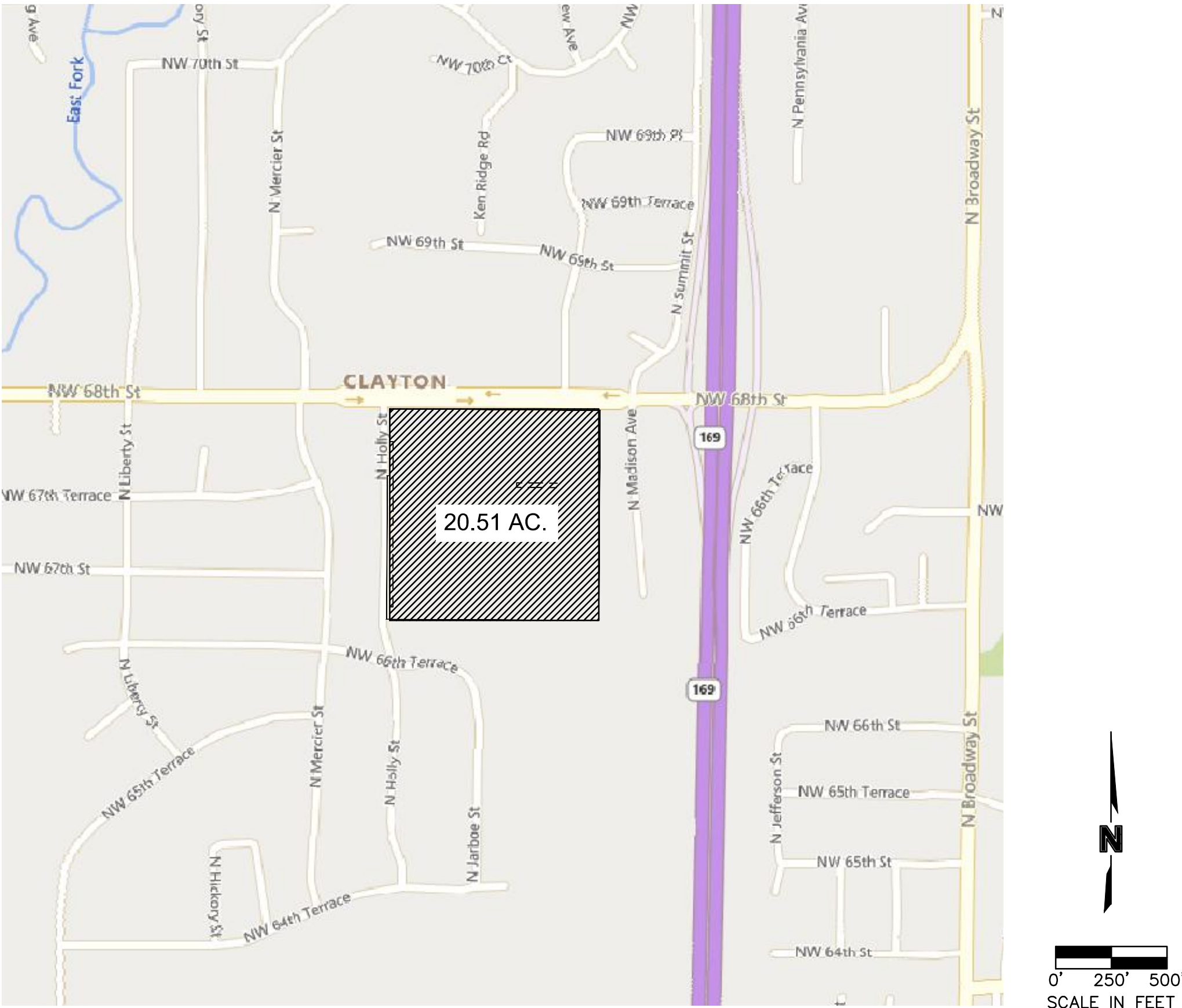




S 03 T 52 N, R 31 W
SCALE 1"=2000'

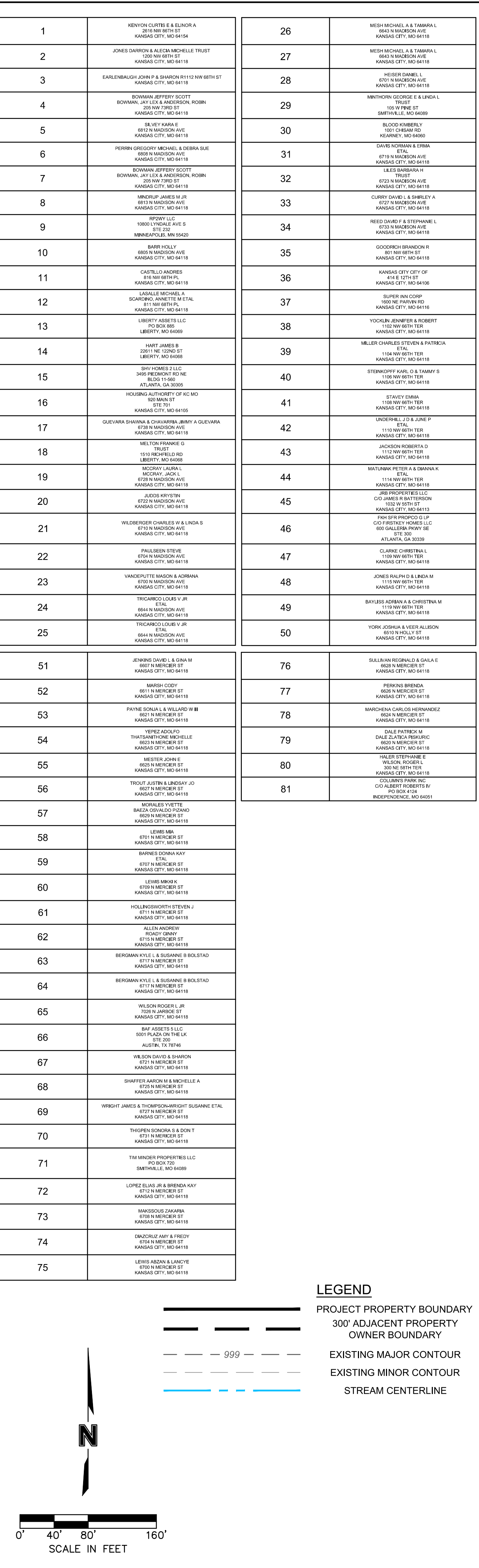
PROJECT TEAM
<u>OWNER / DEVELOPER</u> L&L BUILDING COMPANY, LLC 7004 N COVENTRY AVE KANSAS CITY, MO 64151 CONTACT: JACIE LIEBER PHONE: 816.935.6078 EMAIL: JACIELIEBER@YAHOO.COM
<u>ENGINEER</u> OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: STEPHEN SAYLOR, P.E. PHONE: 816.361.1177 EMAIL: SSAYLOR@OLSSON.COM
<u>LANDSCAPE ARCHITECT</u> OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON, P.L.A. PHONE: 816.361.1177 EMAIL: JHODSON@OLSSON.COM



SHEET LIST	
Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT
04	SITE DEVELOPMENT PLAN
05	GRADING & UTILITY PLAN
06	TREE PRESERVATION PLAN
07	STREAM BUFFER PLAN
08	OVERALL LANDSCAPE PLAN
09	PUBLIC STREET LIGHTING PLAN

PROPOERTY DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 51, RANGE 33 IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 44 MINUTES 44 SECONDS EAST
ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 39.89 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 47.27 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW. 68TH STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED;
THENCE SOUTH 89 DEGREES 36 MINUTES 06 SECONDS EAST.
ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 925.67 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 942.97 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 949.31 FEET;
THENCE NORTH 00 DEGREES 24 MINUTES 07 SECONDS EAST, A DISTANCE OF 645.44 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 13 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 205.43 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 45 SECONDS WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 79.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARE DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 20.51 ACRES, MORE OR LESS.



F:\2024\04\01-04500\024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC_SIT01_02404366.dwg
DATE: Apr 08, 2025 11:49am USER: qmulhammad

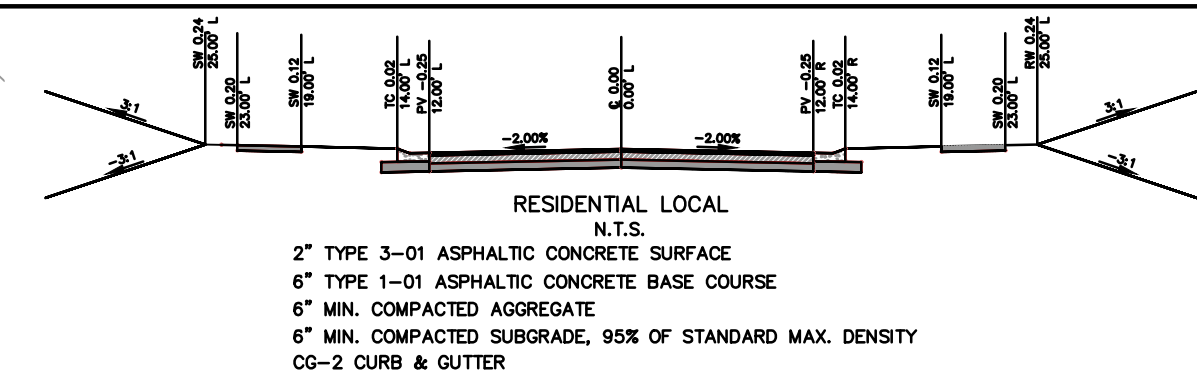
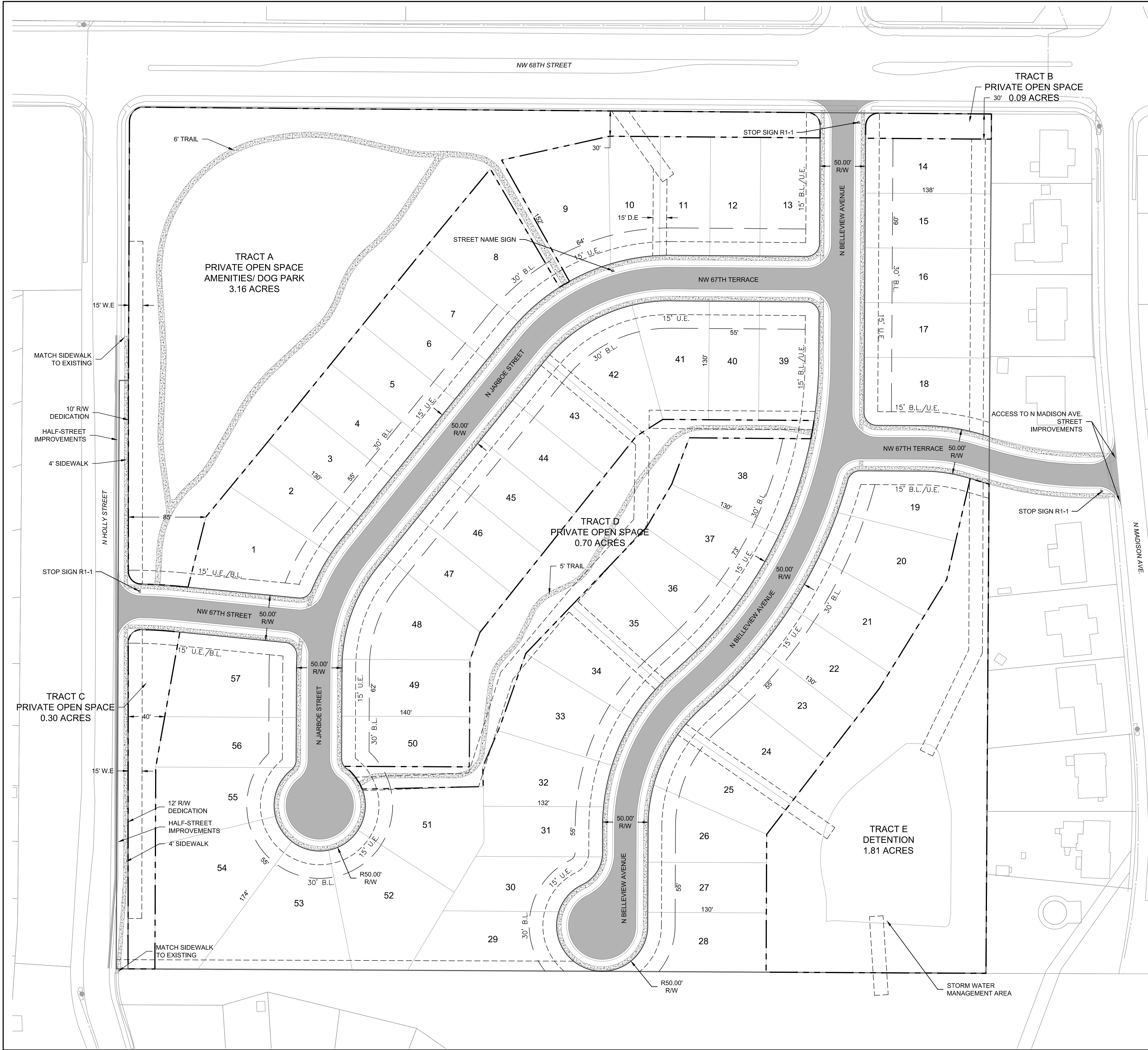


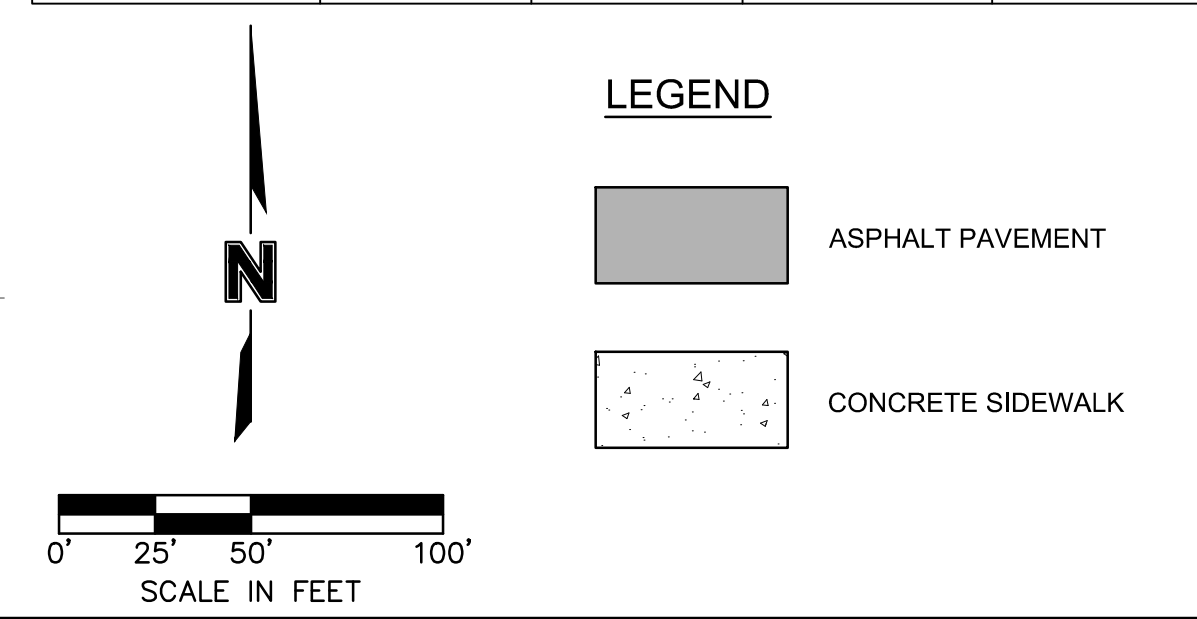
TABLE 1: SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-80	R-6	NO	
GROSS LAND AREA				
IN SQ.FT.	893,415.6	893,415.6		
IN ACRES	20.51	20.51		
RIGHT-OF-WAY			NO	
IN SQ. FT.	0	127,076.46		
IN ACRES	0	2.92		
BUILDING AREA (SF)	N/A	N/A	NO	
FLOOR AREA RATIO	N/A	N/A	NO	
RESIDENTIAL USE INFO				
TOTAL DWELLING UNITS				
DETACHED HOUSE		57	NO	
ZERO LOT LINE HOUSE				
COTTAGE HOUSE				
SEMI-ATTACHED HOUSE				
TOWNHOUSE				
TWO-UNIT HOUSE				
MULTI-UNIT HOUSE				
COLONNADE				
MULTI-UNIT BUILDING				
TOTAL LOTS				
RESIDENTIAL	2	57	NO	
PUBLIC/CIVIC				
COMMERCIAL				
INDUSTRIAL				
OTHER				

TABLE 2: BUILDING DATA				
BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	30'	NO	
FRONT SETBACK	0	30'	NO	
SIDE SETBACK	0	10% OF LOT WIDTH, 8' MAX	NO	
SIDE SETBACK (ABUTTING STREET)	0	15'	NO	
HEIGHT	0	35' MAX.	NO	

TABLE 4: PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVE? ROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT	57	57	N/A	N/A	NO

TABLE 5: OTHER DEVELOPMENT STANDARDS	
88-425 OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 PARKLAND DEDICATION	SEE TABLE BELOW
88-415 STREAM BUFFERS	SEE SHEET 07
88-430 OUTDOOR LIGHTING	N/A
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	N/A
88-445 SIGNS	PROPOSED MONUMENT SIGNS SHALL MEET 88-445 REQUIREMENTS
88-450 PEDESTRIAN STANDARDS	PUBLIC SIDEWALKS

PARKLAND REQUIREMENTS				
RESIDENTIAL UNIT TYPE	UNIT COUNT	PEOPLE PER UNIT	ACRES PER PERSON	REQUIRED ACREAGE
DETACHED HOUSES	57	3.7	0.006	1.27
SEMI-ATTACHED HOUSES	0	3	0.006	0
MULTI-UNIT BUILDINGS	0	3	0.006	0
TOTAL	57			1.27 AC.



olsson

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

NO. REV.

DATE

REVISIONS DESCRIPTION

REVISIONS

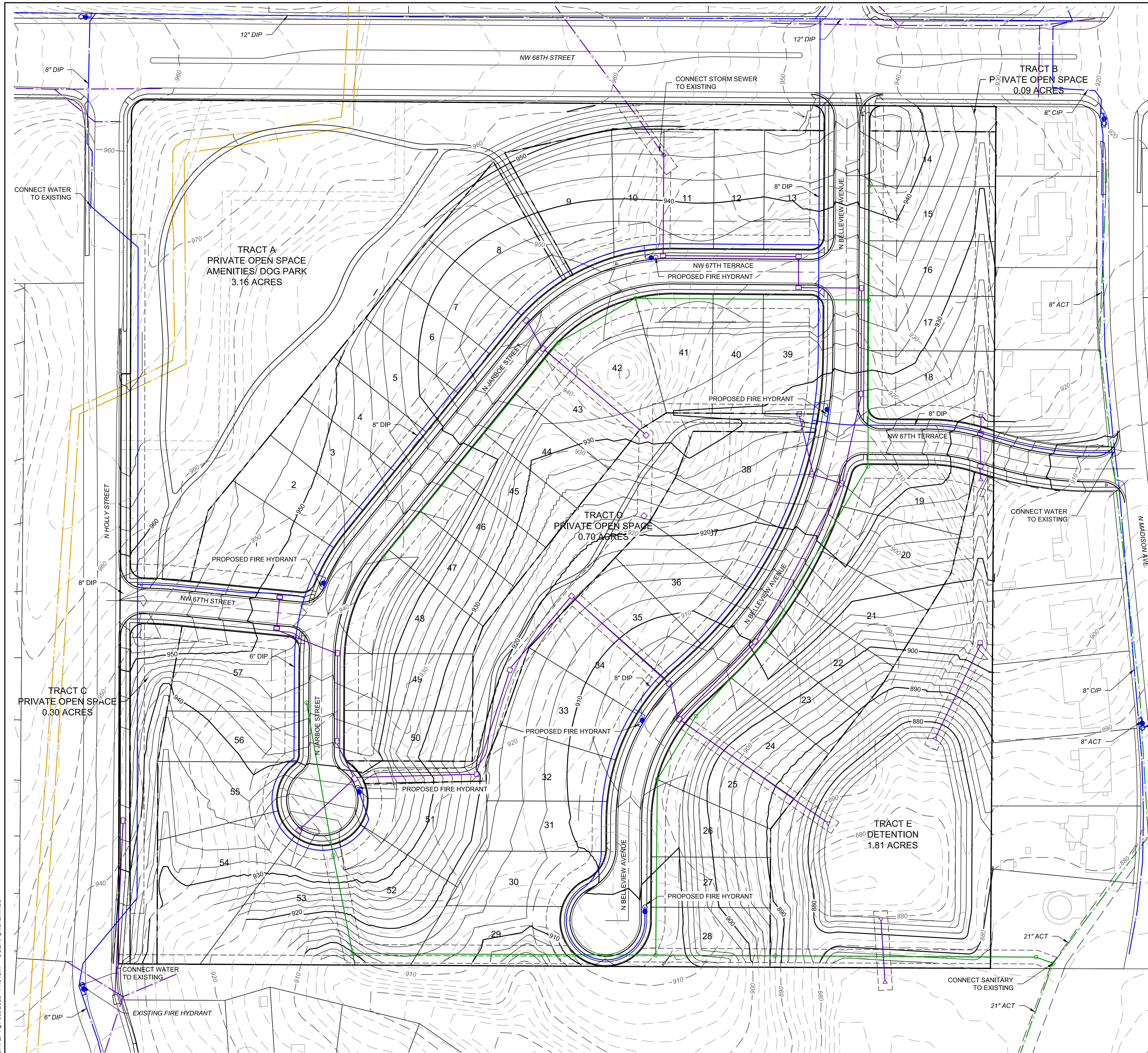
SITE DEVELOPMENT PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

KANSAS CITY, MISSOURI

drawn by: SM
checked by: SS
designed by: SS
QA/QC by: SS
project no.: 024-04366
date: 2025.02.21

SHEET
04



EXISTING FIRE HYDRANT

LEGEND

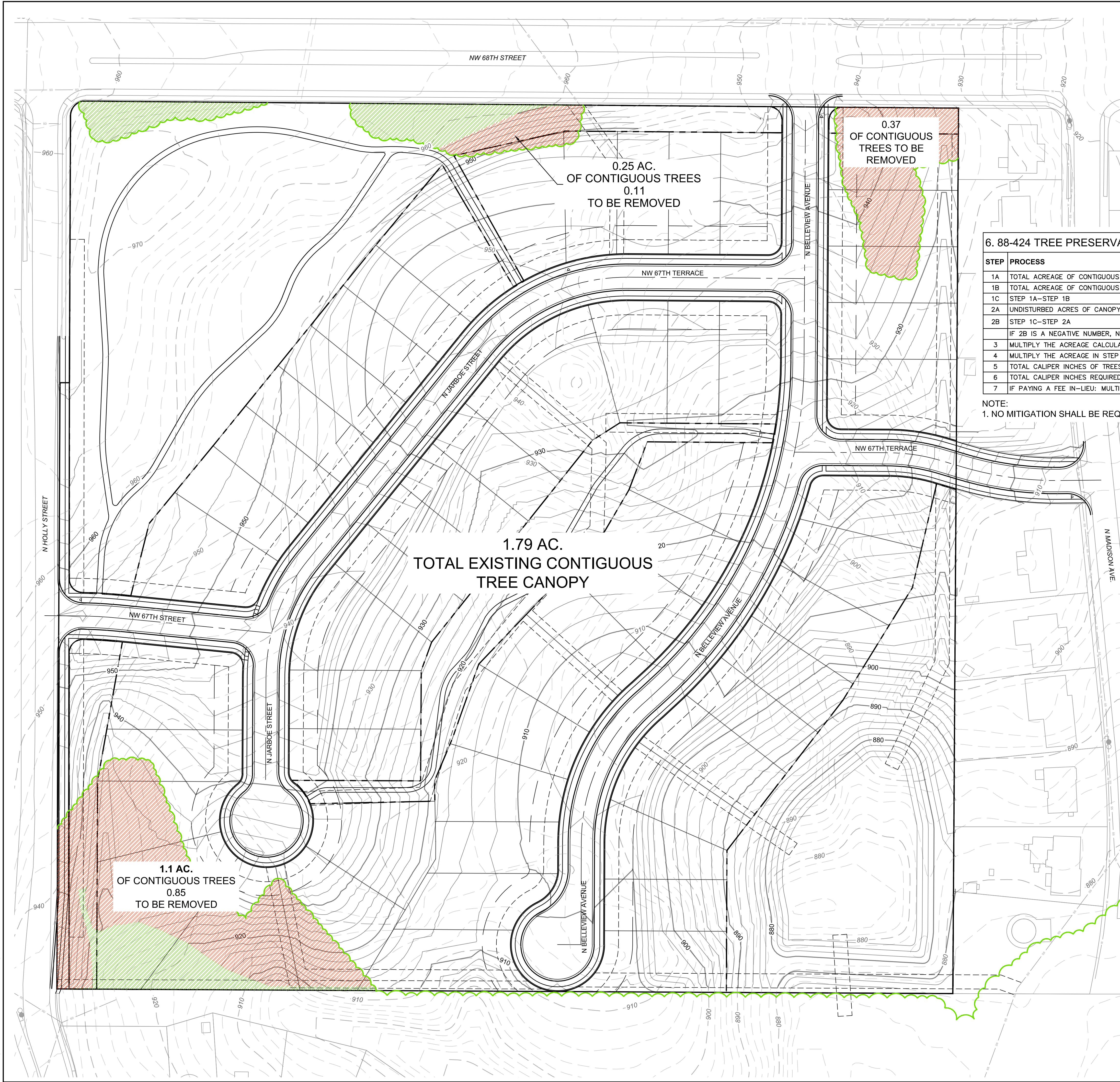
- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- MAJOR CONTOUR (PROPOSED)
- MINOR CONTOUR (PROPOSED)
- GAS (EXISTING)
- SANITARY SEWER (EXISTING)
- SANITARY SEWER (PROPOSED)
- STORM SEWER (EXISTING)
- STORM SEWER (PROPOSED)
- WATER (EXISTING)
- WATER (PROPOSED)

olsson®

[illegible]

drawn by: SM
checked by: SS
designed by: SS
QA/QC by: _____
project no.: 024-04366
date: 2025.02.21

F:\2024\04001-04500\024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC_TRP01_02404366.dwg
DATE: Apr 08, 2025 11:35am USER: qmulhammad



6. 88-424 TREE PRESERVATION AND PROTECTION

STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED	1.1	ACRES
1B	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER	0.46	ACRES
1C	STEP 1A-STEP 1B	0.64	ACRES
2A	UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS	0.00	ACRES
2B	STEP 1C-STEP 2A	0.64	ACRES
	IF 2B IS A NEGATIVE NUMBER, NO MITIGATION IS REQUIRED, IF 2B IS POSITIVE, PROCEED TO STEP 3		
3	MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35	0.2	
4	MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES	33.6	INCHES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88-425	536	INCHES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4- STEP 5	-502.4	INCHES
7	IF PAYING A FEE IN-LIEU: MULTIPLY STEP 6 BY \$185		DOLLARS

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

LEGEND

- PROJECT PROPERTY BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED

olsson[®]

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

TREE PRESERVATION PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI

drawn by: SM
checked by: SS
designed by: SS
QA/QC by: SS
project no.: 024-04366
date: 2025.02.21

NO. REV.

DATE

REVISIONS DESCRIPTION

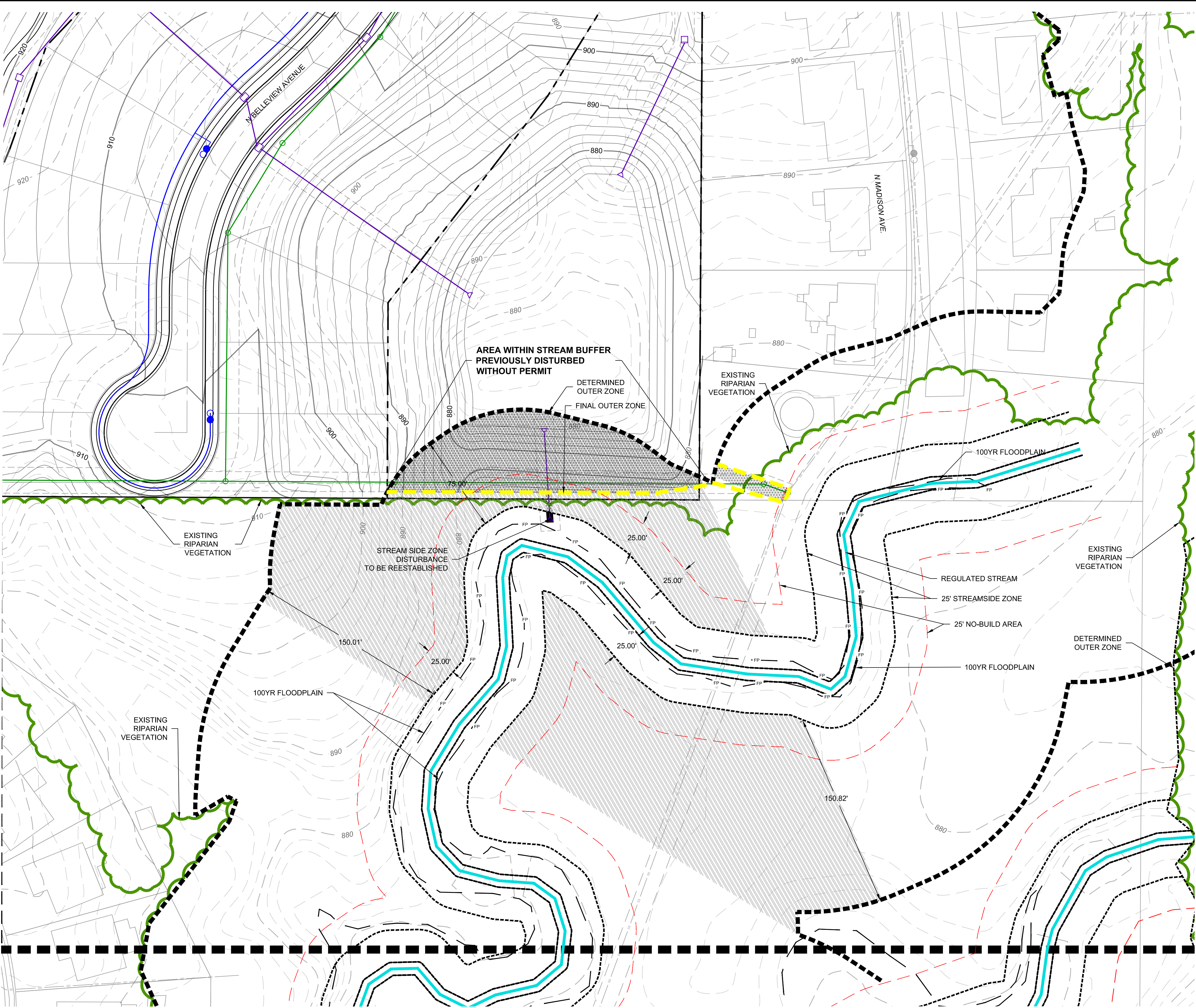
REVISIONS

2025

SHEET

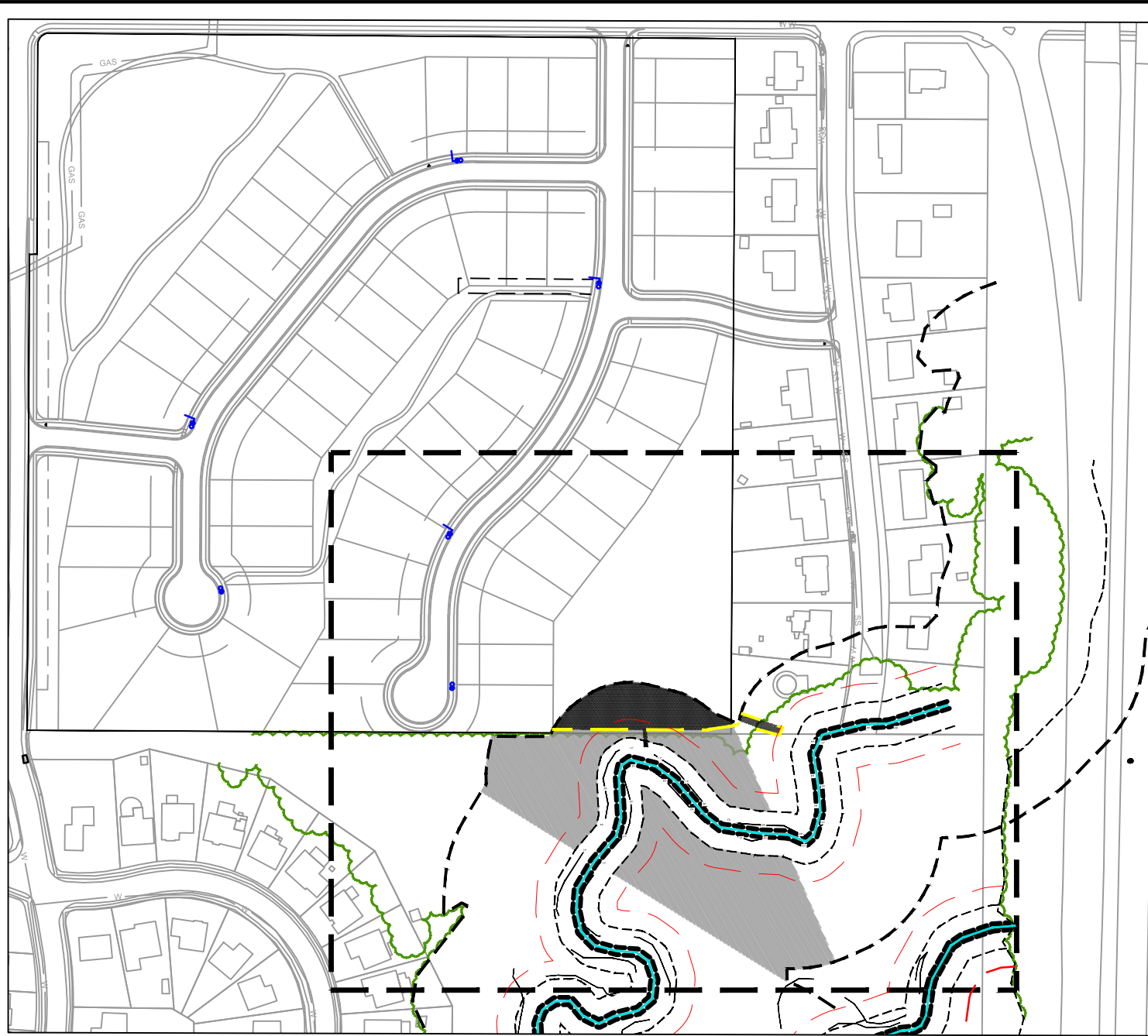
06

F:\2024\04001-04500\024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC_SBF01_02404366.dwg
DATE: Apr 08, 2025 11:36am USER: qmulammad

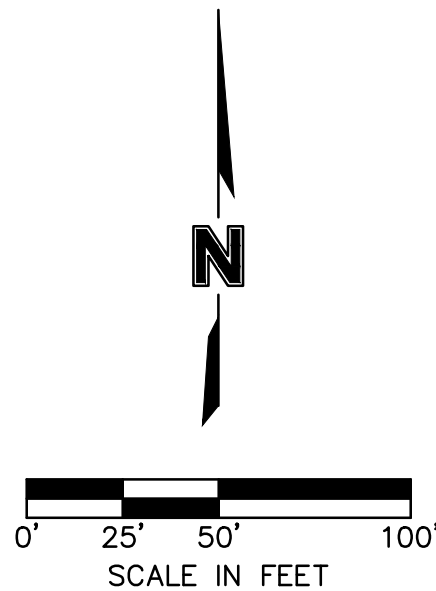


STREAM BUFFER CALCULATIONS						
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	1.69	0.26	0.26	15.38%	0.00	0.00
MIDDLE ZONE	0	0.00	0.00		0.00	
STREAMSIDE ZONE	0.54	0.00	0.00	0.16%	0.00	
FINAL OUTER ZONE	1.43					

- STREAM BUFFER NOTES:
1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
 2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



- LEGEND
- OUTER ZONE
 - STREAMSIDE ZONE
 - EDGE OF STREAM
 - FINAL OUTER ZONE
 - PROJECT PROPERTY BOUNDARY
 - NO BUILD ZONE
 - DETERMINED OUTER ZONE
 - OUTER ZONE DISTURBANCE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - 100 YEAR FLOODPLAIN
- LEGEND
- MAJOR CONTOUR (EXISTING)
 - MINOR CONTOUR (EXISTING)
 - MAJOR CONTOUR (PROPOSED)
 - MINOR CONTOUR (PROPOSED)
 - GAS (EXISTING)
 - SANITARY SEWER (EXISTING)
 - SANITARY SEWER (PROPOSED)
 - STORM SEWER (EXISTING)
 - STORM SEWER (PROPOSED)
 - WATER (EXISTING)
 - WATER (PROPOSED)



olsson

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

NO. REV.

DATE

REVISIONS DESCRIPTION

STREAM BUFFER PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

KANSAS CITY, MISSOURI

drawn by: SM
checked by: SS
designed by: SS
QA/QC by: SS
project no.: 024-04366
date: 2025.02.21

SHEET
07

2025

F:\2024\04\01-04500\024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC_LSC01_02404366.dwg
DATE: Apr 08, 2025 11:37am USER: qmuhammad

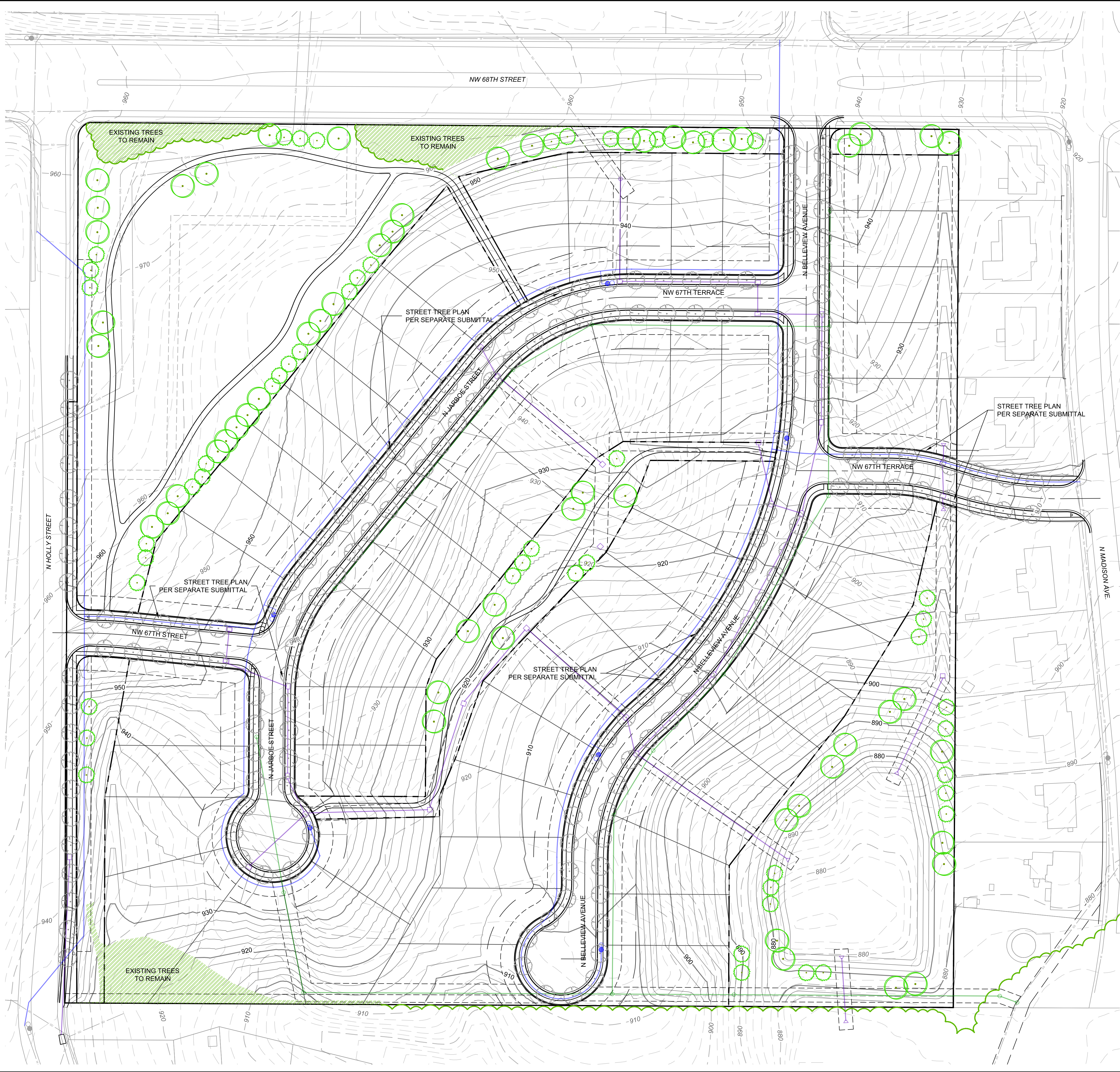
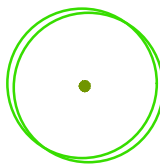
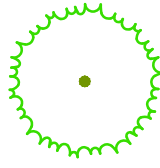


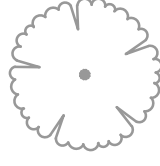
TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	163	163	NO	N/A
88-425-04 GENERAL	0	30+	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	10'+	NO	N/A
TREES	14	14	NO	N/A
SHRUBS/WALL/BERM	SHRUBS	TREES AND SHRUBS	NO	N/A
- ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS	N/A	N/A	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A			
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	ALL PROPOSED MECHANICAL/ UTILITY EQUIPMENTS SHALL BE SCREENED.			
88-425-09 OUTDOOR USE SCREENING	N/A			

TABLE 3B - LANDSCAPE SCHEDULE				
88-425 LANDSCAPE REQUIREMENTS	SYMBOL			
88-425-03 STREET TREES				
88-425-04 GENERAL				
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH				
TREES				
SHRUBS/WALL/BERM				
- ADJACENT TO RES. ZONES				
BUFFER WIDTH				
SHRUBS/BERM/FENCE/WALL				
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA				
TREES				
SHRUBS				
88-425-07 PARKING GARAGE SCREENING	N/A			
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	ALL PROPOSED MECHANICAL/ UTILITY EQUIPMENTS SHALL BE SCREENED.			
88-425-09 OUTDOOR USE SCREENING	N/A			

PLANT SCHEDULE

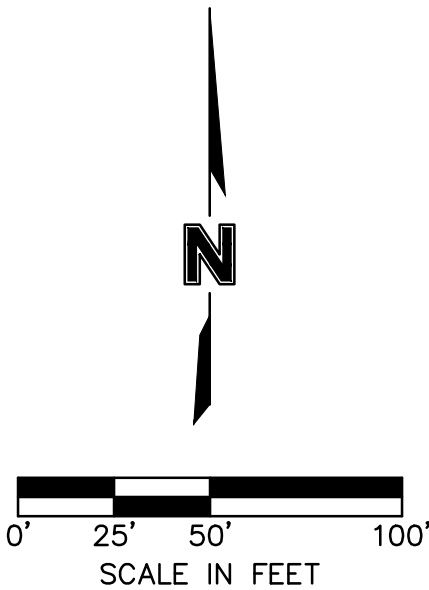
- 

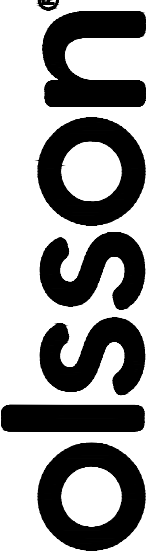
DECIDUOUS SHADE TREE (2.0 CAL.)56
- 

EVERGREEN TREE49
- 

STREET TREES (2.0 CAL.)163

FINAL PLANT CULTIVARS WILL BE IDENTIFIED ON THE PROJECT PLAN.





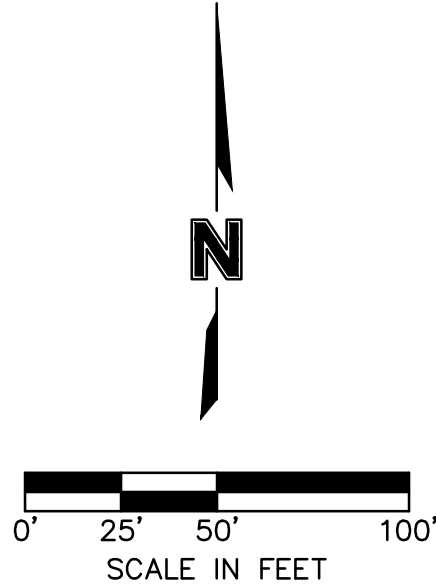
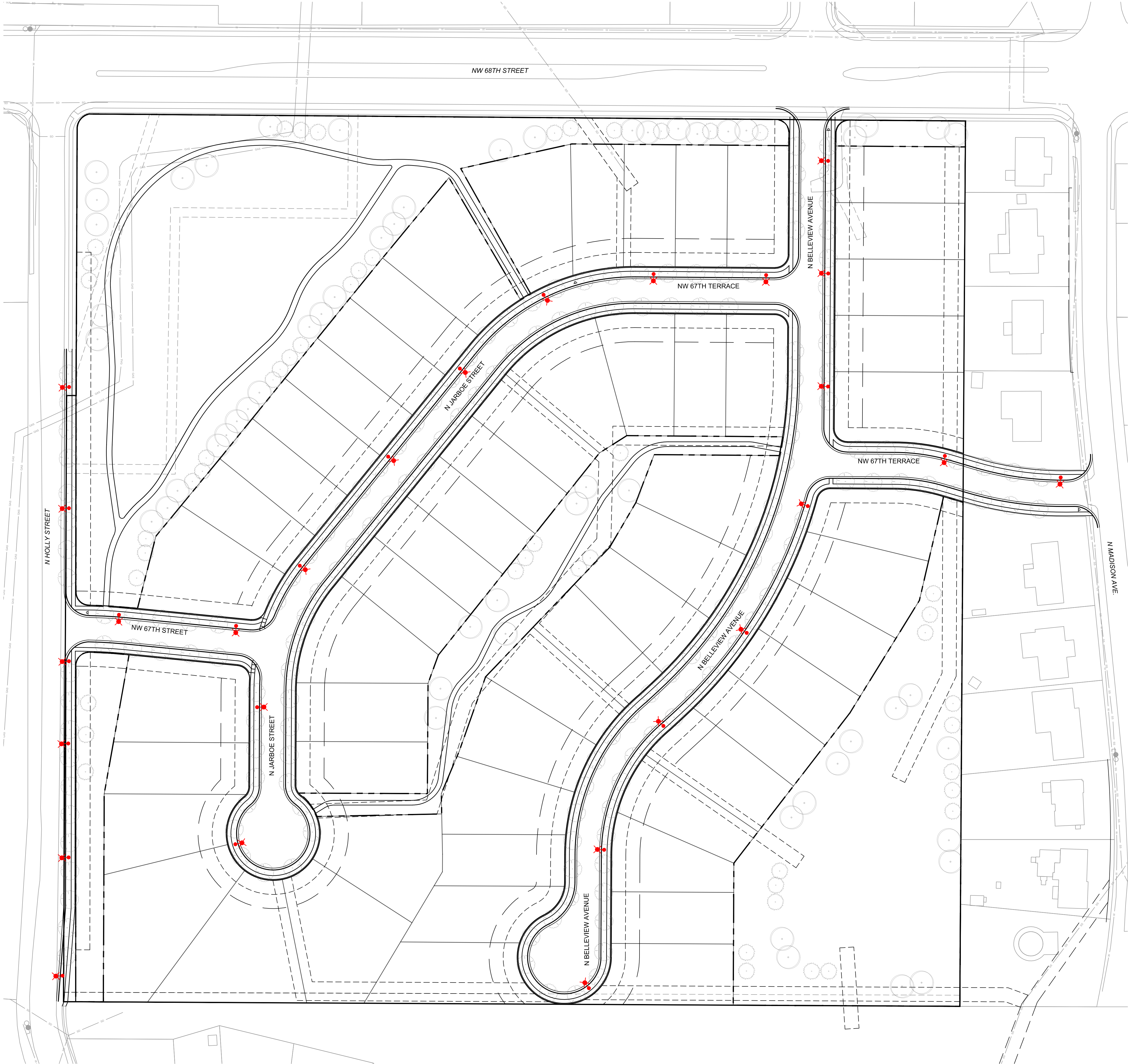
1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

OVERALL LANDSCAPE PLAN	JADAN HILLS REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT KANSAS CITY, MISSOURI	REVISIONS	
		NO.	DATE
		REV.	
SHEET 08		2025	

drawn by: SM
checked by: SS
designed by: SS
QA/QC by: SS
project no.: 024-04366
date: 2025.02.21

F:\2024\04\01-0450\0024-04366\40-design\AutoCAD\preliminary plans\Sheets\SDNC_LTG01_02404366.dwg
DATE: Apr 08, 2025 11:38am USER: qmulhammad



LEGEND
PROJECT PROPERTY BOUNDARY
PROPOSED STREET LIGHT

NOTES:
STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS
SECTION 2800 STREET LIGHTING.

olsson[®]

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

REVISIONS DESCRIPTION

NO.	REV.	DATE

PUBLIC STREET LIGHTING PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by: SS
project no.: 024-04366
date: 2025.02.21

SHEET
09