

MAPLE WOODS MIXED USE 152 HIGHWAY & NE BARRY RD CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

REZONING & DEVELOPMENT PLANS



Milburn Civil Engineering, LLC
MILBURN CIVIL ENGINEERING, LLC
33135 W 83RD ST
DE SOTO, KS 66018
913-583-0367



GENERAL NOTES:

1. PROPOSED CONTOURS, BMP'S, GRADES, EASEMENTS, AND UTILITIES ARE INDICATED IN PLAN SET AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES AND FINAL PLAN APPROVAL. SEE GRADING, UTILITY, AND/OR STORM WATER MANAGEMENT PLAN.
2. FINAL PLANS FOR BUILDINGS WILL INCLUDE FINAL DETAILS ON BUILDING MATERIALS, BUILDING ELEVATIONS, AND SITE LIGHTING.
3. PARKING: WILL BE PROVIDED AS REQUIRED IN SECTION 88-420 OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE.
4. LIGHTING: THE EXTERIOR LIGHTING IS TO BE DESIGNED TO COMPLY WITH KANSAS CITY ZONING AND DEVELOPMENT CODE SECTION 88-430.
5. STORM WATER DETENTION AND BMP'S SHALL BE PER APPROVED STORM DRAINAGE STUDY OR PER DEPARTMENT OF PUBLIC WORKS. STORM WATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS. PROPOSED STORM WATER SYSTEM AND STORM WATER BMP'S ARE INDICATED ON STORM WATER, GRADING, AND UTILITY PLANS.
6. PARKLAND DEDICATION FEES SHALL FOLLOW KCMO ORDINANCE 88-408. REFER TO PARKLAND DEDICATION AND FEE CALCULATION TABLES IN PLAN SET.
7. BUILDING AND PARKING DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST FOOT.

PREPARED BY:

MILBURN CIVIL ENGINEERING, LLC
33135 W 83RD STREET
DE SOTO, KS 66018
913-583-0367
MATTHEW RAVELL, PE
MATT@MILBURNCE.COM

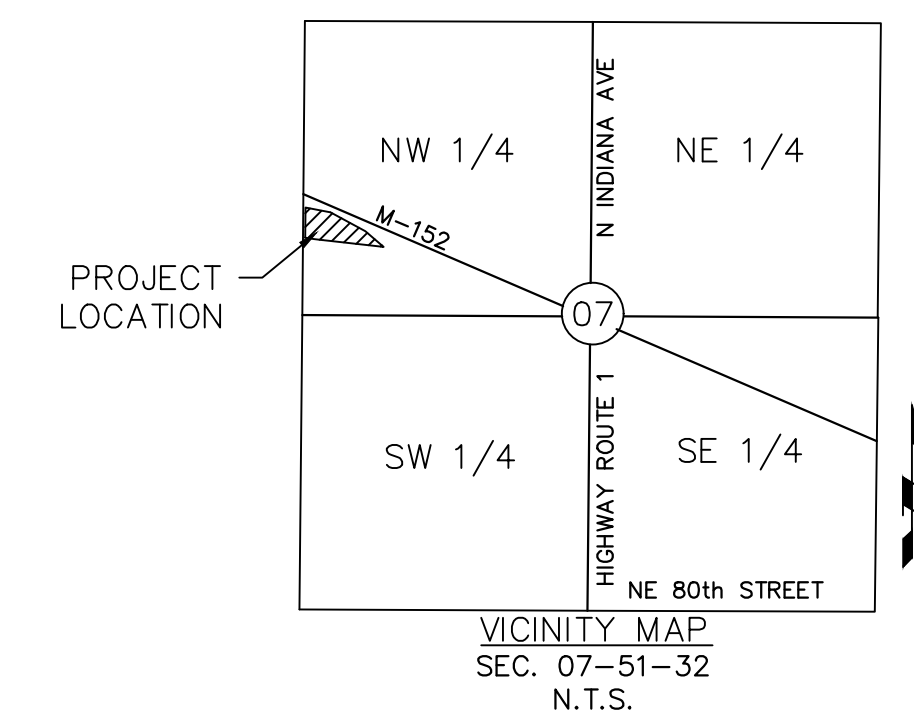
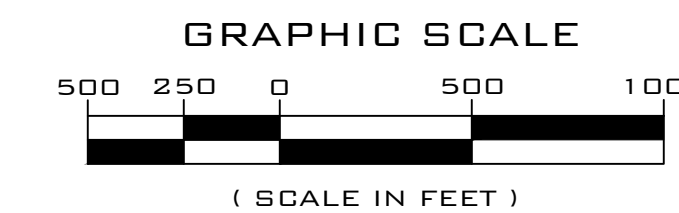
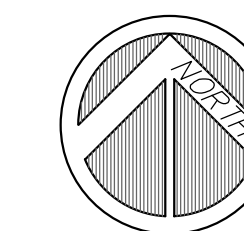
OWNER/APPLICANT:

OWENS BUILT PROPERTIES, INC
PO BOX 901471
KANSAS CITY, MO 64190
C/O JIM OWENS



INDEX OF SHEETS

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MAPLE WOODS MIXED USE
REZONING & DEVELOPMENT PLANS
152 HIGHWAY & NE BARRY RD
KANSAS CITY, MO

DATE 07/03/2024
DESIGNED BY AS
CHECKED BY MR

REVISIONS REVISIONS
#1 - 08/16/2024 - PER CITY COMMENTS
#2 - 08/21/2024 - ADDITIONAL SIDEWALK
#3 - 08/09/2024 - PER CPC COMMENTS

COVER SHEET

C-0

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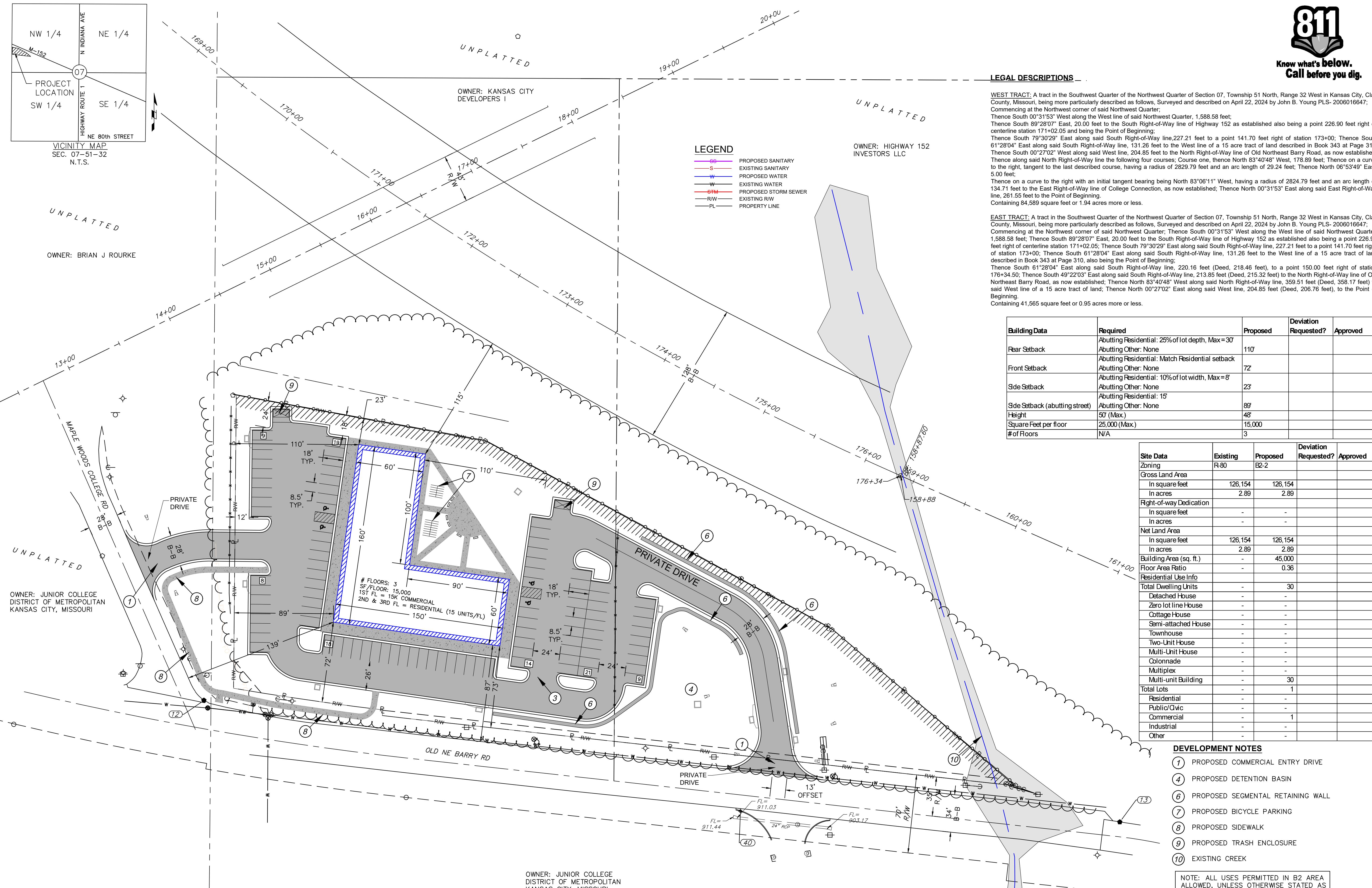
MAPLE WOODS MIXED USE REZONING & DEVELOPMENT PLANS 152 HIGHWAY & NE BARRY RD KANSAS CITY, MO

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SITE PLAN

C-1



LEGAL DESCRIPTIONS

WEST TRACT: A tract in the Southwest Quarter of the Northwest Quarter of Section 07, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows. Surveyed and described on April 22, 2024 by John B. Young PLS- 2006016647: Commencing at the Northwest corner of said Northwest Quarter; Thence South 0°31'53" West along the West line of said Northwest Quarter, 1,588.58 feet; Thence South 89°28'07" East, 20.00 feet to the South Right-of-Way line of Highway 152 as established also being a point 226.90 feet right of centerline station 171+02.05 and being the Point of Beginning; Thence South 79°30'29" East along said South Right-of-Way line, 227.21 feet to a point 141.70 feet right of station 173+00; Thence South 61°28'04" East along said South Right-of-Way line, 131.26 feet to the West line of a 15 acre tract of land described in Book 343 at Page 310; Thence South 00°27'02" West along said West line, 204.85 feet to the North Right-of-Way line of Old Northeast Barry Road, as now established; Thence along said North Right-of-Way line the following four courses: Course one, thence North 83°40'48" West, 178.89 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 2829.79 feet and an arc length of 29.24 feet; Thence North 06°53'49" East, 5.00 feet; Thence on a curve to the right with an initial tangent bearing being North 83°06'11" West, having a radius of 2824.79 feet and an arc length of 134.71 feet to the East Right-of-Way line of College Connection, as now established; Thence North 00°31'53" East along said East Right-of-Way line, 261.55 feet to the Point of Beginning. Containing 84,589 square feet or 1.94 acres more or less.

EAST TRACT: A tract in the Southwest Quarter of the Northwest Quarter of Section 07, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows. Surveyed and described on April 22, 2024 by John B. Young PLS- 2006016647: Commencing at the Northwest corner of said Northwest Quarter; Thence South 00°31'53" West along the West line of said Northwest Quarter, 1,588.58 feet; Thence South 89°28'07" East, 20.00 feet to the South Right-of-Way line of Highway 152 as established also being a point 226.90 feet right of centerline station 171+02.05; Thence South 79°30'29" East along said South Right-of-Way line, 227.21 feet to a point 141.70 feet right of station 173+00; Thence South 61°28'04" East along said South Right-of-Way line, 131.26 feet to the West line of a 15 acre tract of land described in Book 343 at Page 310, also being the Point of Beginning; Thence South 61°28'04" East along said South Right-of-Way line, 220.16 feet (Deed, 218.46 feet), to a point 150.00 feet right of station 176+34.50; Thence South 49°22'03" East along said South Right-of-Way line, 213.85 feet (Deed, 215.32 feet) to the North Right-of-Way line of Old Northeast Barry Road, as now established; Thence North 83°40'48" West along said North Right-of-Way line, 359.51 feet (Deed, 358.17 feet) to said West line of a 15 acre tract of land; Thence North 00°27'02" East along said West line, 204.85 feet (Deed, 206.76 feet), to the Point of Beginning. Containing 41,565 square feet or 0.95 acres more or less.

LEGEND

- PS PROPOSED SANITARY
- S EXISTING SANITARY
- W PROPOSED WATER
- W EXISTING WATER
- SSM PROPOSED STORM SEWER
- RW EXISTING RW
- PL PROPERTY LINE

Building Data	Required	Proposed	Deviation Requested?	Approved
Rear Setback	Abutting Residential: 25% of lot depth, Max=30' Abutting Other: None	110'		
Front Setback	Abutting Residential: Match Residential setback Abutting Other: None	72'		
Side Setback	Abutting Residential: 10% of lot width, Max=8' Abutting Other: None	23'		
Side Setback (abutting street)	Abutting Residential: 15' Abutting Other: None	89'		
Height	50' (Max)	48'		
Square Feet per floor	25,000 (Max)	15,000		
# of Floors	N/A	3		

Site Data	Existing	Proposed	Deviation Requested?	Approved
Zoning	R-80	B2-2		
Gross Land Area				
In square feet	126,154	126,154		
In acres	2.89	2.89		
Right-of-way Dedication				
In square feet	-	-		
In acres	-	-		
Net Land Area				
In square feet	126,154	126,154		
In acres	2.89	2.89		
Building Area (sq. ft.)	-	45,000		
Floor Area Ratio	-	0.36		
Residential Use Info				
Total Dwelling Units	-	30		
Detached House	-	-		
Zero lot line House	-	-		
Cottage House	-	-		
Semi-attached House	-	-		
Townhouse	-	-		
Two-Unit House	-	-		
Multi-Unit House	-	-		
Colonnade	-	-		
Multiplex	-	-		
Multi-unit Building	-	30		
Total Lots	-	1		
Residential	-	-		
Public/Civic	-	-		
Commercial	-	1		
Industrial	-	-		
Other	-	-		

DEVELOPMENT NOTES

- 1 PROPOSED COMMERCIAL ENTRY DRIVE
- 4 PROPOSED DETENTION BASIN
- 6 PROPOSED SEGMENTAL RETAINING WALL
- 7 PROPOSED BICYCLE PARKING
- 8 PROPOSED SIDEWALK
- 9 PROPOSED TRASH ENCLOSURE
- 10 EXISTING CREEK

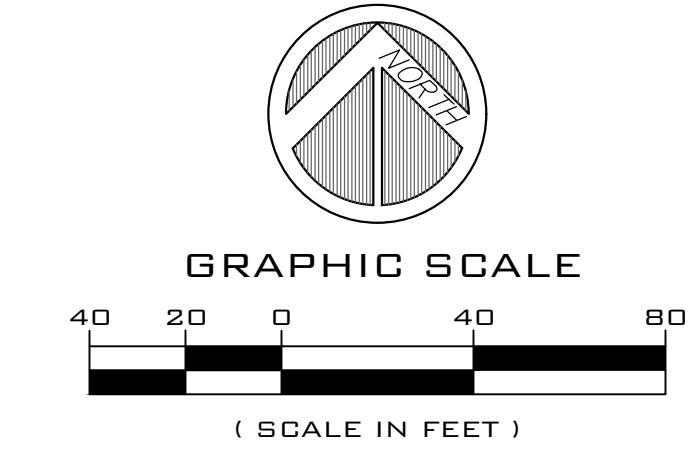
NOTE: ALL USES PERMITTED IN B2 AREA ALLOWED, UNLESS OTHERWISE STATED AS PROHIBIT ON THE PROPOSED PLAN.

Parkland Dedication - Requirement Calculation				
Land Use Type	Number of Dwellings	People Per Dwelling	Acre Required Per Person	Required Dedication (acres)
Multi-Unit Building	30	2	0.006	0.36

Parkland Dedication - Required Fees			
Parkland Dedication Required (Acres)	Cost of Parkland Dedication Per Acre	Total Parkland Dedication Fee Required	
0.36	\$ 64,220.18	\$ 23,119.26	

88-425 Other Development Standards	Method of Compliance
88-408 Parkland Dedication	See Table
88-415 Stream Buffers	See Stream Buffer Plan
88-430 Outdoor Lighting	Will be provided in accordance with 88-430
88-435 Outdoor Display, Storage and Vbrk Areas	Will be provided in accordance with 88-435
88-445 Signs	Will be provided in accordance with 88-445
88-450 Pedestrian Standards	There are no existing public sidewalk(s) to connect to adjacent to the site.

88-420 Parking	Vehicles Spaces		Short-Term Bike Spaces		Long-Term Bike Spaces		Alternatives Proposed?
	Required	Proposed	Required	Proposed	Required	Proposed	
Residential (30 Units)	1 space / Dwelling Unit = 30 spaces required	30	10% of vehicles spaces, min. 3 = 3 spaces required	3	1 per 3 dwelling units = 10 spaces required	10	
Retail (11,000 SF)	2.5 spaces / 1000 SF = 27.5 spaces required	28	10% of vehicles spaces, min. 3 = 3 spaces required	3	1 + 1 per 10,000 SF = 2 spaces required	2	
Restaurant (4,000 SF)	10 spaces / 1000 SF = 40 spaces required	40	10% of vehicles spaces, min. 3 = 3 spaces required	3	1 + 1 per 5,000 SF = 2 spaces required	2	
Total		97.5		98		14	14



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Building Data	Required	Proposed	Deviation Requested?	Approved
Rear Setback	Abutting Residential: 25% of lot depth, Max = 30' Abutting Other: None	110'		
Front Setback	Abutting Residential: Match Residential setback Abutting Other: None	72'		
Side Setback	Abutting Residential: 10% of lot width, Max = 8' Abutting Other: None	23'		
Side Setback (abutting street)	Abutting Residential: 15' Abutting Other: None	89'		
Height	57' (Max)	48'		
Square Feet per floor	25,000 (Max)	15,000		
# of Floors	N/A	3		

DEVELOPMENT NOTES

- ① PROPOSED COMMERCIAL ENTRY DRIVE
- ② PROPOSED PRIVATE SANITARY SEWER
- ③ PROPOSED PRIVATE STORM SEWER
- ④ PROPOSED DETENTION BASIN
- ⑤ PROPOSED PRIVATE WATER SERVICE LINE
- ⑥ PROPOSED SEGMENTAL RETAINING WALL
- ⑦ PROPOSED BICYCLE PARKING
- ⑧ PROPOSED SIDEWALK
- ⑨ PROPOSED TRASH ENCLOSURE
- ⑩ EXISTING CREEK

LEGEND

- 980 - EXISTING CONTOUR
- 980 - PROPOSED CONTOUR
- SS - PROPOSED SANITARY
- S - EXISTING SANITARY
- W - PROPOSED WATER
- W - EXISTING WATER
- SSM - PROPOSED STORM SEWER
- RW - EXISTING RW
- PL - PROPERTY LINE

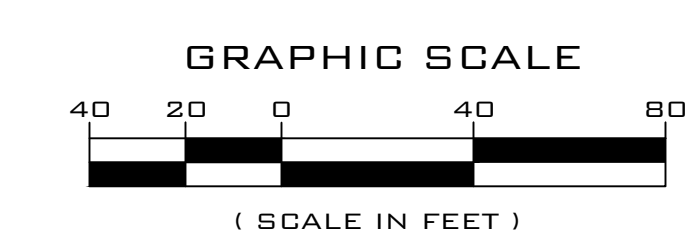
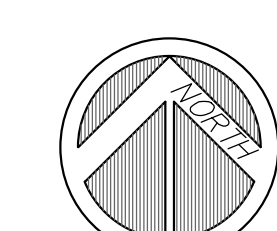


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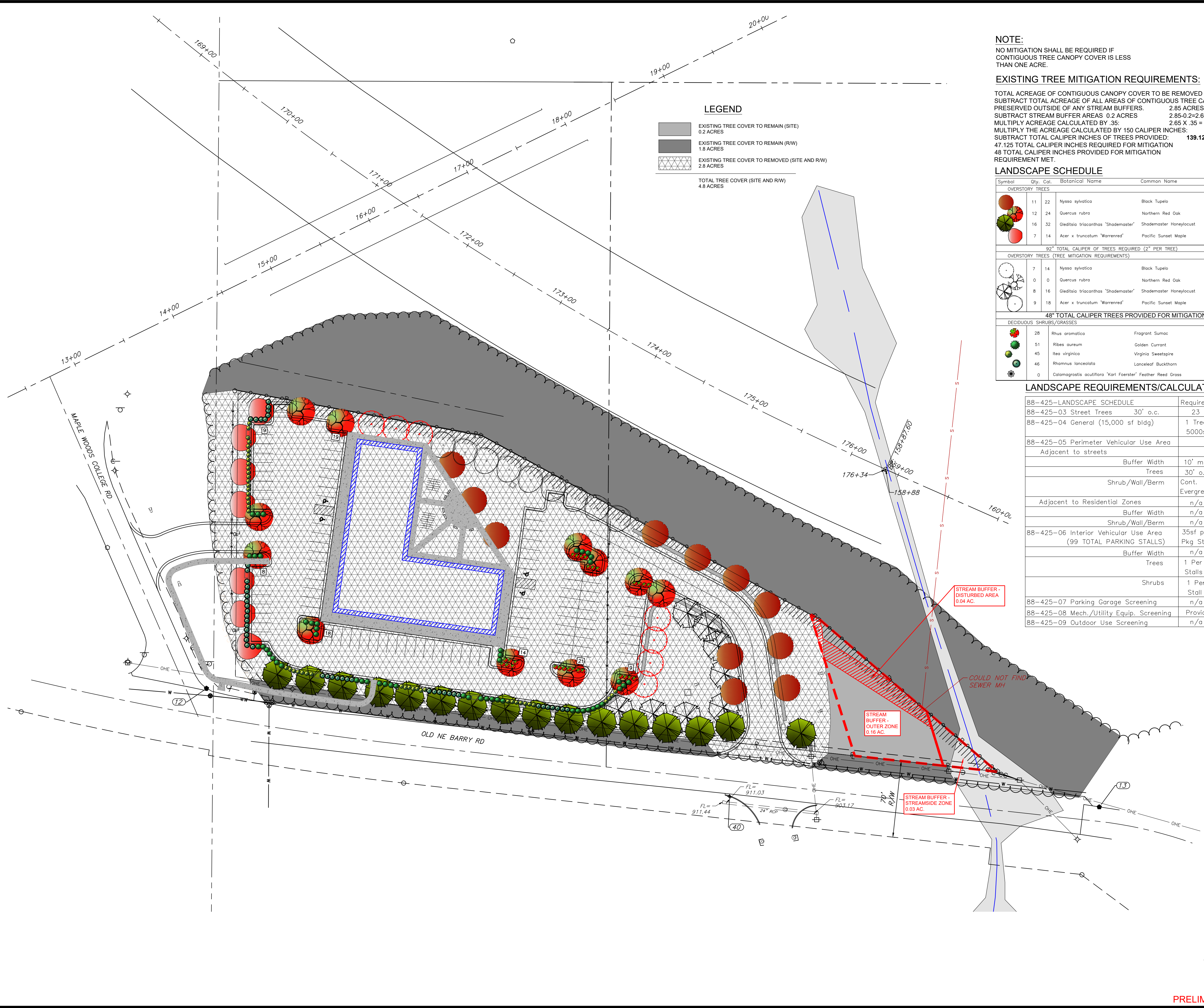
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GRADING PLAN

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LEGEND

	EXISTING TREE COVER TO REMAIN (SITE)	0.2 ACRES
	EXISTING TREE COVER TO REMAIN (RW)	1.8 ACRES
	EXISTING TREE COVER TO REMOVED (SITE AND RW)	2.8 ACRES
TOTAL TREE COVER (SITE AND RW)		4.8 ACRES

NOTE:

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

EXISTING TREE MITIGATION REQUIREMENTS:

TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED ON THE ENTIRE DEVELOPMENT SITE:
 SUBTRACT TOTAL ACREAGE OF ALL AREAS OF CONTIGUOUS TREE CANOPY COVER OF ONE ACRE OR MORE PRESERVED OUTSIDE OF ANY STREAM BUFFERS. 2.85 ACRES OF TREE COVER TO BE REMOVED.
 SUBTRACT STREAM BUFFER AREAS 0.2 ACRES 2.85-0.2=2.65
 MULTIPLY ACREAGE CALCULATED BY .35: 2.65 X .35 = 0.9275
 MULTIPLY THE ACREAGE CALCULATED BY 150 CALIPER INCHES: 0.9275 X 150 = 139.125
 SUBTRACT TOTAL CALIPER INCHES OF TREES PROVIDED:
 47.125 TOTAL CALIPER INCHES REQUIRED FOR MITIGATION
 48 TOTAL CALIPER INCHES PROVIDED FOR MITIGATION
 REQUIREMENT MET.

LANDSCAPE SCHEDULE

Symbol	Qty.	Cal.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES								
	11	22	Nyssa sylvatica	Black Tupelo			2"	6' min. clear., ground to canopy
	12	24	Quercus rubra	Northern Red Oak			2"	6' min. clear., ground to canopy
	16	32	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust			2"	6' min. clear., ground to canopy
	7	14	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2"	6' min. clear., ground to canopy
92" TOTAL CALIPER OF TREES REQUIRED (2" PER TREE)								
OVERSTORY TREES (TREE MITIGATION REQUIREMENTS)								
	7	14	Nyssa sylvatica	Black Tupelo			2"	6' min. clear., ground to canopy
	0	0	Quercus rubra	Northern Red Oak			2"	6' min. clear., ground to canopy
	8	16	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust			2"	6' min. clear., ground to canopy
	9	18	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2"	6' min. clear., ground to canopy
48" TOTAL CALIPER TREES PROVIDED FOR MITIGATION								
DECIDUOUS SHRUBS/GRASSES								
	28		Rhus aromatica	Fragrant Sumac	3 gal.			Plant @ 4' O.C.
	51		Ribes aureum	Golden Currant	3 gal.			Plant @ 4' O.C.
	45		Itea virginica	Virginia Sweetpire	3 gal.			Plant @ 4' O.C.
	46		Rhamnus lanceolata	Lanceleaf Buckthorn	3 gal.			Plant @ 4' O.C.
	0		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.			Plant @ 18" O.C.

LANDSCAPE REQUIREMENTS/CALCULATIONS

Item	Required	Proposed	Alt. Requested	Approved
88-425-LANDSCAPE SCHEDULE				
88-425-03 Street Trees	30' o.c.	23	23	
88-425-04 General (15,000 sf bldg)	1 Tree/5000sf	3 Trees	Provided	
88-425-05 Perimeter Vehicular Use Area				
Adjacent to streets				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont. Evergreen	Provided		
Adjacent to Residential Zones				
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (99 TOTAL PARKING STALLS)	35sf per Pkg Stall	3,465+	Provided	
Buffer Width	n/a			
Trees	1 Per 5 Stalls	20	Provided	
Shrubs	1 Per Stall	99	Provided	
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			



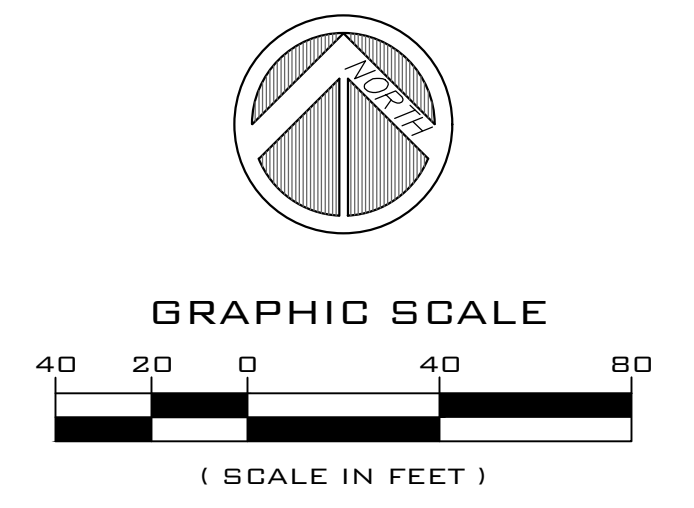
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EXISTING CONDITIONS
 TREE PLAN/
 TREE PRESERVATION
 & MITIGATION PLAN



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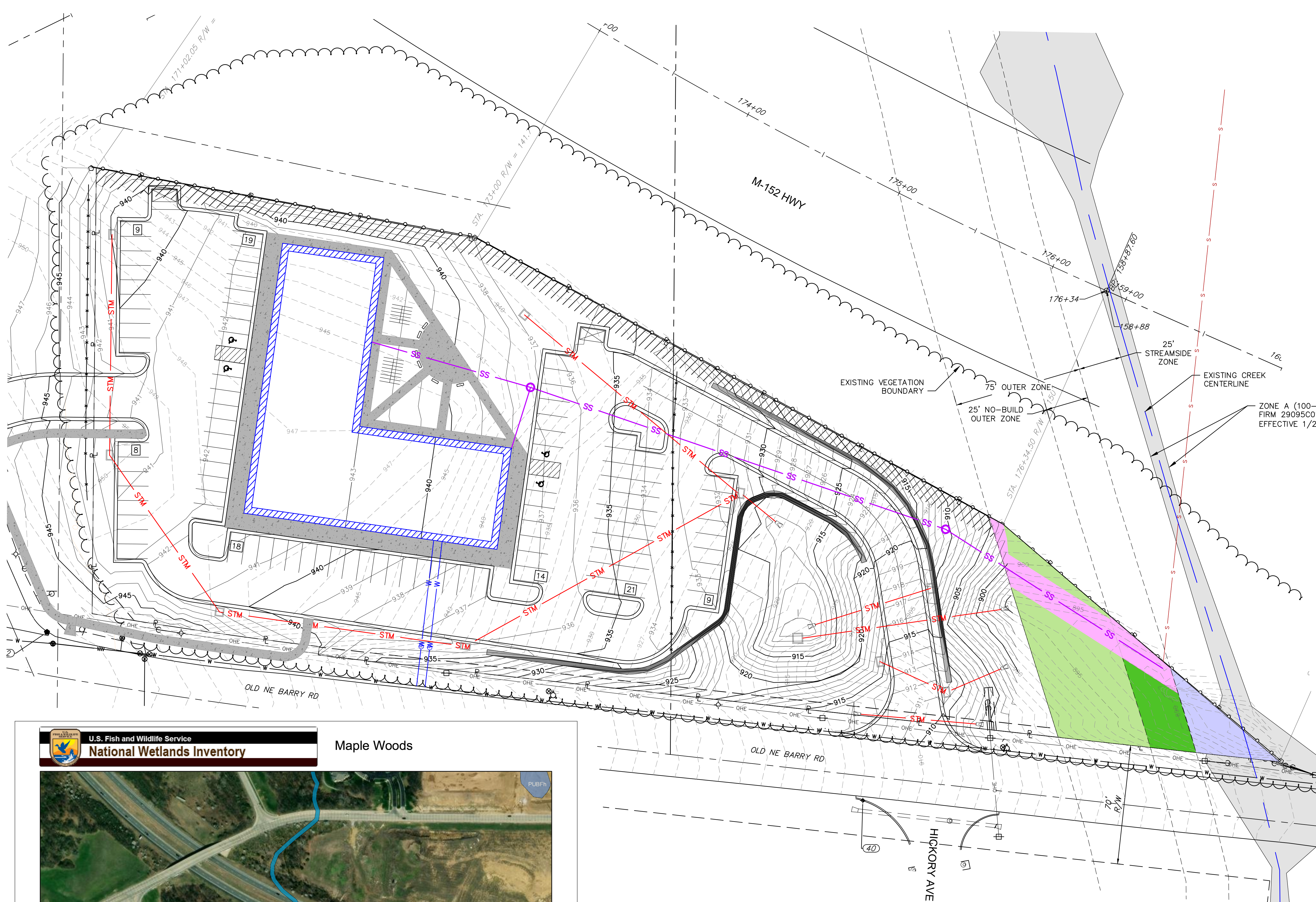
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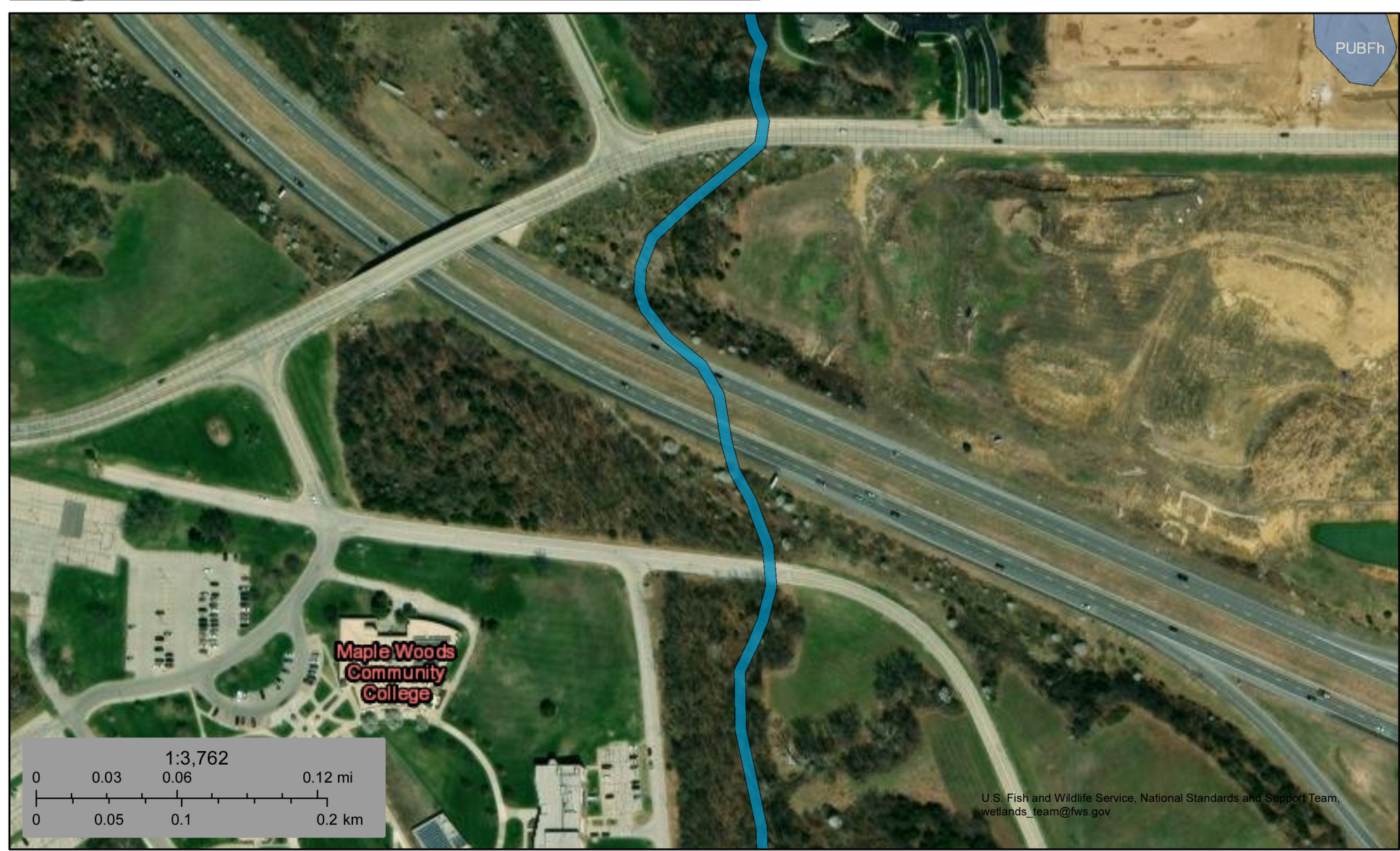
STREAM BUFFER DATA	
Total Site Area	
Square Feet	126,154
Acres	2.89
Total Outer Zone Area	
Square Feet	7,166
Acres	0.16
Total Outer Zone Disturbed	
Square Feet	1,807
Acres	0.04
% of Outer Zone	25%
Total Outer Zone - Steep Slopes (>15%)	
Square Feet	4,561
Acres	0.10
% of Outer Zone	64%
Total Outer Zone - Mature Vegetation	
Square Feet	7,166
Acres	0.16
% of Outer Zone	100%

LEGEND	
	DISTURBED AREA WITHIN OUTER ZONE 0.04 ACRES
	UNDISTURBED AREA WITHIN OUTER ZONE 0.12 ACRES
	NO-BUILD AREA WITHIN OUTER ZONE 0.03 ACRES
	STREAMSIDE ZONE 0.03 ACRES



U.S. Fish and Wildlife Service
National Wetlands Inventory

Maple Woods



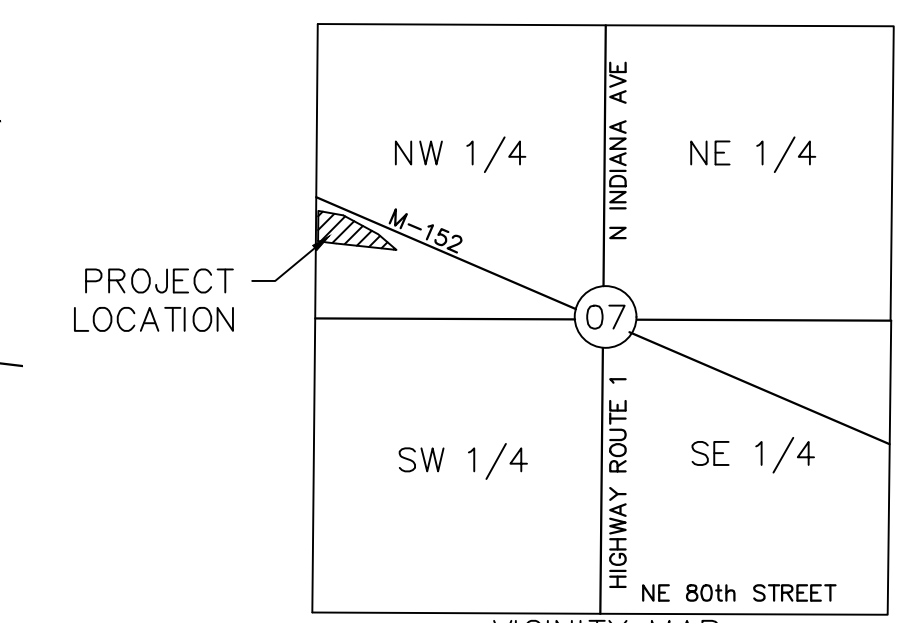
July 2, 2024

Wetlands

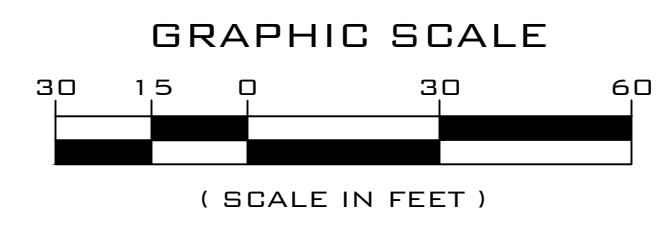
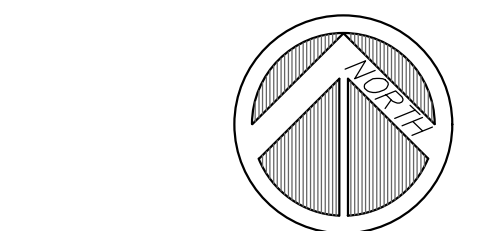
	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
	Freshwater Pond		Riverine		

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the base data shown on this map. All wetland related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



VICINITY MAP
SEC. 07-51-32
N.T.S.



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STREAM BUFFER PLAN

C-5

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Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Existing Tree Mitigation Requirements

Total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffers. **2.85 Acres of tree cover to be removed.**

Subtract Stream Buffer areas **0.2 Acres** $2.85 - 0.2 = 2.65$

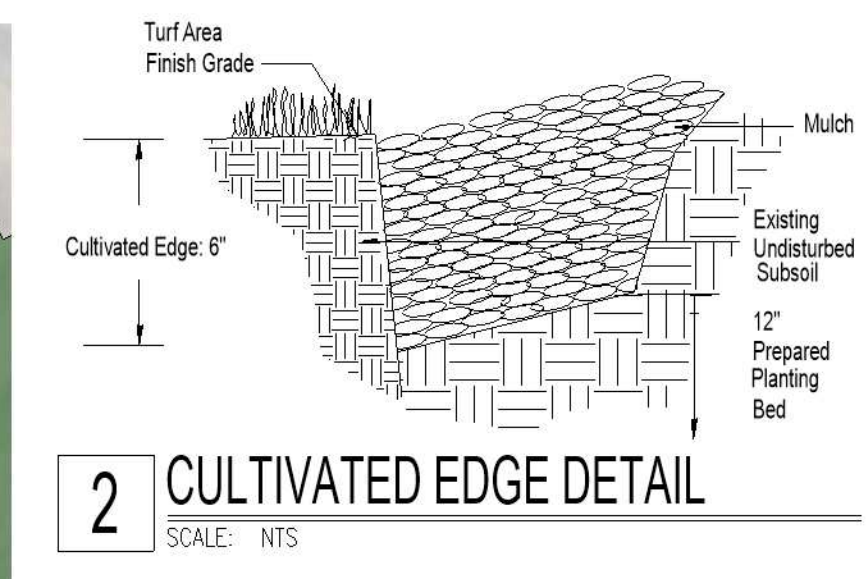
Multiply acreage calculated by .35: $2.65 \times .35 = 0.9275$

Multiply the acreage calculated by 150 caliper inches: $0.9275 \times 150 = 139.125$

Subtract total caliper inches of trees provided: **139.125 - 92 = 51.125**

47.125 Total Caliper Inches Required for Mitigation

48 Total Caliper Inches Provided for Mitigation Requirement Met.



1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

Landscape Schedule

Symbol	Qty.	Cal.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES								
	11	22	<i>Nyssa sylvatica</i>	Black Tupelo	2"	6'	min. clear., ground to canopy	
	12	24	<i>Quercus rubra</i>	Northern Red Oak	2"	6'	min. clear., ground to canopy	
	16	32	<i>Gleditsia triacanthos 'Shademaster'</i>	Shademaster Honeylocust	2"	6'	min. clear., ground to canopy	
	7	14	<i>Acer x truncatum 'Warrenred'</i>	Pacific Sunset Maple	2"	6'	min. clear., ground to canopy	
92" TOTAL CALIPER OF TREES REQUIRED (2" PER TREE)								
OVERSTORY TREES (TREE MITIGATION REQUIREMENTS)								
	7	14	<i>Nyssa sylvatica</i>	Black Tupelo	2"	6'	min. clear., ground to canopy	
	0	0	<i>Quercus rubra</i>	Northern Red Oak	2"	6'	min. clear., ground to canopy	
	8	16	<i>Gleditsia triacanthos 'Shademaster'</i>	Shademaster Honeylocust	2"	6'	min. clear., ground to canopy	
	9	18	<i>Acer x truncatum 'Warrenred'</i>	Pacific Sunset Maple	2"	6'	min. clear., ground to canopy	
48" TOTAL CALIPER TREES PROVIDED FOR MITIGATION								
DECIDUOUS SHRUBS/GRASSES (NATIVE)								
	28		<i>Rhus aromatica</i>	Fragrant Sumac	3 gal.			Plant @ 4' O.C.
	51		<i>Ribes aureum</i>	Golden Currant	3 gal.			Plant @ 4' O.C.
	45		<i>Ilco virginica</i>	Virginia Sweetspire	3 gal.			Plant @ 4' O.C.
	46		<i>Rhamnus lanceolata</i>	Lanceleaf Buckthorn	3 gal.			Plant @ 4' O.C.
	0		<i>Calamagrostis acutiflora 'Kari Foarster'</i>	Feather Reed Grass	1 gal.			Plant @ 18" O.C.
EXISTING TREES/SHRUBS TO BE PRESERVED								
NATIVE GRASS/WETLAND SEED MIX								
WILDFLOWER DRAFT NATIVE SEED MIX (Dry Areas): Canada Wild Rye, Little Bluestem, Big Bluestem, Purple Prairie Clover, Greybead Coneflower, Ironweed, Hoary Vervain, Purple Coneflower, Pale-Purple Coneflower, Bee Balm, Goldenrods, Black Eye Susan, Sideots. Apply at 6 lbs per acre.								

Landscape Requirements/Calculations

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees 30' o.c.	23	23		
88-425-04 General (15,000 sf bldg)	1 Tree/5000sf	3 Trees Provided		
88-425-05 Perimeter Vehicular Use Area Adjacent to streets				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont.	Provided		
Evergreen				
Adjacent to Residential Zones				
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (99 TOTAL PARKING STALLS)	35sf per Pkg Stall	3,465+ Provided		
Buffer Width	n/a			
Trees	1 Per 5 Stalls	20 Provided		
Shrubs	1 Per Stall	99 Provided		
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			

TREE PLANTING NOTES:

1. DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
3. SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
4. APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
5. EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
6. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
7. PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:

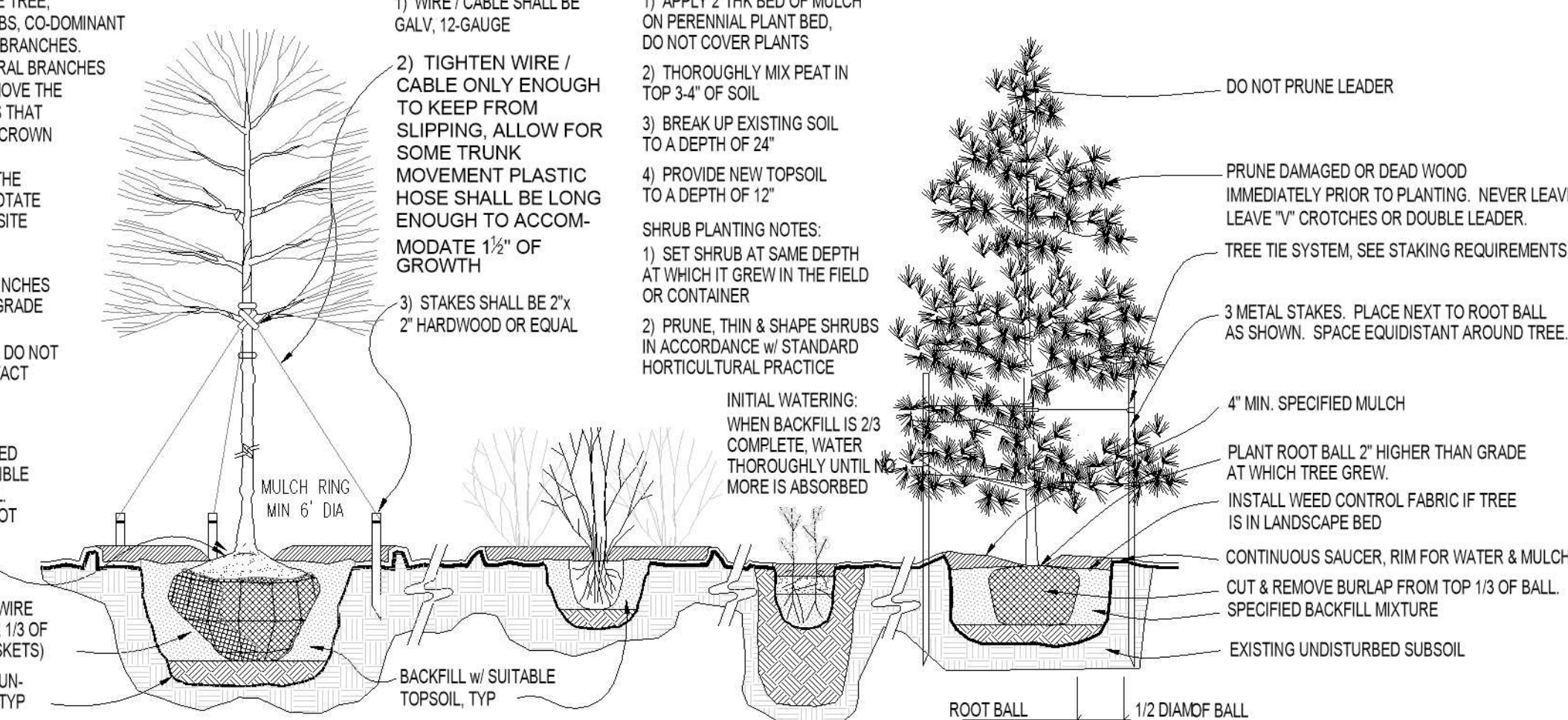
1. WIRE / CABLE SHALL BE GALV. 12-GAUGE
2. TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
3. STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

1. APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
2. THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
3. BREAK UP EXISTING SOIL TO A DEPTH OF 24"
4. PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:

1. SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
2. PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE



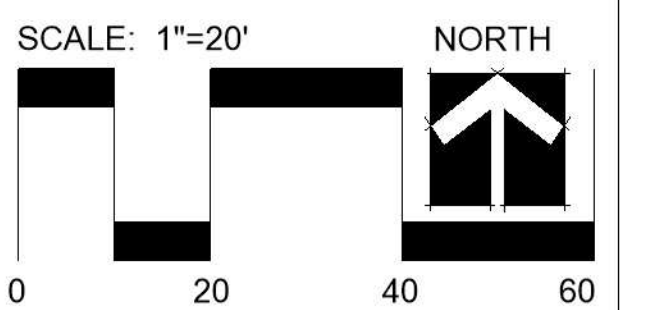
3 PLANTING INSTALLATION DETAILS

SCALE: NTS



CLIENT
Maple Woods Mixed Use

PROJECT
Maple Woods Mixed Use Project
NE Barry Road and Maple Woods College Road
Kansas City, MO



Date: 9.6.2024
Project #: 1167
Landscape Plan

PERMIT
Issued: 07-01-2024

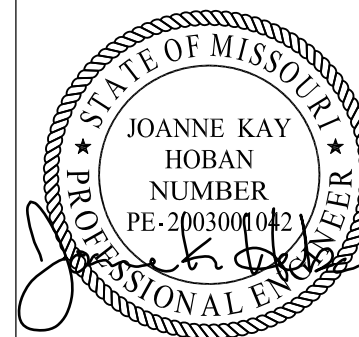
CLIENT:

JKW DESIGN GROUP

Rev. #	Date
1 - PERMIT COMMENTS	08-29-24

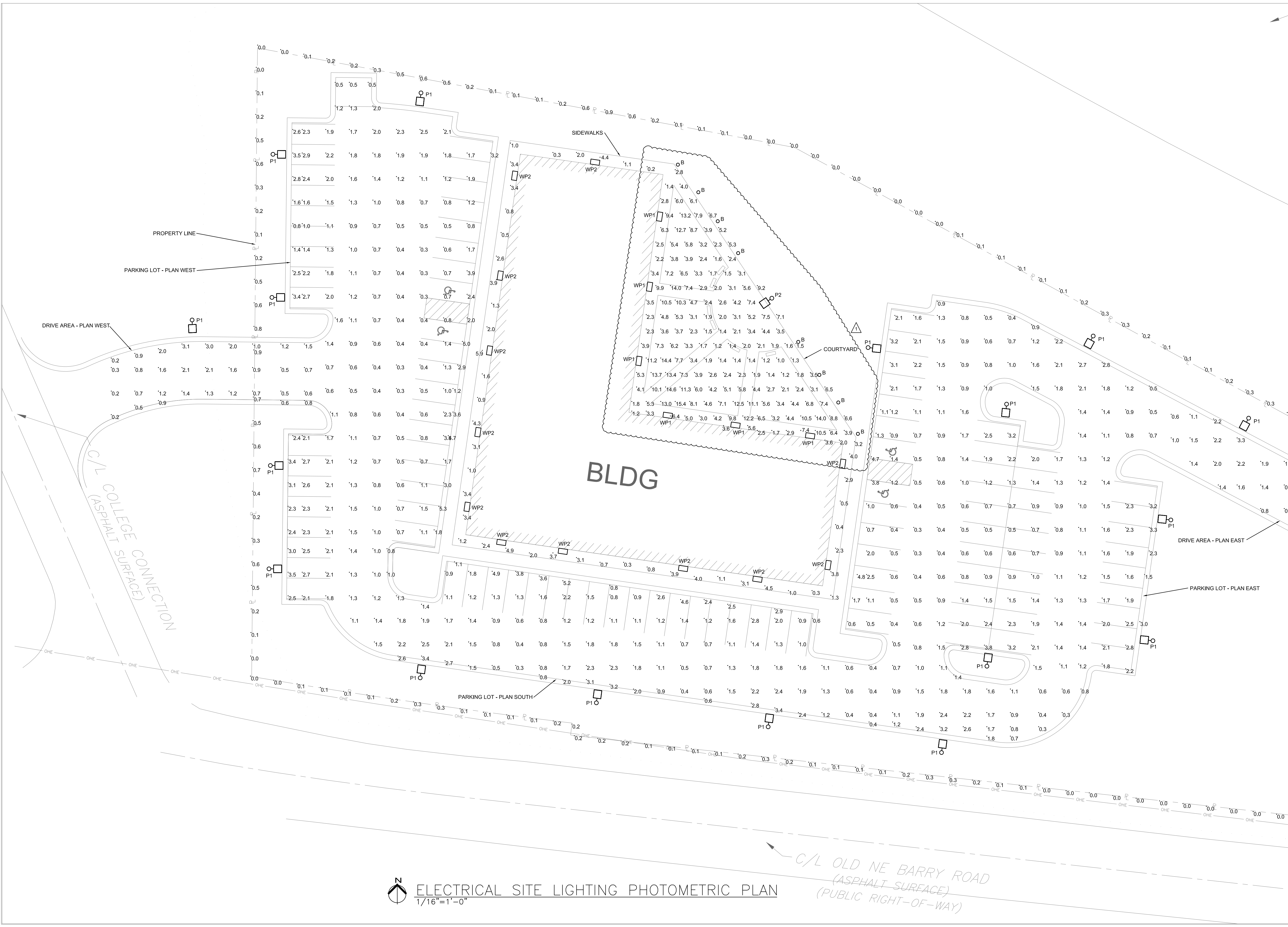
MAPLE WOODS MIXED USE
NE BARRY RD & MAPLE WOODS COLLEGE RD
KANSAS CITY, MO

SITE LIGHTING PHOTOMETRICS



08-29-2024

ES101

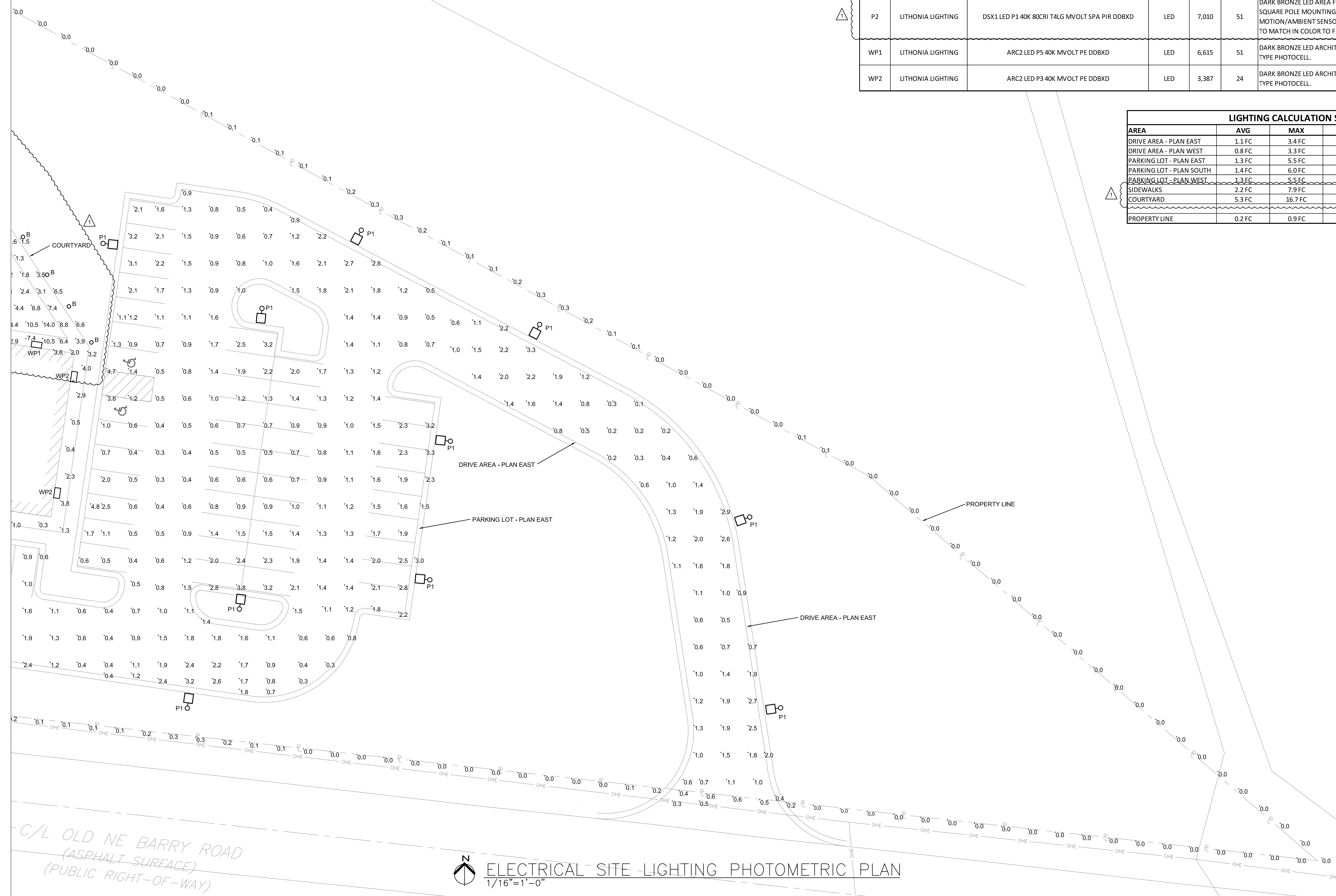


ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN
1/16"=1'-0"

C/L HIGHWAY 152
(ASPHALT SURFACE)
(PUBLIC RIGHT-OF-WAY)

LIGHTING FIXTURE SCHEDULE						
FIXTURE	MANUFACTURER	MODEL NUMBER	LAMP TYPE	LUMENS	WATTAGE	DESCRIPTION
B	LITHONIA LIGHTING	KBD8 LED 12C 530 40K ASY MVOLT PE H36 DDBXD	LED	1,191	22	ONE-PIECE 8-INCH ROUND EXTRUDED ALUMINUM BOLLARD WITH HIGH-IMPACT CLEAR ACRYLIC LENS, WELDED TOP CAP, INTEGRAL PHOTOCELL, MOUNTING RING FOR LEVELING AND 360-DEGREE ROTATION FOR AIMING, EXTERIOR PROTECTED BY ZINC-INFUSED DURABLE POWDER COAT FINISH, FULL CUTOFF ASYMMETRICAL OPTICS, AND IP66 SEALED LIGHT ENGINE.
P1	LITHONIA LIGHTING	DSX1 LED P1 40K 80CRI T4LG MVOLT SPA PIR DDBXD	LED	7,010	51	DARK BRONZE LED AREA FIXTURE WITH TYPE IV LOW GLARE DISTRIBUTION, SQUARE POLE MOUNTING, AND INTEGRAL HIGH/LOW AND MOTION/AMBIENT SENSOR. PROVIDE FIXTURE WITH 20'-0" SQUARE POLE TO MATCH IN COLOR TO FIXTURE.
P2	LITHONIA LIGHTING	DSX1 LED P1 40K 80CRI T4LG MVOLT SPA PIR DDBXD	LED	7,010	51	DARK BRONZE LED AREA FIXTURE WITH TYPE IV LOW GLARE DISTRIBUTION, SQUARE POLE MOUNTING, AND INTEGRAL HIGH/LOW AND MOTION/AMBIENT SENSOR. PROVIDE FIXTURE WITH 10'-0" SQUARE POLE TO MATCH IN COLOR TO FIXTURE.
WP1	LITHONIA LIGHTING	ARC2 LED P5 40K MVOLT PE DDBXD	LED	6,615	51	DARK BRONZE LED ARCHITECTURAL WALL FIXTURE WITH INTEGRAL BUTTON TYPE PHOTOCELL.
WP2	LITHONIA LIGHTING	ARC2 LED P3 40K MVOLT PE DDBXD	LED	3,387	24	DARK BRONZE LED ARCHITECTURAL WALL FIXTURE WITH INTEGRAL BUTTON TYPE PHOTOCELL.

LIGHTING CALCULATION STATISTICS					
AREA	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE AREA - PLAN EAST	1.1 FC	3.4 FC	0.1 FC	34:1	11:1
DRIVE AREA - PLAN WEST	0.8 FC	3.3 FC	0.2 FC	16.5:1	4.0:1
PARKING LOT - PLAN EAST	1.3 FC	5.5 FC	0.3 FC	18.3:1	4.3:1
PARKING LOT - PLAN SOUTH	1.4 FC	6.0 FC	0.3 FC	20.0:1	4.7:1
PARKING LOT - PLAN WEST	1.3 FC	5.5 FC	0.3 FC	18.3:1	4.3:1
SIDEWALKS	2.2 FC	7.9 FC	0.1 FC	79.0:1	22.0:1
COURTYARD	5.3 FC	16.7 FC	1.1 FC	15.2:1	4.8:1
PROPERTY LINE	0.2 FC	0.9 FC	0.0 FC	N/A	N/A



ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN
1/16" = 1'-0"

PERMIT
Issued: 07-01-2024

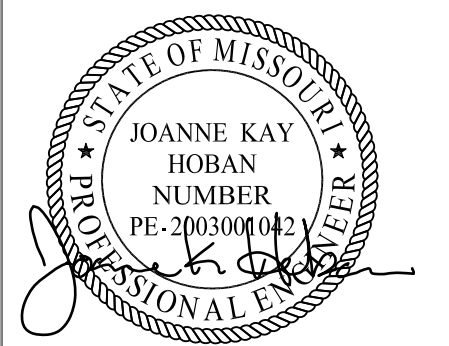
CLIENT:
JKW DESIGN GROUP

Date Issued
08-29-24

Rev. #
1 - PERMIT COMMENTS

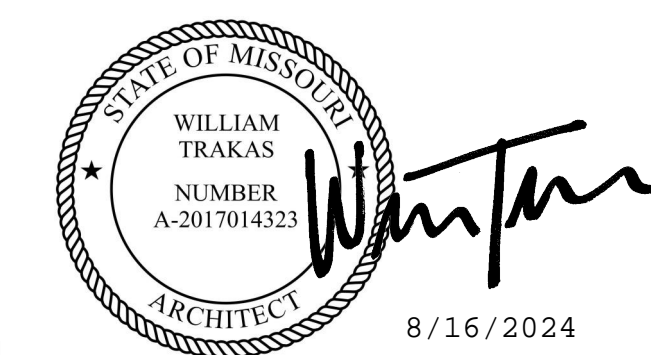
MAPLE WOODS MIXED USE
NE BARRY RD & MAPLE WOODS COLLEGE RD
KANSAS CITY, MO

SITE LIGHTING PHOTOMETRICS



08-29-2024

ES102



SEAL 8/16/2024

MAPLE WOODS MIXED USE

152 HIGHWAY & NE BARRY RD
KANSAS CITY, MO

DEVELOPMENT PLANS

REVISION #	DESCRIPTION	DATE
		07/15/2024

PROJECT NUMBER 2024-25

Exterior Elevations

A201



F1 South Elevation
1/8" = 1'-0" RE: A1/A101

NOTE: ALL BUILDING SIGNAGE SHALL CONFORM TO CURRENTLY ADOPTED CODES AND STANDARDS



A1 West Elevation
1/8" = 1'-0" RE: A1/A101

NOTE: ALL BUILDING SIGNAGE SHALL CONFORM TO CURRENTLY ADOPTED CODES AND STANDARDS

TRAKAS AND TRAKAS
 1600 GENESSEE ST. STE 837
 KANSAS CITY, MO 64102
 WILLIAM@TRAKASTRAKAS.COM

MILBURN CIVIL ENGINEERING, LLC
 33135 W 83RD ST
 DE SOTO, KS 66018
 913.583.0367

MEIER LANDSCAPE ARCHITECTURE
 15245 METCALF AVE
 OVERLANDPARK, KS 66223
 913.787.2817



SEAL 8/16/2024

MAPLE WOODS MIXED USE

152 HIGHWAY & NE BARRY RD
 KANSAS CITY, MO

DEVELOPMENT PLANS

REVISION #	DESCRIPTION	DATE
1	DEVELOPMENT REVIEW	8/19/2024

PROJECT NUMBER 2024-25

Exterior Elevations

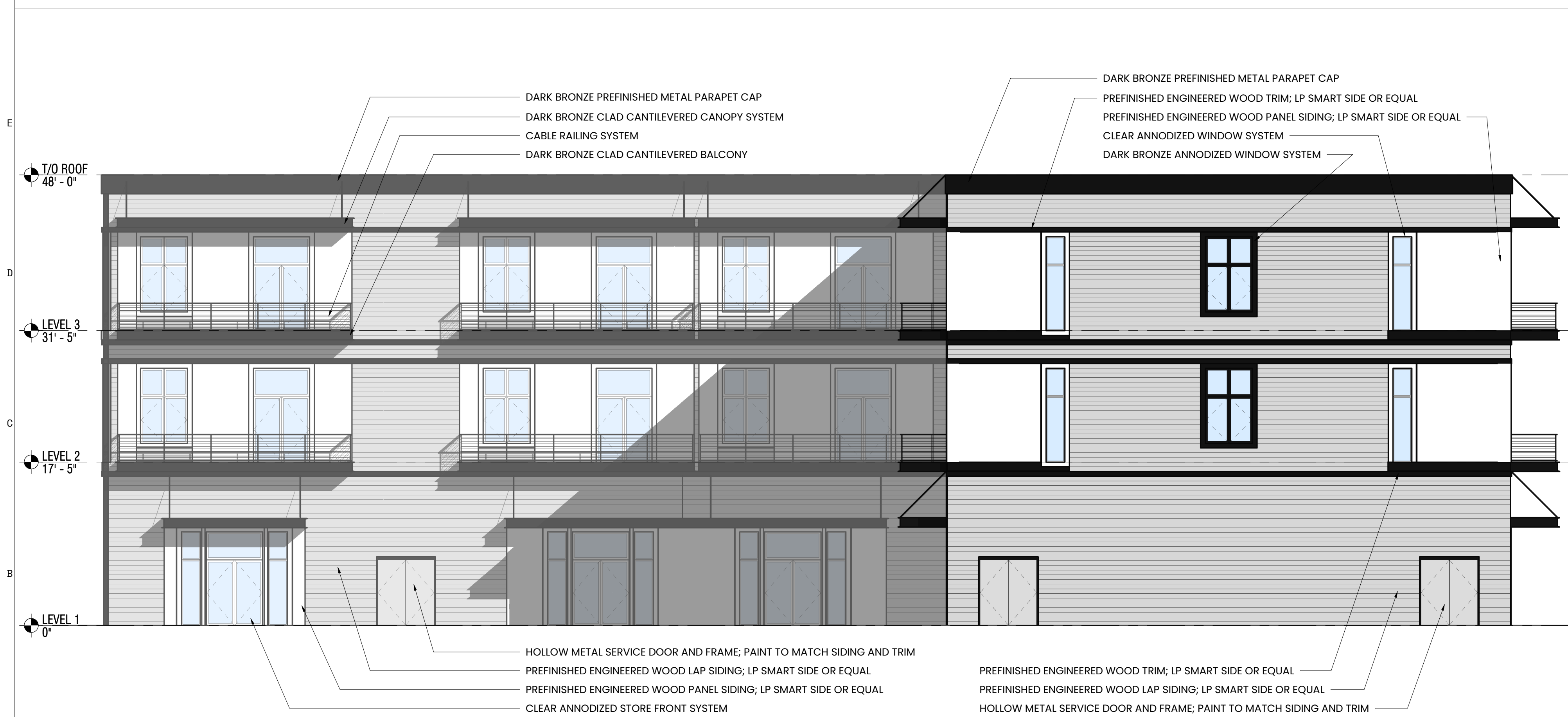
A202

COPYRIGHT 2024 TRAKAS AND TRAKAS



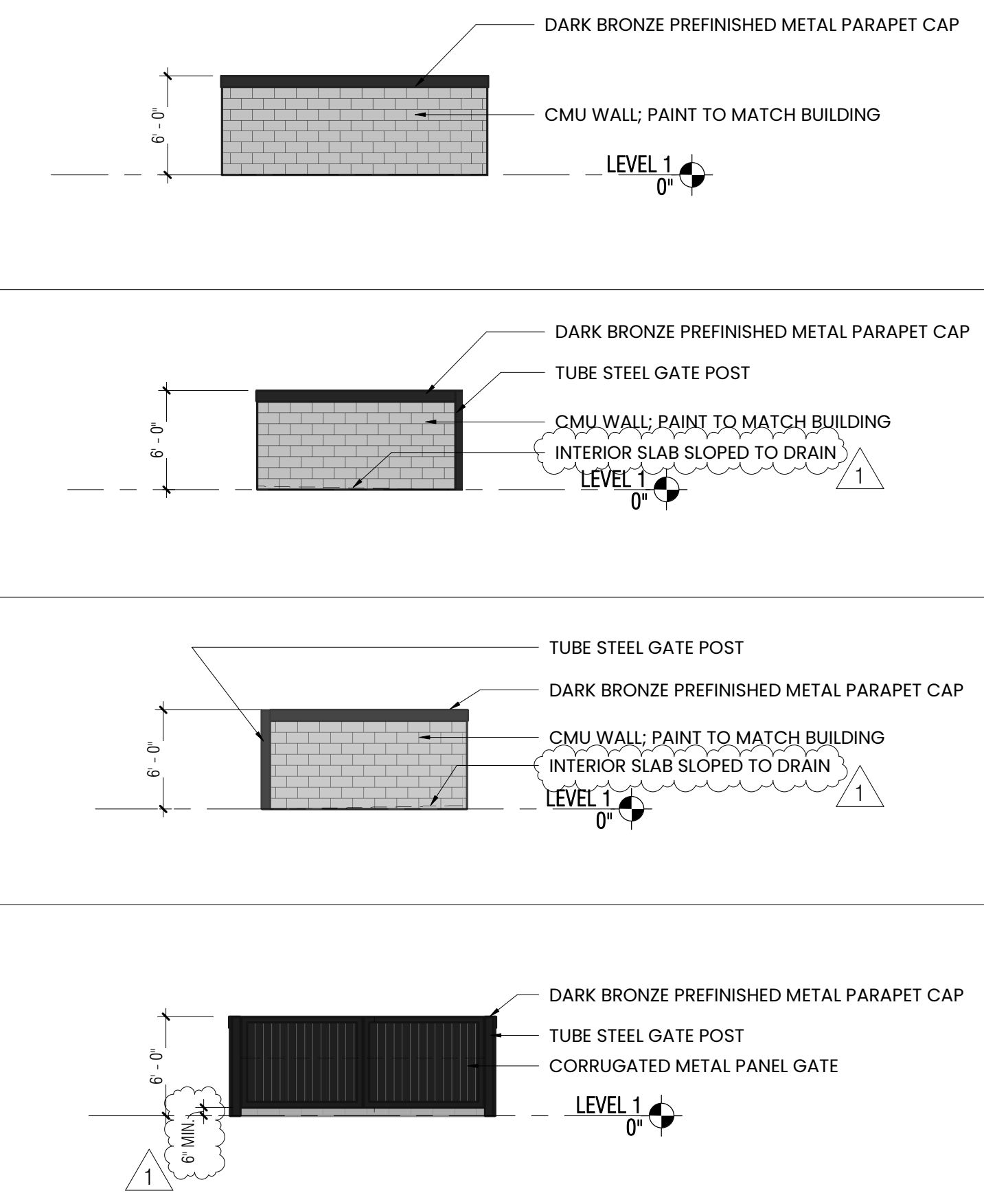
F1 East Elevation
 1/8" = 1'-0" RE: A1/A101

NOTE: ALL BUILDING SIGNAGE SHALL CONFORM TO CURRENTLY ADOPTED CODES AND STANDARDS



A1 North Elevation
 1/8" = 1'-0" RE: A1/A101

NOTE: ALL BUILDING SIGNAGE SHALL CONFORM TO CURRENTLY ADOPTED CODES AND STANDARDS

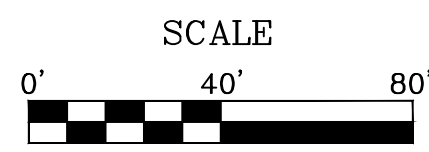
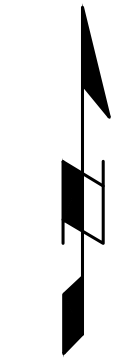
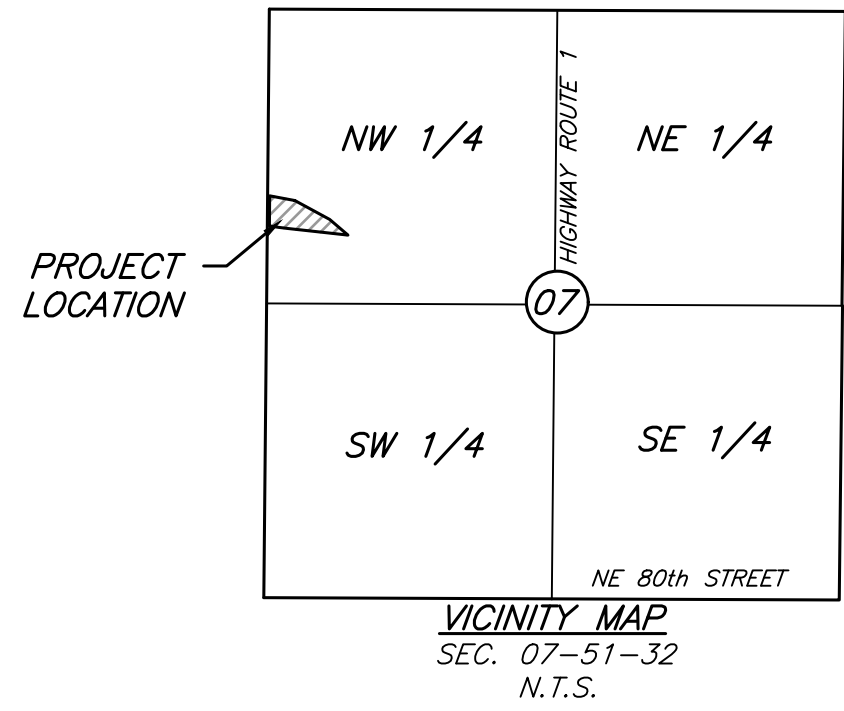


A11 Trash Enclosure Typical Elevations
 1/8" = 1'-0" RE: A1/A101

1 2 3 4 5 6 7 8 9 10 11 12 13 14

TOPOGRAPHIC SURVEY

NW 1/4, SECTION 07, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



LEGEND

- △ - SECTION CORNER AS NOTED
- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE
- C/L - CENTER LINE
- FL - FLOW LINE
- R/W - RIGHT OF WAY
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊕ - POWER POLE
- ⊕ - LIGHT POLE
- ⊕ - GUY WIRE
- ⊕ - STORM MANHOLE
- ⊕ - WATER MANHOLE
- ⊕ - SIGN
- - CHAIN LINK FENCE
- ⊕ - WIRE FENCE
- ⊕ - OVERHEAD ELECTRIC
- ⊕ - TREE LINE
- - ZONE A

GENERAL SURVEY NOTES:

- 1.) REFERENCE REPLAT OF LOT 1 MAPLE WOODS COMMUNITY COLLEGE is recorded in plat Book F at Page 139 in the Recorder of Deeds Office Clay County, Missouri.
- 2.) Title Report # NCS-1215097-KCTY, dated April 11, 2024 at 8:00 AM provided by First American Title Insurance Company was provided by client.
- 3.) Title Report # 1215093-KCTY, dated April 11, 2024 at 8:00 AM provided by First American Title Insurance Company was provided by client.
- 4.) Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.
- 5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, and Zone A of the Special Flood Hazard Area (SFHAS) subject to inundation by the 1% annual chance Flood (100 - year flood) no base flood elevation determined as shown on Flood Insurance Rate Map (FIRM) 29095C0131G, effective January 20, 2017.
- 6.) Survey of East 15 acre tract by Clay County Surveyor on September 3, 1940

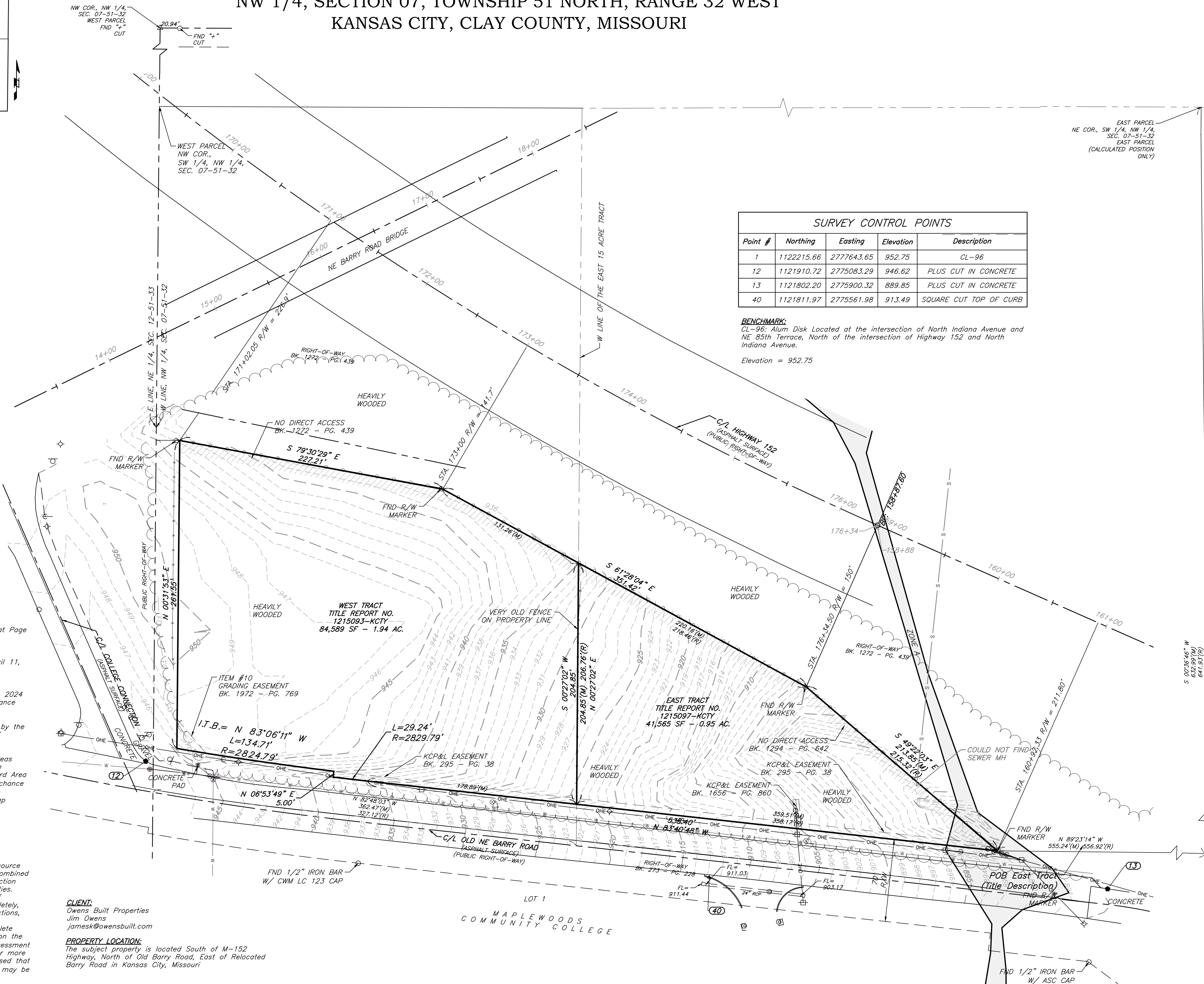
UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

CLIENT:
Owens Built Properties
Jim Owens
jamesk@owensbuilt.com

PROPERTY LOCATION:

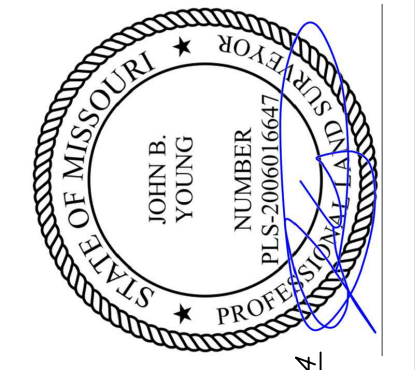
The subject property is located South of M-152 Highway, North of Old Barry Road, East of Relocated Barry Road in Kansas City, Missouri



SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
1	1122215.66	2777643.65	952.75	CL-96
12	1121910.72	2775083.29	946.62	PLUS CUT IN CONCRETE
13	1121802.20	2775900.32	889.85	PLUS CUT IN CONCRETE
40	1121811.97	2775561.98	913.49	SQUARE CUT TOP OF CURB

BENCHMARK:
CL-96: Alum Disk Located at the intersection of North Indiana Avenue and NE 85th Terrace, North of the intersection of Highway 152 and North Indiana Avenue.
Elevation = 952.75

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 10th day of June, 2024 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



John B. Young
6-18-24
Date

John B. Young PLS-2006018647

Location: S:\24,116 - Barry Rd at W-152 Hwy\DRAWINGS\2024.06.11 - TOPO\24-116 - TOPO.dwg - Jun 18, 2024 - 10:55am

J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 741-1017 • FAX (816) 741-1018

NO.	DATE	DESCRIPTION
1	06-14-24	INITIAL SUBMITTAL