

LEGAL DESCRIPTION:

West Parcel (LOT 1)

Part of the Northeast Quarter of Section 34, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being more particularly described as follows:
Beginning at the intersection of the East line of KINSLEY FOREST ESTATES FIRST PLAT, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Mercier Drive, as established by the plat of KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the Northernmost corner of Lot 1, said KINSLEY FOREST APARTMENTS FIRST PLAT; thence Southwesterly, along the West line of said Lot 1 to the Northeast corner of Tract J of KINSLEY FOREST ESTATES SECOND PLAT, a subdivision in said Clay County, Missouri; thence Westerly, along the North line of said KINSLEY FOREST ESTATES SECOND PLAT to the Southeast corner of Tract "D" of said KINSLEY FOREST ESTATES FIRST PLAT; thence Northerly, along the East line of said KINSLEY FOREST ESTATES FIRST PLAT to the Point of Beginning. Containing 11.35 acres, more or less.

East Parcel (LOT 2)

Part of the Northeast Quarter of Section 34, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being more particularly described as follows:
Beginning at the intersection of the West right-of-way line of N. Mercier Drive, as established by the plat of KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Summit Street, as established by Special Warranty Deed Book 8038 at Page 190 in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the intersection of said West right-of-way line and the Northeasterly right-of-way line of N. Mercier Drive, as established by SAID KINSLEY FOREST APARTMENTS FIRST PLAT; thence Westerly and Northerly, along said Northeasterly right-of-way line to the Point of Beginning. Containing 7.62 acres, more or less.

1. Floodplain Note:

According to the F.E.M.A. Flood Insurance Rate Maps Numbers 29095C0129G & 29095C0128G, revised 2017, portions of this tract graphically lie in: Zone X, Zone AE & Floodway Zone AE

SITEDATA	Table 1. Site Data					Deviation Requested?	Approved
	Proposed Lot 1 (West Lot)	Proposed Lot 2 (East Lot)	Tract A	Tract B	Tract C		
Existing Zoning	B3-2	B3-2	B3-2	B3-2	B3-2	N	
Proposed Zoning	N/A	N/A	N/A	N/A	N/A	N	
Gross Land Area:						N/A	
in square feet	316,357	152,281	106,558	53,869	179,595	N/A	
in acres	7.26	3.50	2.45	1.24	4.12	N/A	
Right-of-Way Dedication						N/A	
in square feet	17,611	0	0	0	0	N/A	
in acres	0.40	0	0	0	0	N/A	
Net Land Area:						N/A	
in square feet		826,271				N/A	
in acres		18.97				N/A	
Building Area (SF)	89,595	36,818	0	0	0	N	
Floor Area Ratio	0.28	0.24	0.00	0.00	0.00	N	
Residential Use Info:						N	
Total Dwelling Units						N	
Two-Unit House	14	2	0	0	0	N	
Multi-Plex	75	35	0	0	0	N	
Total Lots:						N	
Residential	1	1	0	0	0	N	
Public/Civil	0	0	0	0	0	N	
Commercial	0	0	0	0	0	N	
Industrial	0	0	0	0	0	N	
Other:	0	0	0	0	0	N	

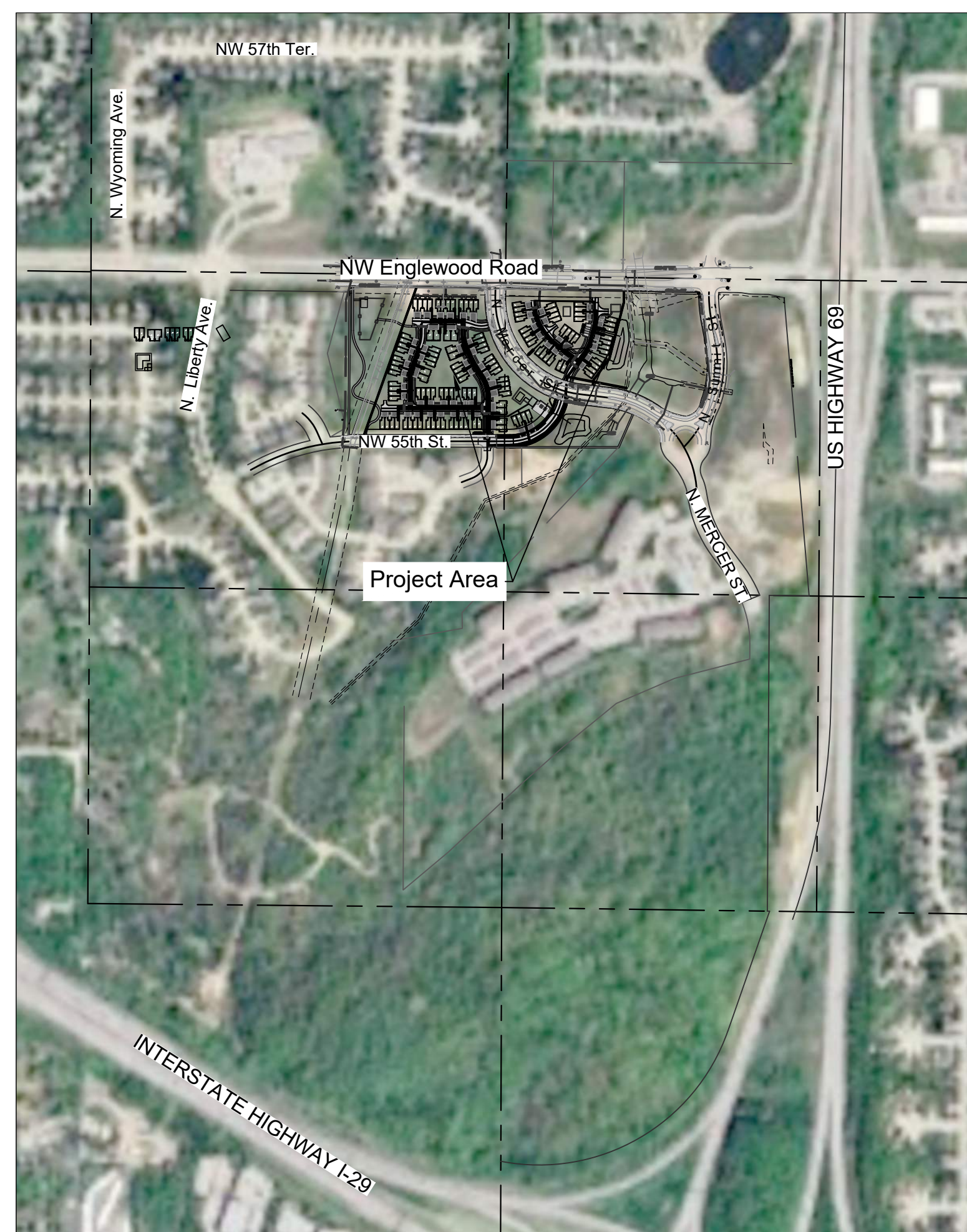
Table 2. Building Data		
BUILDING DATA		
Lot 1 (West Lot)	Required	Proposed
Rear Setback (Min. % of lot depth)	25	25
Front Setback (adj. to Boulevard)	25	50
Front Setback (Min. % of lot depth)	25	30
Side Setback (Min. % of lot width)	10	10
Side Setback (abutting street)	15	15
Height (Max.)	45'	28'-0"
Lot 2 (East Lot)	Required	Proposed
Rear Setback (Min. % of lot depth)	25	25
Front Setback (adj. to Boulevard)	25	50
Front Setback (Min. % of lot depth)	25	30
Side Setback (Min. % of lot width)	10	10
Side Setback (abutting street)	15	25
Height (Max.)	45'	28'-0"

Table 4. Parking			
Vehicle Spaces			
88-420 - Parking	Lot 1 (West Lot)		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	
Proposed Use(s) - List All Proposed Uses:	1/Dwelling Unit	1 garage/dwelling	N
Total:	89	93	
Lot 2 (East Lot)			
88-420 - Parking	Required	Proposed	Alternatives Proposed? (See 88-420-16)
	Proposed Use(s) - List All Proposed Uses:	1/Dwelling Unit	
Total:	37	42	N

Table 5. Other Development Standards	
88-425 OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication:	Parkland Provided
88-415 Stream Buffers:	See Attached Stream Buffer Plan
88-430 Outdoor Lighting:	See Attached Photometric Plan
88-435 Outdoor Display, Storage and Work Areas:	N/A
88-445 Signs:	N/A
88-450 Pedestrian Standards:	N/A

Amendment to Development Plans & Prelim Plat for Kinsley Multi-Family Phase II

Kansas City, Clay County, Missouri
Total Project Area: 18.97 Acres



LEGEND

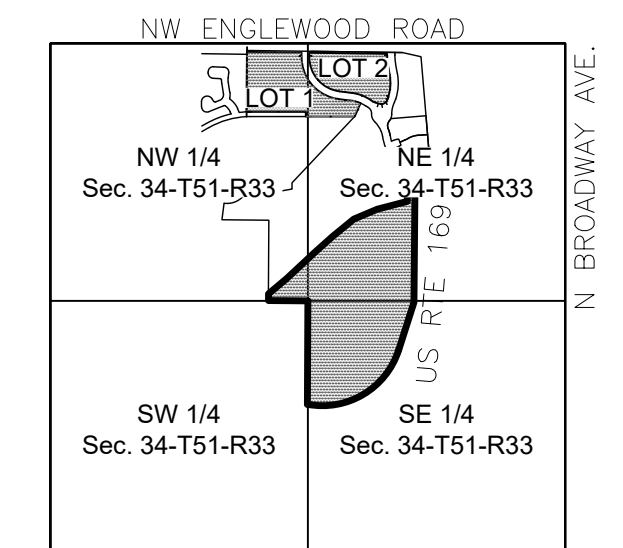
- Existing Section Line
- - - Existing Right-of-Way Line
- Existing Lot Line
- - - Existing Easement Line
- Existing Curb & Gutter
- Existing Sidewalk
- Existing Storm Sewer
- Existing Storm Structure
- - - Existing Waterline
- - - Existing Gas Main
- Existing Sanitary Sewer
- ⊙ Existing Sanitary Manhole
- - - Existing Contour Major
- - - Existing Contour Minor
- u/e Utility Easement
- ss/e Sanitary Sewer Easement
- d/e Drainage Easement
- Proposed Right-of-Way
- Proposed Property Line
- Proposed Lot Line
- - - Proposed Easement
- Proposed Curb & Gutter
- Proposed Sidewalk
- Proposed Storm Sewer
- Proposed Storm Structure
- ⊙ Proposed Fire Hydrant
- Proposed Waterline
- Proposed Sanitary Sewer
- ⊙ Proposed Sanitary Manhole
- Proposed Contour Major
- Proposed Contour Minor
- - - Future Curb and Gutter
- A/E Access Easement
- T/E Temporary Easement

OWNER/DEVELOPER

Allen Peacock
Kinsley LP
610 N Wymore Road, Suite 100
Maitland, FL 32751
apeacock@tiholdings.com

ENGINEER

Dustin Burton, P.E.
Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, MO 64108
Phone: 913-832-5683



LOCATION MAP
Section 34-T51-R33
Scale 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet Phase II
C02	Existing Conditions Phase II
C03	General Layout Phase II
C04	Site DIM 1 Phase II
C05	Site DIM 2 Phase II
C06	Utility Plan Phase II
C07	Grading Plan 1 & 2 Phase II
C08	Preliminary Plat Phase II
C09	Stream Buffer Plan Phase II
E01	Photometric Plan
L01	Tree Removal & Preservation Plan
L02	Landscape Plan
L03	Landscape Details

Phase II Parkland Dedication

Semi-attached Units: 16 * 3 * .006 = 0.288 ac
Multi-plex: 110 * 2 * .006 = 1.32 ac
Total Parkland Dedication Requirement: 1.61 acres

Tract A: 2.45 ac
Total Parkland Dedicated: 2.45 ac

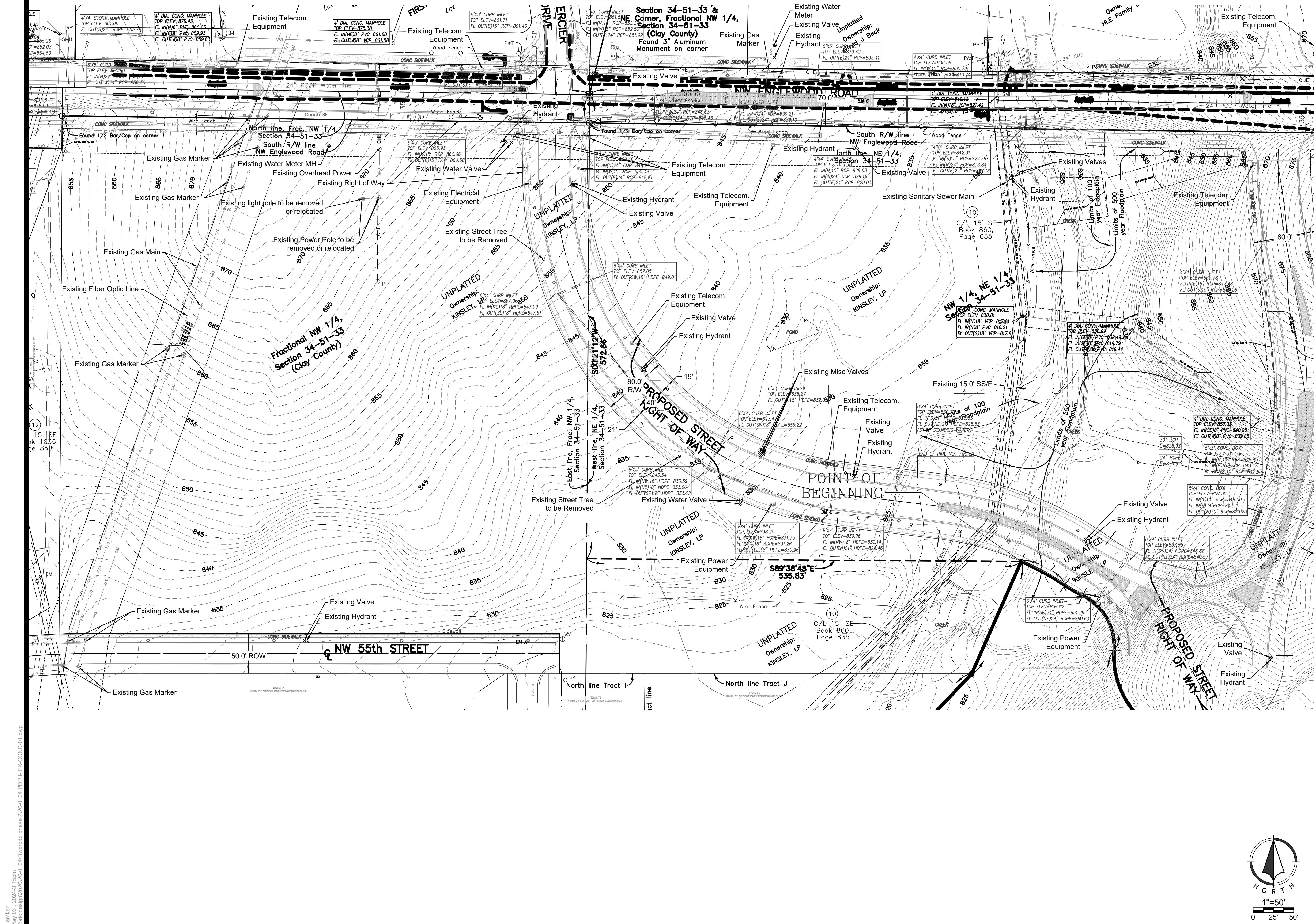
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Amendment To Development Plans & Prelim Plat
 20-0104-02
 Kinsley Multi-Family Phase II
 Kansas City, Clay County, Missouri

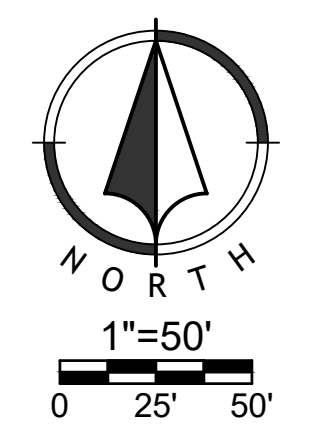
Existing Conditions Phase II

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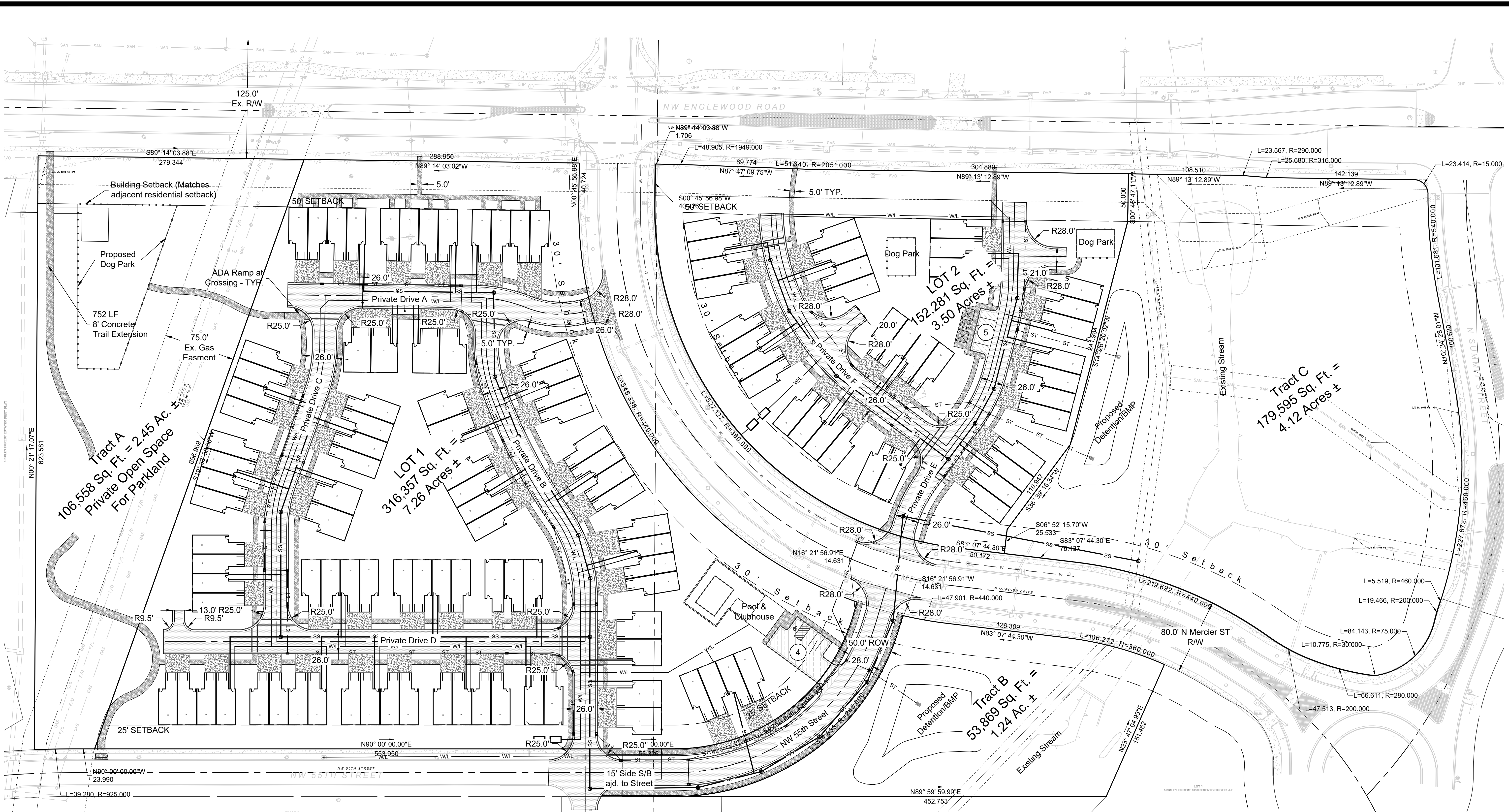


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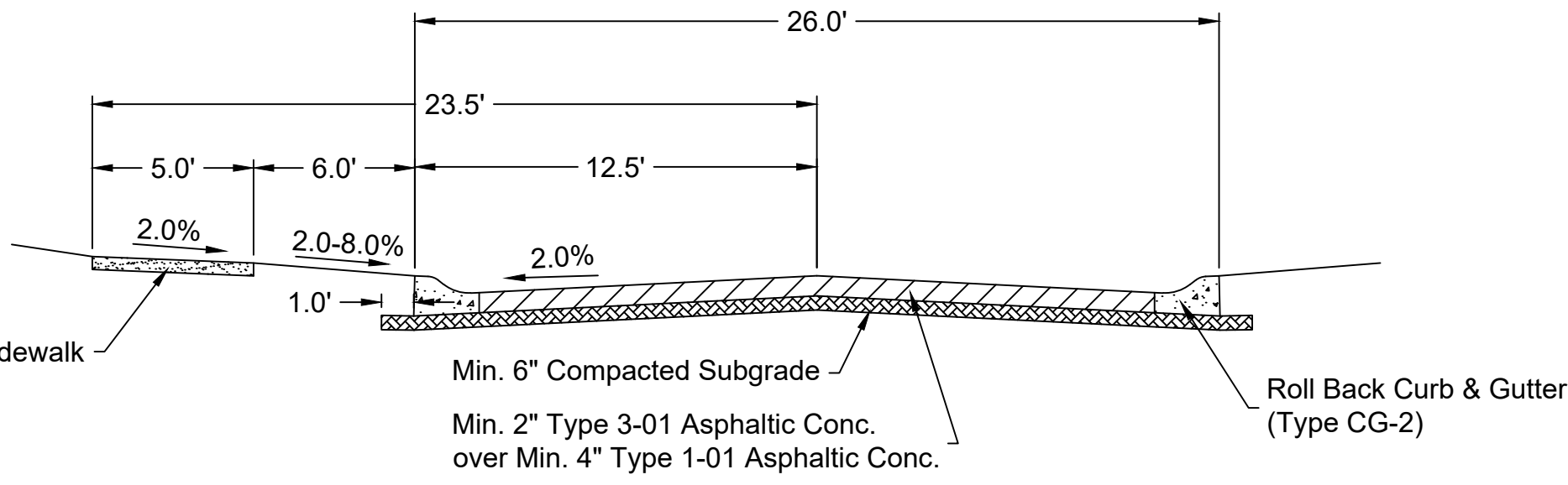
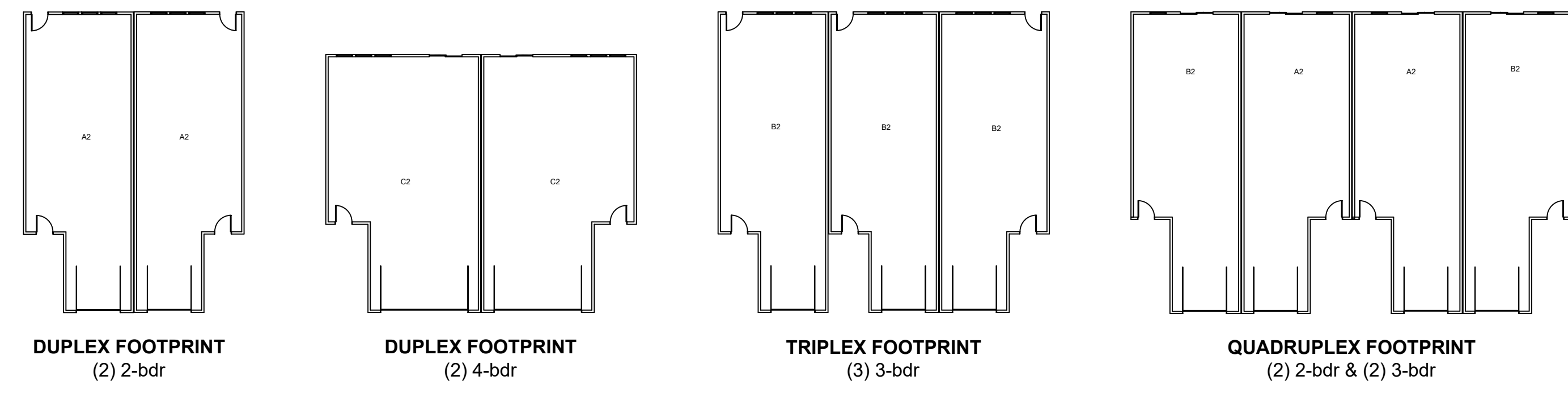
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Pavement Legend:

- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Concrete Driveway
- Concrete Sidewalk

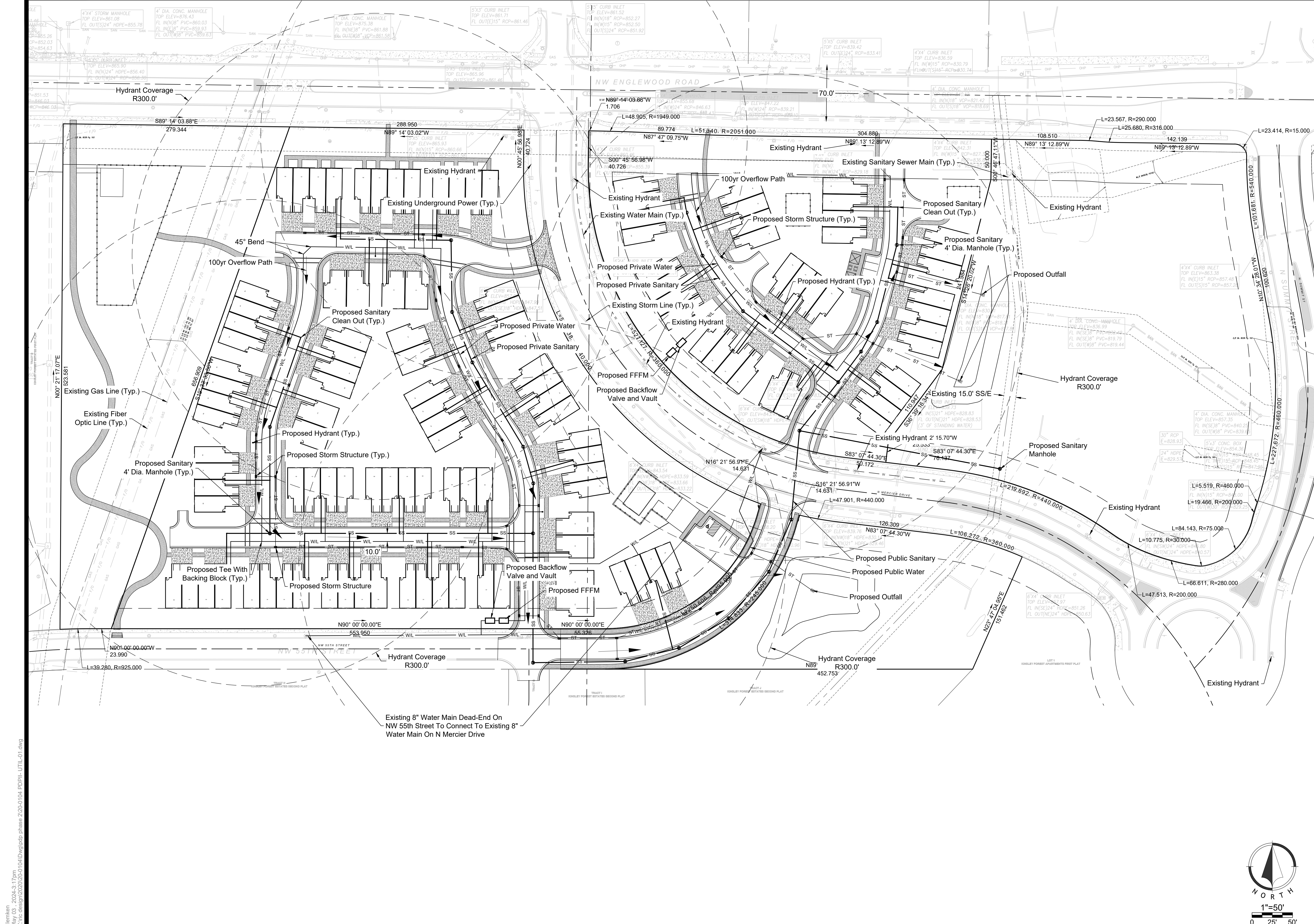
Building Legend



Private Drive Typical Section
N.T.S.



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Existing 8" Water Main Dead-End On NW 55th Street To Connect To Existing 8" Water Main on N Mercier Drive

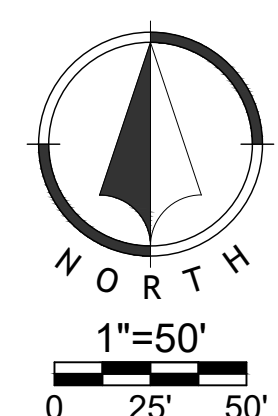
Amendment To Development Plans & Prelim Plat
 20-0104-02
 Kinsley Multi-Family Phase II
 Kansas City, Clay County, Missouri

Utility Plan Phase II

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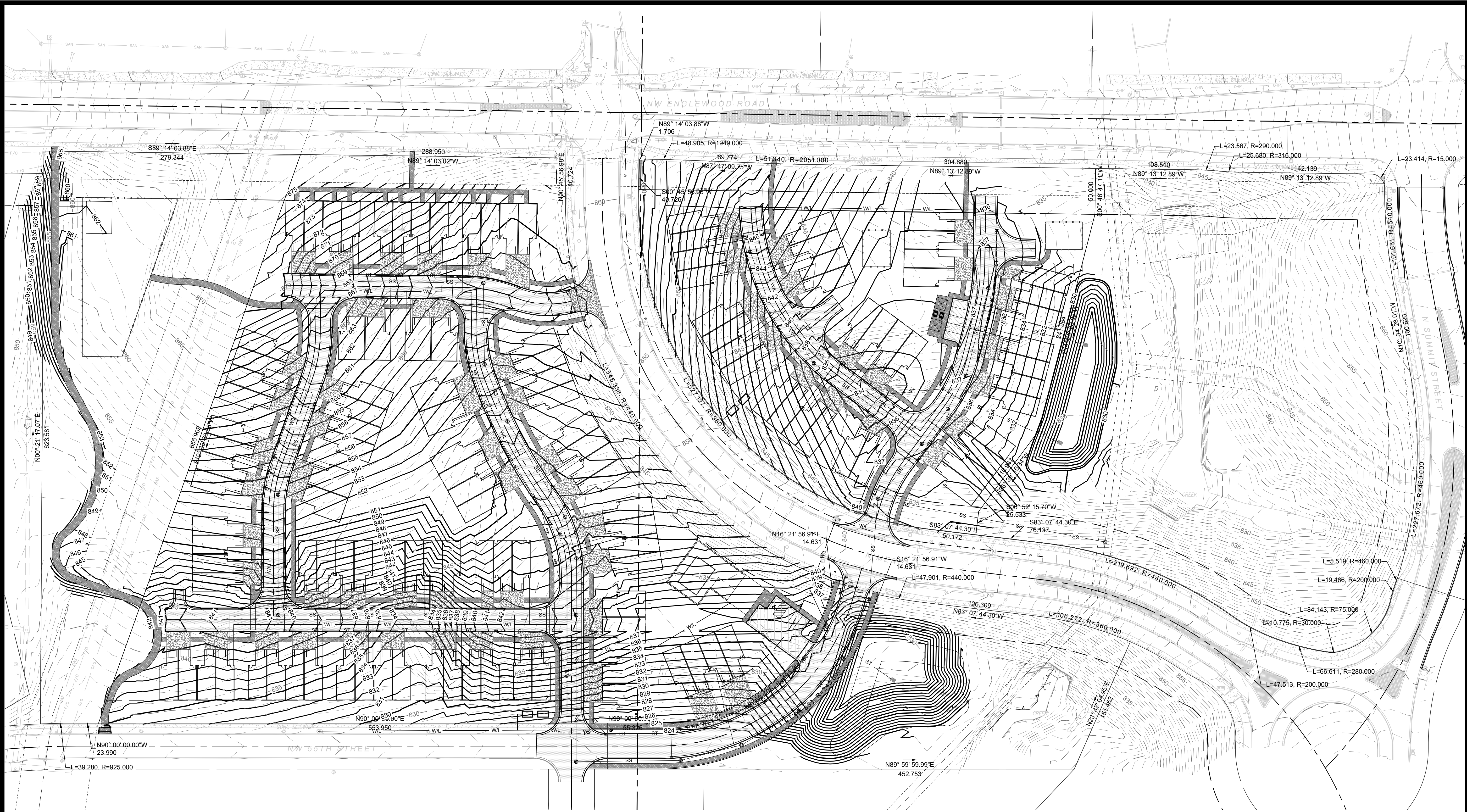
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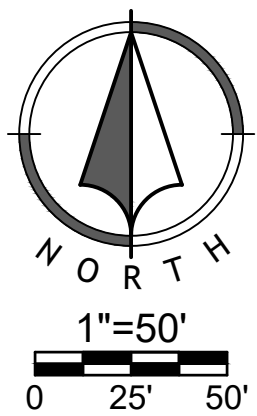
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LEGEND

	Existing Major Contour
	Existing Minor Contour
	Proposed Major Contour
	Proposed Minor Contour



Amendment To Development Plans & Prelim Plat
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 Kinsley Multi-Family Phase II
 Kansas City, Clay County, Missouri

Grading Plan 1 & 2 Phase II

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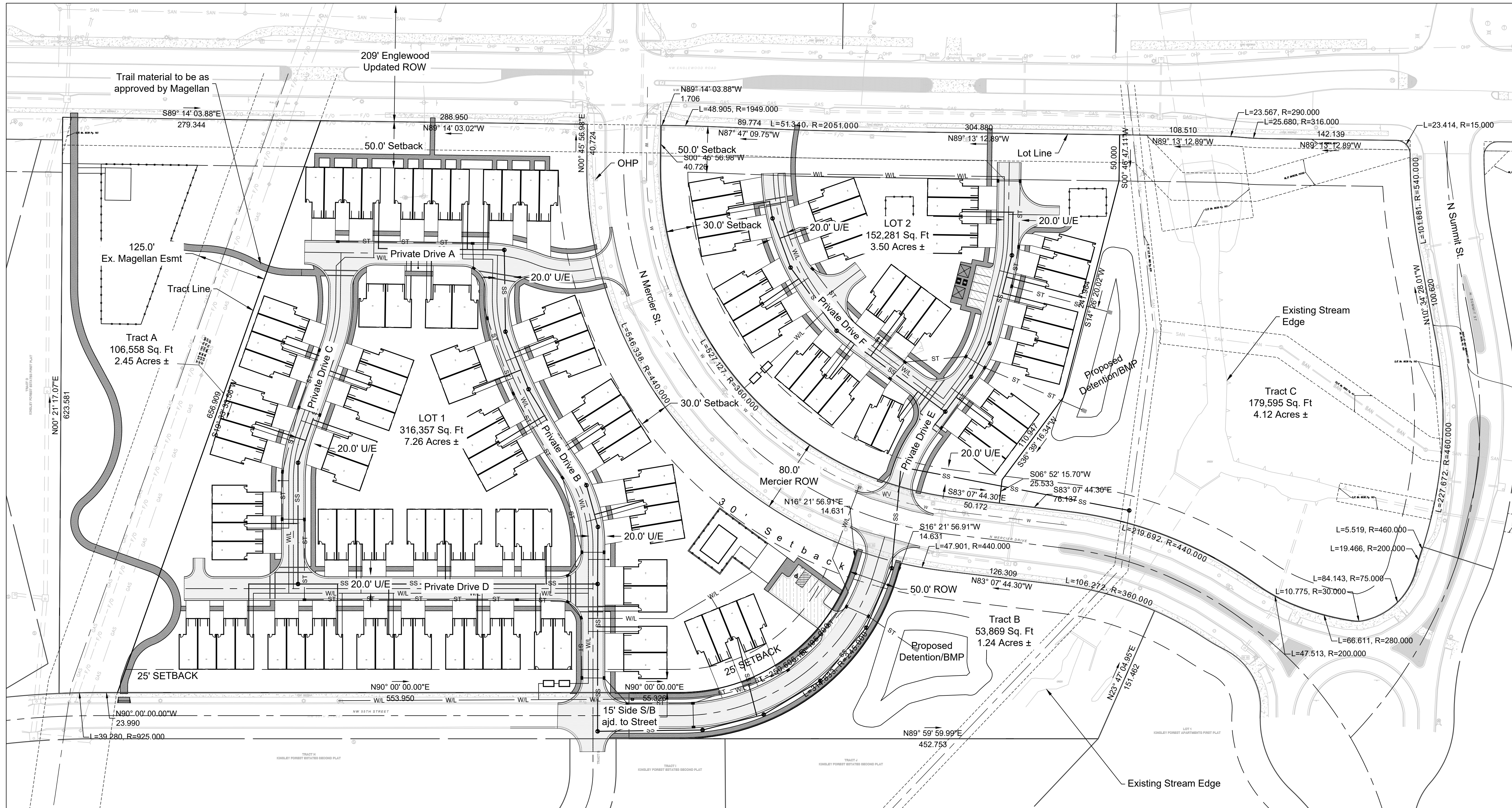
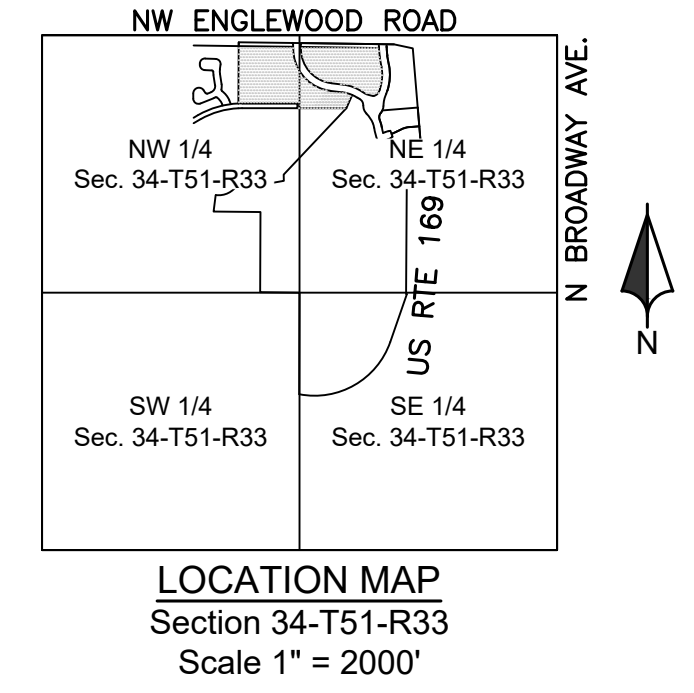
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PRELIMINARY PLAT

KINSLEY PHASE II MULTI-FAMILY

Kansas City, Clay County, Missouri



1. Drawing Scale is 1" = 60'
2. Approved Zoning: B3-2
3. One phase.
4. Proposed use: Multifamily Residential
5. Land Area, building coverage, right-of-way, phasing, construction dates are as indicated in Site Data Table & as noted on this plan.
6. Metes and bounds are as shown on plan. Legal Description is described on Plan.
7. Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
8. Layout of lots, streets, open areas and pedestrian circulation are indicated on plan. All Public sidewalks are to be located within right-of-way per Kansas City, Missouri standards. Private sidewalks shall be a minimum of 5' wide except at the end of the parking stalls which shall be 6' wide minimum.
9. Private easement agreements that provide cross-access and cross-parking easements to each lot in the various phases of the development shall be recorded against the property as required to provide access.
10. Floodplain is indicated per MAP numbers 29095C0129G and 29095C0128G, effective 2017.
11. No grading shall occur within the floodplain except for the construction of public streets, utilities, or walking trails.
12. The maintenance of the detention basin shall be according to the covenants, deeds, & restrictions.
13. Proposed contours, grades, easements and utilities are indicated on plan, and subject to final plan, final engineering design, and approval by KCMO. Private utilities and easements are not indicated are subject to design by individual companies.
14. Building heights per B3-2 height restrictions.
15. Building facade will meet base zoning code. Trash enclosures will be constructed with similar material as buildings.
16. All rooftop mechanical equipment to be screened from adjacent property and streets.
17. Project plan to include details on signage, building elevations, and lighting.
18. Typical road sections will be per Kansas City, Missouri standards.
19. The maintenance of the detention basins shall be according to the covenants, deeds, & restrictions.
20. Storm water detention volume control and treatment areas shall be per Drainage Study to be provided to Site Developers as approved by the Department of Public Works. Proposed storm water systems are to be detailed on a Water Quality & Stormwater Management Plan.
21. Detention facilities and BMP areas are designated at various locations throughout the site as indicated on this Plan.

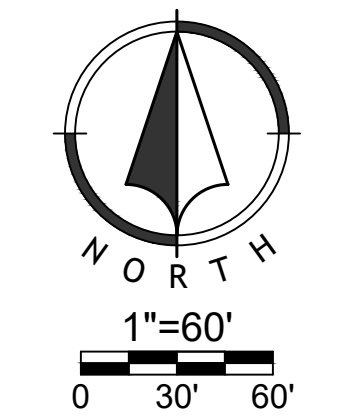
Phase II Parkland Dedication

Semi-attached Units: 16 * 3 * .006 = 0.288 ac
 Multi-plex: 110 * 2 * .006 = 1.32 ac
Total Parkland Dedication Requirement: 1.61 acres

Tract A: 2.45 ac
Total Parkland Dedicated: 2.45 ac

LOT DATA

	Area (Ac.)	Area (Sq.Ft.)	Use
Lot 1	7.26	316,876	Multi-family
Lot 2	3.50	152,281	Multi-family
Tract A	2.45	106,558	Private Open Space for Parkland
Tract B	1.24	53,869	Stormwater/BMP
Tract C	4.12	179,595	Stormwater/BMP
Dedicated ROW	0.40	17,611	Public ROW



Amendment To Development Plans & Prelim Plat
 20-0104-02
 Kinsley Multi-Family Phase II
 Kansas City, Clay County, Missouri

Preliminary Plat Phase II

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Autobahn Series ATB0
Roadway Lighting

PRODUCT OVERVIEW



Features:

OPTICAL
The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymer materials in the area of optical efficiency, thermal performance, and resistance to UV degradation. All of which are critical to long-term performance and a high optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it provides the most clear, clean and well-defined lighting distributions available. Silicone optics paired with modern LED's allow the Autobahn to take full advantage of both technologies.

Same Light Performance is comparable to 100-400W HPS roadway luminaires.

Wide Light: Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, at 70 CR minimum.

Linear: P60 sized LED light engines provide 20' upright and recessed lighting to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL
Expected life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at 25°C ambient.

Lower Energy: Saves an expected 40-60% over comparable HID luminaires.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 1000V surge protection. 2000V surge protection is also available.

Luminaire ships with 20-10 adjustable down. Luminaire continuous and drop dimming capable via A0 option or controls installed as P7 photometric receptacle option.

MECHANICAL
Includes standard AEL luminaire-friendly features such as tool-less entry, 3 option terminal block and quick disconnect. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing and door are powder coated for durability and corrosion resistance. Recessed for-stage pin-trading and painting process yields a finish that achieves a color-matched exterior of 1 year (50000 Hrs) after over 2000 hours exposure to salt fog chamber (performed per ASTM B117).

Main arm mount adjustable for arm from 1-1/4" to 2" (1-5/8" to 3-3/8" O.D.) diameter. Provides 60 rotation using per ANSI C136.2.

Widely used is cast into the housing (not a separate piece).

CONTROLS
NEMA 1 pin photometric receptacle standard, with the Acuity designed ANSI standard pin receptacle optionally available.

Premium solid state locking photocontrol (PCO) (10 year rated RMC Extreme long life solid state locking photocontrol, PCL10) are available.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

STANDARDS
Design Light Consortium (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Product List at www.dlc.com to confirm which version are qualified.

Color temperatures of $\leq 3000K$ must be specified for International Dark-Sky Association certification.

Rated for 40°C to 42°C ambient.

CA certified to UL and other standards.

UL certified to E18, E19, E20, E21, E22, E23, E24, E25, E26, E27, E28, E29, E30, E31, E32, E33, E34, E35, E36, E37, E38, E39, E40, E41, E42, E43, E44, E45, E46, E47, E48, E49, E50, E51, E52, E53, E54, E55, E56, E57, E58, E59, E60, E61, E62, E63, E64, E65, E66, E67, E68, E69, E70, E71, E72, E73, E74, E75, E76, E77, E78, E79, E80, E81, E82, E83, E84, E85, E86, E87, E88, E89, E90, E91, E92, E93, E94, E95, E96, E97, E98, E99, E100.

BUY AMERICAN — Product with the USA option is assembled in the USA and meets the Buy American (BAA) government procurement requirements under FAR, E.O. 12812 and DFARS. Please refer to www.buyusa.gov for additional information.

AEI Acuity Lighting

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LUMINAIRE SCHEDULE

CALLOUT	QUANTITY	SYMBOL	MODEL	MOUNTING	MOUNTING HEIGHT	LAMP DEPRECIATION
L1	22		American Electric Lighting, ATB0 P202 R2 3K HSS	POLE	20'	0.9

LOT 1 PHOTOMETRIC CALCULATIONS

AVERAGE FOOT-CANDELES	1.24
MAXIMUM FOOT-CANDELES	4.1
MINIMUM FOOT-CANDELES	0.1
AVERAGE TO MINIMUM FC RATIO	23.36

LOT 1 PROPERTY BOUNDARY PHOTOMETRIC CALCULATIONS

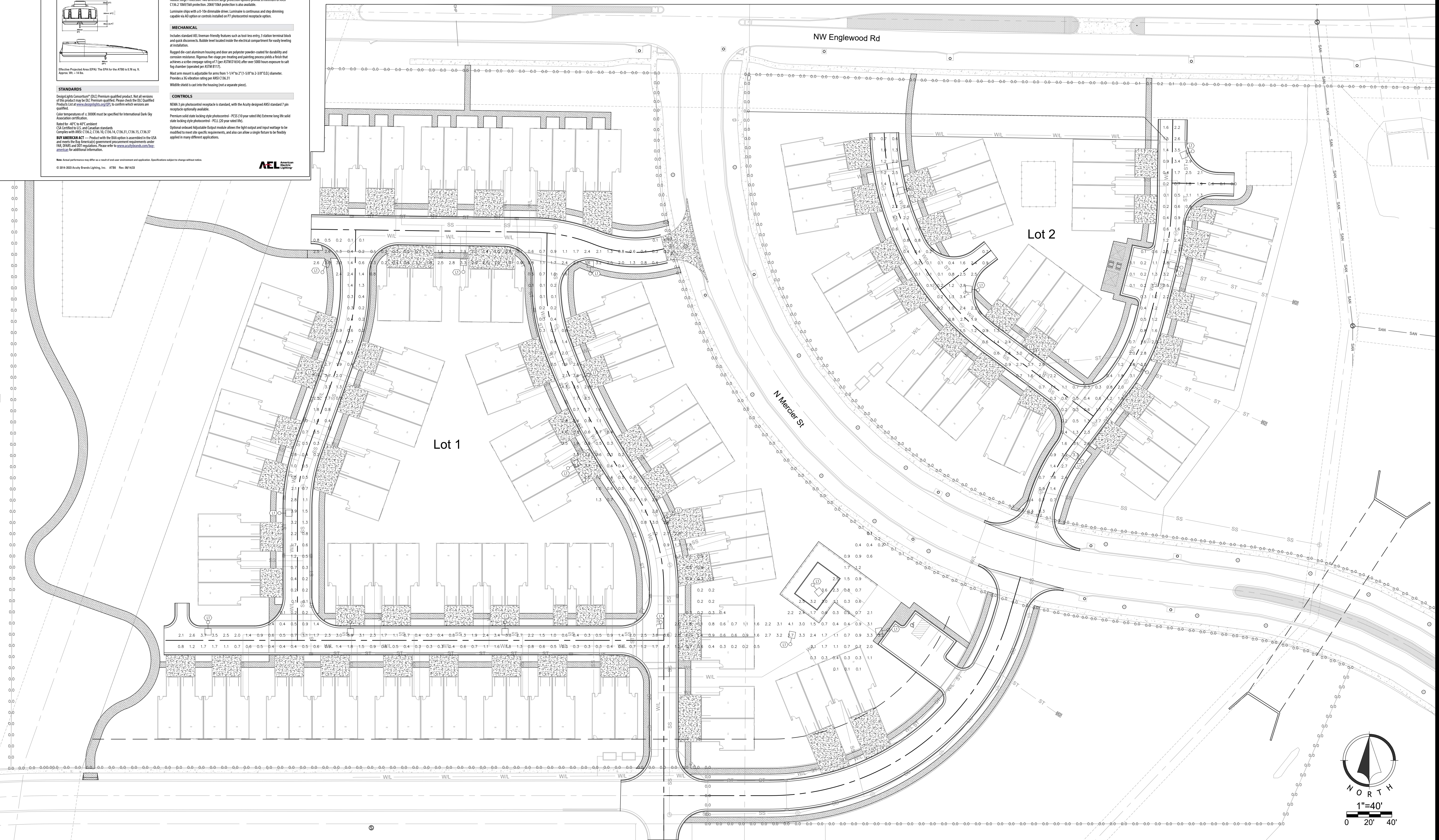
MAXIMUM FOOT-CANDELES	0.2
MINIMUM FOOT-CANDELES	0.0

LOT 2 PHOTOMETRIC CALCULATIONS

AVERAGE FOOT-CANDELES	1.34
MAXIMUM FOOT-CANDELES	3.8
MINIMUM FOOT-CANDELES	0.0
AVERAGE TO MINIMUM FC RATIO	28.61

LOT 2 PROPERTY BOUNDARY PHOTOMETRIC CALCULATIONS

MAXIMUM FOOT-CANDELES	0.2
MINIMUM FOOT-CANDELES	0.0



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20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Photometric Plan

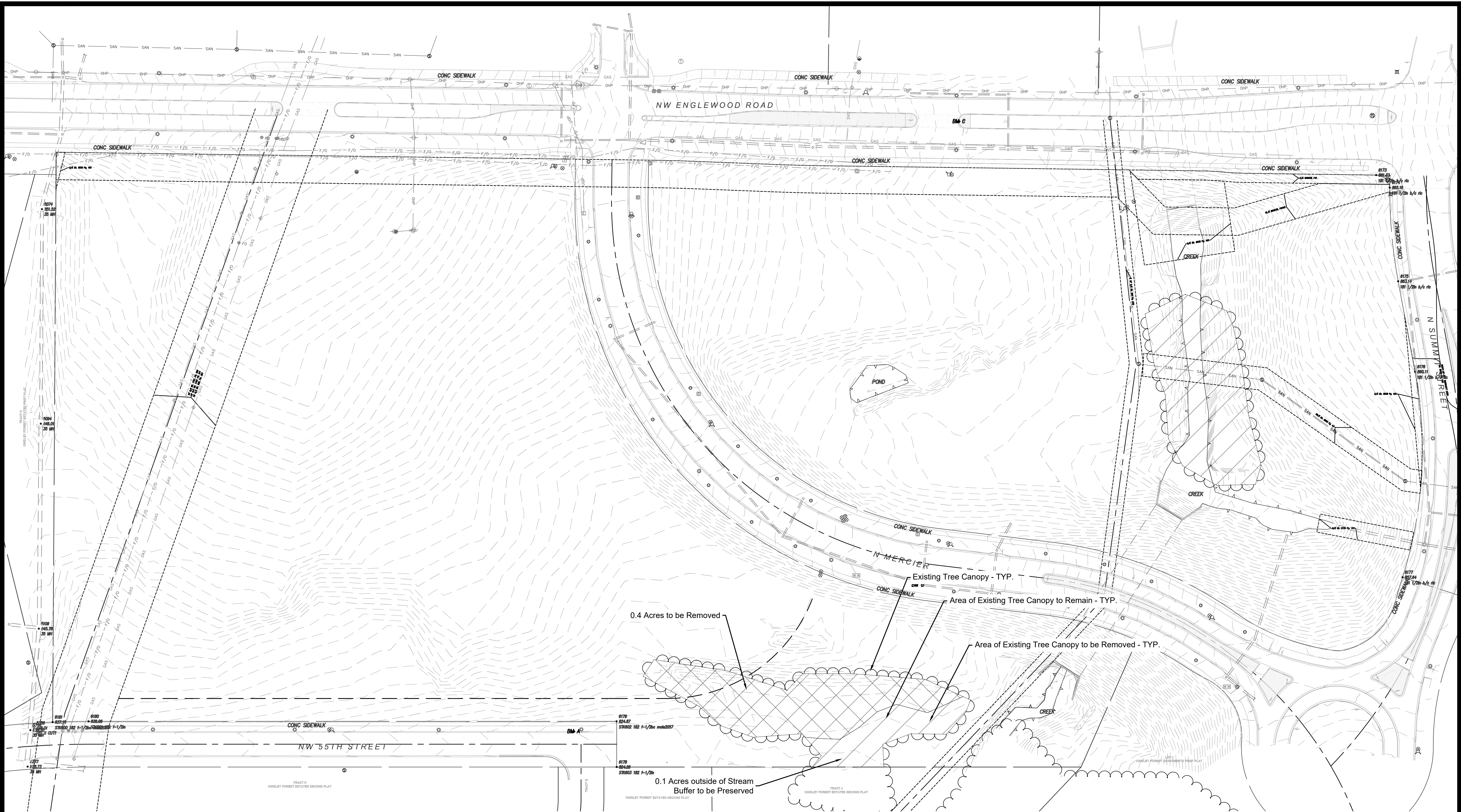
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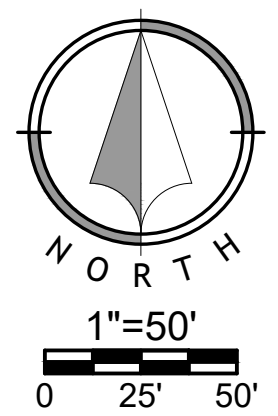
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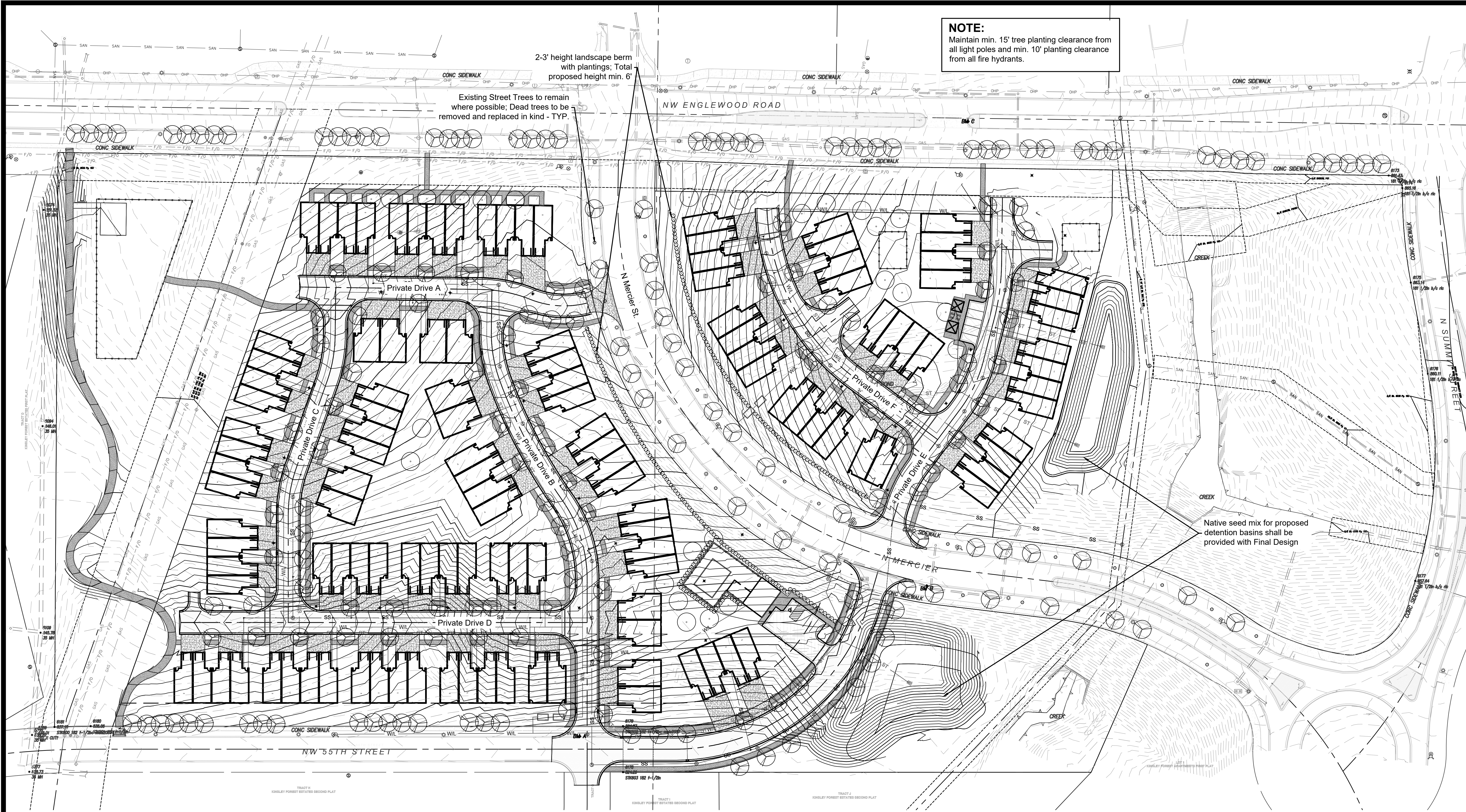
NOTE: No mitigation shall be required if contiguous tree canopy cover is less than one acre. (Per 88-424-06-C.4.)



NO.	DATE	REVISION
	03/15/2024	Original Submittal

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1% 1%



NOTE:
 Maintain min. 15' tree planting clearance from all light poles and min. 10' planting clearance from all fire hydrants.

2-3' height landscape berm with plantings; Total proposed height min. 6'
 Existing Street Trees to remain where possible; Dead trees to be removed and replaced in kind - TYP.

Native seed mix for proposed detention basins shall be provided with Final Design

GENERAL NOTE:
 Refer to Sheet L03 Landscape Details for Concept Plant Schedule with quantities and planting sizes.

LANDSCAPE CALCULATIONS

Street Trees
 Required: 1 tree / 30' frontage
 Provided:
 NW Englewood Rd = 49 trees
 Mercier Street = Existing to Remain (Dead/damaged trees to be replaced in kind)
 55th St = 22 trees
 Private Streets (West) = 74 trees
 Private Streets (East) = 27 trees

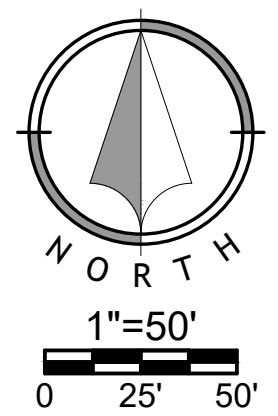
General Landscaping
 Required: 1 tree / 5,000 sf building coverage
 Provided: 126,413 sf building coverage = 26 trees

Perimeter Landscaping of Parking Lot adj. to Street
 Required: 10' width buffer, 1 tree / 30", min. 3' ht. evergreen shrub hedge
 Provided: 10' width buffer, evergreen shrub hedge

*Trees planted to satisfy the street tree planting requirements may be counted toward satisfying the parking lot perimeter tree planting requirements.

Interior Parking Lot
 Not applicable to parking lots under 10 stalls.

Screening of Containers and Equipment
 Required: Screened from public view
 Provided: As required



alemken
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NO.	DATE	REVISION
03/15/2024		Original Submittal


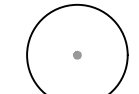
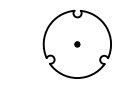
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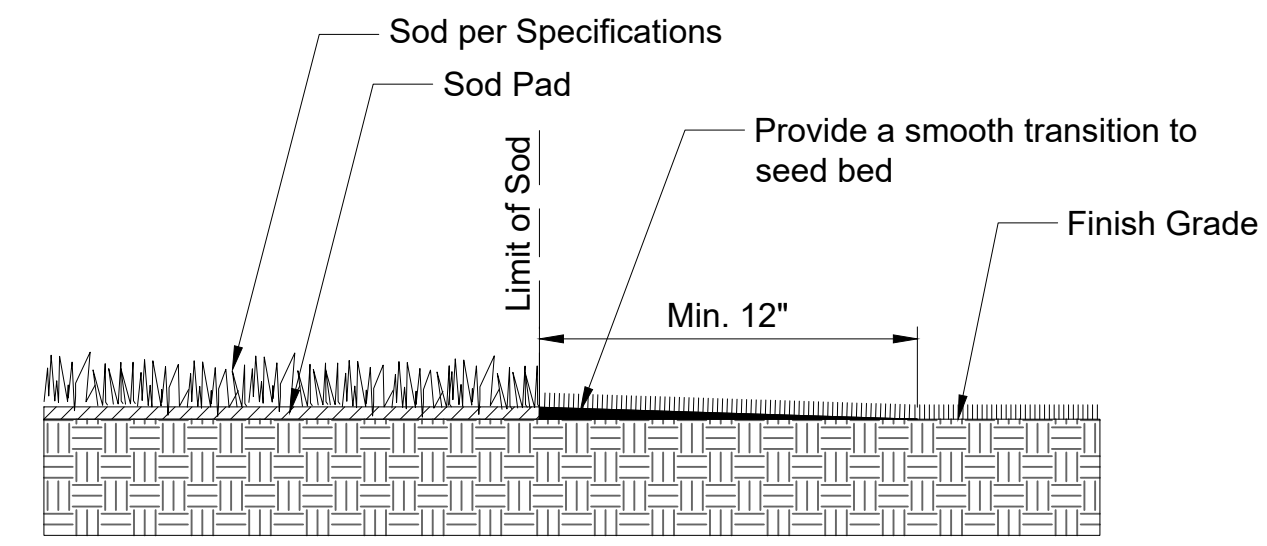
Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 www.ric-consult.com
 MO Certificate of Authority: E-2010033830

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

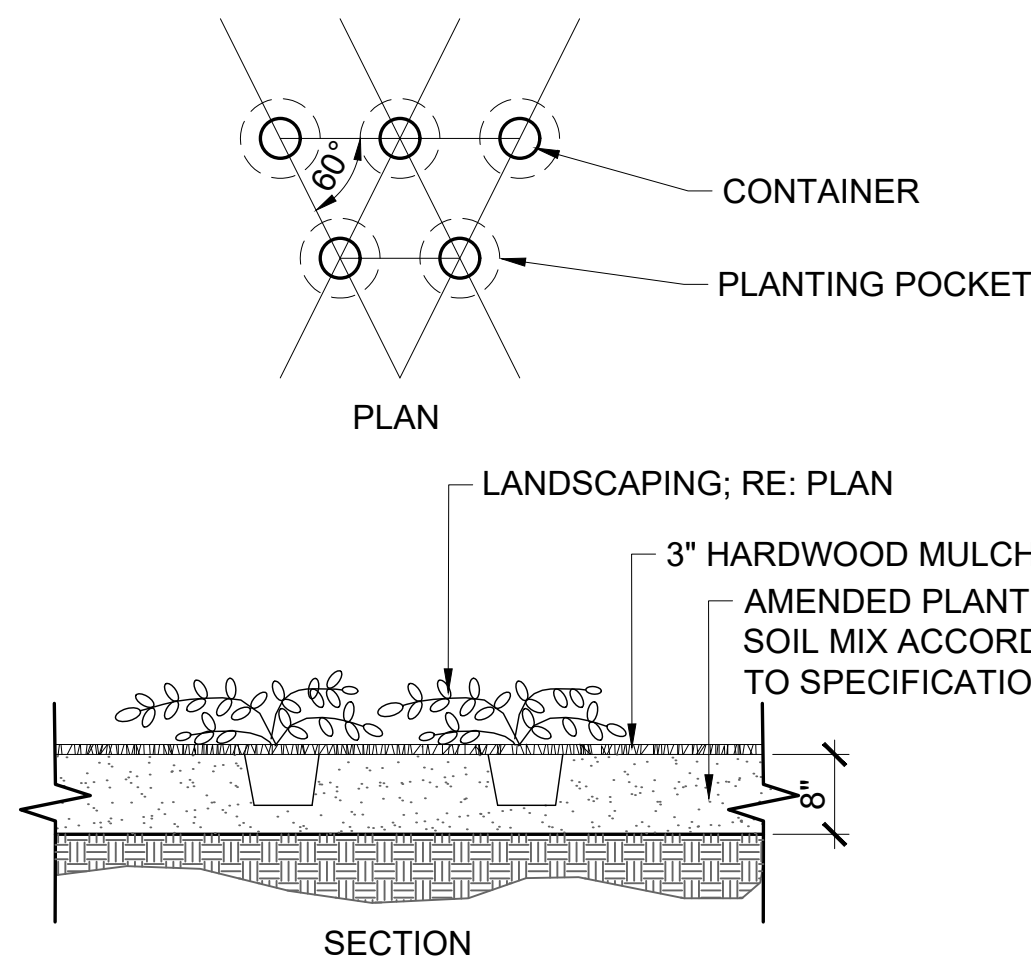
CONCEPT PLANT SCHEDULE

	STREET TREE 2" Cal. B&B	199
	SHADE/ORNAMENTAL TREE 2" Cal. B&B Acer griseum / Paperbark Maple Acer saccharum 'Sugar Cone' / Sugar Cone Sugar Maple Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Liriodendron tulipifera / Tulip Poplar Malus x 'Royal Raindrops' / Royal Raindrops Crabapple Nyssa sylvatica 'Wildfire' / Black Gum Ostrya virginiana / American Hophornbeam Platanus occidentalis / American Sycamore Quercus bicolor / Swamp White Oak Quercus robur 'Regal Prince' / Regal Prince English Oak Quercus robur x bicolor 'Kindred Spirit' / Colummar Oak Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress Tilia americana 'Lincoln' / Lincoln American Linden Ulmus americana 'Princeton' / Princeton American Elm Zelkova serrata 'Green Vase' / Sawleaf Zelkova	29
	SHRUBS AND GRASSES 3-5 Gal. 24" Ht. Min. Buxus x 'Green Velvet' / Boxwood Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Calliandra dichotoma 'Early Amethyst' / Beautyberry Ceanothus americanus / New Jersey Tea Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet Cornus hessei 'Garden Glow' / Dogwood Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood Hydrangea paniculata 'ILVOBO' TM / Bobo Panicle Hydrangea Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea Hypericum frondosum 'Sunburst' / Sunburst Hypericum Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetshrub Juniperus chinensis 'Sea Green' / Sea Green Juniper Juniperus chinensis 'Gold Lace' / Gold Lace Juniper Juniperus chinensis 'Sea Green' / Sea Green Juniper Juniperus horizontalis 'Hughes' / Hughes Juniper Juniperus squamata 'Blue Star' / Blue Star Juniper Miscanthus sinensis 'Morning Light' / Eulalia Grass Nepeta x 'Walker's Low' / Walker's Low Catmint Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem Thuja occidentalis 'Golden Globe' / Golden Globe Cedar	246



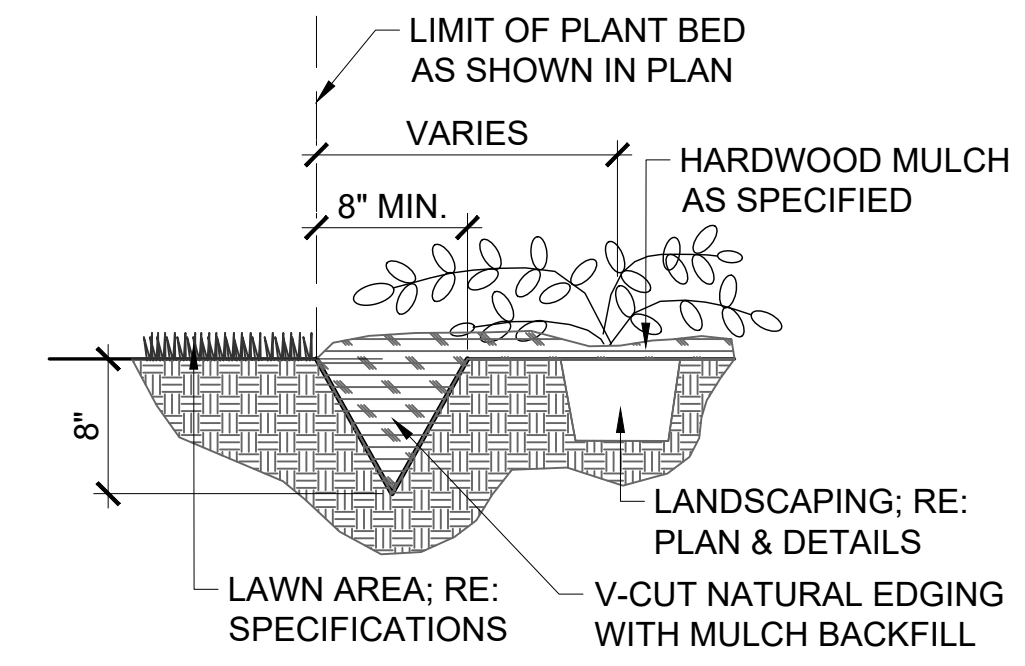
NOTES:
1. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM SODDED AREAS TO SEEDED AREAS.

SEED TO SOD TRANSITION DETAIL

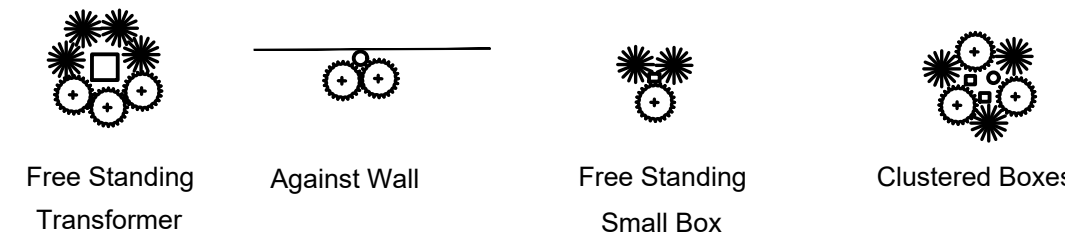


CONTAINER PLANTING DETAIL - NTS

NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

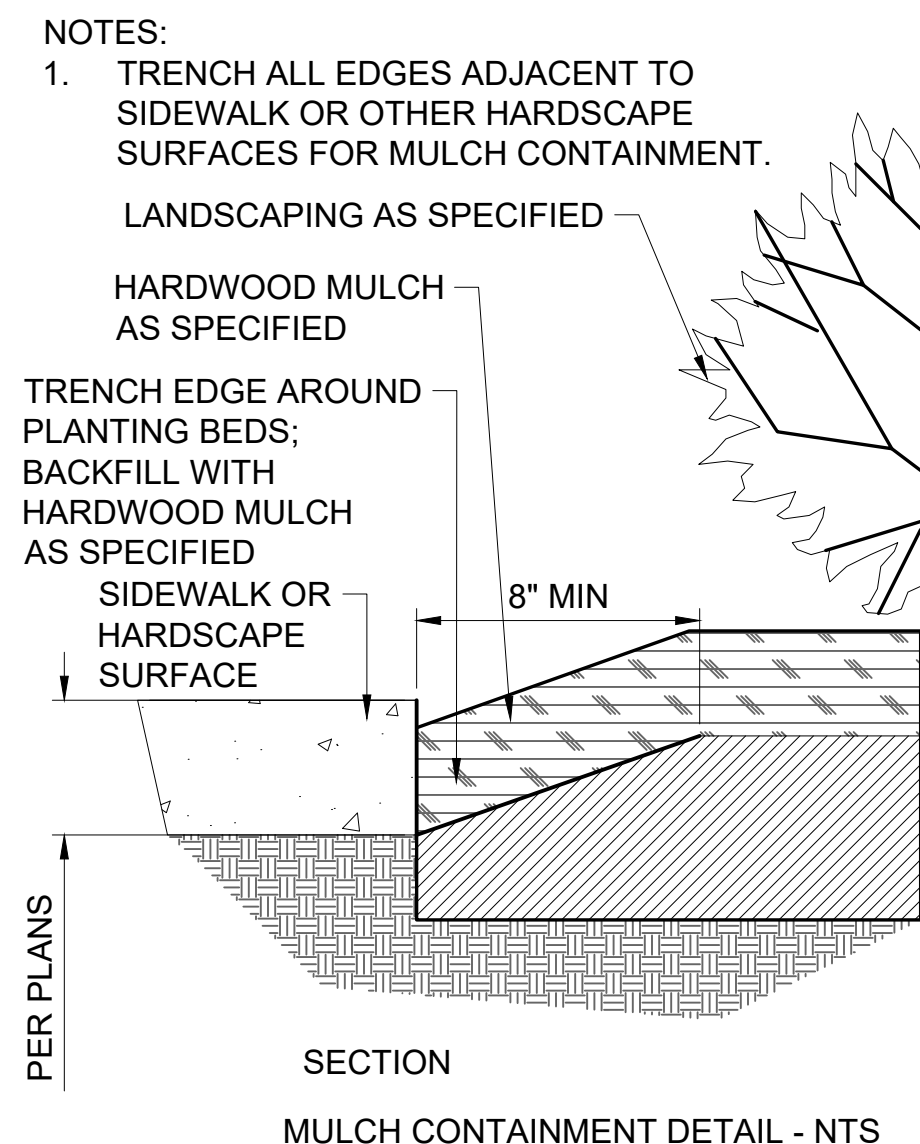


V-CUT NATURAL EDGE DETAIL - NTS

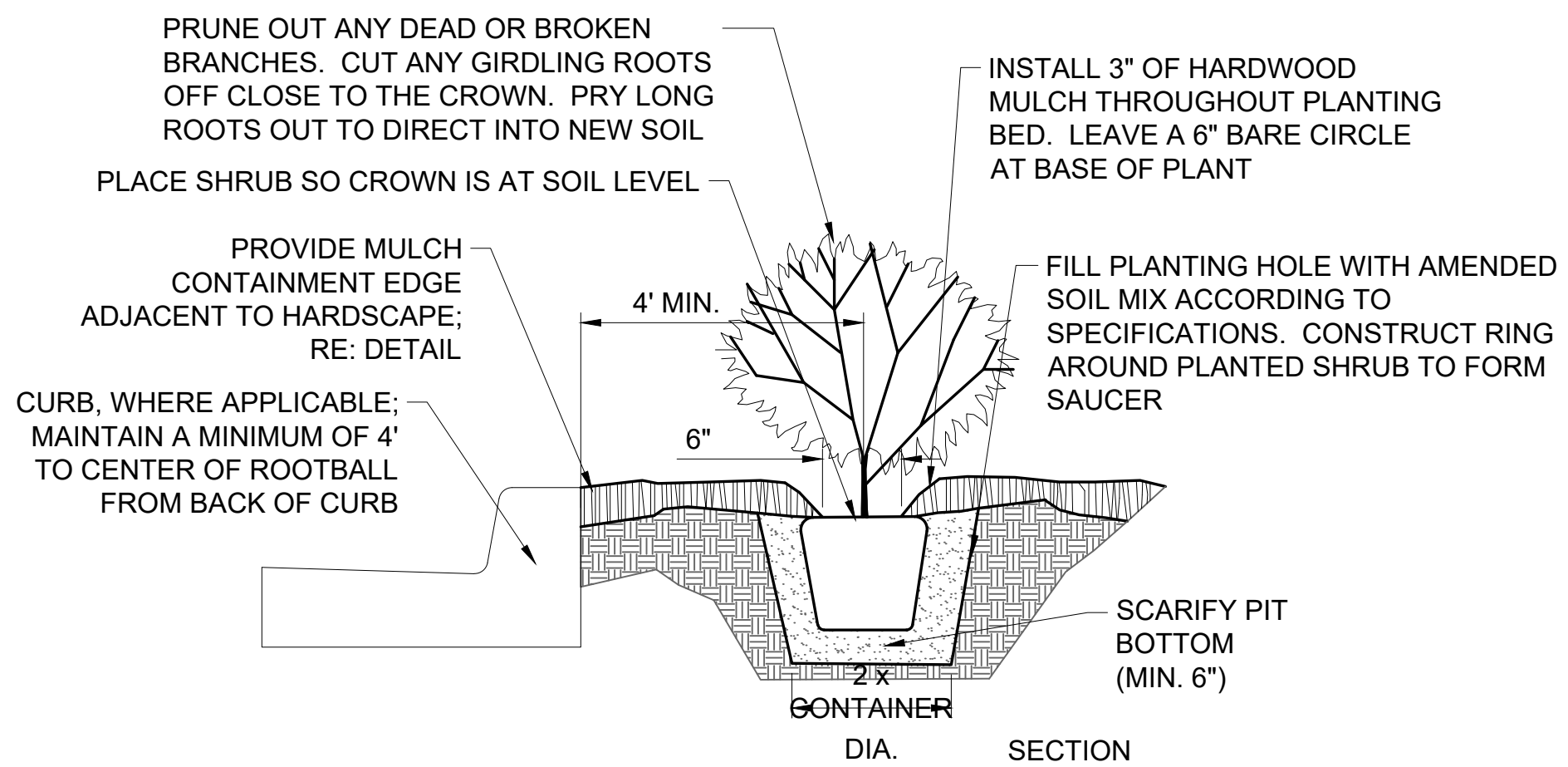


UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS



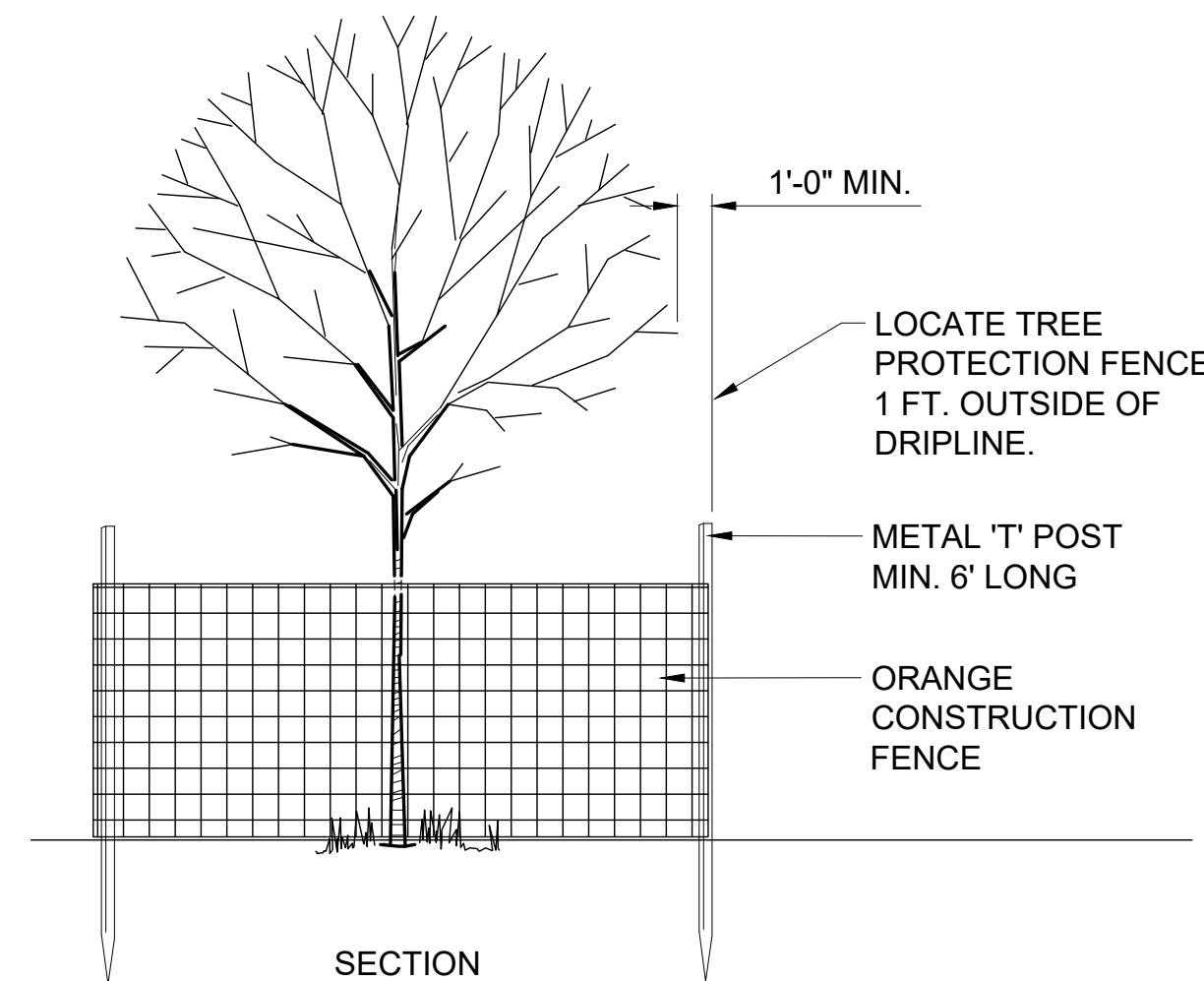
MULCH CONTAINMENT DETAIL - NTS



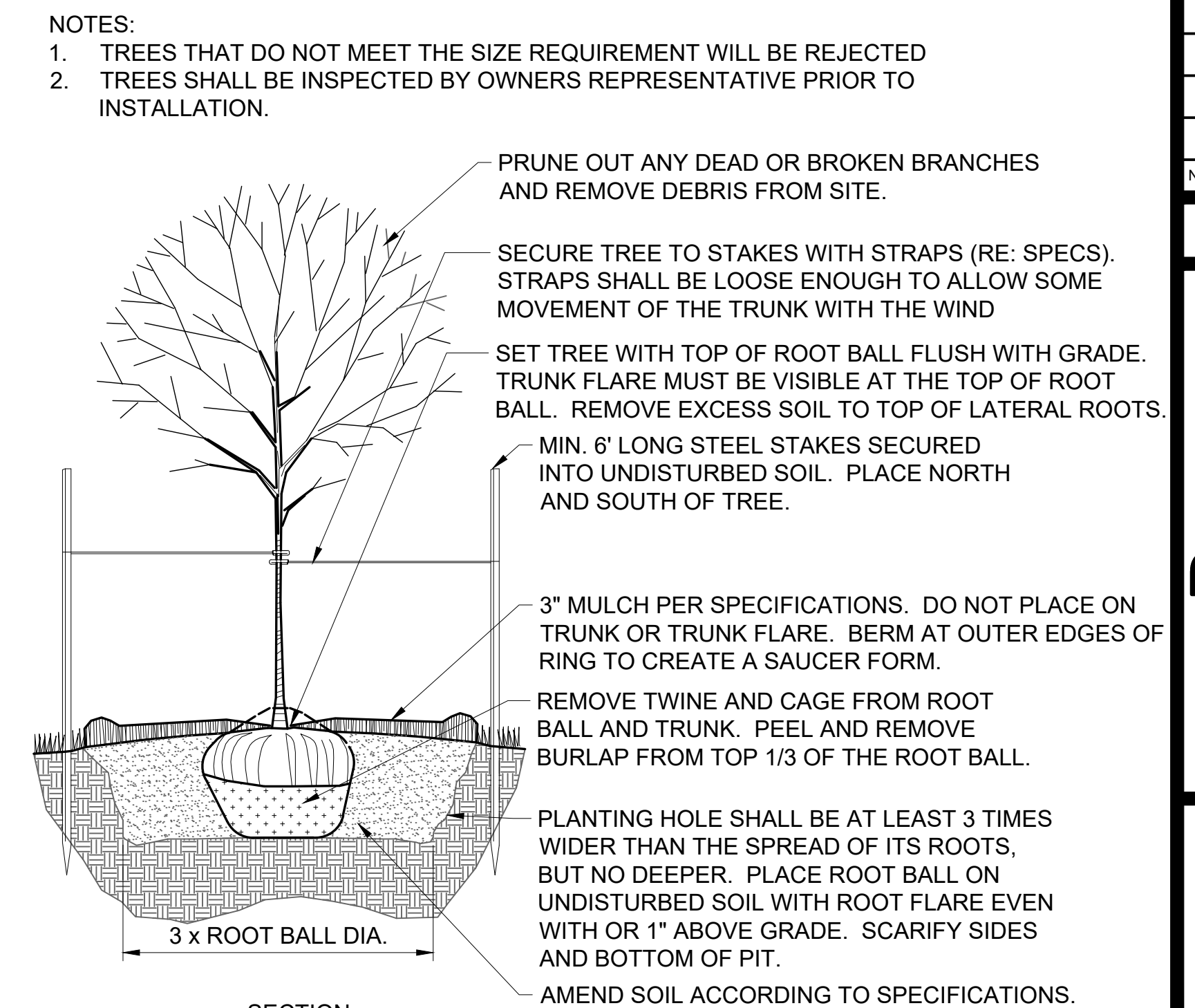
NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

NOTES:
1. CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION OPERATIONS
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE MAINTENANCE. REPAIR AND/OR REPLACE ALL SECTIONS DAMAGED DURING CONSTRUCTION OPERATIONS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR HEALTH OF PROTECTED TREES THROUGHOUT THE CONSTRUCTION PERIOD. TREES SHOWING SIGNS OF STRESS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IMMEDIATELY. ALL TREES THAT DIE DUE TO CONSTRUCTION OPERATIONS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. THE REPLACEMENT TREE SHALL BE OF COMPARABLE SIZE & SPECIES BASED ON NURSERY AVAILABILITY. CONTRACTOR SHALL SUBMIT REPLACEMENT TREES TO OWNERS REPRESENTATIVE FOR FINAL ACCEPTANCE PRIOR TO INSTALLATION.



TREE PROTECTION DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS

03/15/2024	Original Submittal
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NO.	DATE	REVISION
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LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

A2 DESIGN ELEVATIONS

G201

DATE 4/19/2024 12:02:25 PM
SCALE 1/4" = 1'-0"



① A2 DUPLEX FRONT ELEVATION
1/4" = 1'-0"



③ A2 TRIPLEX FRONT ELEVATION
1/4" = 1'-0"



② A2 QUADPLEX ELEVATION
1/4" = 1'-0"

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NEW CONSTRUCTION DEVELOPMENT

REVISIONS

B2 DESIGN
ELEVATIONS

G202

DATE 4/19/2024 12:03:21 PM
SCALE 1/4" = 1'-0"



① B2 DUPLEX FRONT ELEVATION
1/4" = 1'-0"



③ B2 TRIPLEX FRONT ELEVATION
1/4" = 1'-0"



② B2 QUADPLEX FRONT ELEVATION
1/4" = 1'-0"

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B2/A2 QUADPLEX FRONT ELEVATION
ALT
③ 1/4" = 1'-0"



B2/A2 QUADPLEX FRONT ELEVATION
① 1/4" = 1'-0"

REVISIONS

A2/B2 DESIGN
ELEVATIONS

G203

DATE 4/19/2024 1:14:31 PM
SCALE 1/4" = 1'-0"

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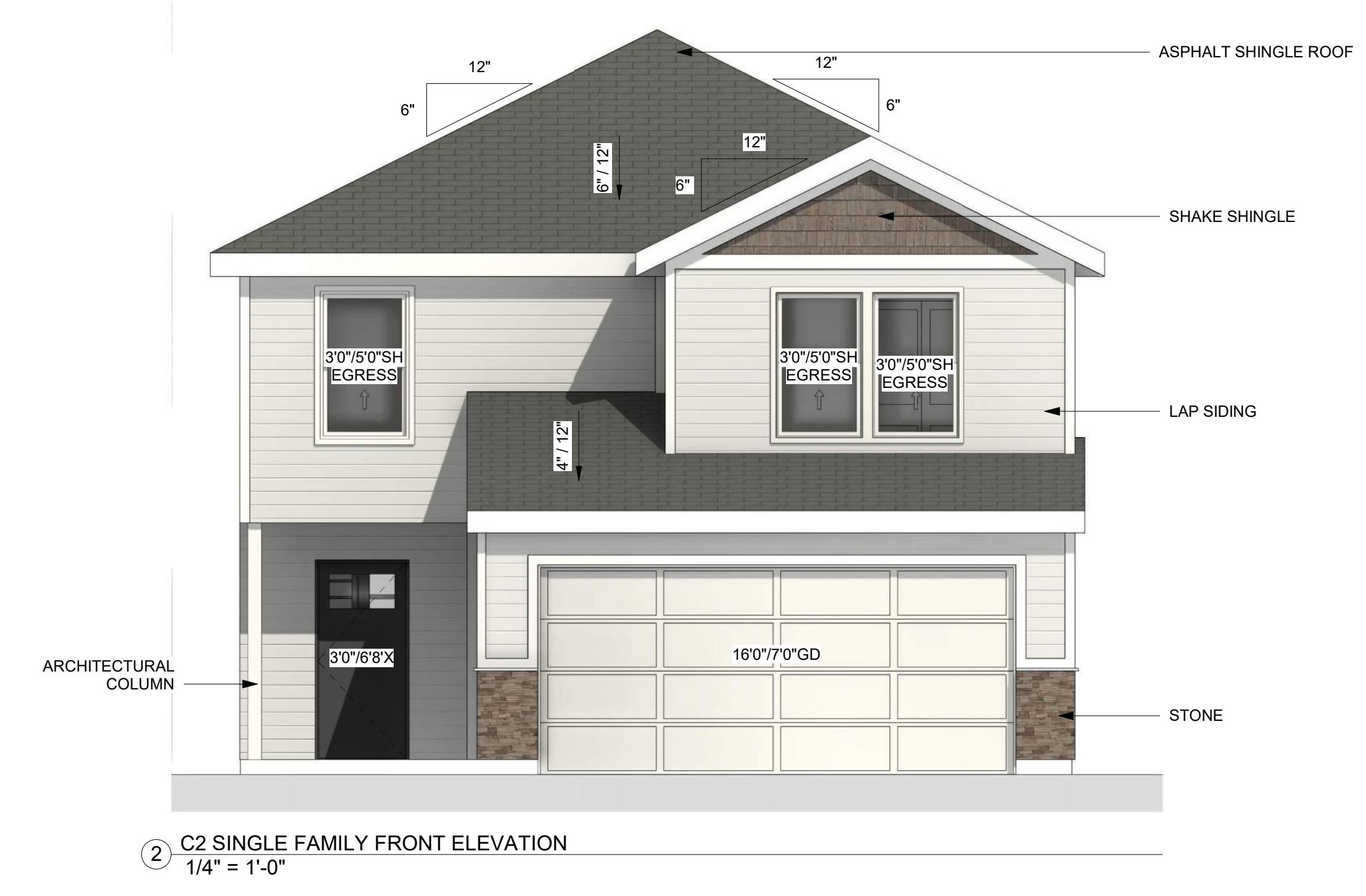
NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

C2 DESIGN ELEVATIONS

G204

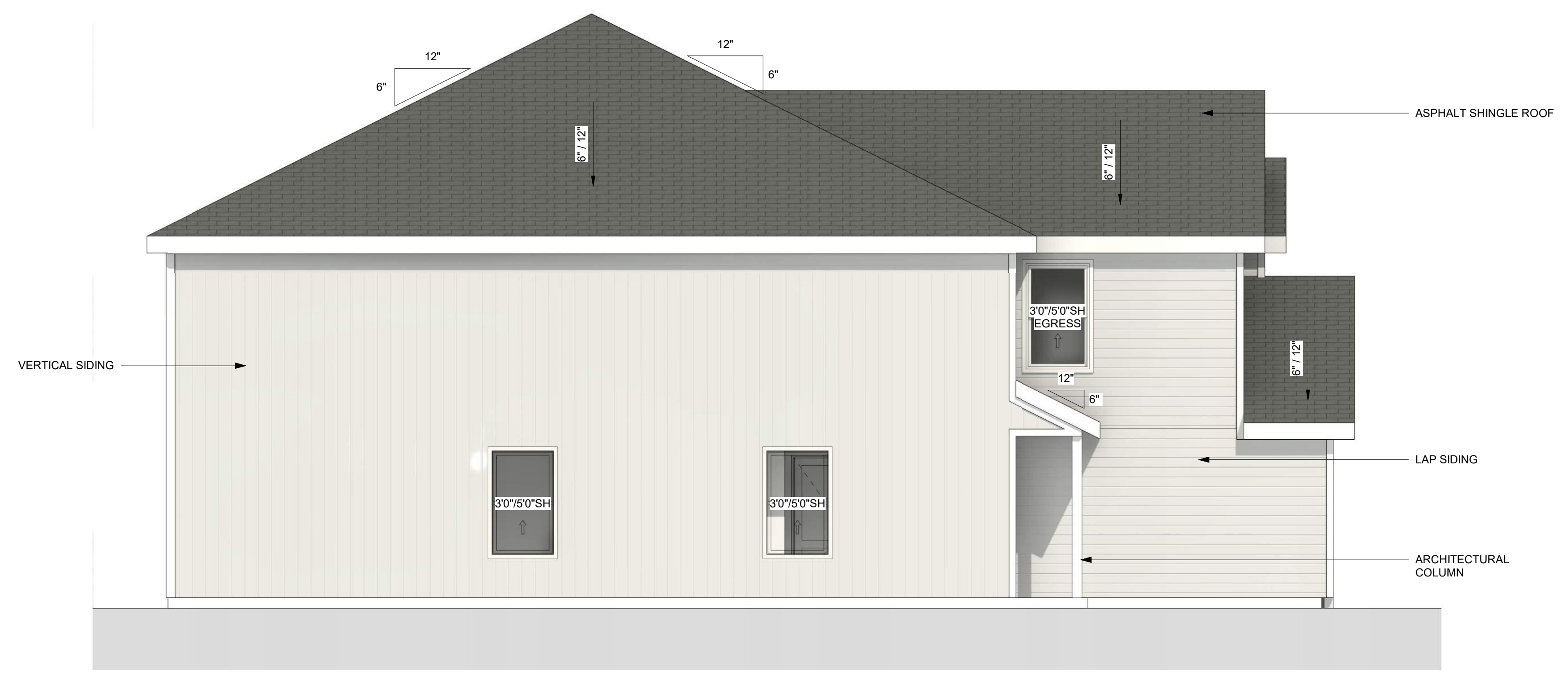
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NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT



① LEFT ELEVATIONS
1/4" = 1'-0"



② RIGHT ELEVATIONS
1/4" = 1'-0"

REVISIONS

SIDE DESIGN
ELEVATIONS

G205

DATE 4/19/2024 12:04:36 PM
SCALE 1/4" = 1'-0"

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NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

REAR DESIGN
ELEVATIONS

G206

DATE 4/19/2024 12:04:52 PM
SCALE 1/4" = 1'-0"



① DUPLEX REAR ELEVATION
1/4" = 1'-0"



② TRIPLEX REAR ELEVATION
1/4" = 1'-0"



③ QUADPLEX REAR ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

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LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT



① BOULEVARD LEFT ELEVATIONS
1/4" = 1'-0"



② BOULEVARD RIGHT ELEVATIONS
1/4" = 1'-0"

REVISIONS

BOULEVARD
DESIGN
ELEVATIONS

G207

DATE 4/19/2024 12:06:27 PM
SCALE 1/4" = 1'-0"

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LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT



BOULEVARD QUADPLEX REAR
ELEVATION
1/4" = 1'-0"

REVISIONS

BOULEVARD
DESIGN
ELEVATIONS

G208

DATE 4/19/2024 12:06:53 PM
SCALE 1/4" = 1'-0"