

TRAILS AT BANNISTER APARTMENT HOMES

UR DEVELOPMENT PLAN AND PRELIMINARY PLAT

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

LEGAL DESCRIPTION

TRACT 1: INTENTIONALLY OMITTED

TRACT 2:

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

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

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

TRACT 3:

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

KANSAS CITY IN BOOK B-1405 AT PAGE 171 AS DOCUMENT NO. 846683, SITUATE IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

LESS AND EXCEPT:

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

ALSO LESS AND EXCEPT:

THE SOUTH 200 FEET OF THE NORTH 270 FEET OF THE FOLLOWING DESCRIBED BEGINNING 786 FEET NORTH AND 239.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 179.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 179.09 FEET;

THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1112959 IN BOOK K-2484 AT PAGE 1118.

ALSO LESS AND EXCEPT:

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

ALSO LESS AND EXCEPT:

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

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

TRACT 4:

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

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

TRACT 5:

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 335 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 330 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 335 FEET

TO THE POINT OF BEGINNING, EXCEPT THAT PART IN BANNISTER ROAD.

TRACT 6:

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

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

FLOODPLAIN:

THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN

PROJECT BENCHMARK

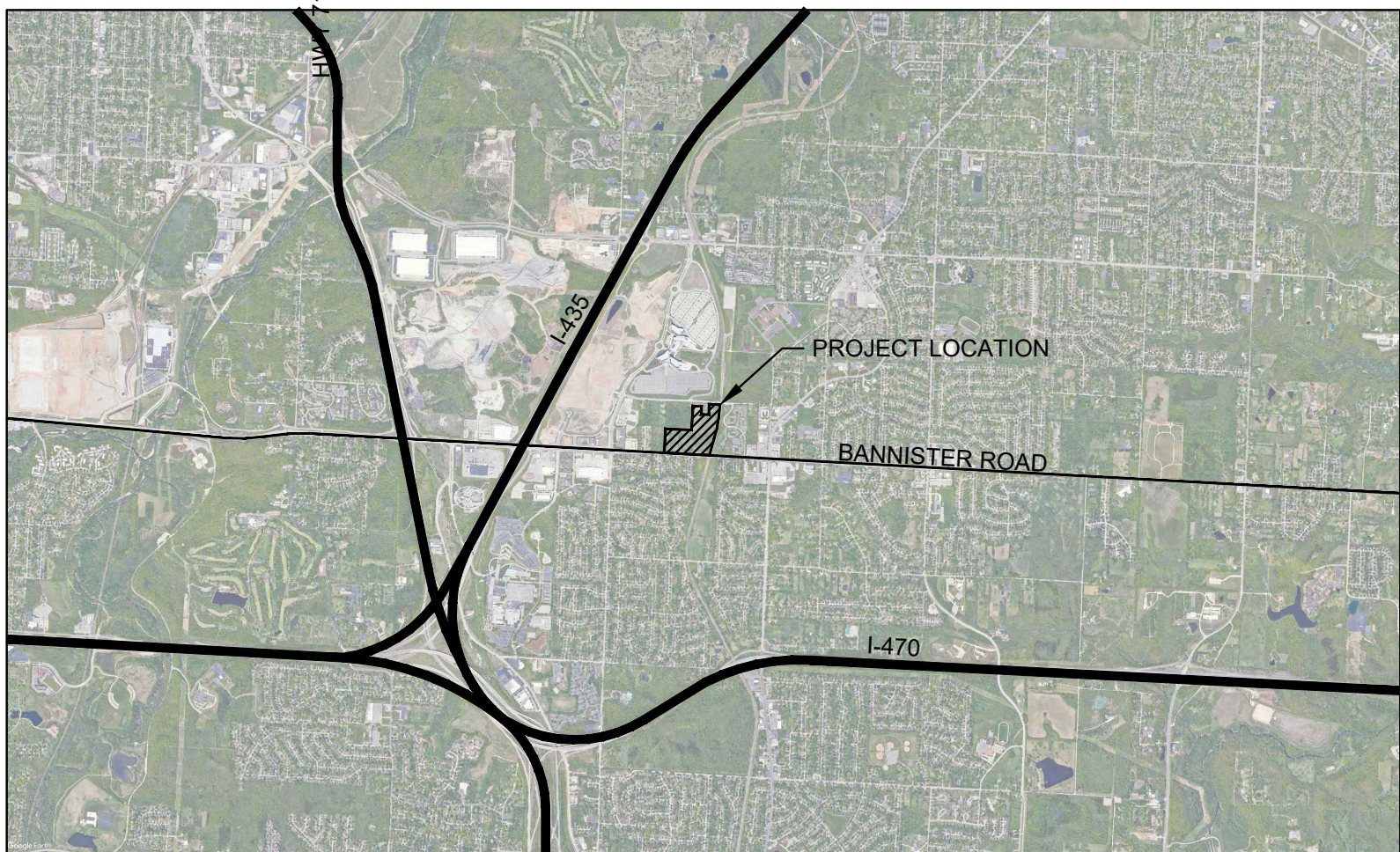
BM1: NORTHWEST CORNER OF STORM INLET LOCATED EAST OF THE SOUTHEAST CORNER OF THE PROPERTY.
EL: 959.25

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



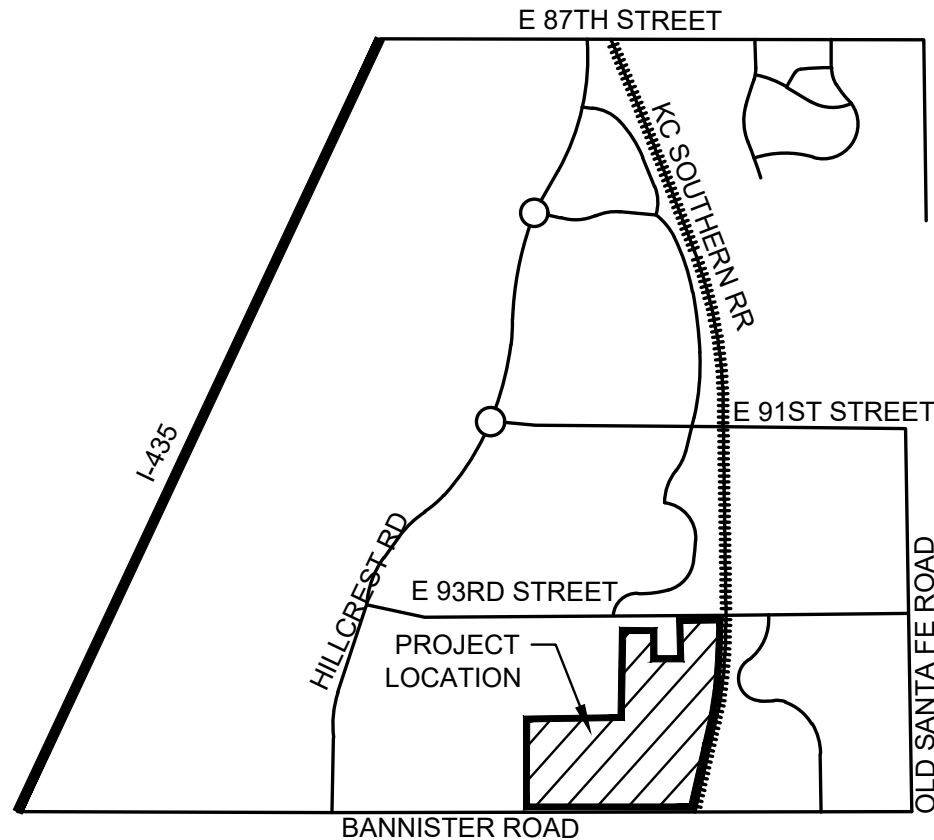
UTILITY NOTE:

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



LOCATION MAP
NOT TO SCALE

KANSAS CITY, JACKSON COUNTY, MISSOURI



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

UTILITY CONTACTS

Public Works Department Street and Traffic Division

Attn: Jeffrey Bryan
5310 Municipal Ave
Kansas City, MO 64120
Ph: 816-513-9865
(FAX): 816-513-9876
jeffrey.bryan@kcmo.org

Parks and Recreation Department

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

Water Services Department

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

Spire Energy

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

Vicinity Energy – North America

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

Sheet List Table

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

Public Works-Streetlight Services

Attn: Mahmoud Hadjian or Sara Hurst
5310 Municipal Ave.
Kansas City, MO 64120
Ph: 816-513-9852
(FAX): 816-513-9876
Mahmoud.Hadjian@kcmo.org
Sara.Hurst@kcmo.org

Evergy

Brent Gerling, 8325 N. Platte Purchase Dr.
Kansas City, MO 64118 Ph: 816-652-1654
Brent.Gerling@evergy.com

LUMEN (formerly Centurylink)

1025 Eldorado Blvd.
Broomfield, CO 80021
relocations@centurylink.com

Charter/Spectrum

Attn: Steve Baxter
8221 W. 119th Street
Overland Park, KS 66213
Ph: 913-643-1901
steven.baxter@charter.com

AT&T

Attn: Angie Brammer
2121 E. 63rd Street, Bldg C
Room C1NE6
Kansas City, MO 64130
Ph: 816-772-0197
ac6226@att.com

T-Mobile

Jason Cantrell
800 NW Technology Drive
MS: MOLESB0101-MOCK001
Lee's Summit, MO 64086
Ph: 913-488-8489
jason.cantrell@t-mobile.com



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

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

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

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

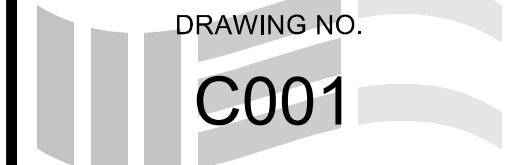
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2022

REVISIONS

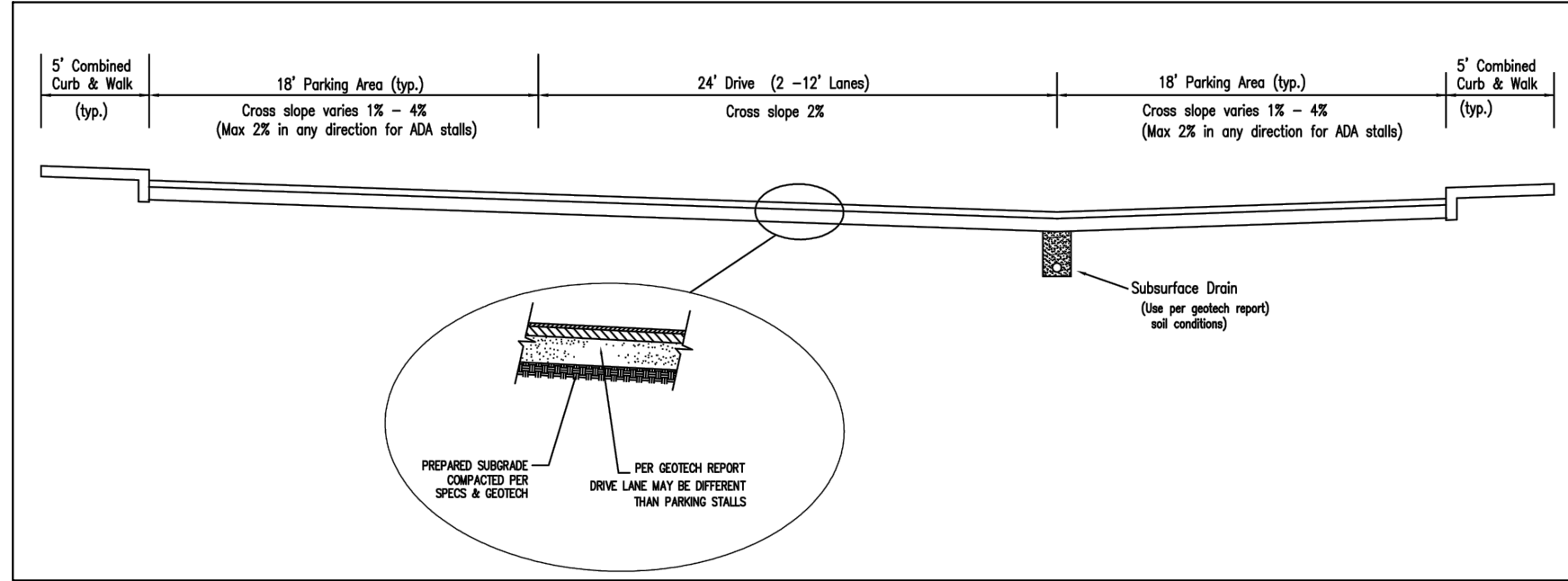
PROJECT INFO		
210660-000		
ENGINEER	DRAWN BY	CHECKED BY
PJO	ELM	PJO

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

UR PRELIMINARY DEVELOPMENT PLAN
COVER SHEET



DRAWING NO.
C001

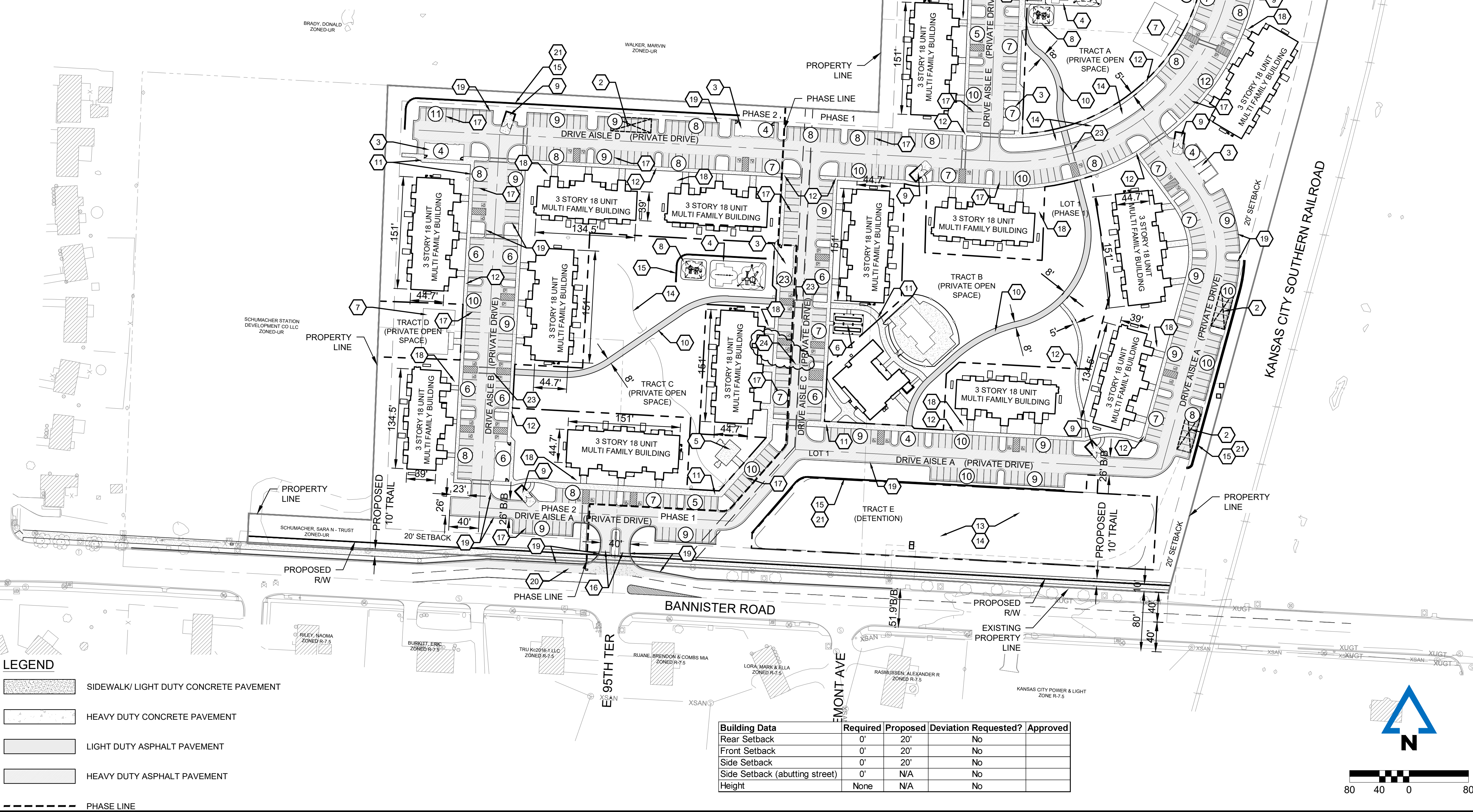


TYPICAL DRIVE/PARKING AREA SECTION
NOT TO SCALE

KEY NOTES

- 1 EXISTING SIDEWALK TO REMAIN
- 2 PROPOSED CAR PORT
- 3 PROPOSED GARAGE, TYP
- 4 PROPOSED PLAYGROUND
- 5 PROPOSED GRILL PAVILION
- 6 PROPOSED MAIL KIOSK
- 7 PROPOSED BARK PARK
- 8 PROPOSED TOT LOT
- 9 PROPOSED TRASH ENCLOSURE, TYP
- 10 PROPOSED 8' WIDTH ASPHALT WALKING TRAIL
- 11 PROPOSED 8' WIDTH CONCRETE WALKING TRAIL
- 12 PROPOSED 5' SIDEWALK, TYP.

- 13 PROPOSED DETENTION BASIN
- 14 PROPOSED STORMWATER BMP LOCATION
- 15 PROPOSED RETAINING WALL W/ FENCE ALONG TOP
- 16 PROPOSED PRIVATE DRIVE ISLE (SEE DETAIL THIS SHEET)
- 17 PROPOSED 9'X18' PARKING STALL (TYP)
- 18 4 SHORT-TERM BICYCLE PARKING (TYP PER BUILDING)
- 19 PROPOSED CURB AND GUTTER
- 20 PROPOSED LEFT-TURN LANE
- 21 PROPOSED DECORATIVE FENCE; 4' MIN. HEIGHT, ALUMINUM, COLOR TO BE BLACK
- 22 EXISTING 5' WIDTH ASPHALT WALKING PATH TO REMAIN
- 23 PAINTED CROSSWALK AT TRAIL CROSSING(S) (TYP)
- 24 PROPOSED SPEED BUMP



LEGEND

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

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

LOT/TRACT INFO:

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

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

NOTE(S):

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

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

PARKLAND DEDICATION TRACT INFO:

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

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

Development Summary Table				
a	Zoning			
	Existing			UR
b	Proposed			UR
	Total Land Area			
c	Existing	24.32	Acres	
	Right-of-Way			
	Existing	0.00	Acres	
d	Proposed	0.29	Acres	
	Net Land Area			
	Existing	24.32	Acres	
e	Proposed	24.04	Acres	
	Proposed Uses			
	Trails at Bannister Apartment Homes		Multi-Family	
f	Structure Height & Number of Floors			
	Number of floors	3	stories	12A6B
	Height Above Grade		feet	
	Number of floors	3	stories	12B6C
Height Above Grade		feet		
g	Gross Floor Area & Number of Units			
	Building Footprint	6,264	SF	12A6B
	Gross Area Per Building	5,035	SF	
	Units per Building	18	EA	
	Number of Buildings	8	EA	
	Total Gross Area	40,280	SF	12B6C
	Total Number of Units	144	Units	
	Building Footprint	8,202	SF	
	Gross Area Per Building	6,785	SF	
	Units per Building	18	EA	CLUBHOUSE
	Number of Buildings	11	EA	
	Total Gross Area	74,635	SF	
	Total Number of Units	198	Units	
	Building Footprint	4,814	SF	
	Gross Area Per Building	4,333	SF	
	Units per Building	-	EA	
	Number of Buildings	1	EA	
	Total Gross Area	4,333	SF	
	Total Number of Units	-	Units	
	Project Total	119,248	SF	
	Project Total	342	Units	
	i	Density		
Net Density (Units/Proposed Net Land Area)		14.2	Units per Acre	
Floor Area Ratio (Gross Building Area/Proposed Net Land Area)		4961.4	SF per Acre	
j	Vehicle Parking			
	Ratio Required	No Off-Street Parking Required		
	Stalls Required	198		Lot/Phase 1
	Stalls Provided	472		
	Stalls Required	144		Lot/Phase 2
	Stalls Provided	212		
	Total Required	342	Stalls	
	Total Provided	684	Stalls	
	Bicycle Parking			
	Short-Term Stalls Required	57		
	Short-Term Stalls Provided	76		
	Long-Term Stalls Required	114		
	Long-Term Stalls Provided	146		

BUILDING UNIT LEGEND:

A = 1-BEDROOM
B = 2-BEDROOM
C = 3-BEDROOM

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

McCLURE™

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

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

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

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

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

REVISIONS	
7/15/2022	CPC
7/19/2022	RESUBMITTAL

PROJECT INFO
210660-000

ENGINEER	DRAWN BY	CHECKED BY
PJO	ELM	PJO

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

UR PRELIMINARY DEVELOPMENT PLAN
SITE PLAN

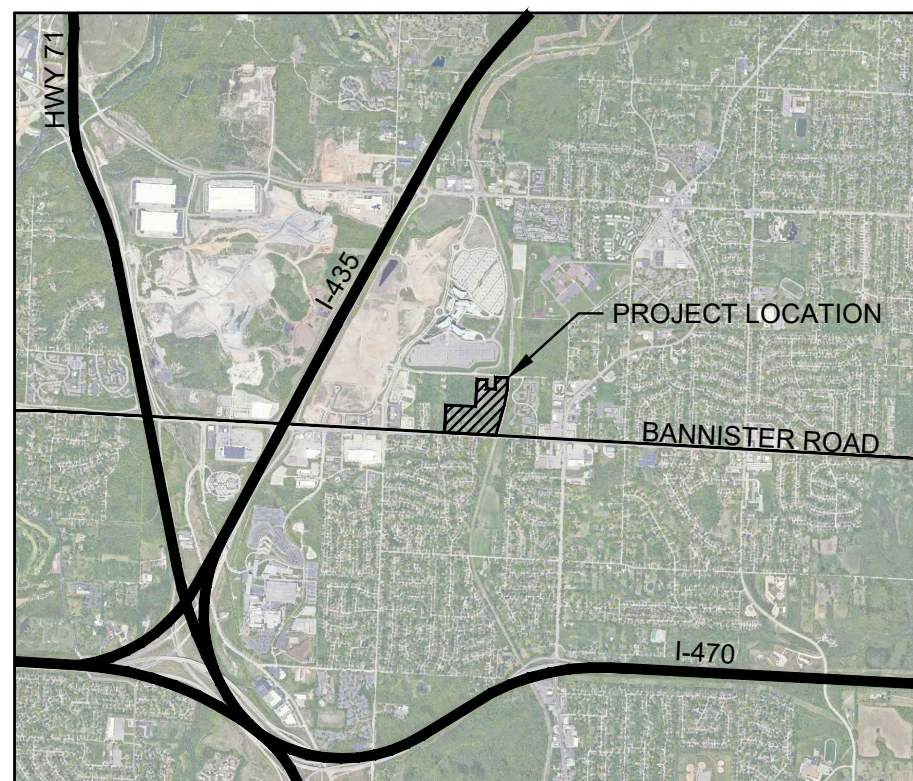
P:\210660\06-DRAWINGS\CIVIL\UR PRELIMINARY\210660 SITE.DWG

TRAILS AT BANNISTER APARTMENT HOMES

PRELIMINARY PLAT

LOCATED IN

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



KANSAS CITY, JACKSON COUNTY, MISSOURI

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

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

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

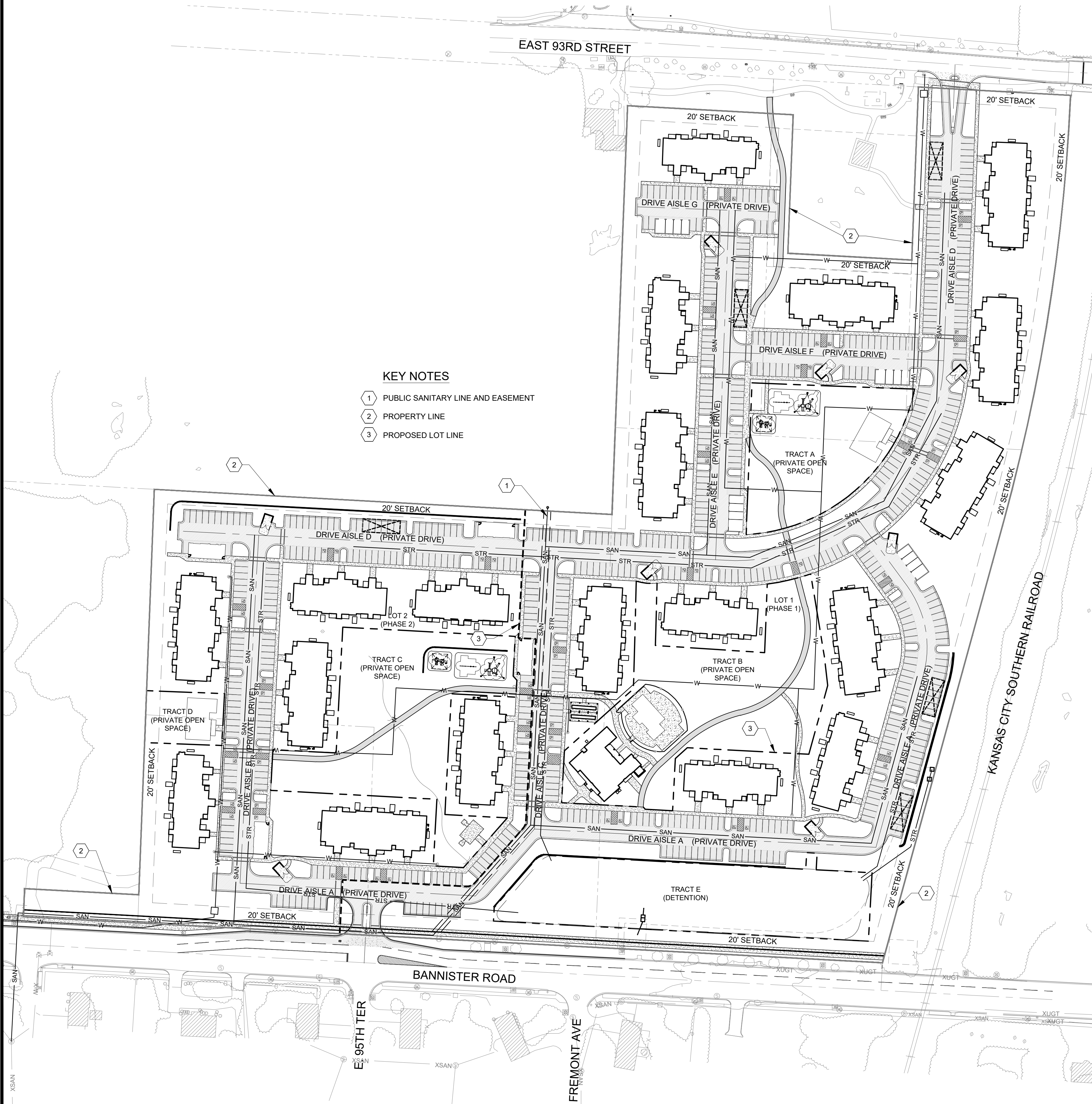
PROJECT INFO
210660-000

ENGINEER PJO
DRAWN BY ELM
CHECKED BY PJO

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

UR PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY PLAT

DRAWING NO.
C201



LEGAL DESCRIPTION

TRACT 1: INTENTIONALLY OMITTED

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

TRACT 3:
ALL THAT PART OF LOT 4, LYING WESTERLY OF THE RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD, OF THE SUBDIVISION OF SECHREST ESTATE, ACCORDING TO THE RECORDED PLAT THEREOF MADE A PART OF THE COMMISSIONER'S REPORT IN CAUSE NO. 24821, MARY AMANDA TALLEY, ET AL., V. WILLIAM ZIMMERMAN, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, AT INDEPENDENCE, OF RECORD IN THE RECORDER'S OFFICE AT KANSAS CITY IN BOOK B-1405 AT PAGE 171 AS DOCUMENT NO. 846683, SITUATE IN KANSAS CITY, JACKSON COUNTY, MISSOURI.
LESS AND EXCEPT:
THE NORTH 70 FEET OF THE FOLLOWING DESCRIBED LAND: BEGINNING 786 FEET NORTH AND 209.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 209.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 209.09 FEET; THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1060221 IN BOOK K-2338 AT PAGE 1784.
ALSO LESS AND EXCEPT:
THE SOUTH 200 FEET OF THE NORTH 270 FEET OF THE FOLLOWING DESCRIBED BEGINNING 786 FEET NORTH AND 239.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 179.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 179.09 FEET; THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1112969 IN BOOK K-2484 AT PAGE 1118.
ALSO LESS AND EXCEPT:
THE NORTH 70 FEET OF THE FOLLOWING DESCRIBED LAND: BEGINNING 786 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 209.09 FEET; THENCE NORTH 534.81 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST 209.09 FEET; THENCE SOUTH 534.89 FEET TO THE POINT OF BEGINNING, BEING THE SAME LAND CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI FOR PARK PURPOSES BY DEED RECORDED AS DOCUMENT NO. K-1112969 IN BOOK K-2484 AT PAGE 1122.
ALSO LESS AND EXCEPT:
THE NORTH THREE HUNDRED SEVENTY-FIVE (375) FEET OF THAT PART OF LOT FOUR, LYING WESTERLY OF THE RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD, OF THE SUBDIVISION OF SECHREST ESTATE, ACCORDING TO THE RECORDED PLAT THEREOF, MADE A PART OF COMMISSIONER'S REPORT IN CAUSE NO. 24821, MARY AMANDA TALLEY, ET AL., V. WILLIAM ZIMMERMAN, IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI, AT INDEPENDENCE, OF RECORD IN THE RECORDER'S OFFICE AT KANSAS CITY IN BOOK B-1405 AT PAGE 171 AS DOCUMENT NO. 846683, SITUATED IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SEVEN HUNDRED EIGHTY-SIX (786) FEET NORTH OF THE SOUTHWEST CORNER OF SAID (LOT) FOUR (4); THENCE EAST FOUR HUNDRED EIGHTEEN AND EIGHTEEN HUNDREDTHS (418.18) FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ONE HUNDRED SIXTY-NINE AND FIFTEEN HUNDREDTHS (169.15) FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FIVE HUNDRED THIRTY-SEVEN AND THIRTEEN HUNDREDTHS (537.15) FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT FOUR (4); THENCE WEST ALONG SAID NORTH LINE OF SAID LOT FOUR (4) TWO HUNDRED AND TWENTY (220) FEET MORE OR LESS TO THE NORTHEAST CORNER OF SCHUMACHER PARK; THENCE SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SCHUMACHER PARK AND ITS PROLONGATION FIVE HUNDRED THIRTY-FOUR AND EIGHTY-ONE HUNDREDTHS (534.81) FEET MORE OR LESS TO THE POINT OF BEGINNING.

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

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

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

LEGEND

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

LOT/TRACT INFO:

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

NOTES:

ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

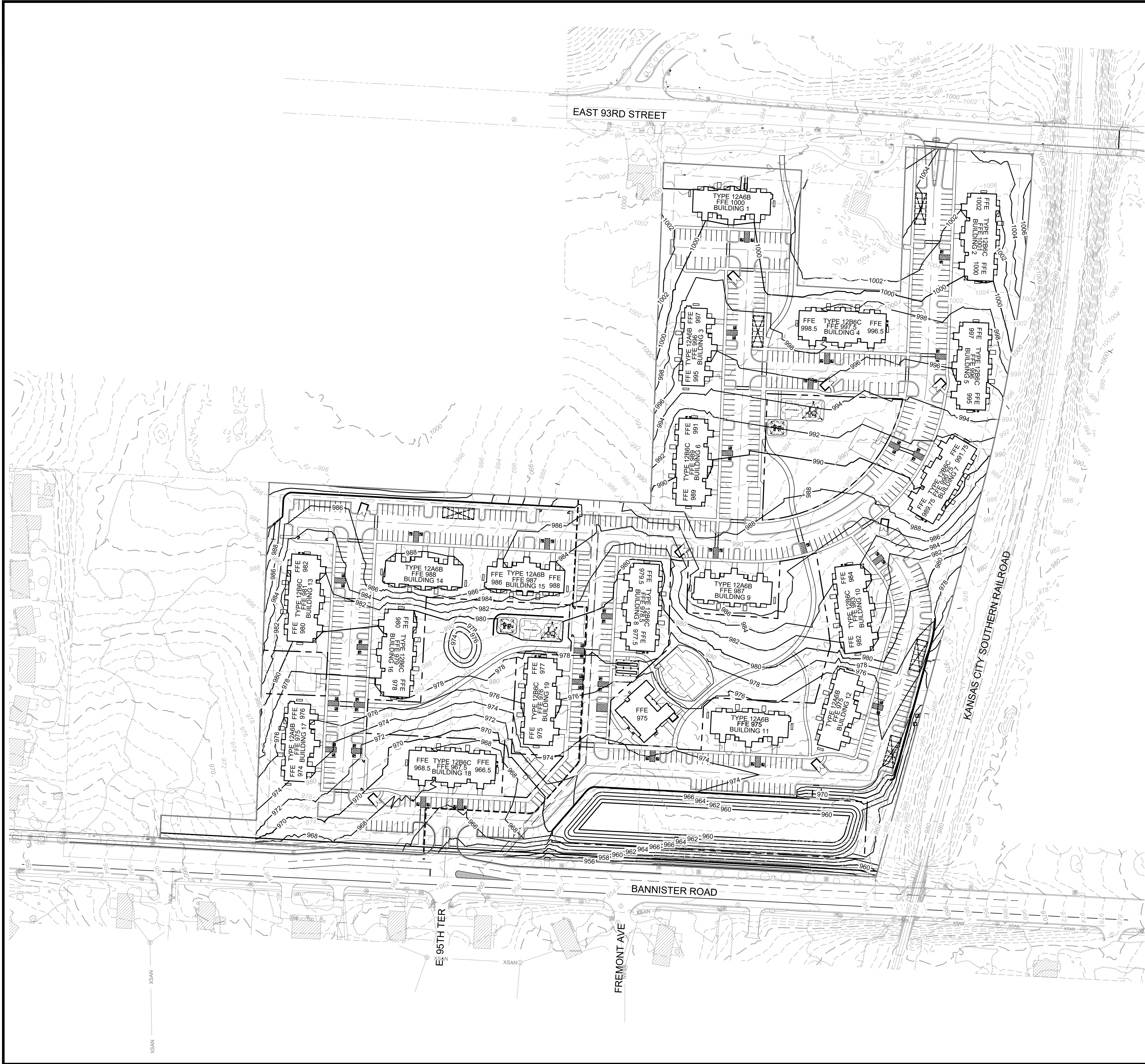
DEVELOPER:
PEDCOR INVESTMENTS, LLC
CONTACT NAME:
ADDRESS:
PHONE:
EMAIL:

CIVIL ENGINEER:
McCLURE
CONTACT NAME:
ADDRESS:
PHONE:
EMAIL:

SURVEYOR:
McCLURE
CONTACT NAME:
ADDRESS:
PHONE:
EMAIL:

ARCHITECT:
ROSEMANN AND ASSOCIATES
CONTACT NAME:
ADDRESS:
PHONE:
EMAIL:

Development Summary Table		
a	Zoning	
	Existing	UR
b	Total Land Area	
	Existing	24.32 Acres
c	Right-of-Way	
	Existing	0.00 Acres
d	Net Land Area	
	Existing	24.32 Acres
	Proposed	24.04 Acres



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

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

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

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

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

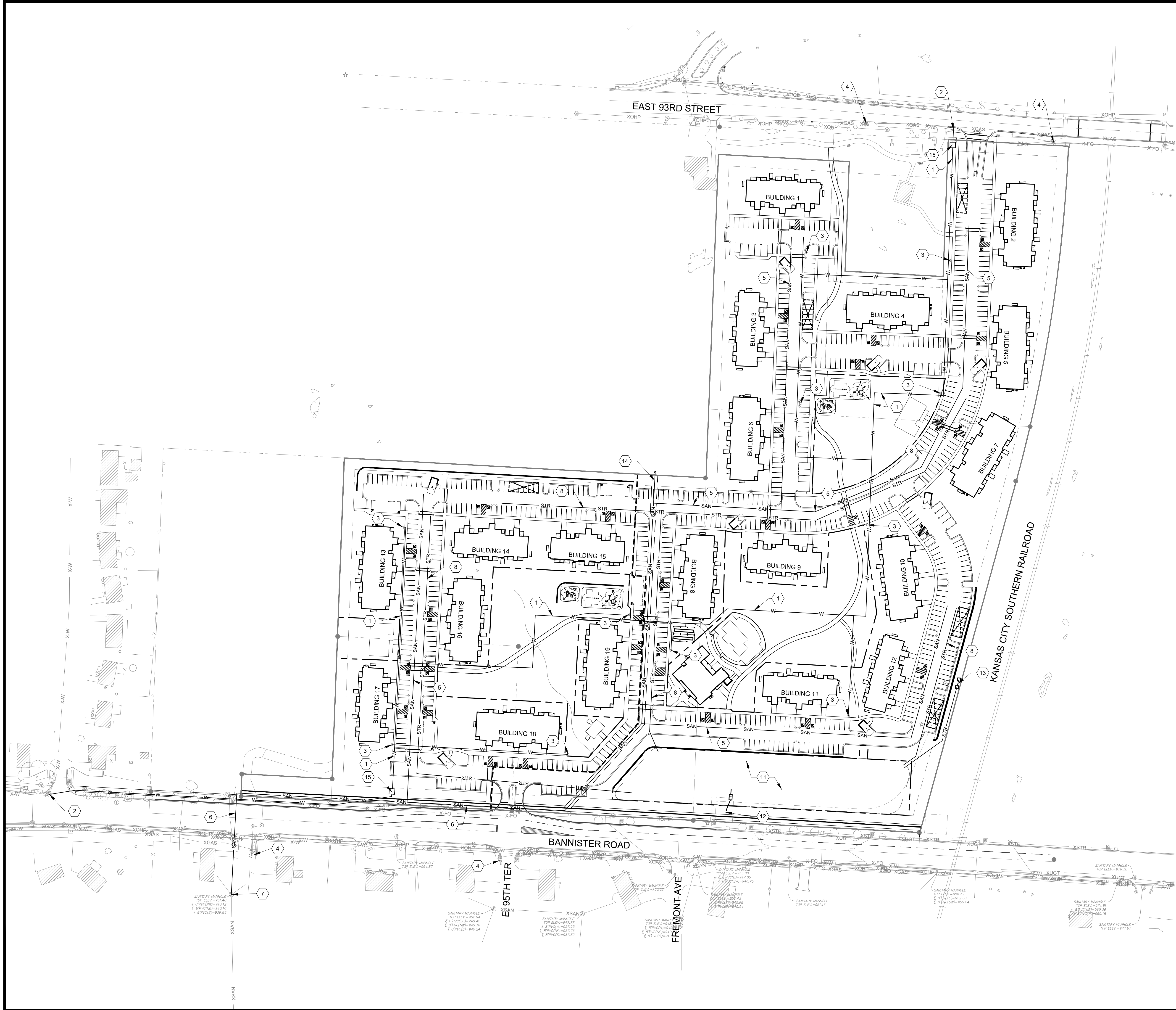
REVISIONS		
PROJECT INFO		
210660-000		
ENGINEER	DRAWN BY	CHECKED BY
PJO	ELM	PJO

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

UR PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

P:210600006-DRAWINGS\CIVIL\UR PRELIMINARY\210600 GRAD.DWG

DRAWING NO.
C300

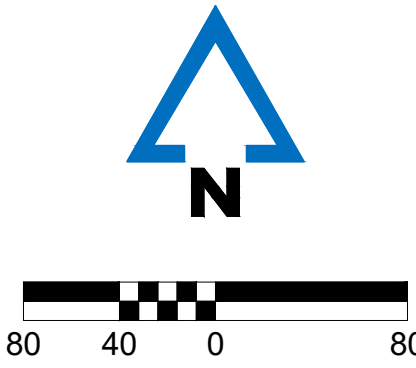


KEY NOTES

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

UTILITY LEGEND

- | | |
|------|-----------------------------------|
| XSAN | EX. SANITARY SEWER LINE |
| XUGT | EX. UNDERGROUND TELEPHONE LINE |
| XSTM | EX. STORM SEWER LINE |
| XUGE | EX. UNDERGROUND ELECTRIC LINE |
| XW | EX. WATER LINE |
| XOHE | EX. OVERHEAD ELECTRIC |
| | EX. SIGN |
| | EX. FIBER OPTIC HAND HOLE |
| | EX. WATER METER |
| | EX. ELECTRIC HAND HOLE |
| | EX. COMMUNICATIONS HAND HOLE |
| | EX. COMMUNICATIONS MANHOLE |
| | EX. TELEPHONE PEDESTAL |
| | EX. WATER VALVE |
| | EX. STORM MANHOLE |
| | EX. LIGHT POLE |
| | EX. SANITARY MANHOLE |
| | EX. FIRE HYDRANT |
| | NEW WATER VALVE |
| | NEW STORM SEWER INTAKE |
| STR | NEW STORM SEWER LINE |
| FO | NEW FIBER OPTIC LINE |
| W | NEW WATER LINE |
| FW | NEW FIRE SERVICE LINE |
| SAN | NEW SANITARY SEWER LINE |
| | PROPERTY LINE OF SUBJECT PROPERTY |
| G | NEW GAS LINE |
| C | NEW CABLE LINE |
| E | NEW ELECTRIC LINE |



McCLURETM

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

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

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

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

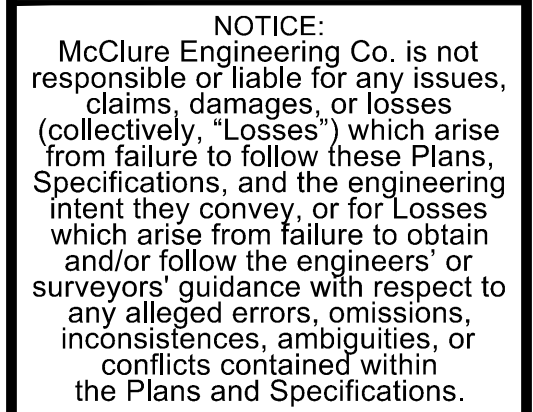
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2022

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

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

UR PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN

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



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

REVISIONS

PROJECT INFO

210660-000

ENGINEER	DRAWN BY	CHECKED BY
PJO	ELM	PJO

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

UR PRELIMINARY DEVELOPMENT PLAN
SITE SECTION

P:\210601006-DRAWINGS\CIVIL\UR PRELIMINARY\2106001 SECT DWG

DRAWING NO.
C500



LEGEND:

EXISTING TREES TO BE REMOVED (CANOPY COVERAGE SHOWN)

01 PHOTO LOCATION & VIEW SHED



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



02 EXISTING CYPRESS ALONG BANNISTER ROAD
NOT TO SCALE



03 EXISTING TREES LOOKING NORTH FROM BANNISTER ROAD
NOT TO SCALE



04 EXISTING TREES LOOKING NE FROM BANNISTER ROAD
NOT TO SCALE

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

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

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

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

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

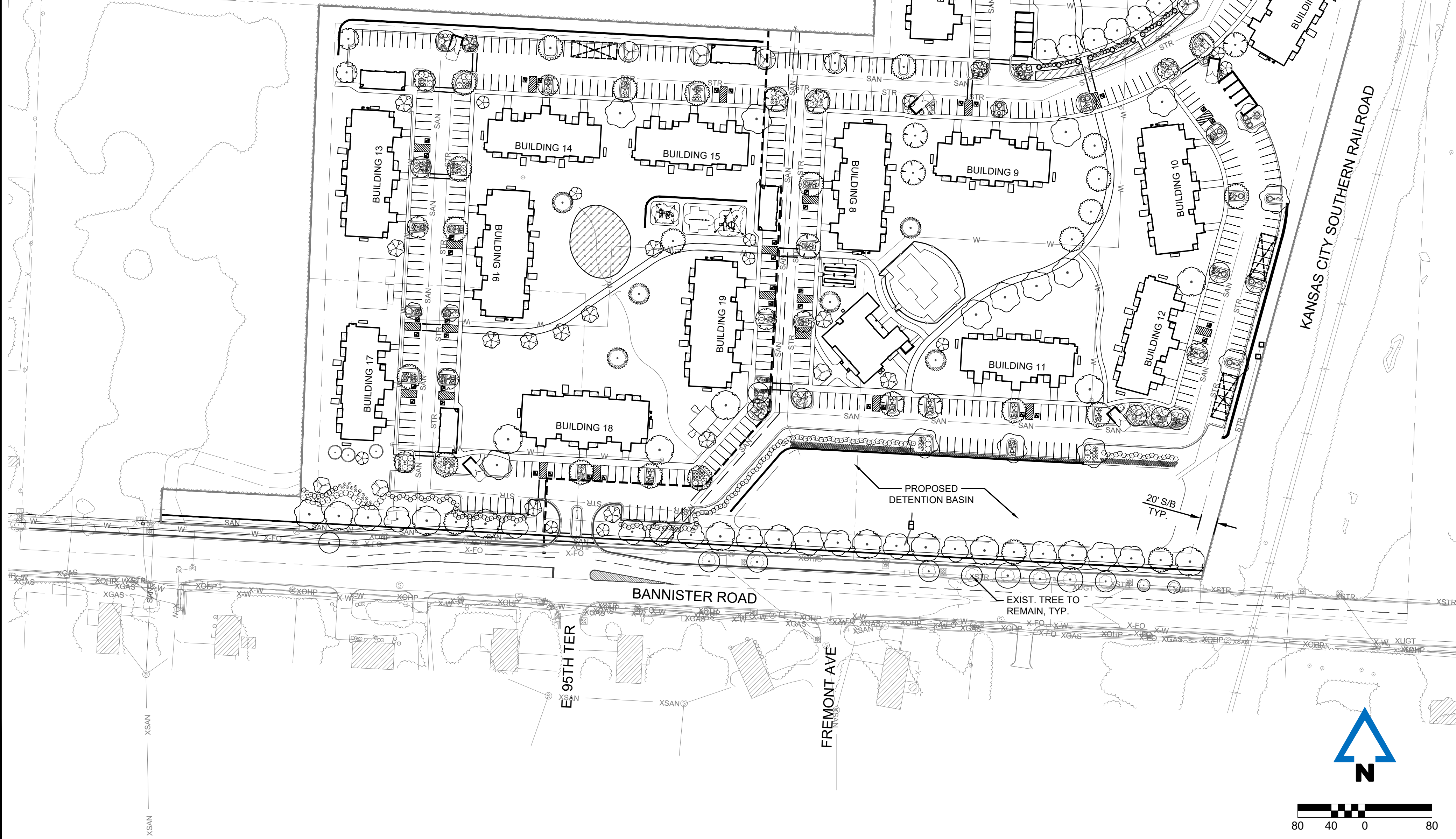
REVISIONS		
PROJECT INFO		
210660-000		
ENGINEER	DRAWN BY	CHECKED BY
PJO	ELM	PJO

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

UR PRELIMINARY DEVELOPMENT PLAN
TREE REMOVAL PLAN

P:\210600\06-DRAWINGS\LANDSCAPE\210600 TREE REMOVALS.DWG

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



PLANT SCHEDULE

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

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

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

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

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

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

REVISIONS

--	--	--

PROJECT INFO
210660-000

ENGINEER: PJO DRAWN BY: ELM CHECKED BY: PJO

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

UR PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN

DRAWING NO. L100



SIDE ELEVATION - ALL 12A6B BLDGS.

3/32"=1'-0"

C2



SIDE ELEVATION - ALL 12A6B BLDGS.

3/32"=1'-0"

C1



REAR ELEVATION - BLDGS. 3, 15 & 17

3/32"=1'-0"

B2



FRONT ELEVATION - BLDGS. 3, 15 & 17

*SEE SITE PLAN FOR LOCATIONS

3/32"=1'-0"

B1



REAR ELEVATION - BLDGS. 1, 9, 11, 12 & 14

3/32"=1'-0"

A2

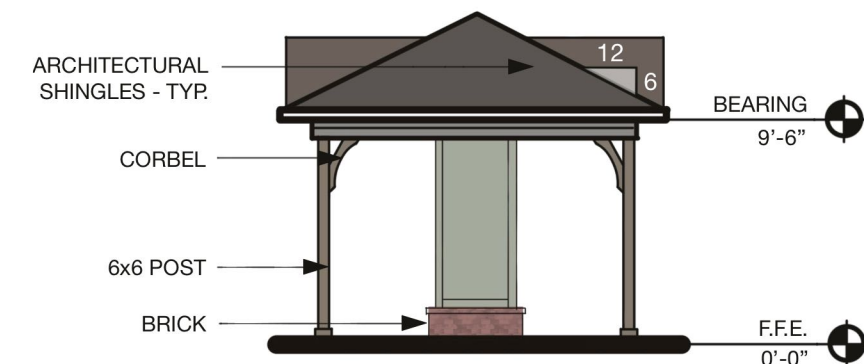


FRONT ELEVATION - BLDGS. 1, 9, 11, 12 & 14

*SEE SITE PLAN FOR LOCATIONS

3/32"=1'-0"

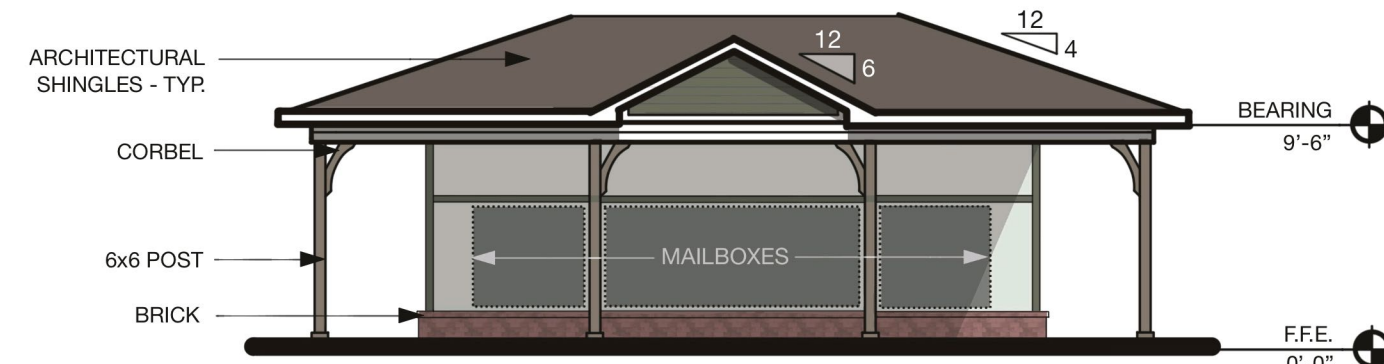
A1



SIDE ELEVATION - MAIL KIOSK

1/8"=1'-0"

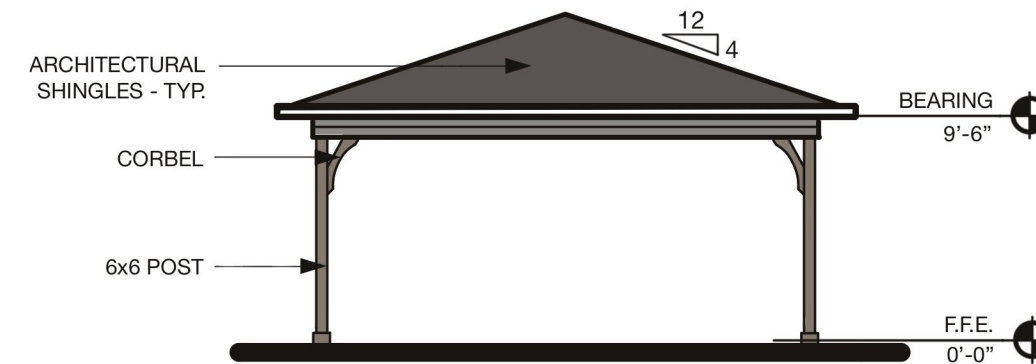
C4



FRONT ELEVATION - MAIL KIOSK

1/8"=1'-0"

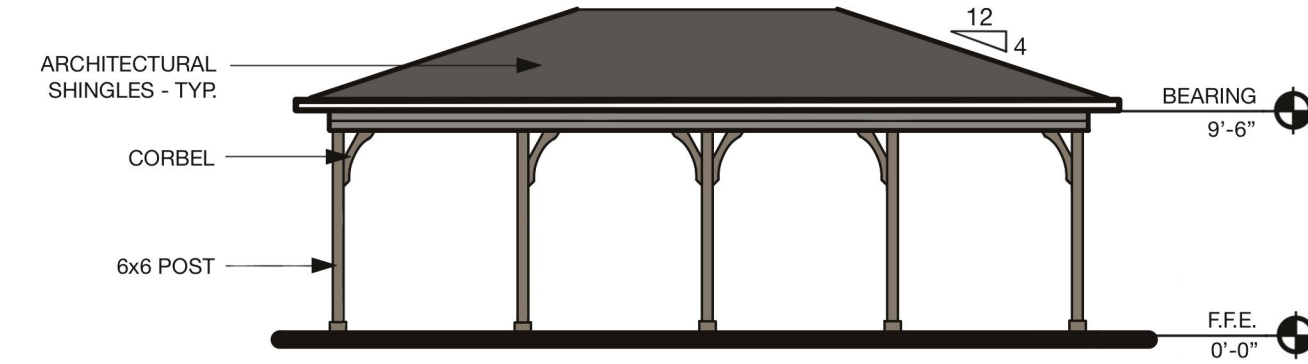
C3



SIDE ELEVATION - PAVILION

1/8"=1'-0"

C2



FRONT/REAR ELEVATION - PAVILION

1/8"=1'-0"

C1



SIDE ELEVATION - ALL 12B6C BLDGS.

3/32"=1'-0"

B2



REAR ELEVATION - BLDGS. 2, 4, 5, 6, 7, 8, 10, 13, 16, 18 & 19

*SEE SITE PLAN FOR LOCATIONS

3/32"=1'-0"

B1



SIDE ELEVATION - ALL 12B6C BLDGS.

3/32"=1'-0"

A2

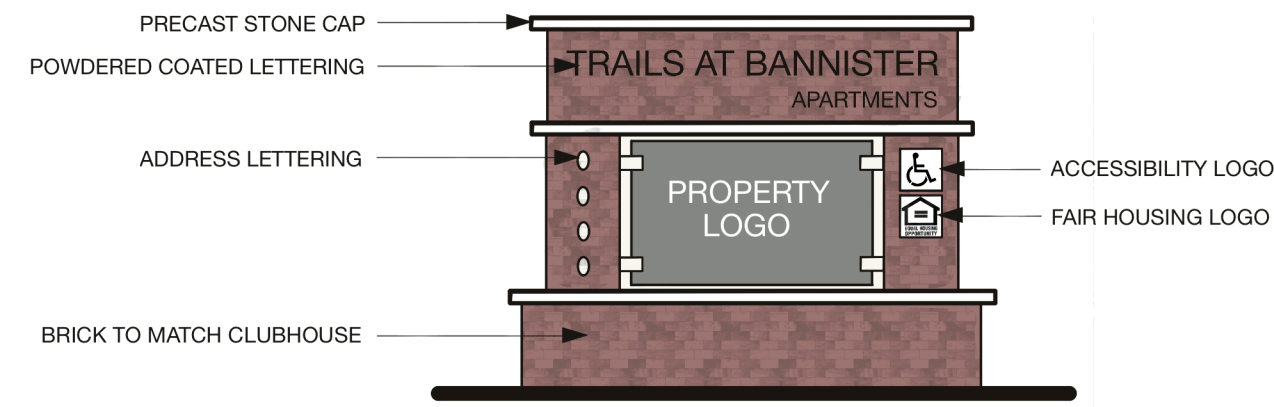


FRONT ELEVATION - BLDGS. 2, 4, 5, 6, 7, 8, 10, 13, 16, 18 & 19

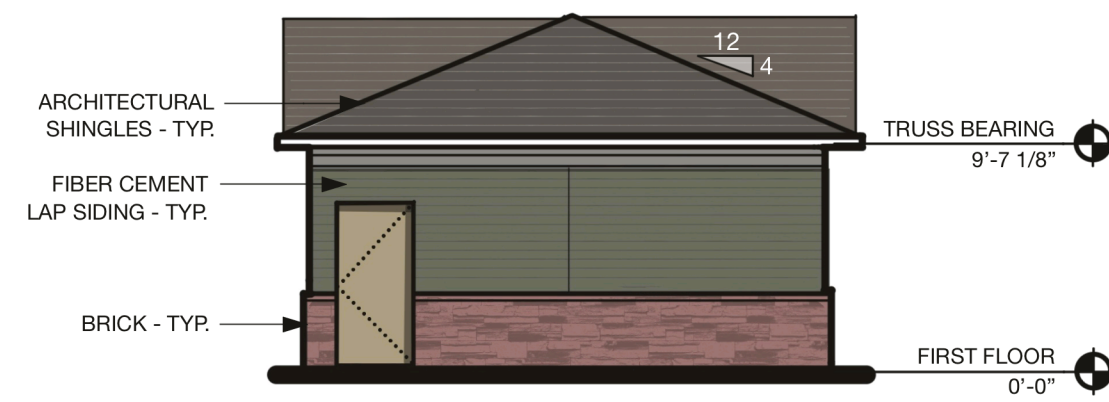
*SEE SITE PLAN FOR LOCATIONS

3/32"=1'-0"

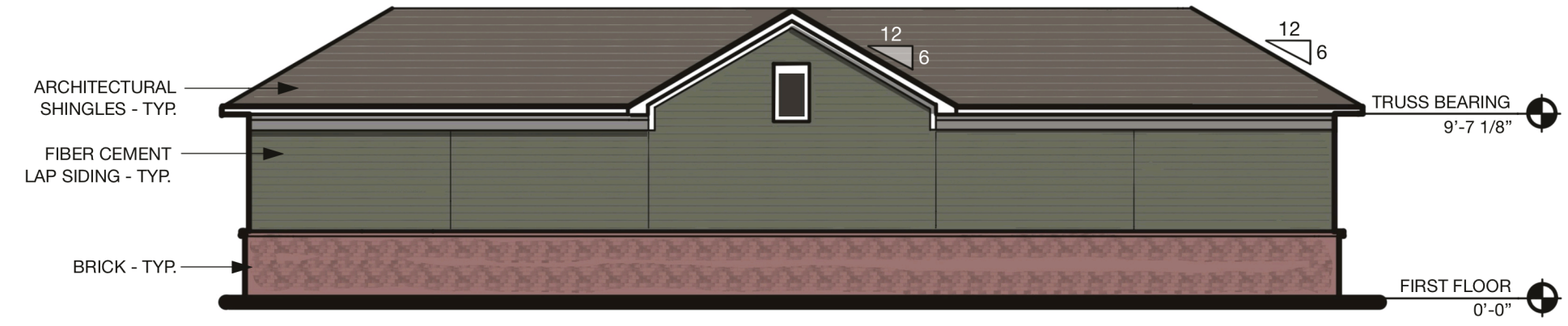
A1



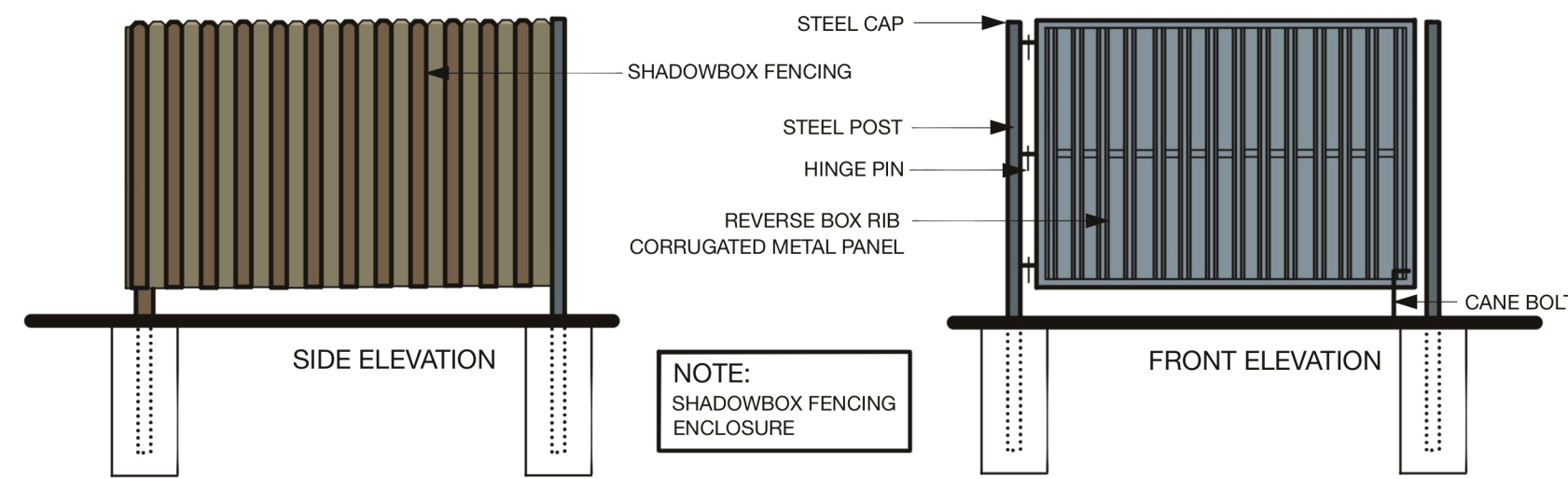
MONUMENT SIGN
1/4"=1'-0" D3



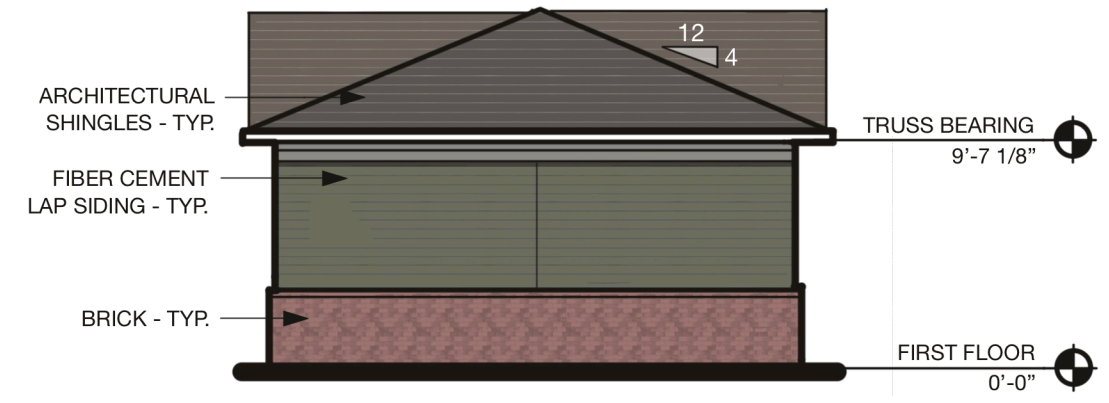
SIDE ELEVATION - GARAGE
1/8"=1'-0" D2



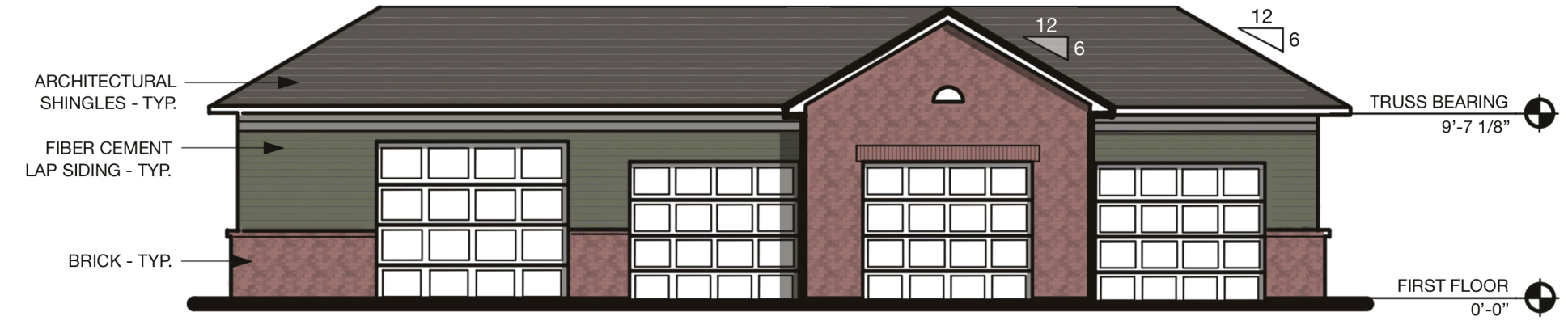
REAR ELEVATION - GARAGE
1/8"=1'-0" D1



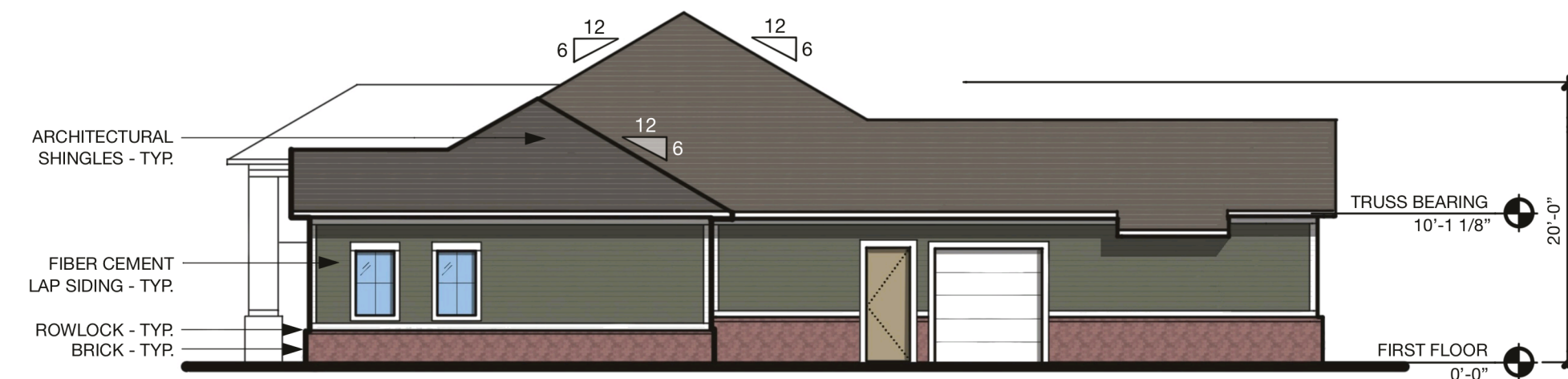
DUMPSTER ENCLOSURE ELEVATION
1/4"=1'-0" C3



SIDE ELEVATION - GARAGE
1/8"=1'-0" C2



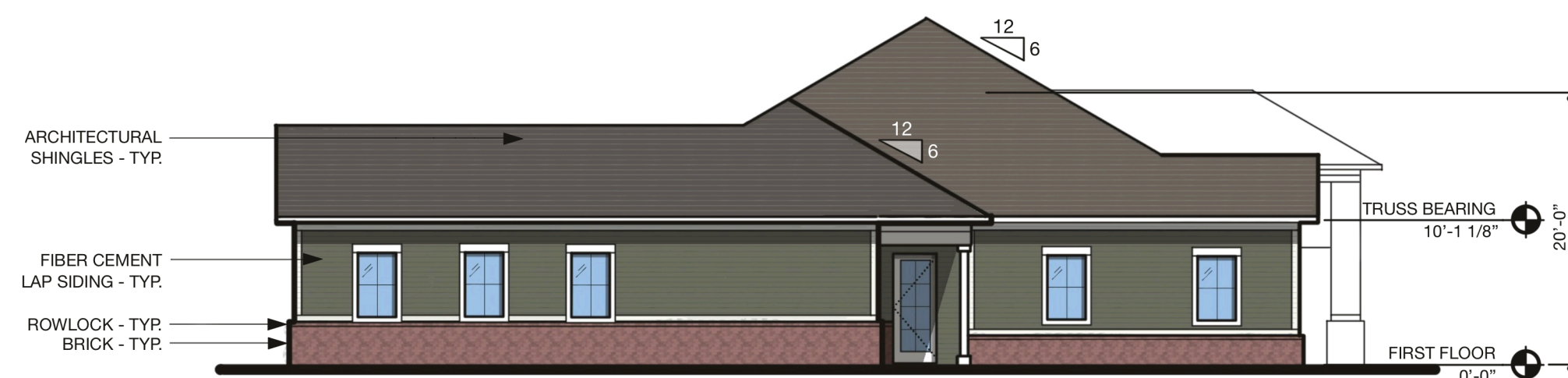
FRONT ELEVATION - GARAGE
1/8"=1'-0" C1



SIDE ELEVATION - COMM. BUILDING
3/32"=1'-0" B2



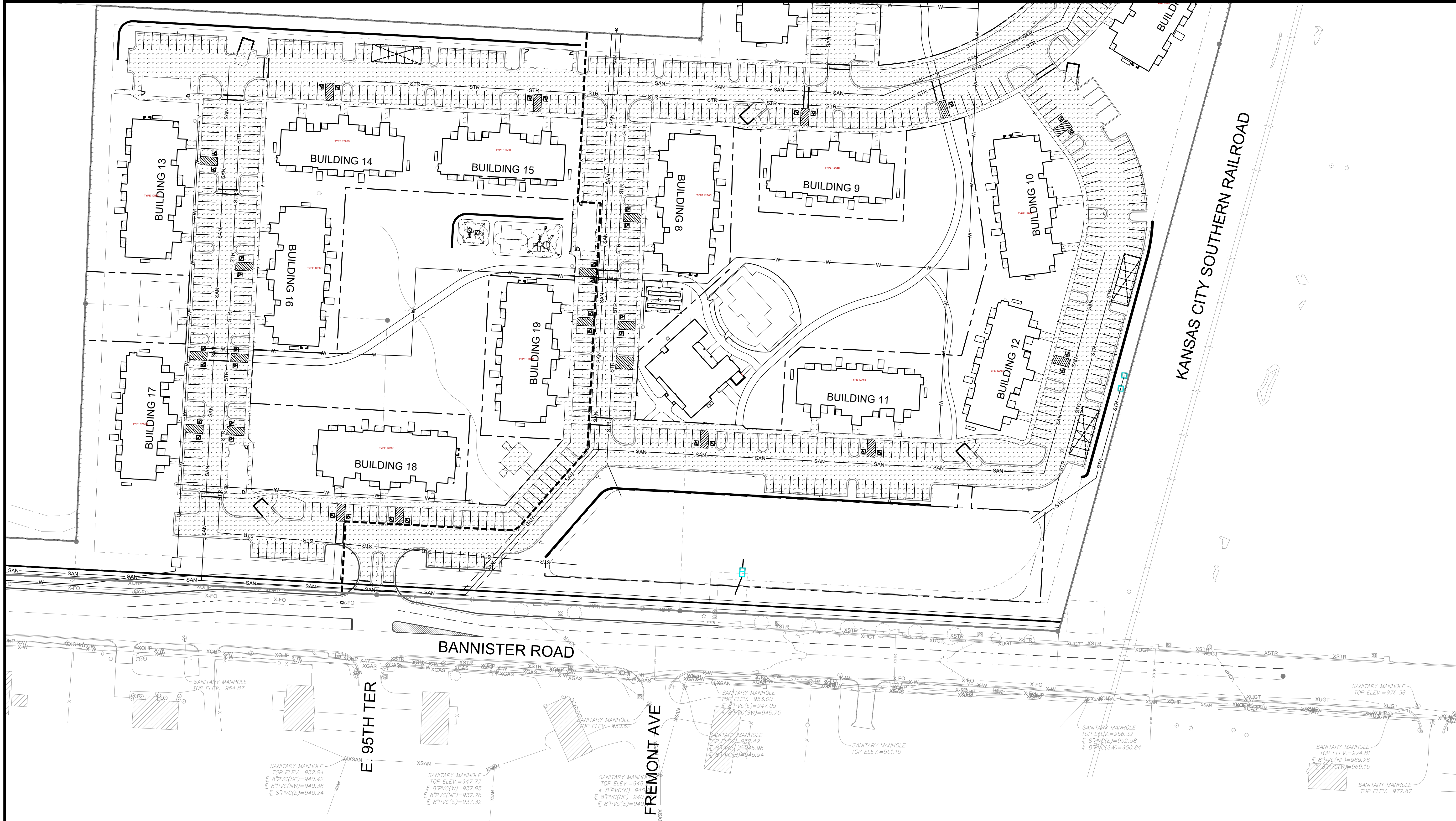
REAR ELEVATION - COMM. BUILDING
3/32"=1'-0" B1



SIDE ELEVATION - COMM. BUILDING
3/32"=1'-0" A2



FRONT ELEVATION - COMM. BUILDING
3/32"=1'-0" A1



Luminaire/Pole Schedule							
Symbol	Qty	Tag	Arrangement	LLF	Mounting Height	Brand	Catalog Number
	12	A	SINGLE	0.90	28'	GE Lighting Solutions	EACL01-2-E3-AW-7-40-X-A-BK8K
	18	B	DOUBLE	0.90	28'	GE Lighting Solutions	EACL01-2-E3-AW-7-40-X-A-BK8K
	63	C	SINGLE	0.90	28'	GE Lighting Solutions	EACL01-2-E3-AW-7-40-X-A-BK8K WITH ELS-EAC-ABL-BLCK
	63	D	SINGLE	0.90	16'	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF

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

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

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

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

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

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

REVISIONS

PROJECT INFO
210660-000

ENGINEER: PJO DRAWN BY: ELM CHECKED BY: PJO

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

UR PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN

DRAWING NO. **E100**

P:\210660\006-DRAWINGS\LIGHTING\210660 LIGHT.DWG



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

NOTICE:

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

PROJECT INFO
210660-000

OUR PRELIMINARY DEVELOPMENT I PLAN
PHOTOMETRIC PLAN
P:\210600\06-DRAWINGS\LIGHTING\210600 LIGHT.DWG

E101

