CITY PLAN COMMISSION STAFF REPORT

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

April 16, 2025

Project Name
Gracehaven Subdivision

Docket # 5.1, 5.2

Request
CD-CPC-2025-00028
Rezoning
CD-CPC-2025-00030
Development Plan (Residential)

Applicant
Sam Malinowsky
SM Engineering

Owner
Kansas City Real Estate Investment Services LLC

Location	7800 N Oak Trfy
Area	About 6 Acres
Zoning	R-7.5
Council District	2nd
County	Clay
School District	North Kansas City

Surrounding Land Uses
North: Residential uses, zoned R-7.5
South: Residential, commercial uses, zoned R-7.5, B3-2
East: Commercial uses, zoned B3-2
West: Residential uses, zoned R-7.5

KC Spirit Playbook Alignment
Medium Alignment

Land Use Plan
The Gashland/Nashua Area Plan recommends Mixed Use Neighborhood and Residential Low Density for this location.
The proposed plan aligns with this designation. See Criteria A of the rezoning section for more information.

Major Street Plan
North Oak Trafficway is identified on the City's Major Street Plan as a Thoroughfare.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a rezoning from district R-7.5 to district R-1.5 (Open Space) and a development plan, also serving as a preliminary plat, to allow construction of multi-plex residential buildings in proposed district R-1.5 (Open Space) on about 6.14 acres generally located at 7800, 7802, and 7744 N Oak Trafficway.

PROJECT TIMELINE
The application for the subject request was filed on 2/10/2025. Scheduling deviations from 2024 Cycle 4.1 have occurred.

- The applicant needed time to revise and submit version three plans based on outstanding staff comments.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is not located within a registered neighborhood or homes association.

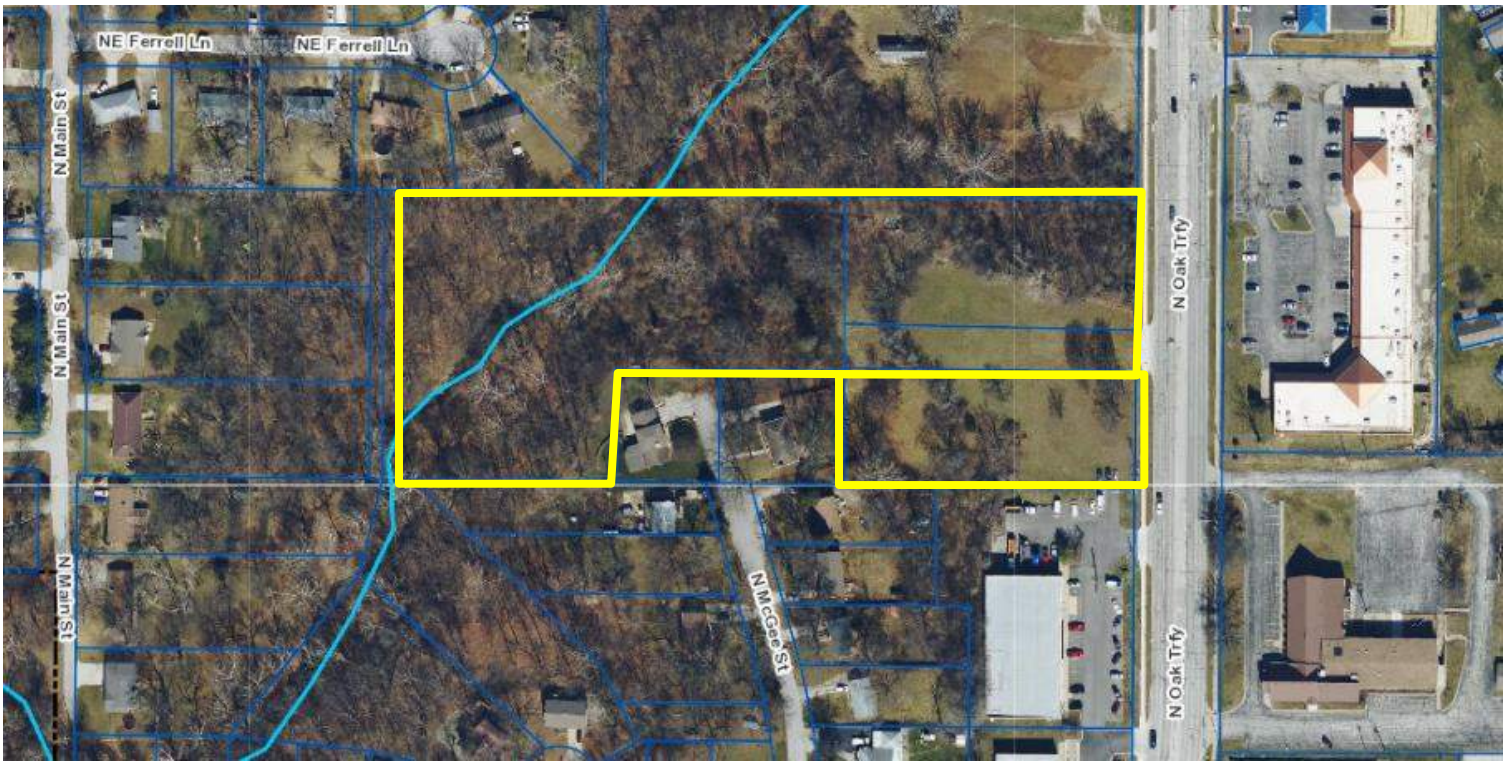
REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 3/25/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject site is undeveloped and contains a paper street (unbuilt public right-of-way). There is a stream corridor on the western side of the site, and it is mostly vegetated.

CONTROLLING + RELATED CASES
CD-ROW-2024-00014 – A request to approve a vacation of unimproved public right-of-way in District R-7.5 of about 17,000 square feet generally located to the south of 7800 North Oak Trafficway. *Applicant is no longer pursuing this right-of-way vacation.*

PROFESSIONAL STAFF RECOMMENDATION
Docket #5.1 Approval
Docket #5.2 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The development plan and preliminary plat proposes an open space development creating two lots and two tracts that will contain a total of 29 residential units. Lot 1 will contain 20 units and Lot 2 will contain nine units. Tract A will be dedicated as private open space for parkland dedication and stormwater detention. Tract B will mostly contain the existing mature vegetation within the regulated stream buffer. The tracts are also part of the request for the site to be platted as an open space development.

The existing paper street between Lots 1 and 2 will be constructed about half-way through (572 linear feet) the subject site and remain public right-of-way. There are five, north-south private drives that will stem from the east-west right-of-way to provide access to each unit, which will have individual garages. Sidewalks will be constructed both along the public right-of-way and along the private drives. An amenity trail is proposed in the dedicated open space area on the western side of the site.

Street trees and interior landscaping are proposed for the eastern portion of the site. Species include Red Oak, Honeylocust, Raintree, Redbud, Crabapple, and others.

Architectural materials include stucco, faux stone, and engineered wood. The units and rooflines will step down with the change in grade across the site.

PLAN ANALYSIS

Residential Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	

Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Open Space Developments & Conservation Developments (88-410)	Yes	Yes, subject to conditions	
Tree Preservation and Protection (88-424)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. **Conformance with adopted plans and planning policies;**
The request to rezone from R-7.5 to R-1.5 (Open Space) conforms to the Gashland/Nashua Area Plan, which recommends Mixed Use Neighborhood and Residential Low Density. Although R-1.5 zoning generally exceeds the recommended intensity of Residential Low Density, the area of the subject site within the Low Density designation is only within the stream buffer area, which will not be developed.

B. **Zoning and use of nearby property;**
Surrounding properties along N Oak Trafficway are zoned R-7.5, B3-2 and B2-1. The built-out properties along N Oak trafficway are primarily commercial uses and buildings.

C. **Physical character of the area in which the subject property is located;**
The physical character of the site is vegetated and slopes toward the stream buffer on the western portion of the site. Many of the existing commercial properties have been graded and flattened.

D. **Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**
There are existing water and sewer facilities to serve the site that were reviewed with the development plan application.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
Under the R-7.5 zoning, the site has been limited primarily to single family, detached houses. There are few to no detached houses along N Oak Trafficway in this area as it is thoroughfare with mostly commercial uses. Detached houses are generally not the highest and best use for a commercial corridor like this.

F. Length of time the subject property has remained vacant as zoned;
The subject site does not appear to have ever been developed before and was annexed into Kansas City in 1959.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
Approving the rezoning is not expected to detrimentally affect nearby properties. The size of the developable area is relatively small and contained to the eastern side of the site. The properties to the south along N Oak Trafficway are all commercial. There is sufficient buffer area along the western half of the site, which directly abuts detached homes. There is also adequate buffering on the north and south edges of the subject site. The use is not expected to generate substantial traffic to the site and no traffic study was required due to the low number of units proposed.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
There is no expected gain to public health, safety, or welfare in the event this rezoning is denied. There is low feasibility of developing the three existing parcels with a single detached house on each. The hardship imposed on the owner if the application is denied will be severe limitations to the building types and number of units allowed.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;
The proposed plans comply with all applicable standards, subject to conditions.

Long Range Planning reviewed and determined "This project advances some goals outlined in the Gashland/Nashua Area Plan and KC Spirit Playbook. The development plan matches the future land use on the site and provides appropriate transitions from N Oak. Applicant has added sidewalks throughout the site for connectivity. Additional landscaping was requested as N Oak is designated as a primary image street, however due to site triangles this request was not able to be met." *-Alexis Berra*

B. The proposed use must be allowed in the district in which it is located;
Multi-plex buildings are permitted in the R-1.5 zoning district, which is the district the applicant is proposing for rezoning.

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;
Vehicular ingress and egress are adequate for the site. Traffic generation is expected to be minimal based on only 29 units proposed and no connection to N McGe Street to the south. Staff requested the applicant connect to N McGee Street; however, the very end of the right-of-way appears to be under

private ownership according to the City's mapping and lack of documentation that the road was ever dedicated to the City. Because of the burden on the property owner to obtain land in order to connect the proposed road with the existing road, staff did not require the applicant to connect into the existing road network to the south.

Typically a cul-de-sac or full hammerhead turnaround is required by the Fire Department for dead-end roads, but in this case the plans show enough maneuverability for fire trucks to turn around using the proposed private drive closest to the dead end.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
Sidewalks are shown to provide adequate connectivity around the site to the proposed amenity space and to N Oak Trafficway.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
Public water and sewer are accessible from the site and will be relocated as necessary, subject to conditions from Water Services.

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.
Location and orientation of the buildings are appropriate for the area. The buildings adjacent to N Oak Trafficway will be set back 30 feet and orient towards the road as well as internally on the garage-side of the building. Proposed materials include stucco, faux stone, and engineered wood.

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.
Proposed landscaping is adequate for the site and complies with Code. The plan shows trees between the buildings and N Oak Trafficway, which will eventually provide shade and privacy from the road.

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 amount of proposed impervious surface is typical for a residential development. Paved areas will include streets (public and private), sidewalks, driveways, and trails. A significant portion of the site will be maintained as open space and preserved as-is.

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 plans identify two and a half acres of tree canopy will be removed for the proposed development. Just under two acres of tree canopy will be preserved around the stream corridor on the western half of the site. Due to the amount of preservation and landscaping proposed, no mitigation is required.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. *KC Spirit Alignment (optional)*

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval** of the rezoning and **approval with conditions** as stated in the conditions report.

Respectfully Submitted,

Genevieve Kohn-Smith, AICP
Lead Planner

Plan Conditions

Report Date: April 10, 2025

Case Number: CD-CPC-2025-00030

Project: Gracehaven Subdivision

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

3. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

4. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

5. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

6. That the developer shall meet the requirements of outlined in Chapter 88-410-06-A through E as it relates to; Use, Location and Design; Ownership and Management of Open Space; Boundary Markers; and Legal Instrument for Permanent Protection with the Final Plat.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

7. That the applicant submit and gain approval of a Street Name Plan prior to submittal of a Final Plat.

8. That prior to issuance of the Certificate of Occupancy, the applicant gain approval of and record a Final Plat in accordance with the Zoning and Development Code.

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

9. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

10. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
    • Fire hydrant distribution shall follow IFC-2018 Table C102.1

11. • A required fire department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

12. • 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)

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

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

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

15. • Shall provide fire lane signage on fire access drives.

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

16. Consider adding reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

17. The developer shall be 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 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

18. Trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.

19. The developer shall construct all proposed trails within the development prior to the release of the certificate of occupancy for any residential unit within the development. .

20. The Parks and Recreation Department is not supportive of the use of Tract A as Private Open Space to satisfy the Parkland Dedication requirements as it also includes areas for stormwater management. The plans shall be revised to exclude Tract A as Private Open Space and only include the proposed trail if constructed to Parks standards prior to City Council determination.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

21. 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.

22. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

23. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

24. 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.

25. The developer shall 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.

26. 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.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

27. 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.

28. The developer shall 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.

29. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

30. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

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

31. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.https://www.kcwater.us/projects/rulesandregulations/

32. No water service tap permits will be issued until the public water main is released for taps.

33. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis (816) 513-0423
    North of River contact - David Gilyard (816) 513-4772

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

34. The developer shall employ a Missouri PE to develop water main extension plans for approximately 400' of 8" DIP public water main and fire hydrants per the utility plan. The plans shall follow KC Water Rules and Regulations for water main extensions and submitted through CompassKC. The water main extension project shall be under contract (permitted) prior to either building permit issuance or plat recording.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

35. The developer shall submit a final stream buffer plan to KC Water 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.

36. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

37. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.

38. 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.

39. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

40. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

41. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by KC Water. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.

42. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc.

43. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

44. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

45. The developer shall submit a copy of the design engineer's signed SWPPP (Storm Water Pollution Prevention Plan) prior to issuance the Site Disturbance Permit. The submission of the SWPPP is required by the City's MS4 Permit issued by the State.

46. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.

47. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.

48. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits

49. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.

50. The developer must submit covenants, conditions and restrictions to KC Water 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

51. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by KC Water.

52. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

DEVELOPMENT PLANS
FOR
STONE VIEW

7800 N OAK TRAFFICWAY
APN NO. CL1360500070340001
CL1360500070300001
CL1360500070330001

FILE NO.
PROJECT NO.

MISSOURI RIVER IS THE WATERSHED FOR THE PROJECT.
TOTAL SITE 6.06 AC
TOTAL DISTURBED AREA 4.17 AC

UTILITIES INVOLVED

Kansas City Power & Light	471-0060
Southwestern Bell Telephone	871-9900
KPL Gas Service Company	221-2200
Kansas City Public Works	274-2281
American Cablevision	231-1444
Water Pollution Control Dept.	274-2800
Missouri One-Call System	1-800-DIG-RITE

LEGEND

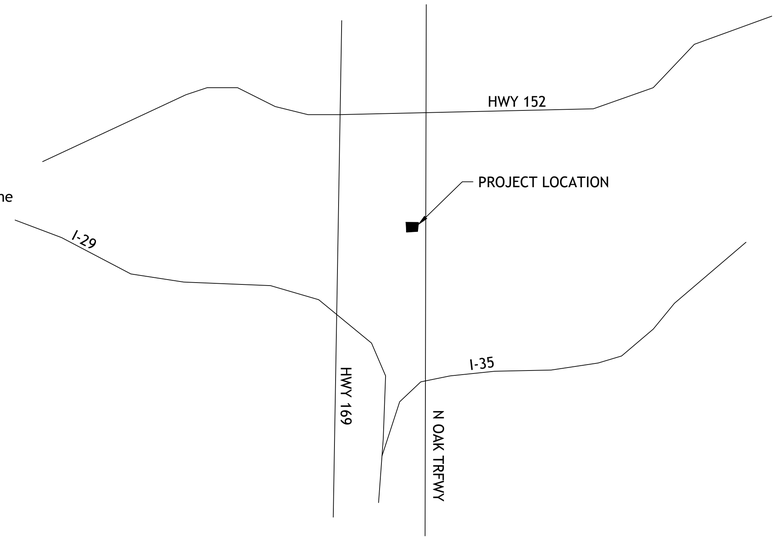
Existing		Proposed	
Control Point		Centerline	
Clean Out		Curb Inlet	
Electric Meter		Field Inlet	
Fence		Grading Limits	
Gas		Junction Box	
Fire Hydrant		Property Line	
Down Guy		Remove	(R)
Iron Pin		Remove & Replace	(R & R)
Light Pole		Right of Way	
Mail Box		Silt Fence	
Post		Storm Sewer	
Power Pole		Spot Elevation	
Sign		Sediment Logs/Waddles	
Man Hole		Waddle	
Telephone Riser		Water Main	
Tree			
Vegetation Line			
Underground Telephone			
Water Meter			
Water Valve			

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

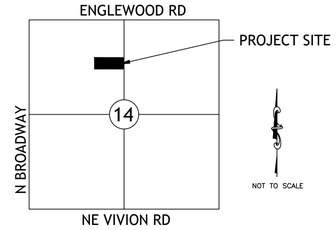
CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



LOCATION MAP

DESCRIPTION

The Land referred to herein below is situated in the County of Clay, State of Missouri, and is described as follows:
All of BONALY SUBDIVISION, an addition in and to Kansas City, Clay County, Missouri, EXCEPT the West 360 feet of Tract "D" of said BONALY SUBDIVISION deeded to Peel K. Gentry and Irl Lowrey in June of 1959, and EXCEPT all of that part of Tract "C" BONALY SUBDIVISION, an addition in Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the South line of said Bonaly Subdivision, with the intersection of the center line of existing McGee Street (platted Ridge Road on the recorded plat of Lawn Acres, Clay County, Missouri); thence Northwesterly along the Northwesterly prolongation of the center line of said Street, a distance of 27 feet; thence continuing Northwesterly along a curve to the right having a radius of 242.09 feet and being tangent to the last described course, a distance of 69.57 feet; thence continuing Northwesterly on a straight line, tangent to
the last described course 40 feet, more or less, to the point which is 130 feet North of the South line of said Bonaly Subdivision; thence Easterly and parallel to said South line 145 feet; thence Southerly in a straight line to a point on the South line of said Bonaly Subdivision, which point is 120 feet East of the point of beginning; thence West 120 feet to a point of beginning, AND EXCEPT a tract of land in the Northwest Quarter of Section 14, Township 51, Range 33, in Kansas City, Clay County, Missouri, which is part of Tract "C", Bonaly Subdivision, according to the recorded plat thereof in Book 398, page 28, and more particularly described as follows: Beginning at a point on the South line of said Bonaly Subdivision where the center line of existing McGee
street (platted Ridge Road on the recorded plat of Lawn Acres in Book 6, page 33) intersects said South line, thence Northerly on a prolongation of said center line, a distance of 27.0 feet; thence on a curve to the right tangent to the last described course at the last described point radius 242.09 feet a distance of 69.57 feet; thence on tangent to said curve Northerly 40.0 feet more or less to a point which is 130.0 feet North of the South line of said Bonaly Subdivision; thence Westerly and parallel to the South line 120.0 feet more or less to a point which is 145.0 feet West of the point of beginning; thence Southerly at right angles 130.0 feet; thence Easterly at right angles 145.0 feet to the point of beginning, EXCEPT those parts conveyed to City of Kansas City in the
instruments recorded as Document No. G-58483 Book 1957 at page 760, and as Document No. G-58481 in Book 954 at page 755.



SECTION MAP
SECTIONS14, TOWNSHIP 51, RANGE 33

INDEX OF SHEETS

C-1	COVER SHEET
C-2	PRELIMINARY PLAT
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING PLAN
C-6	TREE PRESERVATION / MITIGATION PLAN
C-7	LANDSCAPE PLAN

OWNER/DEVELOPER

KANSAS CITY REAL ESTATE
INVESTMENT SERVICES, LLC
8320 N OAK TRAFFICWAY, SUITE 223
KANSAS CITY, MO 64118

SURVEYOR

BEYOND SURVEYING
9739 FOSTER STREET
OVERLAND PARK, KS 66212
913-717-8538

ENGINEER

SM ENGINEERING
SAM MALINOWSKY
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
785-641-9747

SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEEER

1"=30'
0 15' 30'

NOT FOR CONSTRUCTION ☐
FOR CONSTRUCTION ☒

SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

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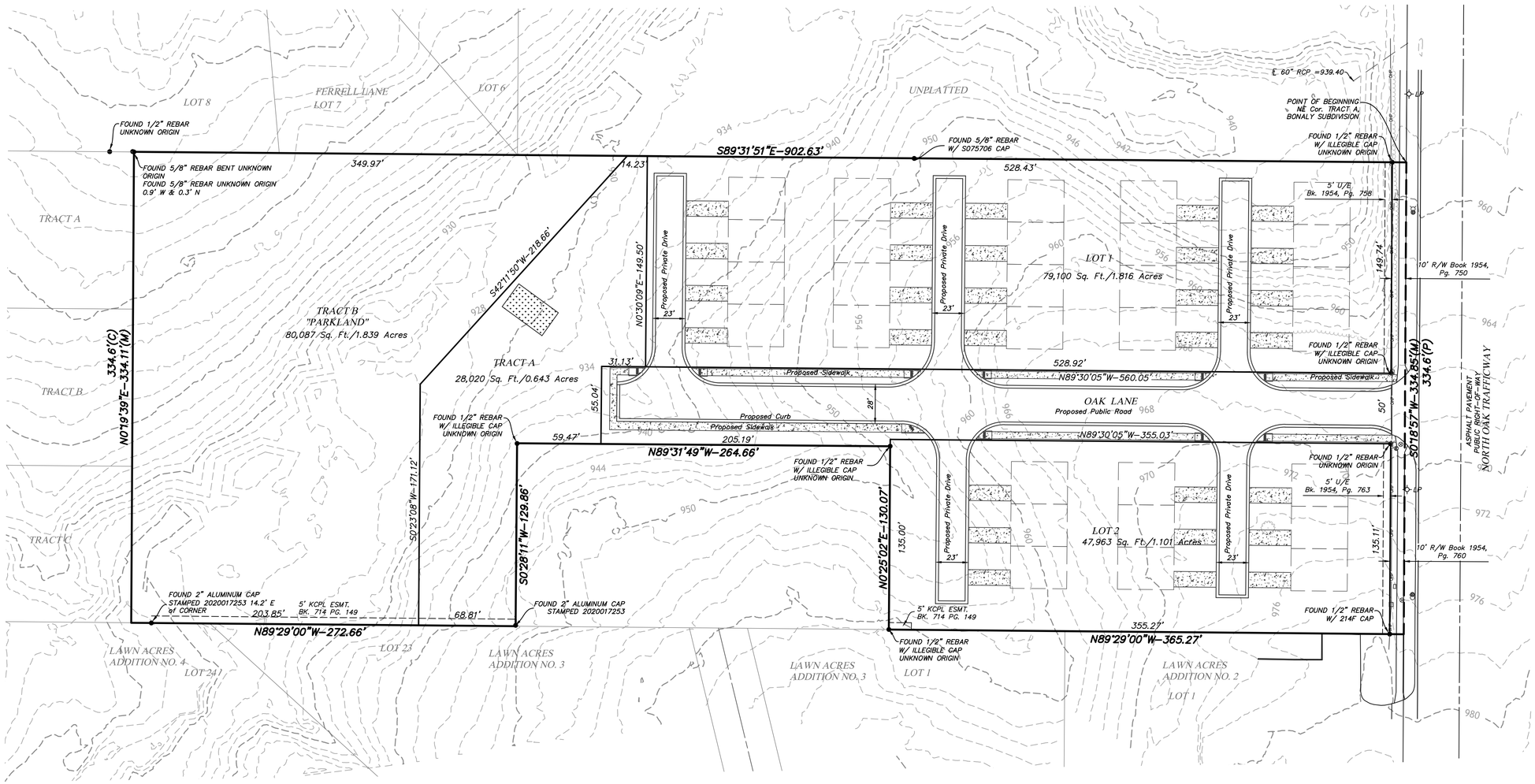
Revisions
3-25-25 CITY COMMENTS

STONE VIEW
7800 N. OAK TRAFFICWAY
KANSAS CITY, MO

sheet
C1.0
Civil
COVER SHEET
permit
10 FEBRUARY 2025

PRELIMINARY PLAT OF
STONE VIEW
ALL OF TRACTS A&B AND PART OF TRACTS C&D, BONALY SUBDIVISION, IN THE THE CITY OF KANSAS CITY,CLAY COUNTY, MISSOURI



Area = 267,545± Sq. Ft. or 6.142± Acres

DESCRIPTION:

All that part of Tracts A, B, C, & D, BONALY SUBDIVISION, a subdivision in the NW 1/4, Section 14, Township 51, Range 33, in Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the NE Corner of Tract A, said BONALY SUBDIVISON, thence S 0° 18' 57" W, along the east lien of said BONALY SUBDIVISION, a distance of 334.85 feet; thence N 89° 29' 00" W, along the south line of said BONALY SUBDIVISION, a distance of 365.27 feet, to the SE corner of a tract of land described in Book 9404 at Page 150 in the Recorder of Deeds Office, Clay County, Missouri; thence N 0° 25' 02" E, along the east line of said tract, a distance of 130.07 feet, to the NE corner of said tract; thence N 89° 31' 49" W, along the north line of said tract and its westerly extension, a distance of 264.66 feet, to the NW corner of a tract of land described in Book 5809 at Page 8, in said recorder of deeds office; thence S 0° 28' 11" W, along the west line of said tract, a distance of 129.86 feet, to the SW corner of said tract, said point being on the south line of TRACT C of said BONALY SUBDIVISION; thence N 89° 29' 00" W, along the south line of said Tract C, a distance of 272.66 feet, to the SE corner of Certificate of Survey of TRACT D as recorded in Book 1699 at Page 629, at said recorder of deeds office; thence N 0° 19' 39" E, along the east line of said certificate of survey, a distance of 334.11 feet, to a point on the North line of said BONALY SUBDIVISION; thence S 89° 31' 51" E, along the north line of said subdivision, a distance of 902.63 feet, to the point of beginning.

The above–described tract contains 267,545 sq. ft. or 6.142 acres more or less.

Oak Lane to be dedicated as public Right–of–way.

Tract A to be dedicated for conservation area.

TITLE NOTE:
Title Information shown hereon was taken from Meridian Title Company Commitment for Title Insurance, No. NKC–2024–1400965 Effective Date: March 18, 2024 at 8:00 A.M.

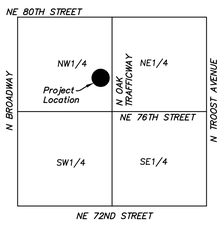
Schedule B – Exceptions

5. Subject to Easements, Restrictions and Building Set Back Lines that may be filed for record according to the Plat filed in Plat Book 398 Page 28, Clay County Recorder's Office.
6. Subject to Easements, Restrictions and Building Set Back Lines that may be filed for record according to the Survey filed in Book 1699 Page 629, Clay County Recorder's Office.
7. Subject to an Easement to Kansas City Power and Light Company, recorded in Document No. B43471, Clay County Recorder's Office.
8. Subject to Easements to the City of Kansas City, recorded as Document No. G–58484 in Book 1954 Page 763 and Document No. G58482 in Book 1954 Page 768, Clay County Recorder's Office.
9. Subject to the Public Water Supply District #1, as set forth in Suit No. 20539, and may be subject to assessments by reason thereof, recorded as Document No. A32237 in Book 470 Page 470, Clay County Recorder's Office.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83

The accuracy standard for this survey is Urban.



VICINITY MAP
SEC. 14–51–33

SCALE: 1"=2000'

SCALE : 1"=40'
40 20 0 40

LEGEND

- ● = EXIST IRON BAR
- FH = FIRE HYDRANT
- LP = LIGHT POLE
- PP = POWER POLE
- △ = SECTION CORNER
- WV = WATER VALVE

Know what's below. Call before you dig.

Note:

1. Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1–800–344–7233.

2. The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

Job No. 2024–0085
NW 1/4, Sec. 14–51–33
Clay County, MO
2024–0085 PREPLAT.DWG

CLIENT
Jowler Creek Architecture
15105 Jowler Creek Road
Camden Point, MO 64018
Phone: 816–471–7371

29390 W 119th Street
Overland Park, KS 66061
Office: 913–717–8538

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Beyond Surveying

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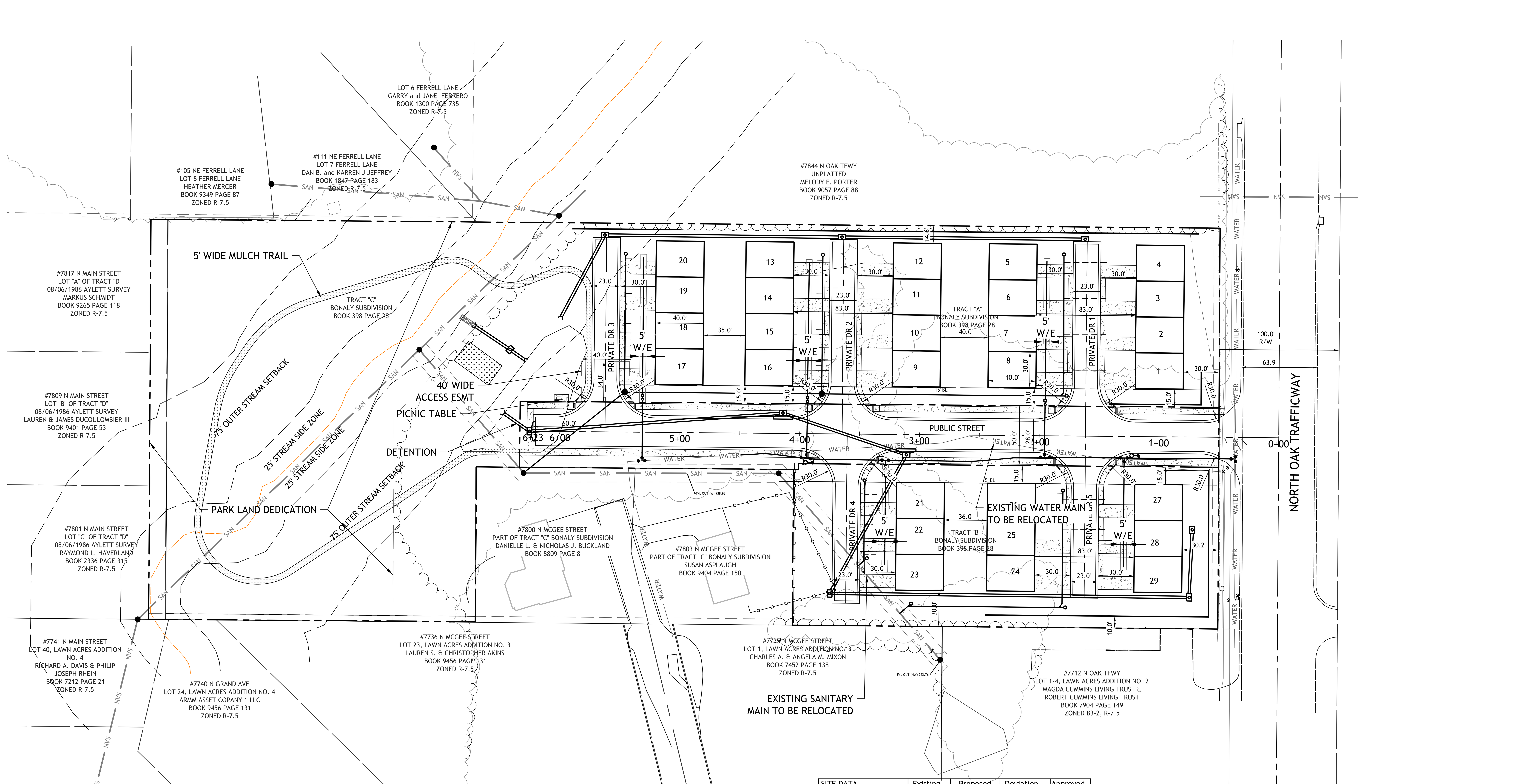
Revisions
3-25-25 CITY COMMENTS



CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.

2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE ALDI STANDARD SPECIFICATIONS.

3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.

5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

7. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES, AND PAVEMENT MARKINGS INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

8. WHERE THERE IS EXISTING ASPHALT CONTRACTOR TO MILL AND OVERLAY TO A MINIMUM DEPTH OF 1.5" AND REPLACE WITH HMA PER GEOTECH REPORT TO A MAXIMUM DEPTH OF 2". ANY AREA REQUIRING IN EXCESS OF 2" TO BE LAID IN MULTIPLE LIFTS.

9. AREAS AROUND THE NEW ENTRY WILL REQUIRE ASPHALT DEPTHS IN EXCESS OF 2" IN ORDER TO PROVIDE A SMOOTH TRANSITION FROM THE NEW SIDEWALK TO THE EXISTING CURB AND GUTTER. CONTRACTOR TO VERIFY POSITIVE DRAINAGE.

10. REMOVE EXISTING PAVEMENT AND REPLACE WITH 2" MoDOT BM-1A SURFACE, 2" MoDOT BM-2A AC BASE ON 6" MoDOT AB-3 AGGREGATE BASE. SUBBASE SHOULD BE COMPACTED TO 95% DENSITY.

11. PROVIDE 4' CLEARANCE BETWEEN BOLLARD AND CART CORAL WALL.

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	RP-1	R1.5*		
Gross Land Area				
in square feet	264,112			
in acres	6.06			
Right-of-way Dedication				
in square feet	29,055			
in acres	0.67			
Net Land Area				
in square feet	235,057			
in acres	5.39			
Building Area (sq. ft.)		34,800		
Floor Area Ratio		0.13		
Residential Use Info				
Total Dwelling Units		29		
Detached House		0		
Zero lot line House				
Cottage House				
Semi-attached House				
Townhouse		Yes		
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi-unit Building		Yes		
Total Lots				
Residential		2		
Public/Civic				
Commercial				
Industrial				
Other				

* PROPOSED OPEN SPACE DEVELOPMENT
TOTAL OPEN SPACE = 51%

PROPOSED PARK LAND DEDICATED
REQUIRED 29 UNITS X 2 = 58 X 0.006 = 0.34ac

PROPOSED 1.84ac

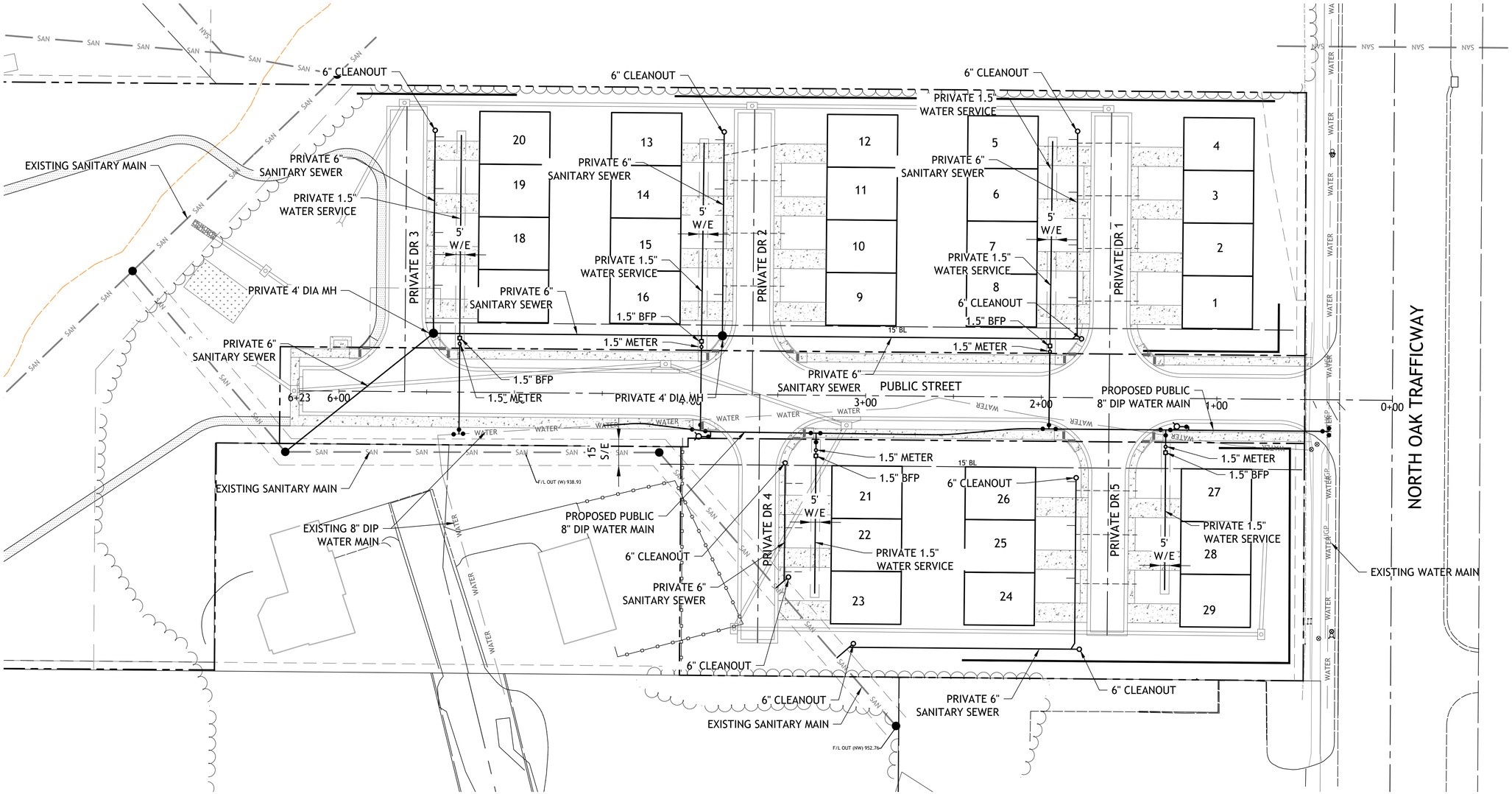
1"=40'
0 20' 40'

STONE VIEW

7800 N. OAK TRAFFICWAY
KANSAS CITY, MO

sheet
C3.0
Civil
SITE PLAN

permit
10 FEBRUARY 2025



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3-25-25 CITY COMMENTS

STONE VIEW

7800 N. OAK TRAFFICWAY
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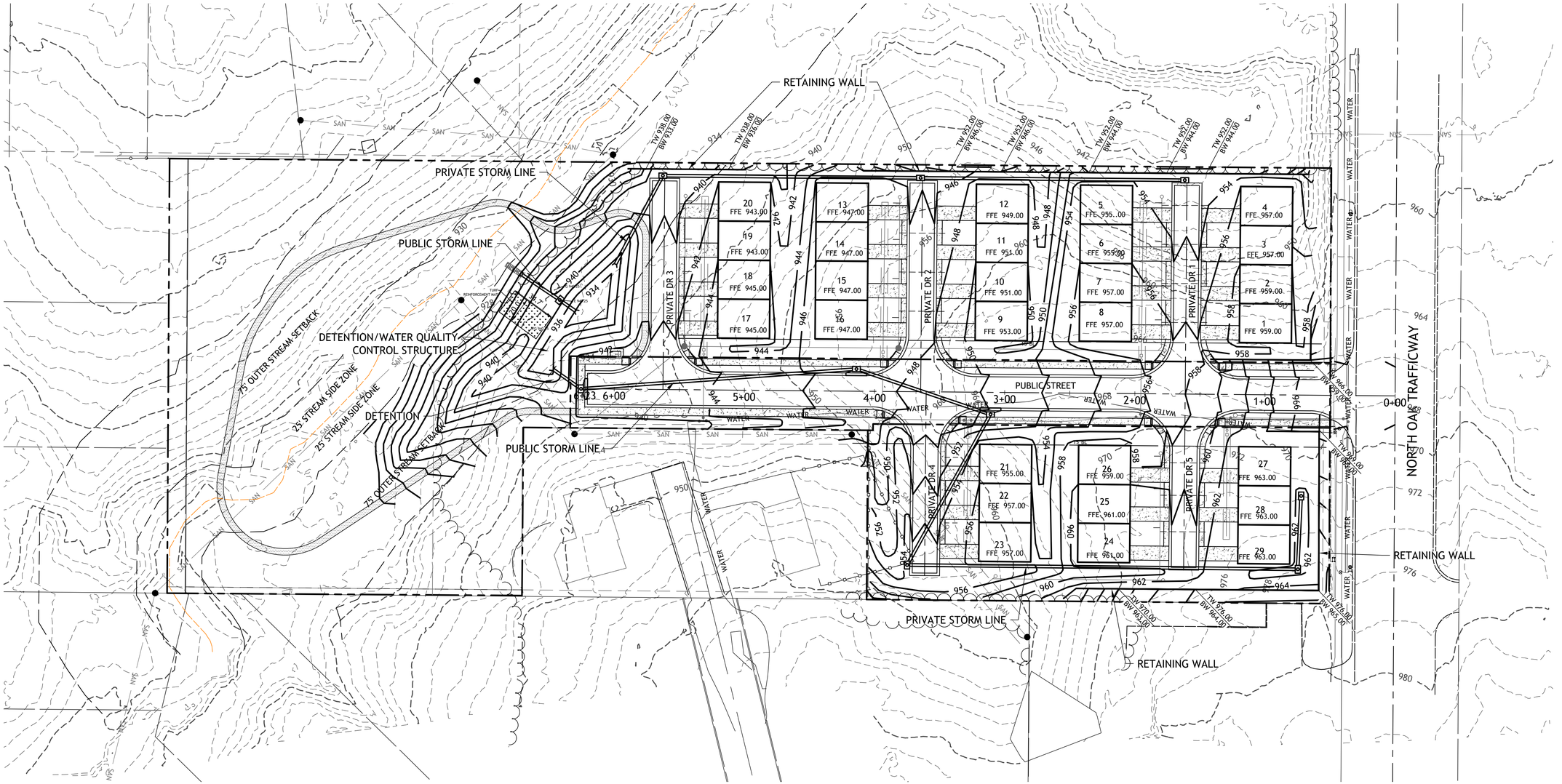
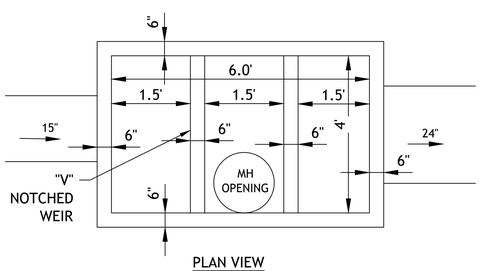
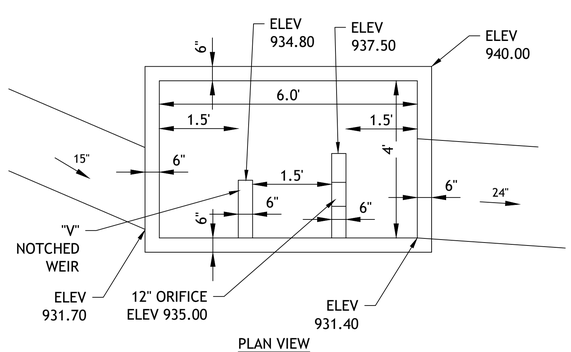
1"=30'
0 15' 30'

sheet
C4.0
Civil
UTILITY PLAN
permit
10 FEBRUARY 2025

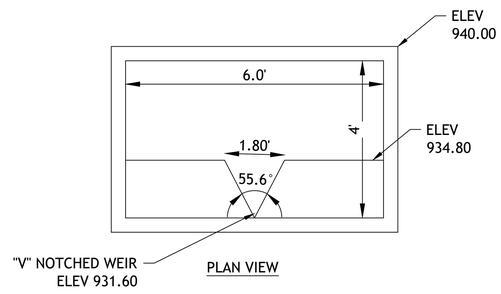




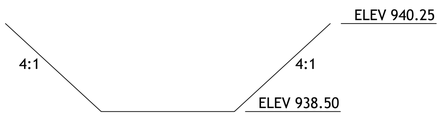
PLAN VIEW



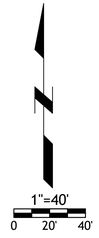
PLAN VIEW



PLAN VIEW



DETENTION POND OVERFLOW



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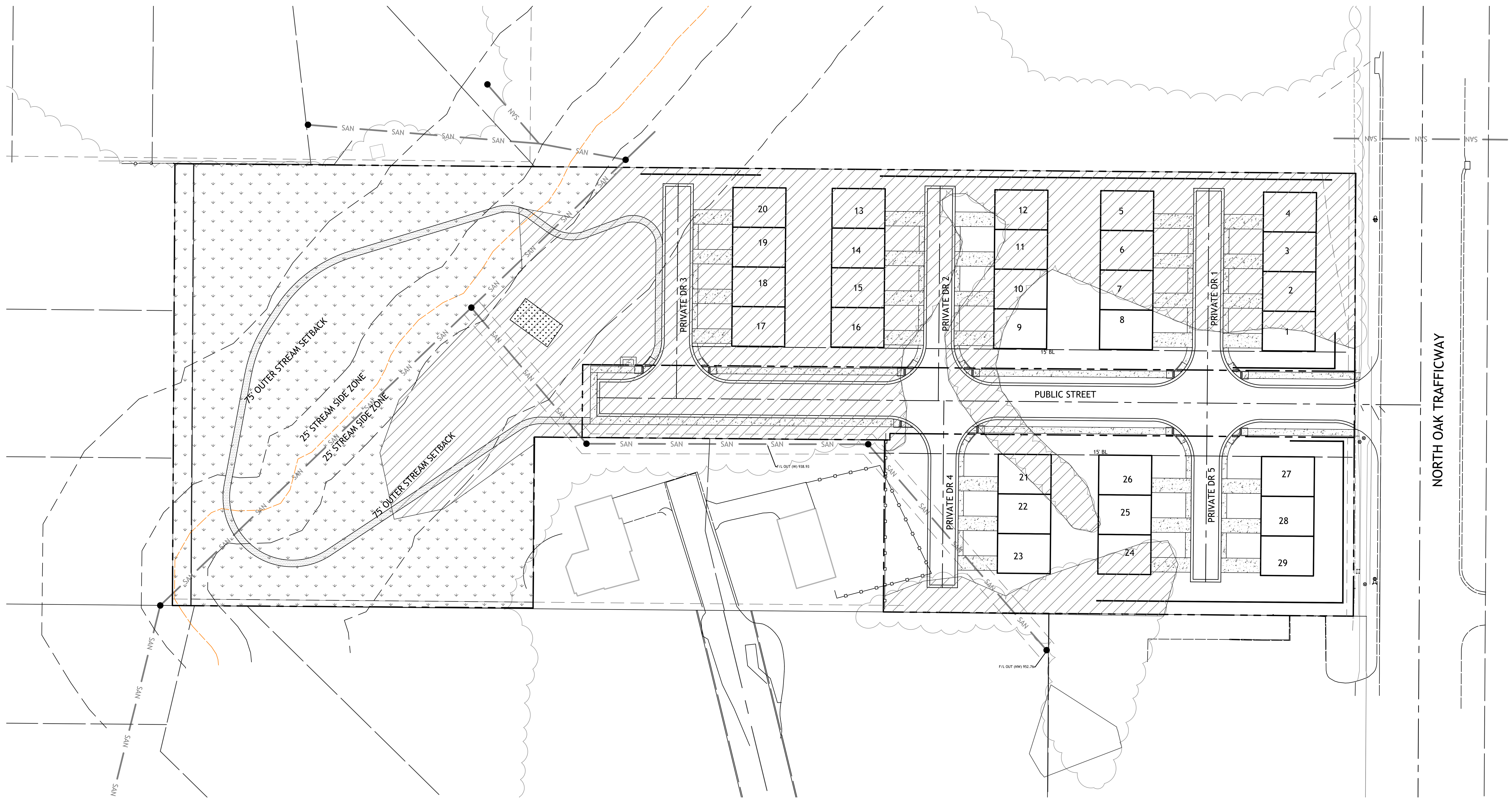
STONE VIEW

7800 N. OAK TRAFFICWAY
KANSAS CITY, MO

sheet
C5.0
Civil
GRADING PLAN
permit
10 FEBRUARY 2025



EXISTING VEGETATION PRESERVED 1.91ac

EXISTING VEGETATION REMOVED 2.57ac

MITIGATION DATA	
EXISTING VEGETATION REMOVED	2.57ac
EXISTING VEGETATION PRESERVED	
OUTSIDE STREAM BUFFER	0.33ac
STREAM BUFFER DISTURBED	0.42ac
STREAM BUFFER UNDISTURBED	1.48ac
CALIBER OF TREES REQUIRED FOR MITIGATION	32"
PROPOSED CALIBER WITH LANDSCAPE PLAN	
49 SHADE TREES AT 2" CALIBER	98
23 ORNAMENTAL AT 1.5" CALIBER	35
	133"

NOTE: NO MITIGATION IS REQUIRED ON CALCULATIONS

1"=40'
0 20' 40'

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3-25-25

Revisions
3-25-25 CITY COMMENTS

STONE VIEW
7800 N. OAK TRAFFICWAY
KANSAS CITY, MO

sheet
C6.0
Civil
TREE PRESERVATION / MITIGATION PLAN
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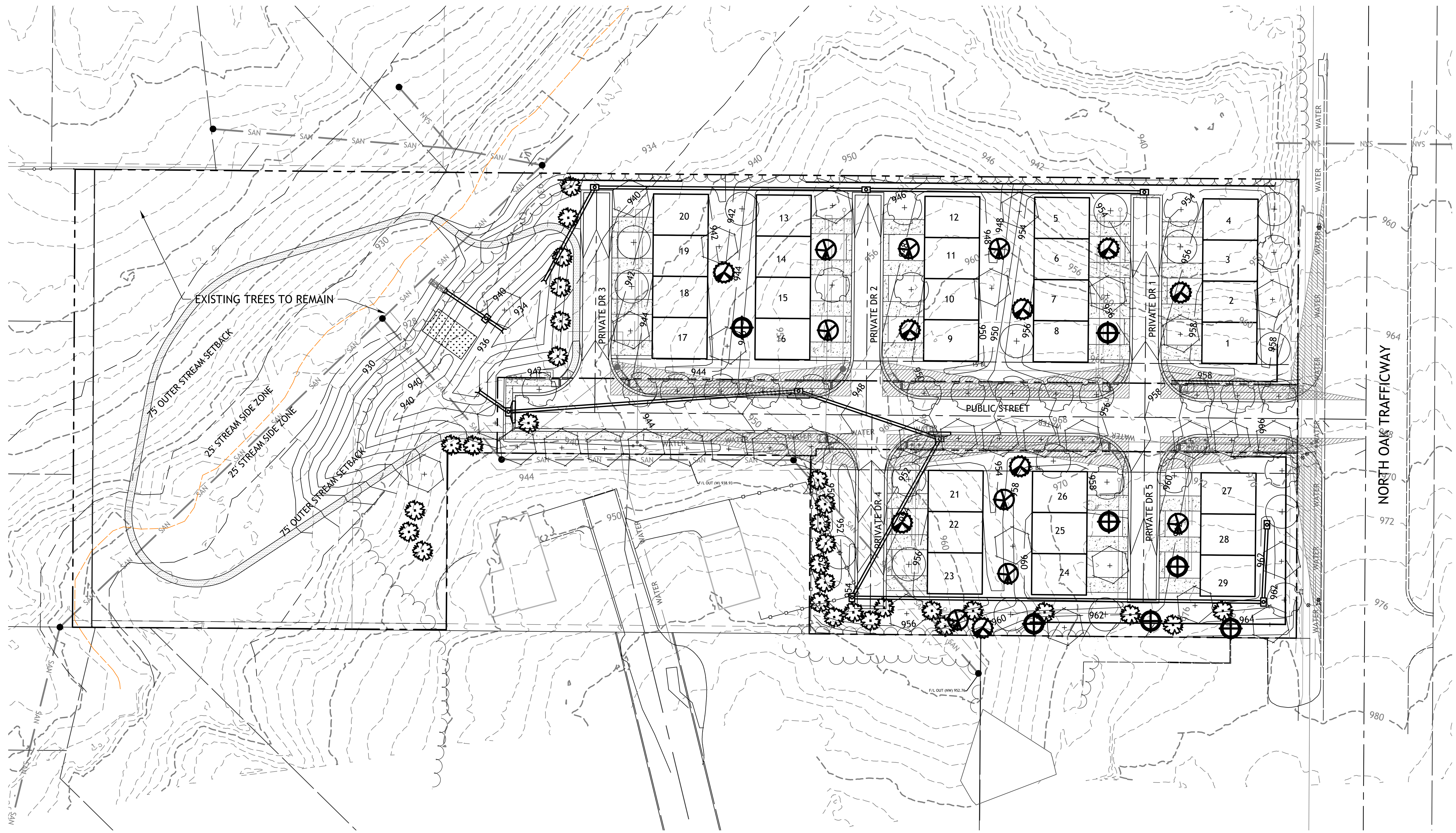
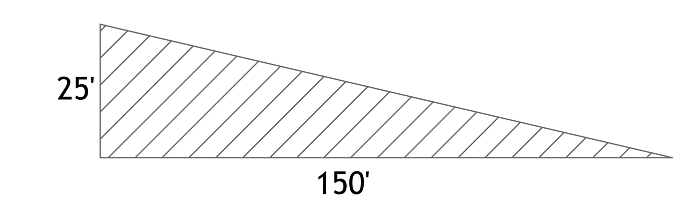


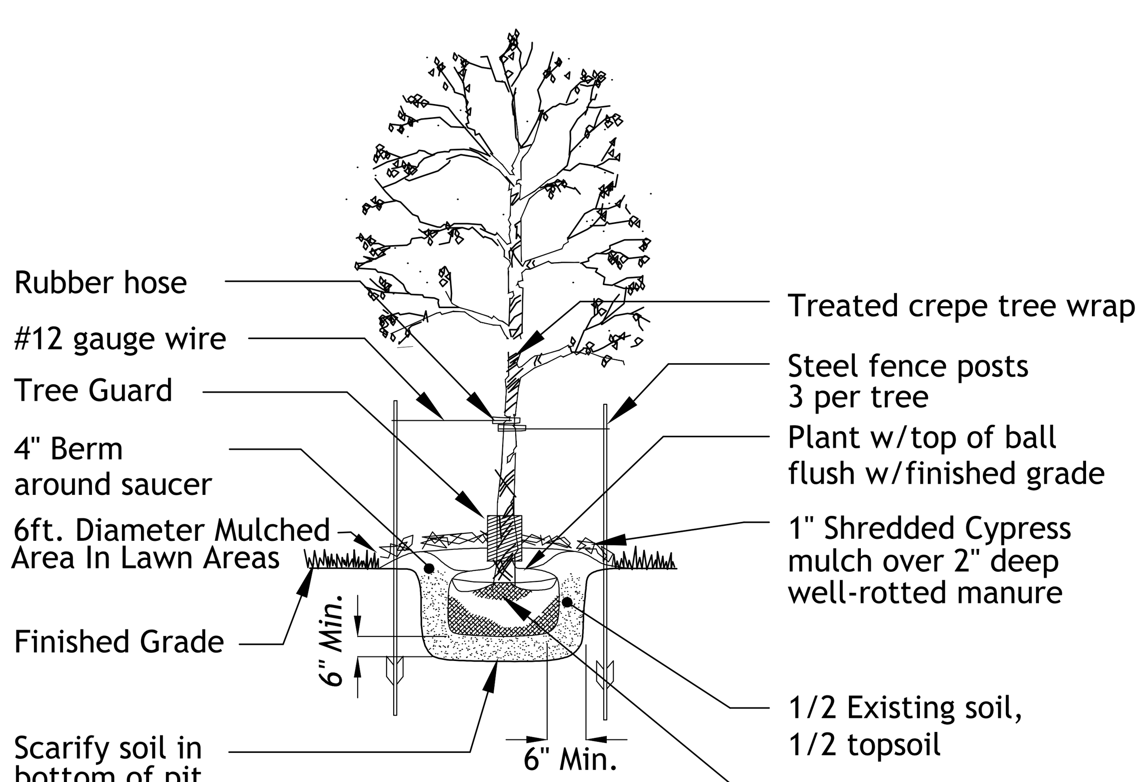


SIGHT TRIANGLE

NOTE:
CITY REQUIRED STREET TREES IN SITE TRIANGLE ON INTERNAL PUBLIC STREET

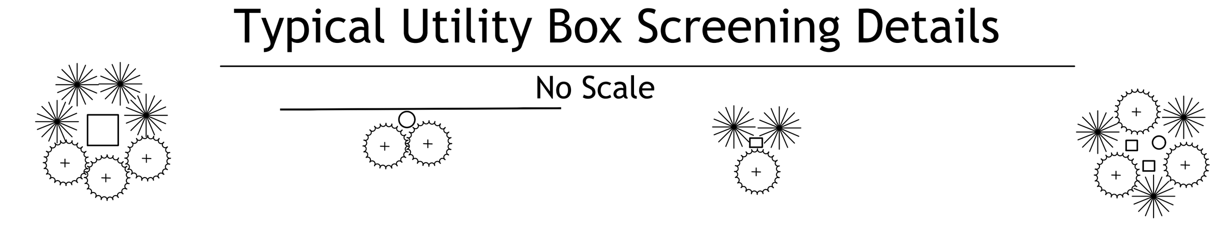
Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	25	Zelkova	Zelkova serrata, 'Musahino'	2" cal	BB	As Shown
	13	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	36	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	8	Golden Raintree	Koelreuteria Paniculata	1 1/2"cal	BB	As Shown
	7	Forest Pansy Redbud	Cercis Canadensis 'Forest Pansy'	1 1/2"cal	BB	As Shown
	8	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2"cal	BB	As Shown
	30	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown



Tree Planting Detail
No Scale

Typical Utility Box Screening Details
No Scale



Free Standing Transformer | Against Wall | Free Standing Small Box | Clustered Boxes

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

1"=40'
0 20' 40'

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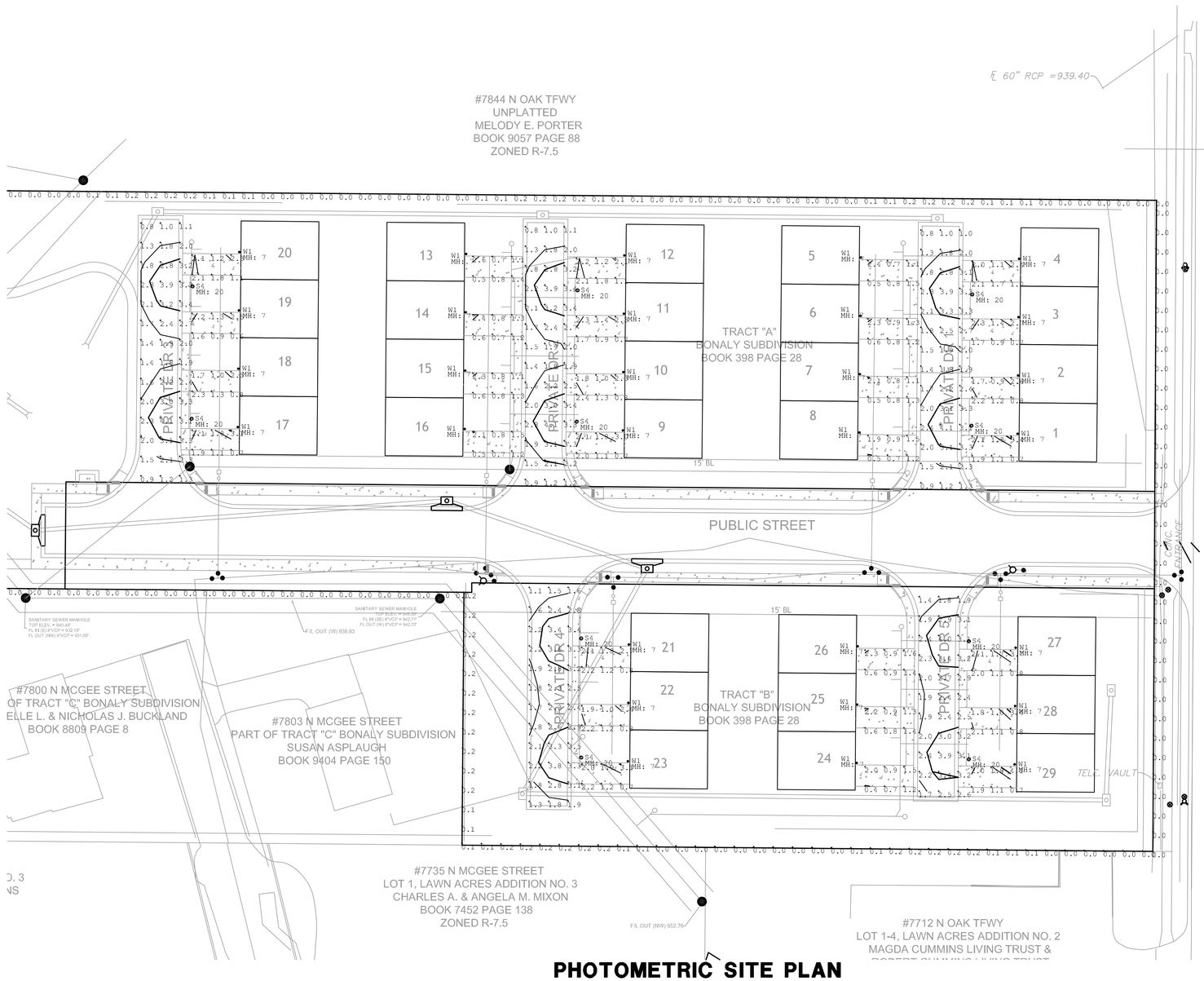
10 FEBRUARY 2025



PHOTOMETRIC SITE PLAN

1" = 30'-0"

Calculation Summary							
Scenario: Linear							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drives - Units 1-4	Illuminance	Fc	1.68	3.4	0.7	2.40	4.86
Drives - Units 13-16	Illuminance	Fc	1.16	2.6	0.5	2.32	5.20
Drives - Units 17-20	Illuminance	Fc	1.67	3.1	0.6	2.78	5.17
Drives - Units 21-23	Illuminance	Fc	1.74	3.1	0.7	2.49	4.43
Drives - Units 24-26	Illuminance	Fc	1.20	2.3	0.4	3.00	5.75
Drives - Units 27-29	Illuminance	Fc	1.84	4.1	0.7	2.63	5.86
Drives - Units 5-8	Illuminance	Fc	1.14	2.4	0.5	2.28	4.80
Drives - Units 9-12	Illuminance	Fc	1.67	3.0	0.7	2.39	4.29
Private Drive 1	Illuminance	Fc	2.22	4.1	0.8	2.78	5.13
Private Drive 2	Illuminance	Fc	2.22	4.1	0.8	2.78	5.13
Private Drive 3	Illuminance	Fc	2.21	4.1	0.8	2.76	5.13
Private Drive 4	Illuminance	Fc	2.45	3.8	1.1	2.23	3.45
Private Drive 5	Illuminance	Fc	2.60	4.0	1.4	1.86	2.86
Property Line - East	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line - North	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.
Property Line - South	Illuminance	Fc	0.09	0.2	0.0	N.A.	N.A.
Property Line - South Central	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line - South West	Illuminance	Fc	0.18	0.2	0.1	1.80	2.00

Luminaire Schedule

Scenario: Linear

Tag	Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
S4	⊙	10	GC7030-TG_G2LED115-T4-30K	0.850	GC7030 SERIES	115	10116
W1	⊙	29	3-764-24 rico sconce	0.850	Wall mounted, steel back_mounting plate, aluminum housing, two sealed aluminum d	14.075	869

RICO Wall Sconce
3-764-xx

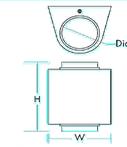
oxygen

FIXTURE TYPE _____ LOCATION _____
PROJECT _____ DATE _____

-24 Satin Nickel

-15 Black

LIGHT SOURCE	(2x) 7W LED Array, 3000K, CRI 90
LUMINAIRE POWER	14.8W
RATED LIFE	30000 hr RL
OPTIONAL COLOR TEMPERATURES	3000K Only
LUMEN OUTPUT	Delivered: 865.1 (LM-79)
INPUT VOLTAGE	120V AC, 50/60Hz
DRIVER OUTPUT	TBD max power
DIMMING	TRIAC Dimming
CONSTRUCTION	Aluminum Housing
DIFFUSER	- Clear Glass
FINISHES	Black (-15), Satin Nickel (-15)
MOUNTING	4" Octagonal J-Box
STANDARDS	cETL WET listed, Conforms to UL STD 1598, Certified CAN/CSA STD C22.2 No 250.0.



DIMENSIONS

W:	4.37"
H:	5.50"
Ext:	3.75"
M.C:	2.75" from top of fixture

WET

201 Railhead Road, Fort Worth, TX 76106 - Tel. (877) 607-0202 - www.oxygenlighting.com

TYPE W1

GC7030 Series Luminaire - LED

LP

GC7032

Finish
The fixture will be finished with an electrostatically applied polyester powder coat suitable for exterior use. The fixtures are pretreated using industry standard environmentally responsible processes for a long lasting and durable finish.

Standard Finishes
BK - Black (Gloss)
BT - Black (Textured)
SB - Statuary Bronze
GN - Green

Premium Finishes
WH - White (Gloss)
CV - Cooper Vein
GV - Green Vein
CF - Custom Finishes

LED Light Source Options

Light Source	Nominal Power	Distribution	CCT
G2LED40	41.2 W	Type II (T2)	2700K (27K)
G2LED65	67.9 W	Type III (T3)	3000K (30K)
G2LED80	82.1 W	Type IV (T4)	4000K (40K)
G2LED115	117.9 W	Type V (T5)	

LED Drivers are auto voltage sensing, standard 120V through 277V (347, 480V Version Available-Consult Factory)

LED Light Source Performance Data
In GC7030-TG Series Using GC7034-TG Fixture

GC7030-TG SERIES			2700K (27K)		3000K (30K)		4000K (40K)	
MODULE NAME	NOM WATT	LIGHT DISTRIBUTION	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)
G2LED40	41.2	T2	3758	91.2	4032	97.9	4203	102.0
		T3	3763	91.3	4036	98.0	4207	102.1
		T4	3696	89.7	3905	96.2	4133	100.3
		T5	3851	93.5	4131	100.3	4306	104.5
G2LED65	67.9	T2	5398	79.5	5793	85.3	6036	88.9
		T3	5405	79.6	5798	85.4	6044	89.0
		T4	5309	78.2	5695	83.9	5937	87.4
		T5	5532	81.5	5934	87.4	6186	91.1
G2LED80	82.1	T2	7471	91.0	8035	97.6	8354	101.8
		T3	7479	91.1	8023	97.7	8363	101.9
		T4	7347	89.5	7882	96.0	8216	100.1
		T5	7656	93.3	8213	100.0	8561	104.3
G2LED115	117.9	T2	5589	81.3	10286	87.2	10722	90.9
		T3	5599	81.4	10298	87.3	10734	91.0
		T4	5430	80.0	10216	85.8	10544	89.4
		T5	5826	83.3	10540	89.4	10987	93.2

Ordering Guide

	Luminaire		Lens Material		LED Light		Distribution		CCT	Optional	Optional House	Finish
EXAMPLE	GC7033	–	NL	/	G2LED80	–	T3	–	40K	/ PCLL	/ 26HSS	/ BT
	GC7032		NL		G2LED40		T2		27K	PCLL	26HSS	BK
	GC7033		TG		G2LED65		T3		30K			BT
	GC7034				G2LED80		T4		40K			SB
					G2LED115		T5					GN
												Premium Finishes
												WH, CV, GV, CF
	Required									Optional		Choose Finish

1605 N. Main St. Bldg B | Pearland, TX 77581 Phone 281-412-2944 | www.glplic.co

TYPE S4

STATE OF MISSOURI
CHRISTOPHER B. WEBB
NUMBER PE-2009029713
PROFESSIONAL ENGINEER
03/28/25

STONEVIEW TOWNHOMES
7800 N OAK TRAFFICWAY
KANSAS CITY, MO 64118

AEC
ARCHITECTURAL ENGINEERING CONSORTIUM, INC
MECHANICAL • ELECTRICAL • PLUMBING
STRUCTURAL • FIRE PROTECTION
WWW.AECONSORT.COM
15001 E 45th PLACE SOUTH
INDEPENDENCE, MO 64055
P: 816-833-6550

ELECTRICAL DESIGN
STEVE BLACKBURN
816-833-6550

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ARCHITECTURAL ENGINEERING CONSORTIUM, INC.

JOB NO.:	25019B
DATE:	03/28/2025
REVISIONS:	
DESIGNED BY:	SWB
DRAWN BY:	SWB
CHECKED BY:	MBW
SHEET NO.	

E100

C:\USERS\STEVEBLACKBURN\ONEDRIVE - ARCHITECTURAL ENGINEERING CONSORTIUM\SHARED DOCUMENTS - AEC SERVER\PROJECTS\AEC-PROJECTS\2025_PROJECTS\25019B_STONE-VIEW_PHOTOMETRICS\25019B_E100_2025-03-28_SWB_24X36.DWG : 3/28/2025 11:09:43 PM : SteveBlackburn

ELEVATION 1 J1
3/16" = 1'-0"

Elevation 2 A5
3/16" = 1'-0"

1. ALL INTERIOR DIMENSIONS TAKEN FROM FACE OF STRUCTURE TO FACE OF STRUCTURE U.N.O.
2. PROVIDE 2X FRTW BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, AND COUNTERTOP SUPPORTS; ELECTRICAL, TELEPHONE, SECURITY PANELS, AND WALL MOUNTED FIRE EXTINGUISHERS; SHELVING AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
3. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
4. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILINGS WITH FIRE-RATED SEALANT.
5. CONTRACTOR MUST EXAMINE THE CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THAT WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. COMMENCING WITH WORK SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
6. PATCH, LEVEL, AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
7. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE, TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITIONS/BARRIERS TO BE CONSTRUCTED TO CEILING/STRUCTURE ABOVE TO MAINTAIN EXITING, SECURITY, MECHANICAL, FIRE- AND LIFE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
8. EXTEND ALL DEMISING WALLS TO STRUCTURE ABOVE.

GENERAL PLAN NOTES N1
NTS

ROOM

#	RM	SF	FL	BASE	WALL	CEILING	NOTES
100	LIVINGROOM	303 SF					
101	KITCHEN/DINING ROOM	284 SF					
102	GARAGE	225 SF					
103	BATHROOM	53 SF					
104	BEDROOM	101 SF					
105	CLOSET	7 SF					
TOTAL		974 SF					

SCHEDULES H1
NTS

SHEET NOTES A1
NTS

JOWLER CREEK ARCHITECTURE
15105 JOWLER CREEK ROAD
CAMDEN POINT, MO 64018
816.876.6794

ARCOR DESIGNS
JESSICA ROMAN
PLATTE CITY, MO 64079
816.621.5222

JQ DESIGN
JENNIFER QUACH
KANSAS CITY, MO 64106
816.726.1868

STRUCTURAL ENGINEER
S1 STRUCTURAL
7700 SMP #104
OVERLAND PARK, KS 66202
PH: 913.735.7006

SURVEYOR
PRUITT & DOOLEY
7912 ELM AVE.
RAYTOWN, MO 64138
PH: 816.699.4239

SURVEYOR (PLOT PLAN)
RL BUFORD & ASSOC.
201 MAIN ST., SUITE 6
PARKVILLE, MO 64152
PH: 816.741.6152

NOT FOR CONSTRUCTION

STONEVIEW TOWNHOMES

3 & 4 PLEXES

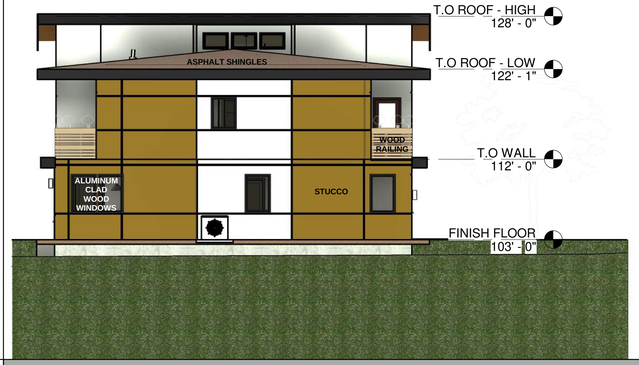
7800 N Oak Trafficway
Kansas City, MO 64118

NO.	ISSUE/REVISION	DATE
1	PERMIT SET	

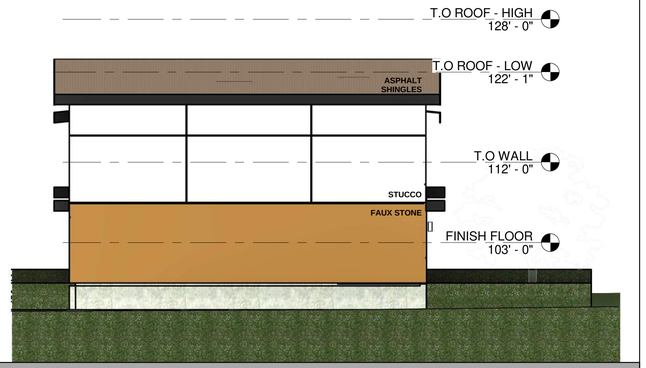
EXT ELEVATIONS

A200

© 2025 JOWLER CREEK ARCHITECTURE



SOUTH - OVERALL 1
1/8" = 1'-0"



NORTH - OVERALL 2
1/8" = 1'-0"

WEST - OVERALL 4
1/8" = 1'-0"

EAST - OVERALL 3
1/8" = 1'-0"

SHEET NOTES
NTS
A1

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NOT FOR CONSTRUCTION

STONEVIEW TOWNHOMES

3 & 4 PLEXES

7800 N Oak Trafficway
Kansas City, MO 64118

NO.	ISSUE/REVISION	DATE
1	PERMIT SET	

EXT ELEVATIONS

A200

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Public Meeting Notice:

Please join Marta Grace and Marty Ostronic

For a meeting about A new construction development for residential units

Case number case number CD-CPC-2025-00030

Proposed for the following address: 7800 N. Oak Trafficway Kansas City, MO 64118

Meeting Date: March 25, 2025

Meeting Time: 7pm - 8pm

Meeting Location: Green Hills Library 8581 N. Green Hills Rd. Kansas city, MO 64154

Project Description: A new construction development for residential units on West side of N.Oak Trafficway

If you have any questions, please contact:

Name: Marty Ostronic

Phone: (573)502-9350 office

Email: marty@onesourceservices.net

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.

Respectfully,

Marta Grace

DocuSigned by:
Marta Grace
CDA440A8C4C5427...

March 12, 2025

STONE VIEW INTERACT MEETING

PROJECT	TIME	EVENT DATE	LOCATION
Stone View	7 PM – 8 PM	3/25/25	

NO	NAME	PHONE	EMAIL	ADDRESS
1	Julie Winterboer	816 536 8682		7904 N Locust
2	Russell Sides	816-436-4629		7717 N MCGEE ST
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

1 - Feedback - Very supportive and likes the project

2 - Lives in Gray Oaks (across N. Oak)

3 - concerned about the homeless people on the lots

SUMMARY

Area Plan Alignment:
*High, **Medium**, Low*

KC Spirit Playbook Alignment:
*High, **Medium**, Low, N/A*

CC- Connected City
DO - Diversity & Opportunity
HAC- History, Arts & Culture
HE - Healthy Environment
PAA - People of All Ages
POS - Parks & Open Spaces
SAN - Strong & Accessible Neighborhoods
SC - Smart City
SEG - Sustainable & Equitable Growth
WDC - Well Designed City

Evaluation	Goal	Notes
High	HE	HE: Site Design respects existing topography and has a proposed walking trail
Medium	WDC SEG	WDC: Site uses high quality material SEG: Utilizes existing infrastructure
Low	CC	CC: Does not connect to adjacent roadways

Alignment Comments:
This project advances some goals outlined in the Gashland/Nashua Area Plan and KC Spirit Playbook. The development plan matches the future land use on the site and provides appropriate transitions from N Oak. Applicant has added sidewalks throughout the site for connectivity. Additional landscaping was requested as N Oak is designated as a primary image street, however due to site triangles this request was not able to be met.