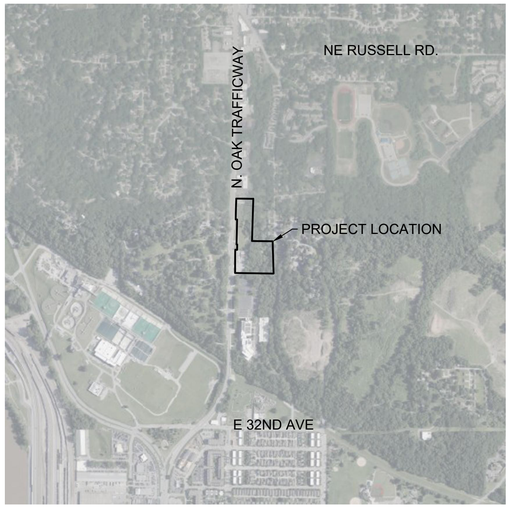
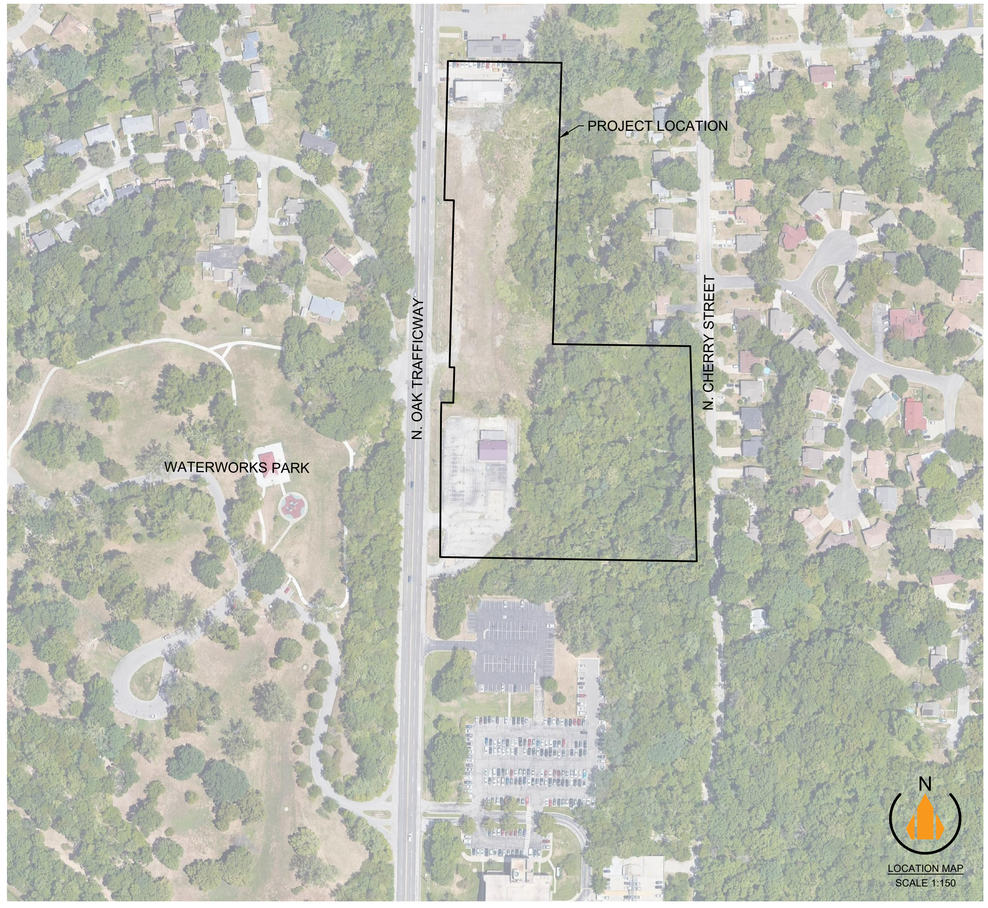
# N OAK APARTMENTS
# DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING

IN KANSAS CITY, CLAY COUNTY, MO




LOCATION MAP
SCALE 1:1,000




LOCATION MAP
SCALE 1:150

## PROJECT TEAM:


OWNER
NP NORTH OAK RESIDENTIAL, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: JACK MILLS
PHONE: 816.888.7380
EMAIL: JMILLS@NORTHPOINTKC.COM

DEVELOPER
CARDINAL CREST HOMES
1539 SWIFT STREET
KANSAS CITY, MO 64116
CONTACT: JOE CHRISTENSEN
PHONE: 816.499.3156
EMAIL: JOE@CARDINALCRESTKC.COM

ENGINEER
SITEPOINT, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: NEIL W. HAAS, P.E.
PHONE: 816.888.7380
EMAIL: NHAAS@NORTHPOINTKC.COM

SURVEYOR
SITEPOINT, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: TOBIN ROBERTS
PHONE: 816.888.7380
EMAIL: TROBERTS@NORTHPOINTKC.COM

ARCHITECT
STUDIONORTH ARCHITECTURE
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: ADAM GERBER
PHONE: 816.888.7380
EMAIL: AGERBER@STUDIONORTHKC.COM


## UTILITY CONTACT LIST:

AT&T
ATTN: MARK MANION
500 EAST 8th STREET
KANSAS CITY MISSOURI
(816) 772-0267

COMCAST
ATTN: ANDY BELL
(816) 795-2255

EVERGY
ATTN: BRENT GERLING
(816) 420-4803

KC WATER (WATER)
ATTN:MELANIE JOLLETT
(816) 513-0154

KC WATER (SANITARY)
ATTN: KATRINE PAPIKLAN
(816) 513-0300

VERIZON
ATTN: BRYAN BURGER
(816) 204-4494

SPIRE INC.
ATTN: KATELYNN LIBERTY
CONSTRUCTION ENGINEER I
3025 SE CLOVER DR.
LEE'S SUMMIT, MO 64082
816 260-6581

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
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| C-0110 | TREE REMOVAL PLAN |
| C-0120 | PRELIMINARY PLAT |
| C-0200 | SITE PLAN |
| C-0400 | GRADING PLAN |
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| E-0200 | PHOTOMETRIC DETAILS |
| L-0100 | LANDSCAPE PLAN OVERALL |
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| L-0201 | LANDSCAPE PLAN DETAILED |
| L-0300 | LANDSCAPE TABLES AND DETAILS |
| A1.01 | FLOOR PLANS |
| A1.11 | FLOOR PLANS |
| A4.01 | ELEVATIONS |
| A4.02 | ELEVATIONS |
| A4.03 | ELEVATIONS |
| A4.04 | ELEVATIONS |


SITEPOINT
A Division of NorthPoint Development
816.888.7380
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116


| NO: | DATE: | REVISIONS/APPROVALS: |
|---|---|---|
| | 2025.07.25 | INITIAL SUBMITTAL |
| | 2025.09.10 | CITY RESUBMITTAL |
| | 2025.09.24 | CITY RESUBMITTAL |

REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

COVER SHEET

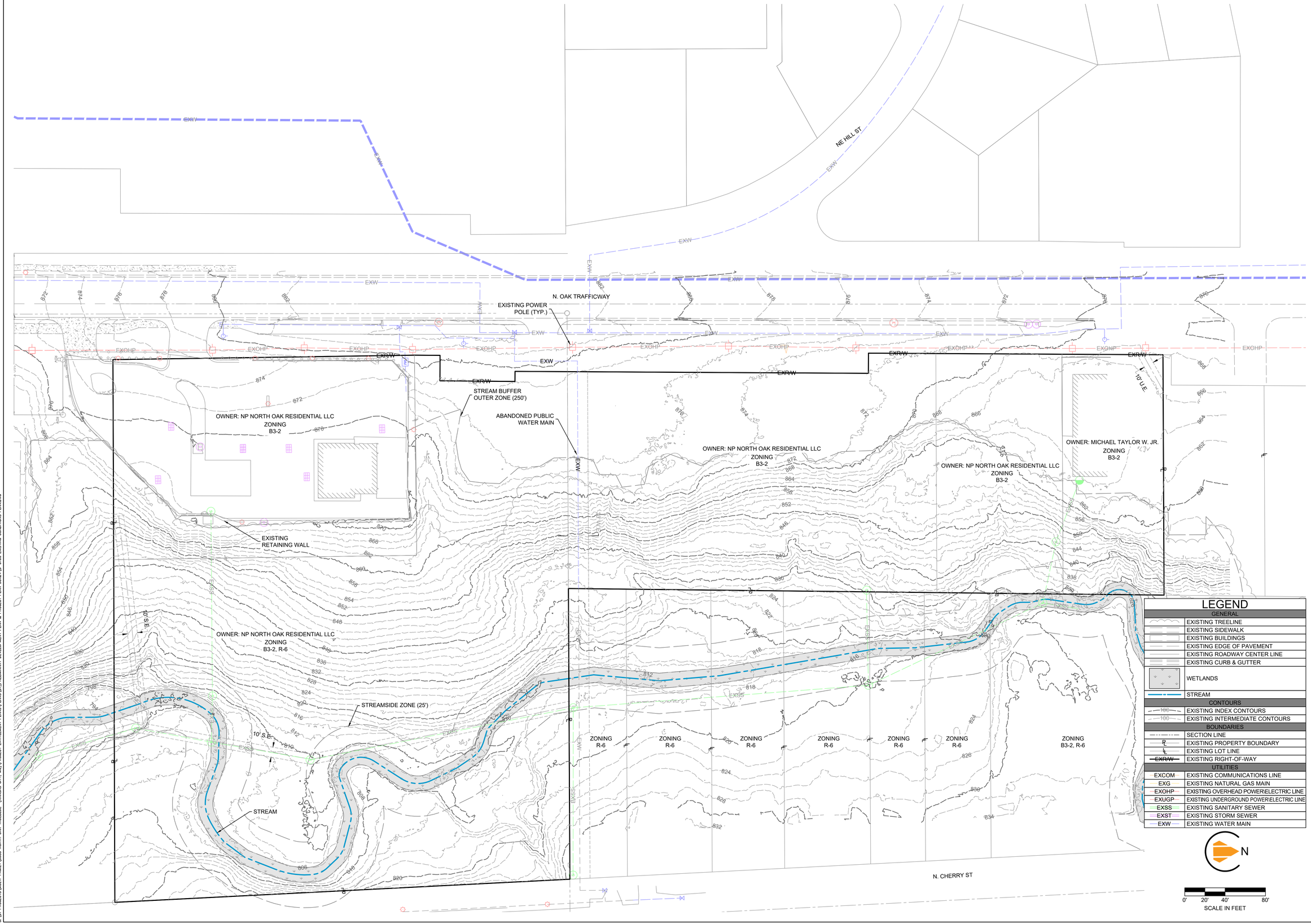
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 9/30/2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0001


S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0001 COVER SHEET.DWG




S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0100 EXISTING CONDITIONS PLAN.DWG

SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

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# EXISTING CONDITIONS PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
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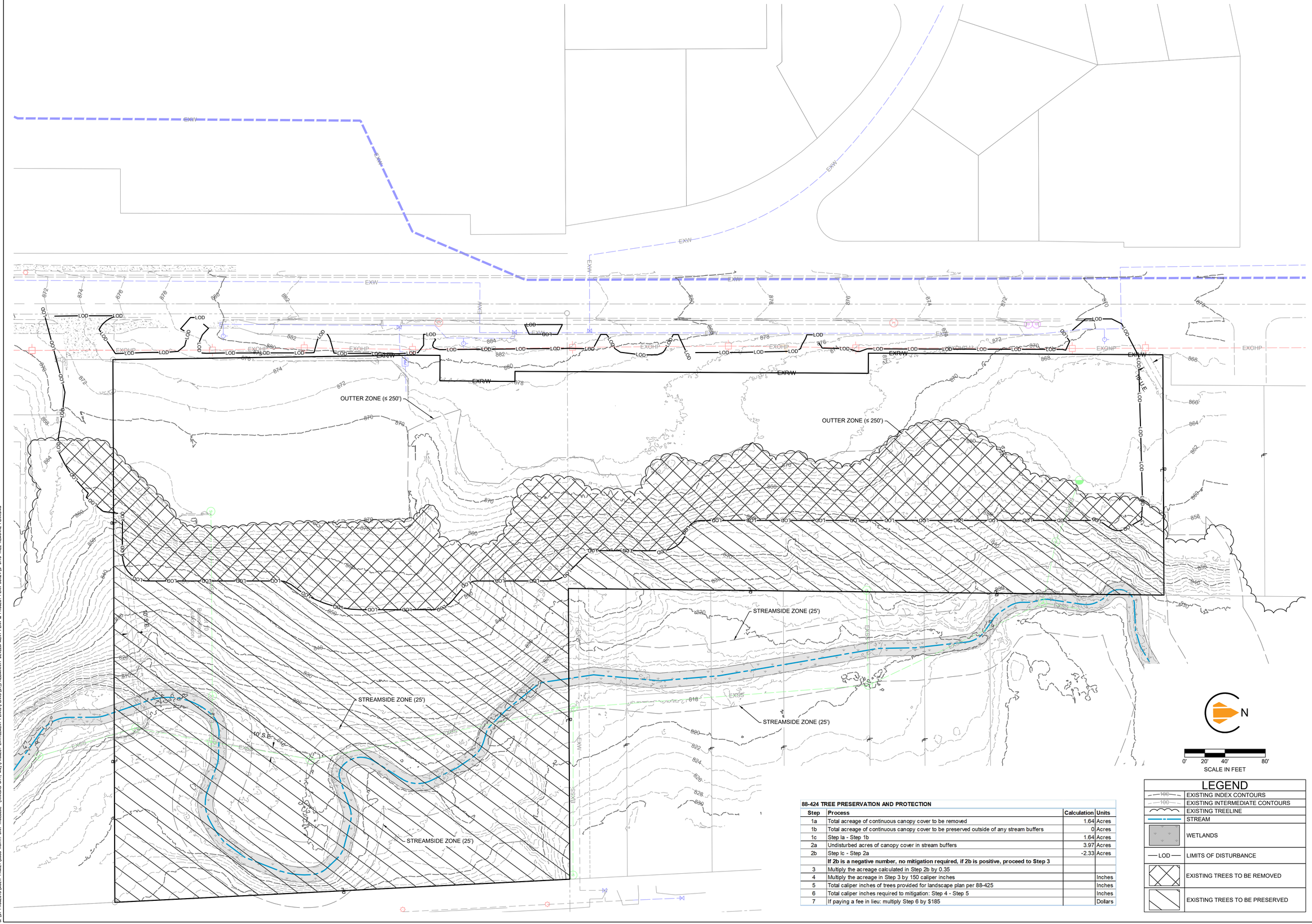
Neil W. Haas, PE 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0100




**88-424 TREE PRESERVATION AND PROTECTION**

| Step | Process | Calculation | Units |
|---|---|---|---|
| 1a | Total acreage of continuous canopy cover to be removed | 1.64 | Acres |
| 1b | Total acreage of continuous canopy cover to be preserved outside of any stream buffers | 0 | Acres |
| 1c | Step Ia - Step 1b | 1.64 | Acres |
| 2a | Undisturbed acres of canopy cover in stream buffers | 3.97 | Acres |
| 2b | Step Ic - Step 2a | -2.33 | Acres |
| | **If 2b is a negative number, no mitigation required, if 2b is positive, proceed to Step 3** | | |
| 3 | Multiply the acreage calculated in Step 2b by 0.35 | | |
| 4 | Multiply the acreage in Step 3 by 150 caliper inches | | Inches |
| 5 | Total caliper inches of trees provided for landscape plan per 88-425 | | Inches |
| 6 | Total caliper inches required to mitigation: Step 4 - Step 5 | | Inches |
| 7 | If paying a fee in lieu: multiply Step 6 by $185 | | Dollars |

## LEGEND

- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- EXISTING TREELINE
- STREAM
- WETLANDS
- LOD — LIMITS OF DISTURBANCE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE PRESERVED


SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com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# TREE REMOVAL PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
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Certificate of Authority #:MO 2020018354

SHEET #:

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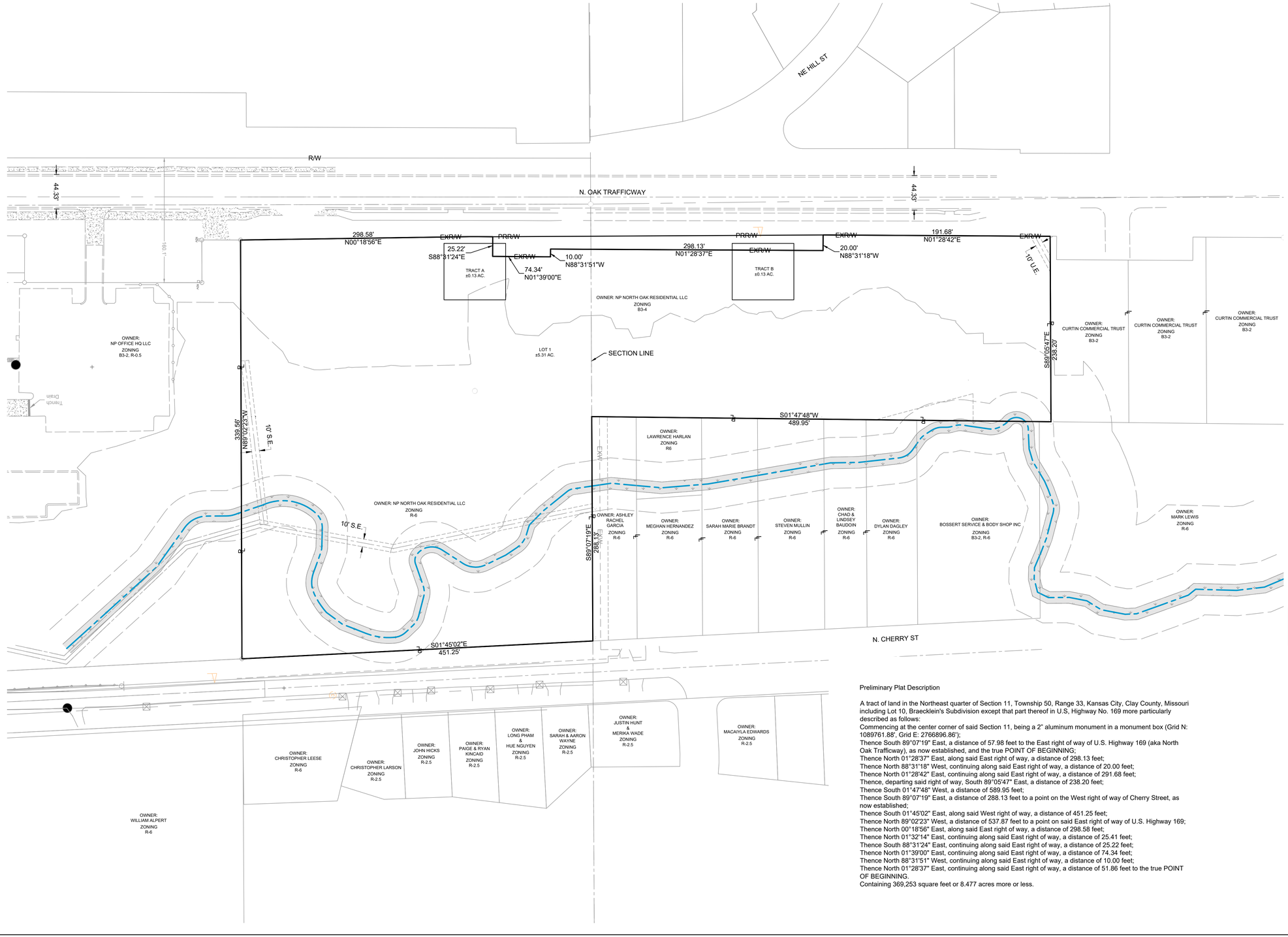
# N OAK APARTMENTS
# PRELIMINARY PLAT

IN KANSAS CITY, CLAY COUNTY, MO




| LAND DATA | AREA |
|---|---|
| CURRENT LAND AREA | 8.48 AC. |
| PROPOSED VACATED RIGHT OF WAY AREA | 0.19 AC. |
| TOTAL PROPERTY AREA | 8.67 AC. |

Preliminary Plat Description

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S, Highway No. 169 more particularly described as follows:
Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86');
Thence South 89°07'19" East, a distance of 57.98 feet to the East right of way of U.S. Highway 169 (aka North Oak Trafficway), as now established, and the true POINT OF BEGINNING;
Thence North 01°28'37" East, along said East right of way, a distance of 298.13 feet;
Thence North 88°31'18" West, continuing along said East right of way, a distance of 20.00 feet;
Thence North 01°28'42" East, continuing along said East right of way, a distance of 291.68 feet;
Thence, departing said right of way, South 89°05'47" East, a distance of 238.20 feet;
Thence South 01°47'48" West, a distance of 589.95 feet;
Thence South 89°07'19" East, a distance of 288.13 feet to a point on the West right of way of Cherry Street, as now established;
Thence South 01°45'02" East, along said West right of way, a distance of 451.25 feet;
Thence North 89°02'23" West, a distance of 537.87 feet to a point on said East right of way of U.S. Highway 169;
Thence North 00°18'56" East, along said East right of way, a distance of 298.58 feet;
Thence North 01°32'14" East, continuing along said East right of way, a distance of 25.41 feet;
Thence South 88°31'24" East, continuing along said East right of way, a distance of 25.22 feet;
Thence North 01°39'00" East, continuing along said East right of way, a distance of 74.34 feet;
Thence North 88°31'51" West, continuing along said East right of way, a distance of 10.00 feet;
Thence North 01°28'37" East, continuing along said East right of way, a distance of 51.86 feet to the true POINT OF BEGINNING.
Containing 369,253 square feet or 8.477 acres more or less.

GENERAL NOTES:
1. THIS PLAN SHALL SERVE AS THE PRELIMINARY PLAT.
2. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
3. GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN THE PLAN SET.
4. PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
5. PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF DEDICATED PRIVATE OPEN SPACE AS SHOWN ON PLANS AND FEE PAID IN LIEU.

0' 30' 60' 120'
SCALE IN FEET

## PROJECT TEAM:


OWNER
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KANSAS CITY, MO 64116
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PHONE: 816.888.7380
EMAIL: JMILLS@NORTHPOINTKC.COM

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1539 SWIFT STREET
KANSAS CITY, MO 64116
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EMAIL: JOE@CARDINALCRESTKC.COM

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SITEPOINT, LLC
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KANSAS CITY, MO 64116
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EMAIL: NHAAS@NORTHPOINTKC.COM

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PRELIMINARY PLAT

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
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PROFESSIONAL ENGINEER
Neil W. Haas, P.E. 2025
Certificate of Authority #:MO 2020018354

SHEET #:

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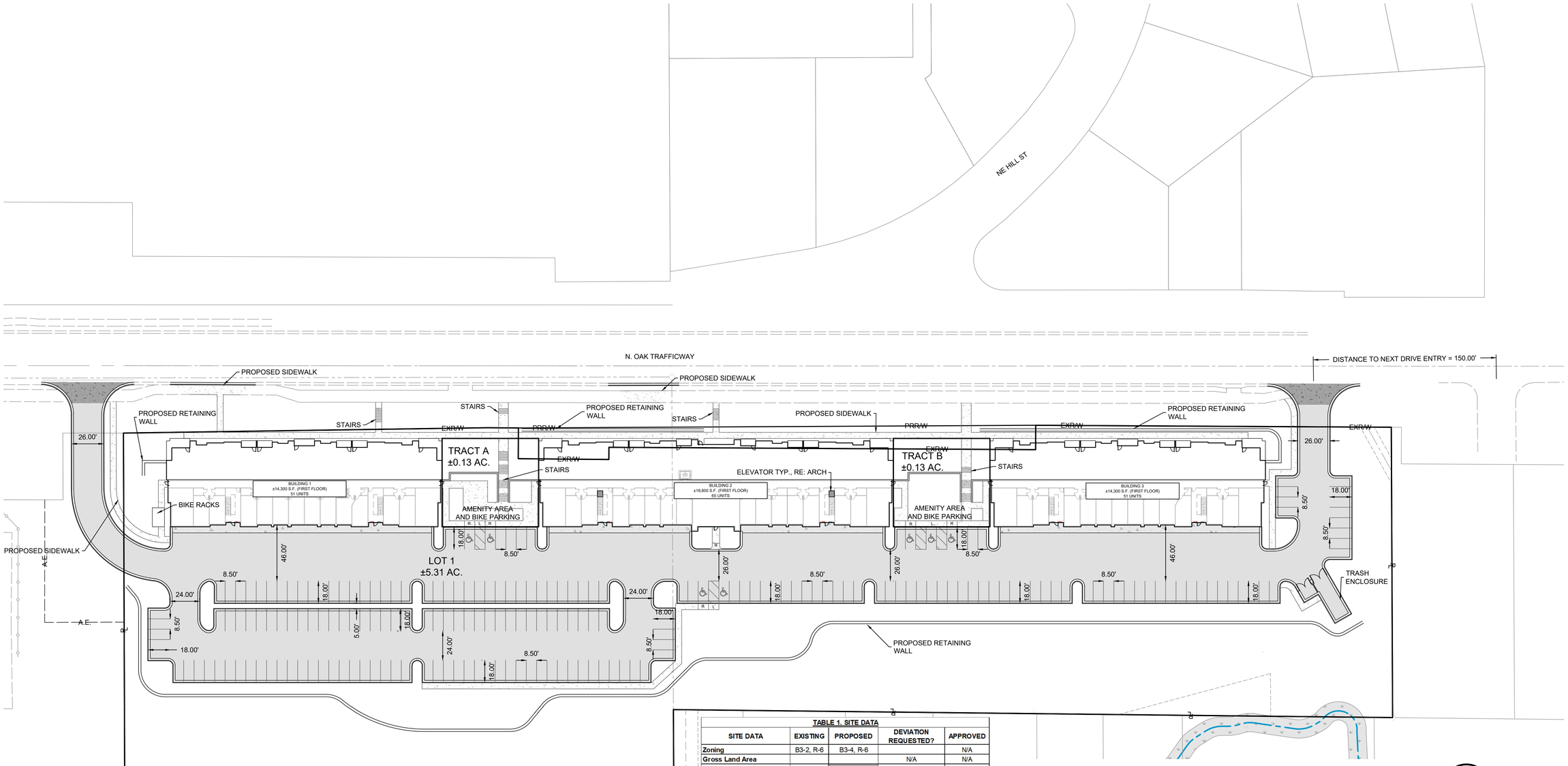


**TABLE 1. SITE DATA**

| SITE DATA | EXISTING | PROPOSED | DEVIATION REQUESTED? | APPROVED |
|---|---|---|---|---|
| **Zoning** | B3-2, R-6 | B3-4, R-6 | | N/A |
| **Gross Land Area** | | | N/A | N/A |
| in square feet | 369,253 | | | |
| in acres | 8.48 | | | |
| **Right-of-way Vacation** | | | N/A | N/A |
| in square feet | N/A | 8,255 | | |
| in acres | N/A | 0.19 | | |
| **Total Land Area** | | | | |
| in square feet | 369,253 | 377,508 | | |
| in acres | 8.48 | 8.67 | | |
| **Tract Area** | | | | |
| Lot 1 | N/A | 5.31 AC. | | |
| Private Open Space (POS) Tract A-B | | | | |
| Tract A | N/A | 0.13 AC. | | |
| Tract B | N/A | 0.13 AC. | | |
| | | | | |
| **Building Area (sq. ft.)** | | ±215,000 S.F. | N/A | N/A |
| Floor Area Ratio | | 0.58 | | |
| **Residential Use Info** | | Apartments | N/A | N/A |
| **Total Dwelling Units** | | 167 | N/A | N/A |
| Detached House | N/A | N/A | | |
| Zero lot line House | N/A | N/A | | |
| Cottage House | N/A | N/A | | |
| Semi-attached House | N/A | N/A | | |
| Townhouse | N/A | N/A | | |
| Two-unit House | N/A | N/A | | |
| Multi-unit House | N/A | N/A | | |
| Colonnade | N/A | N/A | | |
| Multiplex | N/A | N/A | | |
| Multi-unit Building | | 3 | | |
| **Total Lots** | | | N/A | N/A |
| Residential | | 1 | | |
| Public / Civic | N/A | N/A | | |
| Commercial | 5 | | | |
| Industrial | N/A | N/A | | |
| Other | N/A | N/A | | |

**TABLE 2. BUILDING DATA**

| BUILDING DATA | REQUIRED | PROPOSED | DEVIATION REQUESTED? | APPROVED |
|---|---|---|---|---|
| REAR SETBACK | 30' | 30' | NO | N/A |
| FRONT SETBACK | N/A | N/A | N/A | N/A |
| SIDE SETBACK | N/A | N/A | N/A | N/A |
| HEIGHT (1ST FLOOR TO 4TH FLOOR) | | | | |
| BUILDINGS 1&3 | 65' | 51' | N/A | N/A |
| BUILDING 2 | 65' | 51.3' | N/A | N/A |
| HEIGHT (BASEMENT TO 4TH FLOOR) | | | | |
| BUILDINGS 1&3 | 65' | 60' | N/A | N/A |
| BUILDING 2 | 65' | 60' | N/A | N/A |

**TABLE 3. PARKING DATA**

| 88-420 PARKING | VEHICLE SPACES | | BIKE SPACES (SHORT \| LONG TERM) | | ALTERNATIVES PROPOSED? |
|---|---|---|---|---|---|
| | REQUIRED | PROPOSED | REQUIRED | PROPOSED | |
| RESIDENTIAL | 167 | 255 | 26\|56 | 26 \|56 | NO |

N

0' 20' 40' 80'

SCALE IN FEET

NOTE: ALL DIMENSIONS TAKEN FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING

**LEGEND**

| | |
|---|---|
| | CONCRETE SIDEWALK |
| | STANDARD DUTY ASPHALT PAVEMENT |
| | STANDARD DUTY CONCRETE PAVEMENT |
| | CG-1 CURB & GUTTER |
| **BOUNDARIES** | |
| R/L | EXISTING PROPERTY BOUNDARY |
| L | EXISTING LOT LINE |
| EXR/W | EXISTING RIGHT-OF-WAY |
| PRR/W | PROPOSED RIGHT-OF-WAY |
| **EASEMENTS & SETBACKS** | |
| A.E. | ACCESS EASEMENT |

SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

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SITE PLAN

# N OAK APARTMENTS
## DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
## KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
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Neil W. Haas, PE 2025
Certificate of Authority #MO 2020018354

SHEET #:

C-0200

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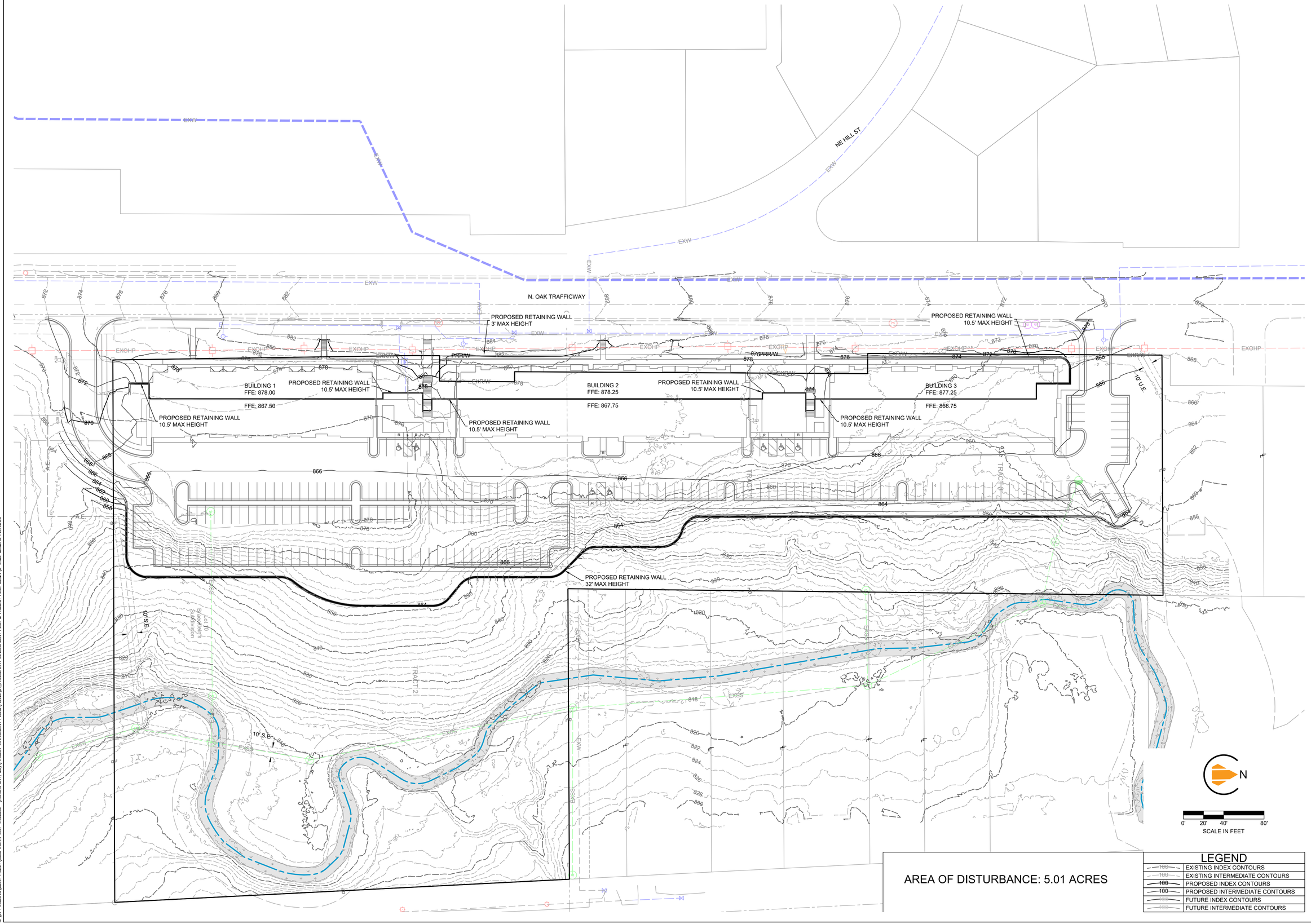


AREA OF DISTURBANCE: 5.01 ACRES

| LEGEND | |
|---|---|
| 100 | EXISTING INDEX CONTOURS |
| 100 | EXISTING INTERMEDIATE CONTOURS |
| 100 | PROPOSED INDEX CONTOURS |
| 100 | PROPOSED INTERMEDIATE CONTOURS |
| 100 | FUTURE INDEX CONTOURS |
| 100 | FUTURE INTERMEDIATE CONTOURS |


SITEPOINT
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GRADING PLAN

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| TABLE 1. STREAM BUFFER DATA | |
|---|---|
| OUTER ZONE (WITHIN PROPERTY) | 4.65 AC. |
| SLOPES > 15% | 4.23 AC. |
| *DISTURBANCE TO OUTER ZONE | 1.85 AC. OR 40% |
| *INCLUDES PROPOSED CLEARING AND GRADING IN MATURE RIPARIAN VEGETATION AREA | |
| **LEGEND:** | |
| 1. AREA PREVIOUSLY DEVELOPED AND DOES NOT MEET DEFINITION OF STREAM BUFFER | |

N. OAK TRAFFICWAY

NE HILL ST

BUILDING 1
±14,300 S.F. (FIRST FLOOR)
51 UNITS

BUILDING 2
±18,800 S.F. (FIRST FLOOR)
65 UNITS

BUILDING 3
±14,300 S.F. (FIRST FLOOR)
51 UNITS

10' S.E.

0' 20' 40' 80'
SCALE IN FEET

## LEGEND

- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- EXISTING TREELINE
- STREAM
- LOD — LIMITS OF DISTURBANCE
- STREAMSIDE ZONE
- OUTER ZONE
- DISTURBANCE TO OUTER ZONE
- >15% SLOPES


SITEPOINT
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# STREAM BUFFER PLAN

## N OAK APARTMENTS
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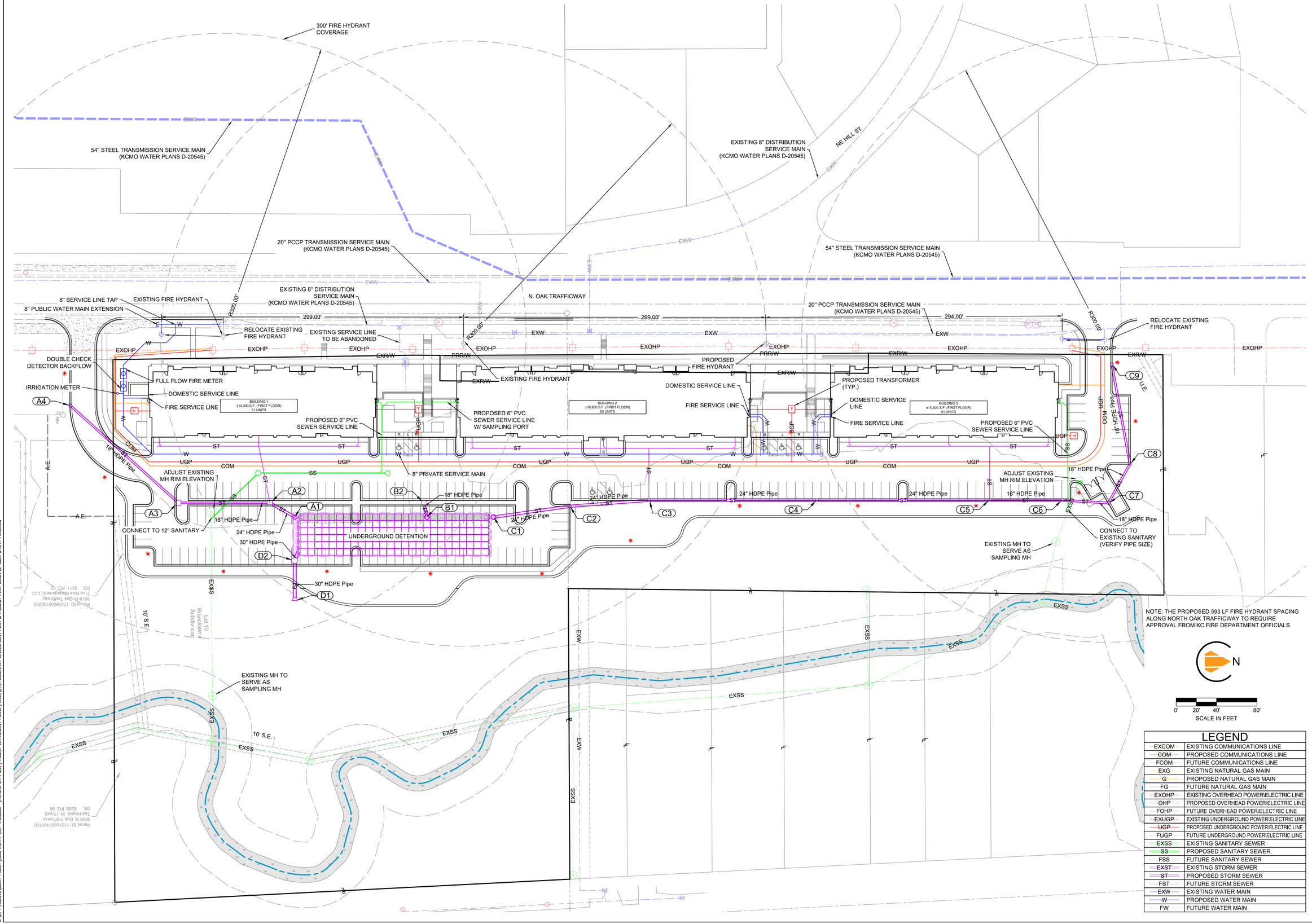
C-0500

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30X24\C-0500 STREAM BUFFER PLAN.DWG




NOTE: THE PROPOSED 593 LF FIRE HYDRANT SPACING ALONG NORTH OAK TRAFFICWAY TO REQUIRE APPROVAL FROM KC FIRE DEPARTMENT OFFICIALS.

N

0' 20' 40' 80'
SCALE IN FEET

## LEGEND

| | |
|---|---|
| EXCOM | EXISTING COMMUNICATIONS LINE |
| COM | PROPOSED COMMUNICATIONS LINE |
| FCOM | FUTURE COMMUNICATIONS LINE |
| EXG | EXISTING NATURAL GAS MAIN |
| G | PROPOSED NATURAL GAS MAIN |
| FG | FUTURE NATURAL GAS MAIN |
| EXOHP | EXISTING OVERHEAD POWER/ELECTRIC LINE |
| OHP | PROPOSED OVERHEAD POWER/ELECTRIC LINE |
| FOHP | FUTURE OVERHEAD POWER/ELECTRIC LINE |
| EXUGP | EXISTING UNDERGROUND POWER/ELECTRIC LINE |
| UGP | PROPOSED UNDERGROUND POWER/ELECTRIC LINE |
| FUGP | FUTURE UNDERGROUND POWER/ELECTRIC LINE |
| EXSS | EXISTING SANITARY SEWER |
| SS | PROPOSED SANITARY SEWER |
| FSS | FUTURE SANITARY SEWER |
| EXST | EXISTING STORM SEWER |
| ST | PROPOSED STORM SEWER |
| FST | FUTURE STORM SEWER |
| EXW | EXISTING WATER MAIN |
| W | PROPOSED WATER MAIN |
| FW | FUTURE WATER MAIN |

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| | 2025.09.10 | CITY RESUBMITTAL |
| | 2025.09.24 | CITY RESUBMITTAL |

REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

UTILITY PLAN

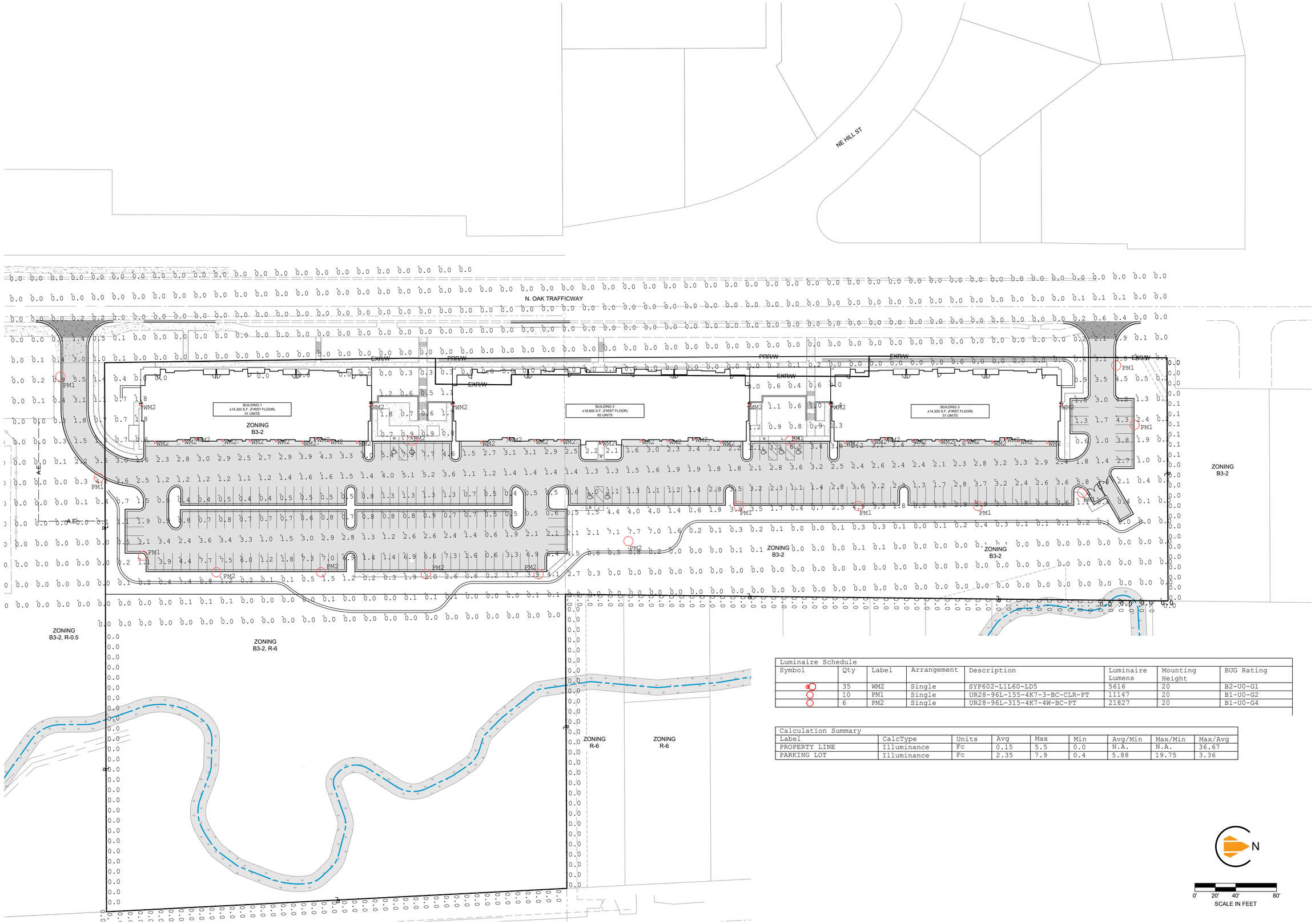
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, P.E. 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0900

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0900 UTILITY PLAN.DWG




| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | Luminaire Lumens | Mounting Height | BUG Rating |
| | 35 | WM2 | Single | SYP602-L1L60-LD5 | 5616 | 20 | B2-U0-G1 |
| | 10 | PM1 | Single | UR28-96L-155-4K7-3-BC-CLR-PT | 11147 | 20 | B1-U0-G2 |
| | 6 | PM2 | Single | UR28-96L-315-4K7-4W-BC-PT | 21827 | 20 | B1-U0-G4 |

| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Max/Avg |
| PROPERTY LINE | Illuminance | Fc | 0.15 | 5.5 | 0.0 | N.A. | N.A. | 36.67 |
| PARKING LOT | Illuminance | Fc | 2.35 | 7.9 | 0.4 | 5.88 | 19.75 | 3.36 |

N

0' 20' 40' 80'
SCALE IN FEET

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REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

PHOTOMETRIC PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO




Neil W. Haas PE-2022034072
Certificate of Authority # MO 2020018354

SHEET #:

E-0100

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30X24\E-0100 PHOTOMETRIC PLAN.DWG

KIM LIGHTING

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

# UR28

ARCHITECTURAL AREA/SITE

## FEATURES

- 28" size in post top, pole and wall mount
- High performance optics up to 35,000 delivered lumens
- Elegant form factor
- Diffusion lens for low glare comfort
- SiteSync™ wireless control options
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

## CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

## SPECIFICATIONS

### CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module..
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

### OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish.

### LENS

- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

[1]Clear Polycarbonate Lens (CP) IK10, Standard lens (CLR) IK08, Consult factory for details

### INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

### ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

| KEY DATA | |
|---|---|
| Lumen Range | 18771 - 37140 |
| Wattage Range | 155 - 315 |
| Efficacy Range (LPW) | 103 -140 |
| Reported Life (Hours) | L70/>60,000 |
| Weight | 56 lbs - 25.4 Kg |
| EPA | 1.159 |

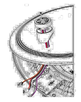
### CONTROLS

**7PR**

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

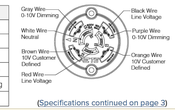
Standard customer operation modes:

- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.



7-Pin receptacle placement

(Specifications continued on page 3)




(Specifications continued on page 3)



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HUBBELL Lighting

Ouro

### RELATED PRODUCTS

Ouro Large Arm Mount | Ouro Small Post Top | Ouro Small Arm Mount



KIM LIGHTING

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

# UR28

ARCHITECTURAL AREA/SITE

## ORDERING GUIDE

**Example:** UR28-96L-155-3K8-3-L-UNV-ASQ-BLT-7PR-BC-SWTAB

CATALOG #

### HOUSING

UR28

| Model | LED Engine | CCT/CRI | Distribution | Rotation | Voltage |
|---|---|---|---|---|---|
| UR28 Ouro | **No Lens or Clear Lens** | **AM** [11] Amber, 595nm | **No Lens or Clear Lens** | **(Blank)** Blank for no rotation | **UNV** 120-277V |
| | **96L-155** 20,000 lm | **27K8** 2700K, 80 CRI | **FR** Type 1/Front Row | **L** [1] Optic rotation left | **347** 347V |
| | **96L-170** 22,500 lm | **3K7** 3000K, 70 CRI | **2** Type II | **R** [1] Optic rotation right | **480** 480V |
| | **96L-185** 24,000 lm | **3K8** 3000K, 80 CRI | **3** Type III | | **DALI** 120-277V |
| | **96L-220** 27,000 lm | **3K9** 3000K, 90 CRI | **4** Type IV | | [1]Consult factory |
| | **96L-255** 30,000 lm | **35K8** 3500K, 80 CRI | **4W** Type IV Wide | | |
| | **96L-315** 35,000 lm | **4K7** 4000K, 70 CRI | **5QM** Type V Square Medium | | |
| | **HDL - High Diffusion Lens** | **4K8** 4000K, 80 CRI | **5QN** Type V Square Narrow | | |
| | **114L-160** 18,000 lm | **5K7** 5000K, 70 CRI | **5R** Type V Rectangular | | |
| | **114L-180** 20,000 lm | Consult factory for other CCTs and CRIs | **5W** Type V Wide (Round) | | |
| | **114L-265** 25,000 lm | | **HDL - High Diffusion Lens** | | |
| | | | **3** Type III/Asymmetric | | |
| | | | **5W** Type V/Symmetric | | |

| Mounting | Fixture Finish | Control Options | Options | Control Accessories |
|---|---|---|---|---|
| **FM44** Flush mt 3.6" to 4.0" OD pole, 4" fixture base | **BLS** Black Gloss Smooth | **7PR-TL** 7 pin PCR with twist lock photocontrol | **BC** [4] Backlight Control | **SW7PR** [2,3] SiteSync™ with 7 pin PCR |
| **FM45** Flush mt 3.6" to 5.0" OD pole, 5" fixture base | **BLT** Black Matte Textured | **7PR-SC** 7 pin PCR with shorting cap | **SF** Single Fuse | **SWUSB** SiteSync™ Software on USB |
| **PT24** 4" Post Top mount for 2 3/8" OD x 4" Long Tenon | **DBS** Dark Bronze Gloss Smooth | **7PR** 7 pin PCR, wireless control enabled | **DF** Double Fuse | **SWTAB** [10] SiteSync™ Windows® Tablet |
| **PT34** 4" Post Top mount for 2 7/8" OD x 4" Long Tenon | **DBT** Dark Bronze Matte Textured | **AD-01** [3] AstroDIM: 50% output at midnight | **CLR** [5,6,9] Clear Lens | **SWBRG** SiteSync™ Wireless Bridge Node |
| **PT25** 5" Post Top mount for 2 3/8"OD x 4" Long Tenon | **GTT** Graphite Matte Textured | **AD-02** [3] AstroDIM: 50% output midnight to 4 AM | **TPL** Tamper proof latch | **WIR-RME-L** wiSCAPE™ External Fixture Module |
| **PT35** 5" Post Top mount for 2 7/8" OD x 4" Long Tenon | **LGS** Light Grey Gloss Smooth | **AD-03** [3] AstroDIM: 50% output 10PM | **CP** [12] Clear Polycarbonate Lens | **SCH-R** Occ. Sensor for Round Pole (up to 30' MH) |
| | **LGT** Light Grey Matte Textured | **AD-04** [3] AstroDIM: 50% output 10PM to 4AM | | **SCH-S** Occ. Sensor for Square Pole (up to 30' MH) |
| | **PSS** Platinum Silver Gloss Smooth | **NXWE** NX Wireless Enabled | | **NXDFM-9RD-UNV** NX 7-pin Module |
| | **VGT** Verde Green Matte Textured | **SWP** [3,5,6] SiteSync Pre commission | | |
| | **WHS** White Gloss Smooth | **SWPM-40F** [3,5,6,9] SiteSync with Sensor 9' to 40' MH | | |
| | **WHT** White Matte Textured | **WSP-40F-1** [3,5] Dimming Occ. Sensor for up to 40' MH, 120/277/347V | | |
| | **Color Option** | **WSP-40F-2** [3,5] Dimming Occ. Sensor for up to 40' MH, 208/240V | | |
| | **CC** [7] Custom Color | **WSP-40F-3** [3,5] Dimming Occ. Sensor for up to 40' MH, 480V | | |
| | | **NXSPW14F** [3,5] NX Wireless, PIR Sensor, 14' | | |
| | | **NXSPW30F** [3,5] NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' | | |
| | | **NXSP14F** [3,5] NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' | | |
| | | **NXSP30F** [3,5] NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' | | |

1 Not available with SQM, SQN, and SW distributions.
2 Not available with other sensor or wireless control options.
3 Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync™ License, GUI, and Bridge Node.
4 Not available with 347V and 480V.
5 96L only.
6 Not available with HDL option.
7 Consult factory for custom color, marine and corrosive finish options.
8 Turtle Friendly.
9 Please see Delivered Lumens chart on Page 5 for lumen
10 Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.
11 Not available with 96L, 255 and the 96L 315 configuration of the LED Engine
12 IK10 rated, Consult factory for details
13 IK08 rated, Consult factory for details



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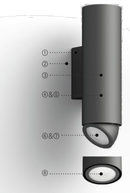
HUBBELL Lighting

LUMINIS

SYP602
**SYRIOS PRO**
WALL

PROJECT NAME: | QUANTITY: | TYPE:

ORDERING CODE:



① Robust cast aluminum wall mounting box.
② Sturdy galvanized steel mounting plate.
③ Seamless extruded aluminum cylindrical housing.
④ Asymmetric heatsink for perfect blend of clean aesthetic and efficient heat dissipation.
⑤ Sleek and durable sealed cast aluminum up and down light assembly.
⑥ 30º tilt and 355º rotation for light adjustability.
⑦ Faceted specular aluminum reflector offers smooth lighting and reduced glare (NR/FLD/VWD). While TIR collimator lens focuses light in a very narrow beam.
⑧ High efficiency silicone lens.

SYP602

### MATERIALS

Syrios Pro is made of corrosion resistant 360 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless 6063 extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

### ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -30ºC/-22ºF to 45ºC/113ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

### LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70B50) based on IESNA. LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm. RGBW with white CCT available in 3000K and 4000K. Quad chip technology, enabling optimal color mixing under each individual optic.

### FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

### CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Actual performance may differ as a result of end-user environment and application.

### WARRANTY

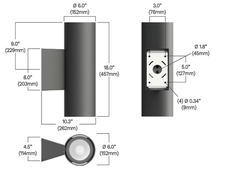
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

### MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. Additional mounting holes are provided as per site requirements.

### MEASUREMENTS

**Maximum weight:** 16.7 lbs (7.6 kg)



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LUMINIS

SYP602
**SYRIOS PRO**
WALL

ORDERING CODE

| *SERIES | *DOWNLIGHT OUTPUT | *DOWNLIGHT DISTRIBUTION | *UPLIGHT OUTPUT | *UPLIGHT DISTRIBUTION | CCT | *VOLTAGE |
|---|---|---|---|---|---|---|
| **SYP602** | Static White<br>**L1L20** 2249 lm / 21w<br>**L1L35** 3732 lm / 39w<br>**L1L50** 4756 lm / 56w<br>RGBW<br>**L1RGBW** 349 lm / 24w[1,5]<br>True Amber<br>**L1LK2A** 562 lm / 9w[4]<br>Delivered lumens calculated at 4000K/80CRI except for RGBW and amber. Fixed optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs. | **NR** Narrow optic 11°<br>**FLD** Flood optic 30°<br>**VWD** Very wide optic 55° | Static White<br>**UL1L20** 2249 lm / 21w<br>**UL1L35** 3732 lm / 39w<br>**UL1L50** 4756 lm / 56w<br>RGBW<br>**UL1RGBW** 349 lm / 24w[1,8]<br>True Amber<br>**UL1LK2A** 562 lm / 9w[4]<br>Delivered lumens calculated at 4000K/80CRI except for RGBW and amber. Fixed optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs. | **UNR** Uplight narrow optic 11°<br>**UFLD** Uplight flood optic 30°<br>**UVWD** Uplight very wide optic 55° | **27K** 2700K<br>**30K** 3000K<br>**35K** 3500K<br>**40K** 4000K | **120** 120V<br>**277** 277V<br>**347** 347V<br>**480** 480V<br>**HVOLT** 347V-480V<br>**MVOLT** 120V-277V |
| | Static White<br>**L1L25** 2403 lm / 19w<br>**L1L45** 4400 lm / 39w<br>**L1L60** 5607 lm / 56w<br>True Amber<br>**L1LK3A** 662 lm / 9w[4]<br>Delivered lumens calculated at 4000K/80CRI except for amber. Type V distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs. | **LD1** Type I distribution[2]<br>**LD2** Type II distribution[2]<br>**LD3** Type III distribution[2]<br>**LD5** Type V distribution[2] | Very Narrow Distribution<br>**UL1L06** 661 lm / 15w<br>Delivered lumens calculated at 4000K/80CRI. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs. | **UVNR** Uplight very narrow optic 6[9] | Required field for all outputs except True amber. | |
| | Very Narrow Distribution<br>**L1L06** 661 lm / 15w<br>Delivered lumens calculated at 4000K/80CRI. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs. | **VNR** Very narrow optic 6[9] | | | | |

| DOWNLIGHT LENS | UPLIGHT LENS | DOWNLIGHT LOUVERS | UPLIGHT LOUVERS | CONDUIT COVER | PHOTOCELL | SURGE PROTECTOR |
|---|---|---|---|---|---|---|
| **ESL** Elliptical spread lens[1,5] | **UESL** Uplight elliptical spread lens[1,8] | **HL** Hexcell louver | **UHL** Uplight hexcell louver | **SWK** Decorative cover for 3/4" conduit junction box[7] | **PH** Photocell[11,12] | **SP** Surge protector |
| **SL** Solite lens[4,5] | **USL** Uplight solite lens[4,8] | | | | | |

| EMERGENCY | DUAL SWITCHING | CONTROLS | *FINISH | WOOD FINISH [14] | ENVIRONMENT |
|---|---|---|---|---|---|
| **REM7** Remote emergency battery, 90 min, 7W[11] | **DS** Dual circuit switching (independent uplight & downlight control)[9] | **NLTAIR-MS** nLight AIR 2.0 wireless control with occupancy detection[9] | **BKT** Jet black<br>**BZT** Bronze<br>**CHT** Champagne<br>**DGT** Gun metal<br>**GRT** Titanium gray<br>**MST** Matte silver<br>**SGT** Steel gray<br>**WHT** Snow white<br>**CMC** Custom matched color[13]<br>**RAL** RAL color[13] | **ADG** American douglas<br>**BRC** Birch<br>**CHN** Chestnut<br>**CRY** Cherry<br>**KNP** Knotty pine<br>**MPL** Maple<br>**OFL** Oak<br>**RSW** Rosewood<br>**TEK** Teak<br>**WLN** Walnut | **MG** Marine grade paint[15]<br>**NT** Natatorium suitable[16] |
| | | **NLTAIR2** nLight AIR 2.0 wireless control[9] | | | |

NOTES
*- Denotes a required field
1- Delivered lumens with all channels turned on. RGBW uses DMX512/REM as a control input. Available only with 30K, 40K. Not available with 347, 480 or HVOLT.
2- Not available with LTL, SL, HL.
3- 37° x 80°.
4- Lumen conversion factor (LCF) 0.9.
5- Not available with HL.
6- Not available with LHL.
7- Painted to match fixture color.
8- Not available with 480V, HVOLT.
9- Not available with FYL NLTAIR2, NLTAIR-MS, REM7.
10- Not available with NLTAIR2, NLTAIR-MS, REM7. If PH and DS are selected, PH will handle the on/off functionality for both light modules simultaneously. User will only have manual control over dimming feature of each module.
11- Remote mount 109 - 17" (335mm) square enclosure with access cover. Powers downlight only. The remote enclosure must be interior (cable by others). Not available with 347V, 480V, HVOLT, FYL NLTAIR-MS, NLTAIR2.
12- Contact factory to coordinate custom matching color.
13- Specify RAL number.
14- Face wood finish not applied to driver housing, lens frame or accessories. Additional delay required. Not compatible with marine grade paint or natatorium suitable.
15- Marine grade paint for harsh, coastal environment and exposues to salt water. Additional delay required.
16- Available only in BRHT and BKT.



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3315 N Oak Trafficway
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PHOTOMETRIC DETAILS

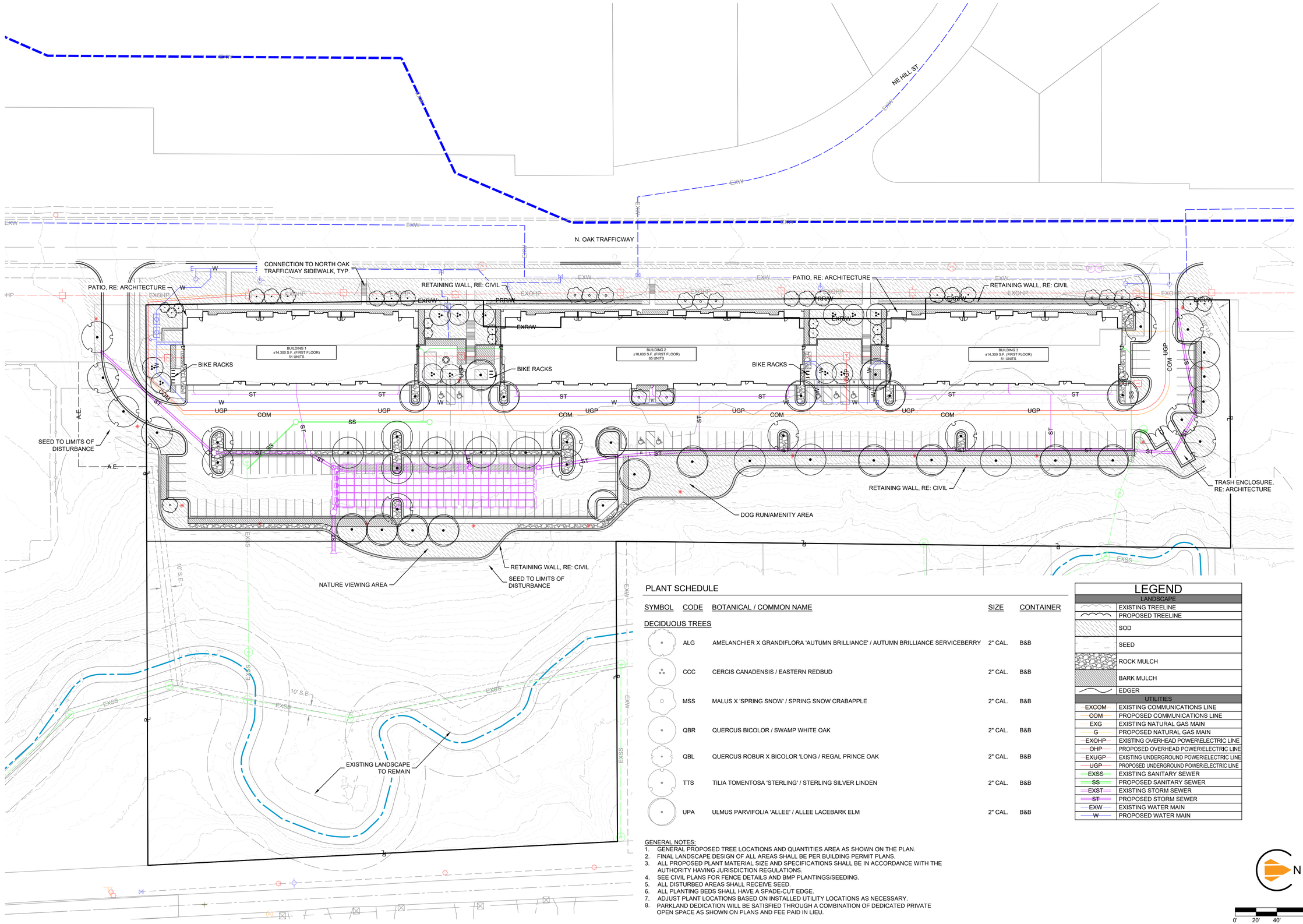
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 9/24/2025
Certificate of Authority #:MO 2020018354

SHEET #:

E-0200

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30X24\E-0200 DETAIL SHEET.DWG




## PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | |
| | ALG | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY | 2" CAL. | B&B |
| | CCC | CERCIS CANADENSIS / EASTERN REDBUD | 2" CAL. | B&B |
| | MSS | MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE | 2" CAL. | B&B |
| | QBR | QUERCUS BICOLOR / SWAMP WHITE OAK | 2" CAL. | B&B |
| | QBL | QUERCUS ROBUR X BICOLOR 'LONG / REGAL PRINCE OAK | 2" CAL. | B&B |
| | TTS | TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN | 2" CAL. | B&B |
| | UPA | ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM | 2" CAL. | B&B |

GENERAL NOTES:

1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES AREA AS SHOWN ON THE PLAN.
2. FINAL LANDSCAPE DESIGN OF ALL AREAS SHALL BE PER BUILDING PERMIT PLANS.
3. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION REGULATIONS.
4. SEE CIVIL PLANS FOR FENCE DETAILS AND BMP PLANTINGS/SEEDING.
5. ALL DISTURBED AREAS SHALL RECEIVE SEED.
6. ALL PLANTING BEDS SHALL HAVE A SPADE-CUT EDGE.
7. ADJUST PLANT LOCATIONS BASED ON INSTALLED UTILITY LOCATIONS AS NECESSARY.
8. PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF DEDICATED PRIVATE OPEN SPACE AS SHOWN ON PLANS AND FEE PAID IN LIEU.

## LEGEND

| LANDSCAPE | |
|---|---|
| | EXISTING TREELINE |
| | PROPOSED TREELINE |
| | SOD |
| | SEED |
| | ROCK MULCH |
| | BARK MULCH |
| | EDGER |
| **UTILITIES** | |
| EXCOM | EXISTING COMMUNICATIONS LINE |
| COM | PROPOSED COMMUNICATIONS LINE |
| EXG | EXISTING NATURAL GAS MAIN |
| G | PROPOSED NATURAL GAS MAIN |
| EXOHP | EXISTING OVERHEAD POWER\ELECTRIC LINE |
| OHP | PROPOSED OVERHEAD POWER\ELECTRIC LINE |
| EXUGP | EXISTING UNDERGROUND POWER\ELECTRIC LINE |
| UGP | PROPOSED UNDERGROUND POWER\ELECTRIC LINE |
| EXSS | EXISTING SANITARY SEWER |
| SS | PROPOSED SANITARY SEWER |
| EXST | EXISTING STORM SEWER |
| ST | PROPOSED STORM SEWER |
| EXW | EXISTING WATER MAIN |
| W | PROPOSED WATER MAIN |

N

0' 20' 40' 80'
SCALE IN FEET

SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

| NO. | REVISIONS/APPROVALS: | DATE: |
|---|---|---|
| | INITIAL SUBMITTAL | 2025.07.25 |
| | CITY RESUBMITTAL | 2025.09.10 |
| | CITY RESUBMITTAL | 2025.09.24 |

REVIEWED BY: JK
DESIGNED BY: RB
DRAFTED BY: RB
SP PROJECT #: 5085
JAMES KRAATZ, P.L.A. 2020005159

# LANDSCAPE PLAN OVERALL

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

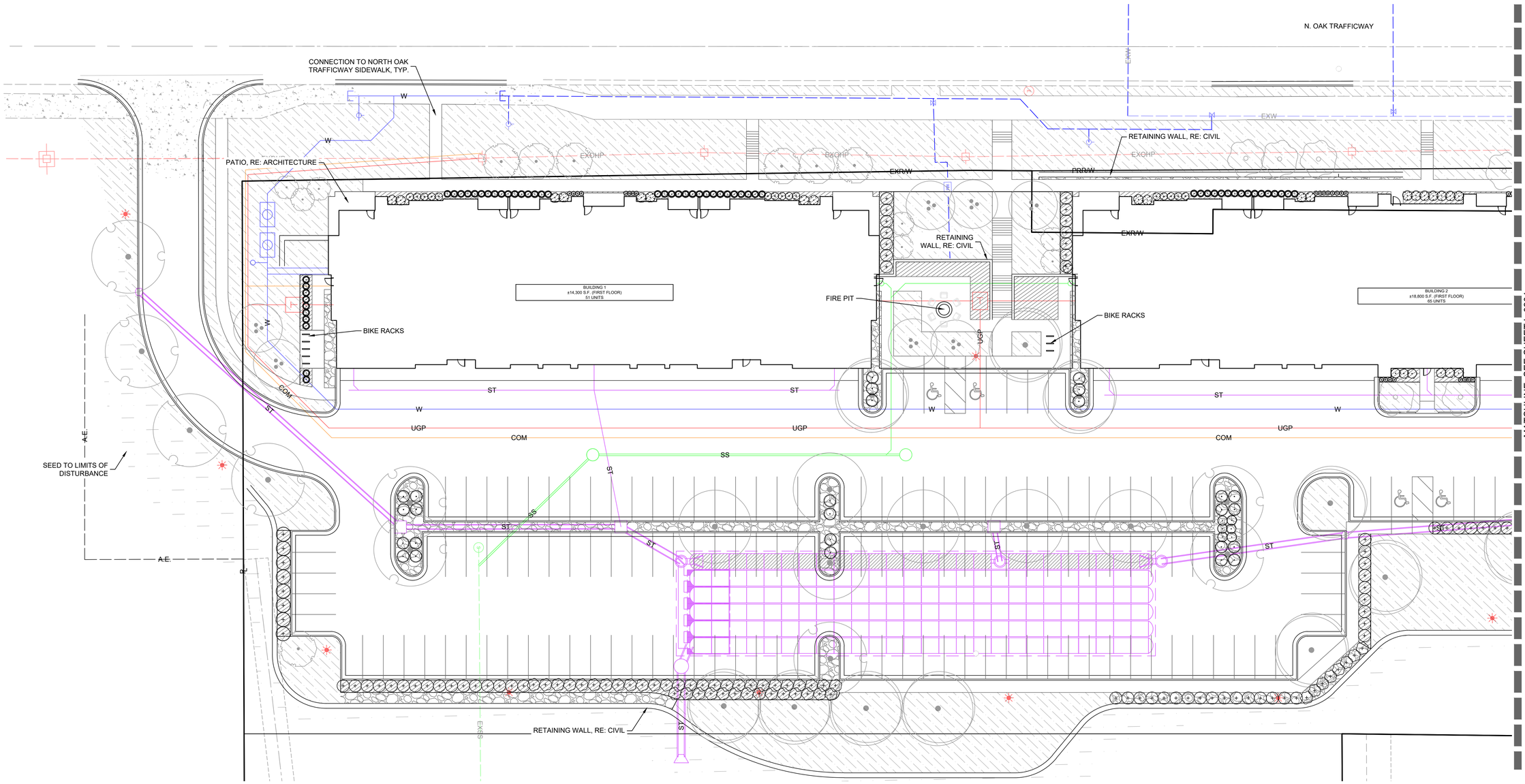
STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 09/10/2025
Certificate of Authority # MO 2020018354

SHEET #:

L-0100

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG




## PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|
| **DECIDUOUS SHRUBS** | | | | |
| | HAA | HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA | 3 GAL. | CONTAINER |
| | POD | PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL DWARF NINEBARK | 5 GAL. | CONTAINER |
| | RAG | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC | 5 GAL. | CONTAINER |
| | WFV | WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA | 5 GAL. | CONTAINER |
| **EVERGREEN SHRUBS** | | | | |
| | CPG | CHAMAECYPARIS PISIFERA 'GOLD MOP' / GOLDEN MOP FALSE CYPRESS | 5 GAL. | CONTAINER |
| | GBI | ILEX GLABRA 'SMNIGAB17' / GEM BOX INKBERRY HOLLY | 5 GAL. | CONTAINER |
| | JCS | JUNIPER CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER | 5 GAL. | CONTAINER |
| | TMF | TAXUS X MEDIA 'FAIRVIEW' / FAIRVIEW YEW | 5 GAL. | CONTAINER |
| | TFC | THUJA OCCIDENTALIS 'CONGABE' / FIRE CHEIF ARBORVITAE | 5 GAL. | CONTAINER |
| **ORNAMENTAL GRASSES** | | | | |
| | KFF | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS | 5 GAL. | CONTAINER |
| | PVN | PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS | 3 GAL. | CONTAINER |

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| LEGEND | |
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| **LANDSCAPE** | |
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| | PROPOSED TREELINE |
| | SOD |
| | SEED |
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SP PROJECT #: 5085
JAMES KRAATZ, P.L.A. 2020005159

# LANDSCAPE PLAN DETAILED

## N OAK APARTMENTS
## DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
## KANSAS CITY, CLAY COUNTY, MO

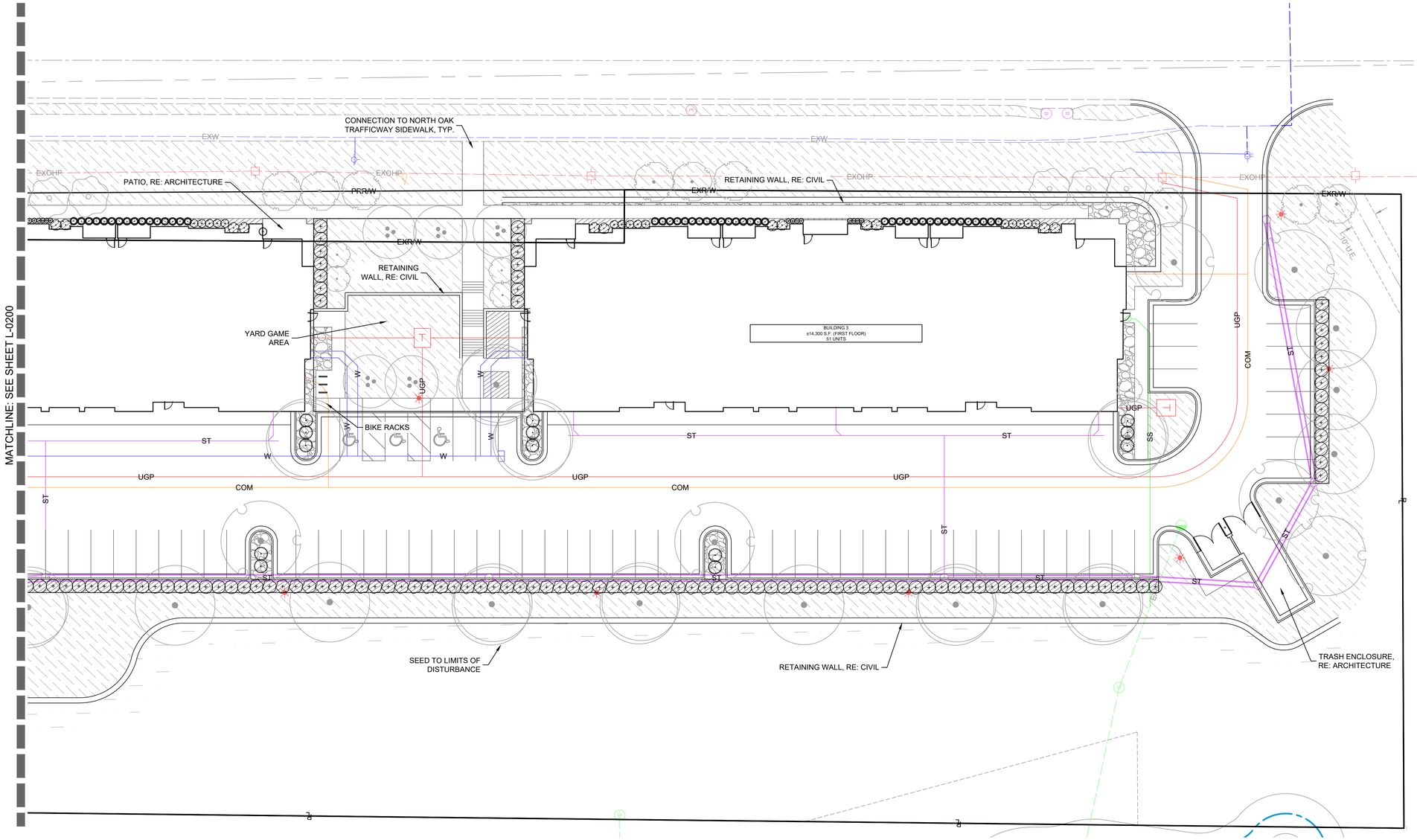
STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 09/10/2025
Certificate of Authority #CA2020018354

SHEET #:

L-0200

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIGBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG

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| | |
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LANDSCAPE PLAN DETAILED

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KANSAS CITY, CLAY COUNTY, MO

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NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT
James Kraatz 09/10/2025
Certificate of Authority # MO 2020018354

SHEET #:
L-0201

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## PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | |
| | ALG | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY | 2" CAL. | B&B |
| | CCC | CERCIS CANADENSIS / EASTERN REDBUD | 2" CAL. | B&B |
| | MSS | MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE | 2" CAL. | B&B |
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| | QBL | QUERCUS ROBUR X BICOLOR 'LONG / REGAL PRINCE OAK | 2" CAL. | B&B |
| | TTS | TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN | 2" CAL. | B&B |
| | UPA | ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM | 2" CAL. | B&B |
| **DECIDUOUS SHRUBS** | | | | |
| | HAA | HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA | 3 GAL. | CONTAINER |
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| **ORNAMENTAL GRASSES** | | | | |
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| | PVN | PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS | 3 GAL. | CONTAINER |

**TABLE 3B - LANDSCAPE SCHEDULE**

| 88-425 LANDSCAPE SCHEDULE | SYMBOL |
|---|---|
| 88-425-03 STREET TREES | |
| 88-425-04 GENERAL | |
| 88-425-05 PERIMETER VEHICULAR USE AREA | |
| - ADJACENT TO STREETS | |
| BUFFER WIDTH | |
| TREES | |
| SHRUBS/WALL/BERM | |
| - ADJACENT TO RES. ZONES | |
| BUFFER WIDTH | |
| SHRUBS/WALL/BERM | |
| 88-425-06 INTERIOR VEHICULAR USE AREA | |
| INTERIOR AREA | |
| TREES | |
| SHRUBS | |
| 88-425-07 PARKING GARAGE SCREENING | N/A |
| 88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING | 3' + EVERGREEN SHRUB SCREEN |
| 88-425-09 OUTDOOR USE SCREENING | N/A |

**TABLE 3 - LANDSCAPE REQUIREMENTS**

| 88-425 LANDSCAPE REQUIREMENTS | CODE REQUIREMENT | REQUIRED | PROPOSED | ALTERNATIVE REQUESTED? | APPROVED |
|---|---|---|---|---|---|
| 88-425-03 STREET TREES | 1 TREE PER 30 L.F. OF PUBLIC STREET | 32 | 32* | NO* | N/A* |
| 88-425-04 GENERAL | 1 TREE PER 5,000 S.F. OF BLDG COVER | 10 | 10 | NO | N/A |
| 88-425-05 PERIMETER VEHICULAR USE AREA | | | | | |
| ADJACENT TO STREETS | | | | | |
| BUFFER WIDTH | MINIMUM 10' WIDTH | N/A | N/A | NO | N/A |
| TREES | 1 TREE PER 30 L.F. | N/A | N/A | NO | N/A |
| SHRUBS/WALL/BERM | EVERGREEN SCREENING 3' HEIGHT | N/A | N/A | NO | N/A |
| ADJACENT TO RESIDENTIAL ZONES | | | | | |
| BUFFER WIDTH | 10' | 10' | >10' | NO | N/A |
| SHRUBS/WALL/BERM | 3' HEIGHT VISUAL SCREEN | YES | YES | NO | N/A |
| 88-425-06 INTERIOR VEHICULAR USE AREA | | | | | |
| INTERIOR AREA | 35 S.F. LANDSCAPE AREA PER STALL | 7,385 S.F. | 9,053 S.F. | NO | N/A |
| TREES | 1 TREE PER 5 SURFACE STALLS | 43 | 43 | NO | N/A |
| SHRUBS | 1 SHRUB PER SURFACE STALL | 211 | 211 | NO | N/A |
| 88-425-07 PARKING GARAGE SCREENING | DENSELY PLANTED PERIMETER | N/A | N/A | NO | N/A |
| 88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING | 30" HEIGHT SCREENING | YES | YES | NO | N/A |
| 88-425-09 OUTDOOR USE SCREENING | 3' HEIGHT VISUAL SCREEN | N/A | N/A | NO | N/A |

*MAJORITY OF STREET TREES ARE LOCATED UNDERNEATH AN ELECTRC TRANSMISSION LINE. IF UTILITY DOES NOT ALLOW TREE PLANTING, ALTERNATIVE COMPLIANCE WILL NEED TO BE DETERMINED.

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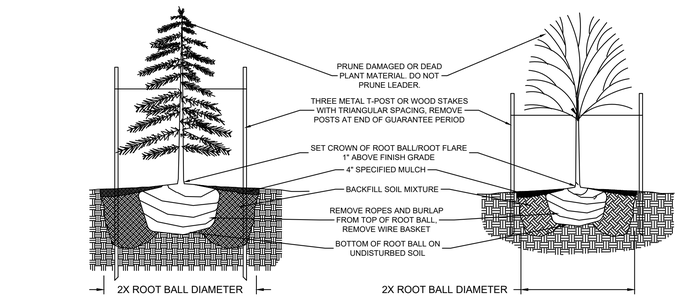
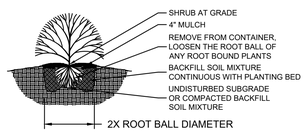
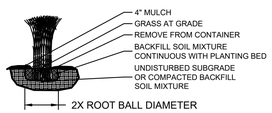



NOTES:
1. IN TURF AREA, PROVIDE 6' DIAMETER OF MULCH

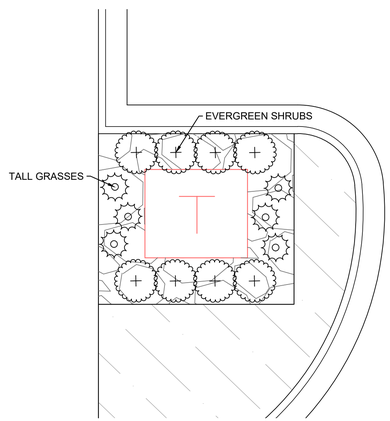
1 EVERGREEN/DECIDUOUS TREE PLANTING DETAIL
N.T.S.




2 SHRUB PLANTING DETAIL
N.T.S.




3 GRASS PLANTING DETAIL
N.T.S.




4 UTILITY SCREENING
N.T.S.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LANDSCAPE TABLES AND DETAILS

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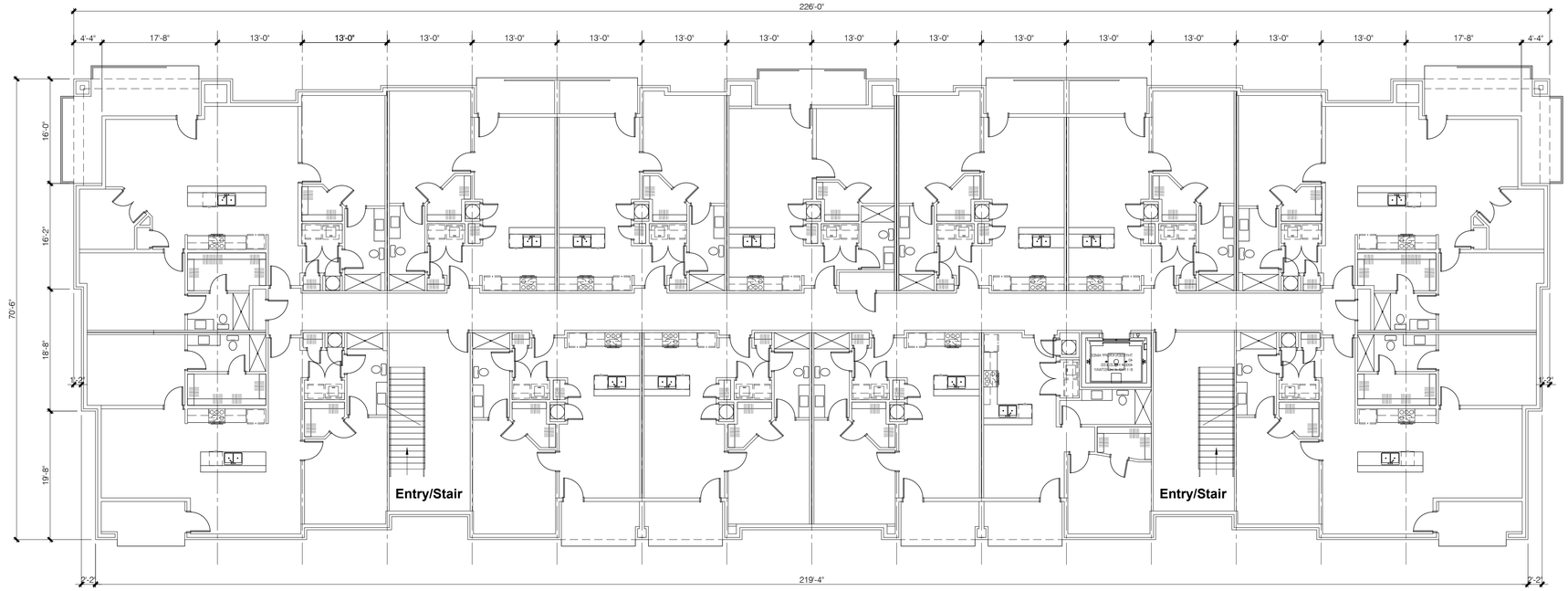
L-0300

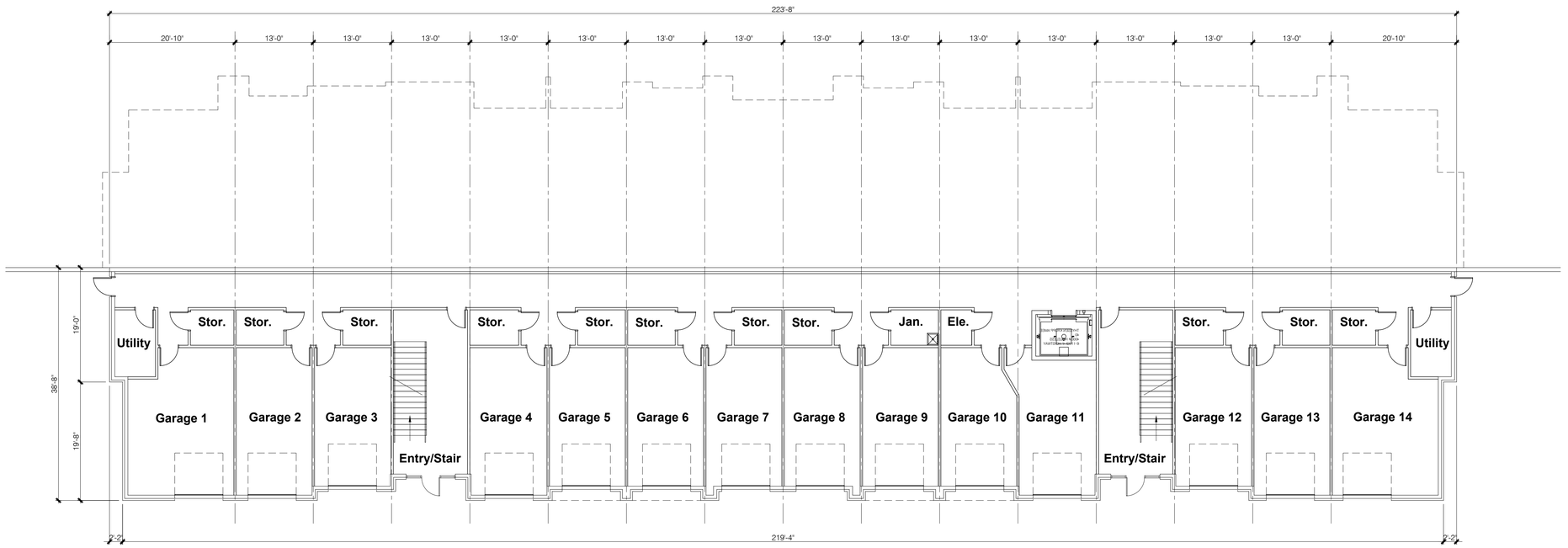
S:\DI - PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30X24\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG




2 BUILDING 1&3 GROUND FLOOR PLAN

Scale: 1" = 10'-0"

0 10' 20'




1 BUILDING 1&3 BASEMENT PLAN

Scale: 1" = 10'-0"

0 10' 20'


studio North ARCHITECTURE ™

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816 | 888 | 7380
NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540


| | |
|---|---|
| CIVIL | SITEPOINT |
| LANDSCAPE | SITEPOINT |
| FOUNDATIONS | |
| STRUCTURAL | |
| PLUMBING | |
| MECHANICAL | |
| ELECTRICAL | |
| FIRE PROTECTION | |
| CONTRACTOR | |

CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

# North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

| | |
|---|---|
| Project No. | 2025-084 |
| Date: | 07.25.25 |
| Issued For: | Development Plan/Project Plan/ Preliminary Plat |
| Drawn By: | A.Gerber |
| Reviewed By: | |

Revisions:

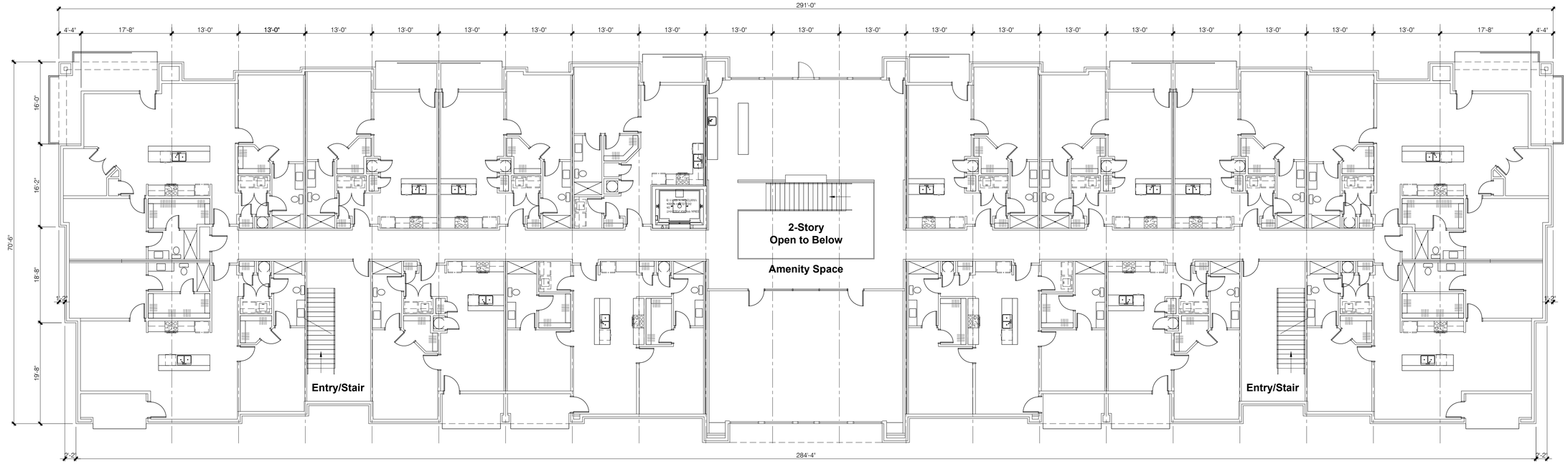
| No. | Date | Description |
|---|---|---|
| | 08.29.25 | Dev. Plan Review Comments |

STATE OF MISSOURI
MATTHEW M. UNGER
NUMBER A-2021037400
ARCHITECT

# A1.01

FLOOR PLANS

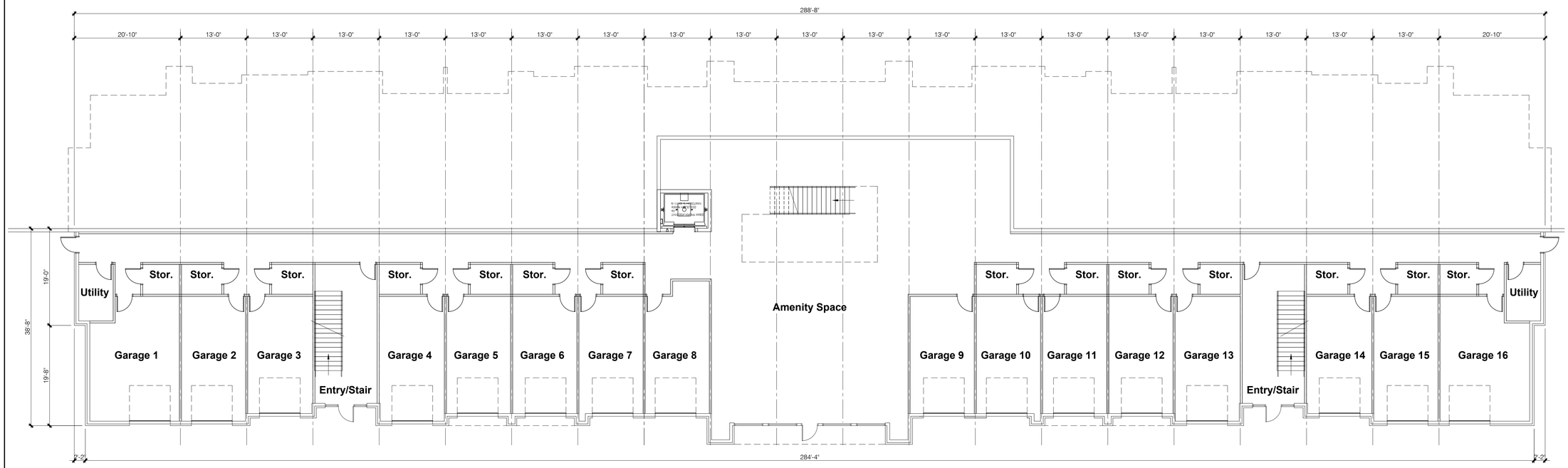

N:\01 PROJECTS\MULTIFAMILY\NORTH OAK_CARDINAL CREST\CAD_NORTH OAK APARTMENTS\NORTH OAK APARTMENTS_CONCEPT PLANS.DWG - 8/28/2025 12:44:45 PM - agerber




2 BUILDING 2 GROUND FLOOR PLAN

Scale: 1" = 10'-0"

0 10' 20'




1 BUILDING 2 BASEMENT PLAN

Scale: 1" = 10'-0"

0 10' 20'

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| LANDSCAPE | SITEPOINT |
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CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

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# A1.11

FLOOR PLANS

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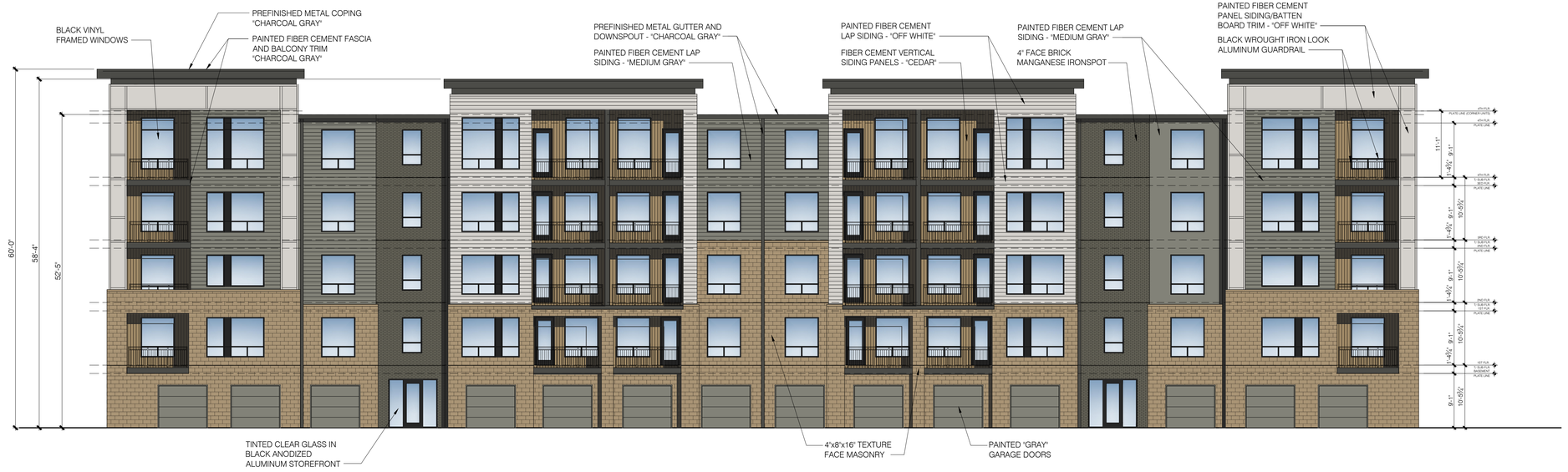
## 2 BUILDING 1&3 WEST ELEVATION

Scale: 1" = 10'-0"

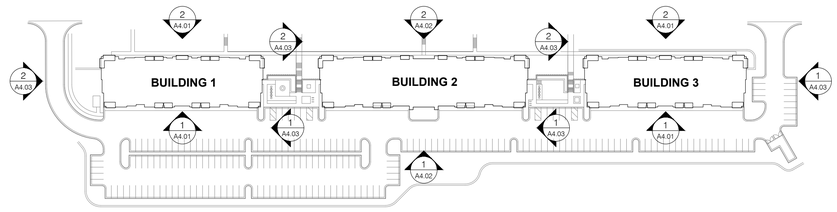
0 10' 20'




## 1 BUILDING 1&3 EAST ELEVATION

Scale: 1" = 10'-0"

0 10' 20'




PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

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| | |
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| FOUNDATIONS | |
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CARDINAL CREST DESIGN BUILD

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STATE OF MISSOURI
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# A4.01

ELEVATIONS

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## 2 BUILDING 2 WEST ELEVATION

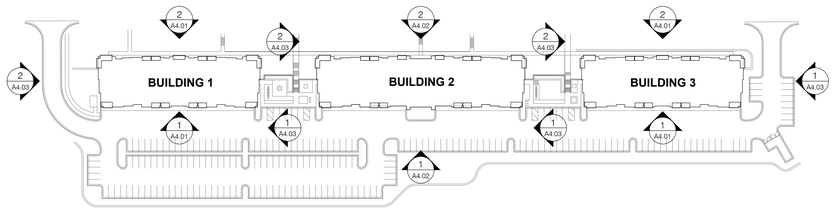
Scale: 1" = 10'-0"

0 10' 20'

## 1 BUILDING 2 EAST ELEVATION

Scale: 1" = 10'-0"

0 10' 20'




PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

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CIVIL SITEPOINT
LANDSCAPE SITEPOINT
FOUNDATIONS
STRUCTURAL
PLUMBING
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CONTRACTOR

CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

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# A4.02

ELEVATIONS

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# MATERIAL LEGEND

4" FACE BRICK
MANGANESE IRONSPOT

PAINTED FIBER CEMENT
LAP SIDING - "OFF WHITE"

PAINTED FIBER CEMENT
PANEL SIDING/BATTEN
BOARD TRIM - "OFF WHITE"

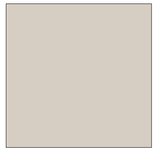
FIBER CEMENT VERTICAL
SIDING PANELS - "CEDAR"

PAINTED FIBER CEMENT FASCIA
AND BALCONY TRIM
"CHARCOAL GRAY"

4"x8"x16" TEXTURE
FACE MASONRY

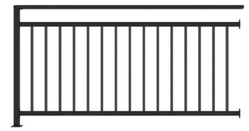
PAINTED FIBER CEMENT
LAP SIDING - "MEDIUM GRAY"

PAINTED FIBER CEMENT
PANEL SIDING/BATTEN
BOARD TRIM - "MEDIUM GRAY"

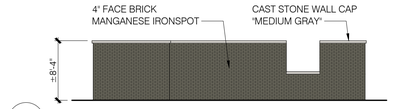


PAINTED FIBER CEMENT SIDING
"OFF WHITE"

PAINTED FIBER CEMENT SIDING
"MEDIUM GRAY"



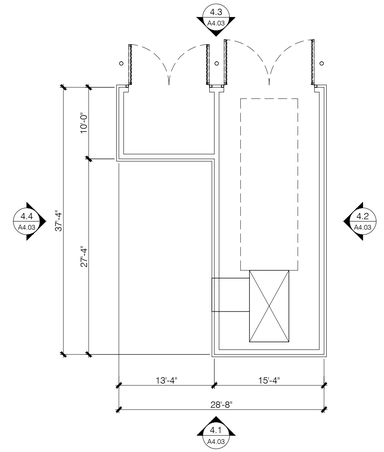
BLACK WROUGHT IRON LOOK
ALUMINUM GUARDRAIL




## 4 TRASH ENCLOSURE ELEVATIONS

Scale: 1" = 10'-0"

0 10' 20'




## 3 TRASH ENCLOSURE PLAN

Scale: 1" = 10'-0"

0 10' 20'

## 2 BUILDING 1-3 SOUTH ELEVATION

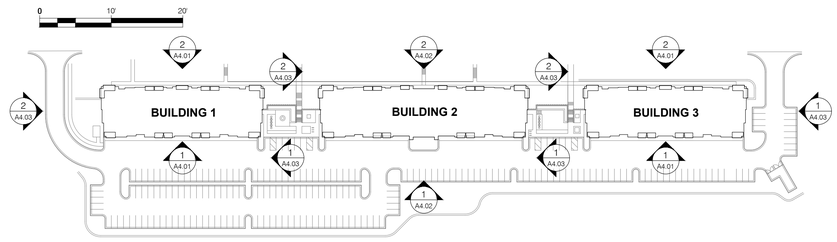
Scale: 1" = 10'-0"

0 10' 20'

## 1 BUILDING 1-3 NORTH ELEVATION

Scale: 1" = 10'-0"

0 10' 20'




PRELIMINARY DEVELOPMENT PLAN - KEY PLAN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CARDINAL CREST
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NorthPoint DEVELOPMENT

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STATE OF MISSOURI
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ARCHITECT

# A4.03

ELEVATIONS

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VIEW 2 - MIDDLE ENTRY BUILDING 2

VIEW 1 - SOUTH END BUILDING 1

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CARDINAL CREST DESIGN BUILD

NorthPoint™ DEVELOPMENT

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STATE OF MISSOURI
MATTHEW M. UNGER
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ARCHITECT

A4.04
RENDERINGS

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