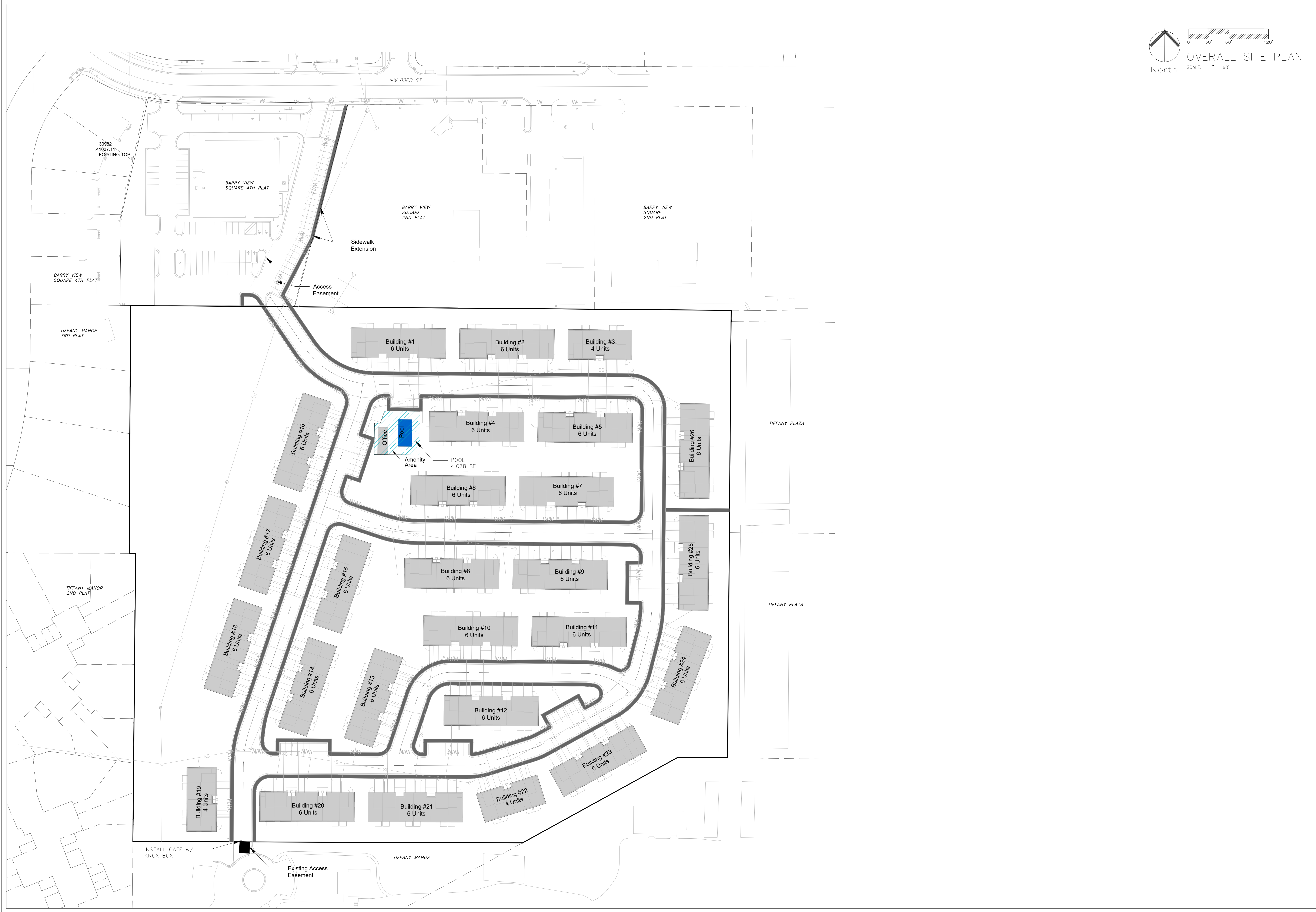
OVERALL SITE PLAN  
Development Plan for:  
BARRYVIEW  
Kansas City, Platte County, Missouri

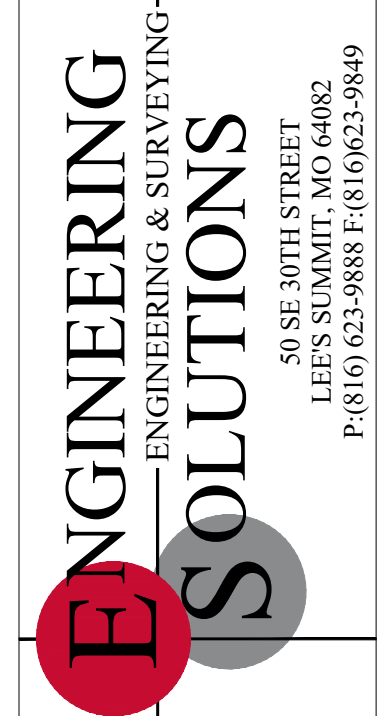
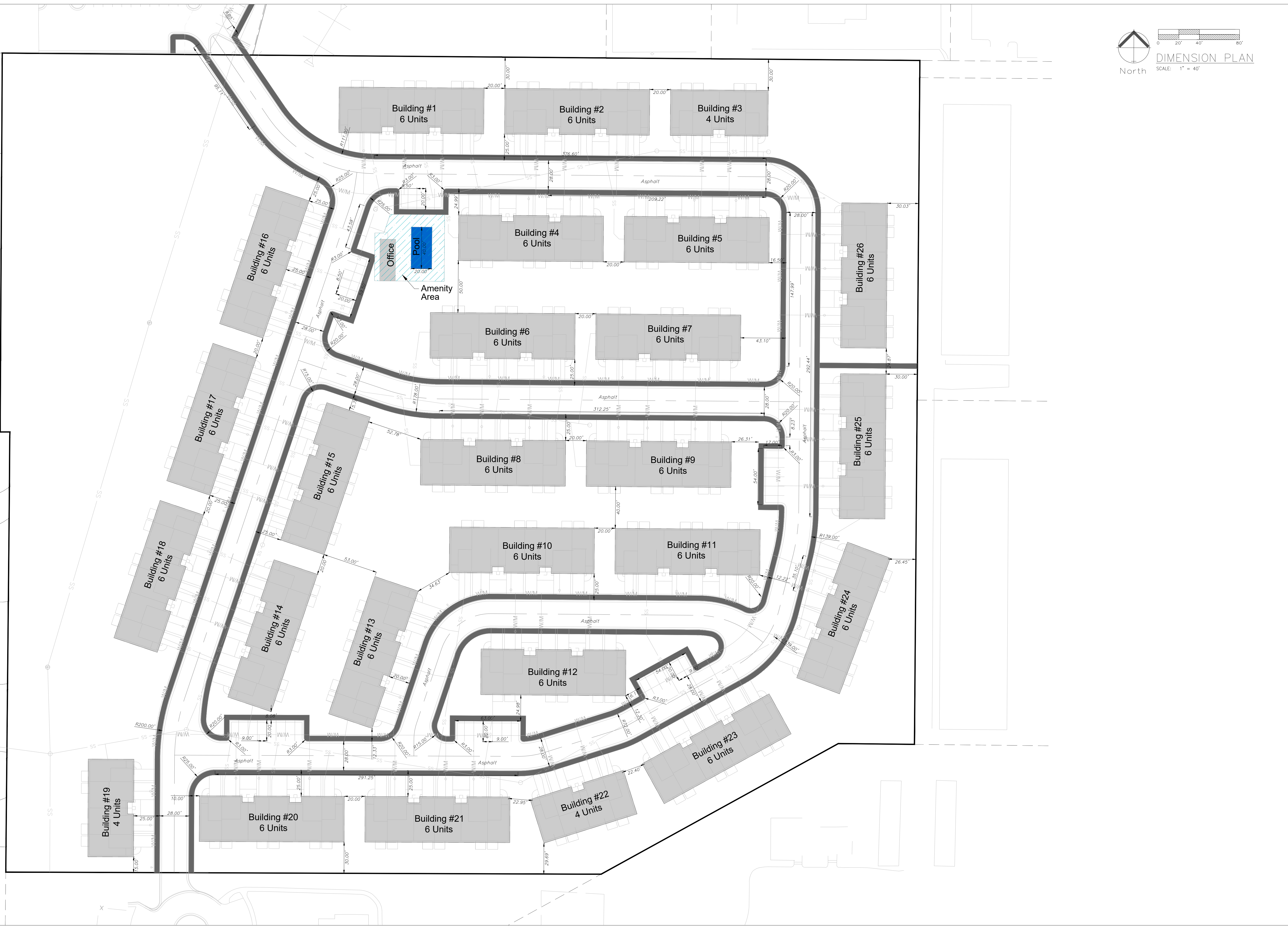
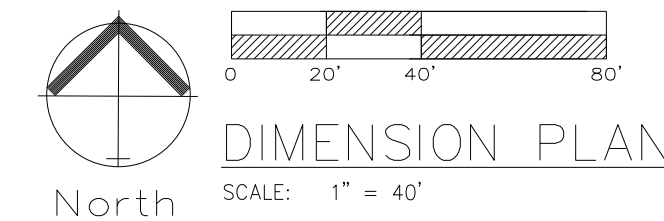


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NO.	DATE	DESCRIPTION



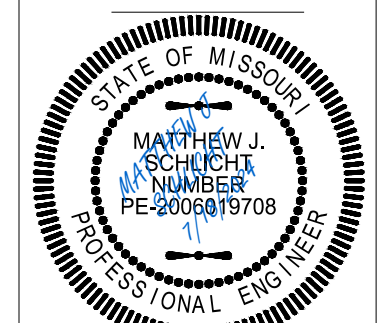


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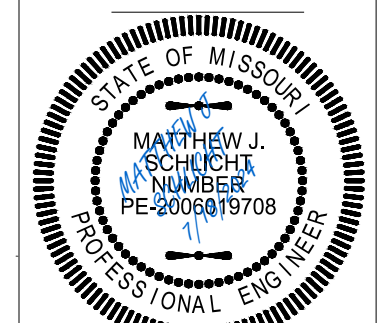
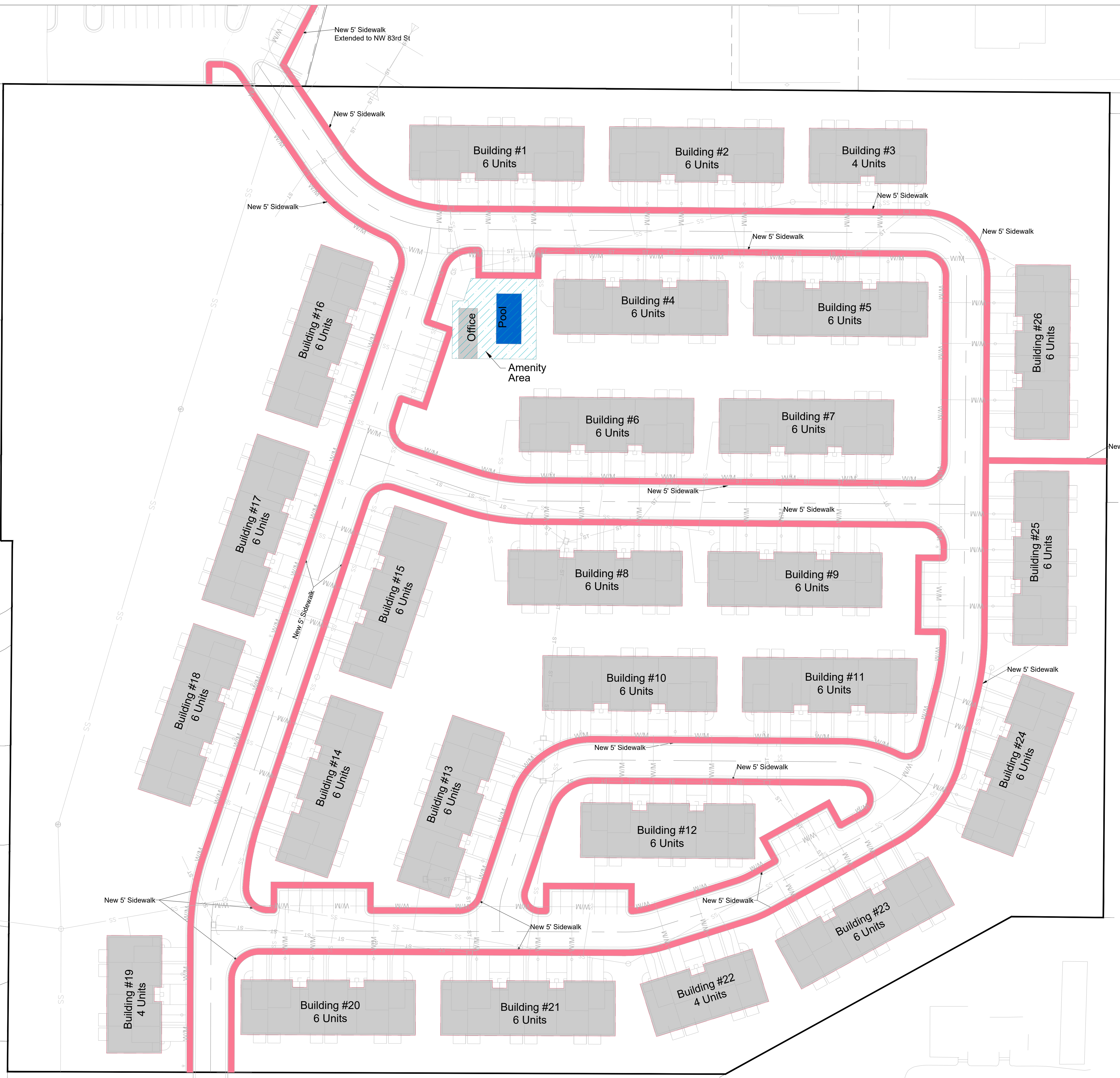
DIMENSION PLAN  
 Development Plan for:  
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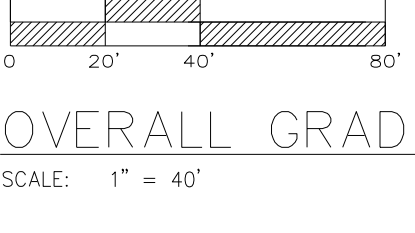
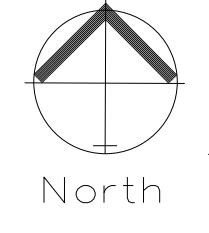
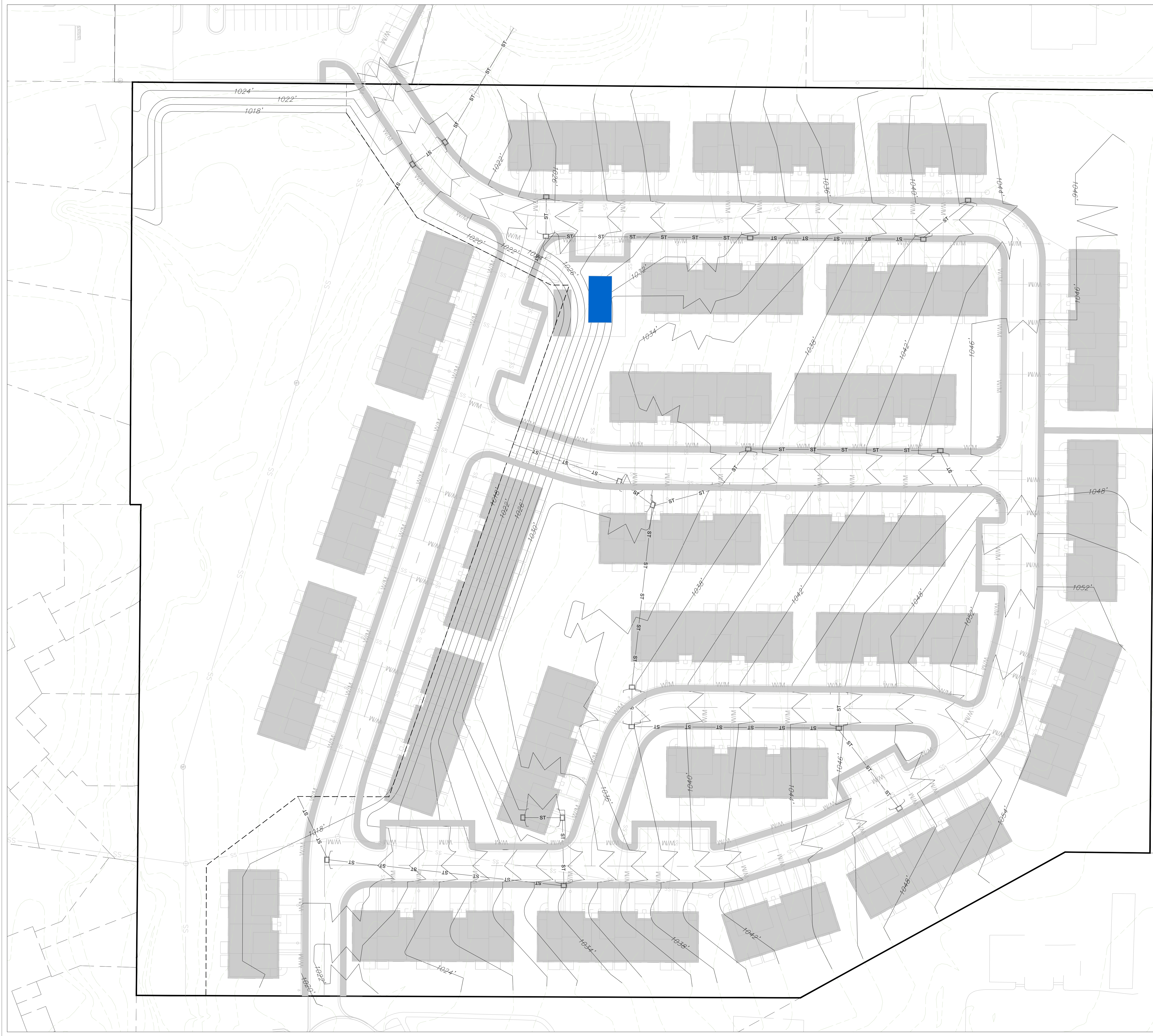
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OVERALL GRADING PLAN  
SCALE: 1" = 40'

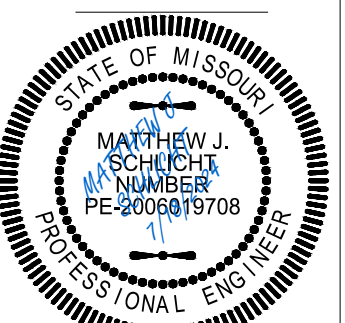


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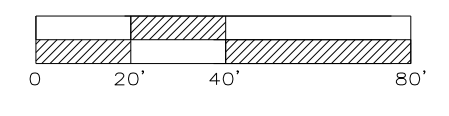
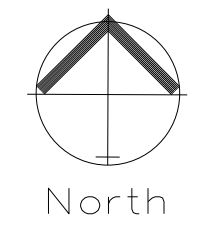
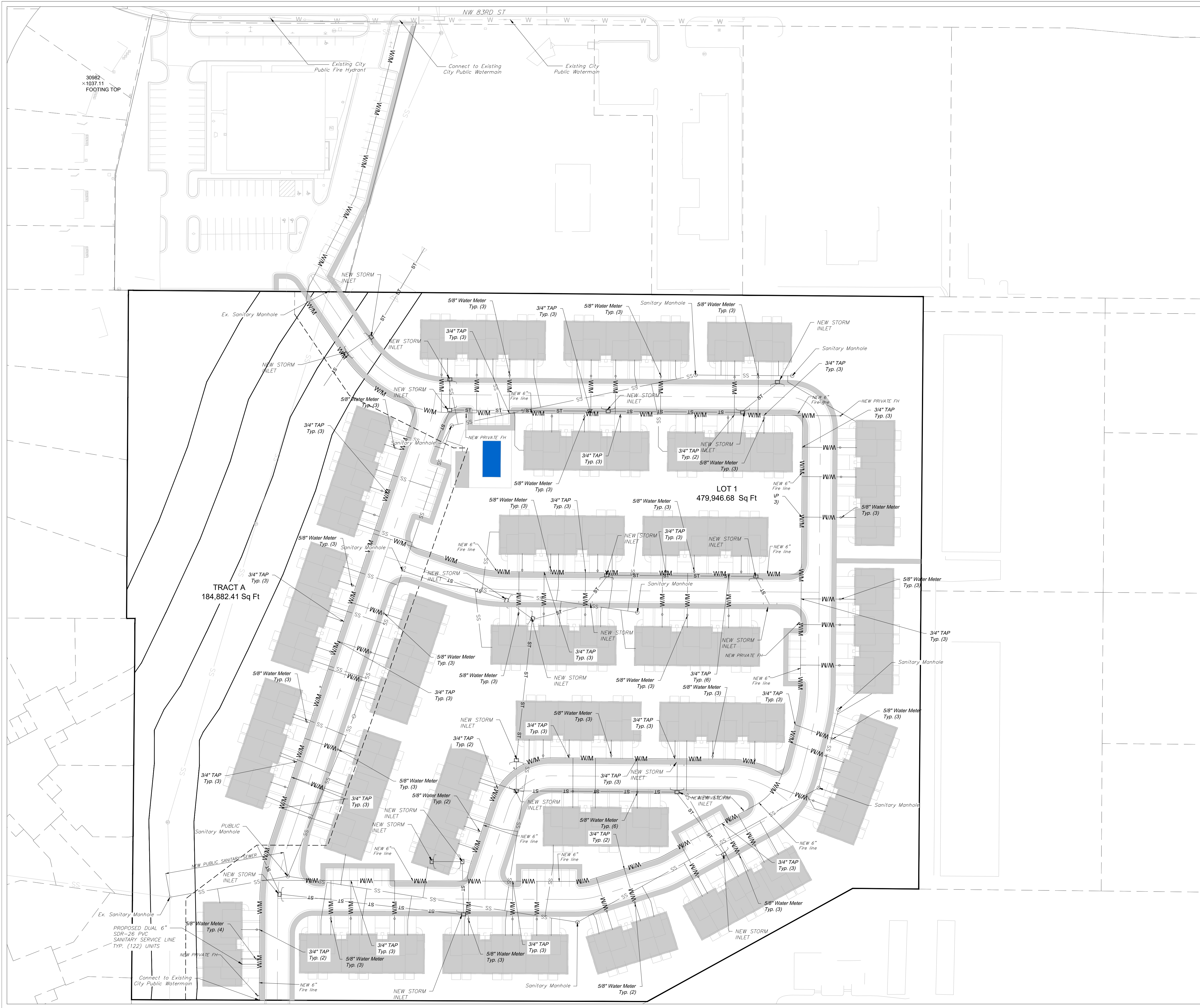
OVERALL GRADING PLAN  
Development Plan for:  
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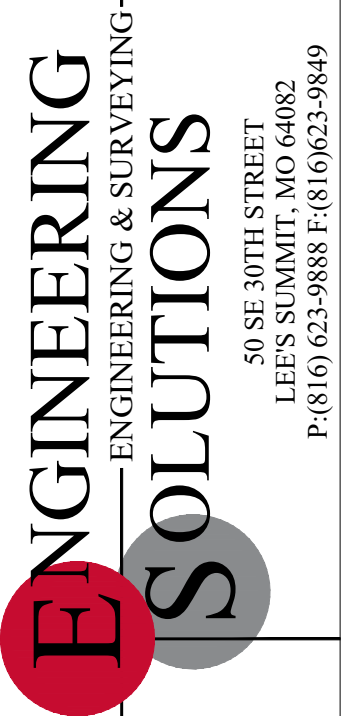
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### OVERALL UTILITY PLAN

SCALE: 1" = 40'

**NOTE:**  
 ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.  
 APARTMENTS WILL NEVER BE SOLD AS INDIVIDUAL UNITS AND WILL REMAIN A FOR RENT PRODUCT FOREVER.

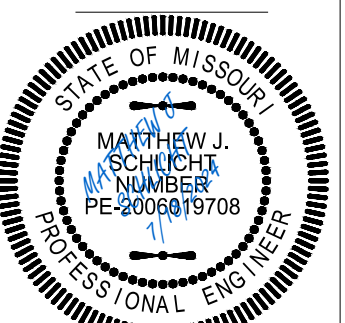


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Overall Utility Plan  
 Development Plan for:  
 BARRYVIEW  
 Kansas City, Platte County, Missouri

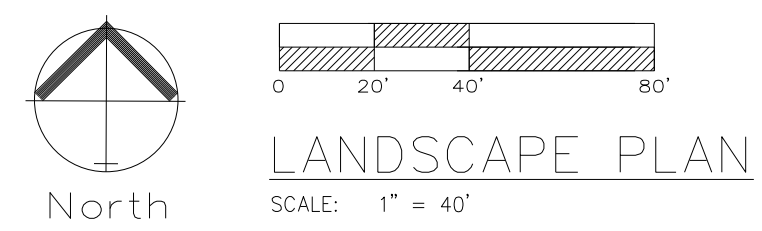


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REVISED LANDSCAPE PLAN



**LANDSCAPE REQUIREMENTS**  
 PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE:  
 STREET TREES (88-425-03)

LOCATION	REQUIREMENT	PROVIDED
28' Streets	5,365 Feet	178 Trees Required 178 Trees

**88-425-06.B Interior Landscaping of Parking Lots**  
 A. At Least 28 square feet of interior landscape area is required per parking space  
 170 parking spaces      4,760 sq. ft required      (Requirement Met)

**88-425-06.E Plant Materials**

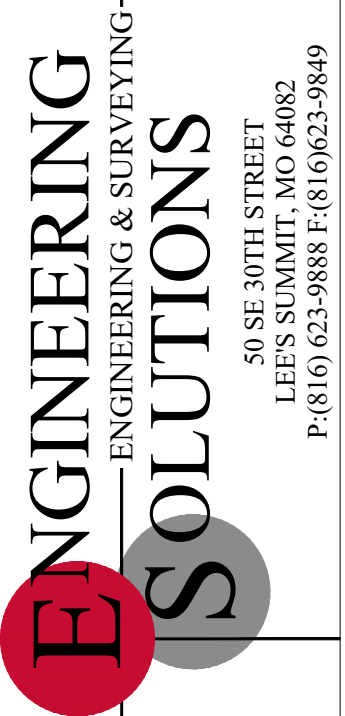
1. One Tree per 5 parking spaces	48 parking spaces	10 Trees Required	10 Trees Provided
2. One Shrub is required per parking space	48 parking spaces	48 Shrubs Required	48 Shrubs Provided

**PLANTING GUIDE**

REVISED TABLE TO 2" CALIFERS

SYMBOL	QUANT.	KEY	NAME	SIZE
	20	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2" CAL.
	15	NS	NORWAY SPRUCE PICEA OBIES	6' HT.
	95	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS 'OKLAHOMA'	2" CAL.
	--	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	40	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	#3 POT
	15	SM	CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR'	2" CAL.
	11	RO	RED OAK QUERCUS RUBRA	2" CAL.
	60	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	
	--	PO	PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK	

**NOTE:**  
 NO TREES SHALL EXCEED 6' NEAR LIGHT POLES.

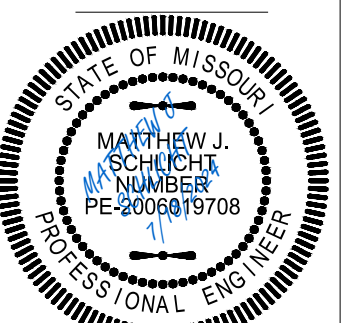


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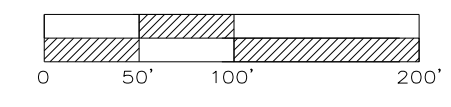
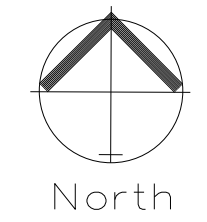
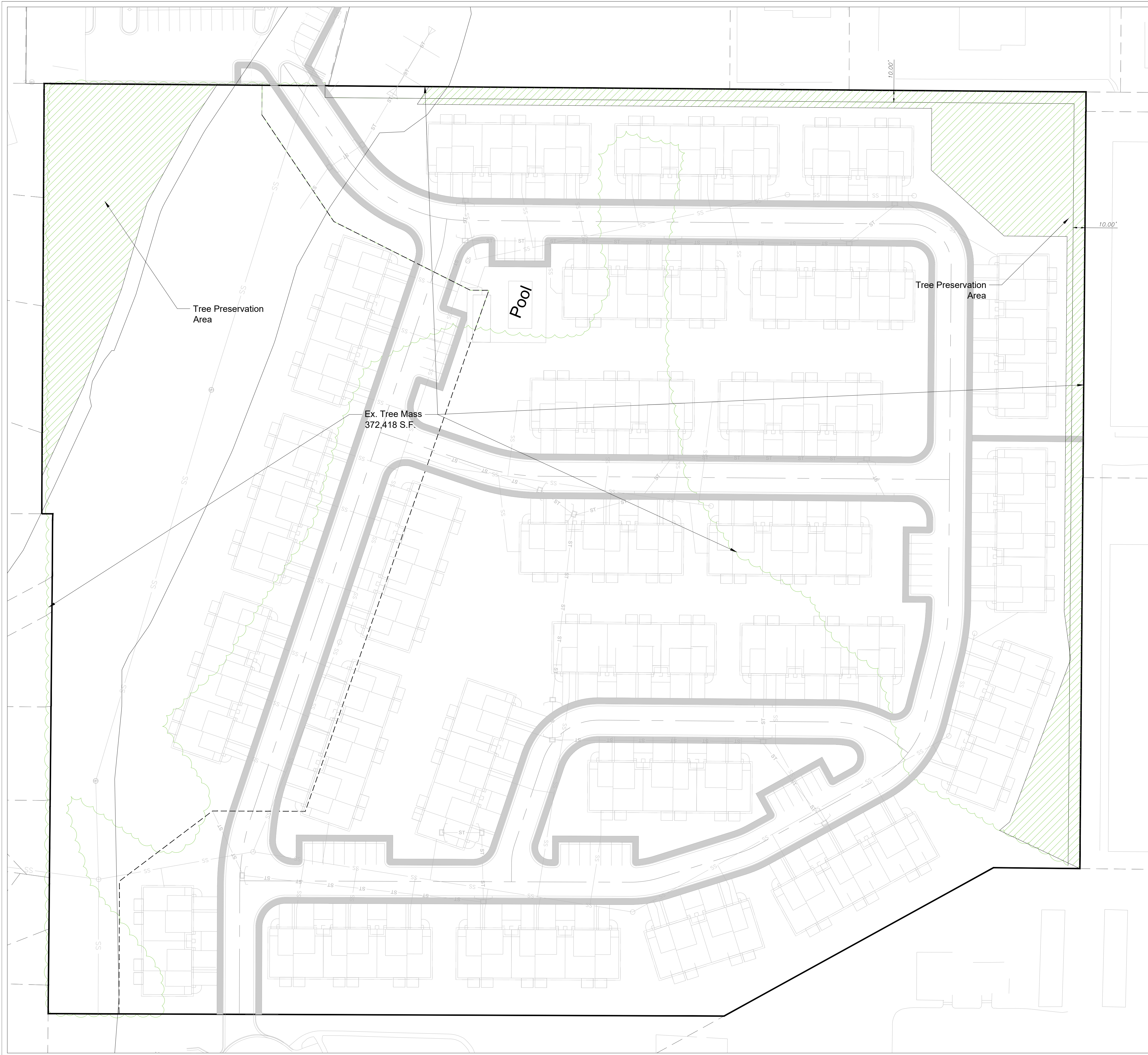
Project: BARRYVIEW SQUARE, KCMO  
 Issue Date: April 26, 2024

Landscape Plan  
 Development Plan for:  
 BARRYVIEW  
 Kansas City, Platte County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS  
 REV. 7/18/2024

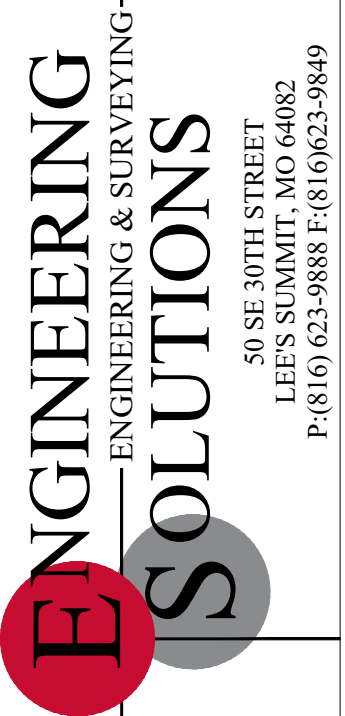


**TREE PRESERVATION PLAN**  
SCALE: 1" = 100'

**NOTE:**  
INTERNAL TREES WILL BE PRESERVED AS MUCH AS POSSIBLE. TO BE DETERMINED WITH CONSTRUCTION PLANS.

88-424-07 - MITIGATION RATE	
88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:	
1. First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffer.	317326 s.f. 7.28 ac.
2. Second, subtract all undisturbed acres of stream buffer	0
3. Third, multiply the acreage calculated in step two by 0.35	2.55
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches	382
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425	290
6. The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in-lieu calculation can be found in 88-424-12.	145
88-424-07-B. Open Space Developments and Conservation Developments Mitigation rates shall be reduced by 50% for trees removed if a development plan is approved pursuant to 88-410 Open Space Developments and Conservation Developments.	N/A

\* 8 - 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07. SEE L.100 FOR TREES. DEVELOPER MAY PAY \_\_\_\_\_ IN LIEU OF TREES. REVISED TABLE TO 2" CALIPERS.

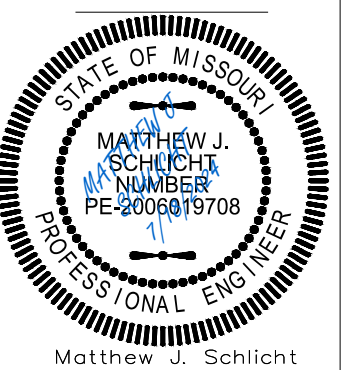


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

8199 NW Mirrey Dr  
Kansas City, Platte County, Missouri

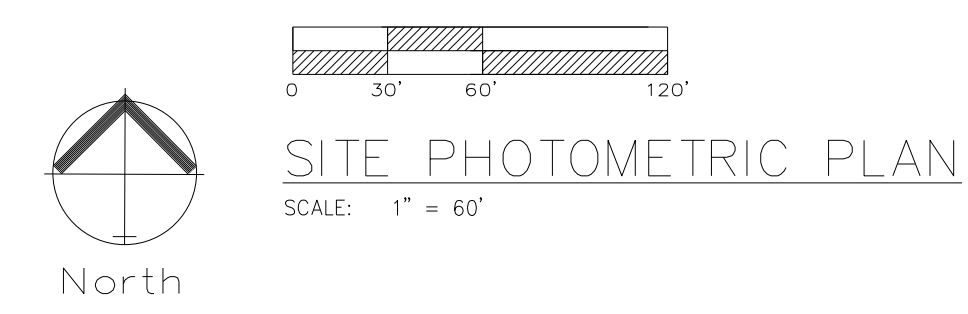
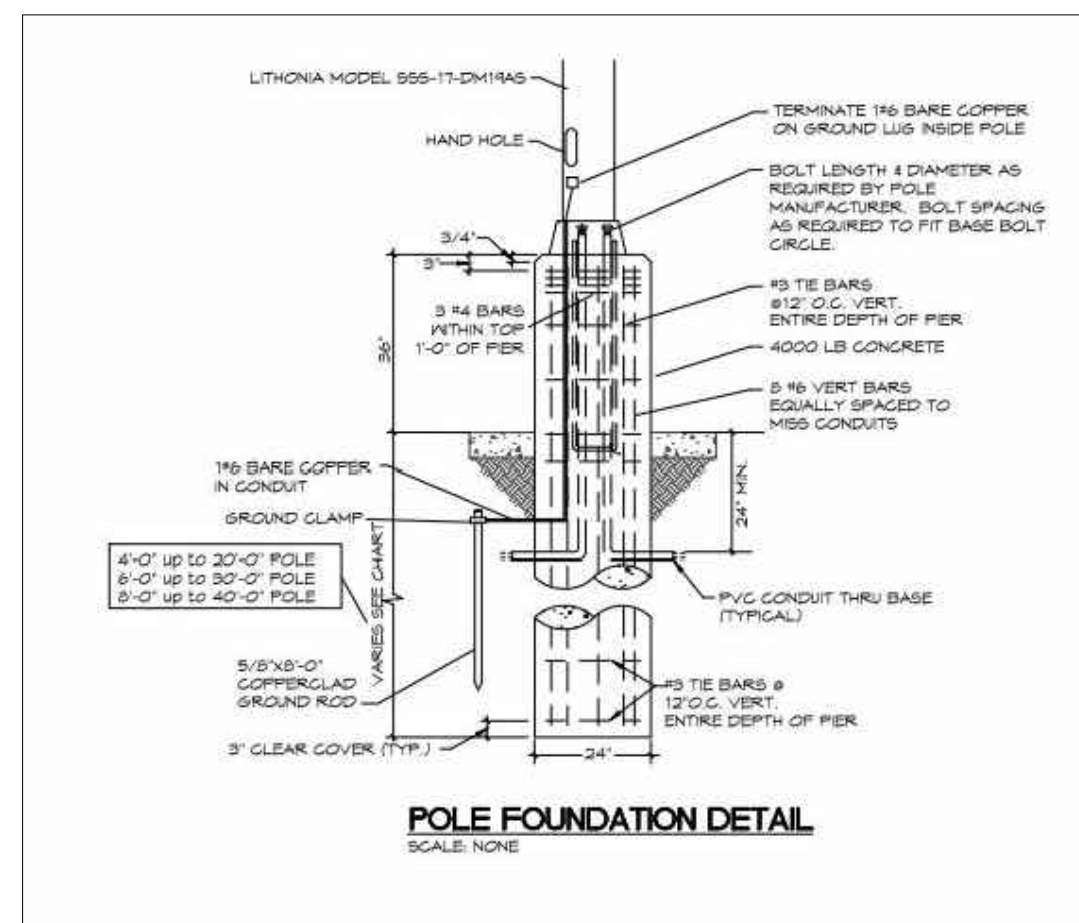
Project: BARRYVIEW SQUARE, KCMO  
Issue Date: April 26, 2024

Tree Preservation Plan for:  
BARRYVIEW  
Kansas City, Platte County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

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**Light Fixture Schedule**

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 9843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type III Optics. Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

**Statistical Area Summary**

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8

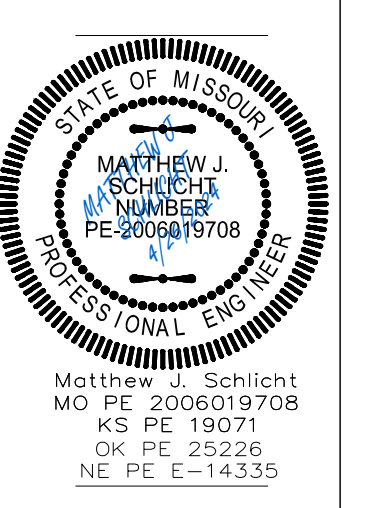
**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEES SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

8199 NW Milrey Dr  
Kansas City, Platte County, Missouri

Project: BARRYVIEW SQUARE, KCMO  
Issue Date: April 26, 2024

Site Photometric Development Plan for: BARRYVIEW  
Kansas City, Platte County, Missouri



Matthew J. Schlicht  
MO PE 2006919708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

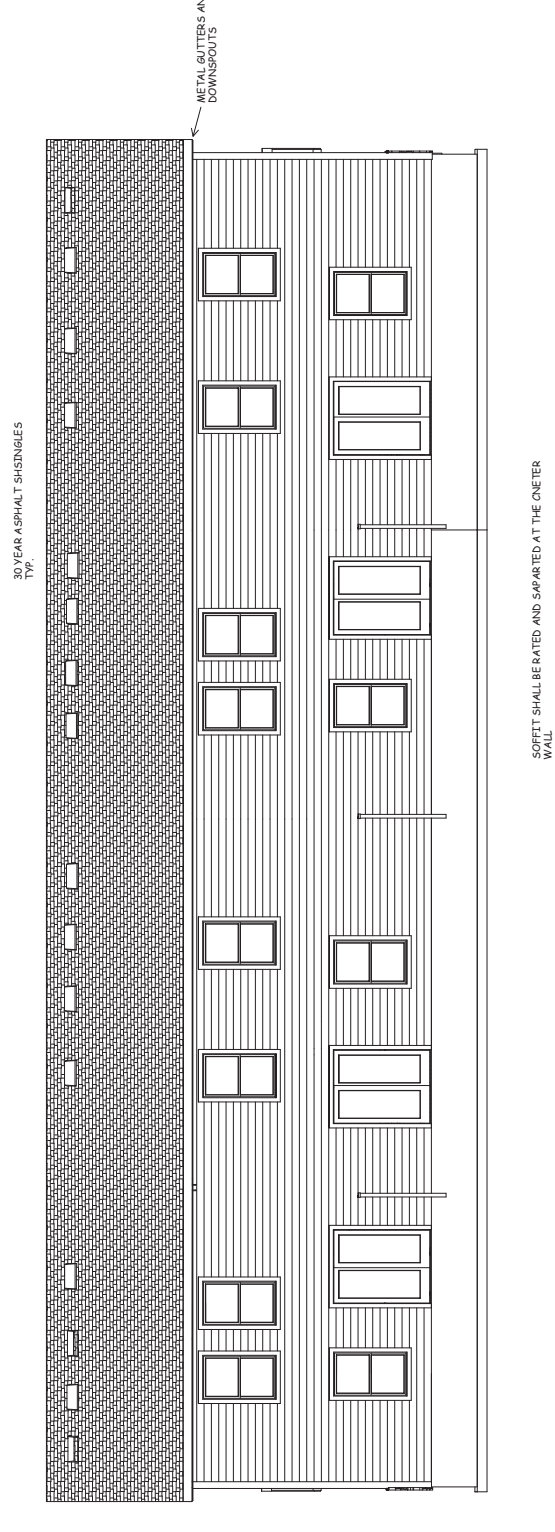
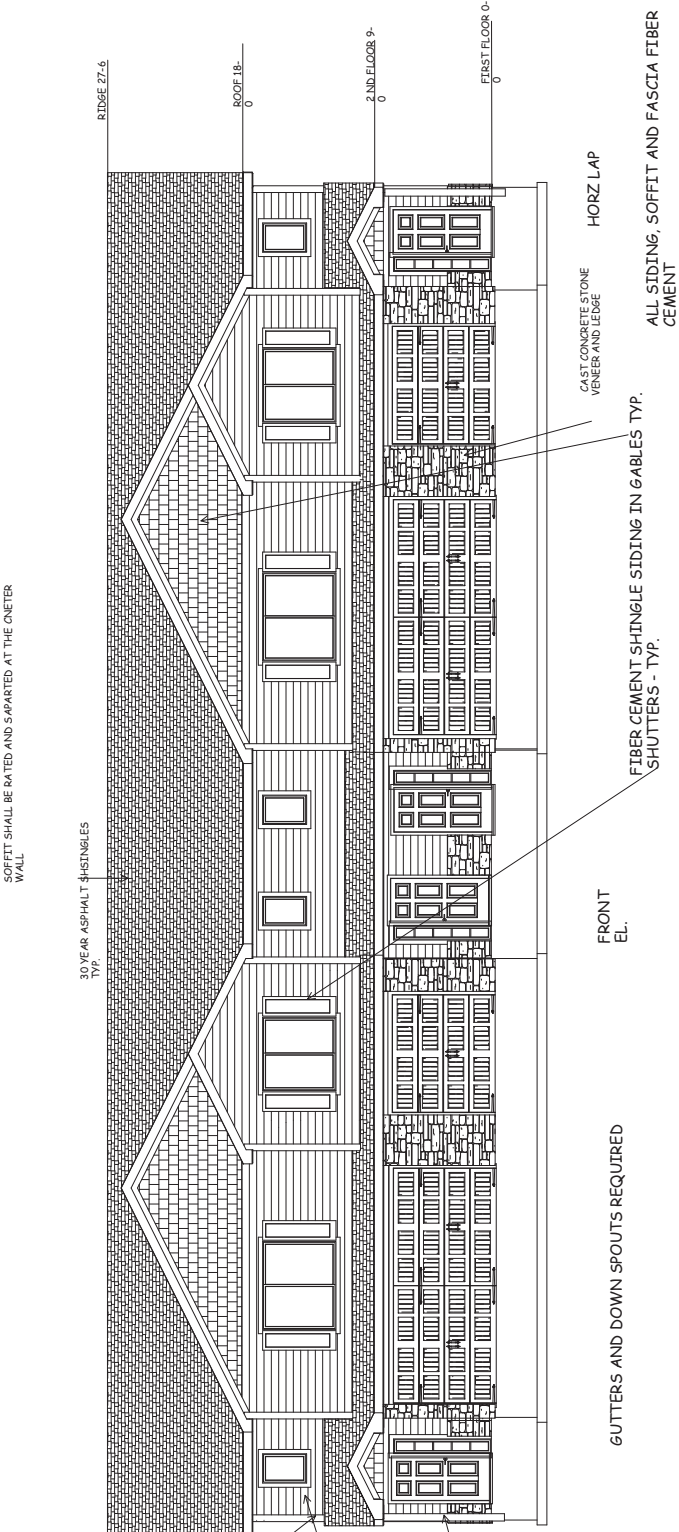
SP-100

BUILD IN ACCORDANCE WITH 2012 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.

Barryview

SCALE	1/4" = 1'-0"
DATE	4-30-19
PLAN NO.	
	2775
SHEET NO.	
	A1

KEESHA A. TOWNSEND  
 ARCHITECT  
 1001 LEE STREET  
 ANN ARBOR, MI 48106  
 (734) 769-1100  
 WWW.KEESHAARCHITECT.COM



SOFFIT SHALL BE RATED AND SPARTED AT THE ONE-TER WALL

30 YEAR ASPHALT SHINGLES TYP.

METAL GUTTERS AND DOWNSPOUTS

FIBER CEMENT LAP SIDING TYP. 4 SIDES

4 X 4 CEDAR POST

FRONT EL.

GUTTERS AND DOWN SPOUTS REQUIRED

30 YEAR ASPHALT SHINGLES TYP.

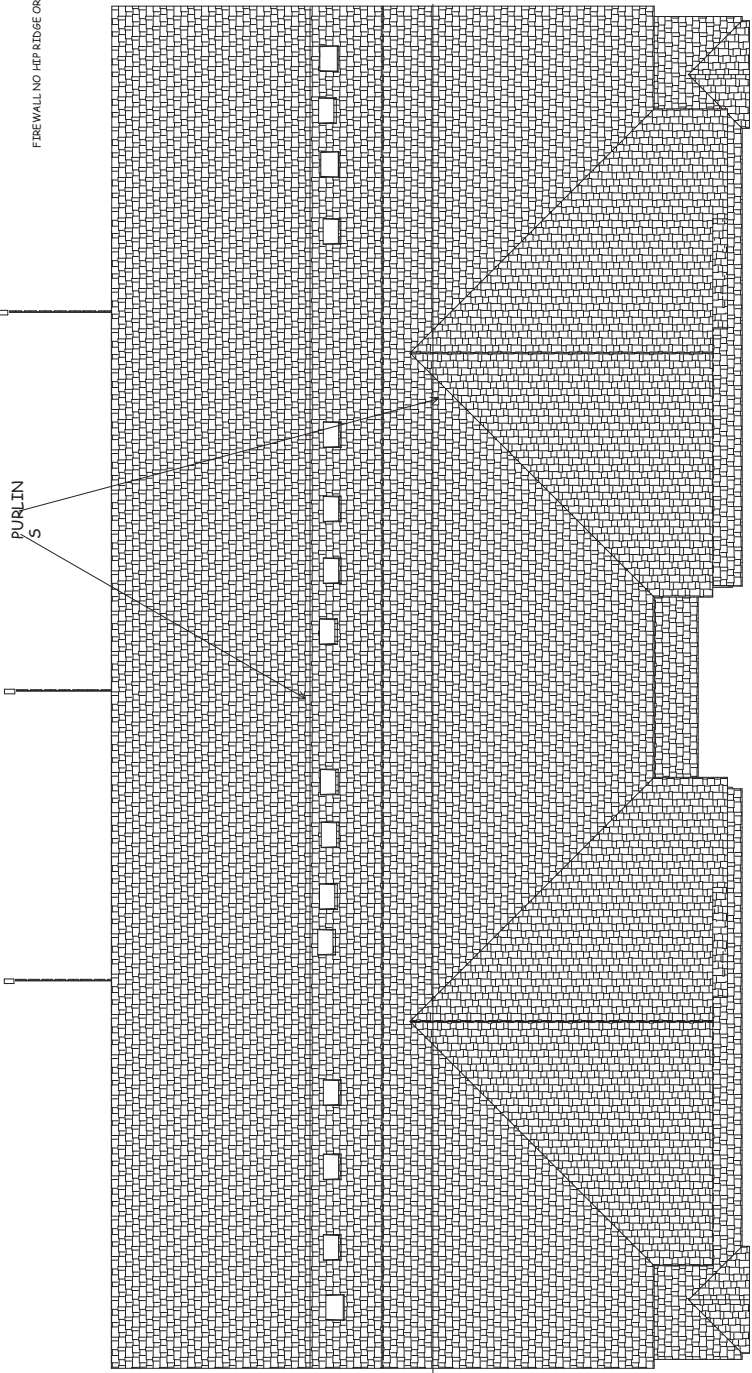
REAR EL.

FIBER CEMENT LAP SIDING TYP. 4 SIDES

SOFFIT SHALL BE RATED AND SPARTED AT THE ONE-TER WALL

FIBER CEMENT SIDING

FIREWALL NO HIP RIDGE OR RAFTERS TO GO THRU FIREWALLS TYP.



30 YEAR ASPHALT SHINGLES  
TYP.

BUILD IN ACCORDANCE WITH 2012  
INTERNATIONAL RESIDENTIAL  
CODE AND LOCAL CODES.

TOWNHOMES AT CREEKSIDE MEADOWS  
PARKVILLE MO

SCALE  
1/4" = 1-0

DATE  
4-30-19

PLAN NO.  
2775

SHEET NO.  
A2

FORBY A. TOWNSEND  
ARCHITECT  
PROFESSIONAL SEAL  
RESIDENTIAL CONTRACTOR  
CEMENT ONLY

ROOF PLAN  
FRONT TO BACK 6/12  
SIDE TO SIDE 6/12  
12" SOFFITS TYP.

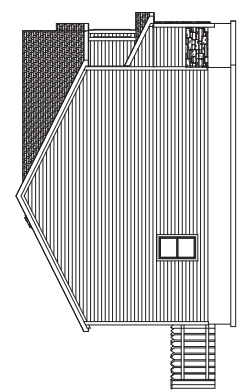
FIBER CEMENT SOFFIT TYP ALL OVERHANGES

FRONT GABLE WALLS 12"  
SOFFITS

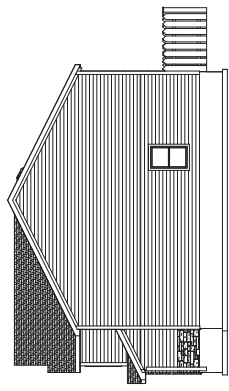
RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP.  
U.N.O.  
HIPS AND RIDGES 2 X 8 DF NO 2 U.N.O

FIBER CEMENT LAP  
SIDING TYP.

GUTTERS AND DOWN SPOUTS REQUIRED

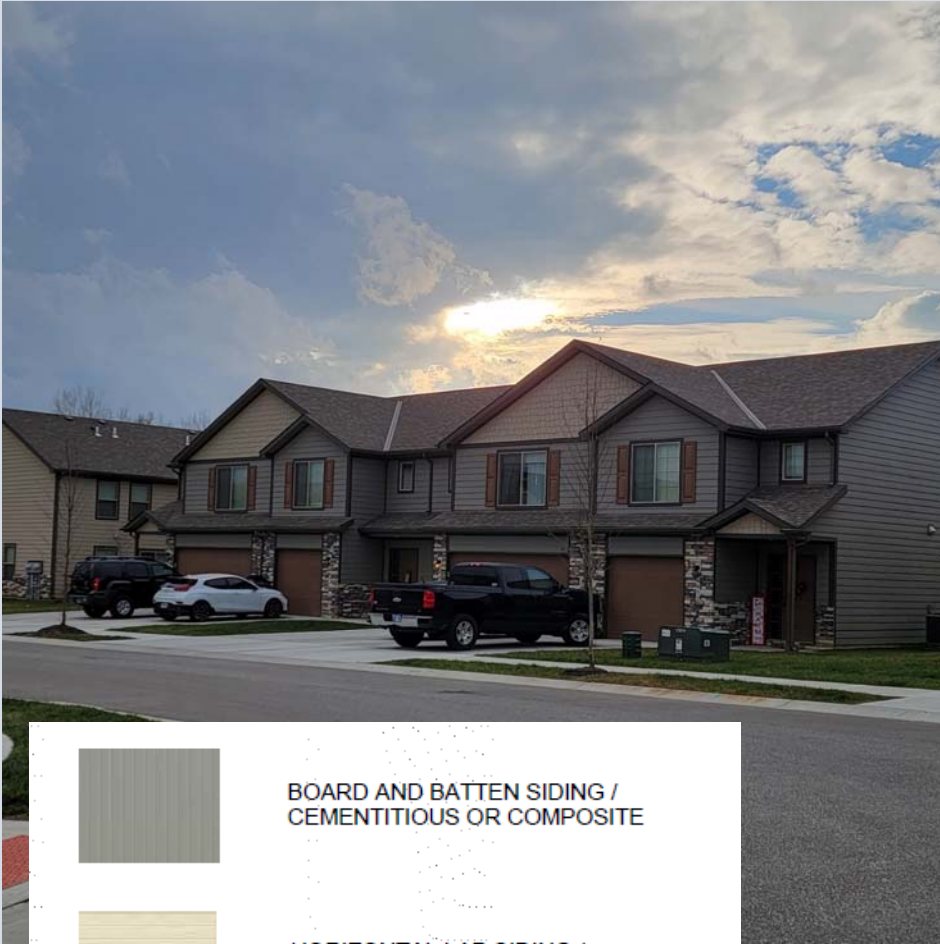


LEFT EL.  
1/8" = 1-0



RIGHT EL.  
1/8" = 1-0

# Barryview – 4-Plex and 6-Plex



BOARD AND BATTEN SIDING /  
CEMENTITIOUS OR COMPOSITE



HORIZONTAL LAP SIDING /  
CEMENTITIOUS OR COMPOSITE



MANUFACTURED STONE VENEER