



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

Project Name

Kinsley Forest Phase II

Docket # Request

7 CD-CPC-2022-00044
Development Plan
(w/ preliminary plat)

Applicant

Dustin Burton
Renaissance Infrastructure Consulting
132 Abbie Street
Kansas City, KS 66103

Owner

Kinsley LP
610 N. Wymore Road
Maitland, FL 32751

Location 1229 NW Englewood Rd
Area About 19.5 acres
Zoning B3-2 / R-2.5
Council District 2nd
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: zoned R-6 / R-80, residential
South: zoned R-2.5, residential
East: zoned R-80, undeveloped
West: zoned R-2.5, residential

Land Use Plan

The Line Creek Valley Area Plan recommends mixed use community for the land use.

Major Street Plan

NW Englewood Road is identified as a four-lane boulevard on the City's Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood and civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on April 14, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject property is currently undeveloped and zoned B3-2 (Community Business) and R-2.5 (Residential 2.5) with constructed roadways and utilities, and partially constructed NW 55th Street.

NEARBY DEVELOPMENTS

The subject property is located on the south side of the intersection of NW Englewood Road and N. Mercier Drive. The immediate area is predominantly residential uses along with an elementary school located to the north and US-169 located to the east.

SUMMARY OF REQUEST

CD-CPC-2022-00044 - A request to approve a development plan and a preliminary plat on two lots for multi-unit residential uses containing 304 units on about 19.5 acres generally located at Englewood Road and N. Mercier Drive.

KEY POINTS

- Complete street connection of NW 55th Street
- Residential Development Plan
- Construction of 304 rental units

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
7 Approval with Conditions

CONTROLLING CASE

Case No. 12970-P-28 – A request to amend the approved Kinsley Forest Development Plan to amend the overall site layout and change of the uses allowed by the existing development. Ordinance 180498 was passed July 19, 2018.

RELATED RELEVANT CASES

Case No. 12970-CUP-17 – A request for approval of an amended preliminary community unit project plan and preliminary plat in District R-1a (one-family dwellings, medium density) and R-2b (two-family dwellings) on about 166 acres, generally located at the southwest corner of NW Englewood Rd and Highway 159. (Ordinance 081270 passed February 5, 2009) Current approved preliminary plan.

Case No. 12970-P-25 – A request for approval of a Chapter 80 Final Plan for 312 residential units in 13 buildings in District R-2.5 (Residential 2.5).

Case No. 12970-A-26 – On March 22, 2016, the Board of Zoning Adjustment GRANTED a variance to the maximum allowable height in the amount of 9 feet to allow for the construction of six (6) apartment buildings at a height of 49 feet. This approval was granted subject to the condition that the applicant obtain project plan approval from the City Plan Commission due to the changes in building mass and site layout.

PLAN REVIEW

The 19.5-acre site is located at the intersection NW Englewood Road (which is a dedicated boulevard) and N. Mercier Drive. The proposed residential development "Kinsley Forest Phase II" will total two parcels located to the south of NW Englewood Road on each side of N. Mercier Drive. The applicant is proposing to construct three (3) multi-unit residential buildings for a total of 304 rental units with a proposed density of 17.5 dwelling units per acre. The two buildings which abut NW Englewood Road comply with the Boulevard and Parkway Standards (88-323); the two buildings provide pedestrian entrance from the boulevard and complies with the 30-foot setback. The two buildings on Lot 1 are very similar in design and orientation and will each be four stories with a total height of 64 feet. The two buildings on Lot 1 will have a total of 168 units. The single L-shaped building on Lot 2 will also be four stories at 70 feet in height and a total of 136 units.

Primary access to the proposed development will come from N. Mercier Drive. There is sufficient access to the proposed development from N. Summit Street to the east and the applicant will be extending NW 55th Street to the east which will provide greater vehicular traffic circulation to the site. The NW 55th Street connection is required by code (88-405-10-B) and will create an efficient means of access to the proposed development, promotes orderly development patterns and improves the effective and efficient provision of emergency and public services.

Each building will have a point of ingress and egress from N. Mercier Drive. Lot 1 will provide 339 total parking spaces of which eight (8) will be ADA spaces and sixty (60) will be located within three single story garages. Lot 2 will provide a total of 146 parking spaces of which four (4) will be ADA (applicant will be conditioned to provide one additional stall) and a total of eight (8) garage spaces. The proposed vehicular use area is mostly screened by the buildings fronting the boulevard and complies with Boulevard and Parkway Standards.

The proposed development is compliant with 88-450 (Pedestrian Standards) of the Code. The applicant will provide internal pedestrian striping in addition to striping along all driveways and crossings along N Mercier Drive. The applicant has also complied the required bicycle parking requirements. The applicant will also provide a trail located on the western edge of the site and connects NW 55th Street to NW Englewood Road.

A landscape plan was submitted by the applicant indicating a total of eighty (80) street trees along NW Englewood Road and NW 55th Street. The applicant is not proposing any additional street trees along N. Mercier as street trees were recently planted.

An outdoor lighting plan was submitted and complies with the code requirement.

The proposed elevations for the three (3) buildings identify that the building materials on the façade will be a mixture of fiber cement siding, board and batten and cultured stone. The proposed materials and character of the of the two buildings adjacent to NW Englewood Road which is a boulevard comply with the Boulevard and Parkway Standards. Also, the facades vary in massing and articulation with different building materials, the proportion of windows and balconies all of which comply with code and reflect the character of the surrounding neighborhoods. The architectural scale and design of the proposed garages also reflect the character of the surrounding neighborhoods and will be 20 feet tall.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	Yes	Yes	
<i>Parkland Dedication (88-408)</i>	Yes	Yes, subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes, subject to conditions	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Yes, subject to conditions	
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes, subject to conditions	
<i>Sign Standards (88-445)</i>	Yes	Yes	
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN ANALYSIS

PLAN REVIEW CRITERIA

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The plan, as proposed, complies with the Line Creek Valley Area Plan which calls for “Mixed Use Community.” Although there is no commercial activity proposed with this plan the area plan does promote uses that are permitted within the B3 zoning district and permits this higher intensity and larger scale residential development.

The applicant is seeking three deviations to the maximum building height permitted in the B3-2 zoning district. Please see the deviations below:

East building is requesting a 13' building height deviation to allow for a 58' tall building.

North building is requesting a 9' building height deviation to allow for a 54' tall building.

South building is requesting a 9' building height deviation to allow for a 54' tall building.

The deviations are necessary to construct a roof pitch that matches the architectural characteristics of the adjacent built environment. The building height also allows for a four-story building and without the deviations the applicant would only be able to construct a two-story structure which would drastically reduce the amount of dwelling units.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The existing zoning B3-2 and R-2.5 permits the proposed use and density of the three residential multi-unit buildings.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

The proposed points of ingress and egress provide safe, efficient and convenient vehicular circulation for the total amount of units that are proposed. The surrounding area has a sufficient amount of public streets to handle the vehicular trips for the proposed construction of 304 residential units.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The proposed plan includes accommodations for safe, efficient and convenient pedestrian circulation. There will be a pedestrian trail located on the western edge of the site which will connect to the sidewalk along NW 55th Street and connects north to NW Englewood Road. The applicant is also proposing multiple pedestrian crossings along N Mercier and across all driveways. Internal pedestrian circulation on each site will provide direct access to each building either from the parking lot or directly from NW Englewood Road. The required bicycle parking will be located throughout the site within close proximity of internal sidewalks and pedestrian striping.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The proposed development will provide adequate utilities based on City standards.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The north and east building located south of NW Englewood Road comply with the Parkway and Boulevard Standards and each provide a pedestrian entrance to the building. The architectural features, design and materials are representative of the surrounding neighborhoods and adjacent properties.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Landscaping for the site is in compliance with the Code. Staff has conditioned the dumpster areas and mechanical equipment are screened and in compliance with the Code. The site provides a large setback on each lot that will not result in any undesirable views, noises, lighting or any other off-site negative influences on the adjacent properties.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The entire project area is currently undeveloped, and the controlling plan did call for six (6) commercial buildings between the two lots. The applicant is complying with the Boulevard and Parkway Standards by screening the vehicular use area away from NW Englewood Road. Lot 1 does propose an excess of parking stalls primarily because the amenities will be located here (pickle ball court and the pool). Lot 2 is proposing a total of 163 total space which only exceeds the Code requirement by 27 stalls.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The applicant will be removing and replacing two (2) street trees along N Mercier Drive to allow for the construction of the driveways to the north and south buildings.

PROFESSIONAL STAFF RECOMMENDATION

CD-CPC-2022-00044: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,



Andrew Clarke

Staff Planner



Plan Conditions

Report Date: April 27, 2022

Case Number: CD-CPC-2022-00044

Project: Kinsley Forest Development Phase II

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at / Andrew.Clarke@kcmo.org with questions.

1. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
5. Comply with 88-425-08 and screen all dumpsters and utility equipment.
6. The applicant shall obtain the approval of three (3) deviations, one for each proposed building that exceeds the maximum building height of 45 feet.
7. Provide one additional parking space to Lot 2 prior to obtaining a building permit.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

8. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
9. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
10. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
11. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
12. The developer must design and construct NW 55TH Street to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
13. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

14. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
15. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
16. The developer must submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
17. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
18. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
19. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
20. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
21. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
22. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
23. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
24. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
25. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
26. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

27. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
28. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads shall be a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
29. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

30. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

31. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy.
32. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way. All street trees proposed to be removed shall be replaced.
33. NW Englewood is identified on the major street plan as a Parkway street typology. The developer shall fully comply with the Parkway & Blvd standards of 88-323.
34. Any fencing for proposed dog park shall be wrought iron and screened with landscaping.
35. Tract B shall be platted as a private open space tract as part of the final plat.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

36. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
37. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Todd Hawes – 816-513-0296

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

38. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(300' spacing required for the fire hydrants)

Public Meeting Notice

Please join Renaissance Infrastructure Consulting

for a meeting about Kinsley Forest Apartments Phase II

case number CD-CPC-2022-00044

proposed for the following address: SW/SE corners of Mercier & Englewood Road

Meeting Date: April 14, 2022

Meeting Time: 6:00PM

Meeting Location: Line Creek Community Center
5940 NW Waukomis Dr, Kansas City, MO 64151

Project Description:

3 new apartment buildings spread over 2 parcels. Project includes new parking, amenity space, public road extension, and other appurtances for approximately 300 new units.

If you have any questions, please contact:

Name: **Dustin Burton**

Phone: **913-333-3873**

Email: **dburton@ric-consult.com**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

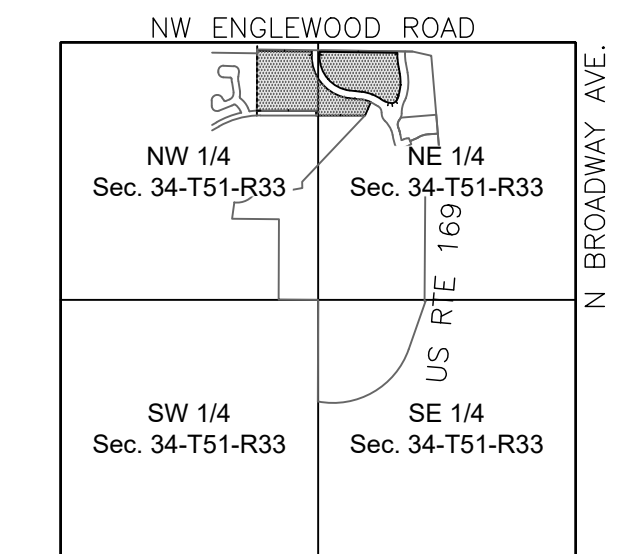
Sincerely,

Dustin Burton, Project Engineer

---- for KINSLEY PHASE II APARTMENTS

KANSAS CITY, CLAY COUNTY, MISSOURI

Total Project Area: 18.57 Acres



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

LEGAL DESCRIPTION:

West Parcel (LOT 1)

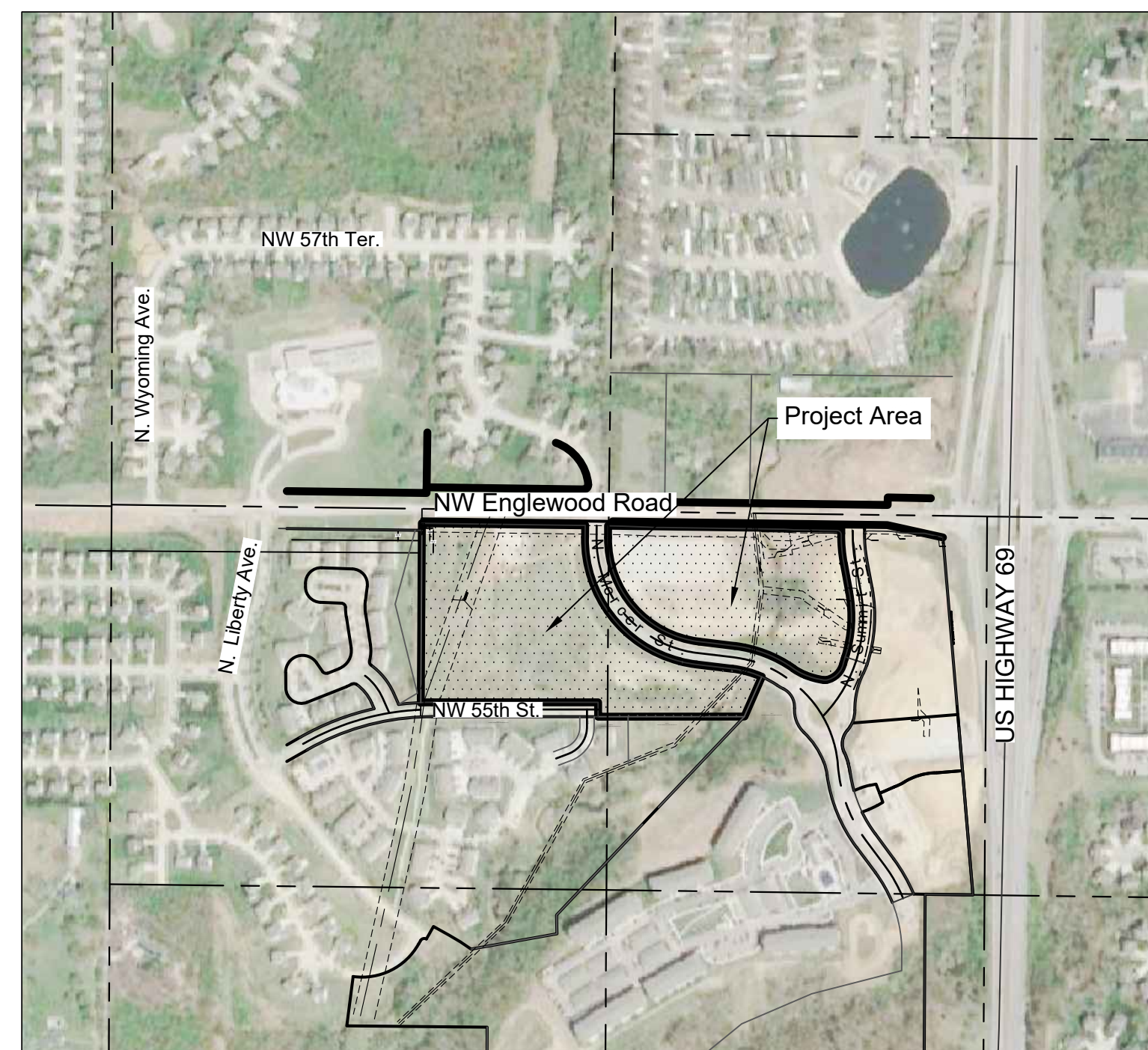
Part of the Northeast Quarter of Section 34, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the intersection of the East line of KINSLEY FOREST ESTATES FIRST PLAT, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Mercier Drive, as established by the plat of KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the Northernmost corner of Lot 1, said KINSLEY FOREST APARTMENTS FIRST PLAT; thence Southwesterly, along the West line of said Lot 1 to the Northeast corner of Tract J of KINSLEY FOREST ESTATES SECOND PLAT, a subdivision in said Clay County, Missouri; thence Westerly, along the North line of said KINSLEY FOREST ESTATES SECOND PLAT to the Southeast corner of Tract "D" of said KINSLEY FOREST ESTATES FIRST PLAT; thence Northerly, along the East line of said KINSLEY FOREST ESTATES FIRST PLAT to the Point of Beginning. Containing 11.35 acres, more or less.

East Parcel (LOT 2)

Part of the Northeast Quarter of Section 34, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the intersection of the West right-of-way line of N. Mercier Drive, as established by the plat of KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Summit Street, as established by Special Warranty Deed Book 8038 at Page 190 in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the intersection of said West right-of-way line and the Northeastly right-of-way line of N. Mercier Drive, as established by SAID KINSLEY FOREST APARTMENTS FIRST PLAT; thence Westerly and Northerly, along said Northeastly right-of-way line to the Point of Beginning. Containing 7.62 acres, more or less.



1. Floodplain Note:

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

SITE DATA TABLE:

LOT 1:

- A. Zoning: B3-2
- B. Total Area: 494672.71 Sq. Ft. = 11.356 Acres ±
- C. Street ROW Area: 17691.12 Sq. Ft. = 0.407 Acres ±
- D. Dedicated Parkland: 112,869.96 Sq. Ft. = 2.591 Acres ±
- E. Net Acreage: 423,152.66 SQ Ft. = 9.714 Acres ±
- F. Proposed Use: Multifamily

Lot 1 Bld Data

Building	F. Height (Ft)	G. Footprint (Sq.Ft)	H. Gross Area (Sq.Ft)	Unit Total
North Bld	64	14,900	62,000	60
South Bld	64	30,000	106,000	108
TOTAL:				168

LOT 2:

- A. Zoning: B3-2
- B. Total Area: 331,876.65 Sq. Ft. = 7.619 Acres ±
- C. Street ROW Area: N/A
- D. Net Acreage: 7.619 Acres
- E. Proposed Use: Multifamily

Lot 2 Bld Data

Building	F. Height (Ft)	G. Footprint (Sq.Ft)	H. Gross Area (Sq.Ft)	Unit Total
East Bld	70	31,000	124,000	136

- I. Gross Density: 14.79 Units/Acre
- Net Density: 17.29 Units/Acre
- J. Required Parking: 1 per Dwelling unit
168 Dwelling units = 168 Stalls total

Provided Parking: 339

- K. Bicycle Parking
Short term:
Required 3 Spaces or at least 10% Of total vehicle parking:
Number of stalls: 339
10% Of stalls: 33.9
Total Short term provided: 34

Long term Parking
Required 1 per 3 dwelling units
Total Required: 168/3 = 56 (Provided on 1st flr Patios)

- L. Construction shall occur in one phase.
Anticipated start date: Sep 2022
Anticipated Completion: Sep 2023

M. N/A

- I. Gross Density: 17.85 Units/Acre
- Net Density: 17.85 Units/Acre
- J. Required Parking: 1 per Dwelling unit
136 Dwelling units = 136 Stalls total

Provided Parking: 167

- K. Bicycle Parking
Short term:
Required 3 Spaces or at least 10% Of total vehicle parking:
Number of stalls: 167
10% Of stalls: 16.7
Total Short term provided: 17

Long term Parking
Required 1 per 3 dwelling units
Total Required: 136/3 = 46 (Provided on 1st flr Patios)

- L. Construction shall occur in one phase.
Anticipated start date: Sep 2022
Anticipated Completion: Sep 2023

M. N/A

LEGEND

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

OWNER/DEVELOPER

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

ENGINEER

Dustin Burton, P.E.
Renaissance Infrastructure Consulting
1815 McGee Street, #200
Kansas City, MO 64108
Phone: 913.832.5683

ARCHITECT

Scott Rosemann
Rosemann Associates
1526 Grand Boulevard
Kansas City, Missouri 64108-1404
Office Phone: 816.472.1448

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C08	Grading Plan
C09	Preliminary Plat
C10	Stream Buffer Plan
C11	Sidewalk & Trail Plan
L01	Overall Landscape
L02	West Overall
L03	East Overall
L04	Landscape Notes & Details
P01	Photometrics

PROJECT PLANS and PRELIMINARY PLAT
20-0104
KINSLEY PHASE II APARTMENTS
KANSAS CITY, CLAY COUNTY, MISSOURI

Title Sheet

NO.	BY	DATE	REVISION
1.	JCB	04/08/2022	Per DRC Comments
0	C.R.	03/11/22	Original Submission

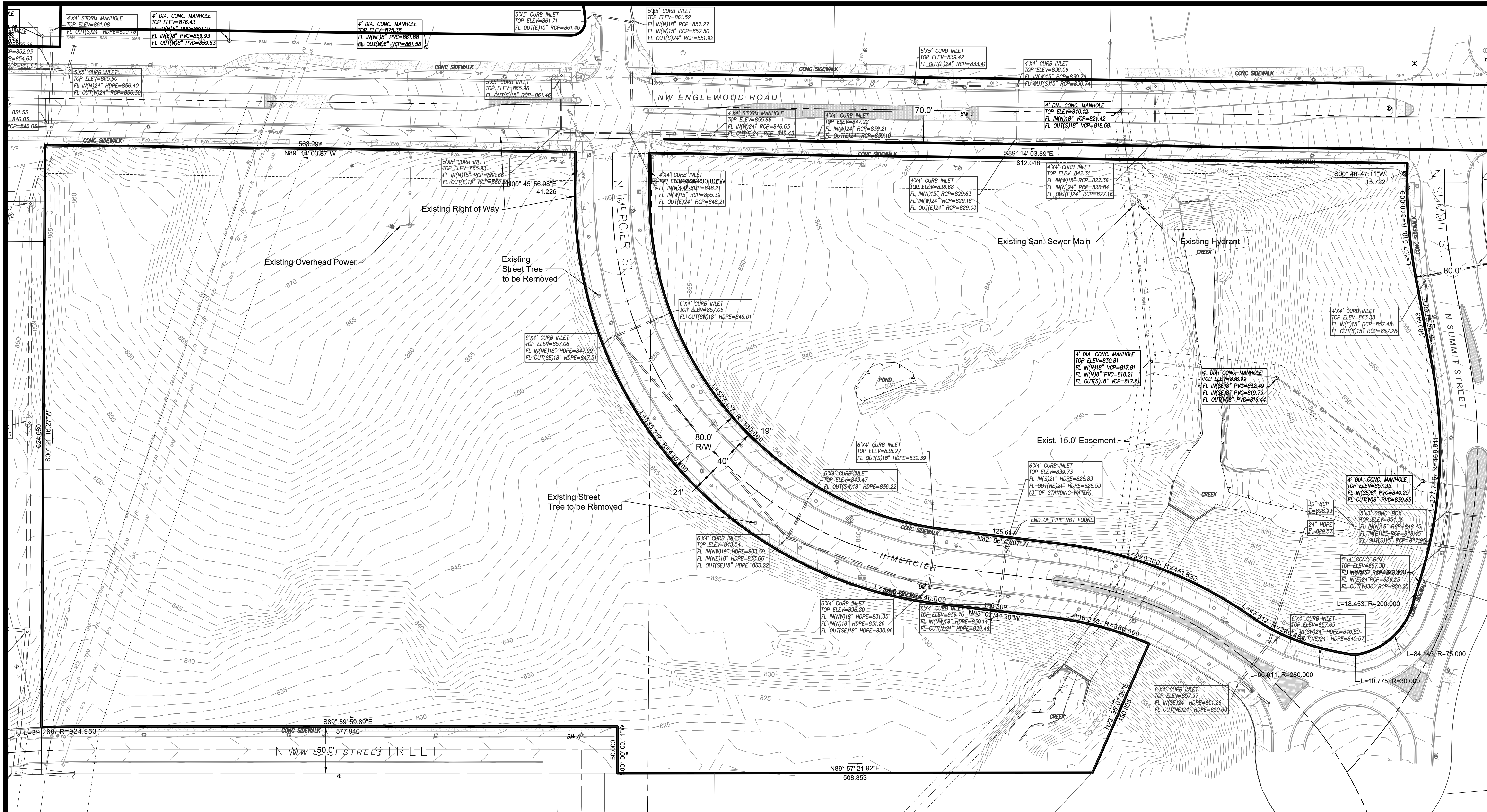
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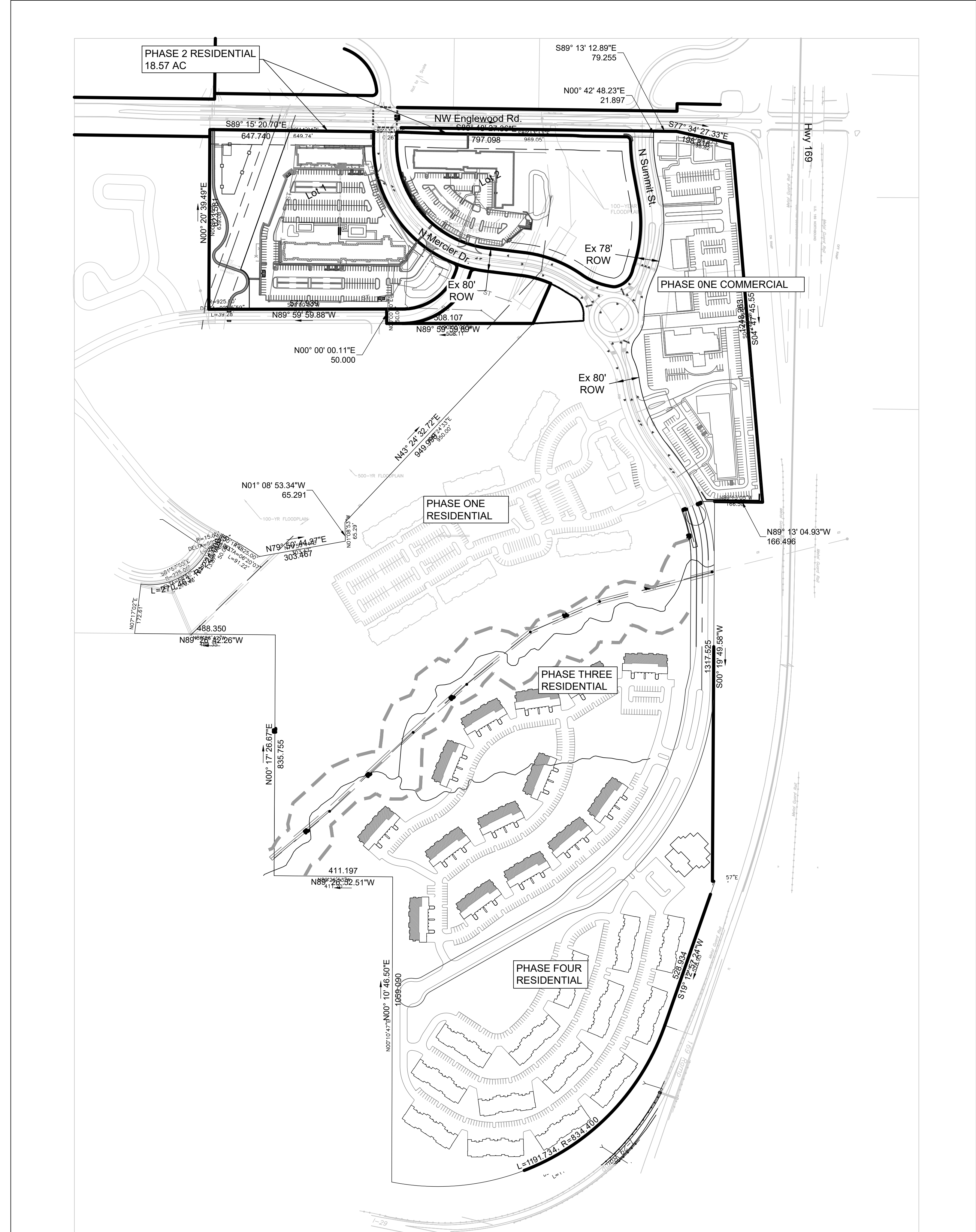
Parkland Calculation:
Total Units - 304
Parkland Required - 304*2*.006 = 3.65Ac
Tract B to be Dedicated to Parks - 2.57Ac
Remaining 1.08ac to be paid by fee in lieu

NO.	BY	DATE	REVISION
1.	JCV/ DUB	6/08/2022	Per DDC Comments
0	C.R. DUB	01/31/20	Original Submission

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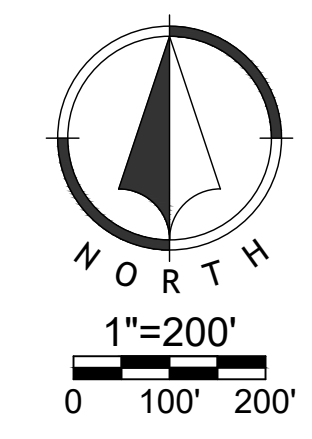


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	Gross Acres	Zoned Comm. R/W Acres	Zoned Res. R/W Acres	P.O.S. Acres	Net Acres	Land Use	Building SQ.FT./No.	Residential Units	Parking Req.	Parking Prov.	Commencement Date	Completion Date
RESIDENTIAL												
PHASE ONE RESIDENTIAL	35.54	3.87	0.22	0.00	31.45	RESID.	16	412	412	763	EXISTING	
PHASE TWO RESIDENTIAL	19.54	0.44		0.00	19.10	RESID.		304	304	506	2021	2022
PHASE THREE RESIDENTIAL	27.1	0.01	4.21	0.03	22.85	RESID.	14	336	336	659	MARKET DEMAND	
PHASE FOUR RESIDENTIAL	18.53	0	0	0	18.53	RESID.	14	336	336	653	MARKET DEMAND	
*RESIDENTIAL TOTAL	100.71	4.32	4.43	0.03	91.93		44.00	1,388.00	1,388.00	2,581.00		
COMMERCIAL												
PHASE ONE COMMERCIAL	9.08	0.95	0	0.35	8.73	COMMERCIAL					MARKET DEMAND	
LOT 1	0.78		0	0	0.78	RESTAURANT	3,000	NA	30	30		
LOT 2	0.87		0	0	0.87	RESTAURANT	3,000	NA	30	36		
LOT 3	1.05		0	0	1.05	RESTAURANT	5,000	NA	50	58		
LOT 4	1.41		0	0	1.41	RESTAURANT	5,000	NA	50	67		
LOT 5	1.95		0	0	1.95	HOTEL	54,000	NA	84	84		
LOT 6	2.67		0	0	2.67	OFFICE/RETAIL	46,000	NA	46	151		
ACCESS TRACT A	0.21		0	0.21	0	ACCESS TRACT	0	NA	0	0		
ACCESS TRACT B	0.14		0	0.14	0	ACCESS TRACT	0	NA	0	0		
*TOTAL	9.08	0.95	0	0	8.73		116,000		290	426		

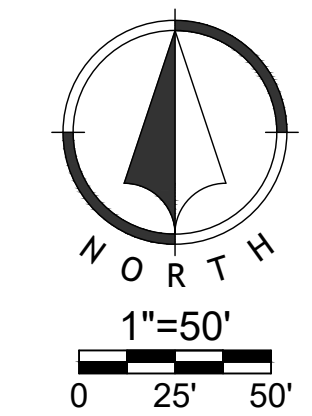
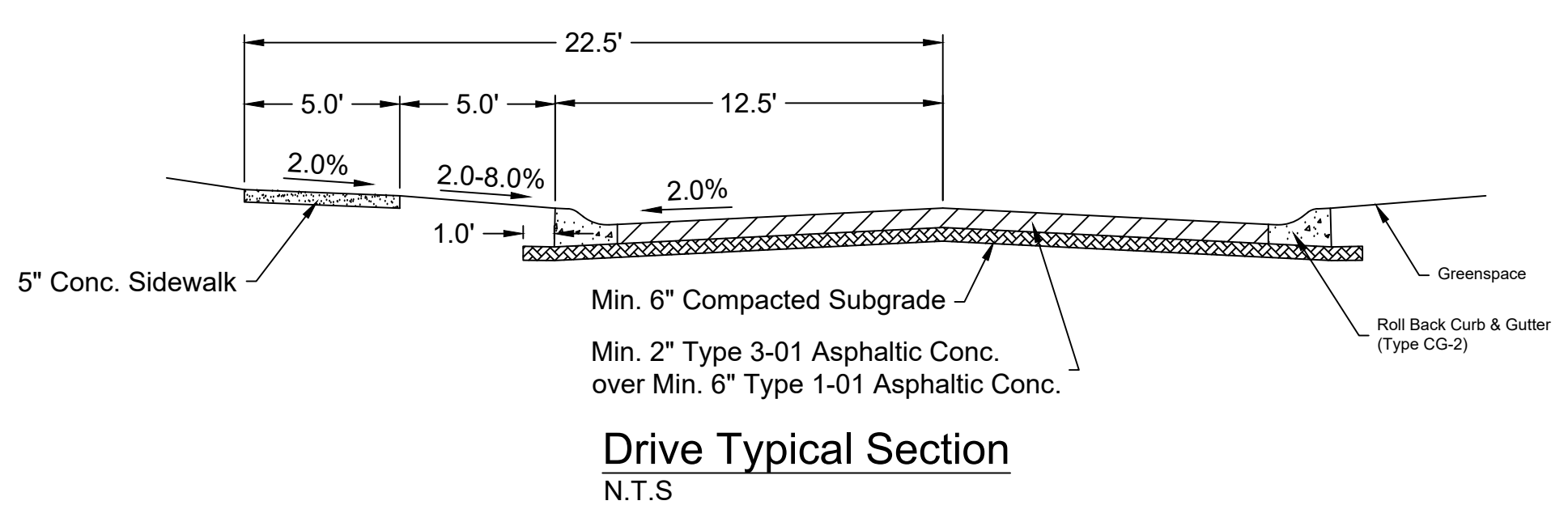
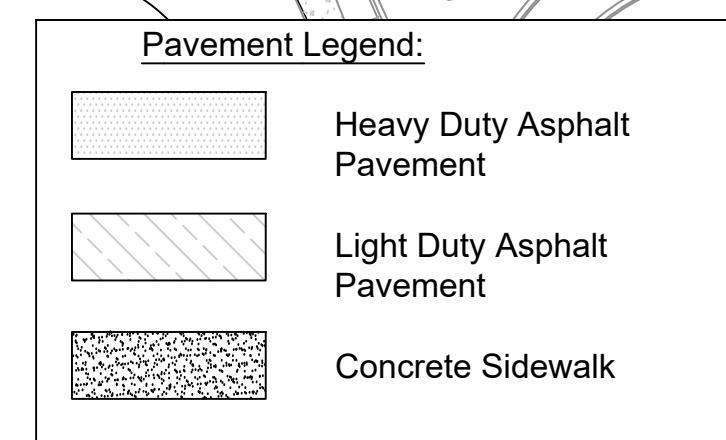
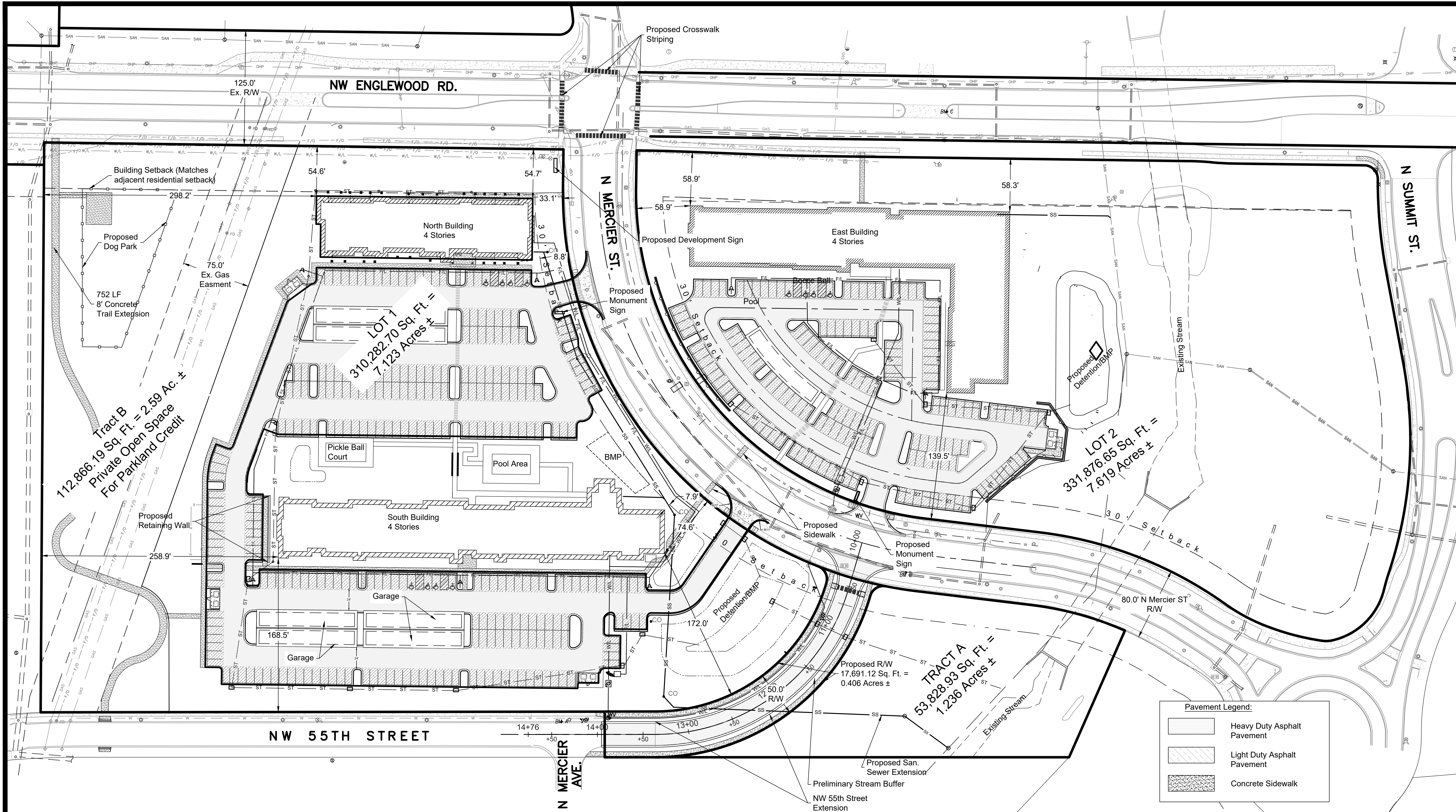
Phase	Single Family Units			Duplex Units			Multi-Family Units			Parkland Rate (acre/person)	Required Total Parkland Dedication (acres)	Provided Private Open Space Parkland (acres)	Remaining Fee in Lieu (acres)
	Count	Ratio (Person/Unit)	Count	Ratio (Person/Unit)	Count	Ratio (Person/Unit)							
Proposed Lot 1	0	3.7	0	0	3	168	2	0.006	2.016	2.590	-0.574		
II Lot 2	0	3.7	0	0	3	136	2	0.006	1.632	0.000	1.632		
Future III									0	0	0		
Future IV									0	0	0		
Total									3.648	2.59	1.058		



NO.	BY	DATE	REVISION
1.	JCV	04/08/2022	Per DRC Comments
0	C.R.	03/11/22	Original Submission

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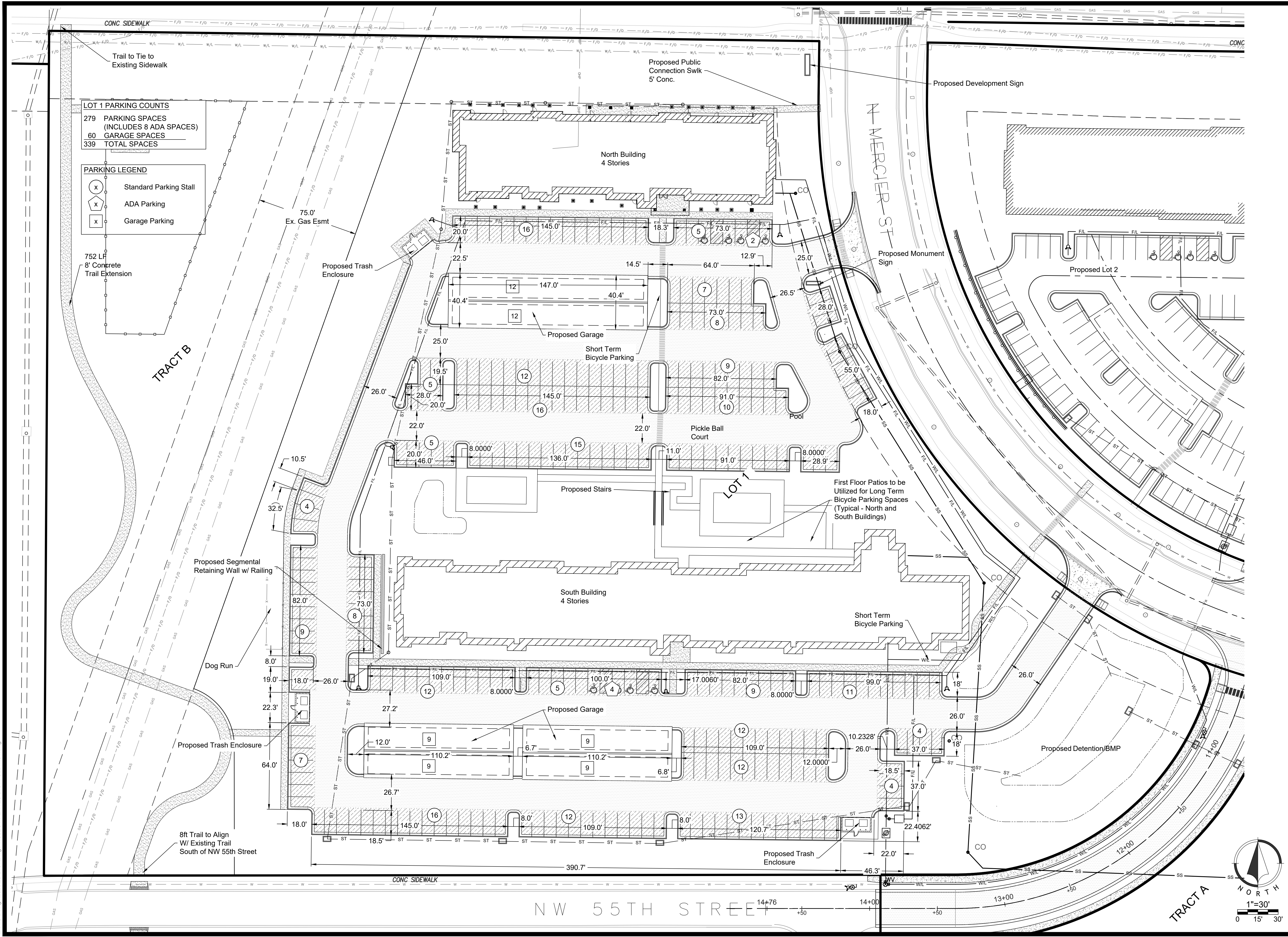
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NO.	BY	DATE	REVISION
1.	JCV/ DUB	04/08/2022	Per DRC Comments
	XBX/ BCK/ RSH	03/09/22	Original Submission

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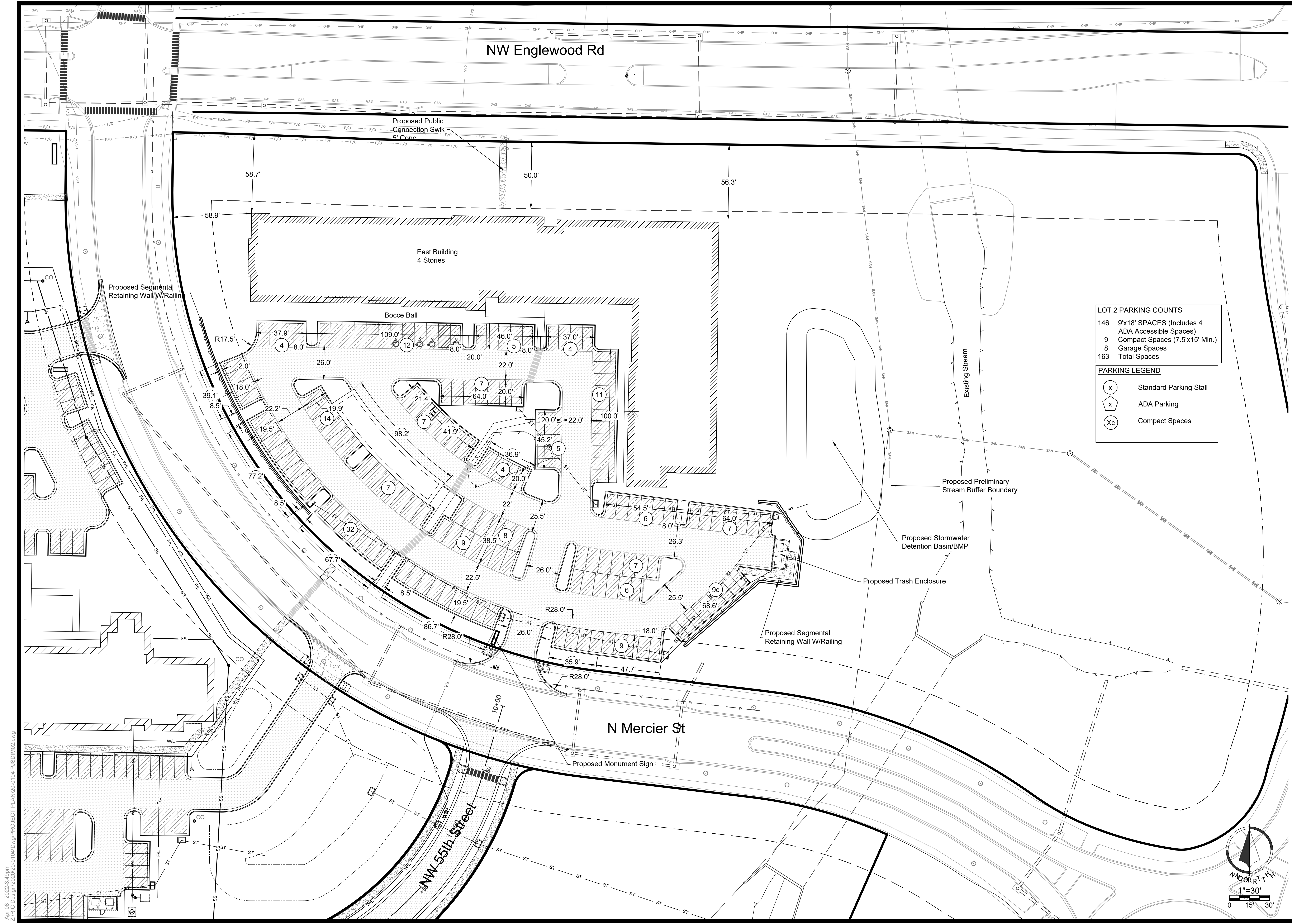
LOT 1 PARKING COUNTS
279 PARKING SPACES
(INCLUDES 8 ADA SPACES)
60 GARAGE SPACES
339 TOTAL SPACES

PARKING LEGEND
 Standard Parking Stall
 ADA Parking
 Garage Parking

TRACT B

TRACT A

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LOT 2 PARKING COUNTS

146 9'x18' SPACES (Includes 4 ADA Accessible Spaces)
 9 Compact Spaces (7.5'x15' Min.)
 8 Garage Spaces
 163 Total Spaces

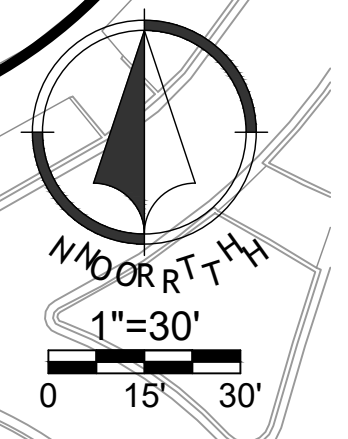
PARKING LEGEND

- (x) Standard Parking Stall
- (x) ADA Parking
- (Xc) Compact Spaces

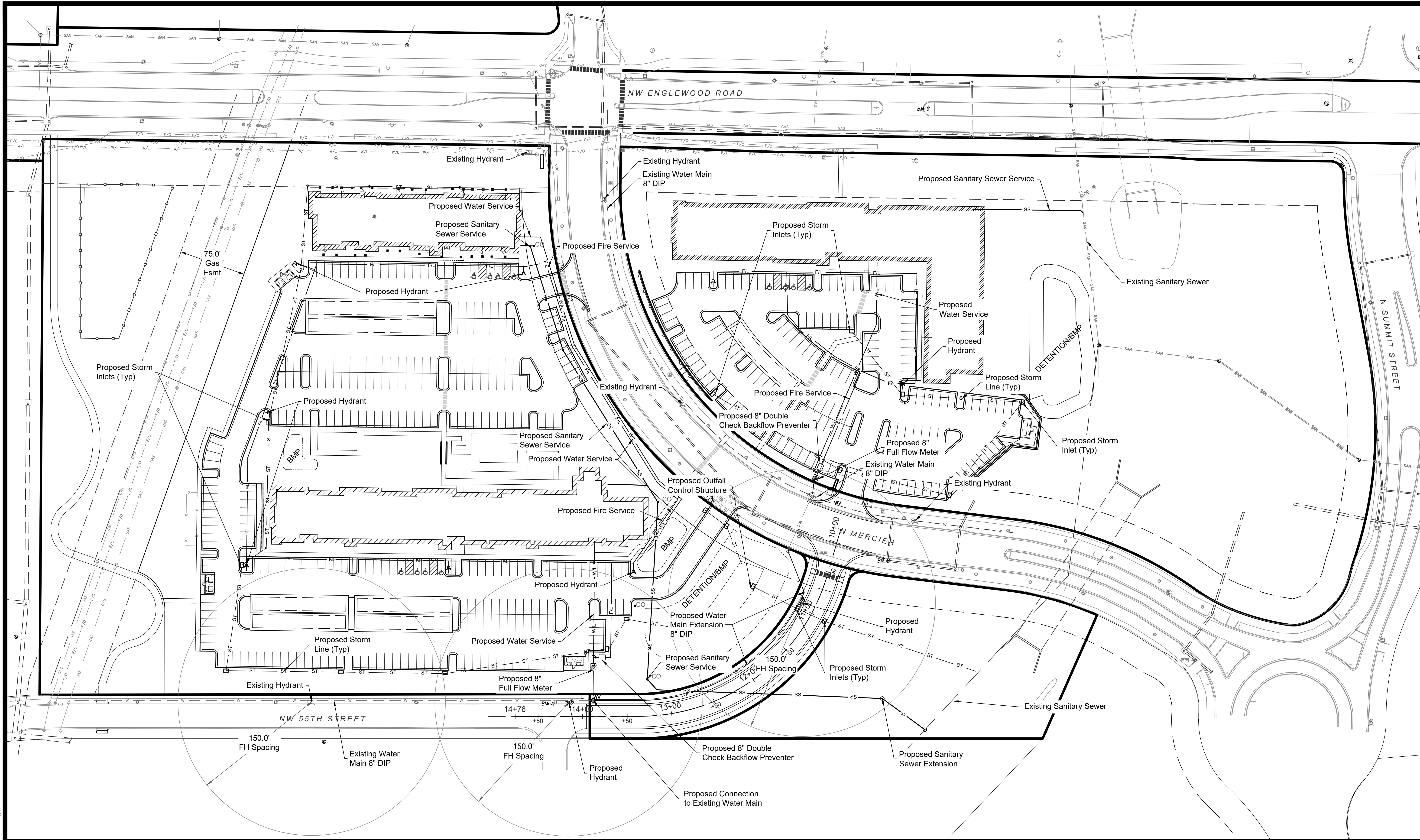
NO.	BY	DATE	REVISION
1.	JCV/ DUB	04/08/2022	Per DRC Comments
2.	XXX/ BCR/ JSM	03/09/22	Original Submission

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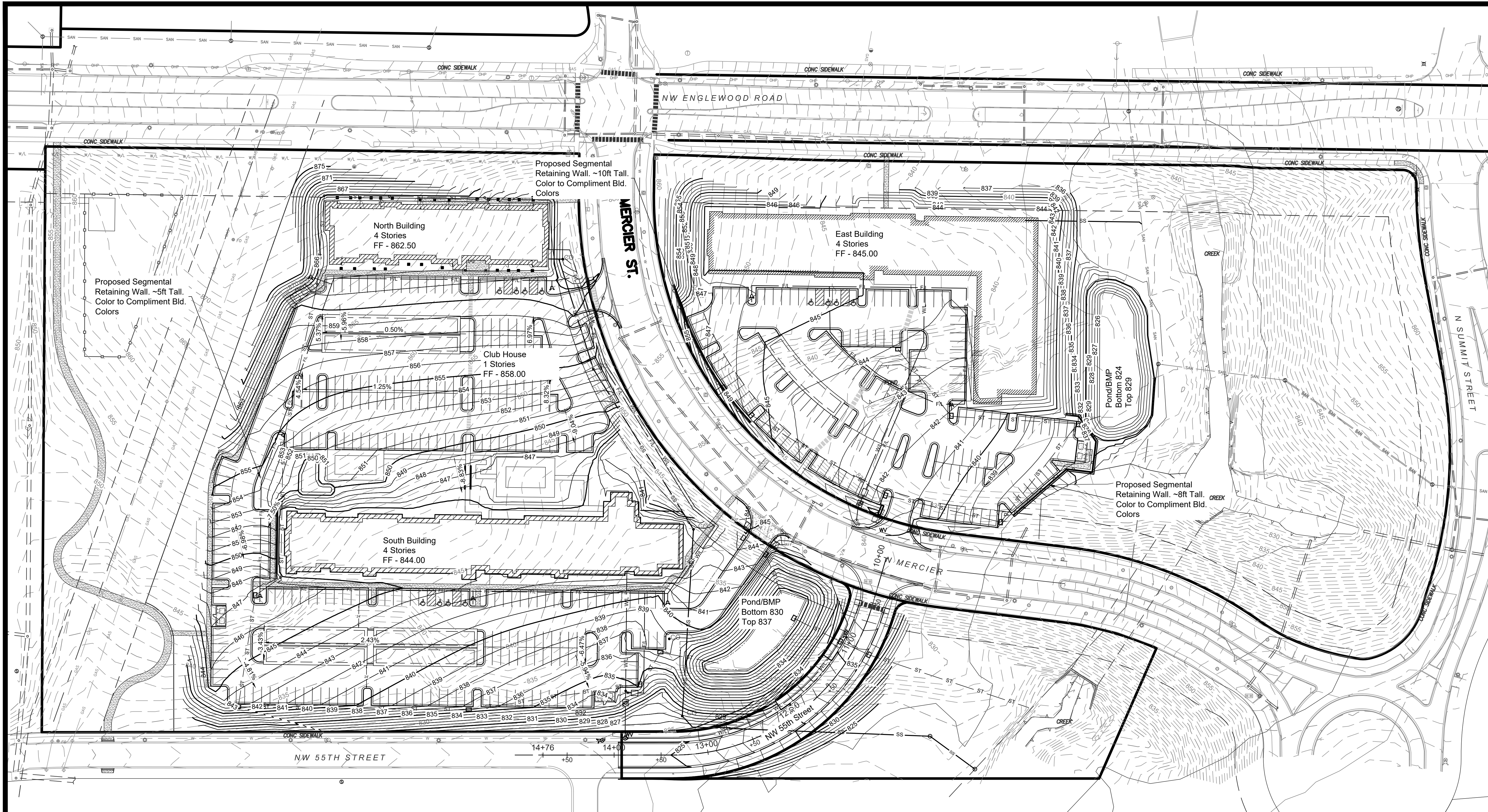


NO.	BY	DATE	REVISION
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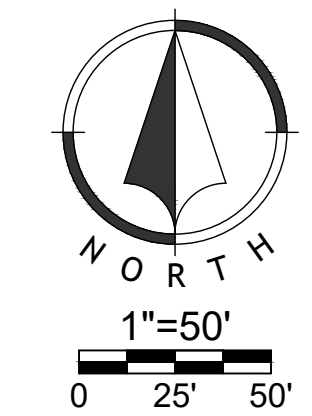


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GRADING LEGEND:

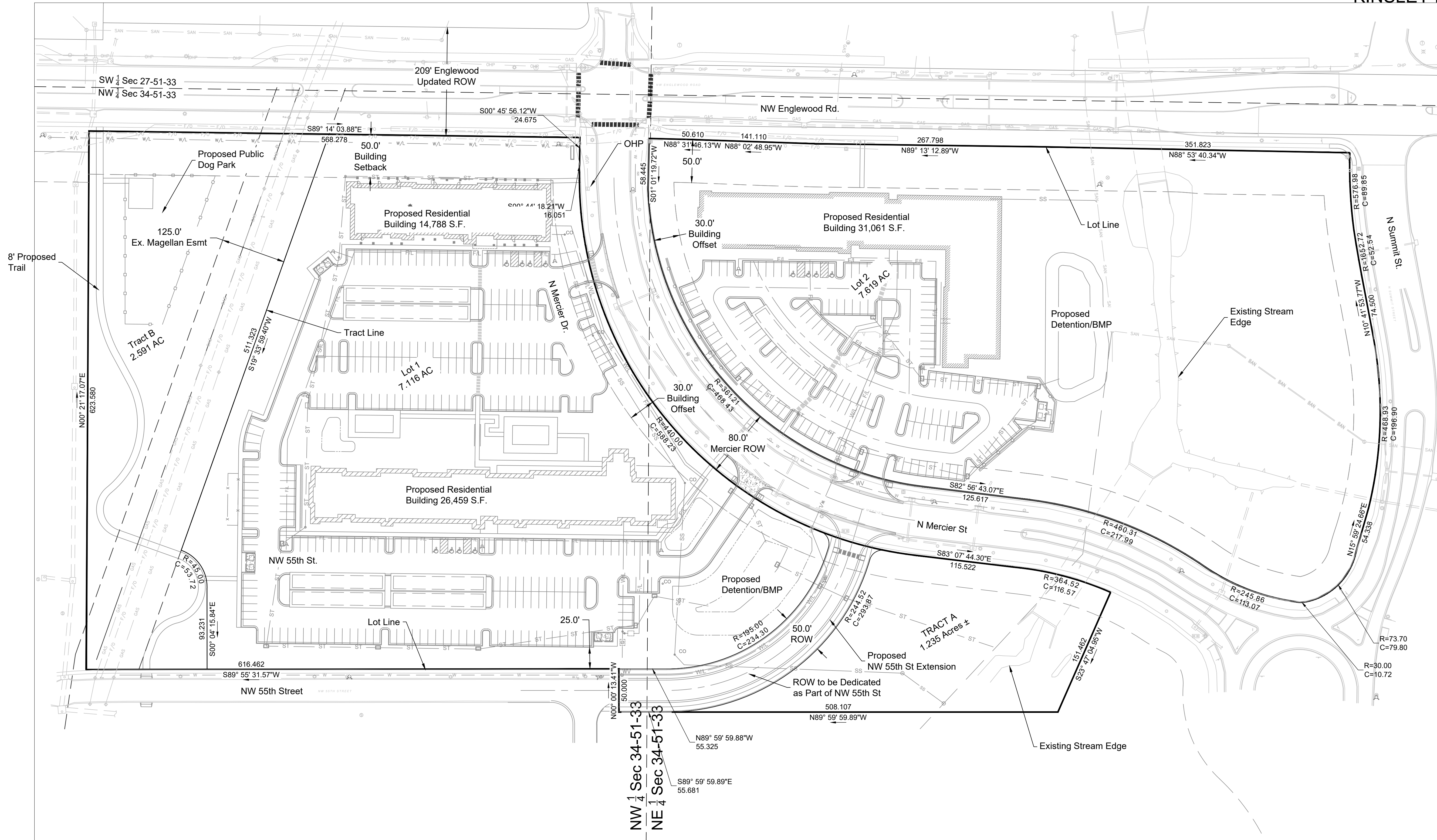
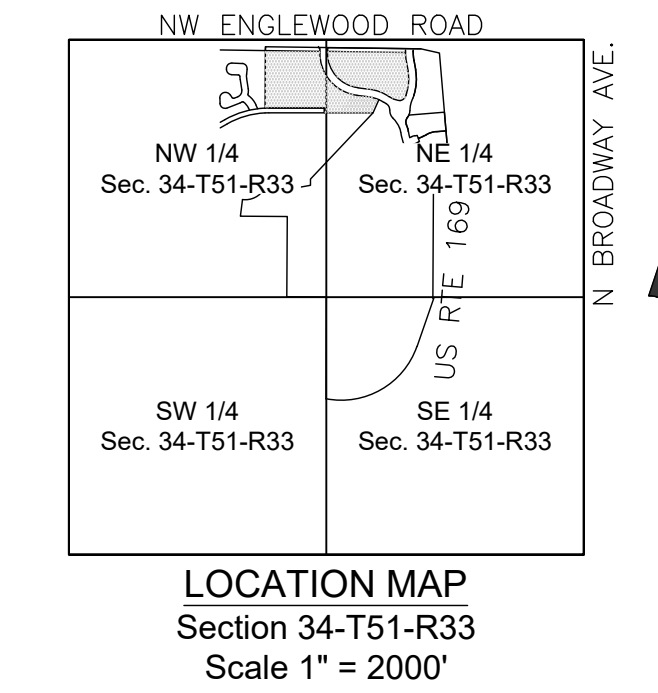
- 1000 Existing Contour
- 1000 Proposed Contour



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2.	XXX/BKR	03/09/22	Original Submission

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PROJECT PLANS And PRELIMINARY PLAT
20-0104
KINSLEY PHASE II APARTMENTS
KANSAS CITY, CLAY COUNTY, MISSOURI

Preliminary Plat
###

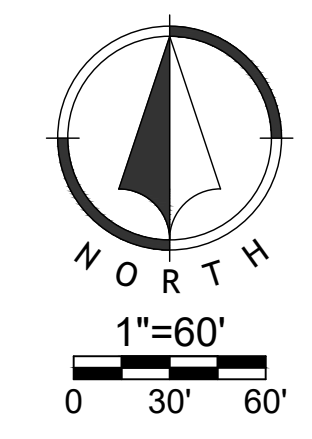
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1.	JCV/ DUB	04/08/2022	Per DRC Comments
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- Drawing Scale is 1" = 60'
- Approved Zoning: B3-2
- Proposed use: Multifamily Residential
- Land Area, building coverage, right-of-way, phasing, construction dates are as indicated in Site Data Table & as noted on this plan.
- Metes and bounds are as shown on plan. Legal Description is described on Plan.
- Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
- Layout of lots, streets, open areas and pedestrian circulation are indicated on plan. All Public sidewalks are to be located within right-of-way per Kansas City, Missouri standards. Private sidewalks shall be a minimum of 5' wide except at the end of the parking stalls which shall be 6' wide minimum.
- Private easement agreements that provide cross-access and cross-parking easements to each lot in the various phases of the development shall be recorded against the property as required to provide access.
- Floodplain is indicated per MAP numbers 29095C0129G and 29095C0128G, effective 2017.
- No grading shall occur within the floodplain except for the construction of public streets, utilities, or walking trails.
- The maintenance of the detention basin shall be according to the covenants, deeds, & restrictions.
- Proposed contours, grades, easements and utilities are indicated on plan, and subject to final plan, final engineering design, and approval by KCMO. Private utilities and easements are as subject to design by individual companies.
- Building heights per B3-2 height restrictions.
- Building facade will meet base zoning code. Trash enclosures will be constructed with similar material as buildings.
- All rooftop mechanical equipment to be screened from adjacent property and streets.
- Project plan to include details on signage, building elevations, and lighting.
- Typical road sections will be per Kansas City, Missouri standards.
- The maintenance of the detention basins shall be according to the covenants, deeds, & restrictions.
- Storm water detention volume control and treatment areas shall be per Drainage Study to be provided to Site Developers as approved by the Department of Public Works. Proposed storm water systems are to be detailed on a Water Quality & Stormwater Management Plan.
- Detention facilities and BMP areas are designated at various locations throughout the site as indicated on this Plan.

	Area (Ac.)	Area (Sq.Ft.)	Use
Lot 1	7.116	423,141.84	Multi-family
Lot 2	7.619	331,883.64	Multi-family
Tract A	1.236	53,840.16	Private Open Space & Drainage
Tract B	2.591	112,869.96	Private Open Space for Parkland
NW 55th Street	0.407	17,737.91	Dedicated ROW

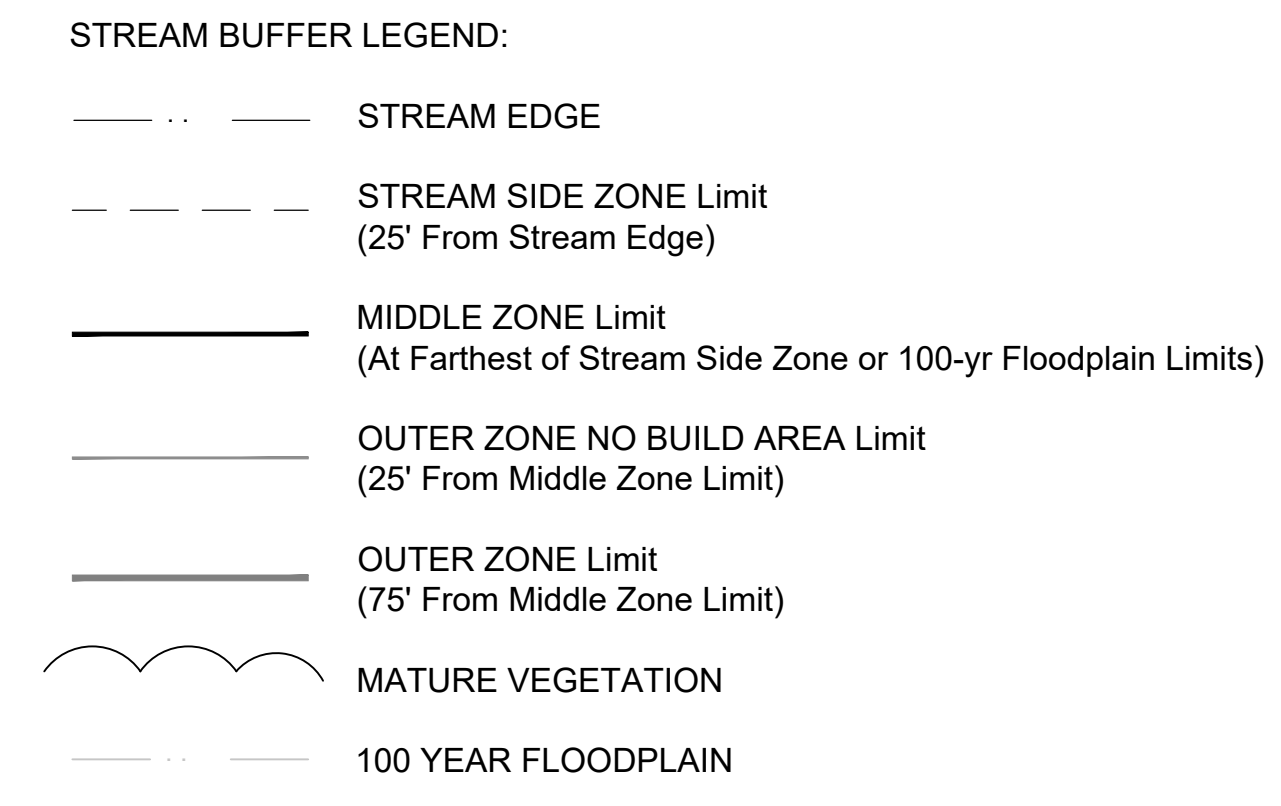
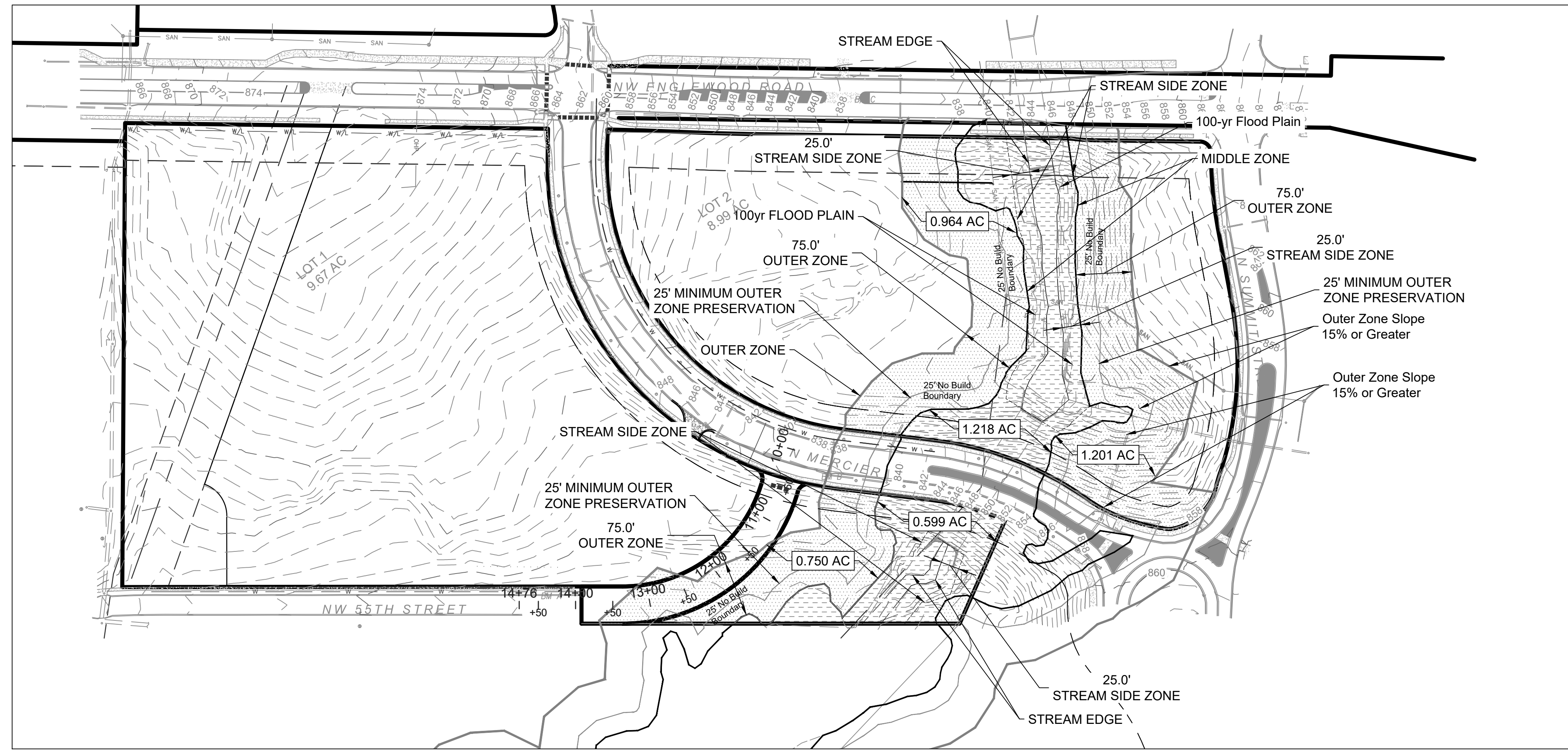
OWNER/DEVELOPER:
Allen Peacock
Kinsley LP
610 N Wymore Road,
Suite 100
Maitland, FL 32751
apeacock@tiholdings.com

Engineer and Applicant
Dustin Burton, P.E.
Renaissance Infrastructure Consulting, LLC
1815 McGee Street, #200
Kansas City, MO 64108



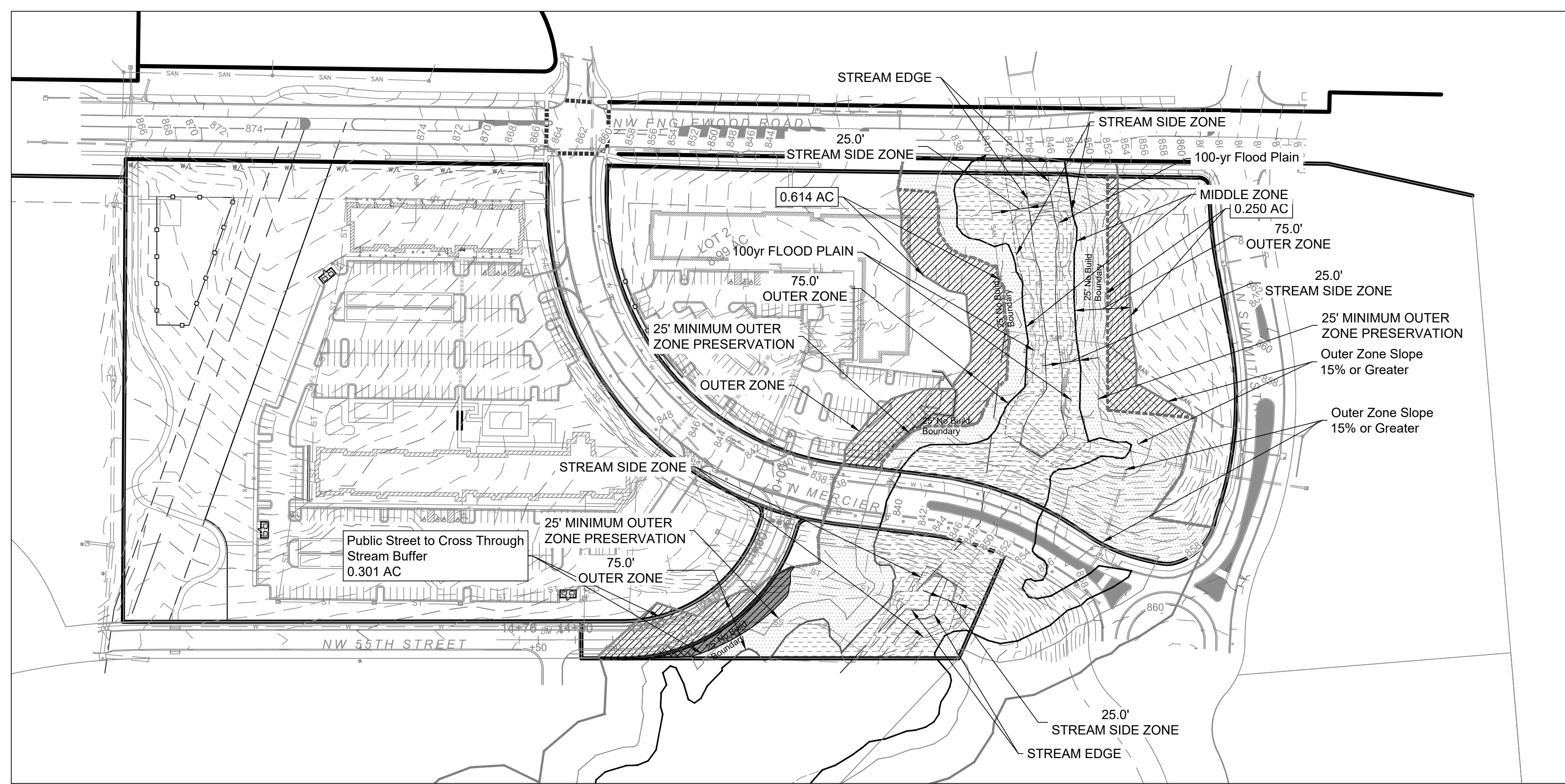
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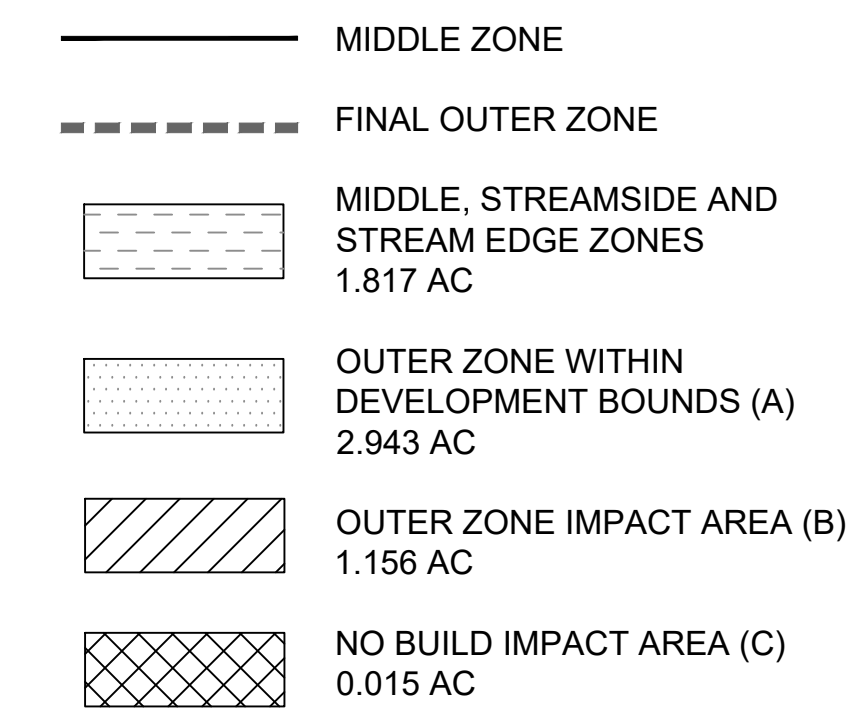


NOTES:

1. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION IS SURVEY.
2. THE MID-AMERICA REGIONAL COUNCIL NATURAL RESOURCE INVENTORY, AND THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORIES WERE REVIEWED. NO SITE AREAS WERE FOUND TO COINCIDE WITH DELINEATED WETLANDS AREAS.
3. NO AREAS OF MATURE NATIVE VEGETATION WERE FOUND TO BE CONTIGUOUS WITH THE 75' OUTER ZONE BOUNDARY.
4. MITIGATION IN ACCORDANCE WITH SEC. 88-415-07-C IS NOT REQUIRED.
5. STREAM BUFFER BOUNDARY MARKERS
 - 5.1. BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING AND AFTER CONSTRUCTION.
 - 5.2. BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING GRADING OR SEDIMENT AND EROSION CONTROL.
 - 5.3. CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE PERMANENT OPEN SPACE IN THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - 5.4. PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - 5.4.1. FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - 5.4.2. FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - 5.4.3. THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA.
 - 5.4.4. REQUIRE SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB", WITH THE SIGN MESSAGE LOCATED APPROXIMATELY 4 FEET ABOVE GROUND. NO OTHER MESSAGE SHALL BE ON THE SIGN.
 - 5.4.5. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.



STREAM BUFFER LEGEND

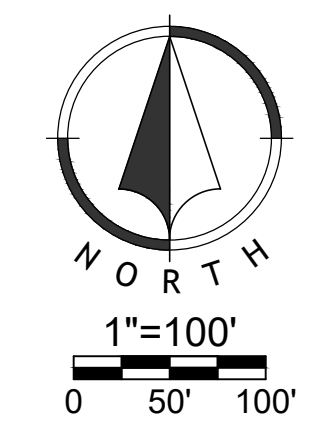


Total % Disturbed = (B+4*C) / (A)
 = (1.150 AC + 4*0.015 AC) / (2.943 AC)
 = 41.12% > 40% (Mitigation Required)

Mitigation Required: 0.033 AC (1.12%)
 Mitigation Proposed: 0.102 AC (3.47%)

Final Impact: 37.65%

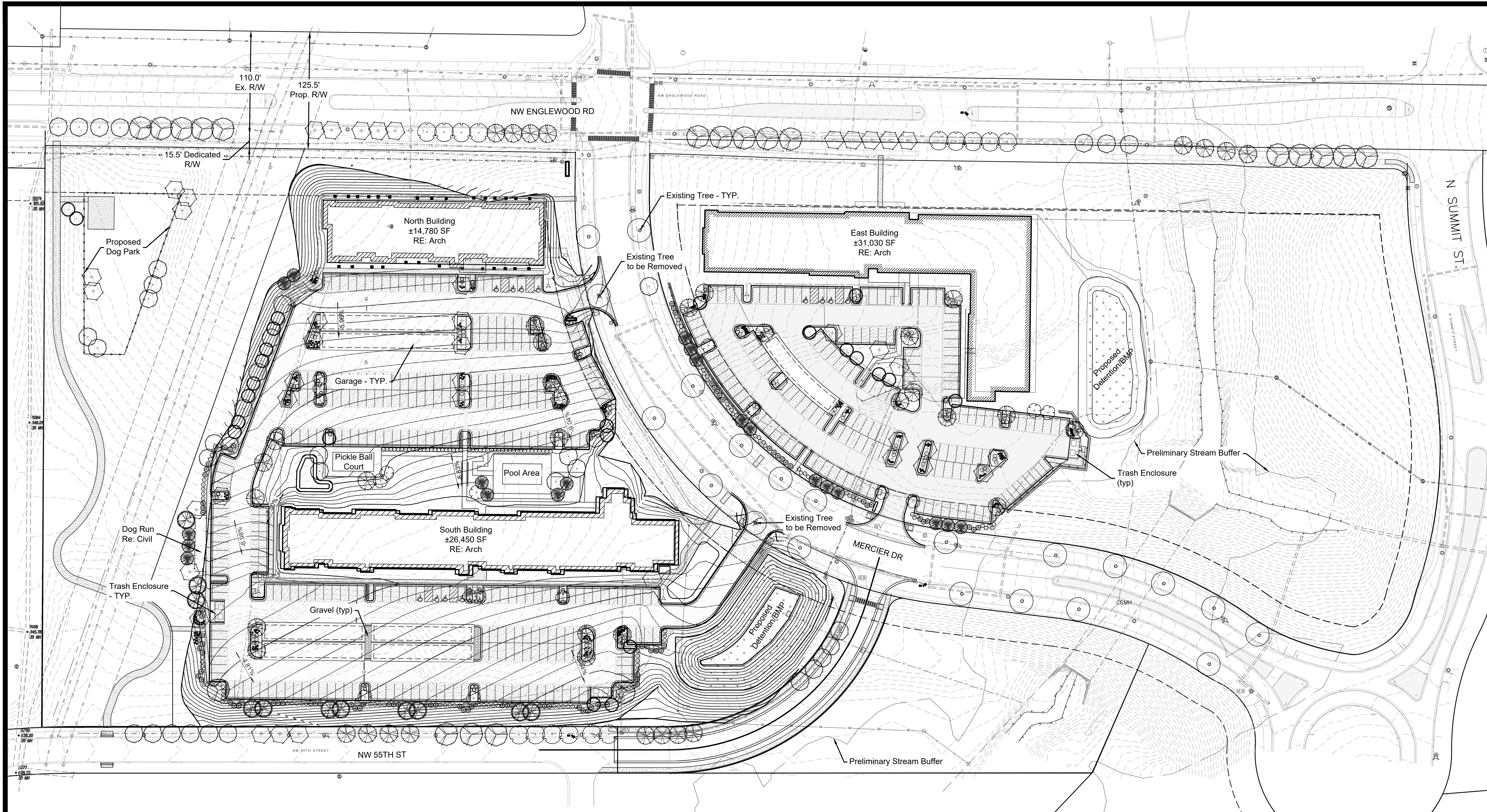
Proposed Mitigation Area to be Reestablished with native vegetation per 88-415-07-A



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LANDSCAPE CALCULATIONS

Street Trees (1 Tree / 30 LF)
NW Englewood Road: (1,461 LF)
 Req Trees: 49
 Provided: 49

N. Mercier Dr: (Existing)
 Req Trees: 0
 Provided: Existing

NW 55th Street: (910 LF)
 Req Trees: 31
 Provided: 31

General Landscape Notes

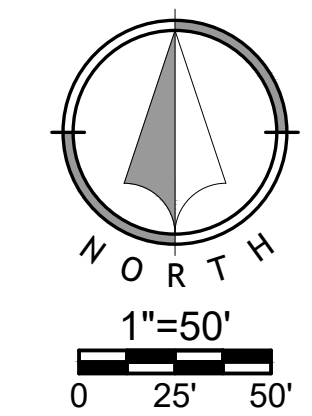
1. Refer to Sheet L02 West Overall for West Building and Parking Data and Planting Schedule.
2. Refer to Sheet L03 East Overall for East Building and Parking Data and Planting Schedule.
3. All disturbed areas not shown as landscape or planting bed area shall be sodded with Turf Type Tall Fescue.
4. Refer to Sheet L04 for Landscape Notes and Details.

PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2" Cal.	16
	Quercus alba / White Oak	B&B	2" Cal.	18
	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B	2" Cal.	15
	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal.	13
	Zelkova serrata 'City Sprite' TM / City Sprite Zelkova	B&B	2" Cal.	18
	Existing Street Tree			21

PLANT SCHEDULE DOG PARK

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.	2
	Quercus alba / White Oak	B&B	2" Cal.	5
	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal.	5

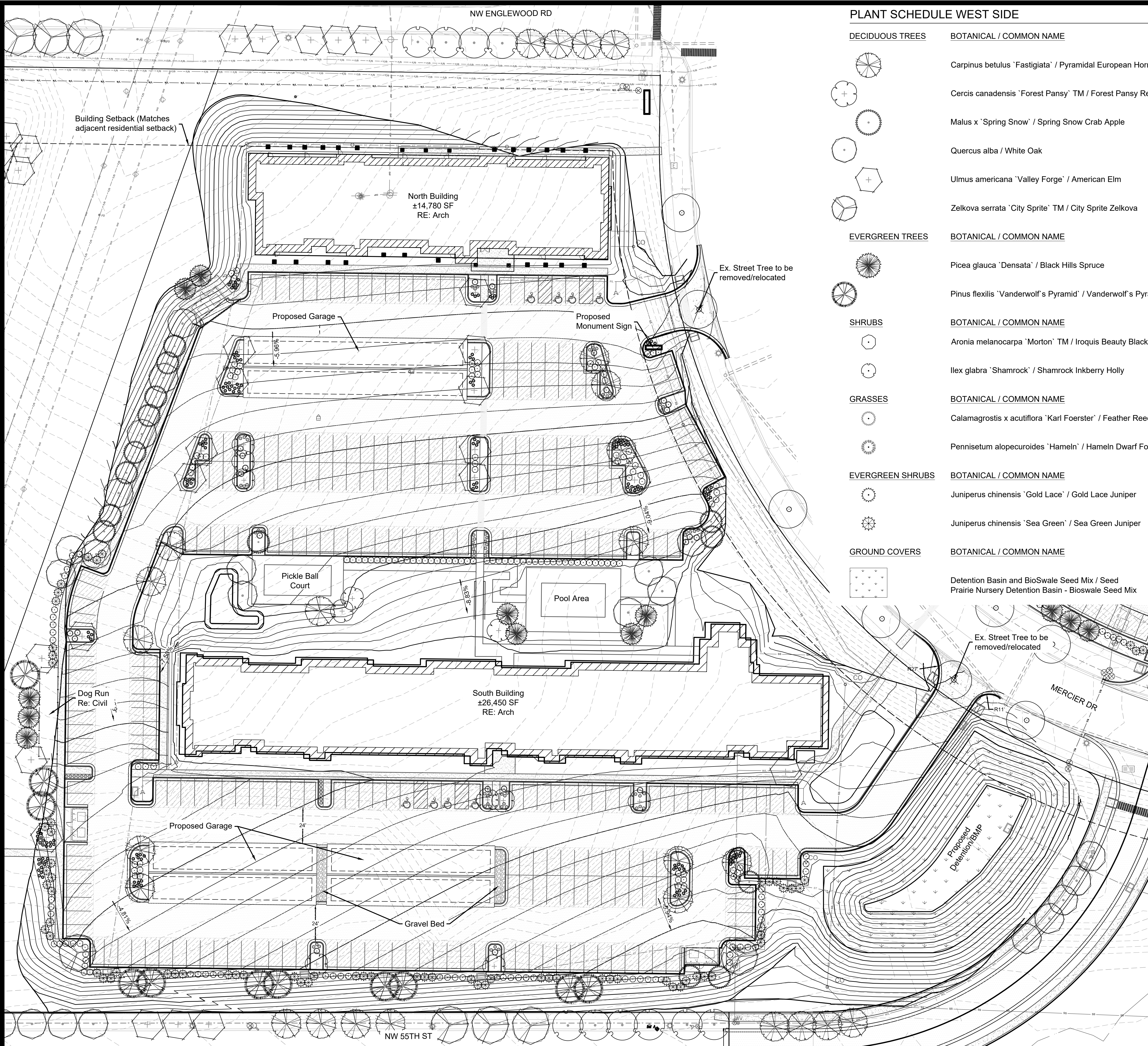


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0	AL	03/11/22	Original Submission

NW ENGLEWOOD RD

PLANT SCHEDULE WEST SIDE



DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2" Cal.		13
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.		11
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2" Cal.		14
	Quercus alba / White Oak	B&B	2" Cal.		13
	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal.		15
	Zelkova serrata 'City Sprite' TM / City Sprite Zelkova	B&B	2" Cal.		2
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Picea glauca 'Densata' / Black Hills Spruce	B&B		6' Ht. Min.	9
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		6' Ht. Min.	11
SHRUBS	BOTANICAL / COMMON NAME	CONT			QTY
	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.			134
	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	5 Gal.			41
GRASSES	BOTANICAL / COMMON NAME	CONT			QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.			81
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	3 Gal.			156
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	CONT			QTY
	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.			23
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.			67
GROUND COVERS	BOTANICAL / COMMON NAME	CONT			QTY
	Detention Basin and BioSwale Seed Mix / Seed Prairie Nursery Detention Basin - Bioswale Seed Mix	SEED			13,271 sf

Existing Street Tree

LANDSCAPE CALCULATIONS
 Building Footprint Trees (1 Tree / 5,000 sf)
West Building = 56,060 SF*
 Required Trees: 12
 Provided: 12
 *Includes Garage SF

Perimeter Parking Lot Trees (1 Tree / 30 LF Adj. to Street)
West Site: (Total length @ W. 55th St = 455 LF)
 Required Trees: 16
 Provided: 16*
 *All trees are provided by street trees

Perimeter Parking Lot Shrubs (3' Ht. Cont. Evergreen Screen)
West Site: (Total length @ W. 55th St = 455 LF)
 Required Screen: 100%
 Provided: 100% @ 455 LF

Perimeter Parking Lot Shrubs-Adj to Residential Zone: (4' Ht. Cont. Evergreen Screen)
West Site: (Total length @ West Property Line = 251 LF)
 Required Screening: 100%
 Provided: 100% @ 251 LF (Mix Evg. Trees & Evg. Shrubs)

Interior Parking Lot Landscape
 Required Area: 35 SF / Space
 Required Trees: 1 Tree / 5 Spaces
 Required Shrubs: 1 Shrub / 1 Space

West Site (Total Parking = 276 Spaces)
 Req. Landscape Area: 9,660 SF
 Provided: 9,918 SF

Req. Trees: 56
 Prov. Trees: 56

Req. Shrubs: 276
 Prov. Shrubs: 276



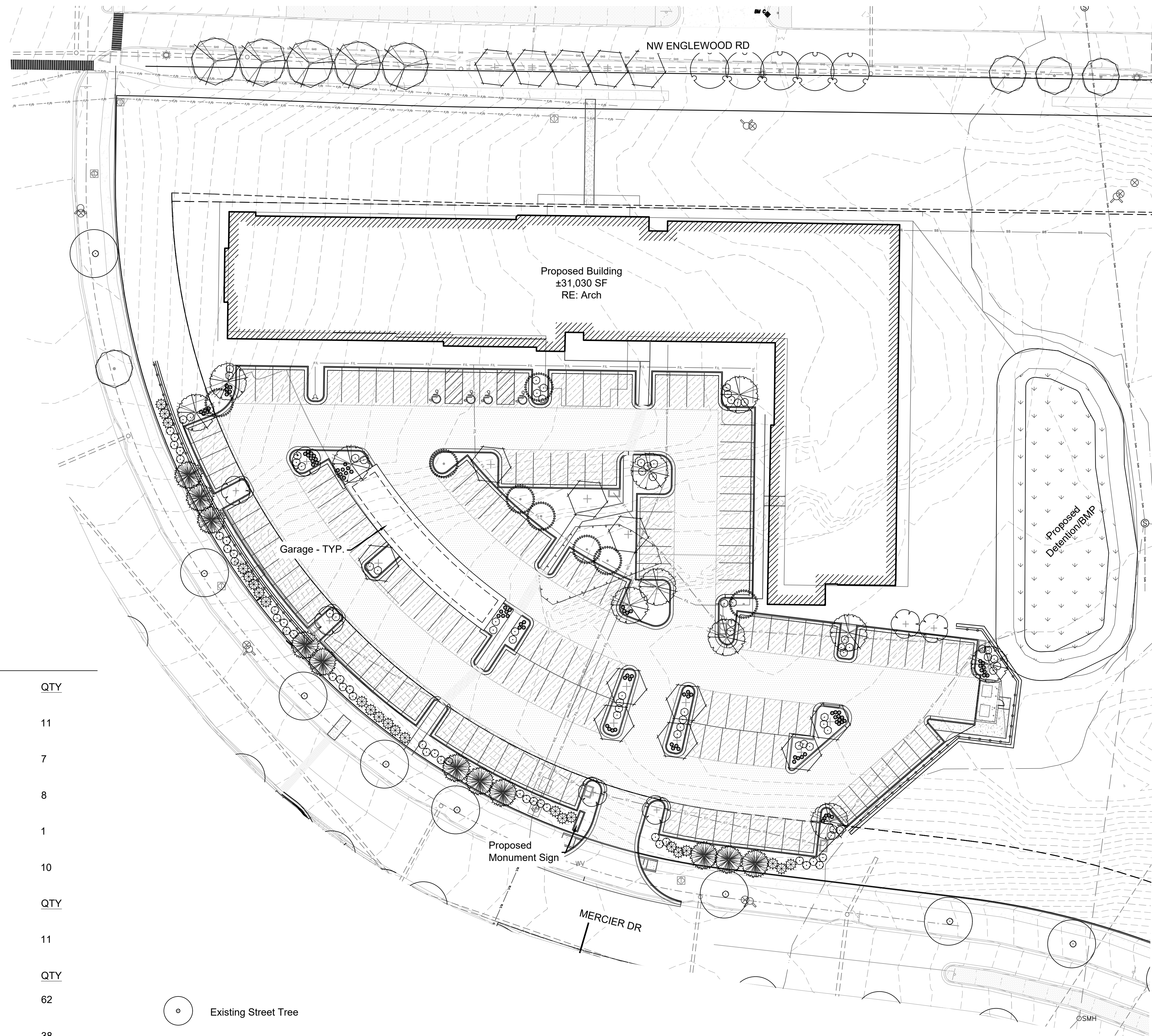
PROJECT PLANS and PRELIMINARY PLAT
 20-0104
 KINSLEY PHASE II APARTMENTS
 KANSAS CITY, CLAY COUNTY, MISSOURI

West Overall

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 KANSAS CITY, MISSOURI 64108
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Apr 08, 2022 3:52pm
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PLANT SCHEDULE EAST SIDE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2"	Cal.	11
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2"	Cal.	7
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	2"	Cal.	8
	Quercus alba / White Oak	B&B	2"	Cal.	1
	Ulmus americana 'Valley Forge' / American Elm	B&B	2"	Cal.	10
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Picea glauca 'Densata' / Black Hills Spruce	B&B		6' Ht. Min.	11
SHRUBS	BOTANICAL / COMMON NAME	CONT			QTY
	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.			62
	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	5 Gal.			38
GRASSES	BOTANICAL / COMMON NAME	CONT			QTY
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	3 Gal.			88
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	CONT			QTY
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.			23
GROUND COVERS	BOTANICAL / COMMON NAME	CONT			QTY
	Detention Basin and BioSwale Seed Mix / Seed	SEED			7,339 sf
	Prairie Nursery Detention Basin - Bioswale Seed Mix				

Existing Street Tree

LANDSCAPE CALCULATIONS
 Building Footprint Trees (1 Tree / 5,000 sf)
 East Building = 33,090 SF
 Req. Trees: 7
 Provided: 7

Perimeter Parking Lot Trees (1 Tree / 30 LF Adj. to Street)
 East Site: (Total length @ Mercier Dr = 433 LF)
 Req. Trees: 15
 Provided: 15
 *A portion of trees are provided by street trees

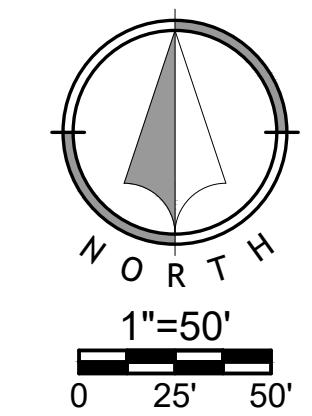
Interior Parking Lot Landscape
 Required Area: 35 sf / Parking Space
 Required Trees: 1 Tree / 5 Spaces
 Required Shrubs: 1 Shrub / 1 Space

East Site: (Total Parking = 148 Spaces)
 Req. Landscape Area: 5,180 sf
 Provided: 7,448 sf

Perimeter Parking Lot Shrubs (3' Ht. Cont. Evergreen Screen)
 East Site: (Total length @ Mercier Dr = 433 LF)
 Req. Trees: 100%
 Provided: 100% @ 433 LF

Req. Trees: 30
 Prov. Trees: 30

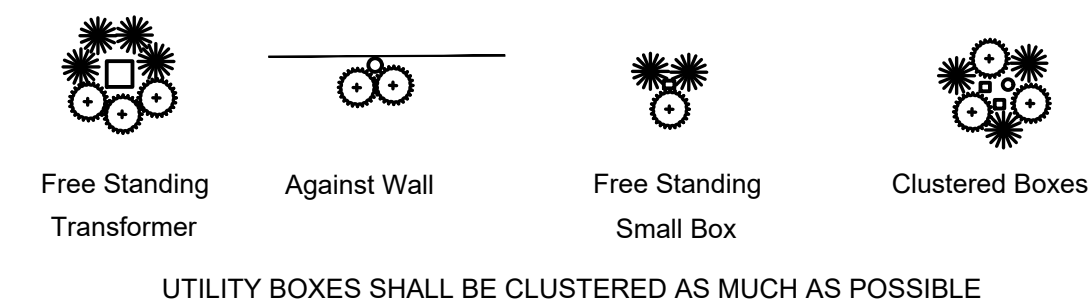
Req. Shrubs: 148
 Prov. Shrubs: 148



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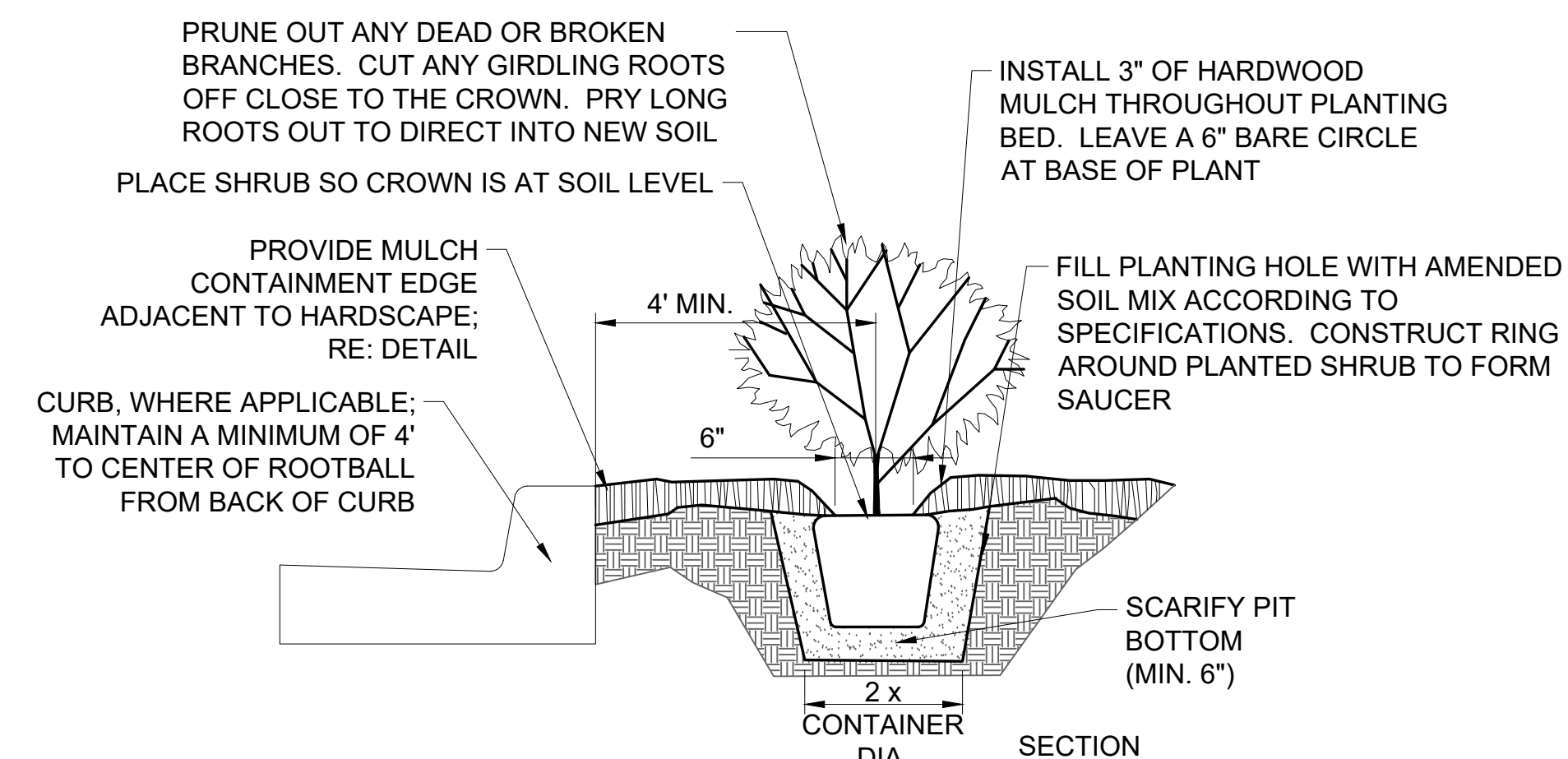
NO.	BY	DATE	REVISION
1.	JCB	04/08/2022	Per DRC Comments
0	AL	03/11/22	Original Submission



TYPICAL UTILITY BOX SCREENING DETAILS - NTS

LANDSCAPE NOTES

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

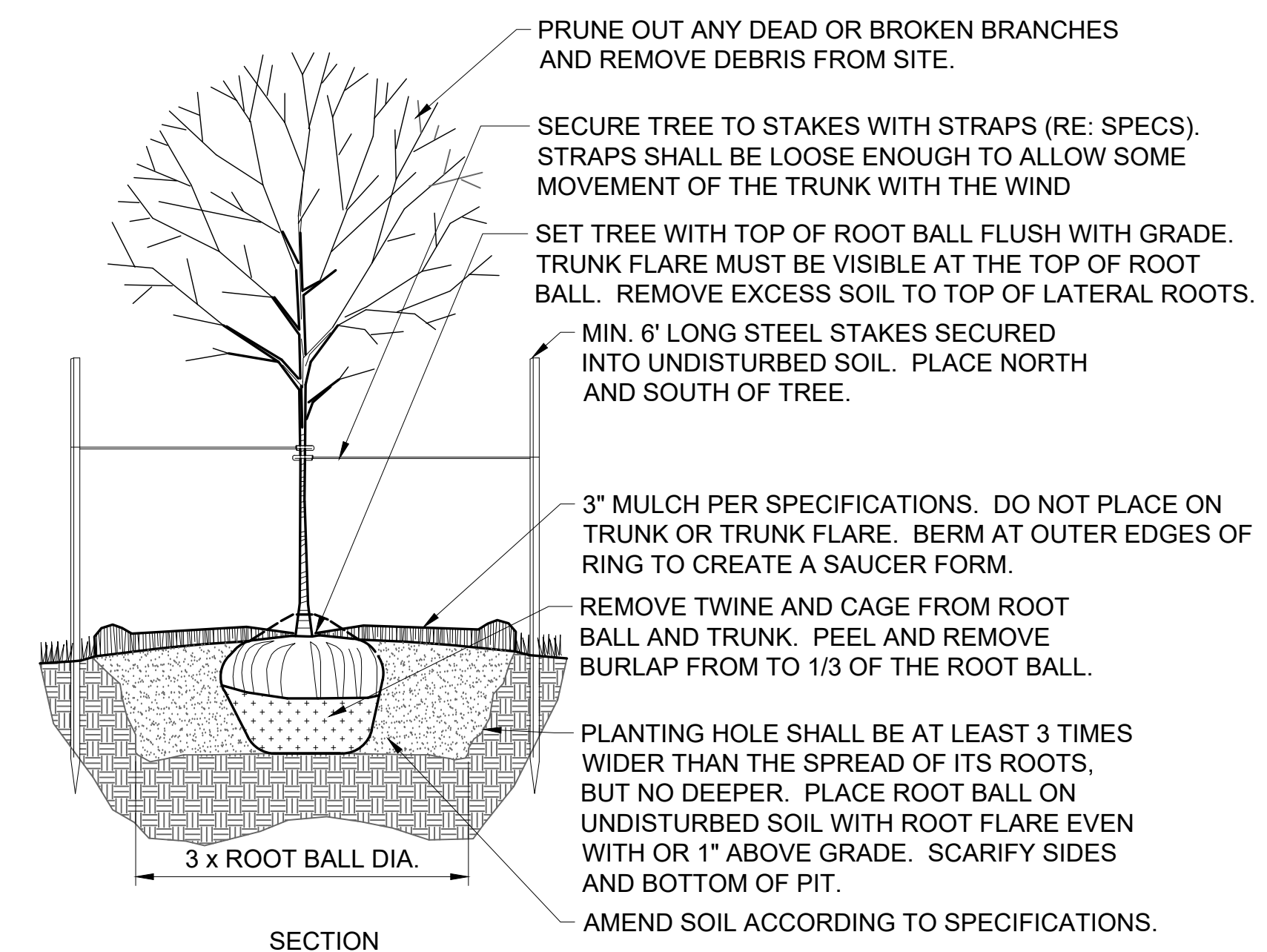


SHRUB PLANTING DETAIL - NTS

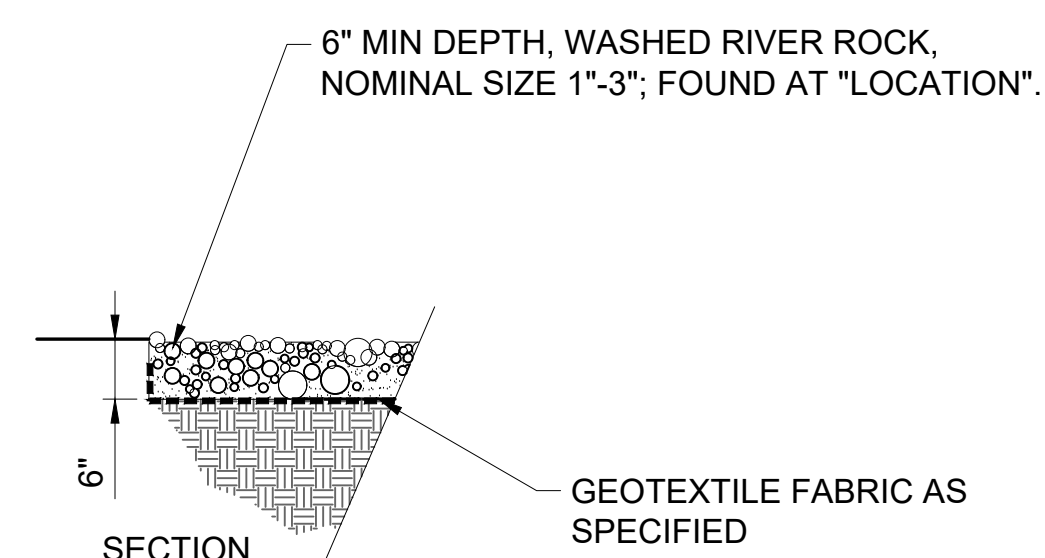
- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
 - WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET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

SHRUB PLANTING DETAIL - NTS

- NOTES:
- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
 - TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



TREE PLANTING DETAIL - NTS



- NOTES:
- GRAVEL SHALL BE A MINIMUM OF 6" DEPTH
 - GRAVEL SHALL BE DETERMINED WITH FINAL PLANS
 - GRAVEL SHALL BE PLACED OVER GEOTEXTILE FABRIC

GRAVEL MULCH DETAIL - NTS

NO.	BY	DATE	REVISION
1.	JUN	04/08/2022	Per DRC Comments
0	AL	03/11/22	Original Submission

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1.	LCVY	DJB	04/08/2022	Per DRC Comments
0.	GBW	DJB	03/11/22	Original Submission
	NO.	BY	DD	DATE
				REVISION

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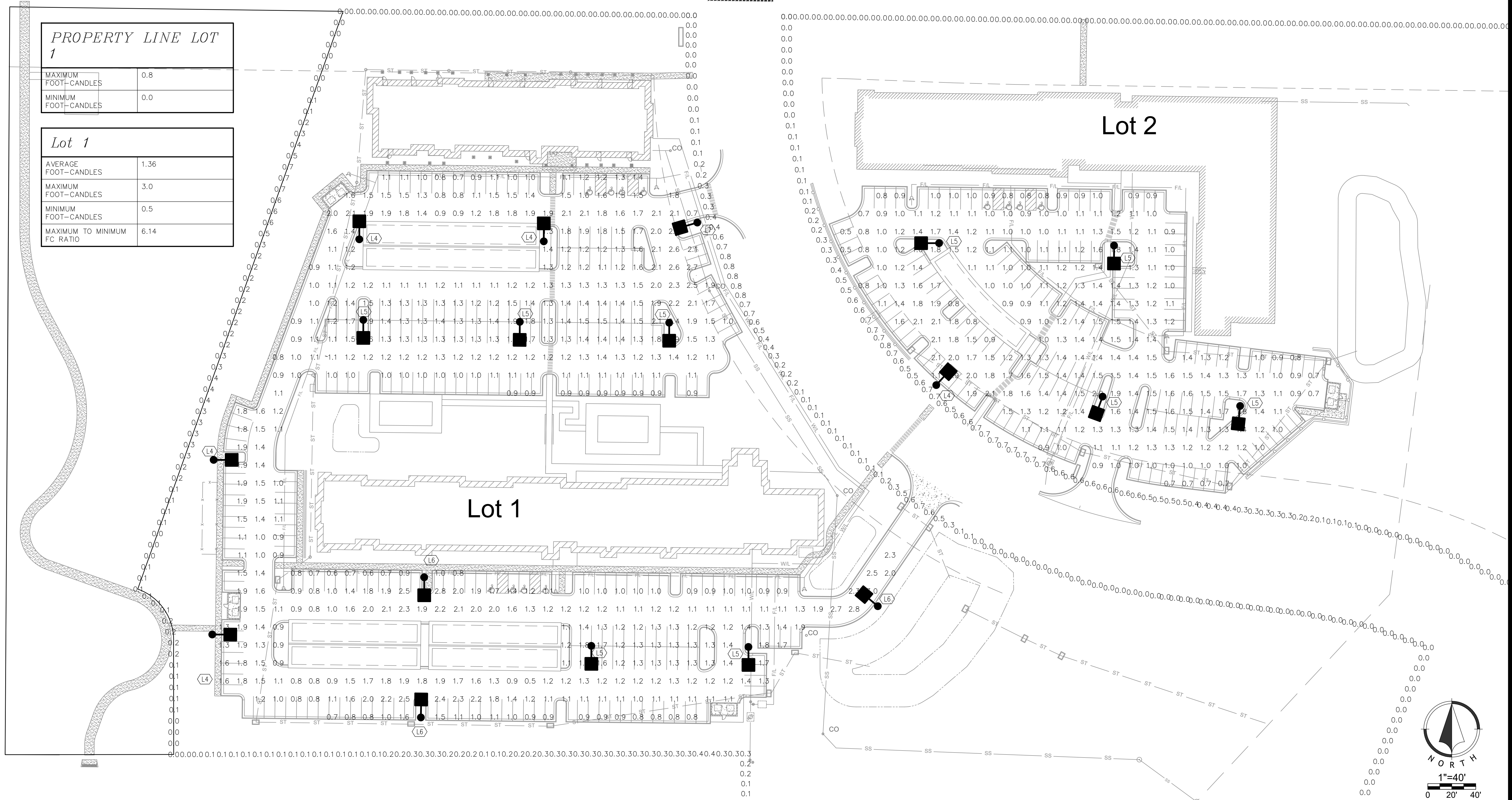
LUMINAIRE SCHEDULE						
CALLOUT	QUANTITY	SYMBOL	MODEL	LAMP	MOUNTING	MOUNTING HEIGHT
L4	5		HUBBELL OUTDOOR, RAR2-320L-140-4K7-4W	(1) 132W B-70-CRI	POLE	30'
L5	9		HUBBELL OUTDOOR, RAR2-480L-185-4K7-5QW	(1) 159W B-70-CRI	POLE	30'
L6	3		HUBBELL OUTDOOR, RAR2-320L-140-4K7-2	(1) 132W B-70-CRI	POLE	30'
L7	1		HUBBELL OUTDOOR, RAR2-320L-110-4K7-3	(1) 99W B-70-CRI	POLE	30'

Lot 2	
AVERAGE FOOT-CANDLES	1.25
MAXIMUM FOOT-CANDLES	2.1
MINIMUM FOOT-CANDLES	0.5
MAXIMUM TO MINIMUM FC RATIO	4.19

PROPERTY LINE LOT 2	
MAXIMUM FOOT-CANDLES	0.8
MINIMUM FOOT-CANDLES	0.0

PROPERTY LINE LOT 1	
MAXIMUM FOOT-CANDLES	0.8
MINIMUM FOOT-CANDLES	0.0

Lot 1	
AVERAGE FOOT-CANDLES	1.36
MAXIMUM FOOT-CANDLES	3.0
MINIMUM FOOT-CANDLES	0.5
MAXIMUM TO MINIMUM FC RATIO	6.14



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4 EAST BUILDING - WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND	
	8" FIBER CEMENT LAP SIDING - 6" EXPOSURE (COLOR 1 - LIGHT COLOR) - 6" EXPOSURE (COLOR 2 - MEDIUM COLOR) - 6" EXPOSURE (COLOR 3 - ALTERNATE MEDIUM COLOR) - 10" EXPOSURE AT BASE COURSE (COLOR 4 - DARK COLOR)
	FIBER CEMENT BOARD & BATTEN (LIGHT COLOR)
	CULTURED STONE - BLEND COLOR WITH STONE LEDGE
	PREFINISHED FIBER CEMENT TRIM- 3-1/2" & 5-1/2" AT WINDOW (COLOR 4) 11-1/4" AT BANDING (COLOR 4) 3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM (COLOR VARIABLE)
	ASPHALT SHINGLE ROOF (COLOR 5)

PRINTS ISSUED
03/11/2022

REVISIONS:



3 EAST BUILDING - EAST ELEVATION
1/16" = 1'-0"



2 EAST BUILDING - SOUTH ELEVATION
1/16" = 1'-0"



1 EAST BUILDING - NORTH ELEVATION
1/16" = 1'-0"

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
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KINSLEY FOREST PHASE II

**US HIGHWAY 69 & NW EAST
ENGLEWOOD RD
KANSAS CITY, MO 64118**

SHEET TITLE
EXTERIOR ELEVATIONS - EAST
BUILDING

PROJECT NUMBER: 20020

SHEET NUMBER:

A-200

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REFERENCE G-003 FOR GENERAL NOTES

MATERIAL LEGEND	
	8" FIBER CEMENT LAP SIDING - 6" EXPOSURE (COLOR 1 - LIGHT COLOR) - 6" EXPOSURE (COLOR 2 - MEDIUM COLOR) - 6" EXPOSURE (COLOR 3 - ALTERNATE MEDIUM COLOR) - 10" EXPOSURE AT BASE COURSE (COLOR 4 - DARK COLOR)
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	ASPHALT SHINGLE ROOF (COLOR 5)

KEYNOTE LEGEND

PRINTS ISSUED
03/11/2022
REVISIONS:

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4 SOUTH BUILDING - WEST ELEVATION
1/16" = 1'-0"



1 SOUTH BUILDING - EAST ELEVATION
1/16" = 1'-0"



2 SOUTH BUILDING - NORTH ELEVATION
1/16" = 1'-0"



3 SOUTH BUILDING - SOUTH ELEVATION
1/16" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

KINSLEY FOREST PHASE II

US HIGHWAY 69 & NW EAST
ENGLEWOOD RD
KANSAS CITY, MO 64118

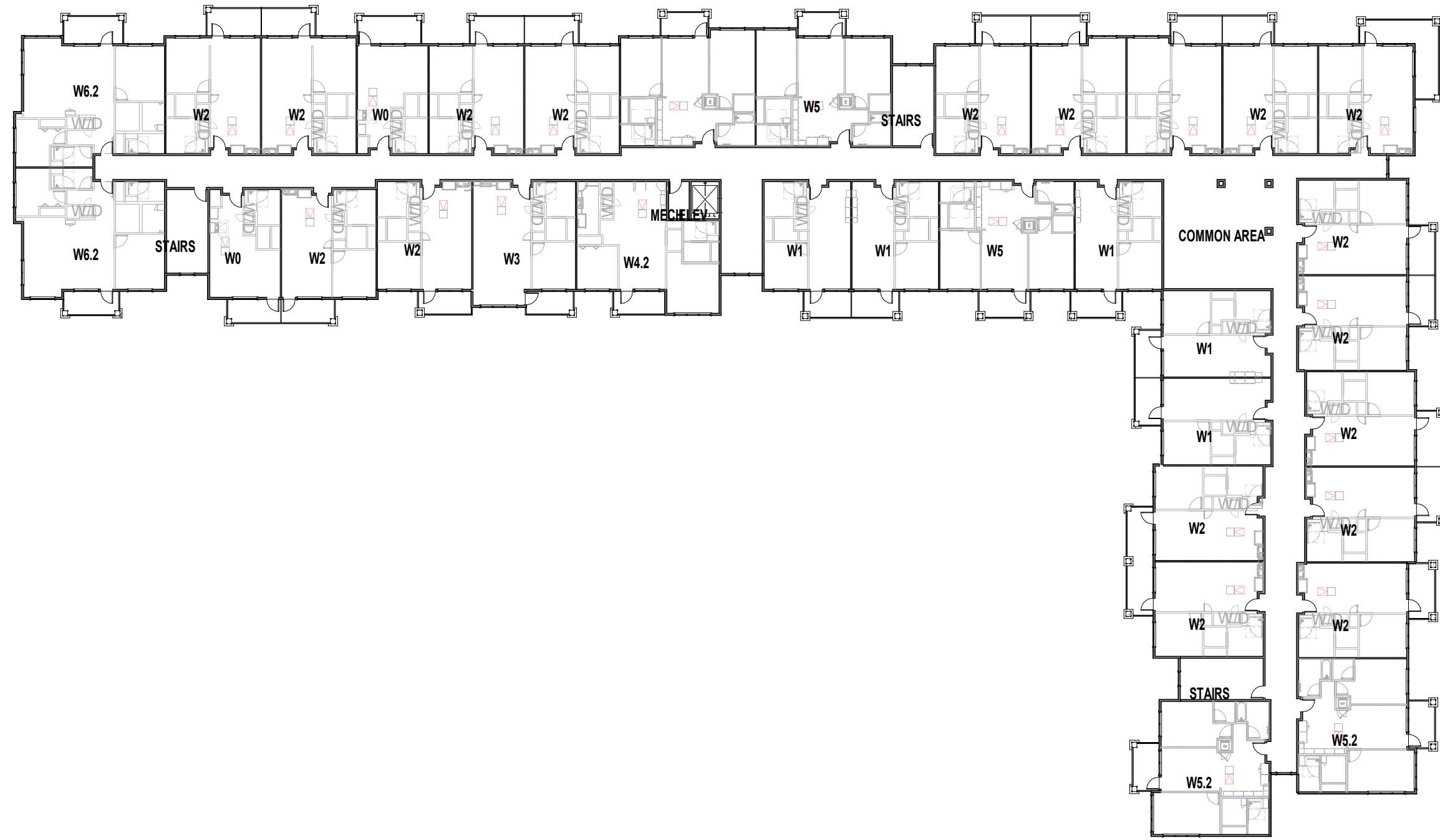
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EXTERIOR ELEVATIONS - SOUTH
BUILDING

PROJECT NUMBER: 20020

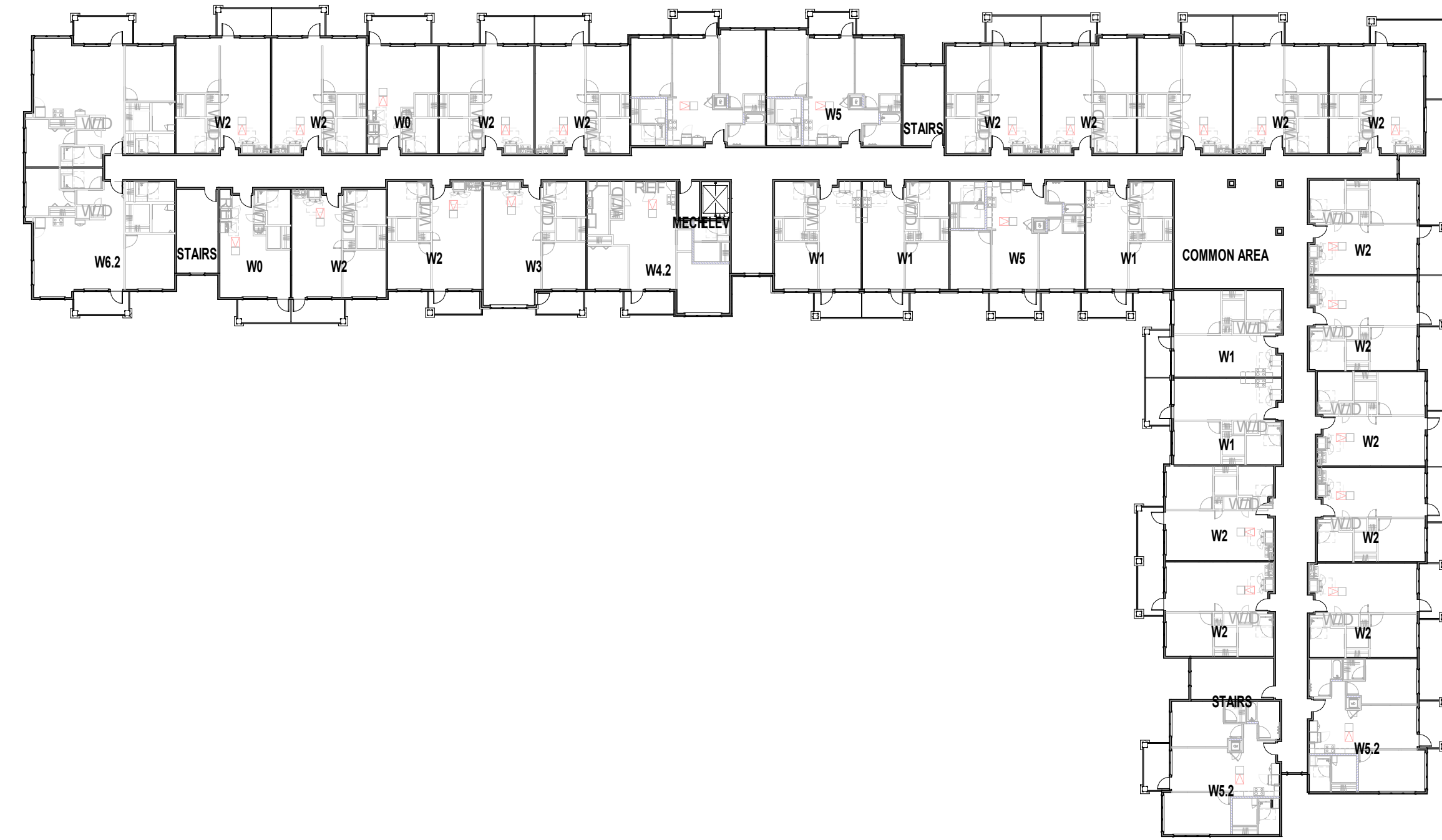
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A-202

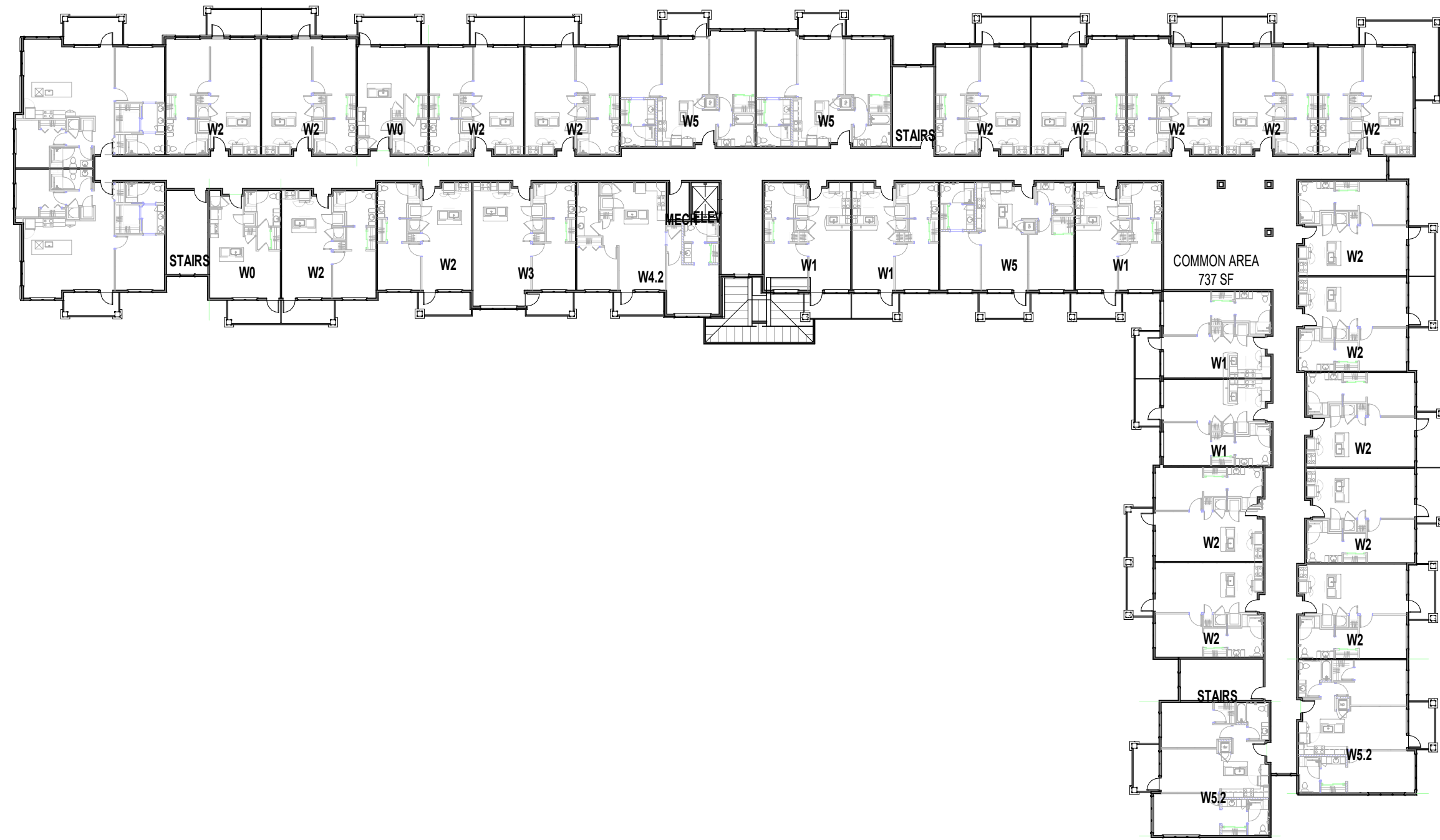
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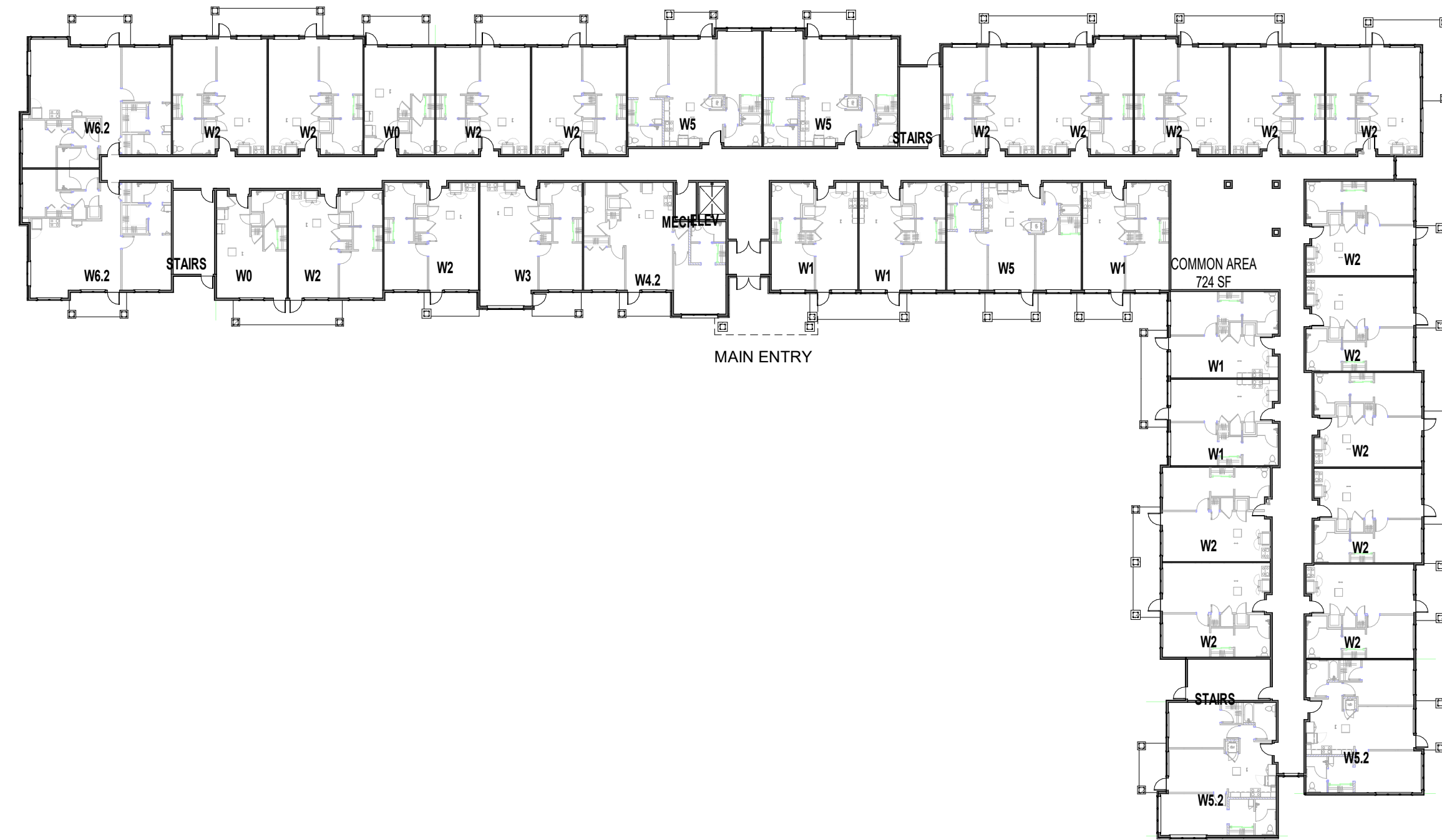
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1" = 30'-0"



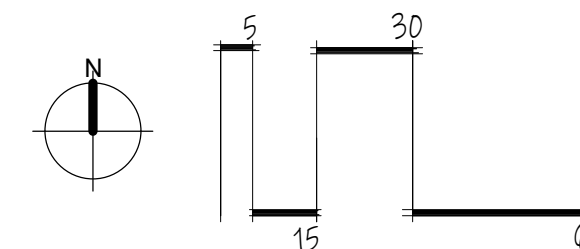
3 **THIRD FLOOR PLAN - EAST BUILDING**
1" = 30'-0"



2 **SECOND FLOOR PLAN - EAST BUILDING**
1" = 30'-0"



1 **FIRST FLOOR PLAN - EAST BUILDING**
1" = 30'-0"



KINSLEY FOREST PHASE II

**US HIGHWAY 69 & NW EAST
ENGLEWOOD RD
KANSAS CITY, MO 64118**

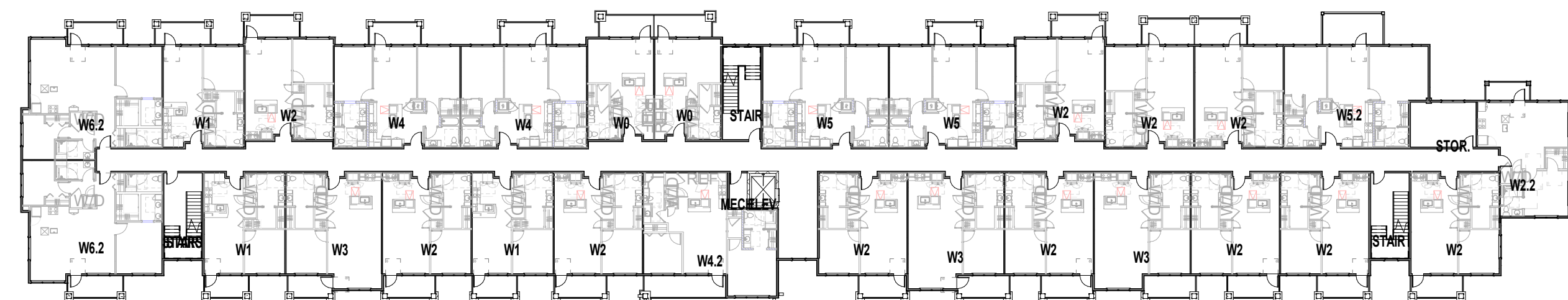
SHEET TITLE
EAST FLOORPLANS

PROJECT NUMBER: 20020

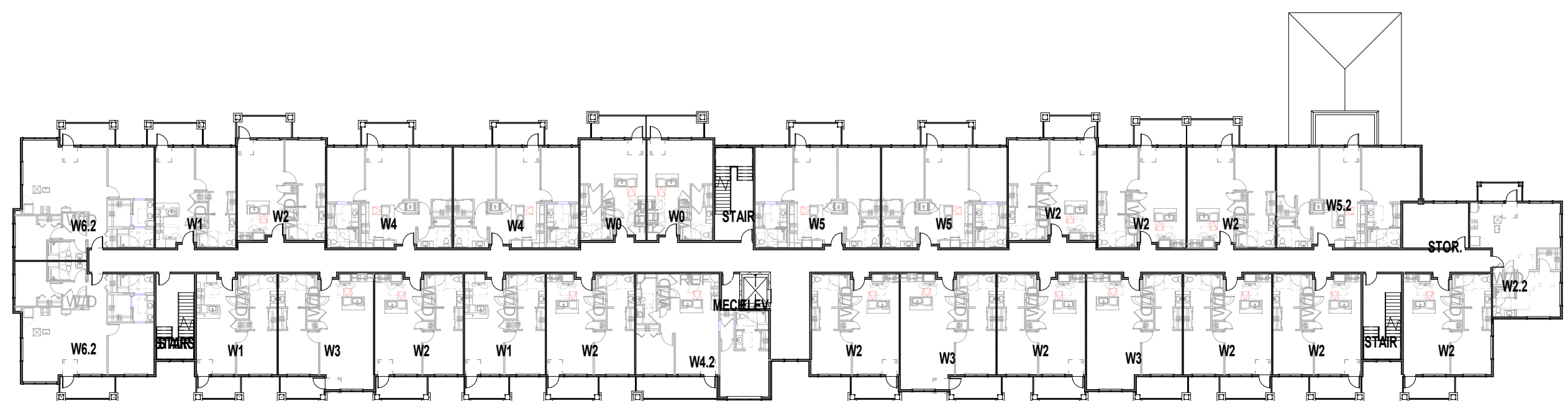
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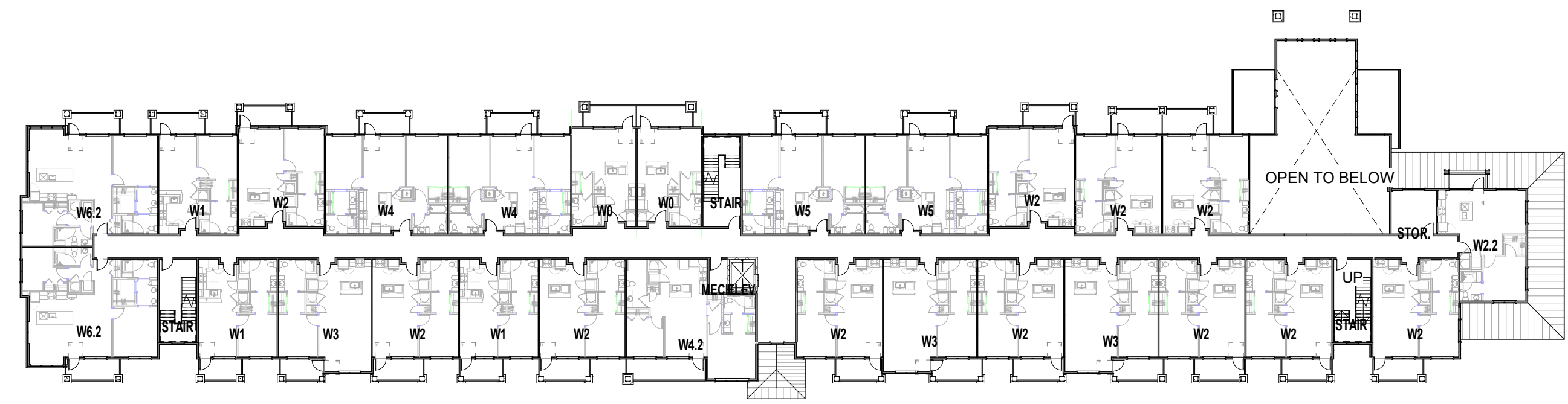
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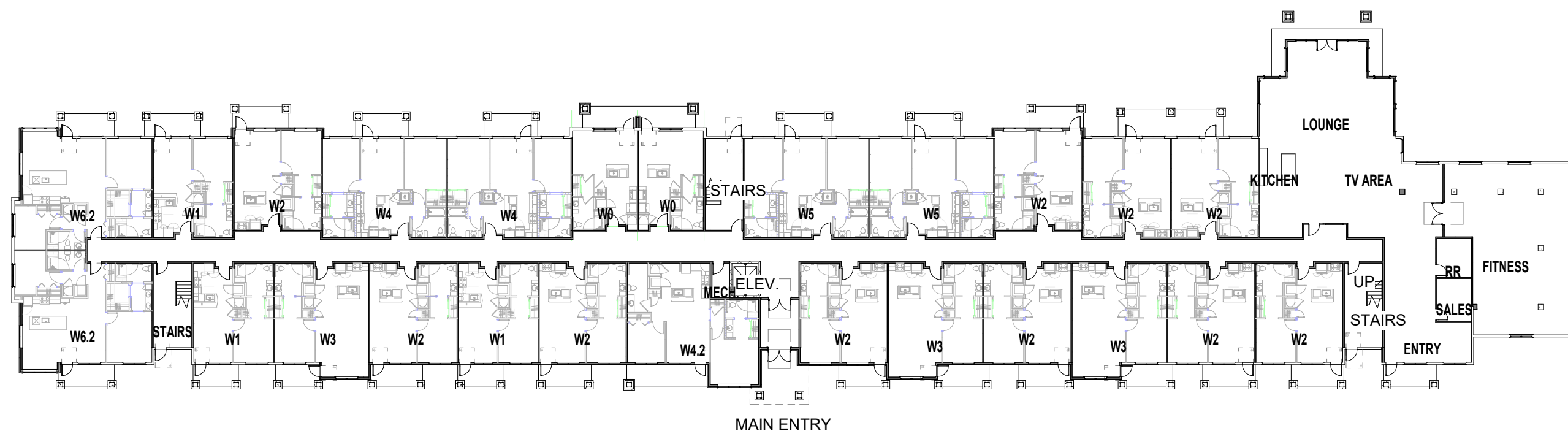
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 1/32" = 1'-0"



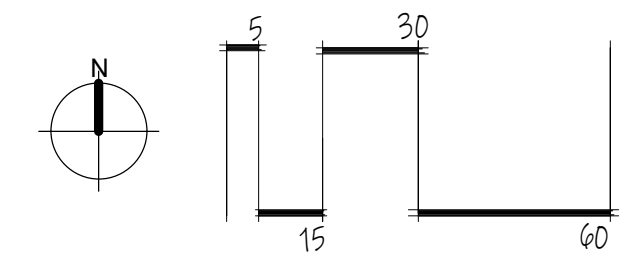
3 **THIRD FLOOR PLAN - SOUTH BUILDING**
 1/32" = 1'-0"



2 **SECOND FLOOR PLAN - SOUTH BUILDING**
 1/32" = 1'-0"



1 **FIRST FLOOR PLAN - SOUTH BUILDING**
 1/32" = 1'-0"



KINSLEY FOREST PHASE II

**US HIGHWAY 69 & NW EAST
 ENGLEWOOD RD
 KANSAS CITY, MO 64118**

SHEET TITLE
 SOUTH FLOORPLANS

PROJECT NUMBER: 20020

SHE
**SOUTH
 A3**



4 EAST BUILDING - WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

- 8" FIBER CEMENT LAP SIDING
 - 6" EXPOSURE (COLOR 1 - LIGHT COLOR)
 - 6" EXPOSURE (COLOR 2 - MEDIUM COLOR)
 - 6" EXPOSURE (COLOR 3 - ALTERNATE MEDIUM COLOR)
 - 10" EXPOSURE AT BASE COURSE (COLOR 4 - DARK COLOR)
- FIBER CEMENT BOARD & BATTEN (LIGHT COLOR)
- CULTURED STONE
 - BLEND COLOR WITH STONE LEDGE
- PREFINISHED FIBER CEMENT TRIM
 - 3-1/2" & 5-1/2" AT WINDOW (COLOR 4)
 - 11-1/4" AT BANDING (COLOR 4)
 - 3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM (COLOR VARIABLE)
- ASPHALT SHINGLE ROOF (COLOR 5)

- EAST BLDG - T.O. TRUSS BRG 143' - 2 1/4"
- EAST BLDG - T.O. 4TH SUBFLR 133' - 11 5/8"
- EAST BLDG - T.O. 3RD SUBFLR 122' - 7 3/4"
- EAST BLDG - T.O. 2ND SUBFLR 111' - 3 7/8"
- EAST BLDG - T.O. 1ST SUBFLR 100' - 0"



3 EAST BUILDING - EAST ELEVATION
1/16" = 1'-0"

- EAST BLDG - T.O. TRUSS BRG 143' - 2 1/4"
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2 EAST BUILDING - SOUTH ELEVATION
1/16" = 1'-0"

- EAST BLDG - T.O. TRUSS BRG 143' - 2 1/4"
- EAST BLDG - T.O. 4TH SUBFLR 133' - 11 5/8"
- EAST BLDG - T.O. 3RD SUBFLR 122' - 7 3/4"
- EAST BLDG - T.O. 2ND SUBFLR 111' - 3 7/8"
- EAST BLDG - T.O. 1ST SUBFLR 100' - 0"



1 EAST BUILDING - NORTH ELEVATION
1/16" = 1'-0"

- EAST BLDG - T.O. TRUSS BRG 143' - 2 1/4"
- EAST BLDG - T.O. 4TH SUBFLR 133' - 11 5/8"
- EAST BLDG - T.O. 3RD SUBFLR 122' - 7 3/4"
- EAST BLDG - T.O. 2ND SUBFLR 111' - 3 7/8"
- EAST BLDG - T.O. 1ST SUBFLR 100' - 0"

PRINTS ISSUED
BUILDING HEIGHTS EXHIBIT
APRIL 25, 2022
REVISIONS:

rosemann & ASSOCIATES P.C.
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KINSLEY FOREST PHASE II

US HIGHWAY 69 & NW EAST
ENGLEWOOD RD
KANSAS CITY, MO 64118

SHEET TITLE
EXTERIOR ELEVATIONS - EAST
BUILDING

PROJECT NUMBER: 20020

SHEET NUMBER:

A-200

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MATERIAL LEGEND	
	8" FIBER CEMENT LAP SIDING - 6" EXPOSURE (COLOR 1 - LIGHT COLOR) - 6" EXPOSURE (COLOR 2 - MEDIUM COLOR) - 6" EXPOSURE (COLOR 3 - ALTERNATE MEDIUM COLOR) - 10" EXPOSURE AT BASE COURSE (COLOR 4 - DARK COLOR)
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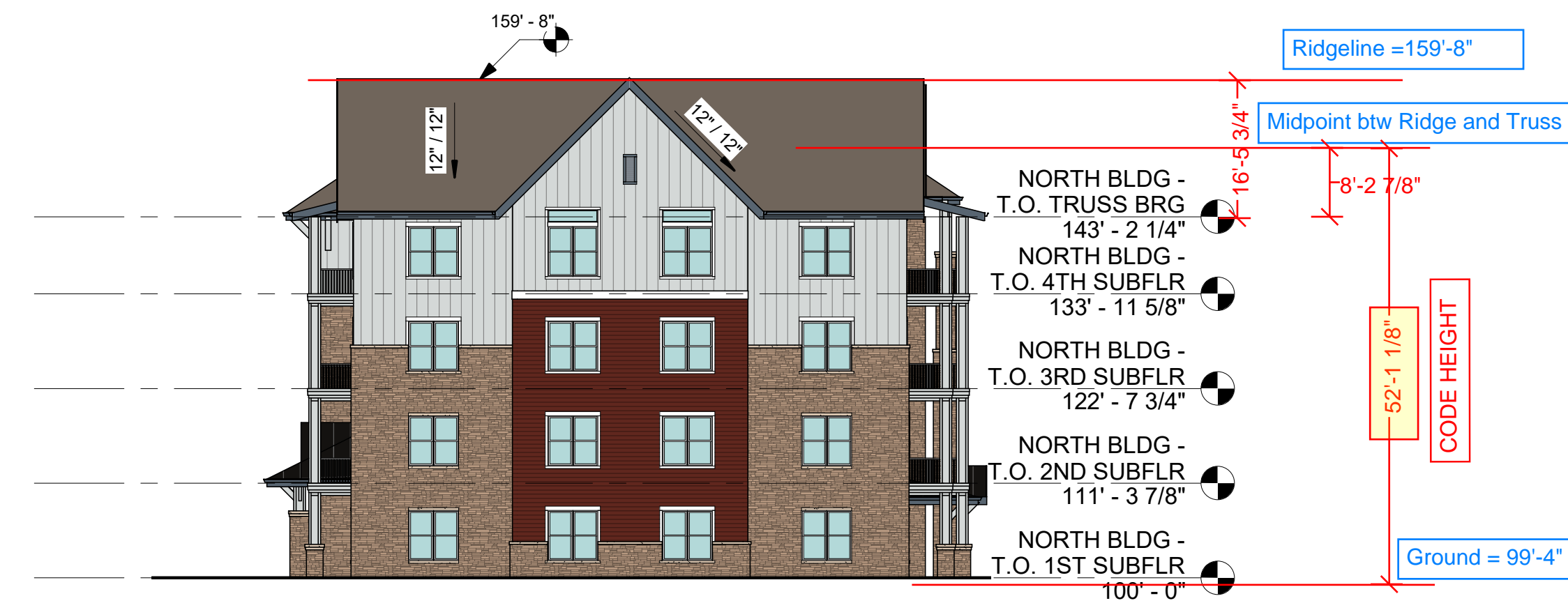
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4 NORTH BUILDING - WEST ELEVATION
 1/16" = 1'-0"



3 NORTH BUILDING - EAST ELEVATION
 1/16" = 1'-0"



2 NORTH BUILDING - SOUTH ELEVATION
 1/16" = 1'-0"



1 NORTH BUILDING - NORTH ELEVATION
 1/16" = 1'-0"

PRELIMINARY
 NOT FOR
 CONSTRUCTION

KINSLEY FOREST PHASE II

US HIGHWAY 69 & NW EAST
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SHEET TITLE
 EXTERIOR ELEVATIONS - NORTH
 BUILDING

PROJECT NUMBER: 20020

SHEET NUMBER:

A-201

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REFERENCE G-003 FOR GENERAL NOTES

MATERIAL LEGEND

- 8" FIBER CEMENT LAP SIDING
 - 6" EXPOSURE (COLOR 1 - LIGHT COLOR)
 - 6" EXPOSURE (COLOR 2 - MEDIUM COLOR)
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- ASPHALT SHINGLE ROOF (COLOR 5)

KEYNOTE LEGEND

PRINTS ISSUED
 BUILDING HEIGHTS EXHIBIT
 APRIL 25, 2022
 REVISIONS:

rosemann & ASSOCIATES P.C.
 ARCHITECTURE
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4 SOUTH BUILDING - WEST ELEVATION
 1/16" = 1'-0"



1 SOUTH BUILDING - EAST ELEVATION
 1/16" = 1'-0"



2 SOUTH BUILDING - NORTH ELEVATION
 1/16" = 1'-0"



3 SOUTH BUILDING - SOUTH ELEVATION
 1/16" = 1'-0"

PRELIMINARY
 NOT FOR
 CONSTRUCTION

KINSLEY FOREST PHASE II

US HIGHWAY 69 & NW EAST
 ENGLEWOOD RD
 KANSAS CITY, MO 64118

SHEET TITLE
 EXTERIOR ELEVATIONS - SOUTH
 BUILDING

PROJECT NUMBER: 20020

SHEET NUMBER:

A-202

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