



# CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

## Project Name Trails at Bannister

**Docket # Request**  
12 CD-CPC-2022-00098  
Rezoning to UR  
(w/ preliminary plat)

**Applicant**  
Patricia Jensen  
Rouse Frets White Goss Gentile Rhodes, P.C

**Owner**  
Colin Patterson  
Pedcor Investments, LLC

**Location** 6200 E. Bannister Road  
**Area** About 24 acres  
**Zoning** UR  
**Council District** 5<sup>th</sup>  
**County** Jackson  
**School District** Hickman Mills 140

### Surrounding Land Uses

**North:** zoned UR, commercial  
**South:** zoned R-7.5, residential  
**East:** zoned R-5, residential  
**West:** zoned UR, undeveloped

### Land Use Plan

The Hickman Mills Area Plan recommends office/residential for the land use.

### Major Street Plan

E. Bannister Road is listed on the City's Major Street Plan as a four-lane thoroughfare.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No active registered neighborhood and civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on July 7, 2022. A summary of the meeting is attached to this report.

## EXISTING CONDITIONS

The subject property is currently undeveloped with rolling hills, a pond, trees and a vacant home.

## NEARBY DEVELOPMENTS

The subject property is on a 24-acre site and consists of five (5) undeveloped parcels located between E. 93<sup>rd</sup> Street and Bannister Road, directly south of the Oracle Campus (formerly Cerner) in the southeastern quadrant of Kansas City in the 5<sup>th</sup> Council District.

## SUMMARY OF REQUEST

**CD-CPC-2022-00098** - A request to approve a UR Development Plan and Preliminary Plat for 342 residential units.

## KEY POINTS

- Construct 342 residential units
- Rezoning from UR (Urban Redevelopment) to UR (Urban Redevelopment)

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation  
12 Approval with Conditions

## CONTROLLING CASE & RELATED RELEVANT CASES

The City Plan Commission meeting in regular session on November 6, 2007 recommended **Case No. 6720-URD-14** to rezone to URD and the approval of a development plan for a commercial development.

## PLAN REVIEW

The proposed residential project is on a 24-acre site and consists of five (5) undeveloped parcels located between E. 93<sup>rd</sup> Street and Bannister Road, directly south of the Oracle Campus (formerly Cerner) in the southeastern quadrant of Kansas City in the 5<sup>th</sup> Council District. The existing conditions are rural in nature as the site has never been developed with plenty of trees scattered throughout and the current slope runs from E. 93<sup>rd</sup> southward towards Bannister. A City park (Schumacher Park) is located just outside the project area on the north end of the site abutting E. 93<sup>rd</sup> Street. The park is located along the historic Santa Fe Trail and has a walking path and shelter.

The proposed plan will combine all five parcels into one large lot and construct nineteen (19) buildings which includes the clubhouse. The applicant will develop a total of 342 units and each residential building will be three stories in height with each totaling eighteen (18) residential units. The total density for the project is 14.2 units per acre. Each unit will have their own balcony or patio. The buildings will be constructed of high quality materials with brick on the first and second floor and fiber cement lap siding.

The development proposes two (2) points of ingress and egress with one from Bannister Road on the south and the other on E. 93<sup>rd</sup> Street located on the northeastern edge of the site. All proposed internal roads are private. The developer is proposing adequate internal pedestrian connectivity with the proposed trail. Staff has asked the applicant to comply with 88-450 and to provide pedestrian crossings to control vehicles from speeding through the development. Staff has asked specifically for raised pedestrian crossings at building #7 and between buildings #19 and #8. Staff believes that raised pedestrian crossings at these locations will create and encourage safer vehicular and pedestrian circulation.

A landscape plan has been submitted by the applicant and the plan is compliant with Code. The Code does require the applicant to "identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property" in which it appears that no trees will be saved for this development. City staff asked the developer to provide more trees throughout the large site and they are providing a total of 230 trees.

The overall design concept and density that the applicant has proposed is permitted within the Urban Redevelopment (UR) zoning district. The architectural scale and character fits the surrounding area (especially the large apartments to the east as well as the scale of the Oracle Campus (formerly Cerner)). As discussed earlier staff would like to see improvements to pedestrian safety as well as additional screening around the existing Schumacher Park and additional shade trees to naturally cool the proposed apartment buildings.

**Use-Specific (88-300) and Development Standards (88-400)**

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Yes, subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Yes, subject to conditions	
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes, subject to conditions	
<i>Sign Standards (88-445)</i>	Yes	Yes, subject to conditions	
<i>Pedestrian Standards (88-450)</i>	Yes	Yes, subject to conditions	Staff is asking for traffic calming measures to be revised which will enhance pedestrian safety pursuant to 88-450.

**PLAN ANALYSIS****Rezoning Analysis**

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

**88-515-08-A. Conformance with adopted plans and planning policies;**

The Hickman Mills Area Plan recommends office and residential for the parcels that are to be developed. The proposed project is in conformance with the adopted area plan.

**88-515-08-B. Zoning and use of nearby property;**

The existing zoning districts that are adjacent to this property are UR (Urban Redevelopment) on the west and north, to the south the zoning is R-7.5 and to the east on the other side of the railroad track is R-5.

**88-515-08-C. Physical character of the area in which the subject property is located;**

The property is currently undeveloped with a moderate number of existing trees throughout the property. The parcels currently create a rural feeling within the immediate area. The water and sewer for this development will be private.

**88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

Public infrastructure and services are within proximity to serve the proposed development. The applicant will meet all City standards related to extending any infrastructure to the proposed site.

**88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing**

**zoning regulations;**

The existing zoning is UR but does not permit the proposed development. Without rezoning, the desired use for this property is not possible.

**88-515-08-F. Length of time the subject property has remained vacant as zoned;**

The property has always been primarily undeveloped with a single home located on the parcel to the west.

**88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties;**

The proposed rezoning would not detrimentally affect nearby properties; however, the proposed change in the zoning district would allow for the proposed apartments.

**88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

Denial of the rezoning would inhibit the use of the existing property.

**PLAN REVIEW CRITERIA****88-516-05-A. The plan must comply with all standards of this Zoning and Development Code and all other applicable City ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this Zoning and Development Code or other applicable ordinances, when authorized.)**

The plan, as proposed, complies to the approved Hickman Mills Area Plan. The applicant is not seeking any waivers or deviations.

**88-516-05-B. The proposed use must be allowed in the district in which it is located.**

The current approved plan does not permit the proposed project. Rezoning from UR to UR is required to allow for the proposed development.

**88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.**

Staff has worked with the applicant to improve pedestrian safety with the proposed street layout. Staff is primarily concerned with vehicular speed and distracted driving along the "J" shape coming from the north on E. 93<sup>rd</sup> Street and running to the southwest. The applicant has redesigned the entrance from E. 93<sup>rd</sup> Street to deter speeding vehicles which staff appreciates. Staff is still requesting that the plans are revised to add greater attention by providing two raised pedestrian crossings to enhance pedestrian safety and circulation.

Public Works has two outstanding questions related to the traffic safety along Bannister Road. The applicant shall coordinate with the City's traffic engineer to resolve these corrections prior to ordinance request.

**88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.**

As mentioned staff is seeking greater pedestrian safety by complying with 88-450. The proposed development of 342 units means there will be a variety of residents including children. Staff has requested that plans are revised to improve pedestrian safety within the proposed development. The applicant is also providing a 10'



shared use path (which needs to be corrected on the plans from "sidewalk" to "shared use path") as Bannister is on the Bike Plan passed in 2022 (Ordinance No. 211030).

**88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

The applicant is proposing adequate utilities to serve the proposed development. The utilities will be privately owned and maintained by the property owner.

**88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

The applicant is proposing high quality materials consisting of brick, fiber cement lap siding and each unit will have either a balcony or patio.

**88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

The proposed location of the development and number of units will not create undesirable views, noises or off-site negative influences on adjacent properties. The applicant did provide a photometric plan but will need to provide a revised plan when submitting for a building permit to show spillover light.

**88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and City Code requirements.**

KC Water did not review the proposed stormwater detention plan related to the amount of proposed impervious surface for this development. The applicant shall coordinate with KC Water prior to ordinance request for final approval of the proposed stormwater detention plan.

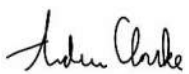
**88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The applicant provided a plan sheet as required by Code which shows all existing trees will be removed.

**PROFESSIONAL STAFF RECOMMENDATION**

CD-CPC-2022-00098: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,



Andrew Clarke

Staff Planner



## Plan Conditions

Report Date: July 14, 2022

Case Number: CD-CPC-2022-00098

Project: Trails at Bannister

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*Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / [Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org) with questions.*

1. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. Photometric plan must show spillover light.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
5. All ground and roof mounted utility cabinets shall be screened from public view pursuant to 88-425-08-B
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
7. Revise plans to show raised pedestrian crossing at building #7 and between buildings #19 and #8 (88-450-03-C) prior to ordinance request.
8. The developer shall coordinate with Public Works to resolve all traffic safety related corrections along Bannister Road prior to ordinance request.
9. The developer shall coordinate with KC Water to resolve the stormwater review correction prior to ordinance request.
10. The developer shall revise and resubmit their plans to resolve the corrections from the Public Works Mobility Division related to the bike path along Bannister Road prior to ordinance request.

*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / [Lucas.Kaspar@kcmo.org](mailto:Lucas.Kaspar@kcmo.org) with questions.*

11. The developer must dedicate additional right of way for Bannister Rd as required by the adopted Major Street Plan so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
12. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
13. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
14. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.*

15. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
16. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
17. That the South half of E. 93rd Street shall be improved as required by Chapter 88, to current standards, including curb and gutter, relocating any utilities as may be necessary and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
18. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
19. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
20. The developer must submit a plan for approval and permitting by the Land Development Division prior to beginning construction of the improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
21. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
22. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
23. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
24. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

25. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
26. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
27. Fire hydrant distribution shall follow IFC-2018 Table C102.1  
  
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
28. • Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)  
• Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)  
  
• Required fire department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
29. • Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
30. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

31. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

*Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.*

32. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever is applicable to the project).
33. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way along E. 93rd St and Bannister.
34. A parks permit shall be obtained for any work/trail connection in Schumacher Park.

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

35. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact – Sean Allen - 816-513-0318  
North of River contact - Todd Hawes – 816-513-0296
36. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
37. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.*

38. The developer must submit water main extension drawings for the proposed public main along Bannister Road between Belmont and White Avenues. Plans shall be prepared by a registered professional Engineer in Missouri and submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.  
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>) label the existing water main sizes.



# TRAILS AT BANNISTER APARTMENT HOMES UR DEVELOPMENT PLAN AND PRELIMINARY PLAT

LOCATED IN  
**SECTION 25, TOWNSHIP 48N, RANGE 33W  
KANSAS CITY, JACKSON COUNTY, MISSOURI**

## LEGAL DESCRIPTION

TRACT 1: INTENTIONALLY OMITTED

TRACT 2:

THE SOUTH ONE HALF OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 48 RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION AND RUNNING THENCE EAST 661.41 FEET; THENCE SOUTH 1320.97 FEET; THENCE WEST 661.14 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 1321.22 FEET TO THE POINT OF BEGINNING, BEING LOT 3 IN SECHREST ESTATE, COMMISSIONER'S PLAT, EXCEPT THAT PART IN ROADS, LESS AND EXCEPT:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, INCLUDING A PART OF LOT 3, SECHREST ESTATE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST QUARTER (SHOULD BE CORNER) OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 330 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 335 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 330 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 335 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

TRACT 3:

ALL THAT PART OF LOT 4, LYING WESTERLY OF THE RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD, OF THE SUBDIVISION OF SECHREST ESTATE, ACCORDING TO THE RECORDED PLAT THEREOF MADE A PART OF THE COMMISSIONER'S REPORT IN CAUSE NO. 24821, MARY AMANDA TALLEY, ET AL., V. WILLIAM ZIMMERMAN, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, AT INDEPENDENCE, OF RECORD IN THE RECORDER'S OFFICE AT KANSAS CITY IN BOOK B-1405 AT PAGE 171 AS DOCUMENT NO. 846683, SITUATE IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

LESS AND EXCEPT:

THE NORTH 70 FEET OF THE FOLLOWING DESCRIBED LAND: BEGINNING 786 FEET NORTH AND 209.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 209.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 209.09 FEET; THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1060221 IN BOOK K-2338 AT PAGE 1784.

ALSO LESS AND EXCEPT:

THE SOUTH 200 FEET OF THE NORTH 270 FEET OF THE FOLLOWING DESCRIBED BEGINNING 786 FEET NORTH AND 239.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 179.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 179.09 FEET; THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1112959 IN BOOK K-2484 AT PAGE 1118.

ALSO LESS AND EXCEPT:

THE NORTH 70 FEET OF THE FOLLOWING DESCRIBED LAND: BEGINNING 786 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 209.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 209.09 FEET; THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1112960 IN BOOK K-2484 AT PAGE 1122.

ALSO LESS AND EXCEPT:

THE NORTH THREE HUNDRED SEVENTY-FIVE (375) FEET OF THAT PART OF LOT FOUR, LYING WESTERLY OF THE RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD, OF THE SUBDIVISION OF SECHREST ESTATE, ACCORDING TO THE RECORDED PLAT THEREOF, MADE A PART OF COMMISSIONER'S REPORT IN CAUSE NO. 24821, MARY AMANDA TALLEY, ET AL., V. WILLIAM ZIMMERMAN, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, AT INDEPENDENCE, OF RECORD IN THE RECORDER'S OFFICE AT KANSAS CITY IN BOOK B-1405 AT PAGE 171 AS DOCUMENT NO. 846683, SITUATED IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SEVEN HUNDRED EIGHTY-SIX (786) FEET NORTH OF THE SOUTHWEST CORNER OF SAID (LOT) FOUR (4); THENCE EAST FOUR HUNDRED EIGHTEEN AND EIGHTEEN HUNDREDTHS (418.18) FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ONE HUNDRED SIXTY-NINE AND FIFTEEN HUNDREDTHS (169.15) FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FIVE HUNDRED THIRTY-SEVEN AND THIRTEEN HUNDREDTHS (537.13) FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT FOUR (4); THENCE WEST ALONG SAID NORTH LINE OF SAID LOT FOUR (4) TWO HUNDRED AND TWENTY (220) FEET MORE OR LESS TO THE NORTHEAST CORNER OF SCHUMACHER PARK; THENCE SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SCHUMACHER PARK AND ITS PROLONGATION FIVE HUNDRED THIRTY-FOUR AND EIGHT-ONE HUNDREDTHS (534.81) FEET MORE OR LESS TO THE POINT OF BEGINNING.

TRACT 4:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION 75 FEET; THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 165 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION 75 FEET TO THE SOUTH LINE THEREOF; THENCE EAST ALONG SAID SOUTH LINE, 165 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

TRACT 5:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, INCLUDING A PART OF LOT 3, SUBDIVISION OF SECHREST ESTATE, A SUBDIVISION, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 335 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 335 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

TRACT 6:

THE NORTH THREE HUNDRED SEVENTY-FIVE (375) FEET OF THAT PART OF LOT FOUR (4), LYING WESTERLY OF THE RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD, OF THE SUBDIVISION OF SECHREST ESTATE, ACCORDING TO THE RECORDED PLAT THEREOF, MADE A PART OF THE COMMISSIONER'S REPORT IN CAUSE NO. 24821, MARY AMANDA TALLEY, ET AL., V. WILLIAM ZIMMERMAN, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, AT INDEPENDENCE, OF RECORD IN THE RECORDER'S OFFICE AT KANSAS CITY IN BOOK B-1405 AT PAGE 171 AS DOCUMENT NO. 846683, SITUATED IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SEVEN HUNDRED EIGHTY SIX (786) FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT FOUR (4); THENCE EAST FOUR HUNDRED EIGHTEEN AND EIGHTEEN HUNDREDTHS (418.18) FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ONE HUNDRED SIXTY-NINE AND FIFTEEN HUNDREDTHS (169.15) FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FIVE HUNDRED THIRTY-SEVEN AND THIRTEEN HUNDREDTHS (537.15) FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT FOUR (4); THENCE WEST ALONG SAID NORTH LINE OF SAID LOT FOUR (4) TWO HUNDRED TWENTY (220) FEET MORE OR LESS TO THE NORTHEAST CORNER OF SCHUMACHER PARK; THENCE SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SCHUMACHER PARK AND ITS PROLONGATION FIVE HUNDRED THIRTY-FOUR AND EIGHTY-ONE HUNDREDTHS (534.81) FEET MORE OR LESS TO THE POINT OF BEGINNING.

TRACT 7:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, INCLUDING A PART OF LOT 3, SUBDIVISION OF SECHREST ESTATE, A SUBDIVISION, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 335 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 335 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

TRACT 8:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, INCLUDING A PART OF LOT 3, SUBDIVISION OF SECHREST ESTATE, A SUBDIVISION, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 335 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 335 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

TRACT 9:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, INCLUDING A PART OF LOT 3, SUBDIVISION OF SECHREST ESTATE, A SUBDIVISION, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

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TRACT 10:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, INCLUDING A PART OF LOT 3, SUBDIVISION OF SECHREST ESTATE, A SUBDIVISION, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 335 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 335 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

## FLOODPLAIN:

THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN

## PROJECT BENCHMARK

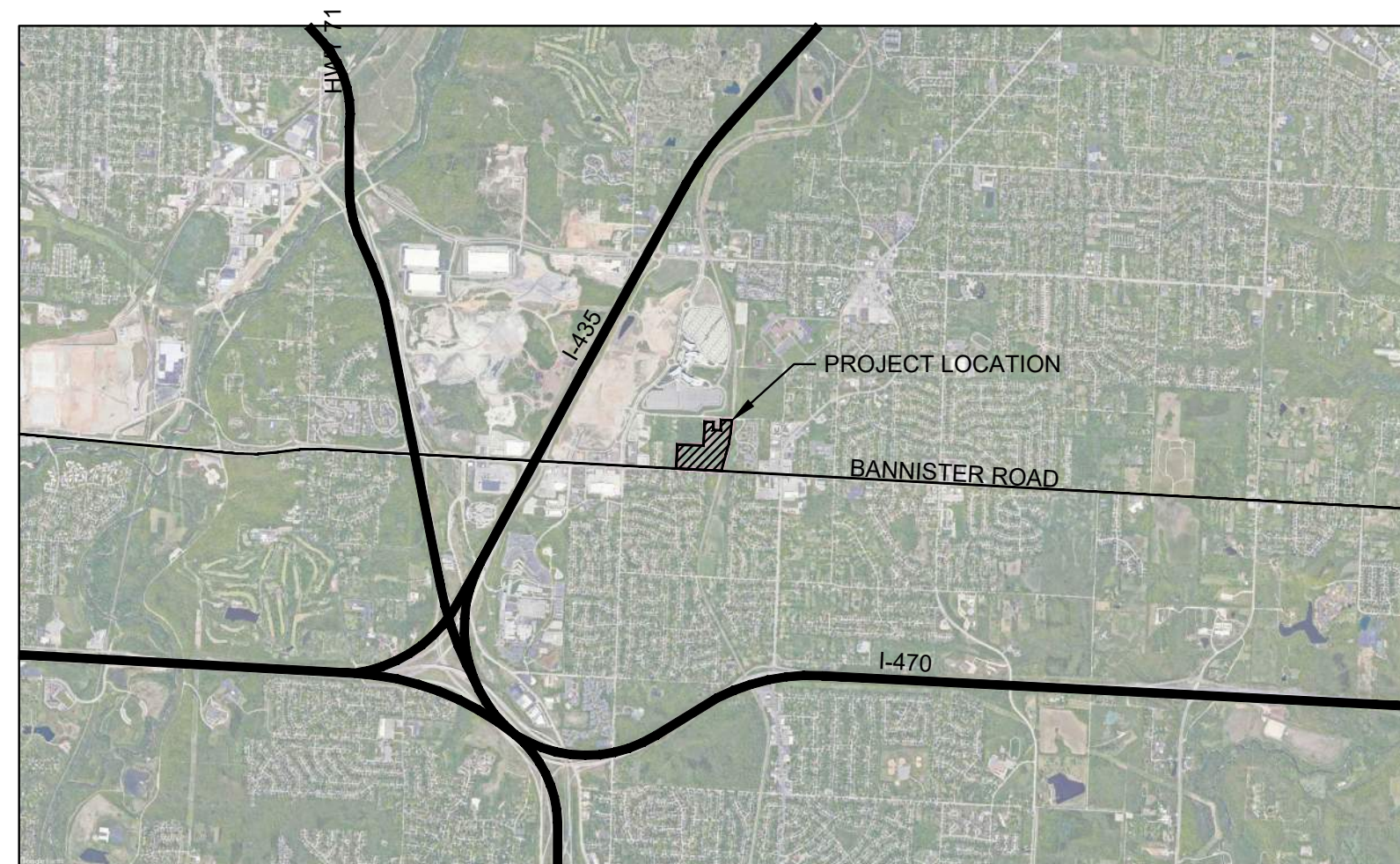
BM1: NORTHWEST CORNER OF STORM INLET LOCATED EAST OF THE SOUTHEAST CORNER OF THE PROPERTY.  
EL: 959.25

BM2: SOUTHEAST CORNER OF STORM INLET LOCATED NEAR THE NORTHEAST CORNER OF THE PROPERTY.  
EL: 1003.89



## UTILITY NOTE:

"THE UNDERGROUND UTILITIES HAVE BEEN SHOWN PER GIS, SURVEY, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED."



LOCATION MAP  
NOT TO SCALE

KANSAS CITY, JACKSON COUNTY, MISSOURI

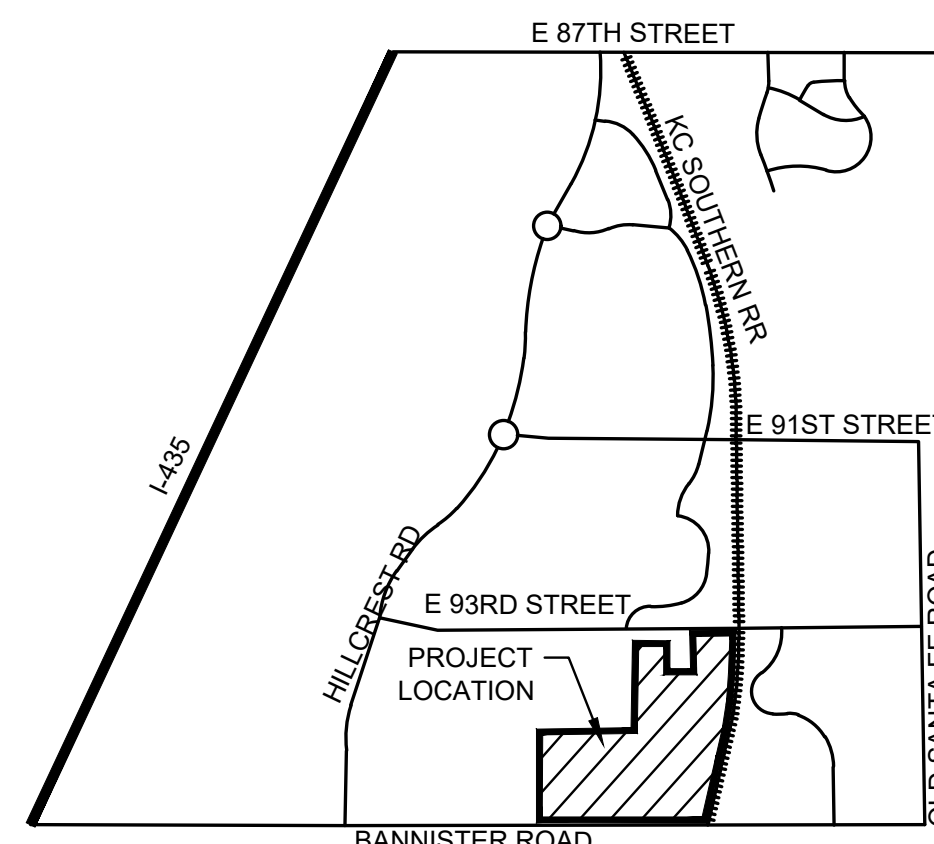
**DEVELOPER:**  
PEDCOR INVESTMENTS, LLC  
**CONTACT NAME:** COLIN PATTERSON  
**ADDRESS:** ONE PEDCORE SQUARE  
770 3RD AVENUE, SW  
CARMEL, INDIANA 46032  
**PHONE:** 317.989.6564  
**EMAIL:** COPATTERSON@PEDCOR.NET

**CIVIL ENGINEER:**  
MCCLURE  
**CONTACT NAME:** PAUL OSBORNE  
**ADDRESS:** 1700 SWIFT STREET, SUITE 100  
NORTH KANSAS CITY, MO 64116  
816.756.0444  
**PHONE:** POSBORNE@MCCLUREVISION.COM  
**EMAIL:**

**LANDSCAPE ARCHITECT:**  
MCCLURE  
**CONTACT NAME:** JIM SCHUESSLER  
**ADDRESS:** 1700 SWIFT STREET, SUITE 100  
NORTH KANSAS CITY, MO 64116  
816.756.0444  
**PHONE:** JSCHUESSLER@MCCLUREVISION.COM  
**EMAIL:**

**SURVEYOR:**  
MCCLURE  
**CONTACT NAME:** STEVE WHITAKER  
**ADDRESS:** 1700 SWIFT STREET, SUITE 100  
NORTH KANSAS CITY, MO 64116  
816.756.0444  
**PHONE:** SWHITAKER@MCCLUREVISION.COM  
**EMAIL:**

**ARCHITECT:**  
ROSEMANN AND ASSOCIATES  
**CONTACT NAME:** MICHAEL GAILLARD  
**ADDRESS:** 168 N. MERAMEC, AVE., SUITE 200  
ST. LOUIS, MO 63105  
816.728.2453  
**PHONE:** MGAILLARD@ROSEMANN.COM  
**EMAIL:**



VICINITY MAP  
NOT TO SCALE  
KANSAS CITY, JACKSON COUNTY, MISSOURI

## UTILITY CONTACTS

**Public Works-Streetlight Services**  
Public Works Department Street and Traffic Division  
Attn: Jeffrey Bryan  
5310 Municipal Ave  
Kansas City, MO 64120  
Ph: 816-513-9865  
(FAX): 816-513-9876  
jeffrey.bryan@kcmo.org

**Parks and Recreation Department**  
Attn: Daniel Weber  
4600 E. 63rd Street  
Kansas City, MO 64130  
Ph: 816-513-7521  
(FAX): 816-513-7602  
daniel.weber@kcmo.org (For Boulevards and Parkways only)

**Water Services Department**  
Travis W. Kiefer, P.E.  
Permitting & Development Division  
KC Water, City Hall, 5th Floor (east)  
414 E. 12th Street  
Kansas City, MO 64106  
Ph: 816-513-2139  
travis.kiefer@kcmo.org

**Spire Energy**  
Attn: Johnny Strauss  
7500 E. 35th Terrace  
Kansas City, MO 64129  
Ph: 816-360-5037  
(FAX): 816-921-9110  
Johnny.Strauss@spireenergy.com

**Vicinity Energy – North America**  
Attn: Richard Behrens  
115 Grand Boulevard  
Kansas City, MO 64106  
Ph: 816-889-4909 / 4924  
(FAX): 267-515-5900  
richard.behrens@vicinityenergy.us

Sheet Number	Sheet List Table
C001	COVER SHEET
C200	SITE PLAN
C201	PRELIMINARY PLAT
C300	GRADING PLAN
C400	UTILITY PLAN
C500	SITE SECTION
L001	TREE REMOVAL PLAN
L100	LANDSCAPE PLAN
A100	ARCHITECTURAL ELEVATIONS
A101	ARCHITECTURAL ELEVATIONS
A102	ARCHITECTURAL ELEVATIONS
E100	PHOTOMETRIC PLAN
E101	PHOTOMETRIC PLAN

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
EXPIRES: DECEMBER 31, 2022

## REVISIONS

PROJECT INFO  
210660-000

ENGINEER DRAWN BY CHECKED BY  
PJO ELM PJO

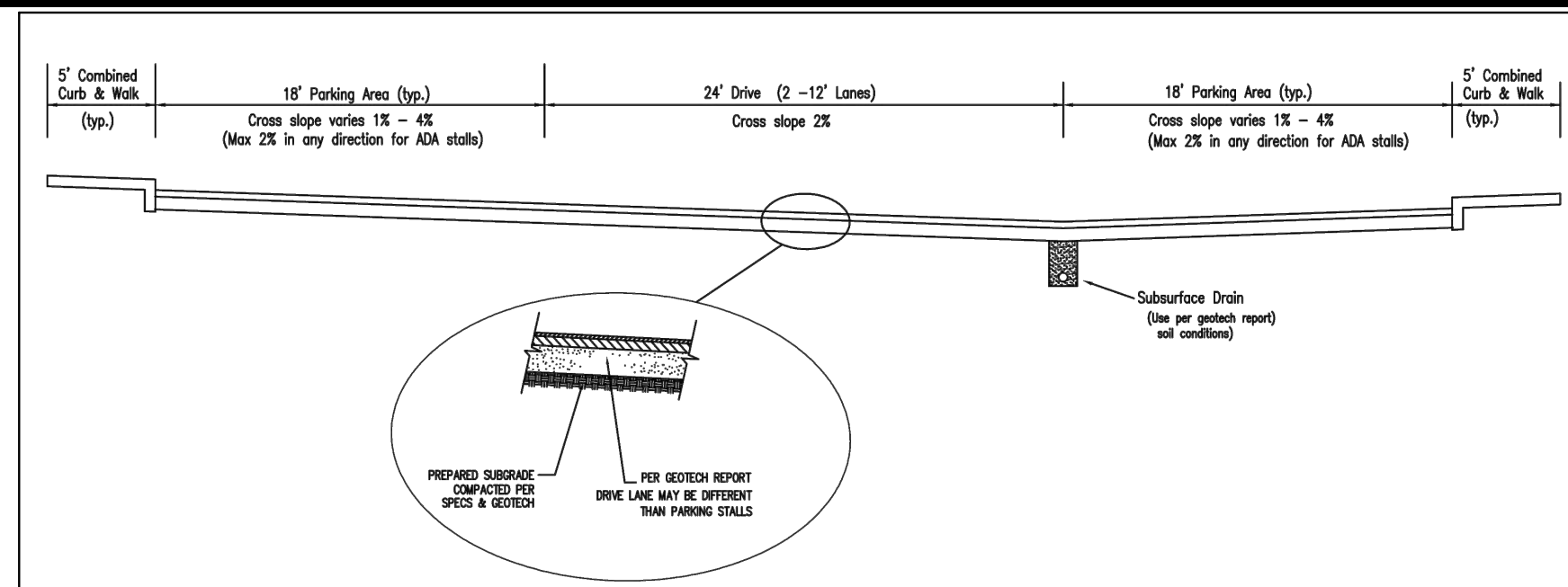
TRAILS AT BANNISTER APARTMENT HOMES  
6400 BANNISTER ROAD  
KANSAS CITY, MO  
UR PRELIMINARY DEVELOPMENT PLAN  
COVER SHEET

P:21066006-DRAWINGS\CIVIL\UR PRELIMINARY\210600\_COVPR.DWG

DRAWING NO.

C001

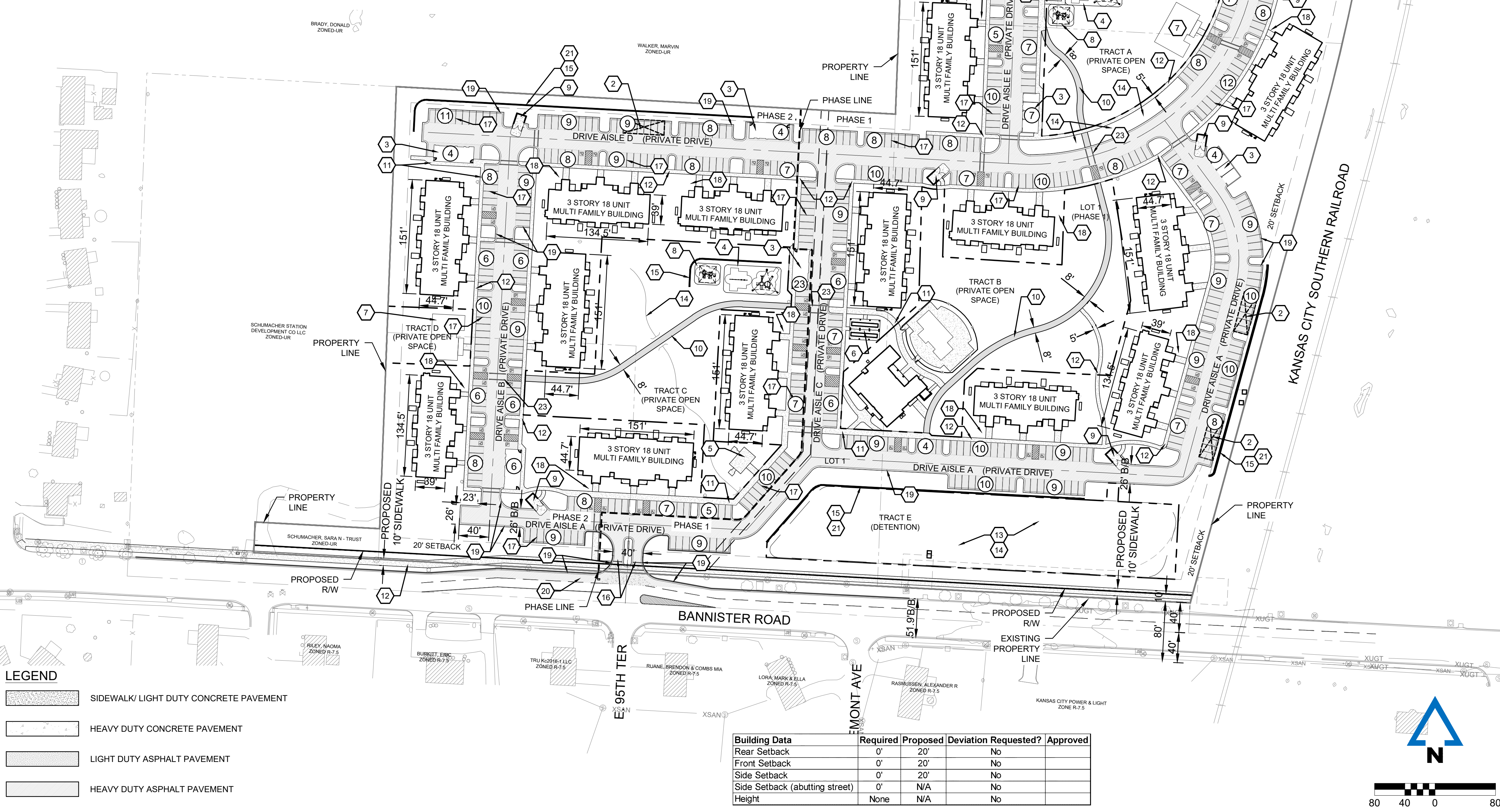




TYPICAL DRIVE/PARKING AREA SECTION  
NOT TO SCALE

KEY NOTES

- 1 EXISTING SIDEWALK TO REMAIN
- 2 PROPOSED CAR PORT
- 3 PROPOSED GARAGE, TYP
- 4 PROPOSED PLAYGROUND
- 5 PROPOSED GRILL PAVILION
- 6 PROPOSED MAIL KIOSK
- 7 PROPOSED BARK PARK
- 8 PROPOSED TOT LOT
- 9 PROPOSED TRASH ENCLOSURE, TYP
- 10 PROPOSED 8' WIDTH ASPHALT WALKING TRAIL
- 11 PROPOSED 8' WIDTH CONCRETE WALKING TRAIL
- 12 PROPOSED 5' SIDEWALK, TYP
- 13 PROPOSED DETENTION BASIN
- 14 PROPOSED STORMWATER BMP LOCATION
- 15 PROPOSED RETAINING WALL W/ FENCE ALONG TOP
- 16 PROPOSED PRIVATE DRIVE ISLE (SEE DETAIL THIS SHEET)
- 17 PROPOSED 9'X18' PARKING STALL (TYP)
- 18 4 SHORT-TERM BICYCLE PARKING (TYP PER BUILDING)
- 19 PROPOSED CURB AND GUTTER
- 20 PROPOSED LEFT-TURN LANE
- 21 PROPOSED DECORATIVE FENCE, 4' MIN. HEIGHT, ALUMINUM, COLOR TO BE BLACK
- 22 EXISTING 5' WIDTH ASPHALT WALKING PATH TO REMAIN
- 23 PAINTED CROSSWALK AT TRAIL CROSSING(S) (TYP)



**LEGEND**

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PHASE LINE

Building Data	Required	Proposed	Deviation Requested?	Approved
Rear Setback	0'	20'	No	
Front Setback	0'	20'	No	
Side Setback	0'	20'	No	
Side Setback (abutting street)	0'	N/A	No	
Height	None	N/A	No	

LOT/TRACT INFO:

- LOT 1: 16.83 ACRES  
 TRACT A: 0.866 ACRES (OPEN SPACE)  
 TRACT B: 1.548 ACRES (OPEN SPACE)  
 TRACT E: 1.181 ACRES (DETENTION)
- LOT 2: 7.49 ACRES  
 TRACT C: 1.328 ACRES (OPEN SPACE)  
 TRACT D: 0.193 ACRES (OPEN SPACE)

NOTE(S):

- LONG-TERM BICYCLE PARKING TO BE PROVIDED WITHIN APARTMENT BUILDINGS

PARKLAND DEDICATION (88-408)			
a	REQUIRED DEDICATION		
	Detached House Dwellings	(0 units)(3.7 People per unit)(0.006) = 0	
	Two-unit House Dwellings	(0 units)(3.0 People per unit)(0.006) = 0	
Multi-unit Buildings		(342 Units)(2.0 People per unit)(0.006)=4.104 ac	
Total Parkland Required:		4.104 Acres Required	
b	PROVIDED DEDICATION		
	Total proposed 8' width trail	310 lf (310lf)(50ft) = 15,500 sf (0.360 ac)	
	Tract A	37,706 sf (0.866 ac)	
	Tract B	67,412 sf (1.548 ac)	
	Tract C	57,842 sf (1.328 ac)	
Tract D	8,390sf (0.193 ac)		
Total Parkland Provided:		186,850 sf (4.295 acres)	

PARKLAND DEDICATION TRACT INFO:

- TRACT A: (OPEN SPACE) - CONTAINS BARK PARK, PLAYGROUND, TOT LOT  
 TRACT B: (OPEN SPACE) - CONTAINS CLUBHOUSE, POOL  
 TRACT C: (OPEN SPACE) - CONTAINS PLAYGROUND, TOT LOT, GRILL PAVILION  
 TRACT D: (OPEN SPACE) - CONTAINS BARK PARK

Development Summary Table				
a	Existing Zoning		UR	
	Proposed Zoning		UR	
b	Total Land Area			
	Existing	24.32 Acres		
c	Right-of-Way			
	Existing	0.00 Acres		
d	Net Land Area			
	Existing	24.32 Acres		
e	Proposed Uses			
	Trails at Bannister Apartment Homes	Multi-Family		
f	Structure Height & Number of Floors			
	Number of floors	3 stories	12A6B	
	Height Above Grade	feet		
	Number of floors	3 stories	12B6C	
g	Gross Floor Area & Number of Units			
	Building Footprint	6,264 SF	12A6B	
	Gross Area Per Building	5,035 SF		
	Units per Building	18 EA		
	Number of Buildings	8 EA		
	Total Gross Area	40,280 SF		
	Total Number of Units	144 Units		
	Building Footprint	8,202 SF		12B6C
	Gross Area Per Building	6,785 SF		
	Units per Building	18 EA		
	Number of Buildings	11 EA		
	Total Gross Area	74,635 SF		
	Total Number of Units	198 Units		
	Building Footprint	4,814 SF		
Gross Area Per Building	4,333 SF			
Units per Building	1 EA			
Number of Buildings	1 EA			
Total Gross Area	4,333 SF			
Total Number of Units	1 Units			
Project Total	119,248 SF			
Project Total	342 Units			
i	Density			
	Net Density (Units/Proposed Net Land Area)	14.2 Units per Acre		
	Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	4961.4 SF per Acre		
j	Vehicle Parking			
	Ratio Required	No Off-Street Parking Required		
	Stalls Required	198	LoU/Phase 1	
	Stalls Provided	472		
	Stalls Required	144	LoU/Phase 2	
	Stalls Provided	212		
Total Required	342 Stalls			
Total Provided	684 Stalls			
Bicycle Parking				
Short-Term Stalls Required	57			
Short-Term Stalls Provided	76			
Long-Term Stalls Required	114			
Long-Term Stalls Provided	146			

BUILDING UNIT LEGEND:

- A = 1-BEDROOM  
 B = 2-BEDROOM  
 C = 3-BEDROOM
- 12A6B = (12) 1-BED UNITS, (6) 2-BED UNITS; 18 TOTAL UNITS PER BUILDING  
 12B6C = (12) 2-BED UNITS, (6) 3-BED UNITS; 18 TOTAL UNITS PER BUILDING

**McCLURE**<sup>TM</sup>

1700 Swift Ave., Suite 100  
 North Kansas City, Missouri 64116  
 P 816-756-0444  
 F 816-756-1763

Ankeny, IA | Carroll, IA | Clive, IA  
 Cedar Rapids, IA | Fort Dodge, IA  
 North Liberty, IA | Sioux City, IA

Macon, MO | Columbia, MO  
 North Kansas City, MO  
 Lenexa, KS

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
 EXPIRES: DECEMBER 31, 2022

REVISIONS

PROJECT INFO  
 210660-000

ENGINEER DRAWN BY CHECKED BY  
 PJO ELM PJO

TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO

UR PRELIMINARY DEVELOPMENT PLAN  
 SITE PLAN

DRAWING NO.  
**C200**

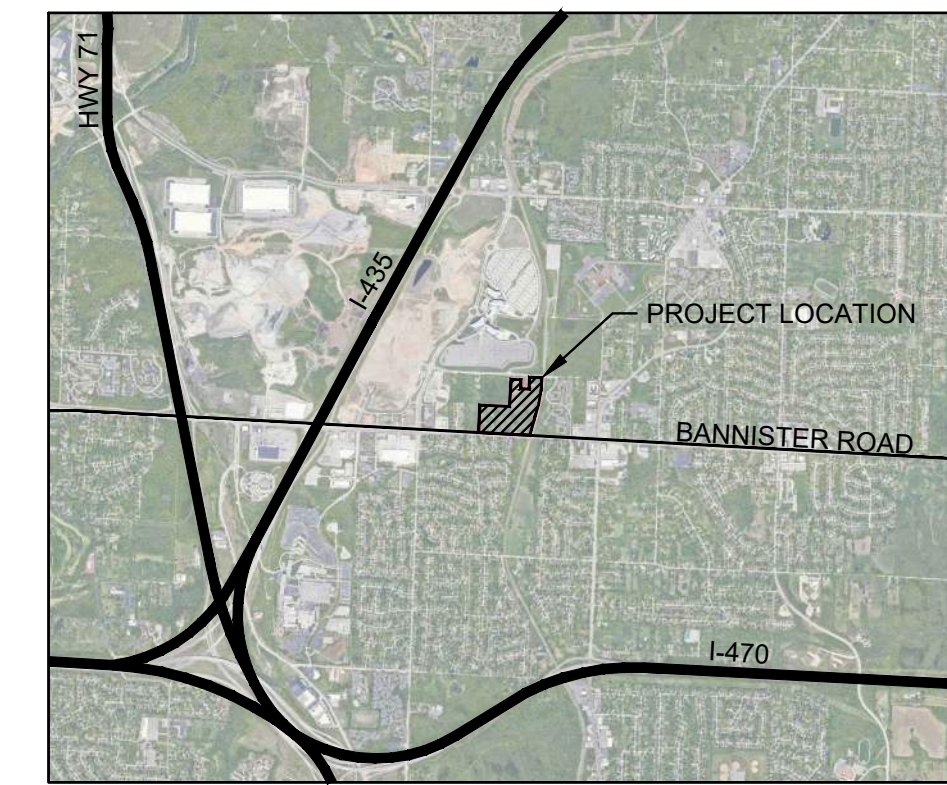
P:\210660\06-DRAWINGS\CIVIL\UR PRELIMINARY\210660 SITE.DWG



# TRAILS AT BANNISTER APARTMENT HOMES

## PRELIMINARY PLAT

LOCATED IN  
**SECTION 25, TOWNSHIP 48N, RANGE 33W**  
**KANSAS CITY, JACKSON COUNTY, MISSOURI**

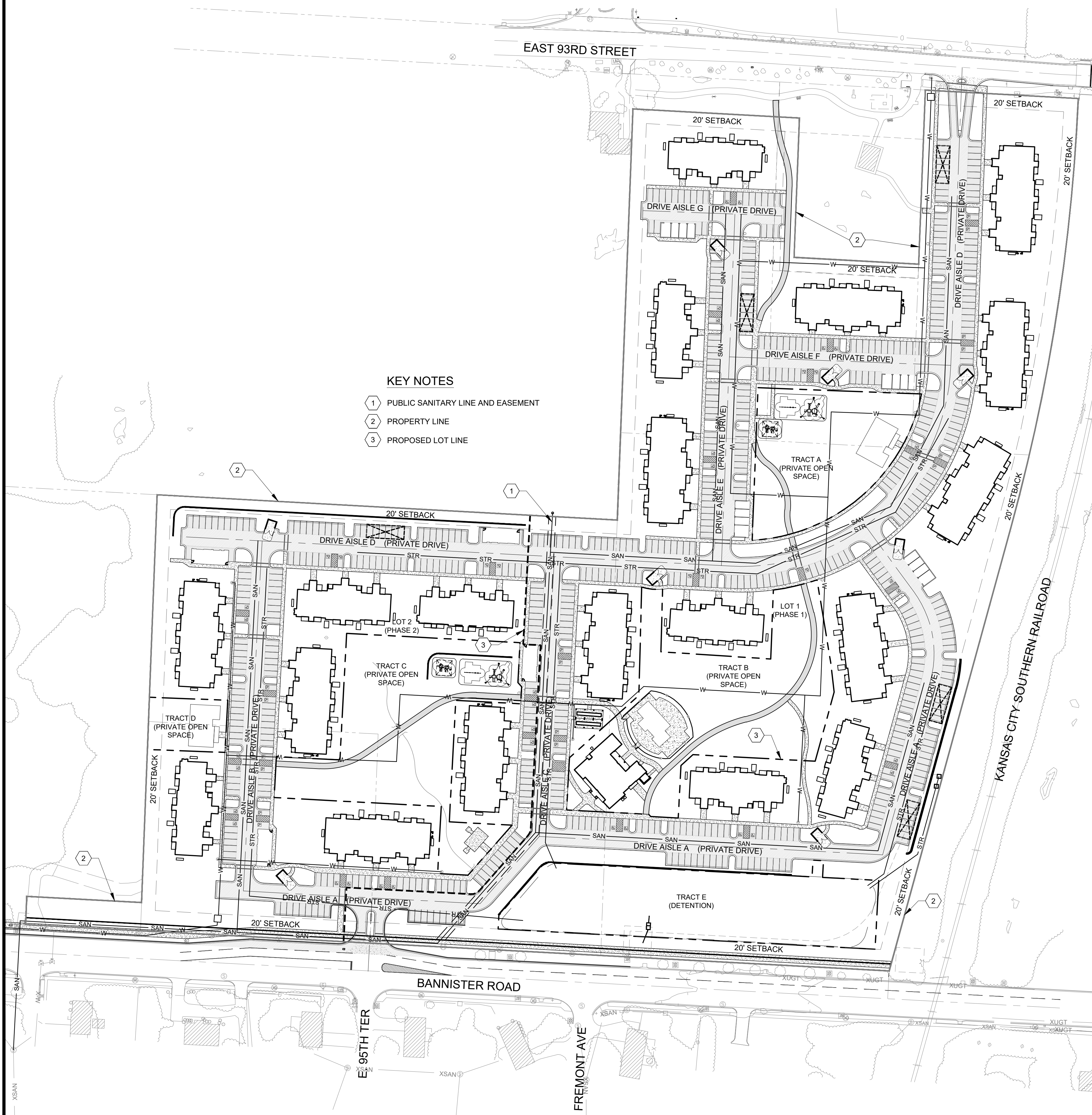


LOCATION MAP  
 NOT TO SCALE  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

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 EXPIRES: DECEMBER 31, 2022



### KEY NOTES

- 1 PUBLIC SANITARY LINE AND EASEMENT
- 2 PROPERTY LINE
- 3 PROPOSED LOT LINE

### LEGAL DESCRIPTION

TRACT 1: INTENTIONALLY OMITTED

TRACT 2:  
 THE SOUTH ONE HALF OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 48 RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION AND RUNNING THENCE EAST 661.41 FEET; THENCE SOUTH 1320.97 FEET; THENCE WEST 661.14 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 1321.22 FEET TO THE POINT OF BEGINNING, BEING LOT 3 IN SECHREST ESTATE, COMMISSIONER'S PLAT, EXCEPT THAT PART IN ROADS, LESS AND EXCEPT:  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, INCLUDING A PART OF LOT 3, SECHREST ESTATE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER (SHOULD BE CORNER) OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 330 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 335 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 330 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 335 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

TRACT 3:  
 ALL THAT PART OF LOT 4, LYING WESTERLY OF THE RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD, OF THE SUBDIVISION OF SECHREST ESTATE, ACCORDING TO THE RECORDED PLAT THEREOF MADE A PART OF THE COMMISSIONER'S REPORT IN CAUSE NO. 24821, MARY AMANDA TALLEY, ET AL., V. WILLIAM ZIMMERMAN, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, AT INDEPENDENCE, OF RECORD IN THE RECORDER'S OFFICE AT KANSAS CITY IN BOOK B-1405 AT PAGE 171 AS DOCUMENT NO. 846683, SITUATE IN KANSAS CITY, JACKSON COUNTY, MISSOURI.  
 LESS AND EXCEPT:  
 THE NORTH 70 FEET OF THE FOLLOWING DESCRIBED LAND: BEGINNING 786 FEET NORTH AND 209.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 209.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 209.09 FEET; THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1000221 IN BOOK K-2338 AT PAGE 1784.  
 ALSO LESS AND EXCEPT:  
 THE SOUTH 200 FEET OF THE NORTH 270 FEET OF THE FOLLOWING DESCRIBED BEGINNING 786 FEET NORTH AND 239.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 179.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 179.09 FEET; THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1112959 IN BOOK K-2484 AT PAGE 1118.  
 ALSO LESS AND EXCEPT:  
 THE NORTH 70 FEET OF THE FOLLOWING DESCRIBED LAND: BEGINNING 786 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 209.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 209.09 FEET; THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1112960 IN BOOK K-2484 AT PAGE 1122.  
 ALSO LESS AND EXCEPT:  
 THE NORTH THREE HUNDRED SEVENTY-FIVE (375) FEET OF THAT PART OF LOT FOUR, LYING WESTERLY OF THE RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD, OF THE SUBDIVISION OF SECHREST ESTATE, ACCORDING TO THE RECORDED PLAT THEREOF, MADE A PART OF COMMISSIONER'S REPORT IN CAUSE NO. 24821, MARY AMANDA TALLEY, ET AL., V. WILLIAM ZIMMERMAN, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, AT INDEPENDENCE, OF RECORD IN THE RECORDER'S OFFICE AT KANSAS CITY IN BOOK B-1405 AT PAGE 171 AS DOCUMENT NO. 846683, SITUATED IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT SEVEN HUNDRED EIGHTY-SIX (786) FEET NORTH OF THE SOUTHWEST CORNER OF SAID (LOT) FOUR (4); THENCE EAST FOUR HUNDRED EIGHTEEN AND EIGHTEEN HUNDREDTHS (418.18) FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ONE HUNDRED SIXTY-NINE AND FIFTEEN HUNDREDTHS (169.15) FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FIVE HUNDRED THIRTY-SEVEN AND THIRTEEN HUNDREDTHS (537.15) FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT FOUR (4); THENCE WEST ALONG SAID NORTH LINE OF SAID LOT FOUR (4) TWO HUNDRED AND TWENTY (220) FEET MORE OR LESS TO THE NORTHEAST CORNER OF SCHUMACHER PARK; THENCE SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SCHUMACHER PARK AND ITS PROLONGATION FIVE HUNDRED THIRTY-FOUR AND EIGHTY-ONE HUNDREDTHS (534.81) FEET MORE OR LESS TO THE POINT OF BEGINNING.

TRACT 4:  
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION, THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION 75 FEET; THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 165 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION 75 FEET TO THE SOUTH LINE THEREOF; THENCE EAST ALONG SAID SOUTH LINE, 165 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

TRACT 5:  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48, RANGE 33, INCLUDING A PART OF LOT 3, SUBDIVISION OF SECHREST ESTATE, A SUBDIVISION, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 335 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 335 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

TRACT 6:  
 THE NORTH THREE HUNDRED SEVENTY-FIVE (375) FEET OF THAT PART OF LOT FOUR (4), LYING WESTERLY OF THE RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD, OF THE SUBDIVISION OF SECHREST ESTATE, ACCORDING TO THE RECORDED PLAT THEREOF, MADE A PART OF THE COMMISSIONER'S REPORT IN CAUSE NO. 24821, MARY AMANDA TALLEY, ET AL., V. WILLIAM ZIMMERMAN, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, AT INDEPENDENCE, OF RECORD IN THE RECORDER'S OFFICE AT KANSAS CITY IN BOOK B-1405 AT PAGE 171 AS DOCUMENT NO. 846683, SITUATED IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT SEVEN HUNDRED EIGHTY-SIX (786) FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT FOUR (4); THENCE EAST FOUR HUNDRED EIGHTEEN AND EIGHTEEN HUNDREDTHS (418.18) FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ONE HUNDRED SIXTY-NINE AND FIFTEEN HUNDREDTHS (169.15) FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FIVE HUNDRED THIRTY-SEVEN AND THIRTEEN HUNDREDTHS (537.15) FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT FOUR (4); THENCE WEST ALONG SAID NORTH LINE OF SAID LOT FOUR (4) TWO HUNDRED TWENTY (220) FEET MORE OR LESS TO THE NORTHEAST CORNER OF SCHUMACHER PARK; THENCE SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SCHUMACHER PARK AND ITS PROLONGATION FIVE HUNDRED THIRTY-FOUR AND EIGHTY-ONE HUNDREDTHS (534.81) FEET MORE OR LESS TO THE POINT OF BEGINNING.

### LEGEND

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PHASE LINE

### LOT/TRACT INFO:

LOT 1: 16.83 ACRES  
 TRACT A: 0.866 ACRES (OPEN SPACE)  
 TRACT B: 1.548 ACRES (OPEN SPACE)  
 TRACT E: 1.181 ACRES (DETENTION)

LOT 2: 7.49 ACRES  
 TRACT C: 1.328 ACRES (OPEN SPACE)  
 TRACT D: 0.193 ACRES (OPEN SPACE)

### NOTES:

ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

DEVELOPER:  
 PEDCOR INVESTMENTS, LLC  
 CONTACT NAME: COLIN PATTERSON  
 ADDRESS: ONE PEDCORE SQUARE  
 770 3RD AVENUE, SW  
 CARMEL, INDIANA 46032  
 317.989.6564  
 COPATTERSON@PEDCOR.NET

CIVIL ENGINEER:  
 McCLURE  
 CONTACT NAME: PAUL OSBORNE  
 ADDRESS: 1700 SWIFT STREET, SUITE 100  
 NORTH KANSAS CITY, MO 64116  
 816.756.0444  
 POSBORNE@McCLUREVISION.COM

SURVEYOR:  
 McCLURE  
 CONTACT NAME: STEVE WHITAKER  
 ADDRESS: 1700 SWIFT STREET, SUITE 100  
 NORTH KANSAS CITY, MO 64116  
 816.756.0444  
 SSWHITAKER@McCLUREVISION.COM

ARCHITECT:  
 ROSEMANN AND ASSOCIATES  
 CONTACT NAME: MICHAEL GAILLARD  
 ADDRESS: 168 N. MERAMEC, AVE., SUITE 200  
 ST. LOUIS, MO 63105  
 816.728.2453  
 MGAILLARD@ROSEMANN.COM

### REVISIONS

PROJECT INFO  
 210660-000

ENGINEER: PJO  
 DRAWN BY: ELM  
 CHECKED BY: PJO

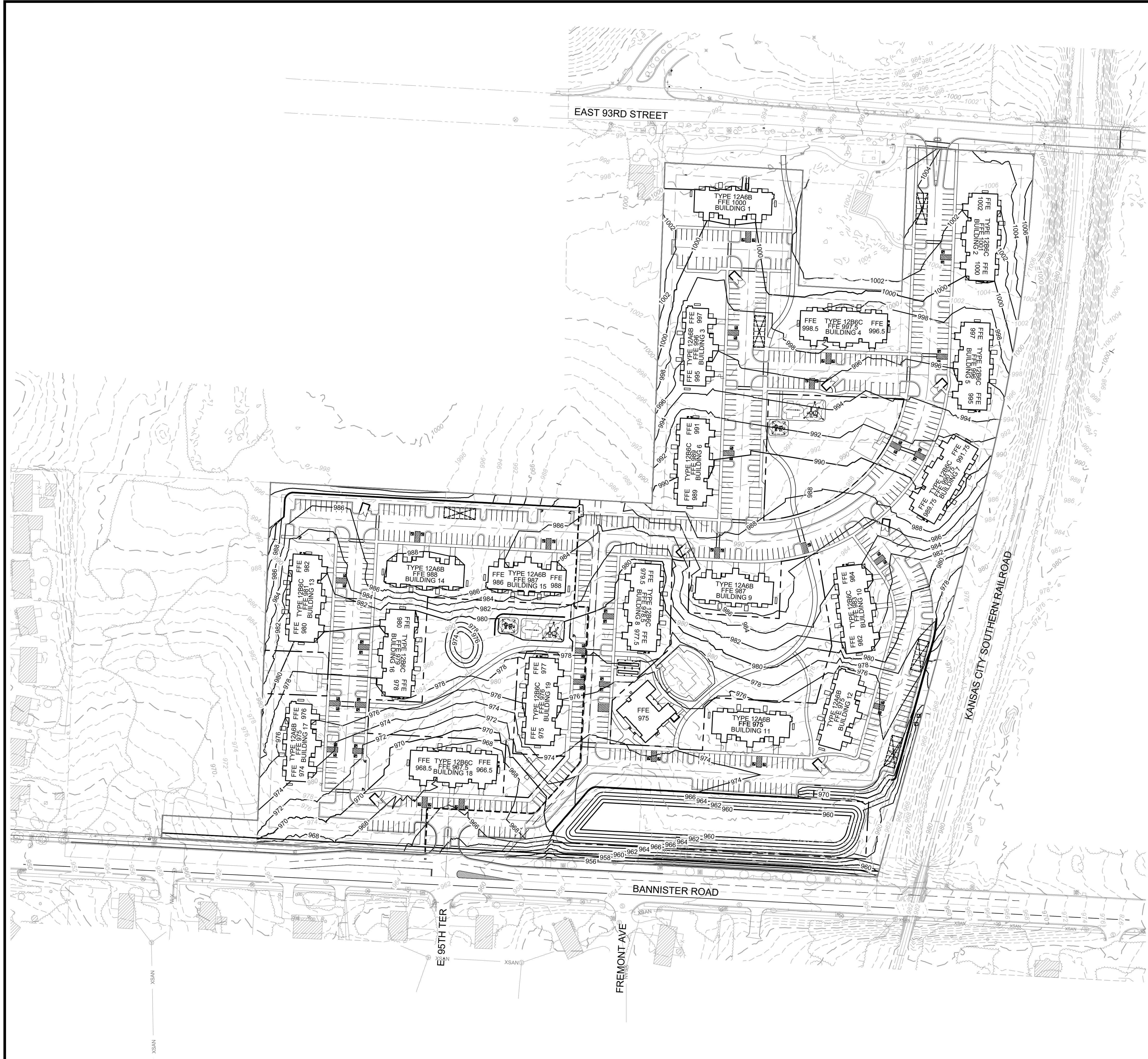
TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO  
 UR PRELIMINARY DEVELOPMENT PLAN  
 PRELIMINARY PLAT

DRAWING NO.

C201

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**McCLURE™**  
 1700 Swift Ave., Suite 100  
 North Kansas City, Missouri 64116  
 P 816-756-0444  
 F 816-756-1763

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
 EXPIRES: DECEMBER 31, 2022

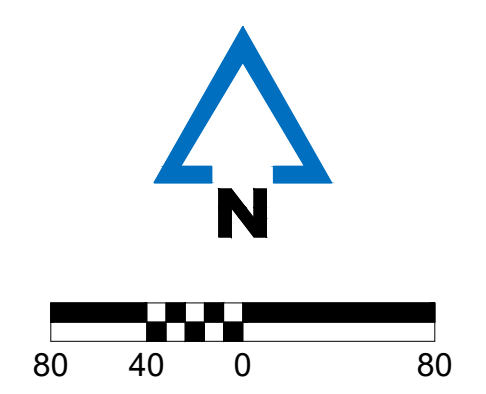
REVISIONS

PROJECT INFO  
 210660-000

ENGINEER DRAWN BY CHECKED BY  
 PJO ELM PJO

TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO  
 UR PRELIMINARY DEVELOPMENT PLAN  
 GRADING PLAN

DRAWING NO.  
**C300**



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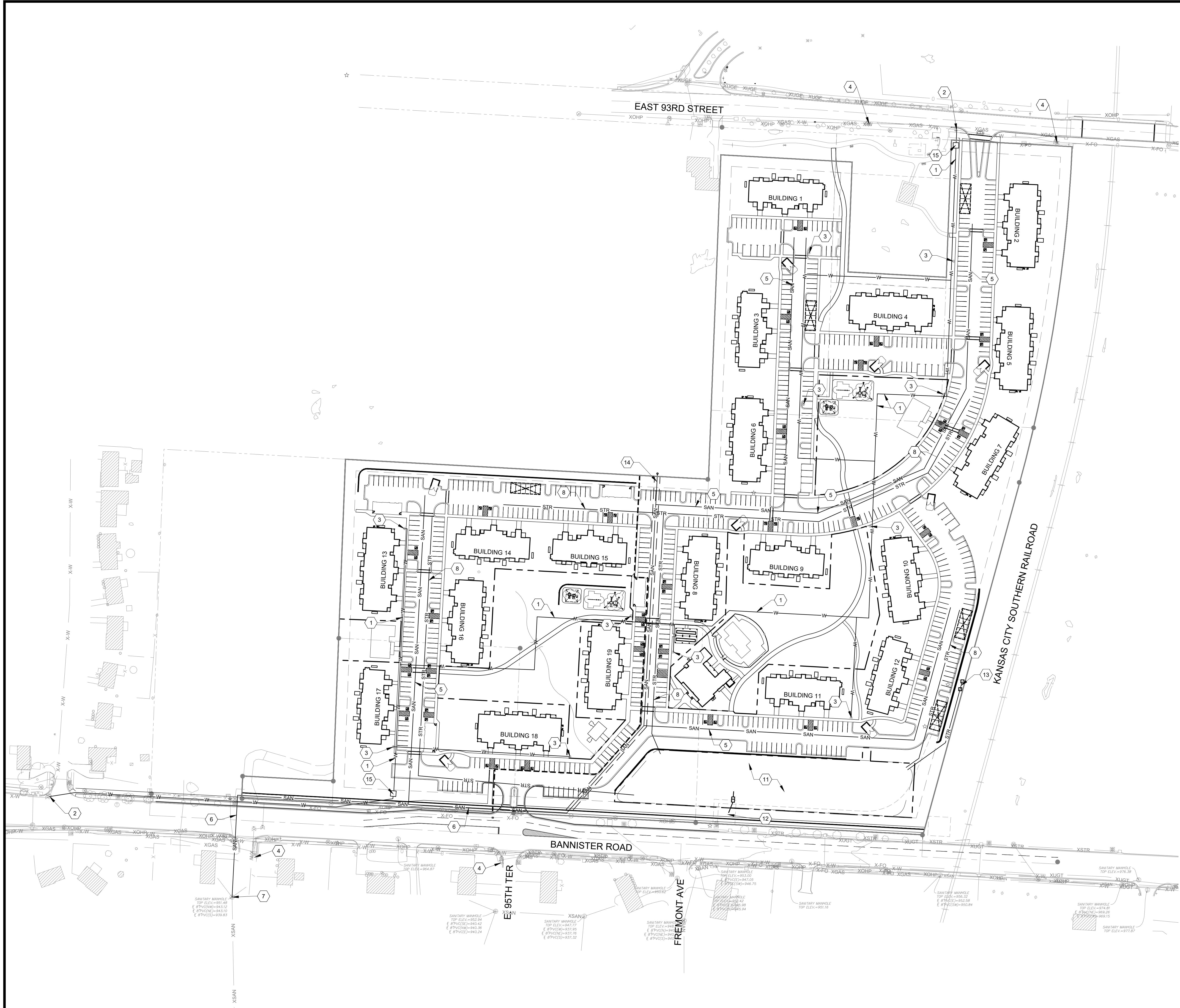
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
 EXPIRES: DECEMBER 31, 2022

REVISIONS

PROJECT INFO  
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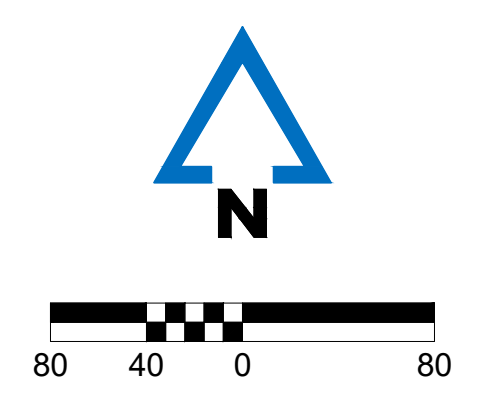
ENGINEER: PJO    DRAWN BY: ELM    CHECKED BY: PJO

TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO  
 UR PRELIMINARY DEVELOPMENT PLAN  
 UTILITY PLAN

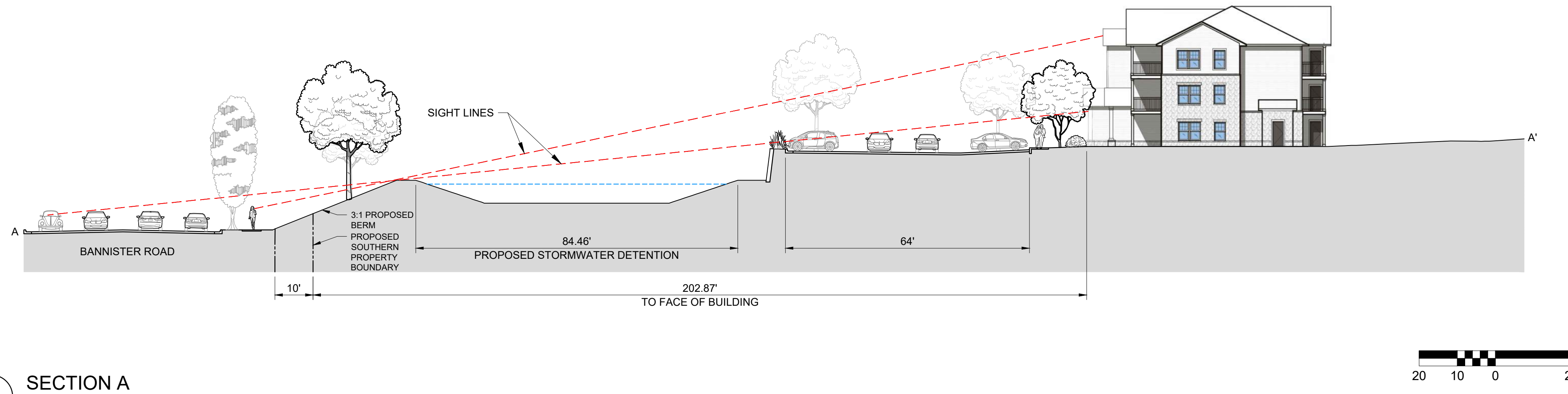


- KEY NOTES**
- 1 PROPOSED 8" PRIVATE WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
  - 2 PROPOSED WATER CONNECTION TO EXISTING NETWORK
  - 3 PROPOSED PRIVATE FIRE HYDRANT
  - 4 EXISTING PUBLIC FIRE HYDRANT
  - 5 PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
  - 6 PROPOSED 8" PUBLIC SANITARY SEWER (PVC)
  - 7 PROPOSED SANITARY SEWER CONNECTION TO EXISTING NETWORK
  - 8 PROPOSED PRIVATE STORM SEWER (HDPE)
  - 9 PROPOSED PUBLIC STORM SEWER (HDPE)
  - 10 PROPOSED 15' STORM DRAINAGE EASEMENT
  - 11 DETENTION BASIN
  - 12 PROPOSED STORM CONNECTING TO EXISTING 72"x42" CONCRETE BOX CULVERT
  - 13 PROPOSED STORM CONNECTING TO EXISTING 2'-36" CMP
  - 14 PUBLIC SANITARY LINE
  - 15 PROPOSED WATER METER AND BACKFLOW PREVENTER

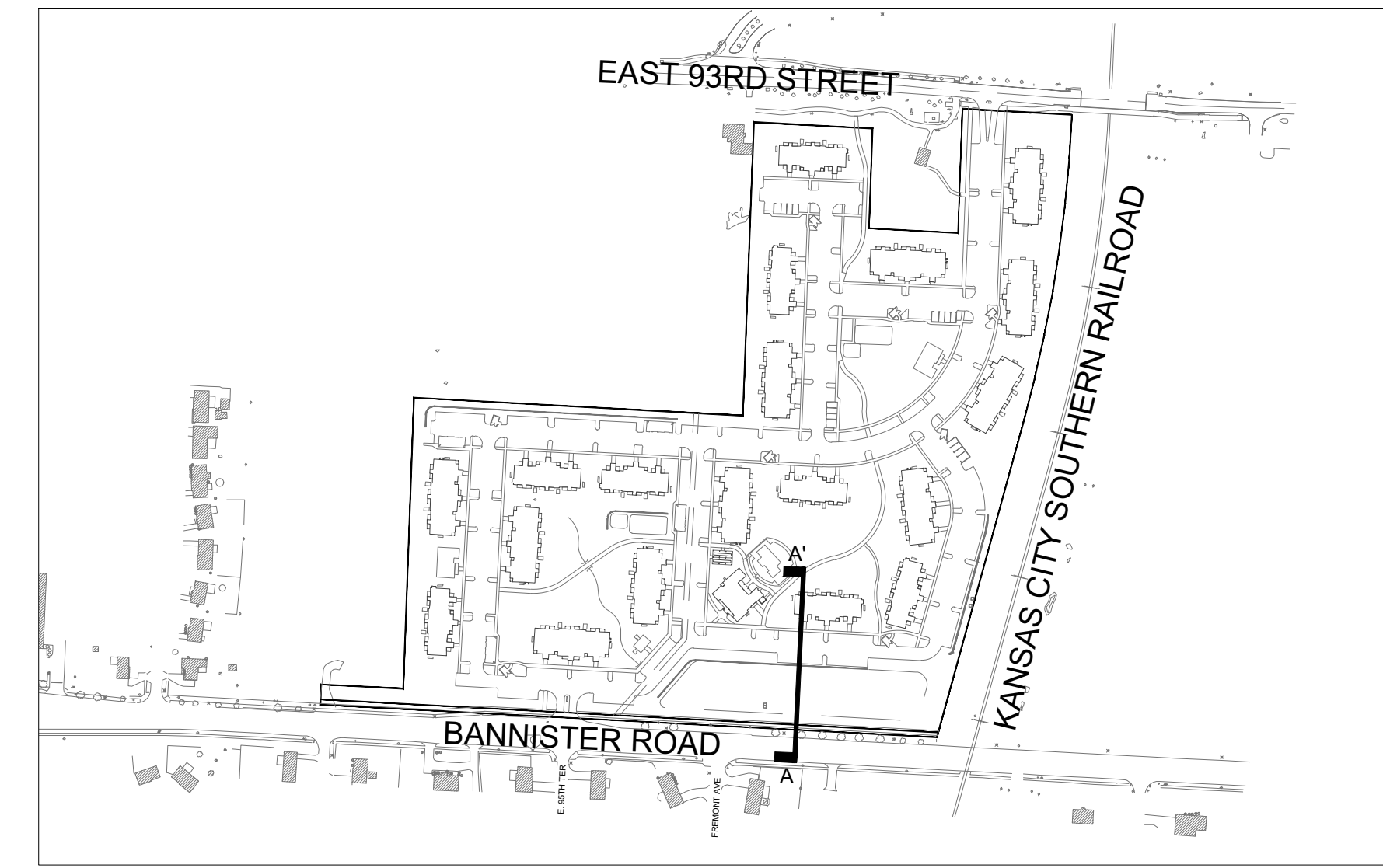
- UTILITY LEGEND**
- |          |                                   |
|----------|-----------------------------------|
| — XSAN — | EX. SANITARY SEWER LINE           |
| — XUGT — | EX. UNDERGROUND TELEPHONE LINE    |
| — XSTM — | EX. STORM SEWER LINE              |
| — XUGE — | EX. UNDERGROUND ELECTRIC LINE     |
| — XW —   | EX. WATER LINE                    |
| — XOHE — | EX. OVERHEAD ELECTRIC             |
| +        | EX. SIGN                          |
| +        | EX. FIBER OPTIC HAND HOLE         |
| +        | EX. WATER METER                   |
| +        | EX. ELECTRIC HAND HOLE            |
| +        | EX. COMMUNICATIONS HAND HOLE      |
| +        | EX. COMMUNICATIONS MANHOLE        |
| +        | EX. TELEPHONE PEDESTAL            |
| +        | EX. WATER VALVE                   |
| +        | EX. STORM MANHOLE                 |
| +        | EX. LIGHT POLE                    |
| +        | EX. SANITARY MANHOLE              |
| +        | EX. FIRE HYDRANT                  |
| +        | NEW WATER VALVE                   |
| +        | NEW STORM SEWER INTAKE            |
| +        | NEW STORM SEWER LINE              |
| +        | NEW FIBER OPTIC LINE              |
| +        | NEW WATER LINE                    |
| +        | NEW FIRE SERVICE LINE             |
| +        | NEW SANITARY SEWER LINE           |
| +        | PROPERTY LINE OF SUBJECT PROPERTY |
| +        | NEW GAS LINE                      |
| +        | NEW CABLE LINE                    |
| +        | NEW ELECTRIC LINE                 |







01 SECTION A  
HORIZONTAL AND VERTICAL SCALE: 1" = 20'



02 SECTION KEY MAP  
1" = 300'

**McCLURE**<sup>TM</sup>  
 1700 Swift Ave., Suite 100  
 North Kansas City, Missouri 64116  
 P 816-756-0444  
 F 816-756-1763  
 Ankeny, IA | Carroll, IA | Clive, IA  
 Cedar Rapids, IA | Fort Dodge, IA  
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 North Kansas City, MO  
 Lenexa, KS

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 EXPIRES: DECEMBER 31, 2022

REVISIONS		
PROJECT INFO 210660-000		
ENGINEER PJO	DRAWN BY ELM	CHECKED BY PJO

TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO  
 UR PRELIMINARY DEVELOPMENT PLAN  
 SITE SECTION  
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DRAWING NO.  
**C500**





**LEGEND:**

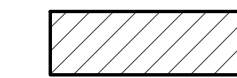
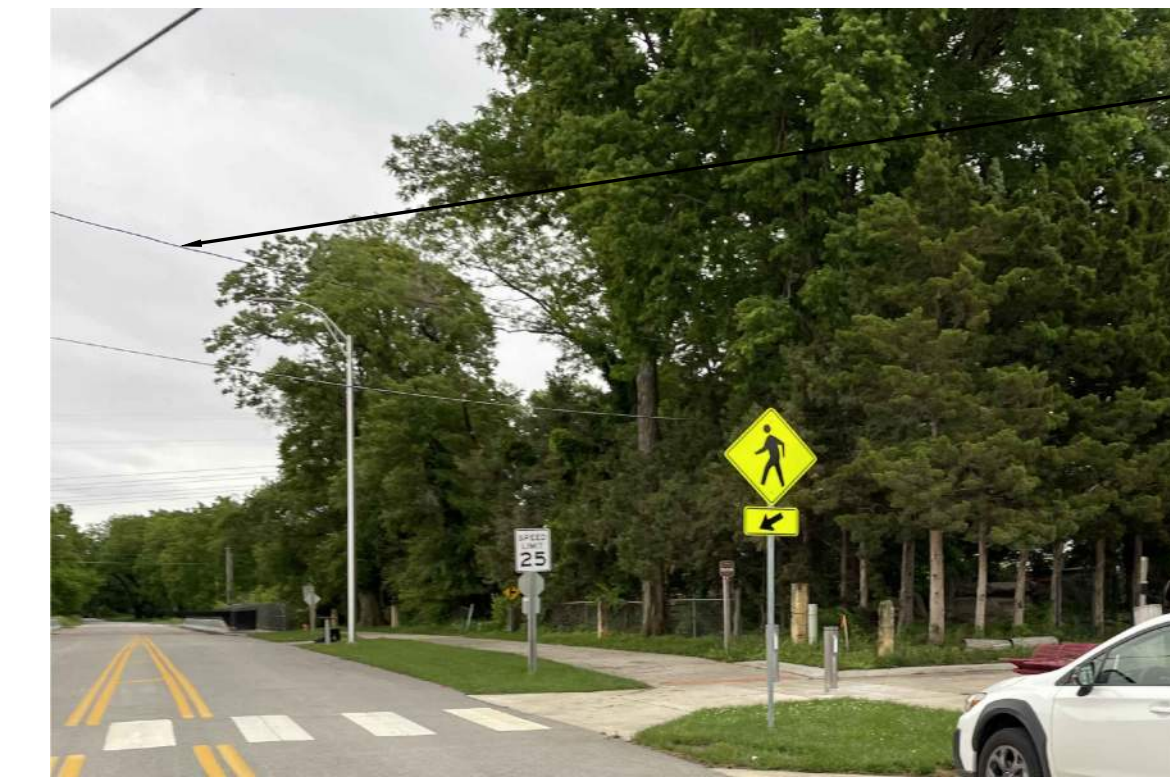
 EXISTING TREES TO BE REMOVED (CANOPY COVERAGE SHOWN)

 PHOTO LOCATION & VIEW SHED



01 EXISTING TREES - LOOKING SOUTHEAST FROM N. 93RD STREET  
NOT TO SCALE



EXISTING TREE TO BE REMOVED

02 EXISTING CYPRESS ALONG BANNISTER ROAD  
NOT TO SCALE



03 EXISTING TREES LOOKING NORTH FROM BANNISTER ROAD  
NOT TO SCALE



04 EXISTING TREES LOOKING NE FROM BANNISTER ROAD  
NOT TO SCALE

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
 EXPIRES: DECEMBER 31, 2022

REVISIONS

PROJECT INFO  
 210660-000

ENGINEER: PJO    DRAWN BY: ELM    CHECKED BY: PJO

TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO  
 UR PRELIMINARY DEVELOPMENT PLAN  
 TREE REMOVAL PLAN

DRAWING NO.

L001

P:\210660\06-DRAWINGS\LANDSCAPE\210660 TREE REMOVALS.DWG



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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
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REVISIONS

PROJECT INFO  
 210660-000














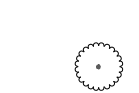






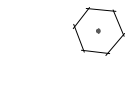


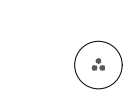

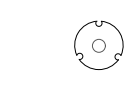


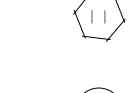

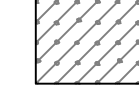

ENGINEER: PJO    DRAWN BY: ELM    CHECKED BY: PJO

TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO

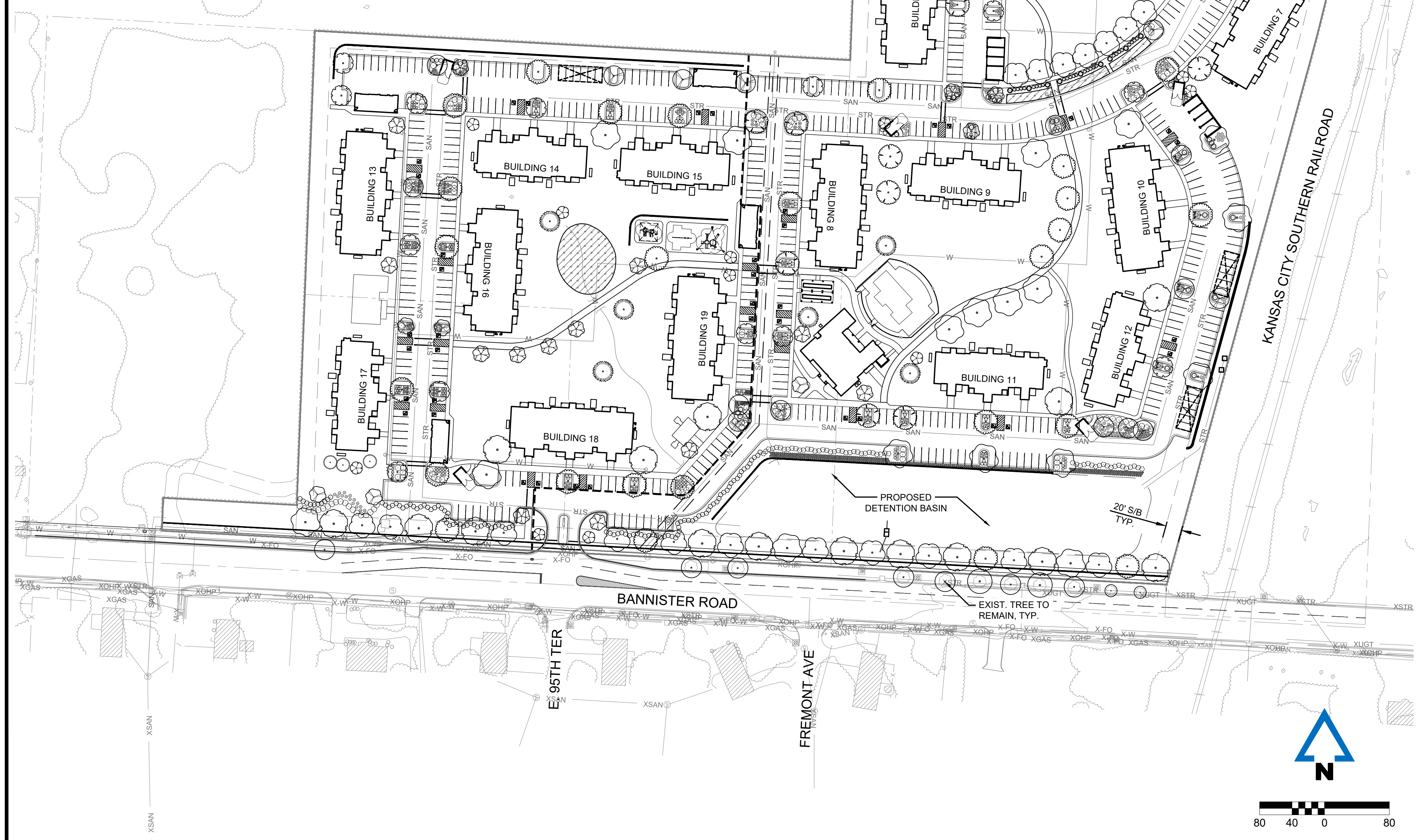
UR PRELIMINARY DEVELOPMENT PLAN  
 LANDSCAPE PLAN

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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	
	22	Acer saccharum 'Autumn Splendor' / Autumn Splendor Maple	B&B, 2" Cal.	
	7	Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry	B&B, 1.5" Cal.	
	20	Cercis canadensis / Eastern Redbud	B&B, 1.5" Cal.	
	17	Cornus florida 'Cherokee Princess' / Princess Dogwood	B&B, 1.5" Cal.	
	17	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.	
	6	Nyssa sylvatica / Black Gum	B&B, 2" Cal.	
	22	Ostrya virginiana / Hophornbeam	B&B, 2" Cal.	
	21	Quercus bicolor / Swamp White Oak	B&B, 2" Cal.	
	23	Quercus rubra / Red Oak	B&B, 2" Cal.	
	9	Taxodium distichum 'Skyward' TM / Skyward Bald Cypress	B&B, 2" Cal.	
	30	Tilia americana 'McSentry' TM / American Linden	B&B, 2" Cal.	
	18	Ulmus x 'Frontier' / Frontier Elm	B&B, 2" Cal.	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	
	107	Juniperus chinensis 'Perfecta' / Perfecta Juniper	B&B, 6" HT	
	5	Picea pungens 'Fat Albert' / Fat Albert Spruce	B&B, 6" HT	
	6	Pinus strobus / White Pine	B&B, 6" HT	
	112	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B&B, 6" HT	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	41	Aronia melanocarpa 'Autumn Magic' / Black Chokeberry	5 gal	
	28	Aronia melanocarpa 'UCONNAM165' TM / Low Black Chokeberry	5 gal	
	52	Buddleja x 'Tutti Fruiti' / Pugster Pink Butterfly Bush	5 gal	
	26	Ceanothus americanus / New Jersey Tea	5 gal	
	125	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	5 gal	
	53	Spiraea betulifolia 'Tor' / Tor Birchleaf Spirea	5 gal	
	6	Viburnum dentatum 'Christom' TM / Blue Muffin Viburnum	5 gal	
	10	Viburnum x burkwoodii 'Mohawk' / Mohawk Viburnum	5 gal	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	59	Buxus microphylla / Littleleaf Boxwood	5 gal	
	104	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 gal	
	64	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	5 gal	
	43	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal	
	13	Pinus mugo 'Mops' / Mops Mugo Pine	5 gal	
GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	
	375	Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem	6" Pot	
	92	Miscanthus x 'Purpurascens' / Flame Grass	1 gal	
	159	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal	
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT	
	68	Asclepias tuberosa 'Hello Yellow' / Hello Yellow Butterfly Milkweed	1 gal	
	18	Baptisia x 'Lemon Meringue' TM / Lemon Meringue Baptisia	1 gal	
	25	Coreopsis x 'Jethro Tull' / Jethro Tull Tickseed	1 gal	
	76	Hemerocallis x 'Sammy Russell' / Sammy Russell Daylily	1 gal	
	27	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	
	69	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	6,856 sf	Native BMP Stormwater Basin	SF	

LANDSCAPE REQUIREMENTS				
ITEM	REQUIREMENT	PROPOSED	ALTERNATE REQUESTED	APPROVED
<b>STREET TREES (88-425-03)</b>				
EAST 93RD STREET	1 TREE PER 30 LF OF FRONTAGE 220 LF / 30 = 7 TREES	7 TREES PROPOSED		
BANNISTER ROAD	1,078 LF / 30 = 36 TREES	11 EXISTING TREES; 30 PROPOSED TREES		
<b>GENERAL (88-425-04)</b>				
SITE (OPEN SPACE, PARKLANDS)	1 TREE PER 5,000 SF OF PRINCIPAL BUILDING COVERAGE 144,891 TOTAL BUILDING SF/5000 = 29 TREES	35 TREES PROPOSED		
<b>PERIMETER VEHICULAR USE AREA (88-425-05)</b>				
ADJACENT TO STREETS (88-425-05-B)	25' BUFFER, 3' BERM; 3 TREES, 25 SHRUBS PER 100 LF OR NO BERM, 25' BUFFER; 6 TREES, 35 SHRUBS PER 100 LF			
EAST 93RD STREET	25' BUFFER; 13 TREES; 77 SHRUBS	25' BUFFER; 13 TREES; 45 SHRUBS; 72 GRASSES		
BANNISTER ROAD	25' BUFFER; 3' HT. BERM; 32 TREES; 270 SHRUBS	20' BUFFER; BERM; 45 TREES; 224 SHRUBS; 375 GRASSES	YES	
<b>INTERIOR VEHICULAR USE AREA (88-425-06)</b>				
INTERIOR AREA	35 SF OF LANDSCAPE PER STALL 684 STALLS x 35 = 23,940 SF LANDSCAPE REQUIRED	27,072 SF		
TREES	1 TREE PER 5 STALLS = 137 TREES	138 TREES		
SHRUBS	1 SHRUBS PER STALL = 684 SHRUBS	647 SHRUBS; 189 GRASSES		
PARKING GARAGE SCREENING	DESCRIBE: N/A			
MECHANICAL/UTILITY SCREENING	DESCRIBE: PROVIDED PER PLAN			
OUTDOOR USE SCREENING	DESCRIBE: PROVIDED PER PLAN			







SIDE ELEVATION - ALL 12A6B BLDGS. C2  
3/32"=1'-0"



SIDE ELEVATION - ALL 12A6B BLDGS. C1  
3/32"=1'-0"



REAR ELEVATION - BLDGS. 3, 15 & 17 B2  
3/32"=1'-0"



FRONT ELEVATION - BLDGS. 3, 15 & 17 B1  
\*SEE SITE PLAN FOR LOCATIONS 3/32"=1'-0"



REAR ELEVATION - BLDGS. 1, 9, 11, 12 & 14 A2  
3/32"=1'-0"



FRONT ELEVATION - BLDGS. 1, 9, 11, 12 & 14 A1  
\*SEE SITE PLAN FOR LOCATIONS 3/32"=1'-0"

**McCLURE**  
1700 Swift Ave., Suite 100  
North Kansas City, Missouri 64116  
P 816-756-0444  
F 816-756-1763  
Ankeny, IA | Carroll, IA | Clive, IA  
Cedar Rapids, IA | Fort Dodge, IA  
North Liberty, IA | Sioux City, IA  
Macon, MO | Columbia, MO  
North Kansas City, MO  
Lenexa, KS

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
EXPIRES: DECEMBER 31, 2022

**rosemann & ASSOCIATES P.C.**  
ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING  
PLANNING  
1526 Grand Boulevard  
Kansas City, MO 64108-1404  
p: 816-472-1446  
w: www.rosemann.com  
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TRAILS AT BANNISTER APARTMENT HOMES  
6400 BANNISTER ROAD  
KANSAS CITY, MO  
UR PRELIMINARY DEVELOPMENT PLAN  
ARCHITECTURAL ELEVATIONS  
P:21060006-DRAWINGS\CIVIL\UR PRELIMINARY\210600 ARCH.DWG

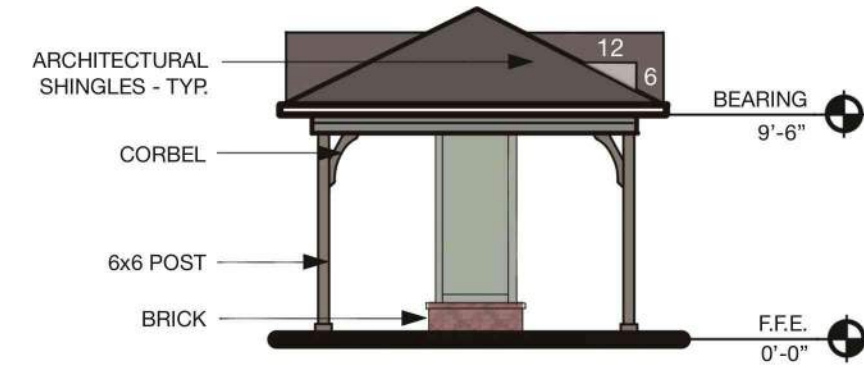
DRAWING NO.  
A100



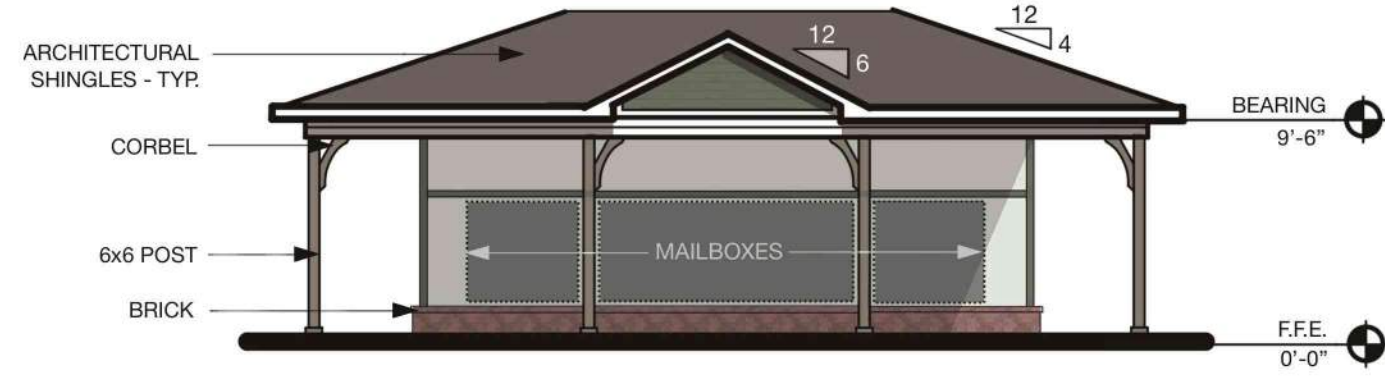
NOTICE:  
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
 EXPIRES: DECEMBER 31, 2022

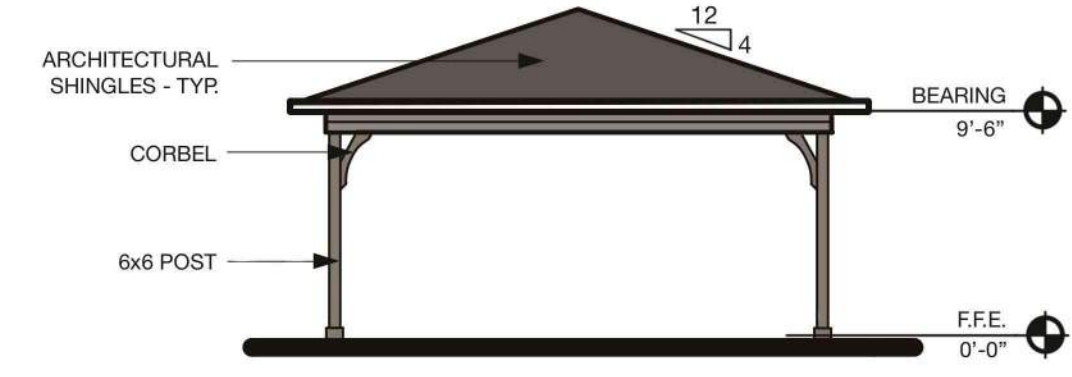
**rosemann & ASSOCIATES P.C.**  
 ARCHITECTURE  
 INTERIOR DESIGN  
 ENGINEERING  
 PLANNING  
 15226 Grand Boulevard  
 Kansas City, MO 64108-1404  
 P 816.472.1448  
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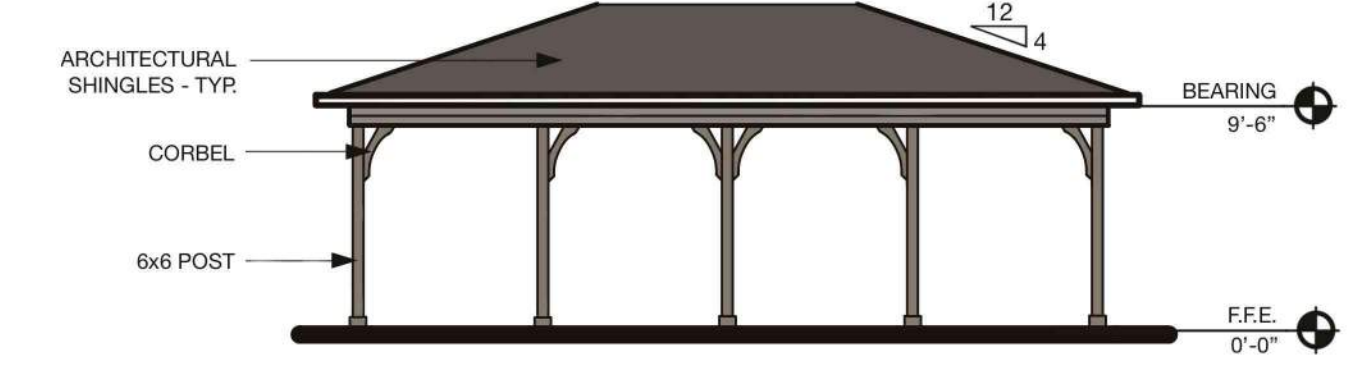
SIDE ELEVATION - MAIL KIOSK  
 1/8"=1'-0" **C4**



FRONT ELEVATION - MAIL KIOSK  
 1/8"=1'-0" **C3**



SIDE ELEVATION - PAVILION  
 1/8"=1'-0" **C2**



FRONT/REAR ELEVATION - PAVILION  
 1/8"=1'-0" **C1**



SIDE ELEVATION - ALL 12B6C BLDGS.  
 3/32"=1'-0" **B2**



REAR ELEVATION - BLDGS. 2, 4, 5, 6, 7, 8, 10, 13, 16, 18 & 19  
 \*SEE SITE PLAN FOR LOCATIONS  
 3/32"=1'-0" **B1**



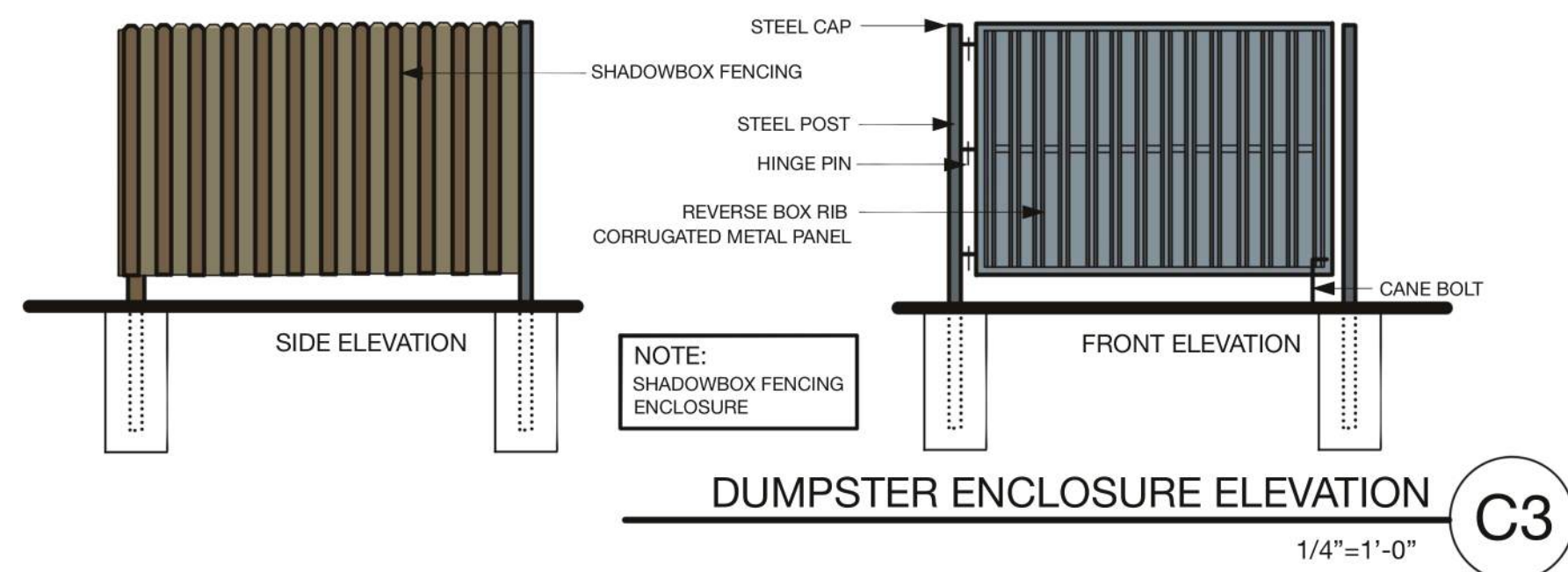
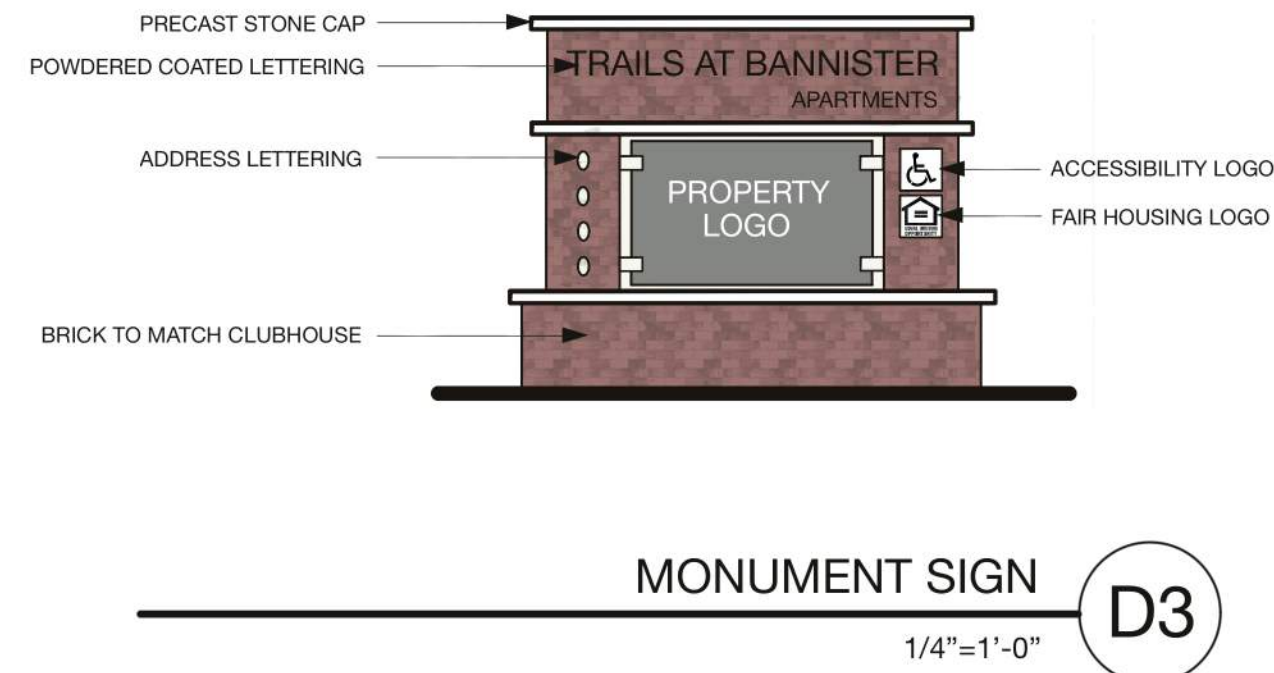
SIDE ELEVATION - ALL 12B6C BLDGS.  
 3/32"=1'-0" **A2**



FRONT ELEVATION - BLDGS. 2, 4, 5, 6, 7, 8, 10, 13, 16, 18 & 19  
 \*SEE SITE PLAN FOR LOCATIONS  
 3/32"=1'-0" **A1**

TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO  
 UR PRELIMINARY DEVELOPMENT PLAN  
 ARCHITECTURAL ELEVATIONS  
 P:12 1060006-DRAWINGSCVILUR PRELIMINARY210600 ARCH.DWG



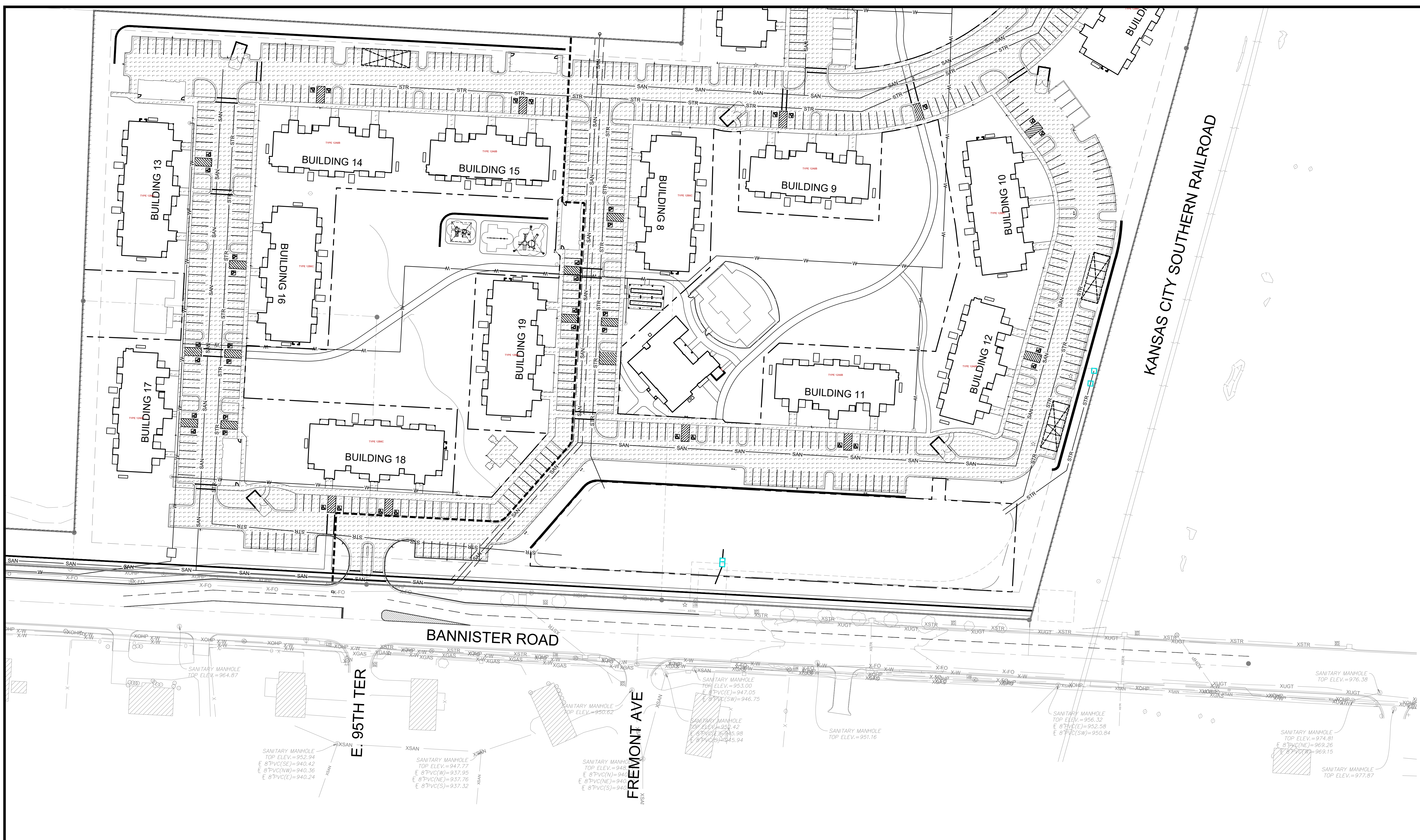




NOTICE:  
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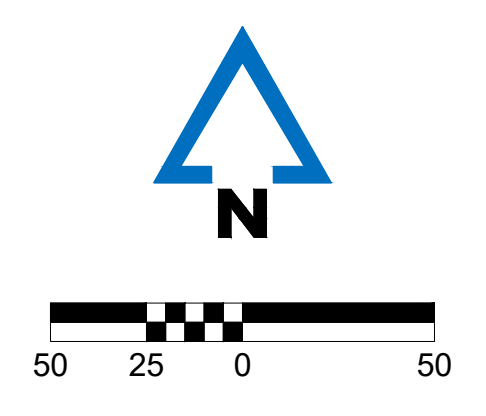
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
 EXPIRES: DECEMBER 31, 2022

REVISIONS		
PROJECT INFO		
ENGINEER	DRAWN BY	CHECKED BY
PJO	ELM	PJO



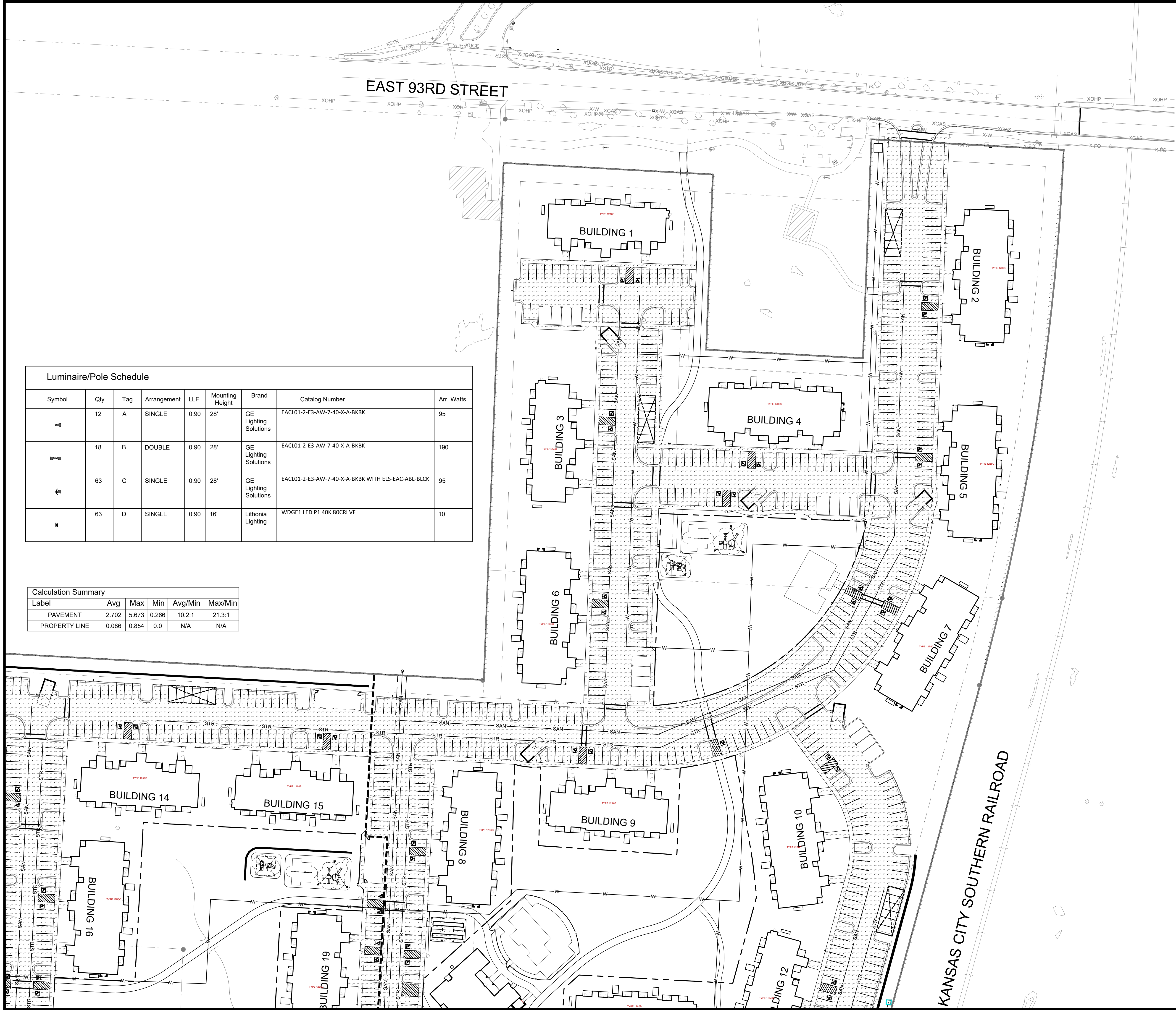
Symbol	Qty	Tag	Arrangement	LLF	Mounting Height	Brand	Catalog Number	Arr. Watts
▲	12	A	SINGLE	0.90	28'	GE Lighting Solutions	EACL01-2-E3-AW-7-40-X-A-BK BK	95
▮	18	B	DOUBLE	0.90	28'	GE Lighting Solutions	EACL01-2-E3-AW-7-40-X-A-BK BK	190
↑	63	C	SINGLE	0.90	28'	GE Lighting Solutions	EACL01-2-E3-AW-7-40-X-A-BK BK WITH ELS-EAC-ABL-BLCK	95
✱	63	D	SINGLE	0.90	16'	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF	10

Label	Avg	Max	Min	Avg/Min	Max/Min
PAVEMENT	2.702	5.673	0.266	10.2:1	21.3:1
PROPERTY LINE	0.086	0.854	0.0	N/A	N/A



TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO  
 UR PRELIMINARY DEVELOPMENT PLAN  
 PHOTOMETRIC PLAN  
 P:21060006-DRAWINGS\LIGHTING\210600 LIGHT.DWG





**Luminaire/Pole Schedule**

Symbol	Qty	Tag	Arrangement	LLF	Mounting Height	Brand	Catalog Number	Arr. Watts
▲	12	A	SINGLE	0.90	28'	GE Lighting Solutions	EACL01-2-E3-AW-7-40-X-A-BK BK	95
⌘	18	B	DOUBLE	0.90	28'	GE Lighting Solutions	EACL01-2-E3-AW-7-40-X-A-BK BK	190
▲	63	C	SINGLE	0.90	28'	GE Lighting Solutions	EACL01-2-E3-AW-7-40-X-A-BK BK WITH ELS-EAC-ABL-BLCK	95
■	63	D	SINGLE	0.90	16'	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF	10

**Calculation Summary**

Label	Avg	Max	Min	Avg/Min	Max/Min
PAVEMENT	2.702	5.673	0.266	10.2:1	21.3:1
PROPERTY LINE	0.086	0.854	0.0	N/A	N/A

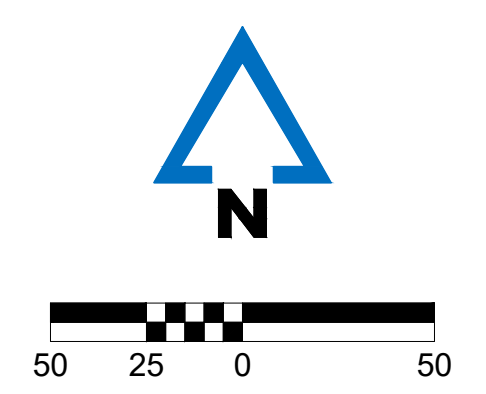
**REVISIONS**

No.	Description

**PROJECT INFO**  
 210660-000

ENGINEER: PJO    DRAWN BY: ELM    CHECKED BY: PJO

TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO  
 UR PRELIMINARY DEVELOPMENT PLAN  
 PHOTOMETRIC PLAN  
 P:210660006-DRAWINGS\LIGHTING\210660 LIGHT.DWG





June 10, 2022

VIA U.S. MAIL

Adjacent Property Owners within 300 Feet

**Re: Trails at Bannister - CD-CPC-2022-00098**

Dear Adjacent Property Owners:

We represent Pedcor Investments, LLC concerning property located at 6601 E. 93<sup>rd</sup> Street and 6200 E. Bannister, generally located between Bannister Road on the south; E. 93<sup>rd</sup> Street on the north, Kansas City Southern Railroad on the east, and White Avenue on the west. We submitted an application to the City Plan Commission to request approval of a UR Development Plan for approximately 24 acres and Preliminary Plat to allow for the development of a 342-unit multifamily development (CD-CPC-2022-00098). Enclosed is a copy of the Site Plan and elevations from the UR Development Plan.

You are receiving this letter since City Code requires a public meeting be held regarding our application and that all property owners within 300 feet are invited to attend. This public meeting is an opportunity for you to come learn more about the application and to discuss these plans with the developer's representatives. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement). If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

The meeting will be held on Thursday, July 7, 2022 at 6:00 p.m. at the Blue Ridge Branch of the Mid-Continent Public Library at 9253 Blue Ridge Boulevard, Kansas City, Missouri 64138.

Any questions or concerns can be addressed to:

Name:	Patricia R. Jensen
Email:	<a href="mailto:pjensen@rousepc.com">pjensen@rousepc.com</a>
Phone:	(816) 502-4723
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Pedcor Investments, LLC

If you are unable to attend the meeting and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

{22440 / 71271; 959835. }

The applications will be heard by the City Plan Commission on Tuesday, July 19, 2022.

Very truly yours,



Patricia R. Jensen

PRJ:kab  
enclosures

cc: Andrew Clarke, KCMO City Planning & Development Department, (via e-mail, w/ encl.)  
City Planning and Development (via e-mail [publicengagement@kcmo.org](mailto:publicengagement@kcmo.org), w/ encl.)  
Fairlane Homes Association (via e-mail [fairlanehomeskc@gmail.com](mailto:fairlanehomeskc@gmail.com) and U.S. Mail,  
w/ encl.)



# CITY PLANNING & DEVELOPMENT

---

## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

**Trails at Bannister Apartments  
NEIGHBORHOOD MEETING  
July 7, 2022**

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Michael Gnat	Mike.111413@gmail.com 816-361-0124
Margaret Gnat	" " " "
Sherril Kelly	816-824-3034 Sl.Kelle@yahoo.com
Marilyn Jackson	816-805-8232
Melanie Elmou	816-304-9794
	816-718-1514
TERESA EDENS	teresaedens@hotmail.com
ANTHONY MALONE	amalone@mcclurevision.com
Paul Osborn	McClure
Turner Lesnick	Pedwar
Patricia Jensen	Rouse Frets White Boss
Kellee Madigr	Rouse Frets White Boss



Trails at Bannister Apartments  
NEIGHBORHOOD MEETING  
July 7, 2022

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Jason Osborne	Rosemann & Assoc. P.C.
Diana Beninato	95-767-5600