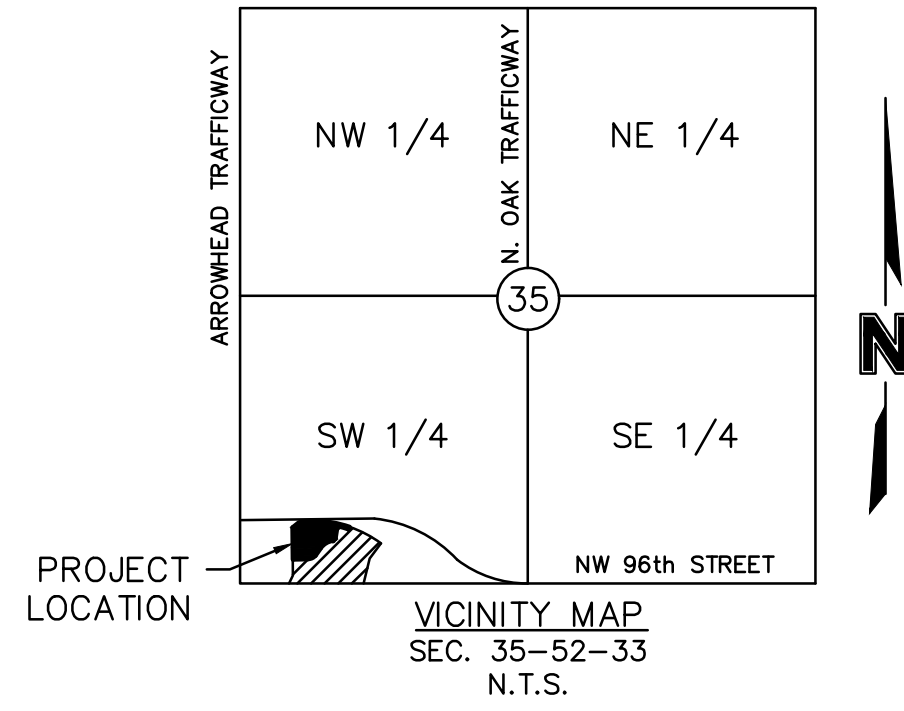
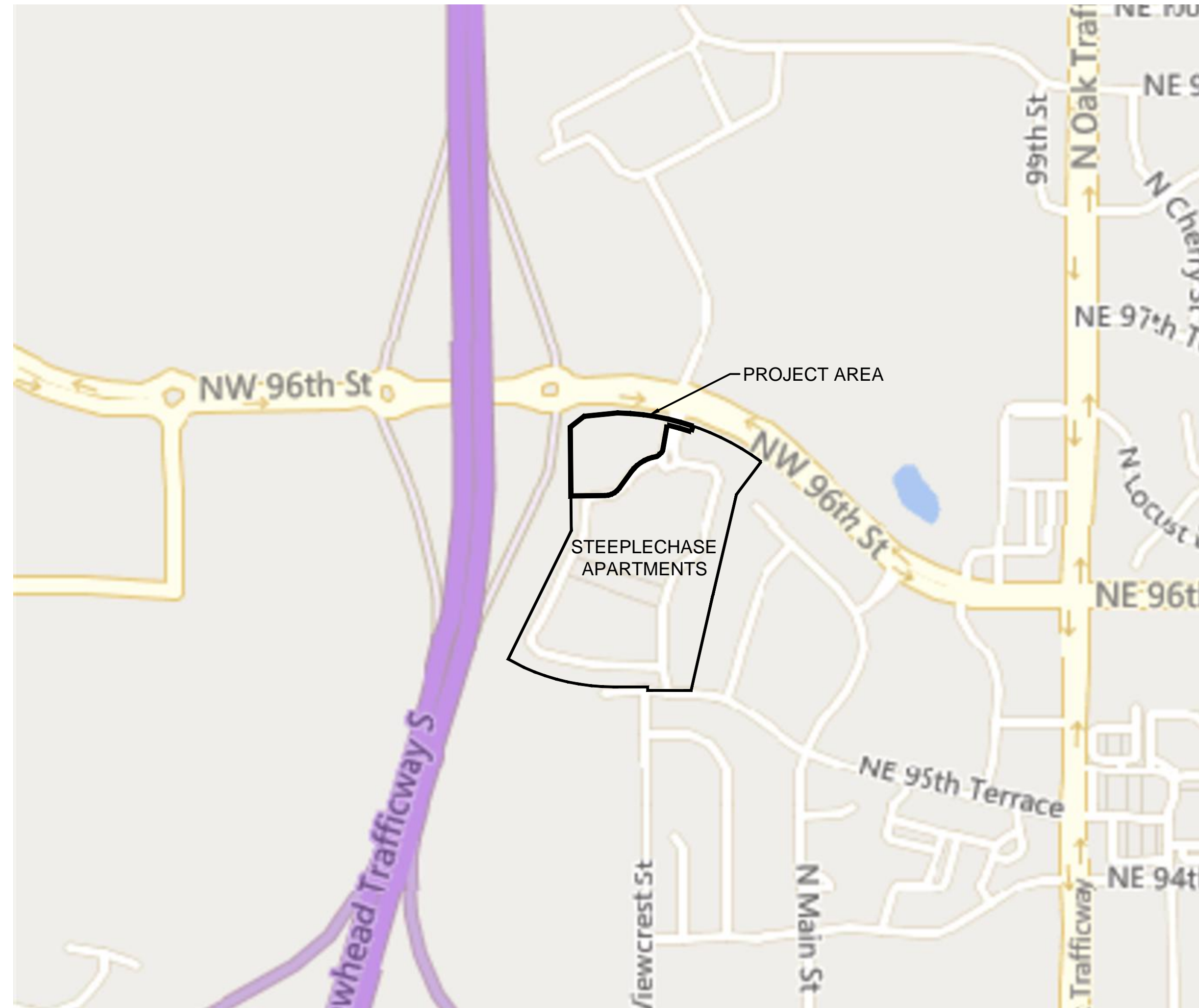


MPD DEVELOPMENT PLAN FOR STEEPLECHASE II TOWNHOMES

SECTION 35, TOWNSHIP 52, RANGE 33
IN KANSAS CITY, MISSOURI



PROJECT TEAM & UTILITY CONTACT LIST	
DEVELOPER BACH LAND AND DEVELOPMENT LLC 11650 S STATE ST, STE 300 DRAPER, UT 84020 CONTACT: SHAUN ATHEY PHONE: 801.727.9500 EMAIL: SHAUN.A@BACHHOMES.COM	UTILITY SERVICE NUMBERS NAME: KOMO PUBLIC WORKS PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE (MGE) PHONE: 314-342-0500
ENGINEER & LANDSCAPE ARCHITECT OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: CHRIS HOLMQUIST PHONE: 816.361.1177 EMAIL: CHOLMQUIST@OLSSON.COM	NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253
SURVEYOR J & J SURVEY 8680A N GREEN HILLS RD KANSAS CITY, MO 64154 CONTACT: ALAN R. GRAFF PHONE: 816.741.1017 EMAIL: ALAN@JANDJSURVEY.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959
ARCHITECT BACH HOMES 11650 S. STATE ST., 3RD FLOOR DRAPER, UT 84020 CONTACT: ALEX DAHL PHONE: 801.727.9553 EMAIL: ALEX.DAHL@BACHHOMES.COM	



Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C200	EXISTING CONDITIONS
C300	OVERALL SITE PLAN
C301	SITE PLAN
C400	PRELIMINARY GRADING & UTILITIES
L100	PRELIMINARY LANDSCAPE PLAN
E100	SITE PHOTOMETRICS PLAN

<input checked="" type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	REVIEWED FOR CONSTRUCTION

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 52, RANGE 33 AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°41'51" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1353.79 FEET; THENCE NORTH 01°8'09" EAST, 569.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 96TH STREET, AS NOW ESTABLISHED, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE SOUTH 37°10'06" WEST, 173.67 FEET; THENCE SOUTH 13°14'59" WEST, 441.28 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°41'51" WEST ALONG SAID SOUTH LINE, 0.98 FEET; THENCE SOUTH 12°44'57" WEST, 414.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 95TH TERRACE, AS NOW ESTABLISHED; THENCE WESTERLY ON A CURVE TO THE LEFT, ALONG SAID NORTHERLY LINE, HAVING AN INITIAL TANGENT BEARING OF NORTH 89°08'03" WEST, A RADIUS OF 459.72 FEET, A CENTRAL ANGLE OF 00°51'33", AN ARC DISTANCE OF 6.94 FEET; THENCE NORTH 89°59'58" WEST (DEED - SOUTH 89°42'46" WEST) , ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 176.88 FEET; THENCE NORTH 0°00'02" EAST (DEED - NORTH 01°7'14" WEST) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 15.00 FEET; THENCE NORTH 89°59'58" WEST (DEED - SOUTH 89°42'46" WEST) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 143.70 FEET; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 924.93 FEET, A CENTRAL ANGLE OF 24°26'00", AN ARC DISTANCE OF 394.43 FEET; THENCE NORTH 61°47'06" WEST (DEED - NORTH 61°59'37" WEST), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 75.80 FEET (DEED - 74.26 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169 AS ESTABLISHED IN BOOK 1205 AT PAGE 758 IN THE OFFICE OF THE RECORDER OF DEEDS IN CLAY COUNTY, MISSOURI; THENCE NORTH 26°11'50" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 606.89 FEET; THENCE NORTH 0°34'13" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 481.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NW 96TH STREET; THENCE NORTH 84°16'17" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 203.46 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 88°46'38" EAST, A RADIUS OF 1065.92, A CENTRAL ANGLE OF 35°11'02", AN ARC DISTANCE OF 654.55 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 18.75 ACRES, MORE OR LESS.

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BY

REVISIONS DESCRIPTION
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DATE
2023.10.20

REV. NO.
1

2023

TITLE SHEET
MPD DEVELOPMENT PLAN

STEEPLECHASE II TOWNHOMES
311 NW 96TH ST

KANSAS CITY, MO

drawn by: OS
checked by: CH
approved by: JN
QA/QC by: XX
project no.: 023-04734
drawing no.: C_TTL01_02304734
date: 11

SHEET
C100

USER: cholmquist

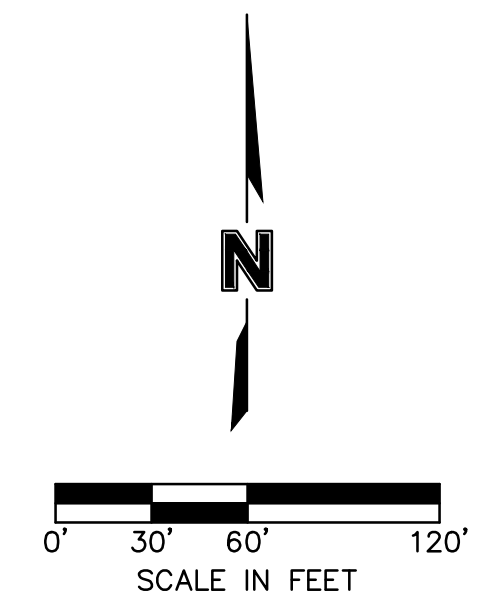
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SITE PLAN LEGEND

- INSTALL MOUNTABLE CURB
- CURB ELEVATIONS SHALL TRANSITION SMOOTHLY OVER A MIN. OF 3' HORIZONTALLY. SEE GRADING PLANS FOR DETAILS AND EXCEPTIONS
- PROPOSED LIGHT DUTY CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE SIDEWALK
- PROPOSED LIGHT DUTY PAVEMENT AREAS
- PROPOSED HEAVY DUTY PAVEMENT AREAS
- (X) STALL COUNT



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OVERALL SITE PLAN
MPD DEVELOPMENT PLAN
STEEPLECHASE II TOWNHOMES
311 NW 96TH ST
KANSAS CITY, MO

drawn by: _____ OS
 checked by: _____ CH
 approved by: _____ JH
 QA/QC by: _____ XH
 project no.: 023-04734
 drawing no.: C_SIT01_02304734
 date: _____

2023

SHEET
C300

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SITE PLAN LEGEND

- INSTALL MOUNTABLE CURB
- CURB ELEVATIONS SHALL TRANSITION SMOOTHLY OVER A MIN. OF 3' HORIZONTALLY. SEE GRADING PLANS FOR DETAILS AND EXCEPTIONS
- PROPOSED LIGHT DUTY CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE SIDEWALK
- PROPOSED LIGHT DUTY PAVEMENT AREAS
- PROPOSED HEAVY DUTY PAVEMENT AREAS
- (X) STALL COUNT

NOTES:

1. FINAL MPD PLAN AND BUILDING PERMIT PLANS WILL INCLUDE FINAL DETAILS ON SITE LAYOUT, SIGNAGE, OPEN SPACE, BUILDING MATERIALS & ELEVATIONS, LANDSCAPING, AND LIGHTING.
2. ALL PROPOSED BUILDINGS CONSIST OF TWO FINISHED STORIES ABOVE GROUND-LEVEL GARAGE.
3. CONCRETE STEPS EACH ENTRY/LANDING ON GARAGE SIDE OF UNIT SHALL HAVE 1 OR 2 STEPS 7" MAX RISE 12" TYP. TREAD.

RESIDENTIAL UNITS:

- (31) 3-BEDROOM W/ 2 CAR GARAGE, 1519 SF FINISHED
- (23) 3-BEDROOM W/ 2 CAR GARAGE, 1499 SF FINISHED
- (2) 2-BEDROOM W/ 2 CAR GARAGE, 1302 SF FINISHED
- (56) UNITS TOTAL, 75,056 SF FINISHED

PARKLAND CALCULATION:
 (56 UNITS) x 3 PEOPLE PER UNIT x 0.006 AC./PERSON = 1.008 AC. REQUIRED

TRACT A (0.11 AC.) & TRACT B (0.07 AC.) TO BE COUNTED TOWARDS PARKLAND DEDICATION. REMAINDER (0.828 AC.) TO BE SATISFIED VIA PAYMENT-IN-LIEU-OF DEDICATION.

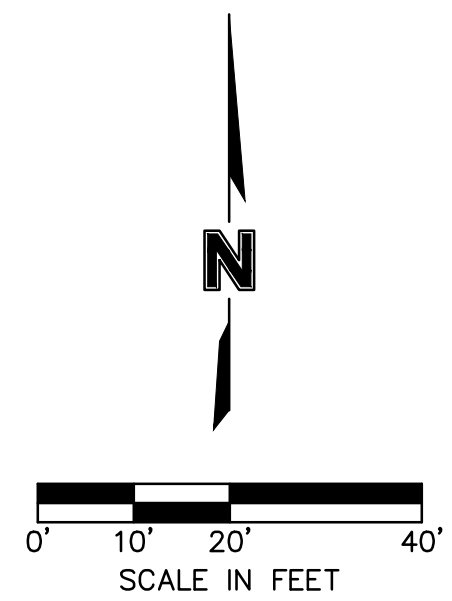


TABLE 1: SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	MPD	NO CHANGE	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	113,497	113,497	NO	N/A
- IN ACRES	2.60	2.60	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	0	0	NO	N/A
- IN ACRES	0	0	NO	N/A
BUILDING AREA (SQ. FT.)	0	75,056 SF	NO	N/A
F.A.R.	0	0.6613	NO	N/A
RESIDENTIAL USE INFO	N/A	56 TOWNHOUSE UNITS	NO	N/A
TOTAL LOTS				
- RESIDENTIAL		1	NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL			NO	N/A
- OTHER	1		NO	N/A

TABLE 2: BUILDING DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	NONE	NONE	NO	N/A
FRONT SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	NONE	NONE	NO	N/A
HEIGHT	NONE	40 FT.	NO	N/A

TABLE 4: PARKING DATA

88-420 PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
TOTAL	56	112 IN GARAGE 11 GUEST	0 0	0 0	NO

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SITE PLAN
MPD DEVELOPMENT PLAN

STEEPLECHASE II TOWNHOMES
311 NW 96TH ST

KANSAS CITY, MO

2023

drawn by: OS

checked by: LH

approved by: JH

QA/QC by: XX

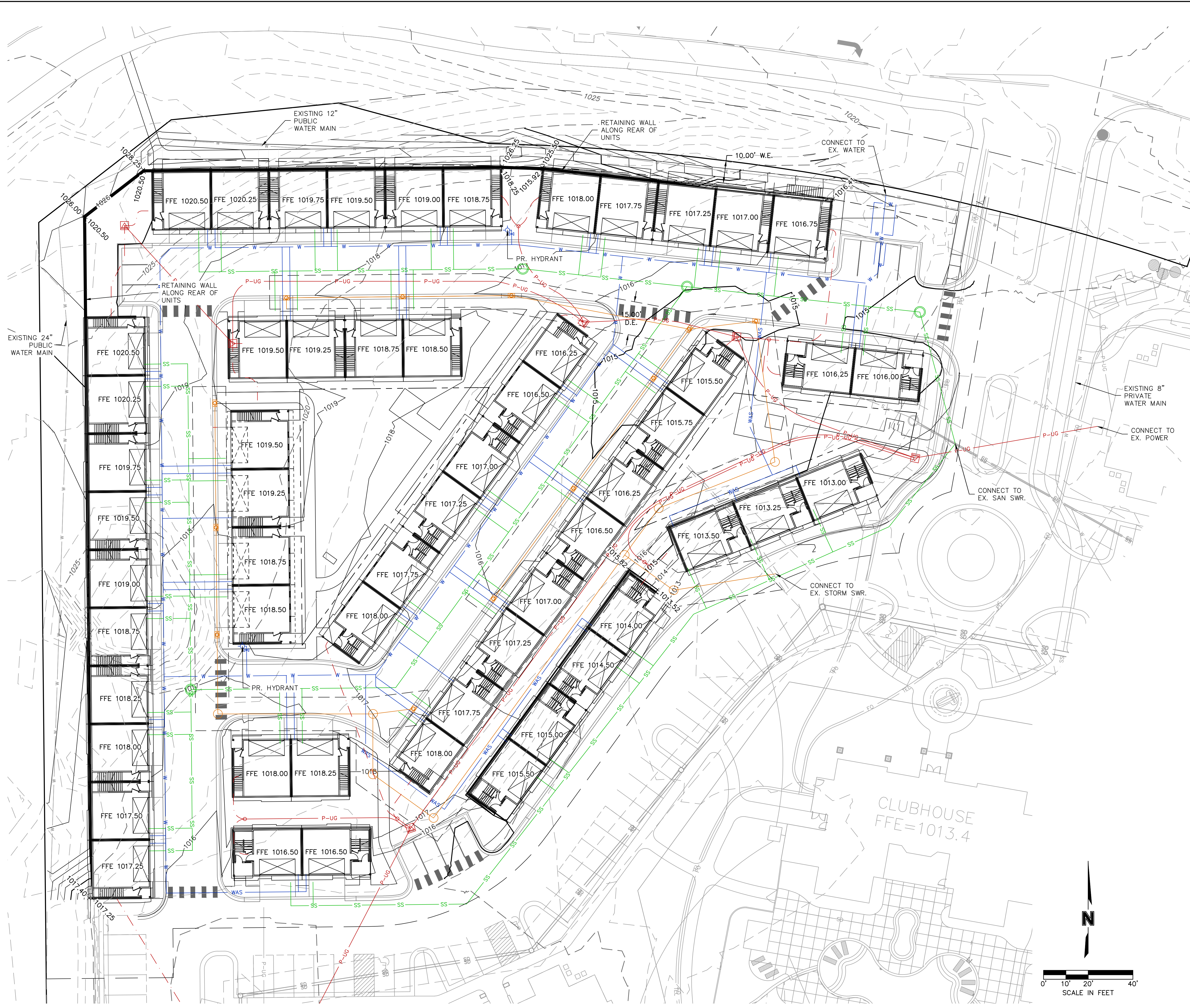
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drawing no.: C_SIT01_02304734

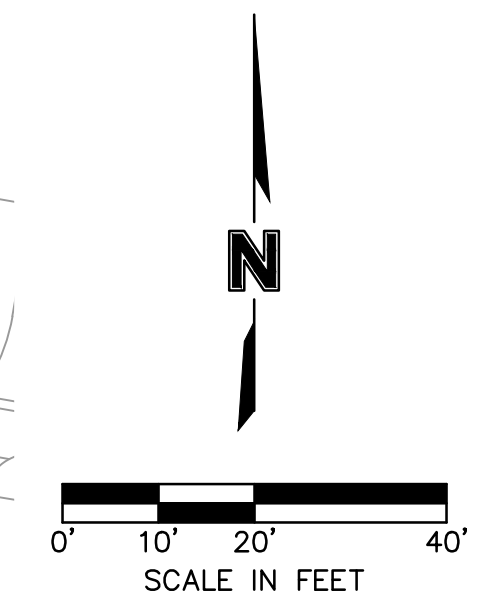
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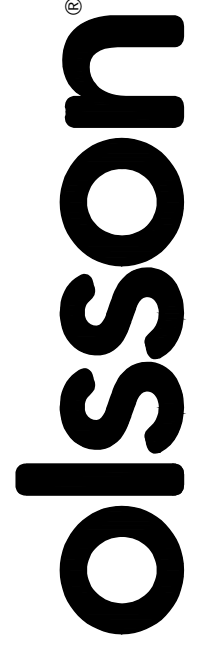
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- GRADING LEGEND**
- 999 — FINISHED GRADE MAJOR CONTOUR
 - 999 — FINISHED GRADE MINOR CONTOUR
 - - - 999 - - - EXISTING GRADE MAJOR CONTOUR
 - - - 999 - - - EXISTING GRADE MINOR CONTOUR
- SPOT ELEVATION LEGEND**
 SEE SPOT ELEVATION NOTES ON THIS SHEET
- FFE FINISHED FLOOR
 FG FINISHED GRADE
 GI TOP OF GRATE FOR GRATED INLETS
 TC TOP OF CURB AT BACK
 TP TOP OF PAVEMENT
 TS TOP OF STRUCTURE
 HP HIGH GRADE POINT
 LP LOW GRADE POINT
- SPOT ELEVATION NOTES**
- SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED
 - ALL FINAL FLOOR ELEVATIONS ARE LISTED AT THRESHOLD OF GARAGE PER INDIVIDUAL BUILDING
- UTILITY LEGEND**
- W — PROPOSED PRIVATE WATER LINE
 - WAS — PROPOSED PRIVATE SERVICE LINE
 - SS — PROPOSED PRIVATE SANITARY SEWER
 - SD — PROPOSED PRIVATE STORM SEWER
 - P-UG — PROPOSED UNDERGROUND POWER





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PRELIMINARY GRADING & UTILITIES
MPD DEVELOPMENT PLAN

STEEPLECHASE II TOWNHOMES
311 NW 96TH ST

KANSAS CITY, MO

2023

drawn by: _____ OS

checked by: _____ CH

approved by: _____ JH

QA/QC by: _____ XH

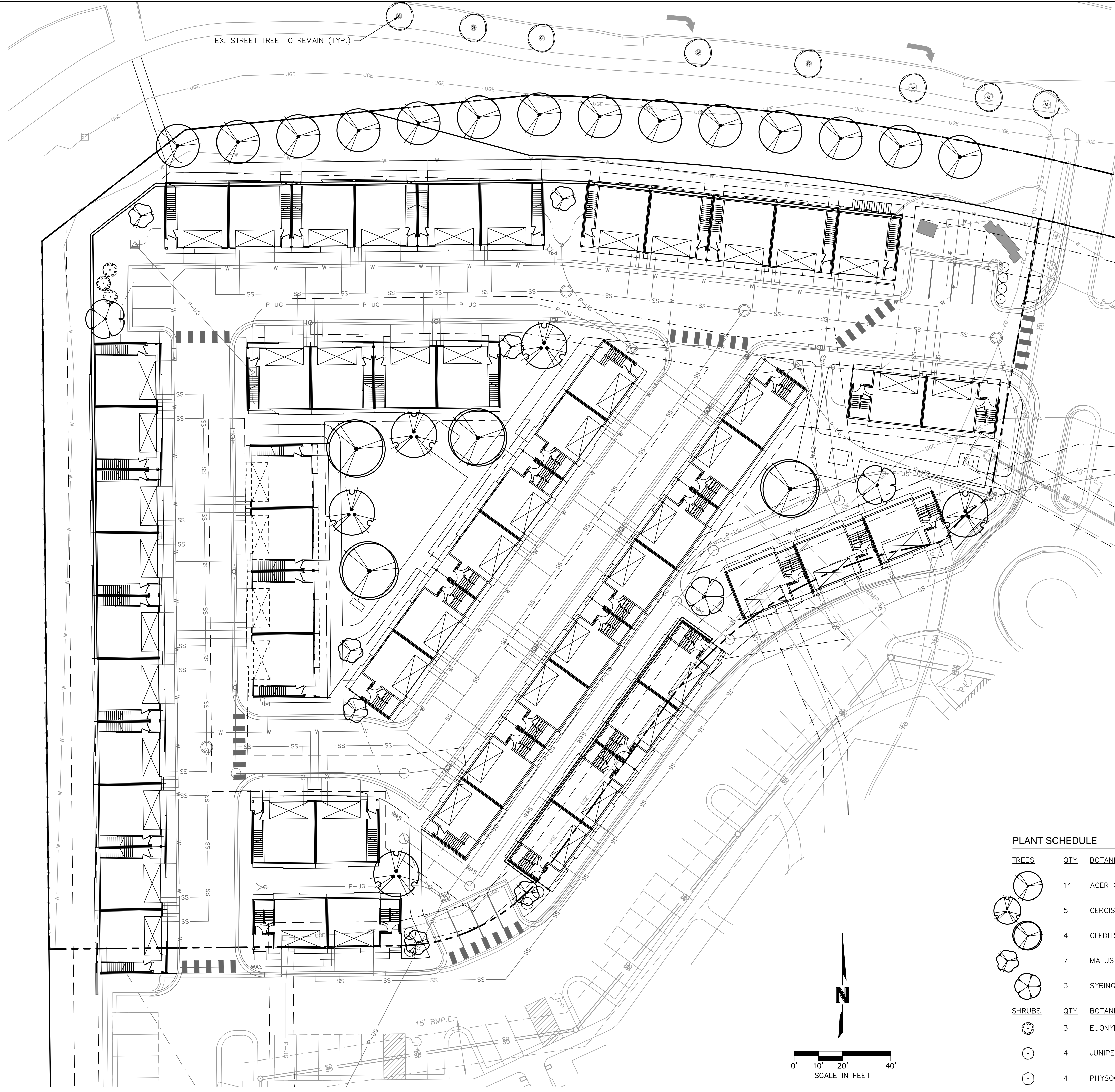
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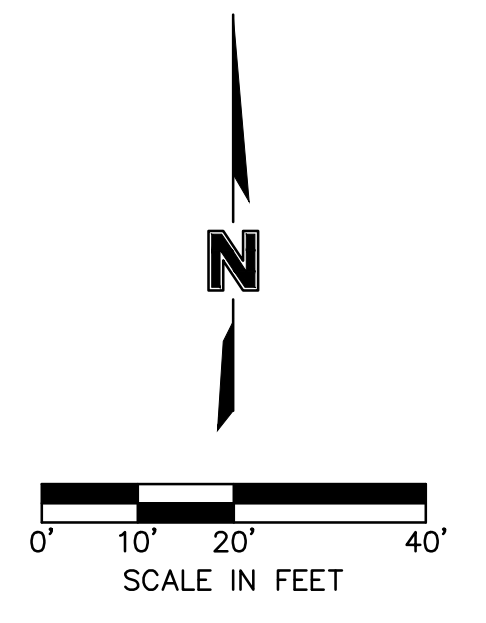
EX. STREET TREE TO REMAIN (TYP.)

TABLE 3 - LANDSCAPE REQUIREMENTS (TOTAL)				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES *	14	14	NO	N/A
88-425-04 GENERAL	16	16	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM	N/A	N/A	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	385 SF	600 SF	NO	N/A
TREES	3	3	NO	N/A
SHRUBS	11	11	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

* 8 EXISTING STREET TREES TO REMAIN WITHIN PUBLIC R/W NOT COUNTED IN THESE TOTALS. PROPOSED STREET TREES TO MEET REQUIREMENTS WILL BE PROVIDED ON-SITE AS SHOWN ON PLAN.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER
	14	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE@FREEMAN MAPLE	N/A	B & B	2"
	5	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	N/A	B & B	2"
	4	GLEDITSIA TRIACANTHOS 'INERMIS' / THORNLESS HONEYLOCUST	N/A	B & B	2"
	7	MALUS X 'ADIRONDACK' / ADIRONDACK CRABAPPLE	N/A	B & B	2"
	3	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	N/A	B & B	2"
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
	3	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL		
	4	JUNIPERUS X MEDIA 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL		
	4	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TINY WINE / TINY WINE NINEBARK	5 GAL		



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2023

PRELIMINARY LANDSCAPE PLAN & STREET TREE PLAN
MPD DEVELOPMENT PLAN

STEEPLECHASE II TOWNHOMES
311 NW 96TH ST

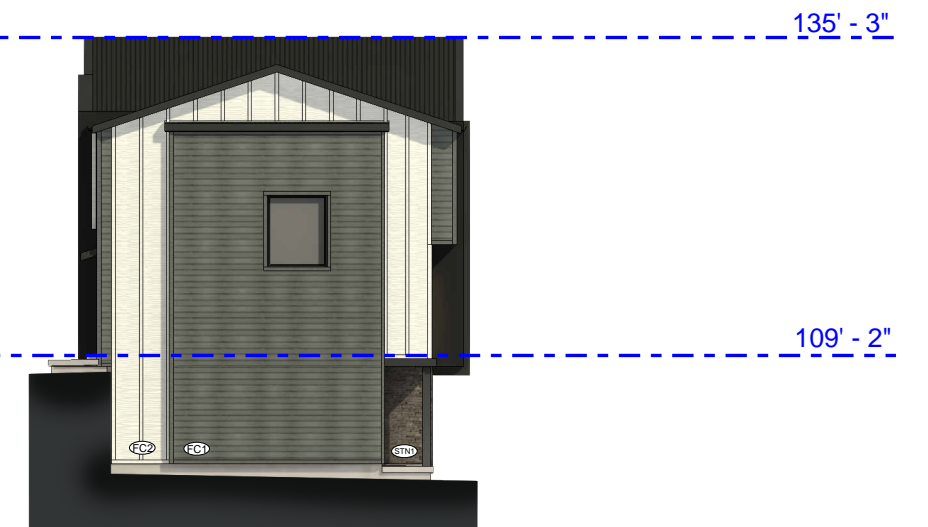
KANSAS CITY, MO

drawn by: OS
checked by: CH
approved by: JH
QA/QC by: XJ
project no.: 023-04734
drawing no.: C_LSC01_02304734
date: 11

SHEET
L100



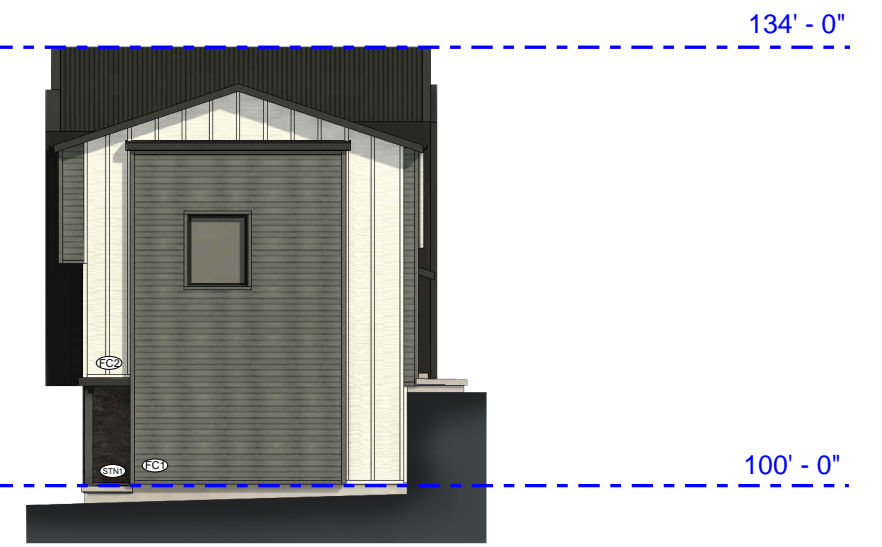
STREET SIDE



LEFT SIDE



BACK (TYP)



RIGHT SIDE

MATERIALS	
(FC1)	6" HARDIE LAP SIDING
(FC2)	BOARD AND BATTEN
(STN1)	STONE VENEER



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N 96TH STREET TOWNHOME ELEVATIONS

STEEPLECHASE PHASE II

PD01

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STREET SIDE



LEFT SIDE

135' - 3"

109' - 2"



BACK (TYP)



RIGHT SIDE

133' - 0"

100' - 0"

MATERIALS	
FC1	6" HARDIE LAP SIDING
FC2	BOARD AND BATTEN
STN1	STONE VENEER



LEGEND

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N 96TH STREET TOWNHOME ELEVATIONS

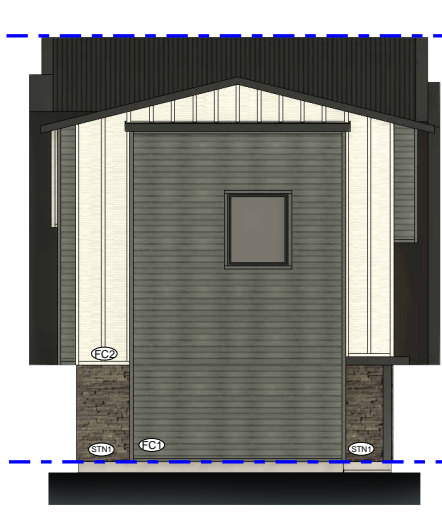
STEEPLECHASE PHASE II

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FRONT SIDE



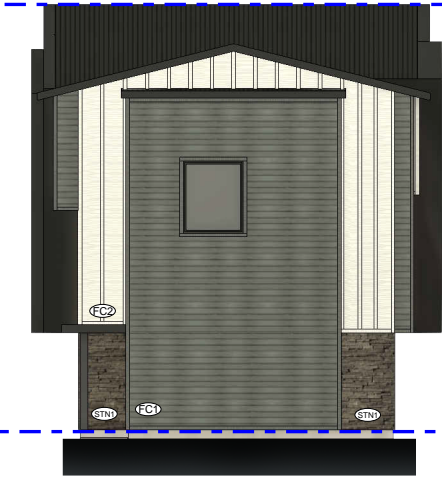
LEFT SIDE (TYP)

135' - 3"

100' - 3"



BACK



RIGHT SIDE (TYP)

135' - 3"

100' - 0"

MATERIALS	
(FC1)	6" HARDIE LAP SIDING
(FC2)	BOARD AND BATTEN
(STN)	STONE VENEER



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TOWNHOME ELEVATIONS

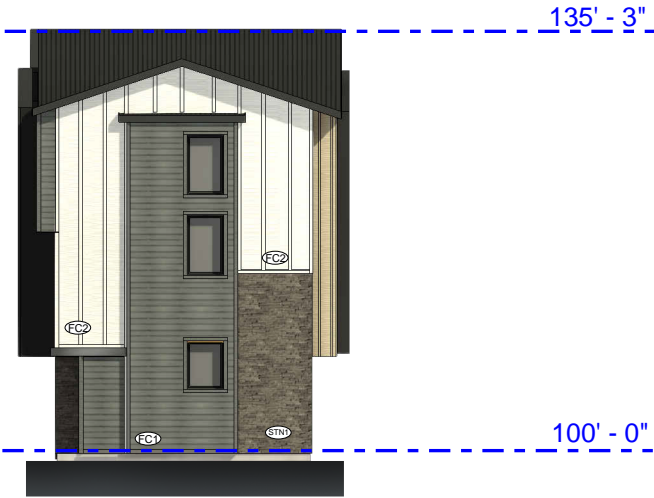
STEEPLECHASE PHASE II

PD03

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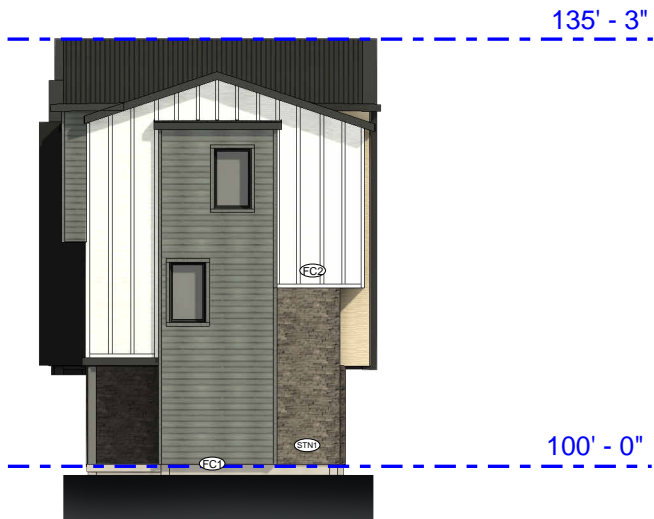
FRONT SIDE



LEFT SIDE (TYP)



BACK



RIGHT SIDE (TYP)

MATERIALS	
FC1	6" HARDIE LAP SIDING
FC2	BOARD AND BATTEN
STN1	STONE VENEER



LEGEND

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TOWNHOME ELEVATIONS

STEEPLECHASE PHASE II

PD04

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FRONT SIDE (TYP)



BACK

MATERIALS	
(FC1)	6" HARDIE LAP SIDING
(FC2)	BOARD AND BATTEN
(STN)	STONE VENEER



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TOWNHOME ELEVATIONS

STEEPLECHASE PHASE II

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FRONT



LEFT SIDE

135' - 3"

100' - 0"



BACK

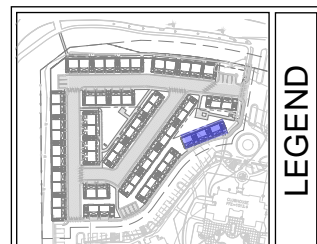


RIGHT SIDE

135' - 3"

100' - 0"

MATERIALS	
FC1	6" HARDIE LAP SIDING
FC2	BOARD AND BATTEN
STN	STONE VENEER



LEGEND

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N 96TH STREET TOWNHOME ELEVATIONS

STEEPLECHASE PHASE II

PD06

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PLANS.