PROJECT TEAM

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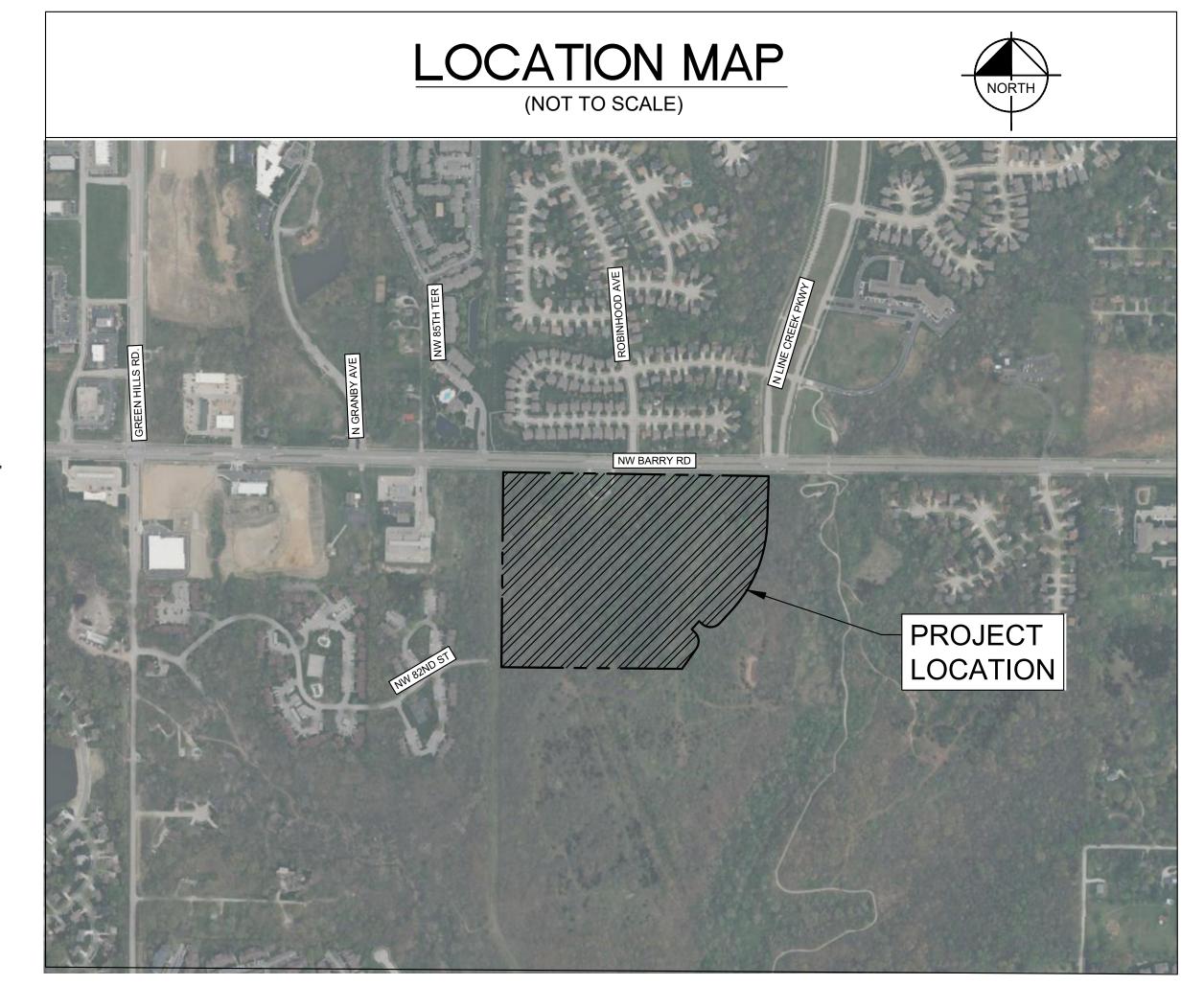
SURVEYOR
MINNEY SURVEYING
15547 W 81ST STREET
LENEXA, KS 66219
CONTACT: ANNE SMOKE, PLS
EMAIL: ANNE@MINNEYSURVEY.COM

LOT 1 LEGAL DESCRIPTION (EXCLUDING THE PROPOSED R/W OF LINE CREEK PARKWAY AND STORMWATER TRACTS)

CONTAINING 1,372,440 SQUARE FEET OR 31.51 ACRES, MORE OR LESS.

THE BASIS OF THE BEARINGS SHOWN HEREON IS THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE.

DEVELOPMENT PLANS FOR KIMPTON FALLS SECTION 9, TOWNSHIP 51N, RANGE 33W CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



DE\	/ELOPMENT PLAN DEVIATIO	ONS
1.		
2.		
3.		

DEVELOPMENT PLAN WAIVERS

- 1. SIDEWALK ON ONE SIDE OF LINE CREEK PARKWAY (405.7)
- 2. NO CONNECTION TO 82ND STREET (405.10)
- LINE CREEK PARKWAY IS PROPOSED AS A COMMERCIAL COLLECTOR STREET CLASSIFICATION, AND THE PROPOSED DESIGN EXCEEDS THE MAXIMUM GRADE OF 6%. THE PROPOSED DESIGN PROVIDES A MAXIMUM GRADE OF 8%.

	City Plan Commission Recommends Approval without Conditions of Case No. CD-CPC-2022-00225 on 02/21/2023
CITY PLANNING	Joseph Rexwinkle, AICP
AND DEVELOPMENT	Secretary of the Commission

	SHEET SET INDEX							
SHEET#	SHEET TITLE							
C1	COVER SHEET							
C2	EXISTING CONDITIONS							
C3	SITE PLAN							
C4	TYPICAL ROADWAY SECTIONS							
C5	GRADING PLAN							
C6	UTILITY PLAN							
C7	EXISTING STREAM BUFFER PLAN							
C8	STREAM BUFFER IMPACT PLAN							
C9	PRELIMINARY PLAT							
C10	PEDESTRIAN CONNECTIVITY PLAN							
C11	PEDESTRIAN CONNECTIVITY CROSS SECTIONS							
C12	AERIAL PLAN							
C13	TURNING TEMPLATES							
P1	PHOTOMETRIC PLAN							
P2	PHOTOMETRIC DETAILS							
L1	LANDSCAPE KEY MAP & NOTES							
L2 - L7	LANDSCAPE PLAN							
A1 - A6	BUILDING ELEVATIONS							
A7 - A8	PROJECT CONCEPT IMAGERY							
· · · · · · · · · · · · · · · · · · ·								

SCALE: ASSIGNED BESIGNED BESIG

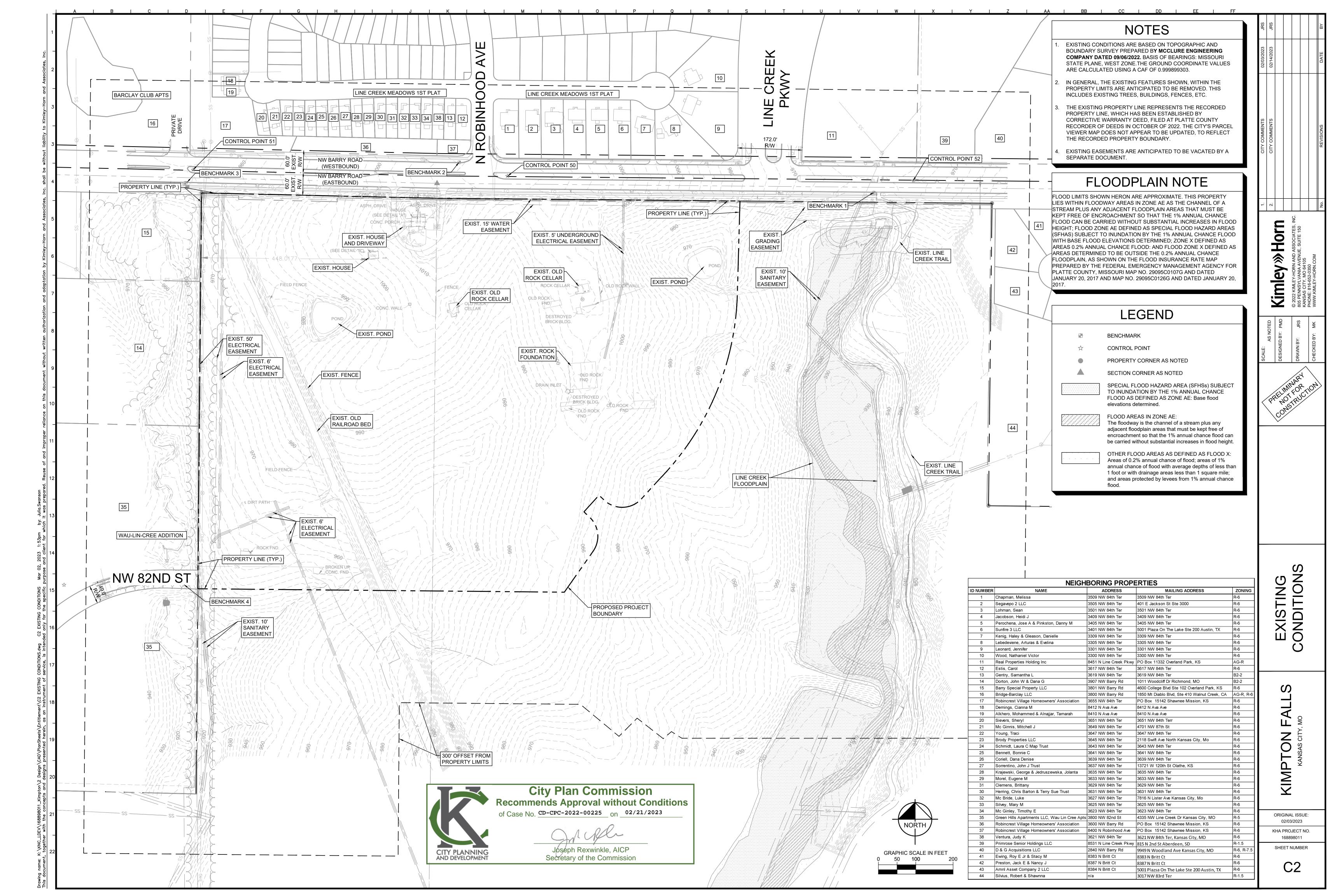
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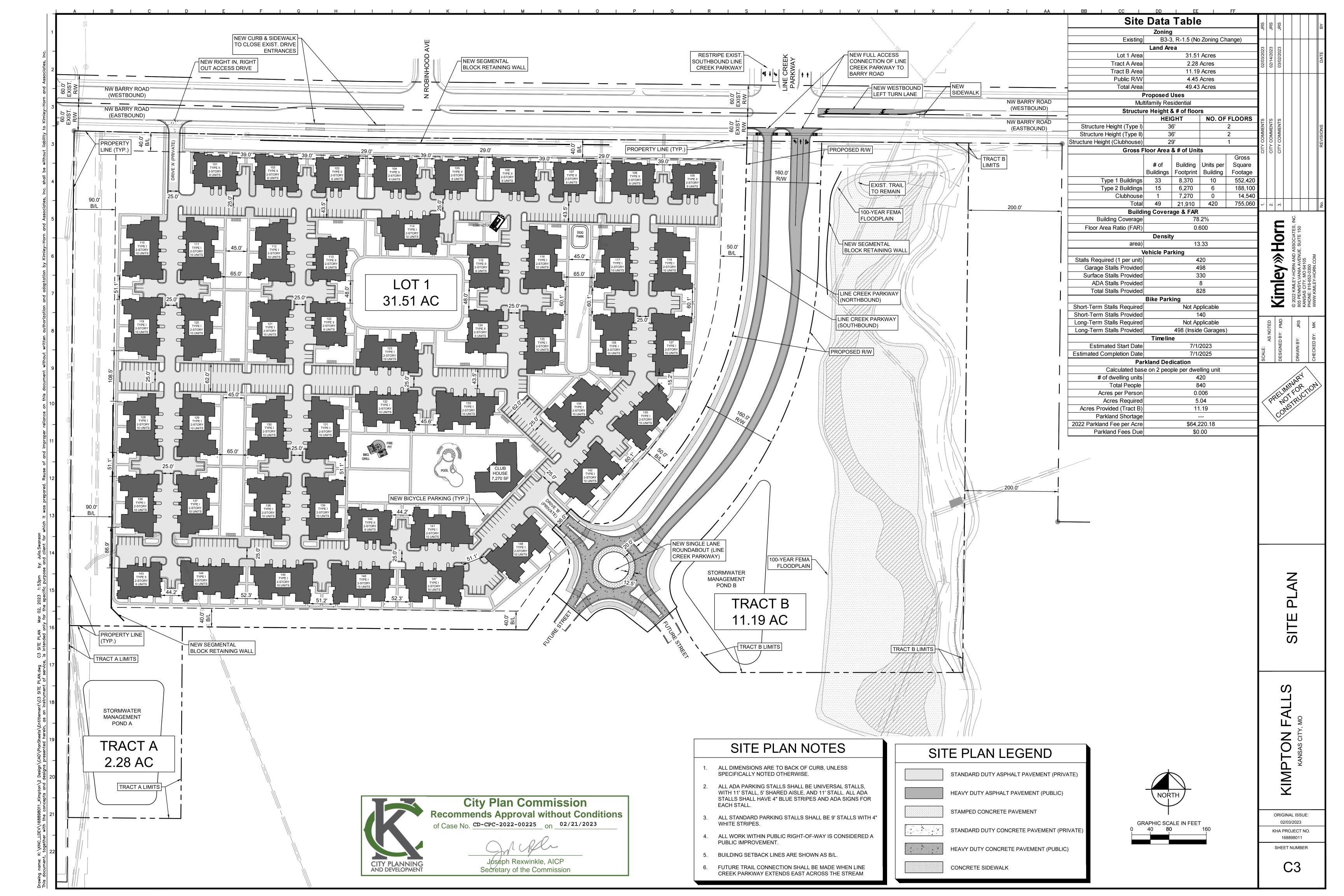
MPTON FALLS

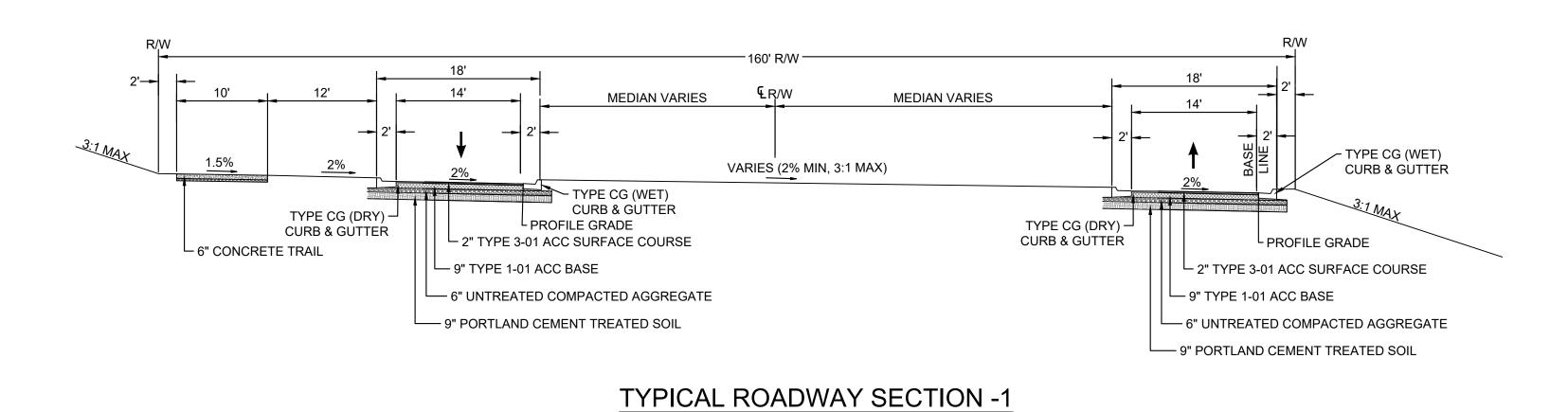
ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011

SHEET NUMBER

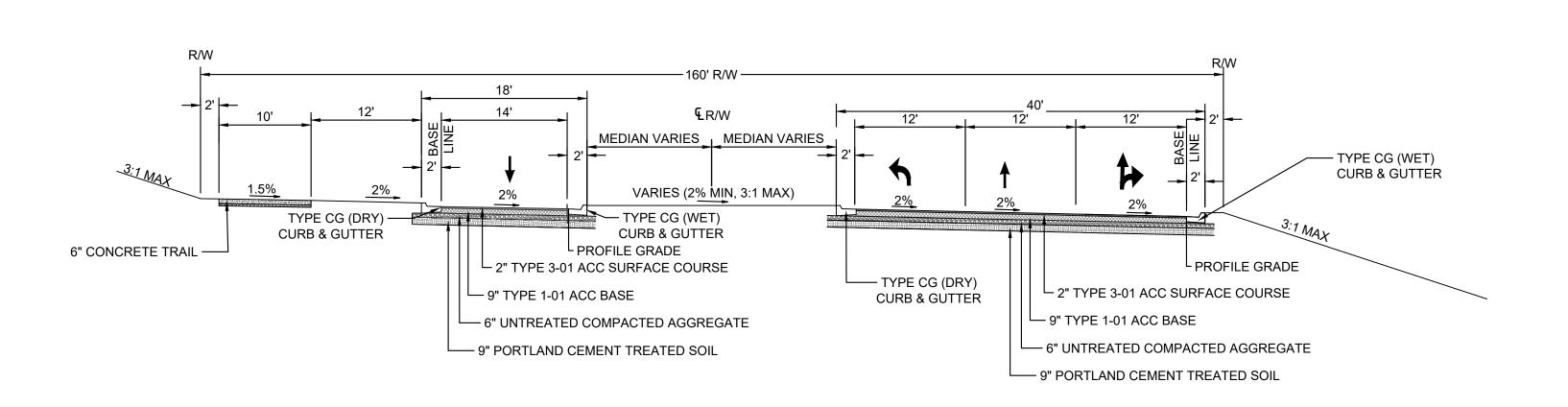
C1







LINE CREEK PARKWAY



TYPICAL ROADWAY SECTION-2 LINE CREEK PARKWAY



City Plan Commission
Recommends Approval without Conditions
of Case No. CD-CPC-2022-00225 on 02/21/2023

Joseph Rexwinkle, AICP Secretary of the Commission ORIGINAL ISSUE:
02/03/2023

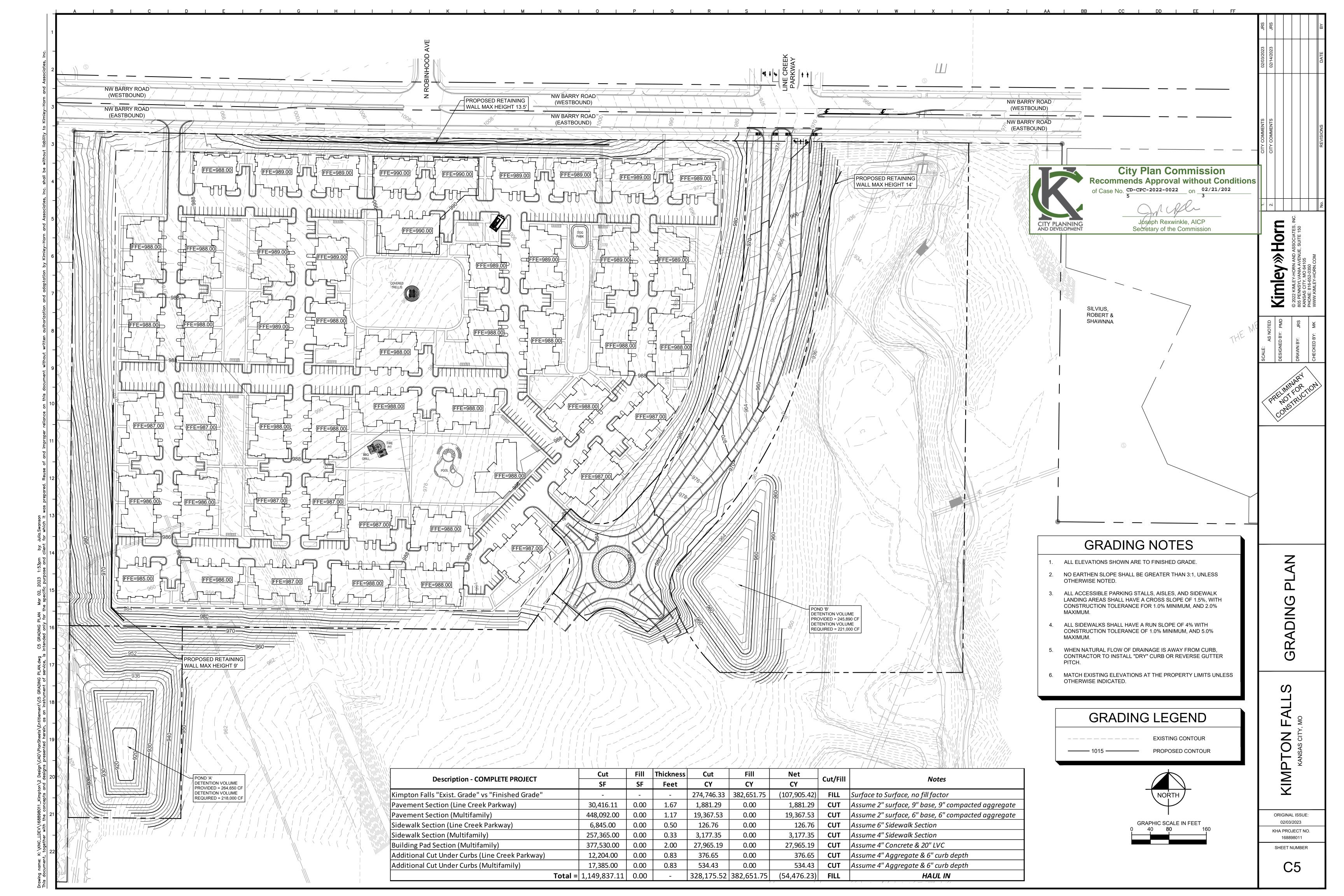
KHA PROJECT NO.
168898011

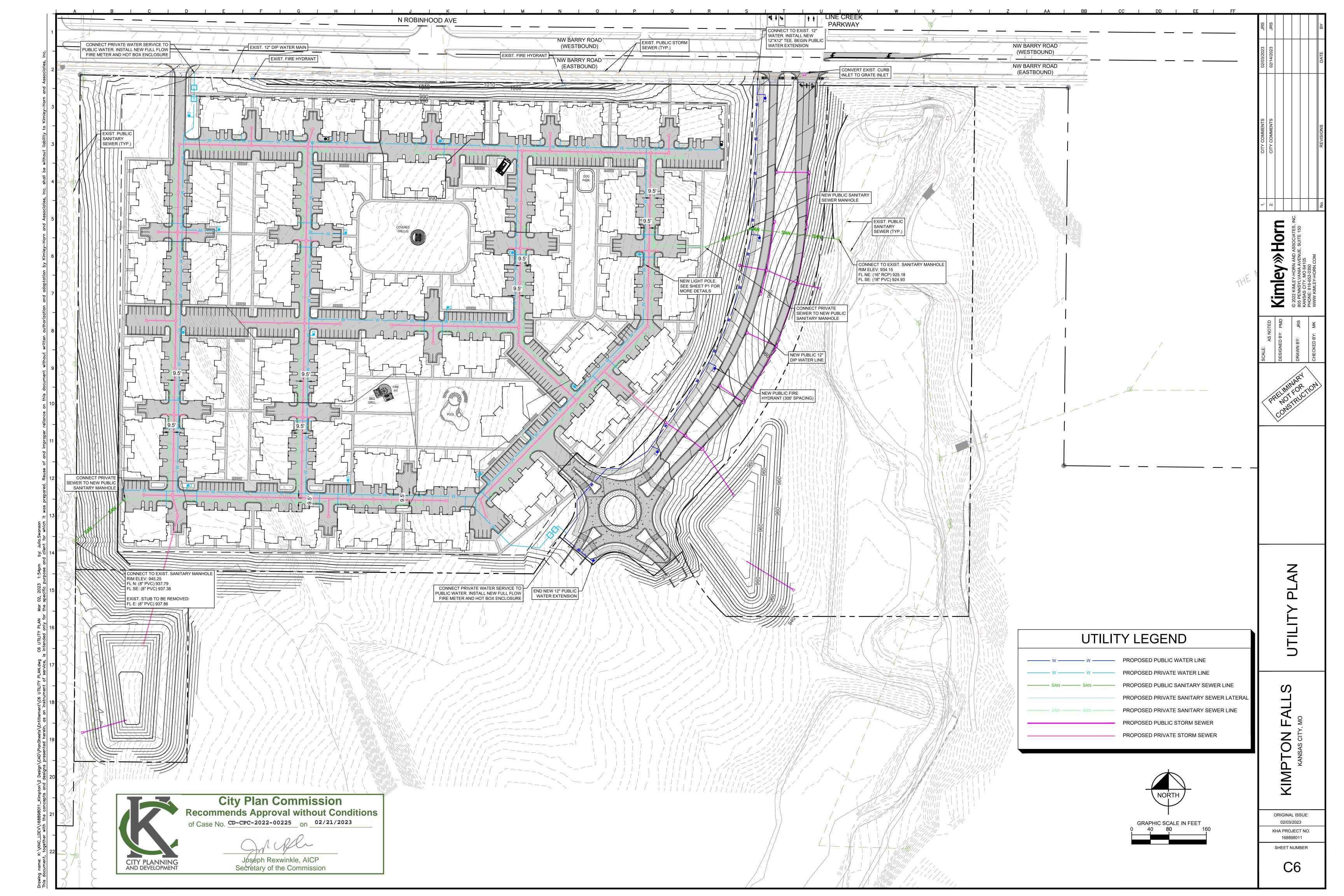
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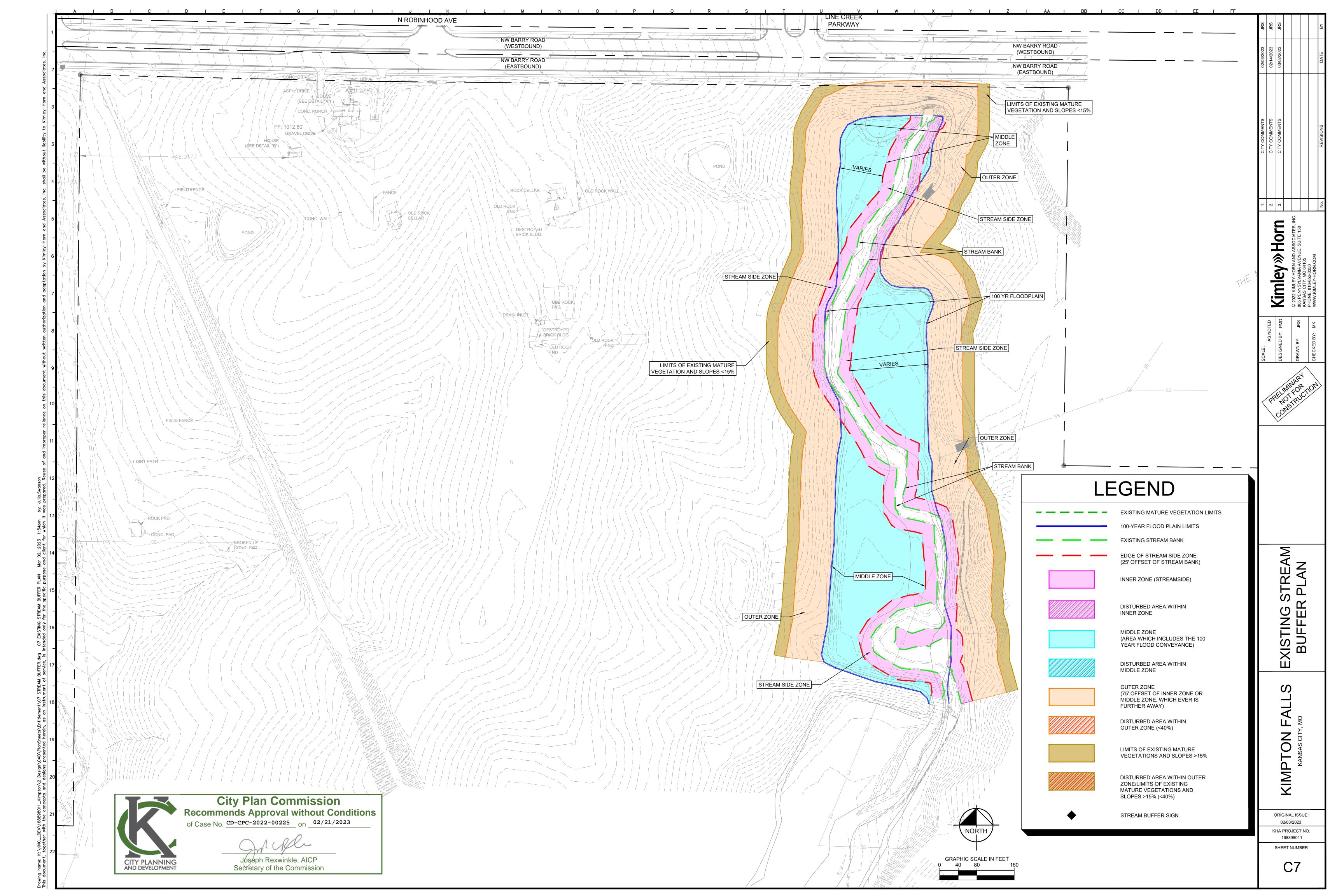
KIMPTON FALL

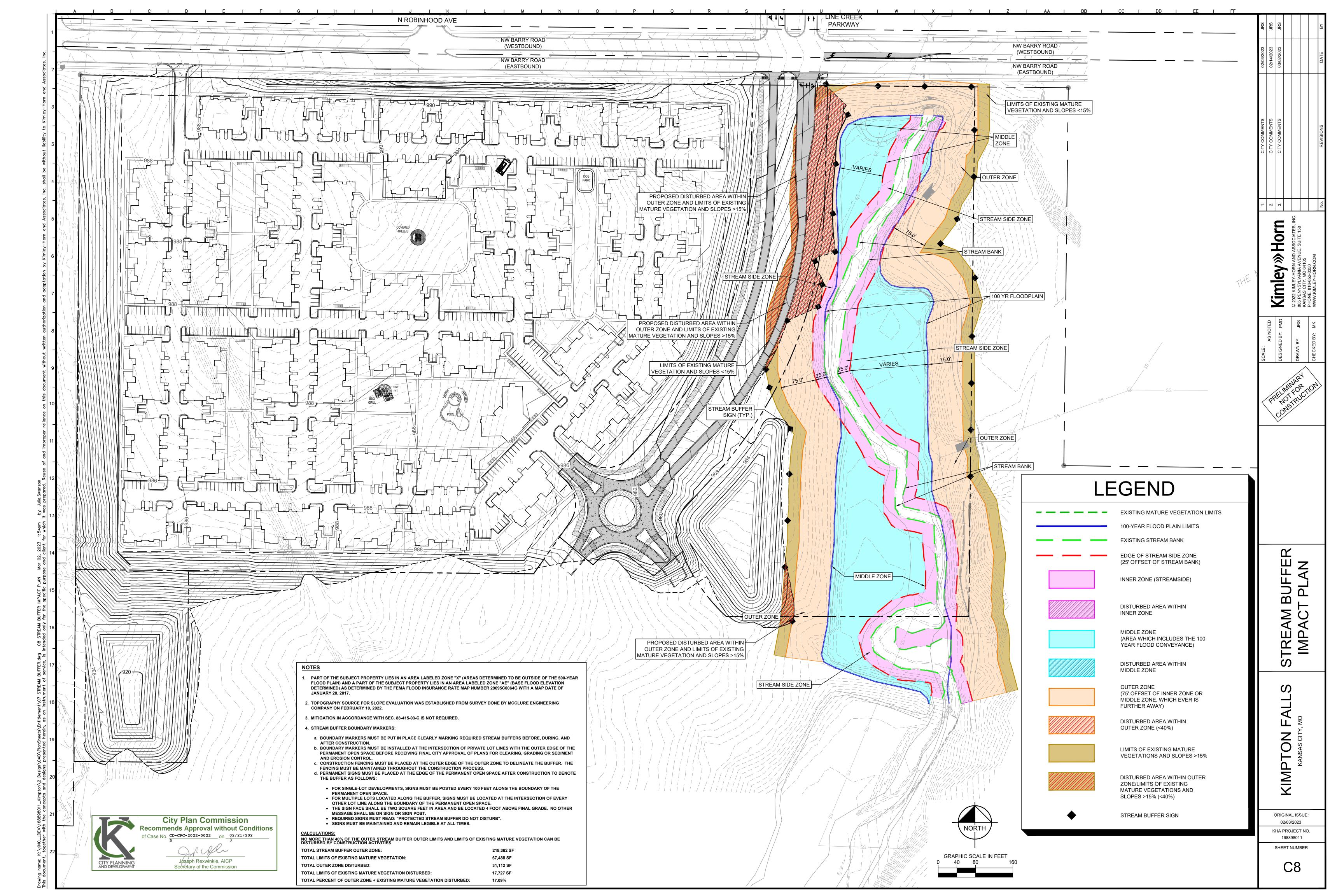
Kimley » Horn

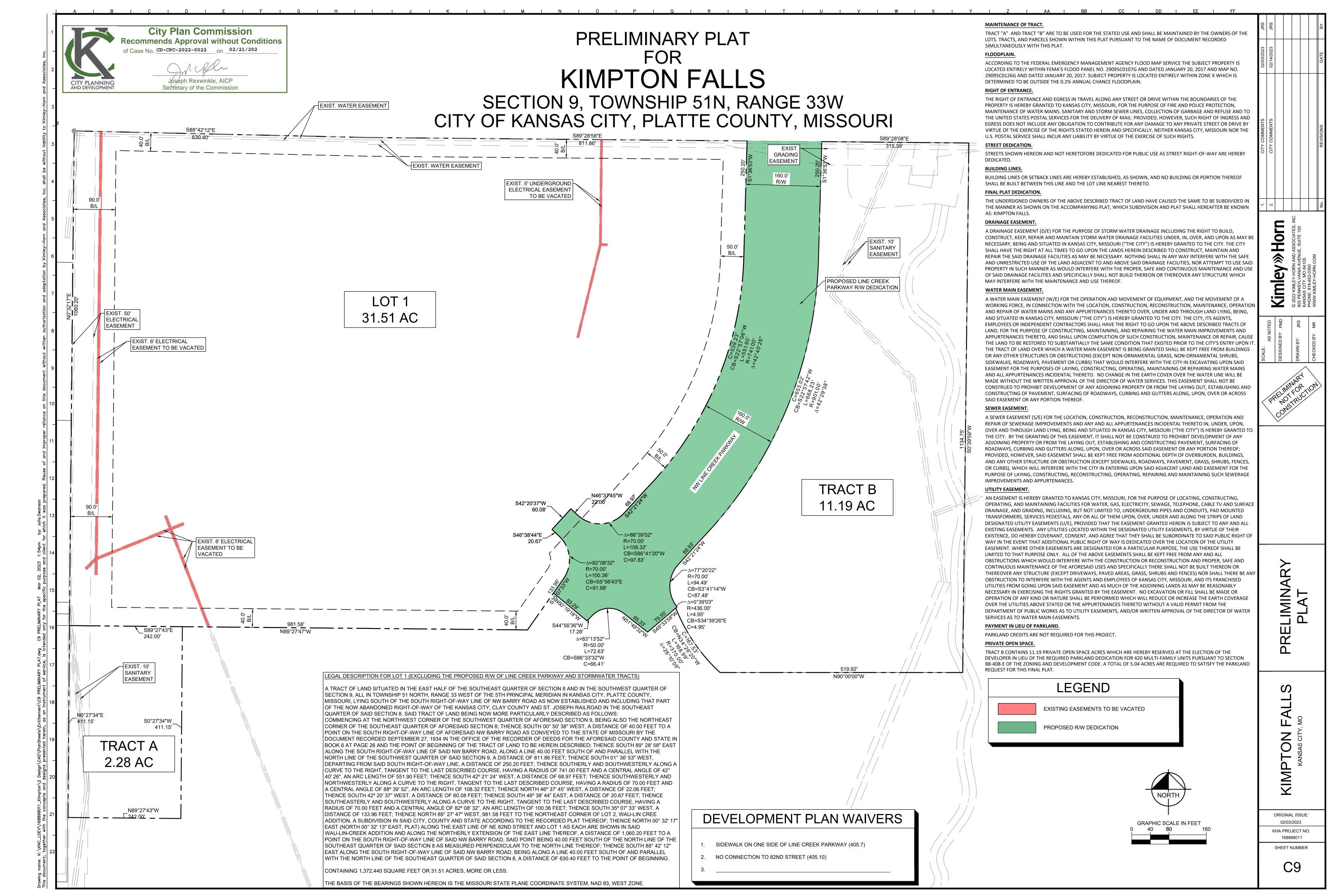
C4

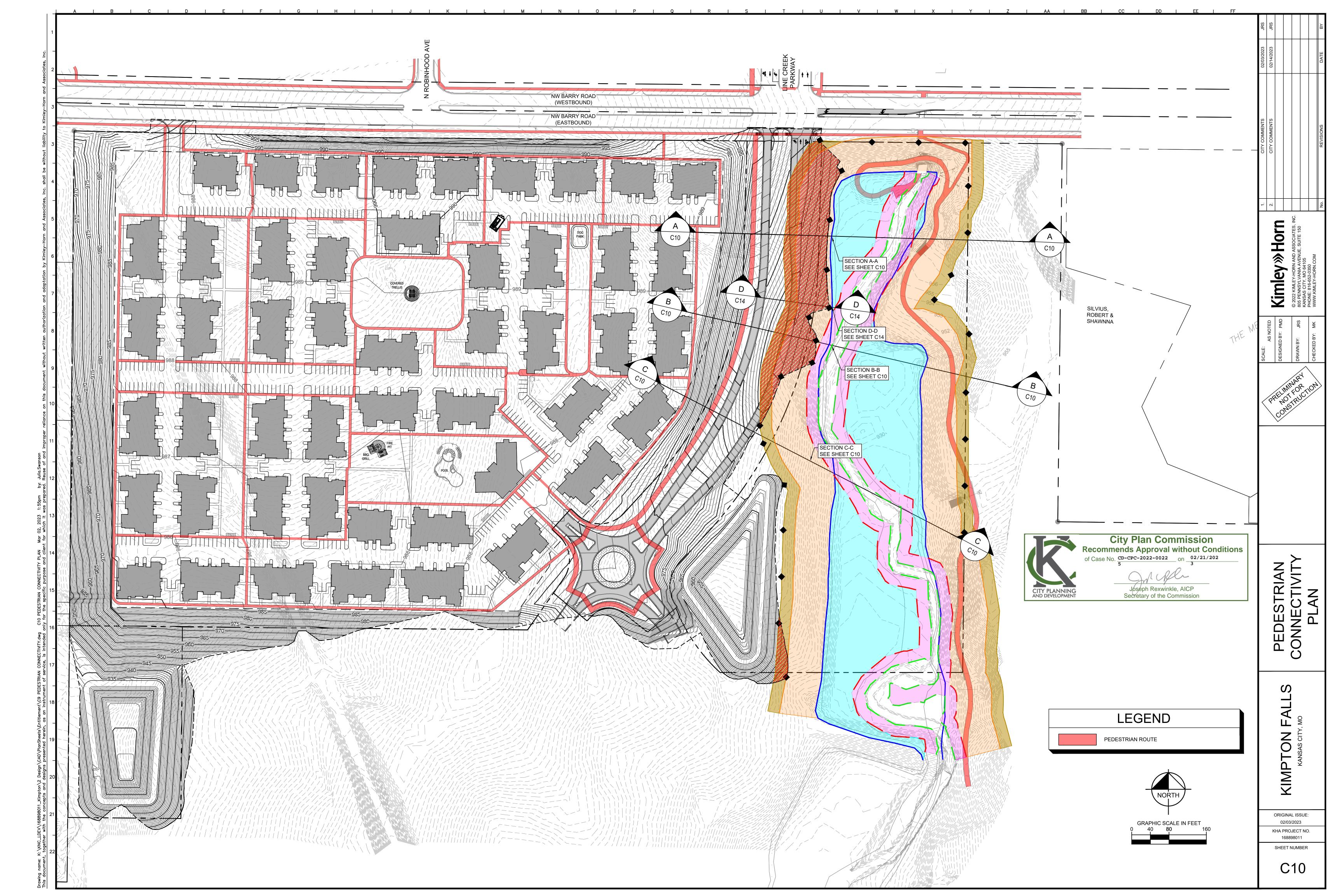


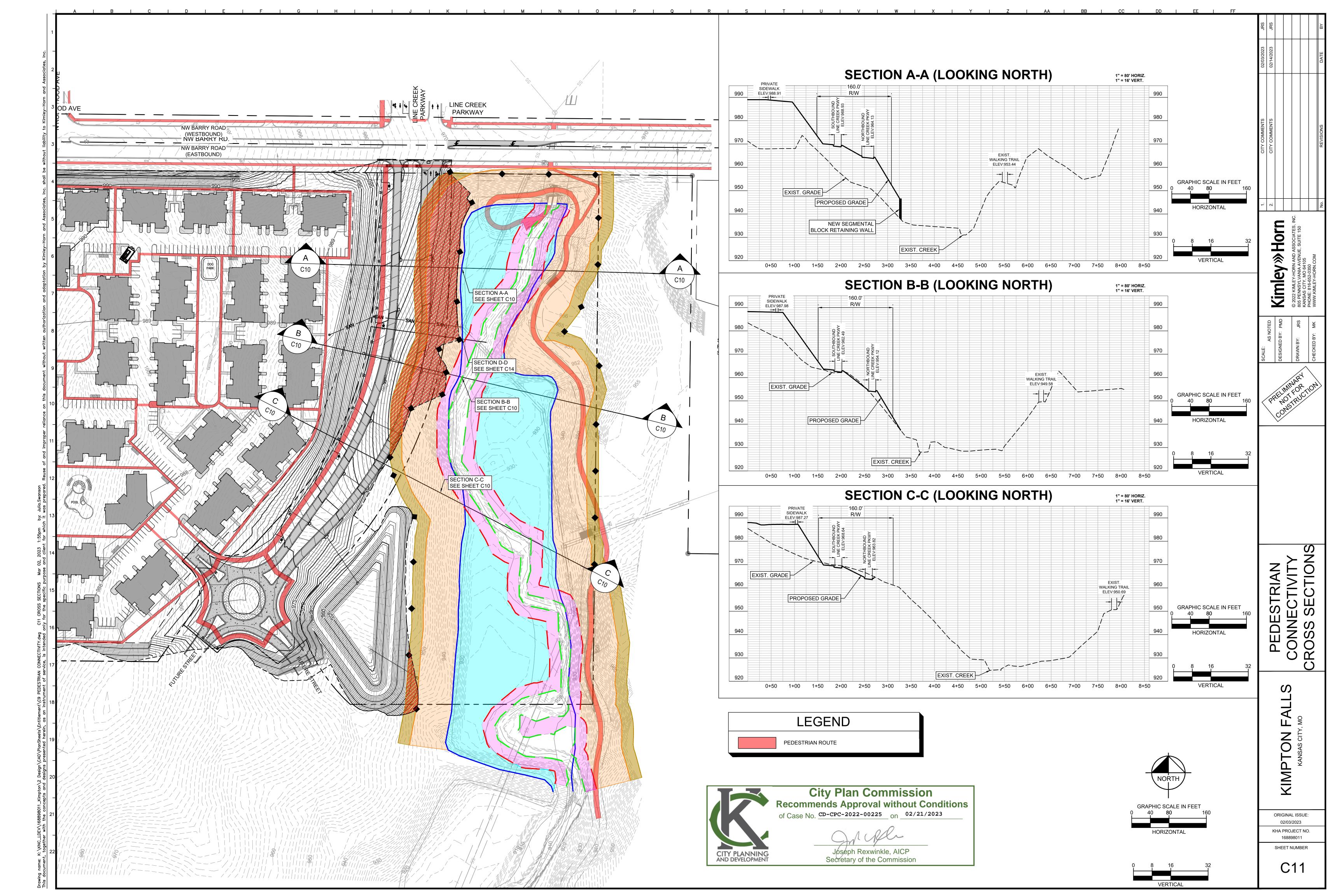




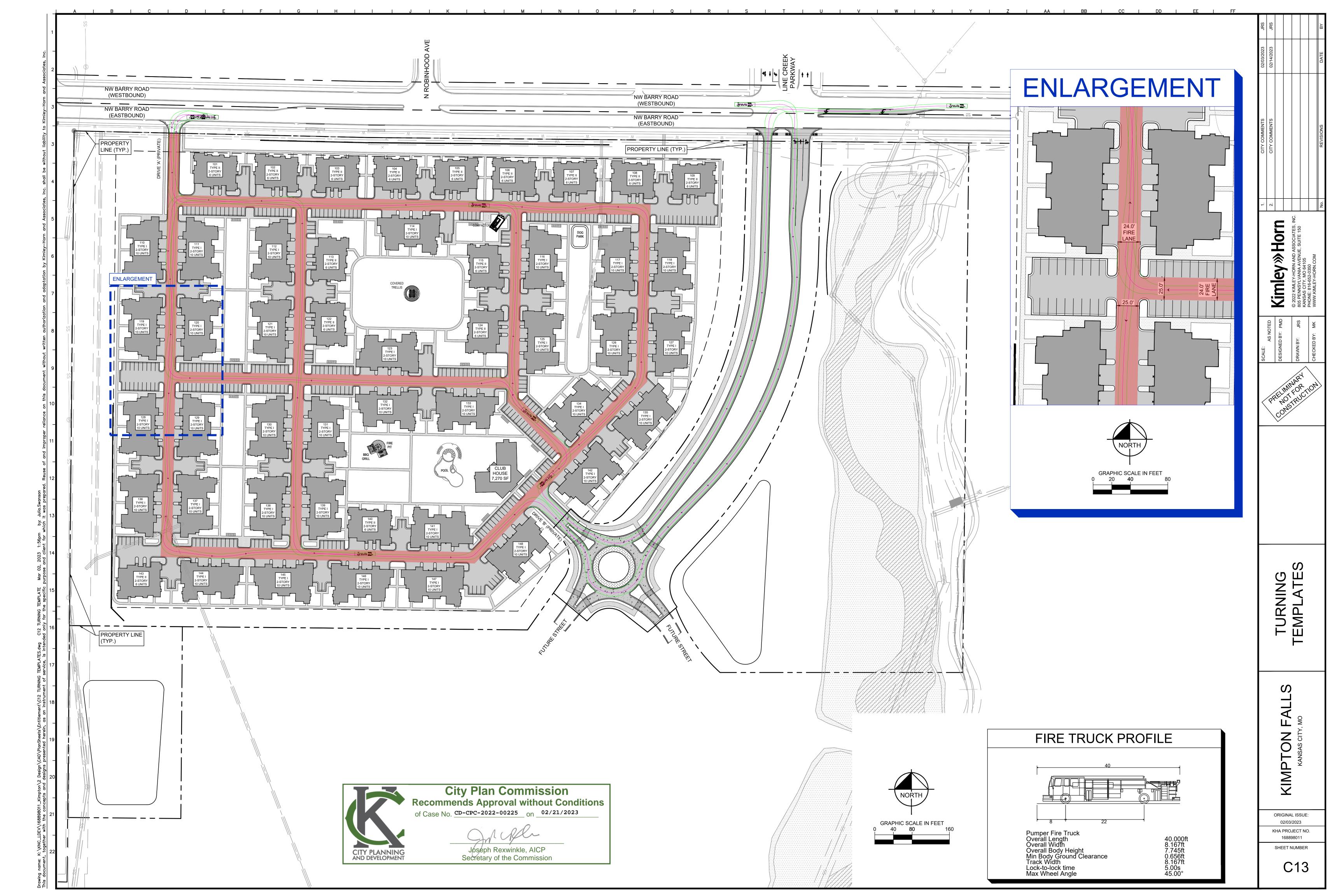


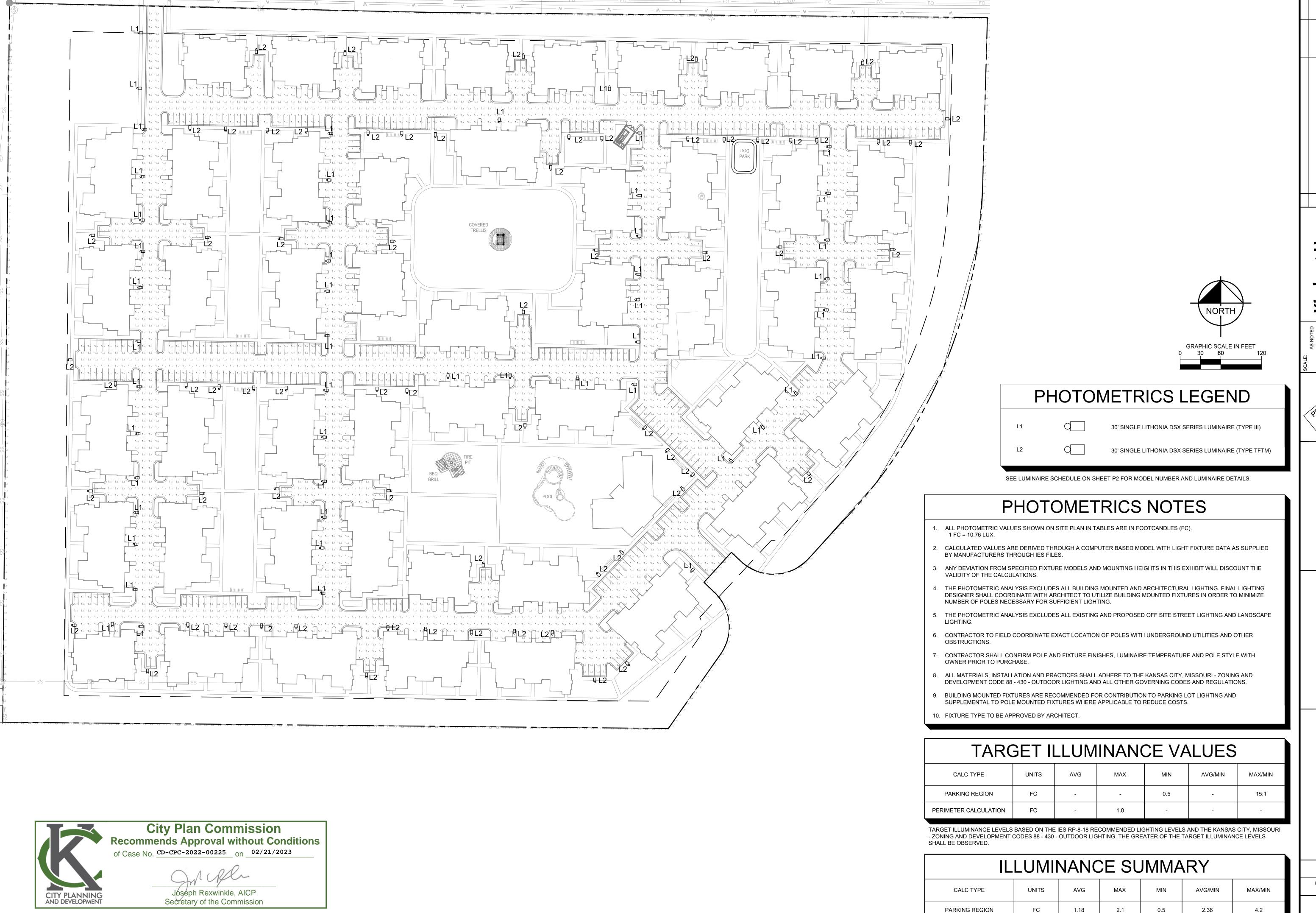












WOTED KIMLEY-HORN AND ASSOCIATES, I 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 PHONE: 816-652-0350

DESIGNED BY:

DESIGNED BY:

OLY ANIMITARO

ORAWN BY:

CHECKED BY:

PREIMINARY CONSTRUCTION

TOMETRIC

KIMPTON FALLS

ORIGINAL ISSUE:
4/24/2022

KHA PROJECT NO.
168898011

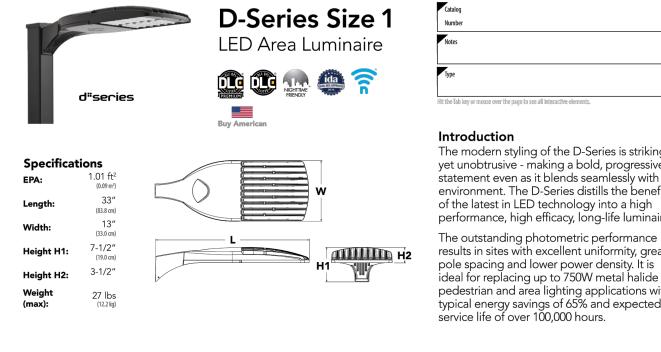
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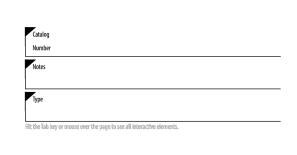
P1

PERIMETER CALCULATION

0.2

LIGHT FIXTURE SCHEDULE												
SYMBOL	TAG	DESCRIPTION	MODEL NUMBER	FIXTURE QUANTITY	LLF	MOUNTING STYLE	LAMPS	VOLTAGE	WATTS PER FIXTURE	LUMENS PER FIXTURE	COLOR	MOUNTING HEIGHT
	L1	LITHONIA LIGHTING D-SERIES SIZE 1 TYPE III POLE MOUNTED LUMINAIRE (SINGLE)	DSX1_LED_P1_40K_T3M_MVOLT	49	0.9	POST TOP	LED	MVOLT	51W	7,287	3000K	30 FT
d	L2	LITHONIA LIGHTING D-SERIES SIZE 1 TYPE TFTM POLE MOUNTED LUMINAIRE (SINGLE)	DSX1_LED_P1_40K_TFTM_MVOLT	70	0.9	POST TOP	LED	MVOLT	51W	7,446	3000K	30 FT





Introduction The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive

DSX1HS 30C U House-side shield for P1, P2, P3, P4 and P5²³ DSX1HS 40C U House-side shield for P6 and P7²³
DSX1HS 60C U House-side shield for P8, P9, P10, P11 and P12²³ PUMBA DDBXD U* Square and round pole universal mounting bracket (specify finish) 26 KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) 12 DSX1EGS (FINISH) U External glare shield statement even as it blends seamlessly with its For more control options, visit DTL and ROAM online. environment. The D-Series distills the benefits performance, high efficacy, long-life luminaire.

Rev. 07/19/21

Page 1 of 8

COMMERCIAL OUTDOOR

Ordering Information

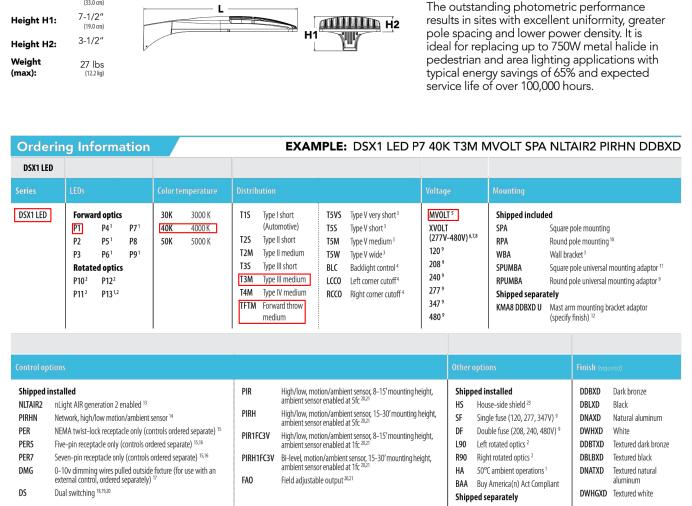
Accessories

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) ²⁵

DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) 25

DSHORT SBK U Shorting cap 25

DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) 25

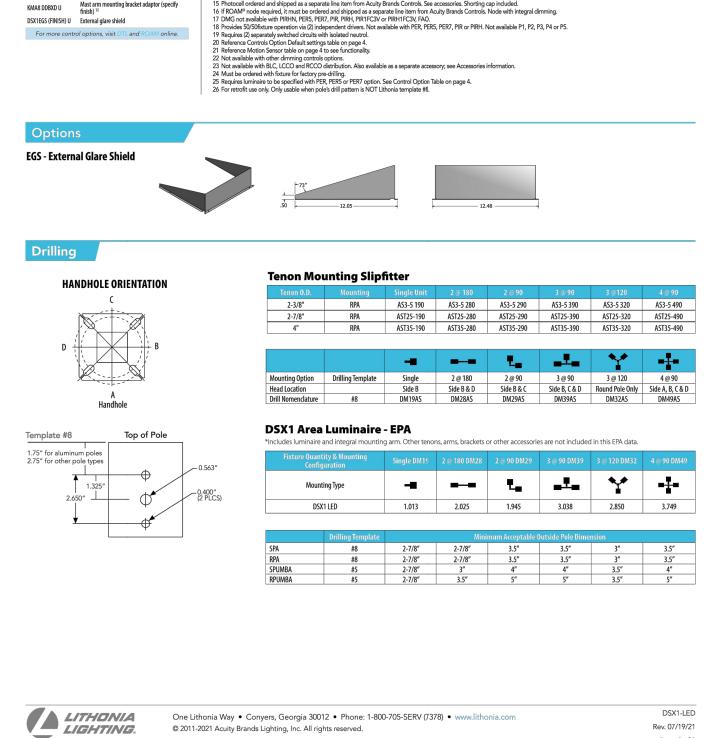


One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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BS Bird spikes 24

EGS External glare shield



NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.

2 P10, P11, P12 or P13 and rotated optics (I90, R90) only available together.

3 Arry Type 5 distribution with photocell, is not available with WBA.

4 Not available with HS.

5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.

7 XVOLT works with any voltage between 277V and 480V.

8 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.

7 XVOLT works with any voltage between 277V and 480V.

8 XVOLT not available with using (SF or DF and not available with PIR, PIR1FC3V, PIRH1FC3V.

9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.

10 Suitable for mounting to round poles between 3.5" and 12" diameter.

11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 15 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8

12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).

13 Must be ordered with PIRIN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.

14 Must be ordered with NLTAIR2. For more information on nLight Air 2 wisit this link.

15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.

16 If ROAM" node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. **FEATURES & SPECIFICATIONS** INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose area lights and floodlights. CONSTRUCTION commercial-guality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in crosssection with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6". **Pole Top:** Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap. The handhole has a nominal dimension of 2.5" x 5". assembly. Additional base cover options are available upon request. Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured ${\sf match}$ to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153. **HARDWARE** — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel. FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/ buy-american for additional information. INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the **WARRANTY** — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions **NOTE**: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Page 2 of 8

LITHONIA LIGHTING® Catalog Number light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting **Anchor Base Poles Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, SSS Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech **SQUARE STRAIGHT STEEL** Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole

SSS Square Straight Steel Poles

SSS								
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ²	Mounting ³		Options		Finish ¹⁴	
SSS1	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" 0.D. (2" NPS) T25 2-7/8" 0.D. (2-1/2" NPS) T30 3-1/2" 0.D. (3" NPS) T35 4" 0.D. (3-1/2" NPS) KAC/KAD/KSE/KSE/KSF/KVR/KVF Drill mounting⁴ DM19 1 at 90° DM28 2 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting⁴ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting⁴ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° EXDM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 180° DM29RAD 3 at 90° DM39RAD 3 at 90° DM39RAD 3 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° EX Drill mounting⁴ DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM39ESX 3 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	AERIS™ Suspend drill mounting ^{£6} DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting ^{£6} DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	1 '	Vibration damper ⁷ Horizontal arm bracket (1 fixture) ^{8,9} Festoon outlet less electrical ^{8,10} 1/2" coupling ⁸	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD Other fini GALV Architect finishes Paint ove Custom C	rable paint colors Dark bronze Black Natural aluminum White Textured dark bronz Textured black Textured matural aluminum Textured white ishes Galvanized finish ural colors and special r Galvanized, RAL Colo olors and Extended Finishes available.

1. Handhole covers (HHC), full base covers (FBC) and top caps (TC) shipped separately. No need to call out in nomenclature.

8. Specify location and orientation when ordering option. For additional parts please order as replacements.

2. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179". 3. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this

example: DM28/T20. The combination includes a required extra handhole.

4. Refer to the fixture spec sheet for the correct drilling template pattern 5. All RAD drilling's require a minimum top O.D. of 4".

6. Insert "1" or "2" to designate fixture size; e.g. DM19AST2. 7. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's

12. Provides enhanced corrosion resistance. total height.

Example: Pole height is 25ft, A provision cannot be placed above 16ft.

For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-". Example: 5ft = 5 and 20ft 3in = 20-3Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8C

Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8C Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.

10. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician. 11. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover. 13. Use when mill certifications are required. 14. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. 794.3).

ccessories: Order as separate catalog number. PL DT20 Plugs for ESX drillings PL DT8 Plugs for DMxxAS drillings

LITHONIA LIGHTING®

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

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POLE-SSS

LITHONIA LIGHTING DSX1 - L1,L2

DS Dual switching 18,19,20

LITHONIA LIGHTING.

COMMERCIAL OUTDOOR

LITHONIA LIGHTING SSS POLE - L1,L2



KIMPTON FALL

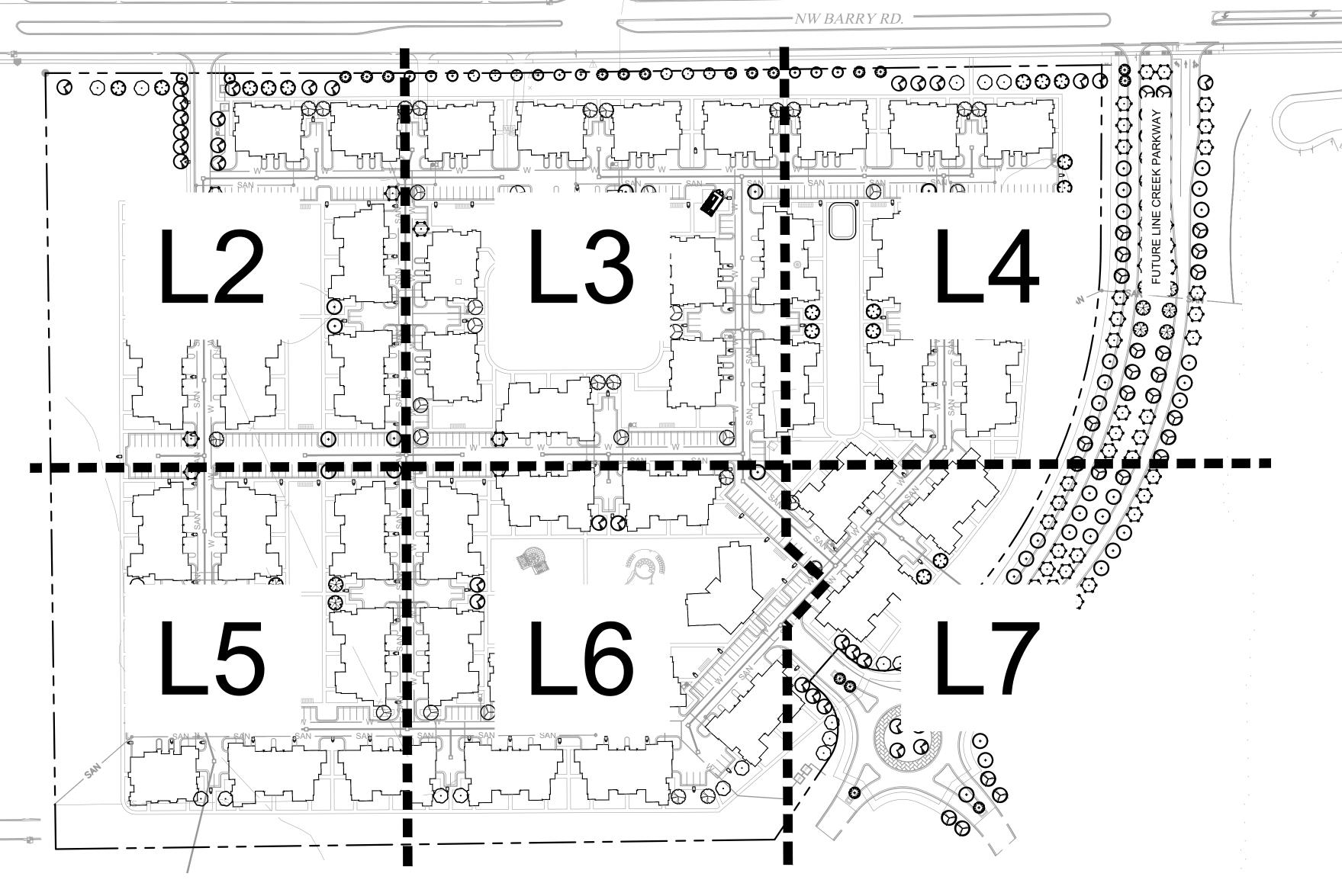
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PHOTOMET DETAILS

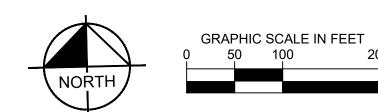
Horn

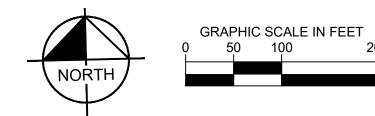
Kimley

ORIGINAL ISSUE: 4/24/2022 KHA PROJECT NO. 168898011 SHEET NUMBER



City of Kansas City, Missouri - Landscape Data Table Site Area: 4.43 acres (192,971 sqft) - Residential (R-1.5)				
The Area. 4.40 acres (102,011 sqrty - hesiaential (11-1.0)	REQUIRED	PROVIDED		
Section 88-323 - Boulevard and Parkway Standards	<u>ITE WOTTED</u>	INOVIDED		
88-323-03-B. Multi-Unit Residential				
A main entrance to a multi-unit residential structure or to each unit, in the case of a structure with units having				
individual entrances, shall face the boulevard or parkway. The side may face the boulevard or parkway; however,	Yes	Yes		
an additional setback is required.				
Pedestrian access to a main entrance shall be via direct access from the public sidewalk or the on-site pedestrian	.,	.,		
circulation system as shown on the approved development or site plan and in compliance with 88-450.	Yes	Yes		
A multi-unit residential structure located on a parkway must be set back a minimum of 30 feet from the parkway				
right-of-way line. A multi-unit structure siding onto a parkway must be set back a minimum of 80 feet from the	Yes	Yes		
parkway right-of-way line.				
No vehicular use areas may be located between the structure and the boulevard or parkway. Parking shall be				
located on the side or rear of the structure and set back a minimum of 10 feet from the front building line. When	Vac	Vas		
the structure sides upon a parkway (not permitted on a boulevard), parking must be set back a minimum of 80 feet	Yes	Yes		
from the parkway right-of-way line.				
Section 88-425 - Landscape and Screening				
88-425-03-C. Tree Planting Requirements				
At least one street tree is required for each 30' of street frontage.	Yes	Yes		
Barry Road: 1,488 Inft / 30' = 50 Trees	Barry Road - 50 Trees	Barry Road - 50 Trees		
Line Creek Parkway, Southbound-Left: 1,162 Inft / 30' = 49 Trees			PLANT	TING NOT
Line Creek Parkway, Southbound-Right: 1,026 Inft / 30' = 32 Trees	Line Creek Parkway - 146 Trees	Line Creek Parkway - 146 Trees	1.	CONTRA
Line Creek Parkway, Northbound-Left: 826 Inft / 30' = 28 Trees	Lille Oleek i alkway - 140 llees	Lille Gleek Falkway - 140 flees		ALL PLA
Line Creek Parkway, Northbound-Right: 1,084 Inft / 30' = 37 Trees				STANDA
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located				AMERIC
outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	Yes	Yes		NO SUB
				LANDSC
88-425-05-D - Adjacent to Parkways				SHALL F
When a vehicular use area is adjacent to a parkway, perimeter landscaping must be provided for a physical and				LOCATE
visual separation between the vehicular use area and the parkway ROW in the form of trees (deciduous and				DAMAGE
evergreen) and shrubbery to form a continuous visual screen at least 4' in height after the first growing season,				STAKING
consisiting of:	Yes - Option 2	Yes - Option 2		MAY SU
1. A berm with a minimum hieght of 4' and a maximum slope of 3:1, planted with at least 3 trees and 25 shrubs	·	·		CONTRA
per 100' of berm				STAKING
2. A landscape buffer strip with a minimum width of 30', planted with at least 6 trees and 35 shurbs per 100' of			6.	PLANTS
buffer length. Barry Road: 85 Inft x 0.06 = 6 Trees	Barry Road - 6 Trees	Barry Road - 6 Trees	7.	PROVID
Line Creek Parkway: $265 \text{ Inft } \times 0.06 = 16 \text{ Trees}$	Line Creek Parkway - 16 Trees	Line Creek Parkway - 16 Trees	8.	ALL PLA
88-425-06-B - Minimum Interior Landscape Area	Lille Cleek Laikway - 10 liees	Lille Gleek Laikway - 10 Hees		LANDSC
At least 35 sqft of interior landscape area must be provided for each parking space.			9.	LAY TAL
330 Parking Spaces x 35 sqft = 11,550 sqft Landscape Area	11,550 sqft Landscape Area	>11,550 sqft Landscape Area		LANDSC
88-425-06-E - Minimum Interior Landscape Area			10.	THE CO
·				ACCEPT
One tree is required per 5 parking spaces 330 Parking Spaces / 5 = 66 Trees	66 Trees	66 Trees		THE WO
0 1				WEEDIN
One shrub is required per parking space	330 Shrubs	330 Shrubs		SHALL E
330 Parking Spaces x 1 = 330 Shrubs	Voc	Ver		YEAR. P
Ground cover plants must cover all interior landscape areas.	Yes	Yes		CONTRA
88-425-08-A - Screening				AFTER F
Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit				OF VAN
residential and nonresidential uses must be screened from public ROW on all sides with a solid fence, wall, or	Yes	Yes	12.	ALL LAN
gate constructed of cedar, redwood, masonry or other similar building material reflecting the overall design of the				(OR APF
	i e e e e e e e e e e e e e e e e e e e			PLANTIN
Site.				
site. 88-425-10-B - Trees If more than 8 trees are required, no more than 40% may be of a single species. If more than 25 trees are required,			13.	ALL SOE FRIABLE





12` - 14` HT. SINGLE, STRAIGHT LEADER ACER SACCHARUM VAR. CADDO / CADDO MAPLE FULL AND MATCHING 2" CAL. MIN. 12` - 14` HT. SINGLE, STRAIGHT LEADER OUERCUS PAGODA / CHERRYBARK OAK FULL AND MATCHING MAGNOLIA ACUMINATA / CUCUMBERTREE 2" CAL. MIN. 12` - 14` HT. SINGLE, STRAIGHT LEADER FULL AND MATCHING LIRIODENDRON TULIPIFERA `AUREO-MARGINATUM` / MAJESTIC BEAUTY® TULIPTREE B & B 2" CAL. MIN. 12` - 14` HT. SINGLE, STRAIGHT LEADER FULL AND MATCHING CARYA ILLINOINENSIS / PECAN HICKORY 2" CAL. MIN. 12` - 14` HT. SINGLE, STRAIGHT LEADER FULL AND MATCHING ULMUS AMERICANA `LEWIS & CLARK` / PRAIRIE EXPEDITION® AMERICAN ELM 12` - 14` HT. SINGLE, STRAIGHT LEADER FULL AND MATCHING PLATANUS × ACERIFOLIA 'GREJTN' / ROCKFORD ROAD LONDON PLANETREE 12` - 14` HT. SINGLE, STRAIGHT LEADER, 2" CAL. MIN. 12` - 14` HT. SINGLE, STRAIGHT LEADER TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE BALDCYPRESS 12` - 14` HT. SINGLE, STRAIGHT LEADER TILIA TOMENTOSA / SILVER LEAF LINDEN FULL AND MATCHING MAGNOLIA × SOULANGEANA 'ALEXANDRINA' / ALEXANDRINA SAUCER MAGNOLIA 1.5" CAL. MIN. 10` - 12` HT. SINGLE, STRAIGHT LEADER FULL AND MATCHING SASSAFRAS ALBIDUM / SASSAFRAS 1.5" CAL. MIN. 10` - 12` HT. MULTI-TRUNK FULL AND MATCHING 1.5" CAL. MIN. 10` - 12` HT. MULTI-TRUNK CHIONANTHUS VIRGINICUS / WHITE FRINGETREE FULL AND MATCHING FULL AND MATCHING JUNCUS EFFUSUS 'BIG TWISTER' / BIG TWISTER COMMON RUSH 2 GAL. MIN. 24" HT. X 18" W. 18" O.C. EPHEDRA EQUISETINA / BLUESTEM JOINT FIR 5 GAL. MIN. 30" HT. X 30" W. 30" O.C. RHUS AROMATICA 'KONZA' / KONZA SUMAC 2 GAL. MIN. 24" HT. X 24" W. 24" O.C. FULL AND MATCHING THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT DWARF ARBORVITAE 5 GAL. MIN. 36" HT. X 36" W. 36" O.C. FULL AND MATCHING JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER FULL AND MATCHING CODE QTY SC 3,572 SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / CAPE BLANCO STONECROP 6" HT. X 12" W. 12" O.C. FULL AND MATCHING 256,115 SF DRY PRAIRIE SEED MIX DRY PRAIRIE SEED MIX / DRY PRAIRIE SEED MIX DRY PRAIRIE SEED MIX (PURE AIR NATIVES, INC) DRYOPTERIS FILIX-MAS / MALE FERN 24" HT. X 24" W. 24" O.C. LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF CONT. 8" HT. X 14" W. 18" O.C. FULL AND MATCHING LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH' PP #15,231 / THUMBELINA LEIGH ENGLISH LAVENDER CONT. 12" HT. X 10" W. 12" O.C. FULL AND MATCHING BOTANICAL / COMMON NAME SOD 487,506 SF TALL FESCUE / FESTUCA ARUNDINACEA SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE. NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

DRY PRAIRIE SEED MIX NOTES

INDICATED ON THE PLAN.

DRY PRAIRIE SEED MIX:

PURE AIR NATIVES INC.

PLANT SCHEDULE

CODE QTY

BOTANICAL / COMMON NAME

GENERAL SEED MIX NOTES: 1. DRY PRAIRIE SEED MIX SHALL BE PROVIDED WHERE

- THE MIX INDICATED ABOVE IS TO BE SEEDED AT 40 PLSsf². CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER. CONTRACTOR SHALL **NOT** MOW THE LOCATIONS OF THE
- DETENTION BASIN SEED MIX. NATURAL GROWTH AND PROGRESSION SHOULD OCCUR. 1. CONTRACTOR TO SEED TO LIMITS OF DISTURBANCE. 2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL
- LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL. 4. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL

AMERICAN ASSOCIATION OF NURSERYMEN.

STAKING AT NO ADDITIONAL COST TO OWNER.

TWIGS/BRANCHES.

STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE

3. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR

- DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK. 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE
- 6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING. PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
- 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
- 9. LAY TALL FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS SPECIFIED IN
- LANDSCAPE PLAN. ALL AREAS WITHIN CITY R.O.W. SHALL RECEIVE SOD. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE
- YEAR, PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY. 11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
- 12. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. 13. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND

ESTABLISHMENT NOTES

- ENSURE ALL WEED COMPETITION IS CONTROLLED PRIOR TO PLANTING THE DRY PRAIRIE GRASS. WHEN POSSIBLE, ALLOW TIME FOR WEEDS TO SPROUT PRIOR TO ESTABLISHING SEEDS. ONCE WEEDS SPROUT, SPRAY THE ENTIRE AREA THAT IS BEING PREPARED FOR GRASS ESTABLISHMENT WITH HERBICIDE BASED ON WEED TYPES. ALLOW THE HERBICIDE TO SETTLE FOR THE RECOMMENDED TIME AS STATED BY THE HERBICIDE MANUFACTURER BEFORE PROCEEDING WITH SEED ESTABLISHMENT. WHEN USING HERBICIDES FOLLOW ALL LABELED RECOMMENDATIONS.
- DO NOT LIME OR USE FERTILIZER TO IMPROVE SOIL CONDITIONS
- BROADCASTING APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS. REMOVE ANY THATCH OR MATERIAL THAT MAY PREVENT SEED TO SOIL CONTACT. AFTER BROADCASTING ROLL THE SITE WITH A ROLLER OR CULTI-PACKER TO ENSURE GOOD SEED TO SOIL CONTACT. IF USING STRAW MULCH ON SEEDED AREAS STRAW IS TO BE OATS OR WHEAT STRAW FREE FROM WEEDS. FOREIGN MATTER DETRIMENTAL TO PLANT LIFE AND HAY, OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE. TAKE SPECIAL CARE TO SPREAD A THIN LAYER OF STRAW AND DO NOT LEAVE CLUMPS OR PIECES OF BALES UNSPREAD. WHEN USING EROSION CONTROL BLANKETS, ENSURE THE USE OF OAT OR WHEAT STRAW FREE OF WEEDS. THE EROSION CONTROL BLANKET MESH + MATERIAL MUST BE THIN IN NATURE AS TO ALLOW SUNLIGHT THROUGH. GENERALLY, NATURAL RAINFALL EVENTS PROVIDE
- SUFFICIENT WATER BUT LIGHT WATERING MAY BE NEEDED IN PERIODS OF DROUGHT TO START THE GERMINATION PROCESS.



City Plan Commission Recommends Approval without Conditions of Case No. CD-CPC-2022-00225 On 02/21/2023

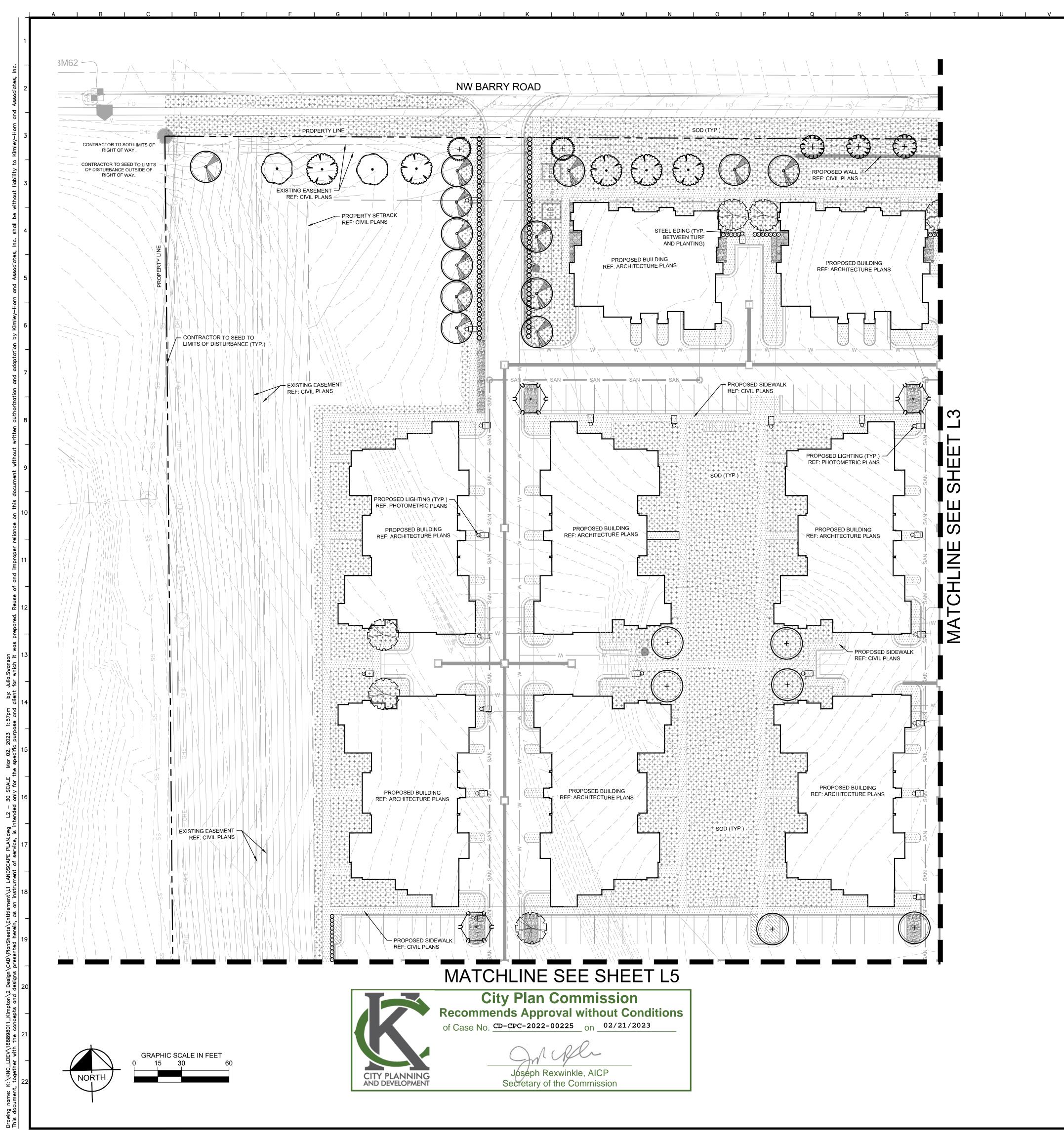
> Joseph Rexwinkle, AICP Secretary of the Commission

ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011

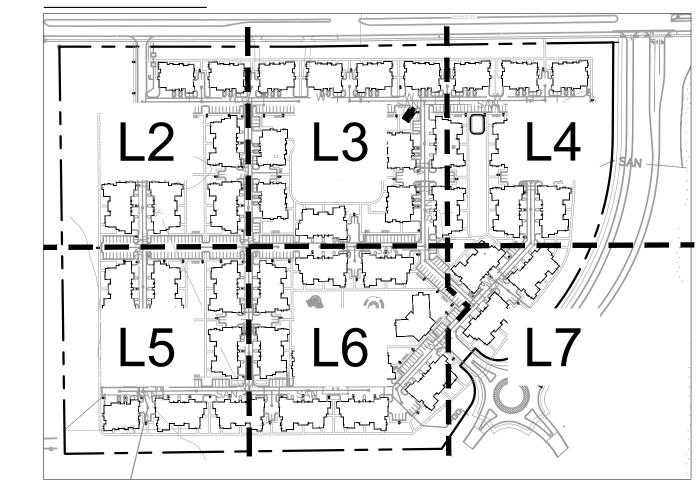
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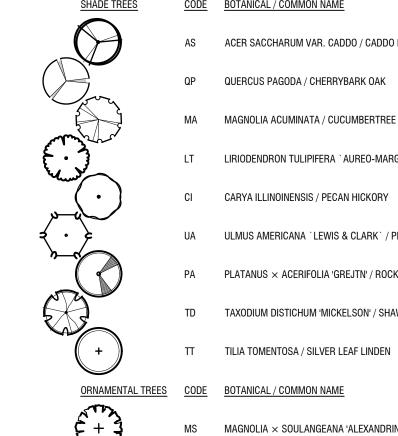
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PLANT SCHEDULE



<u>CODE</u> <u>BOTANICAL / COMMON NAME</u> AS ACER SACCHARUM VAR. CADDO / CADDO MAPLE

QP QUERCUS PAGODA / CHERRYBARK OAK

LT LIRIODENDRON TULIPIFERA `AUREO-MARGINATUM` / MAJESTIC BEAUTY® TULIPTREE

CI CARYA ILLINOINENSIS / PECAN HICKORY

UA ULMUS AMERICANA `LEWIS & CLARK` / PRAIRIE EXPEDITION® AMERICAN ELM

PA PLATANUS × ACERIFOLIA 'GREJTN' / ROCKFORD ROAD LONDON PLANETREE

TD TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE BALDCYPRESS

TT TILIA TOMENTOSA / SILVER LEAF LINDEN

ORNAMENTAL TREES CODE BOTANICAL / COMMON NAME

MS MAGNOLIA × SOULANGEANA 'ALEXANDRINA' / ALEXANDRINA SAUCER MAGNOLIA

SA SASSAFRAS ALBIDUM / SASSAFRAS

CV CHIONANTHUS VIRGINICUS / WHITE FRINGETREE

JE JUNCUS EFFUSUS 'BIG TWISTER' / BIG TWISTER COMMON RUSH

EE EPHEDRA EQUISETINA / BLUESTEM JOINT FIR

RA RHUS AROMATICA 'KONZA' / KONZA SUMAC

TO THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT DWARF ARBORVITAE

JS JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER

CODE BOTANICAL / COMMON NAME

SC SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / CAPE BLANCO STONECROP

DP DRY PRAIRIE SEED MIX DRY PRAIRIE SEED MIX / DRY PRAIRIE SEED MIX

DF DRYOPTERIS FILIX-MAS / MALE FERN

LS LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF

SOD TALL FESCUE / FESTUCA ARUNDINACEA

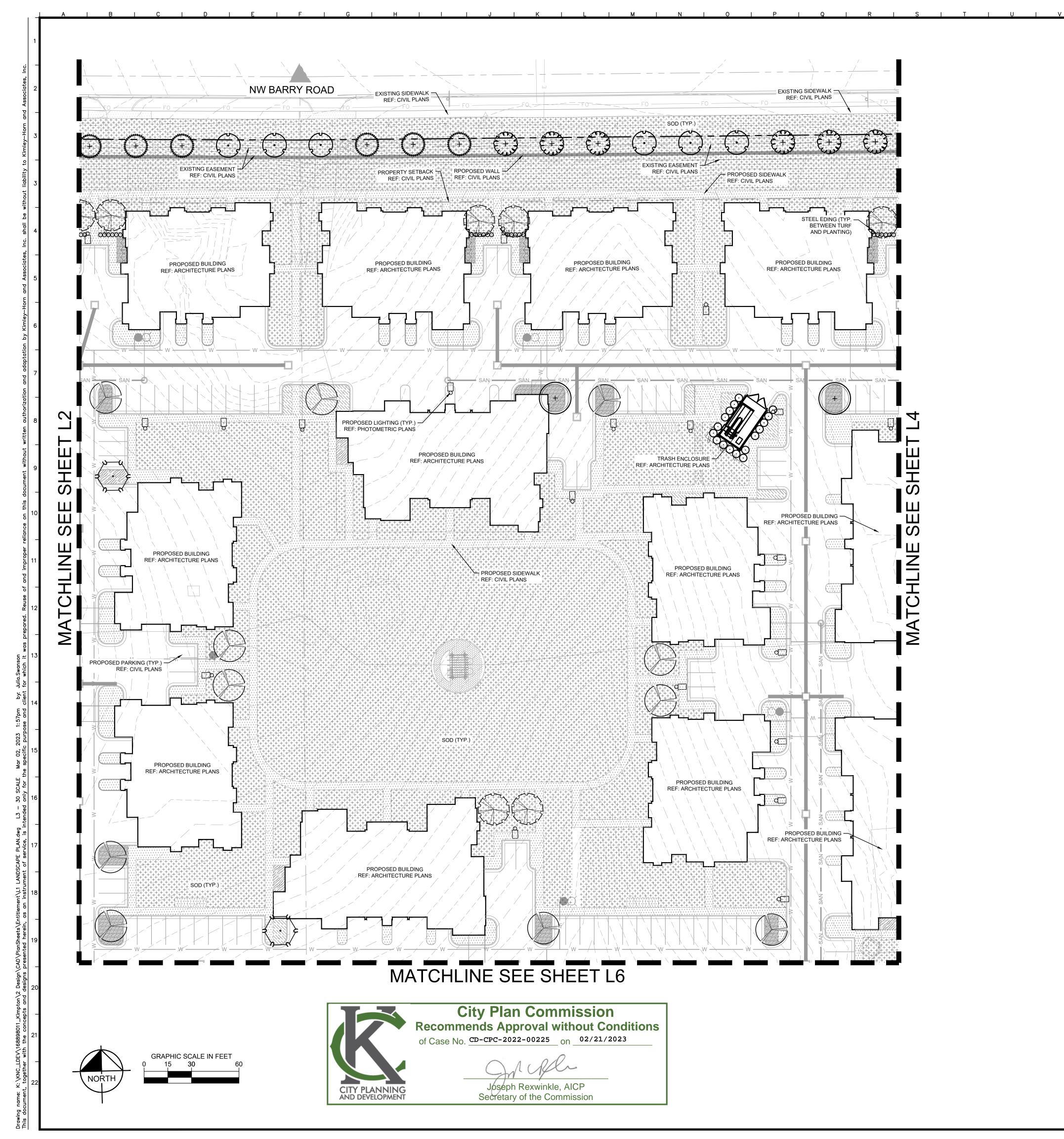
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CODE BOTANICAL / COMMON NAME

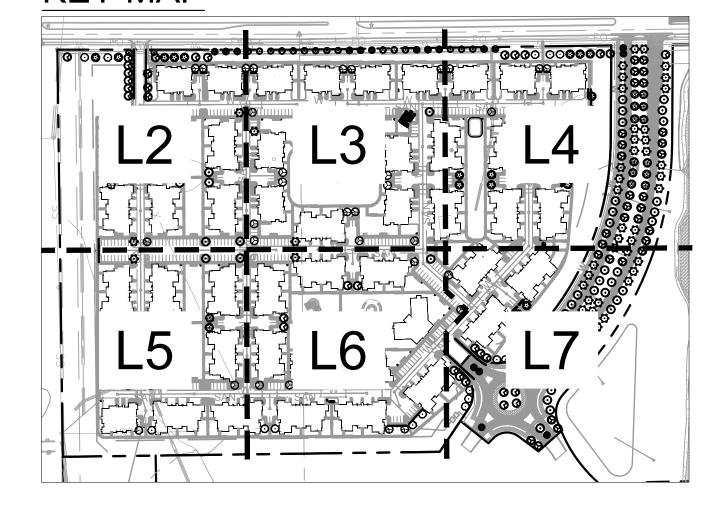
NOTE: SEE SHEET L1 FOR FULL PLANT SCHEDULE.

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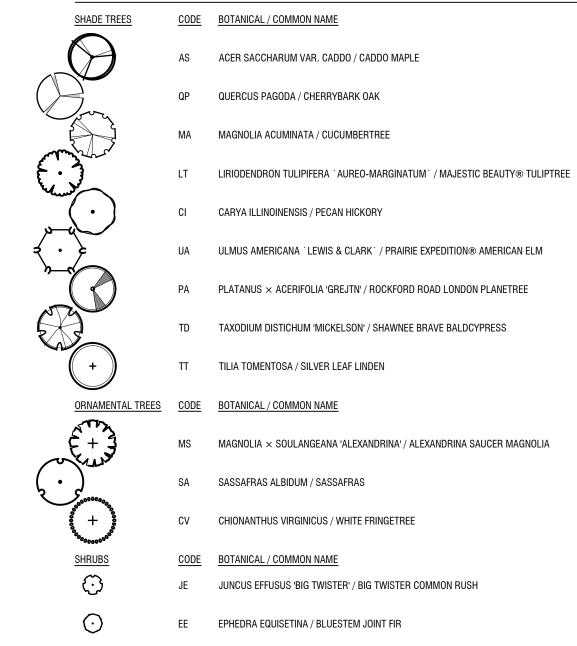
ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011 SHEET NUMBER







PLANT SCHEDULE



TO THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT DWARF ARBORVITAE JS JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER CODE BOTANICAL / COMMON NAME

RA RHUS AROMATICA 'KONZA' / KONZA SUMAC

SC SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / CAPE BLANCO STONECROP

DP DRY PRAIRIE SEED MIX DRY PRAIRIE SEED MIX / DRY PRAIRIE SEED MIX

DF DRYOPTERIS FILIX-MAS / MALE FERN LS LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF

LA LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH' PP #15,231 / THUMBELINA LEIGH ENGLISH LAVENDER

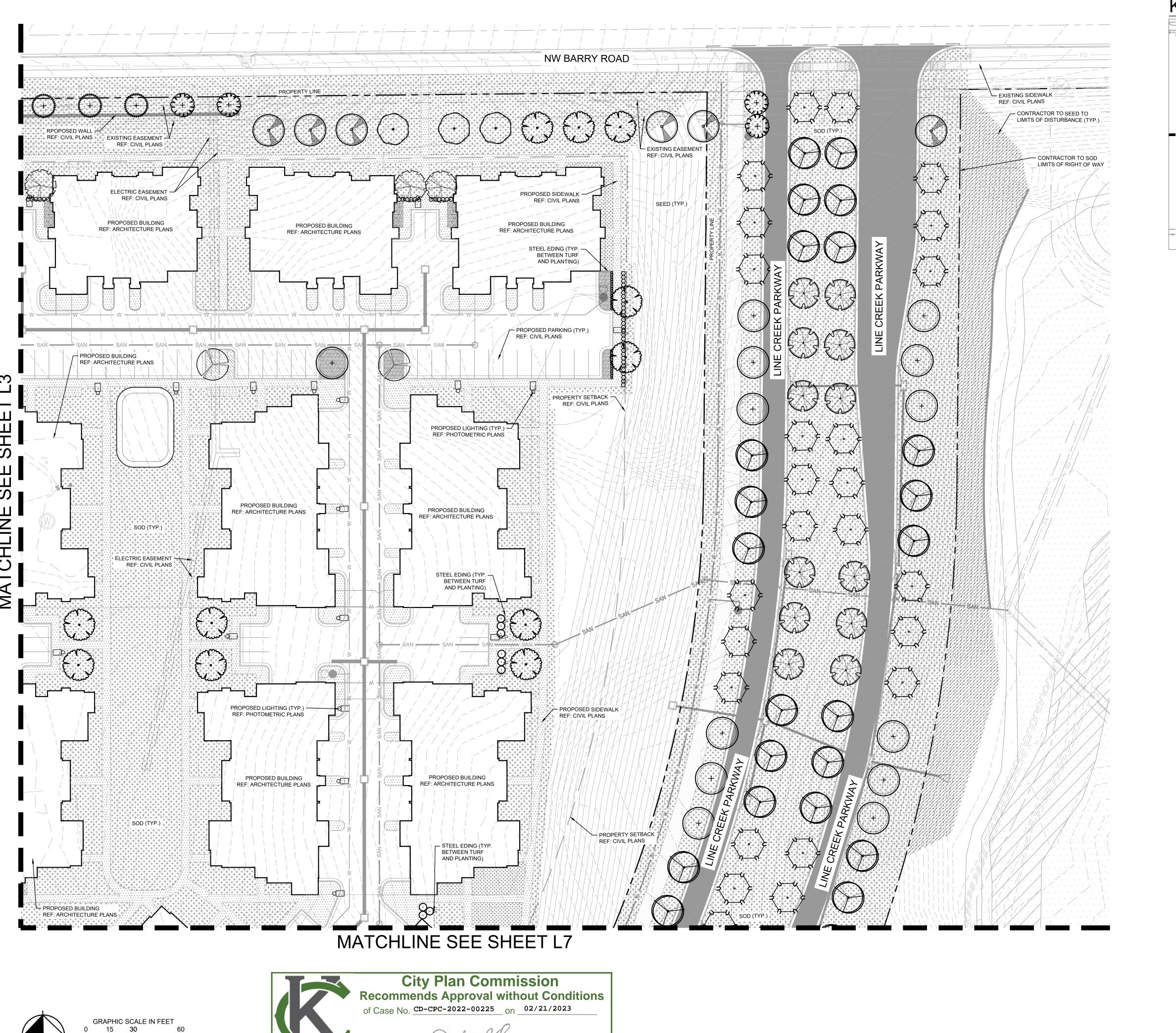
CODE BOTANICAL / COMMON NAME SOD TALL FESCUE / FESTUCA ARUNDINACEA

NOTE: SEE SHEET L1 FOR FULL PLANT SCHEDULE.

KIMPTON FALL ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO.

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168898011 SHEET NUMBER

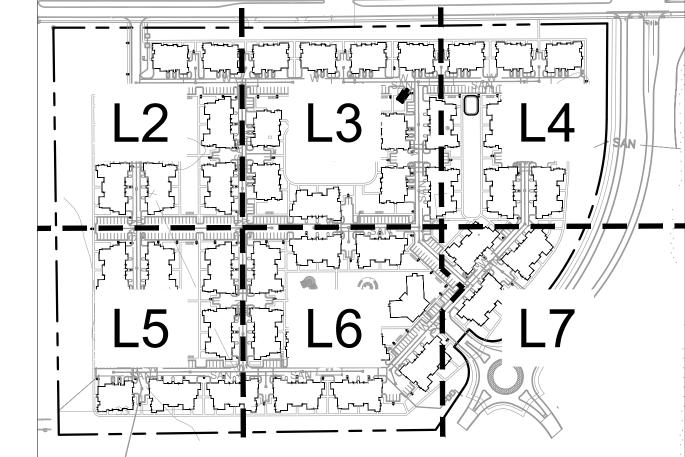


Joseph Rexwinkle, AICP

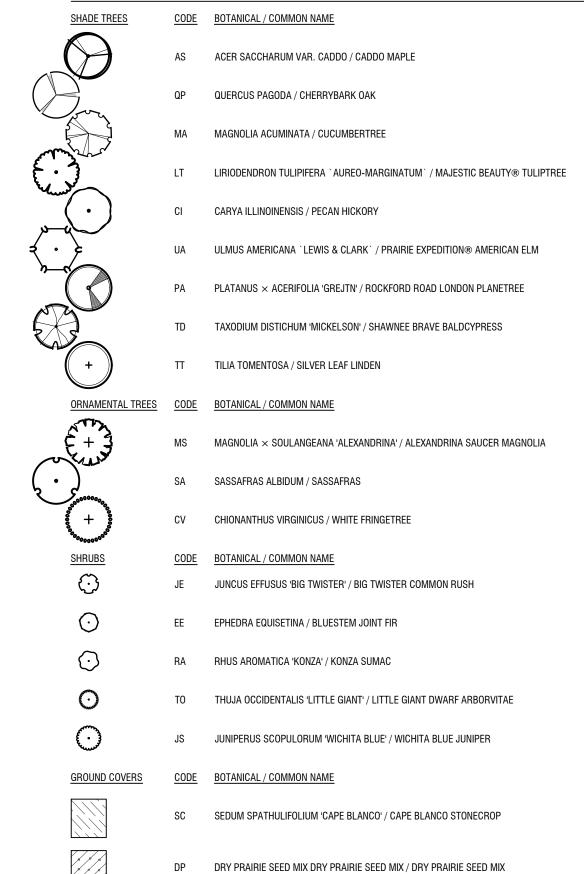
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT





PLANT SCHEDULE



LS LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF

SOD TALL FESCUE / FESTUCA ARUNDINACEA

DF DRYOPTERIS FILIX-MAS / MALE FERN

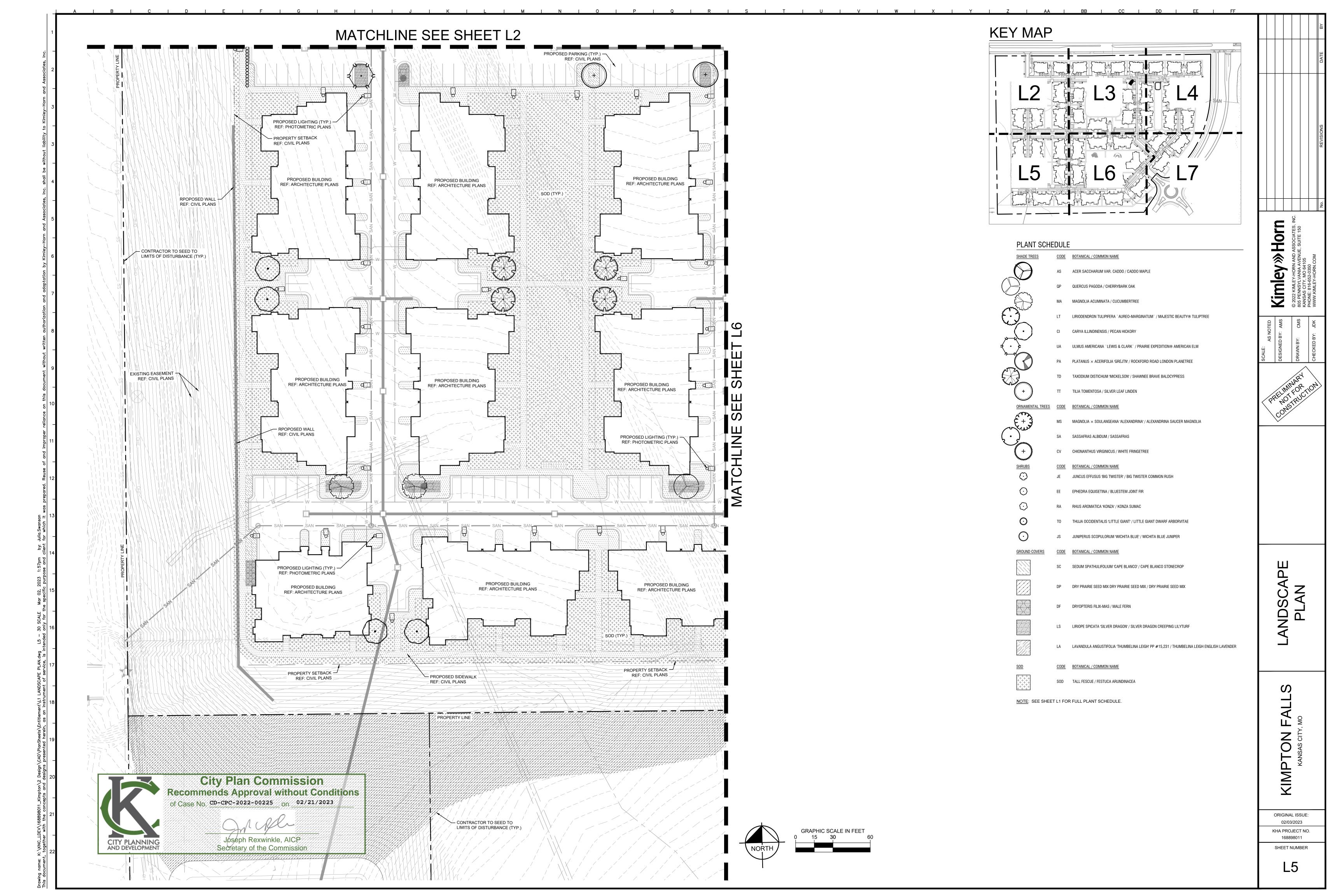
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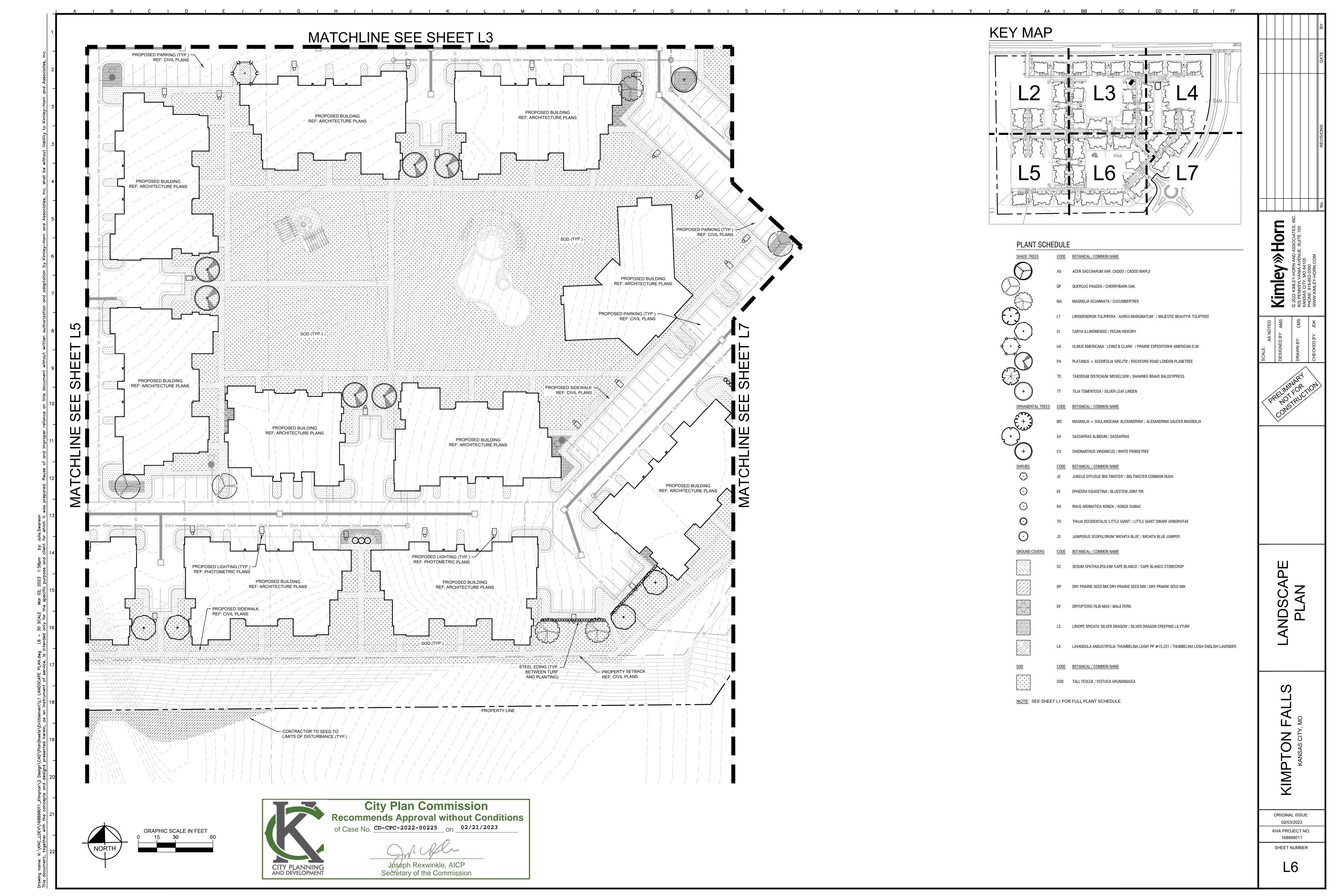
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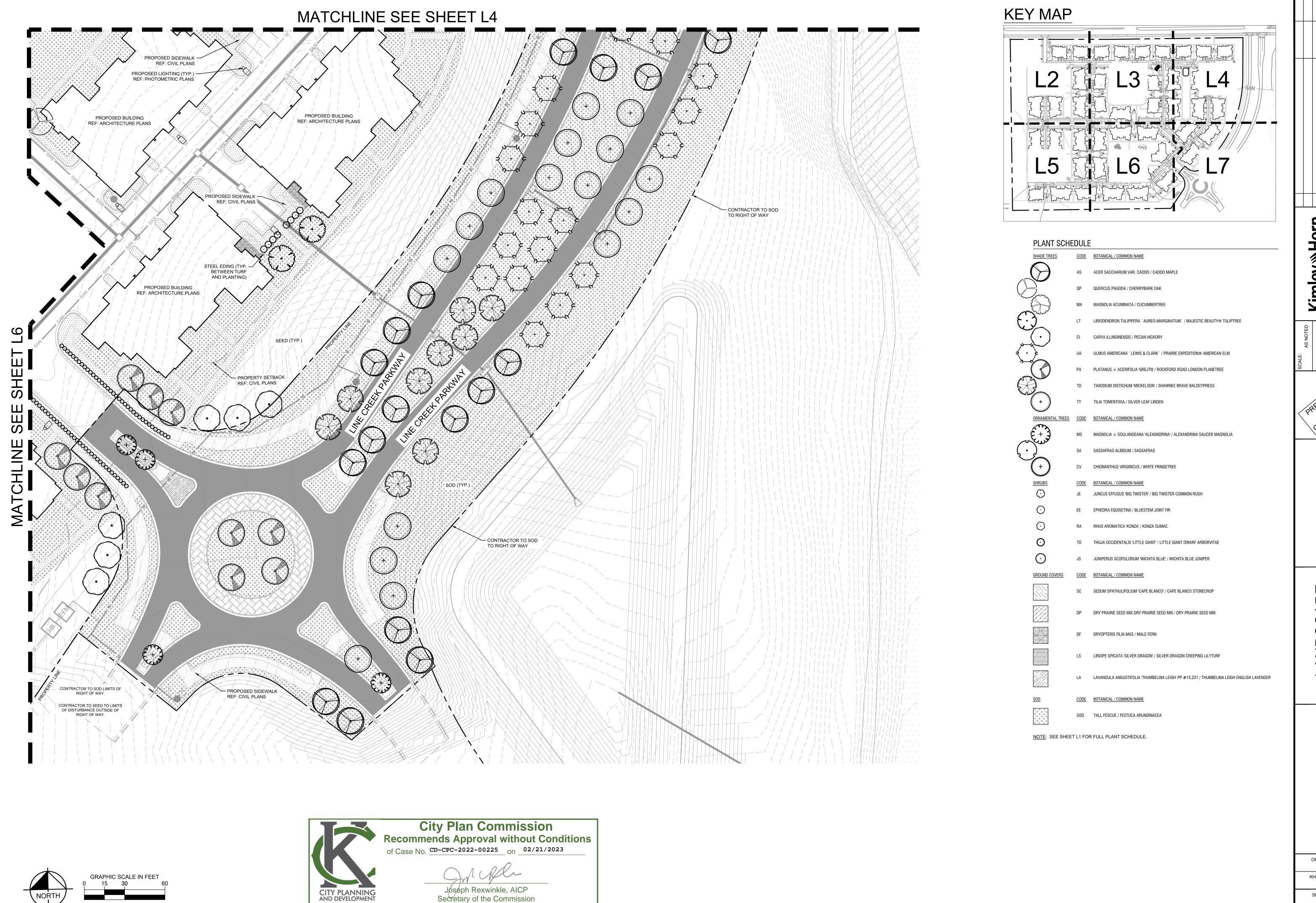
NOTE: SEE SHEET L1 FOR FULL PLANT SCHEDULE.

ORIGINAL ISSUE: 02/03/2023 KHA PROJECT NO. 168898011 SHEET NUMBER

KIMPTON I KANSAS CITY,







No. REVISIONS DATE

(© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 PHONE: 816-652-0350

DESIGNED DESIGNED DESIGNED CHECKED E

NDSCAPE PLAN

KIMPTON FALLS
KANSAS CITY, MO

ORIGINAL ISSUE:
02/03/2023

KHA PROJECT NO.
168898011

SHEET NUMBER

L7