

THE VERNON ON WASHINGTON

Kansas City, Jackson County, Missouri

MPD DEVELOPMENT PLAN PRELIMINARY PLAT

PROPERTY DESCRIPTION: As Provided by Chicago Title Insurance Company

Tract I:
The West 71 feet of the North 21 feet of Lot 13 and the West 71 feet of the South 9 1/2 feet of Lot 12, except the North 2 feet of the South 9 1/2 feet of the East 18 feet of the West 71 feet of said Lot 12, together with that part of vacated Washington Street West of and adjoining all of said described tract, Block 1, EDWIN & LOCKWOOD'S 1ST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract II:
The West 71 feet of the South 4 feet of Lot 13, the West 71 feet of Lot 14 and the West 71 feet of the North 3 feet of Lot 15, and all that part of vacated Washington Street West of and adjoining thereto, Block 1, EDWIN & LOCKWOOD'S 1ST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract III:
All of the West 71 feet of the South 22 feet of Lot 15 and the West 71 feet of the North 10 feet of Lot 16, and that part of vacated Washington Street West of and adjoining, Block 1, EDWIN & LOCKWOOD'S 1ST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract IV:
All of the South 15 feet of the West 71 feet of Lot 16 and the West 71 feet of Lot 17, and the North 5 feet of the West 71 feet of Lot 18, Block 1, EDWIN & LOCKWOOD'S 1ST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract V:
The West 71 feet of the South 20 feet of Lot 18 and the West 71 feet of Lot 19 and that part of vacated Washington Street lying West of and adjoining said Lots, Block 1, EDWIN & LOCKWOOD'S 1ST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract VI:
The West 71 feet of Lots 20 and 21, Block 1, EDWIN & LOCKWOOD'S 1ST ADDITION, and that part of vacated Washington Street lying West of and adjacent to said premises, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

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BUILDING FLOOR PLAN	
BUILDING ELEVATIONS	

APPLICANT/DEVELOPER:

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4444 BROADWAY
KANSAS CITY, MO 64111
Fax #: 913.800.8249
Phone #: 816.523.2323
Contact Person: TRAVIS HOLT

OWNER:

**WESTPORT TODAY OF KC, LLC
AND ERIC KRUGH**
4225 BALTIMORE
KANSAS CITY, MO 64111

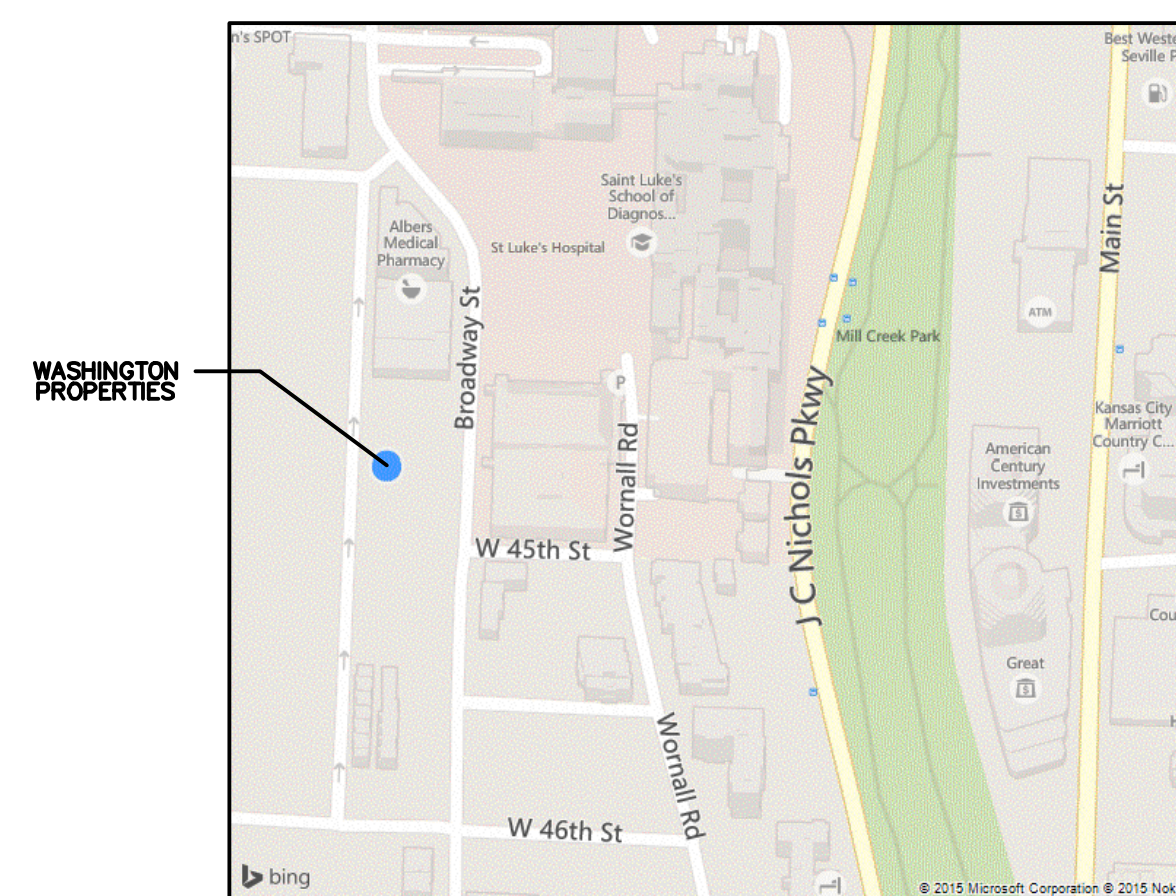
SITE DATA:

- A. EXISTING ZONING: R-1.5
PROPOSED ZONING: MPD
- B. TOTAL LAND AREA: 22,827.80 SF./0.52 AC.
- C. ACREAGE OF PROPOSED AND EXISTING STREET RIGHT OF WAY: N/A
- D. NET ACREAGE: 0.52 AC.
- E. PROPOSED USE OR USES OF EACH BUILDING AND STRUCTURE:
MULTI-FAMILY APARTMENTS
- F. HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES: 45' MAX.
NUMBER OF FLOORS OF EACH BUILDING:
MULTI-FAMILY APARTMENTS: 3-STORY
- G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING:
5,783 SF. PER FLOOR
17,349 TOTAL SF
- H. FLOOR AREA RATIO:
0.76
- I. RESIDENTIAL DEVELOPMENT SHALL, IN ADDITION, IDENTIFY GROSS AND NET DENSITY:
GROSS DENSITY: 18 UNITS / 0.52 AC. = 34.62
NET DENSITY: 18 UNITS / 0.52 AC. = 34.62
- J. REQUIRED PARKING:
1 SPACE PER DWELLING UNIT = 18 SPACES
- PROVIDED PARKING:
26 SPACES
- K. BICYCLE PARKING DATA:
SHORT-TERM BICYCLE PARKING:
REQUIRED: 3 SPACES OR AT LEAST 10% OF THE NUMBER OF VEHICLE PARKING SPACES.
NUMBER OF VEHICLE SPACES: 26 SPACES
10% OF VEHICLE SPACES: 3 SPACES
TOTAL NUMBER OF SHORT-TERM BICYCLE PARKING TO BE PROVIDED: 3 SPACES (USING PROPOSED BIKE RACKS IN FRONT OF BUILDING)
LONG-TERM BICYCLE PARKING:
REQUIRED: 1 PER 3 DWELLING UNITS = 6 SPACES
TOTAL NUMBER OF LONG-TERM BICYCLE PARKING TO BE PROVIDED: 6 (IN GROUND FLOOR UNITS
- L. COMMENCEMENT AND COMPLETION: 2016-2017
- M. PARKLAND DEDICATION REQUIREMENT: 18 UNITS X 2.0 X .006 = 0.216 ACRES
MONEY WILL BE PAID IN LIEU OF PARKLAND DEDICATION FOR 0.216 ACRES.



SITE PLAN GRAPHIC

N.T.S.



LOCATION MAP
Sec. 30, Twp. 49 N., Rge. 33 W.
(N.T.S.)

Reviewed By:
LIFE
Designed By:
LUTJEN
Drafted By:
SMW
Project No.:
15014

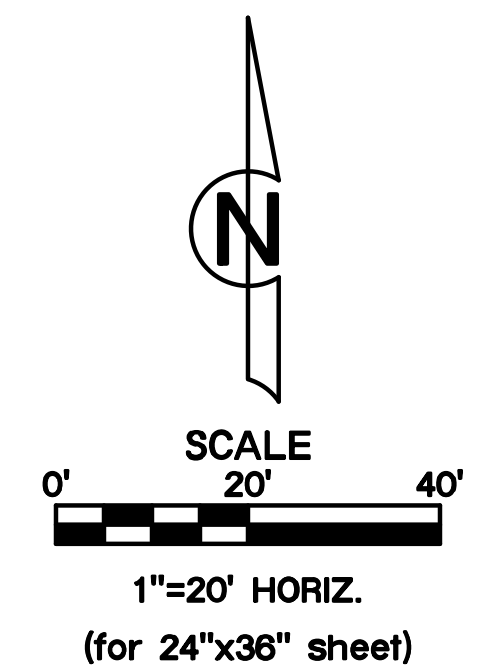
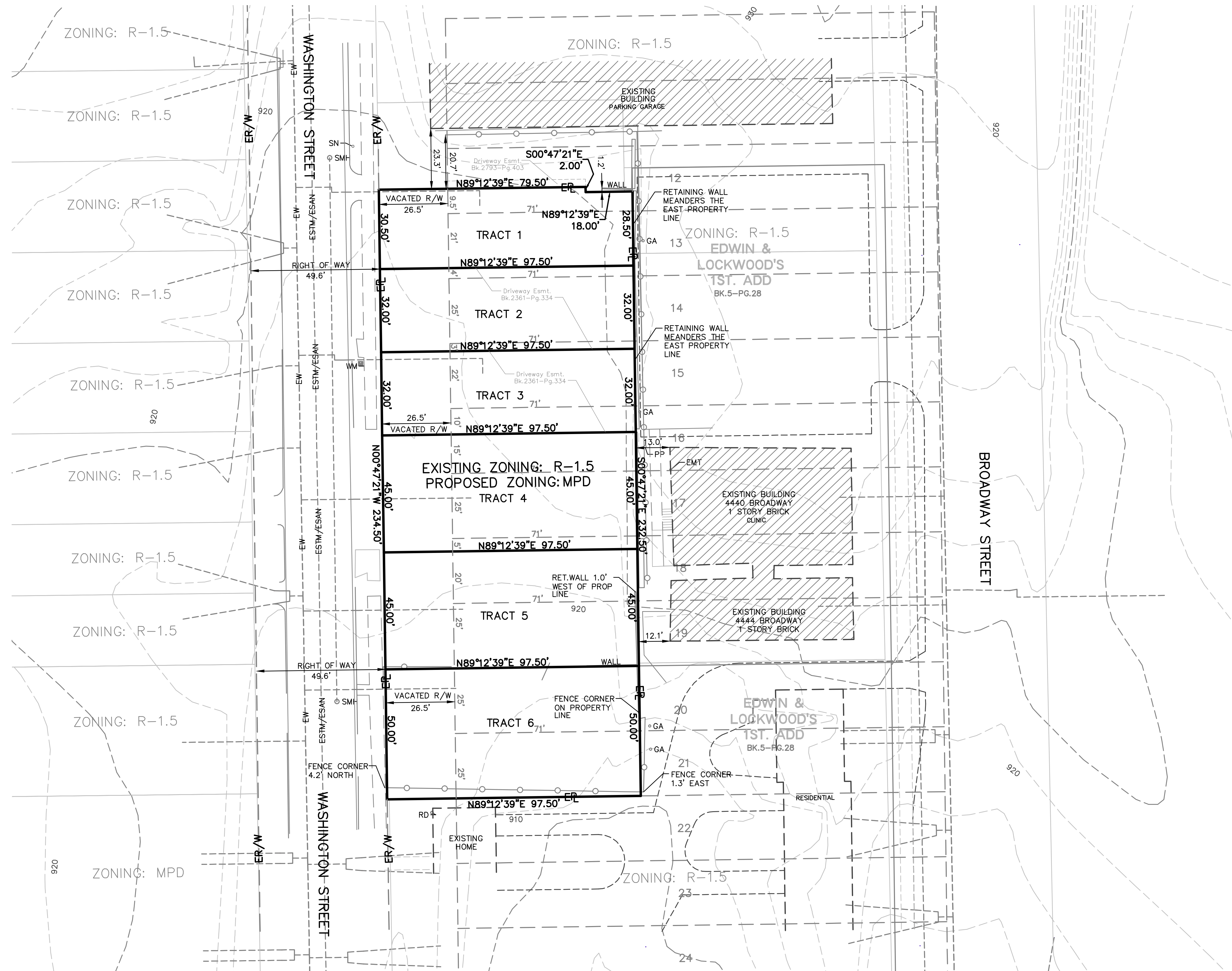
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MO State Certificate of Authority #: 2007022824

THE VERNON ON WASHINGTON
MPD DEVELOPMENT PLAN
Kansas City, Jackson County, Missouri

Sheet No.:
C001

PLAN LEGEND:

- CABLE TV**
 CTVP CABLE TV PEDESTAL
 SD SATELLITE DISH
- ELECTRIC**
 AC AIR CONDITIONER
 EB ELECTRIC BOX
 EMT ELECTRIC METER
 EMH ELECTRIC MANHOLE
 EP ELECTRIC PEDESTAL
 EV ELECTRIC VAULT
 GA GUY ANCHOR
 GUY GUY POLE
 LP LIGHT POLE
 PP POWER POLE
 YL YARD LIGHT/FLOOD LIGHT
- GAS**
 GK GAS LINE MARKER
 GM GAS METER
 GR GAS REGULATOR
 GV GAS VALVE
- SANITARY**
 CO SANITARY CLEANOUT
 SMH SANITARY MANHOLE
- STORM**
 AI AREA INLET
 CI CURB INLET
 FD FLOOR DRAIN
 FI FIELD INLET
 GI GRATE INLET
 JB JUNCTION BOX
 RD ROOF DRAIN
 STMH STORM MANHOLE
- TELEPHONE**
 FOM FIBER OPTIC MARKER
 TMK TELEPHONE CABLE MARKER
 TLP TELEPHONE POLE
 TP TELEPHONE PEDESTAL
 TV TELEPHONE VAULT
- WATER**
 FH FIRE HYDRANT
 HB HOSE BIB
 MW MONITOR WELL
 PIV POST INDICATOR VALVE
 SB SPRINKLER CONTROL BOX
 SV SPRINKLER VALVE
 WM WATER METER
 WH WATER MANHOLE
 WMV WATER METER VAULT
 WV WATER VALVE
- SURVEY MARKERS**
 □ FOUND SECTION CORNER (MONUMENTATION AS NOTED)
 ○ FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
 ▲ FOUND RIGHT-OF-WAY MARKER
 ■ SET 5/8" IRON REBAR WITH ALUMINUM CAP
 ● SET 1/2" IRON BAR WITH PLASTIC CAP
 ◆ BENCHMARK
- BOUNDARIES**
 - - - SECTION LINE
 - - - EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - EXISTING LOT LINE
 - - - EXISTING RIGHT-OF-WAY
- UTILITY LINES**
 - - - CABLE TV, UNDERGROUND
 - - - ELECTRIC, OVERHEAD
 - - - ELECTRIC, UNDERGROUND
 - - - FIBER OPTIC, UNDERGROUND
 - - - GAS LINE
 - - - SANITARY SEWER
 - - - STORM SEWER
 - - - TELEPHONE, UNDERGROUND
 - - - WATER LINE
- CONTOURS**
 - - - EXISTING INDEX CONTOURS
 - - - EXISTING INTERMEDIATE CONTOURS



NO.	REVISIONS/APPROVALS:
06-19-2015	Submitted to City
07-29-2015	Revised per DRC comments
08-04-2015	Approved by CPC
08-04-2015	Resubmitted per CPC approval

Reviewed By:	DATE:
DESIGNED BY:	06-19-2015
Drafted By:	07-29-2015
SWW	08-04-2015
Lutjen Project No.:	08-04-2015
	15014

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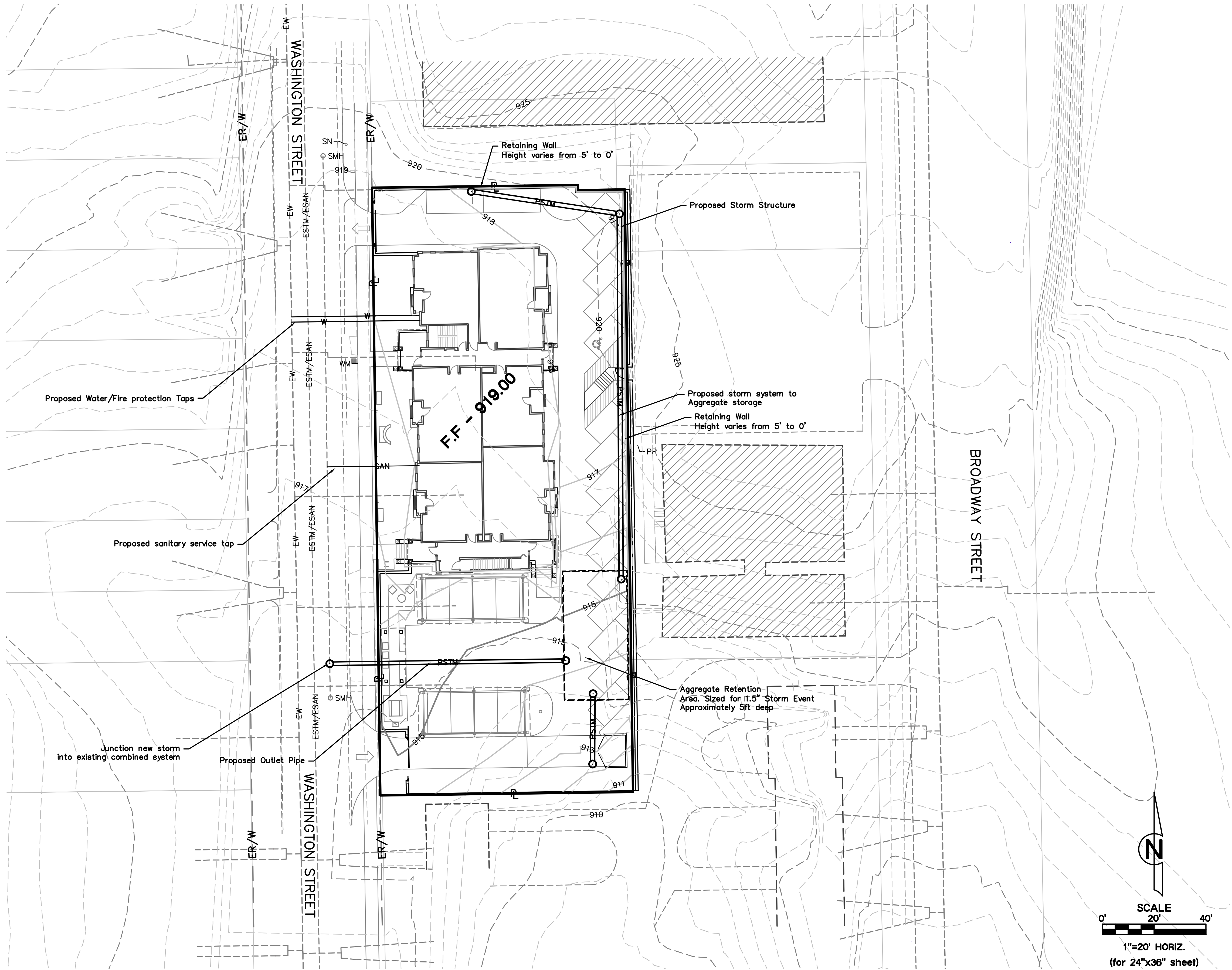
EXISTING CONDITIONS

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 Kansas City, Jackson County, Missouri

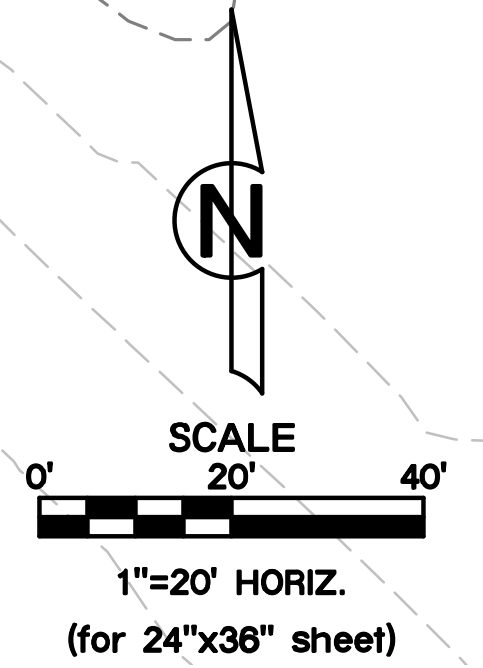
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C002

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- PLAN LEGEND:**
- BOUNDARIES**
- S- SECTION LINE
 - EP- EXISTING PROPERTY LINE
 - P- PROPOSED PROPERTY LINE
 - L- EXISTING LOT LINE
 - ER/W- EXISTING RIGHT-OF-WAY
- UTILITY LINES**
- EGTV- EXISTING CABLE TV, UNDERGROUND
 - EEOH- EXISTING ELECTRIC, OVERHEAD
 - EE- EXISTING ELECTRIC, UNDERGROUND
 - EG- EXISTING GAS LINE
 - ESAN- EXISTING SANITARY SEWER
 - PSAN- PROPOSED SANITARY SEWER, PRIVATE
 - SAN- PROPOSED SANITARY SEWER, PUBLIC
 - ESTM- EXISTING STORM SEWER
 - PSTM- PROPOSED STORM SEWER, PRIVATE
 - STM- PROPOSED STORM SEWER, PUBLIC
 - ETEL- EXISTING TELEPHONE, UNDERGROUND
 - EW- EXISTING WATER LINE
 - PW- PROPOSED WATER LINE, PRIVATE
 - W- PROPOSED WATER LINE, PUBLIC
- CONTOURS**
- 100- EXISTING INDEX CONTOURS
 - 100- EXISTING INTERMEDIATE CONTOURS
 - 100- PROPOSED INDEX CONTOURS
 - 100- PROPOSED INTERMEDIATE CONTOURS



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Reviewed By: JFE

Designed By: JFE

Drafted By: SMW

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PRELIMINARY GRADING & UTILITY PLAN

THE VERNON ON WASHINGTON
Kansas City, Jackson County, Missouri

Sheet No.:

C005

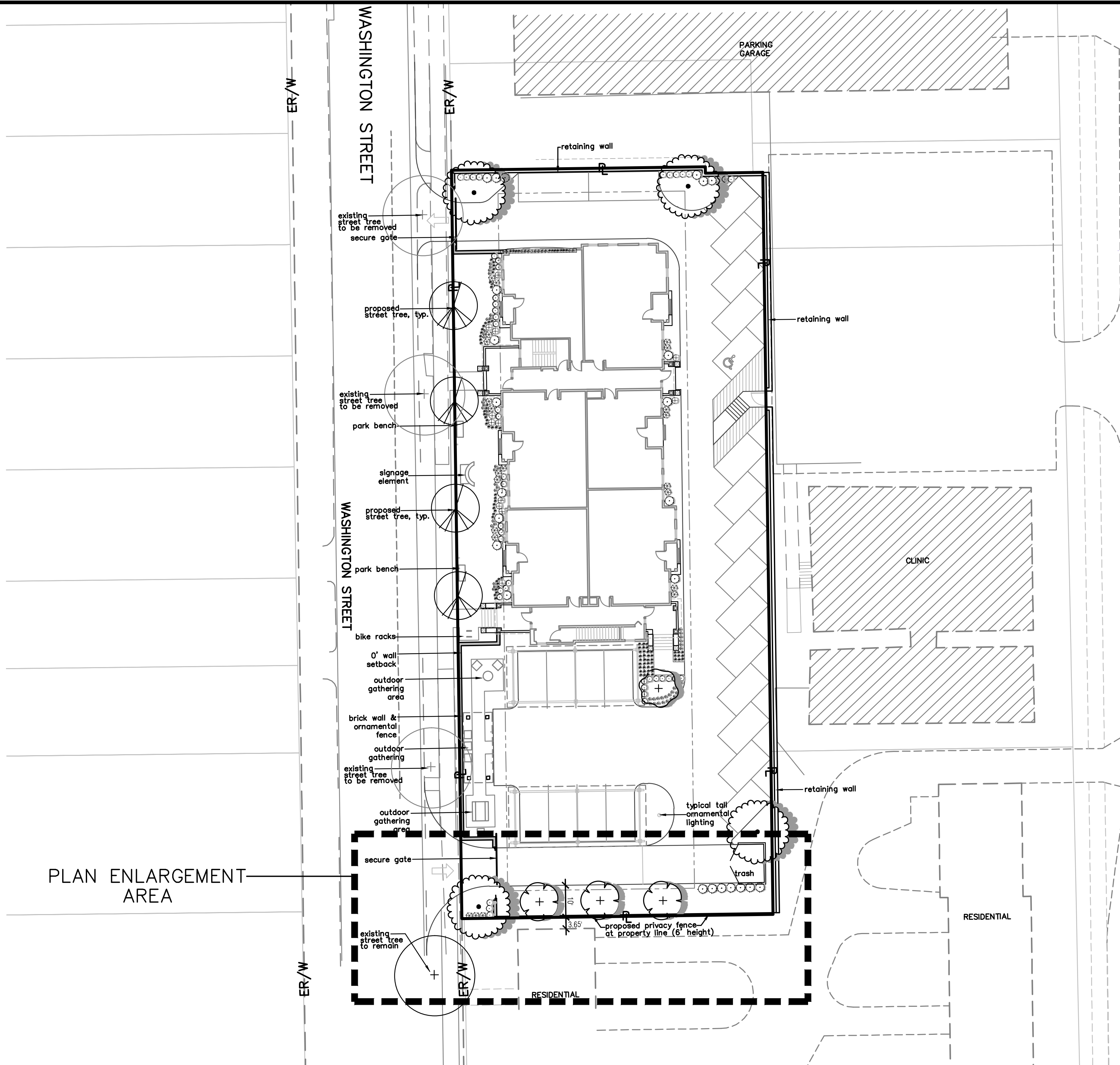
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PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	4	Acer truncatum 'Pacific Sunset' TM / Pacific Sunset Maple	B & B	2.5" Cal
	4	Zelkova serrata 'Green Vase' / Green Vase Zelkova	B & B	2.5" Cal
ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	1	Chionanthus virginicus / White Fringetree	B & B	1.5" Cal
	3	Cornus florida 'Cherokee Brave' / Cherokee Brave Dogwood	B & B	1.5" Cal
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	22	Spiraea x bumalda 'Goldmound' / Gold Mound Spiraea	3 gal	18" HT.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	99	Hemerocallis hybrid 'Stella de Oro' / Stella de Oro Daylily	1 gal	
	12	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	3 gal	
	66	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan	1 gal	
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	29	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	2 gal	
SCREENING SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	15	Buxus x 'Green Velvet' / Green Velvet Boxwood	3 gal	24" HT.

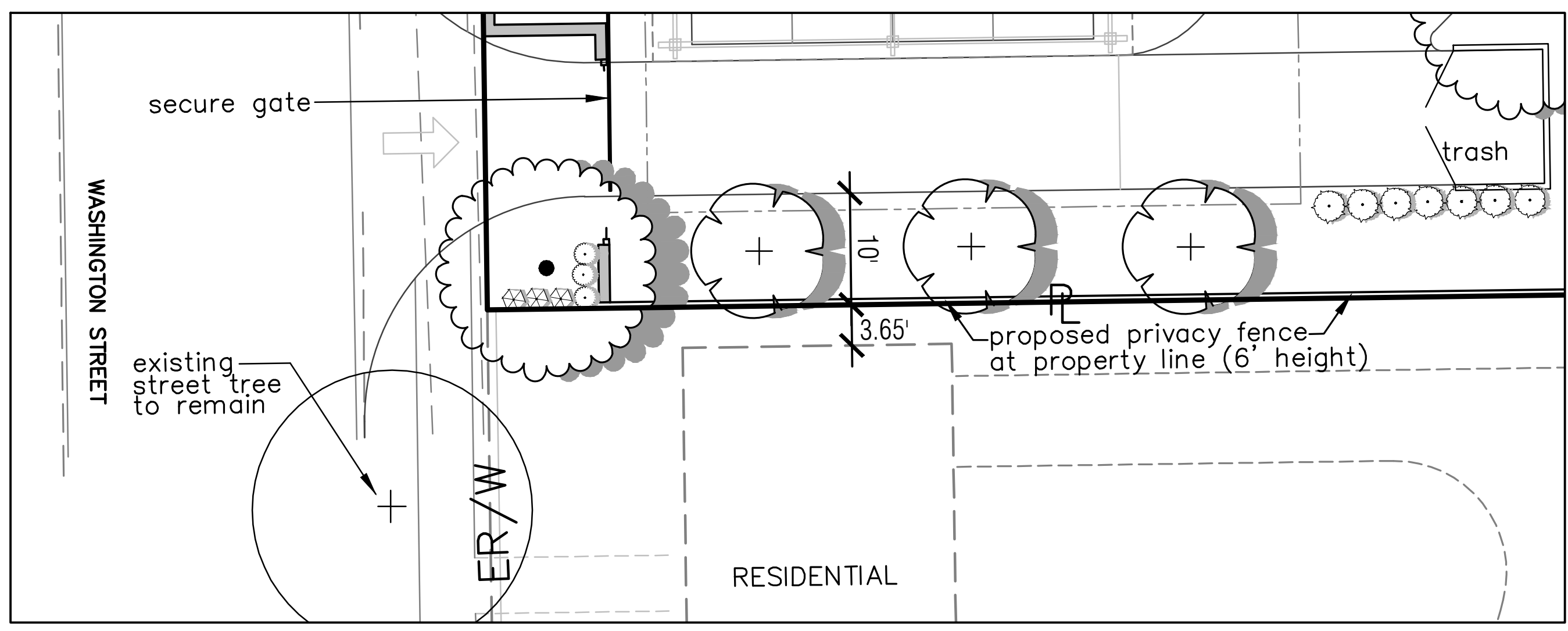
KANSAS CITY, MISSOURI LANDSCAPE CALCULATIONS	
PROJECT NAME: THE VERNON ON WASHINGTON	PROJECT NUMBER: 15014
PARKING LOT PERIMETER LANDSCAPING (ADJACENT TO PUBLIC STREET)	
REQUIREMENTS: A MINIMUM WIDTH OF 10', PLANTED WITH 1 TREE/30 LF OF FRONTAGE AND A CONTINUOUS VISUAL SCREEN OF AT LEAST 3 FEET IN HEIGHT AFTER THE FIRST GROWING SEASON.	
NOTE: N/A	
STREET TREES	
REQUIREMENTS: 1 TREE EVERY 30 FEET OF STREET FRONTAGE (LF)	
REQUIRED TREES: 5	
PROPOSED TREES: 5	
PARKING LOT INTERIOR LANDSCAPING	
REQUIRED INTERIOR LANDSCAPE AREA: 35 SF x 25 (parking spaces) = 875 SF	
PROPOSED INTERIOR LANDSCAPE AREA: 1,616 SF (REQUIREMENT MET)	
REQUIRED TREES: 1 TREE PER 5 PARKING SPACES = 25 (parking spaces)/5 = 5 TREES	
PROPOSED TREES: 5	
REQUIRED SHRUBS: 1 SHRUB PER PARKING SPACE = 26 SHRUBS	
PROPOSED SHRUBS: 58	
GENERAL LANDSCAPING REQUIREMENTS	
REQUIRED TREES: 1 TREE PER 5,000 SF OF BUILDING	
17,349 SF/5,000 SF = 3 TREES	
PROPOSED TREES: 7	

PLAN LEGEND:

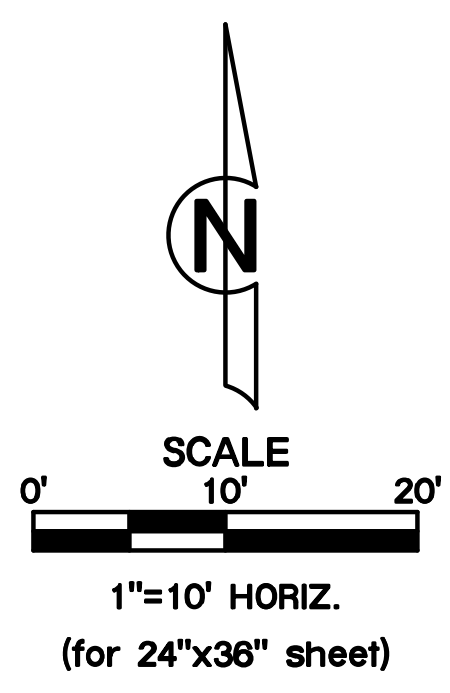
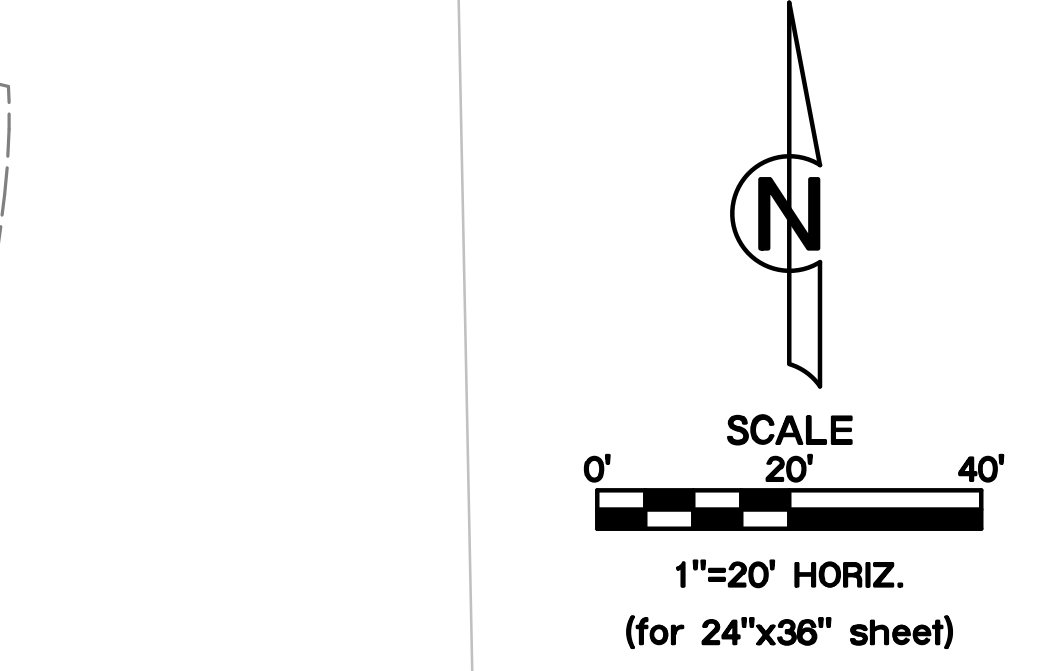
BOUNDARIES	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY



PLAN ENLARGEMENT AREA



PLAN ENLARGEMENT



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Lutjen Project No.:	15014

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PRELIMINARY LANDSCAPE PLAN

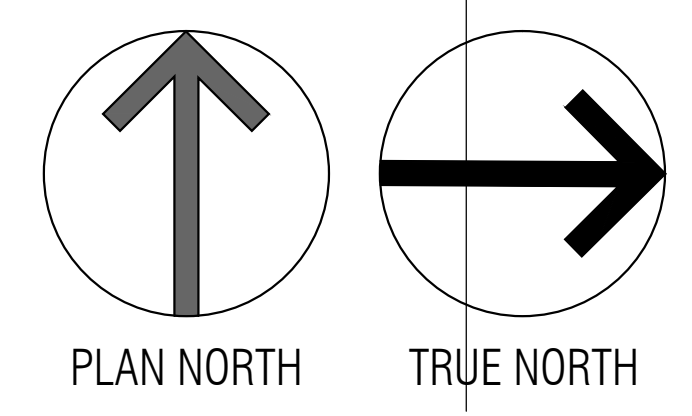
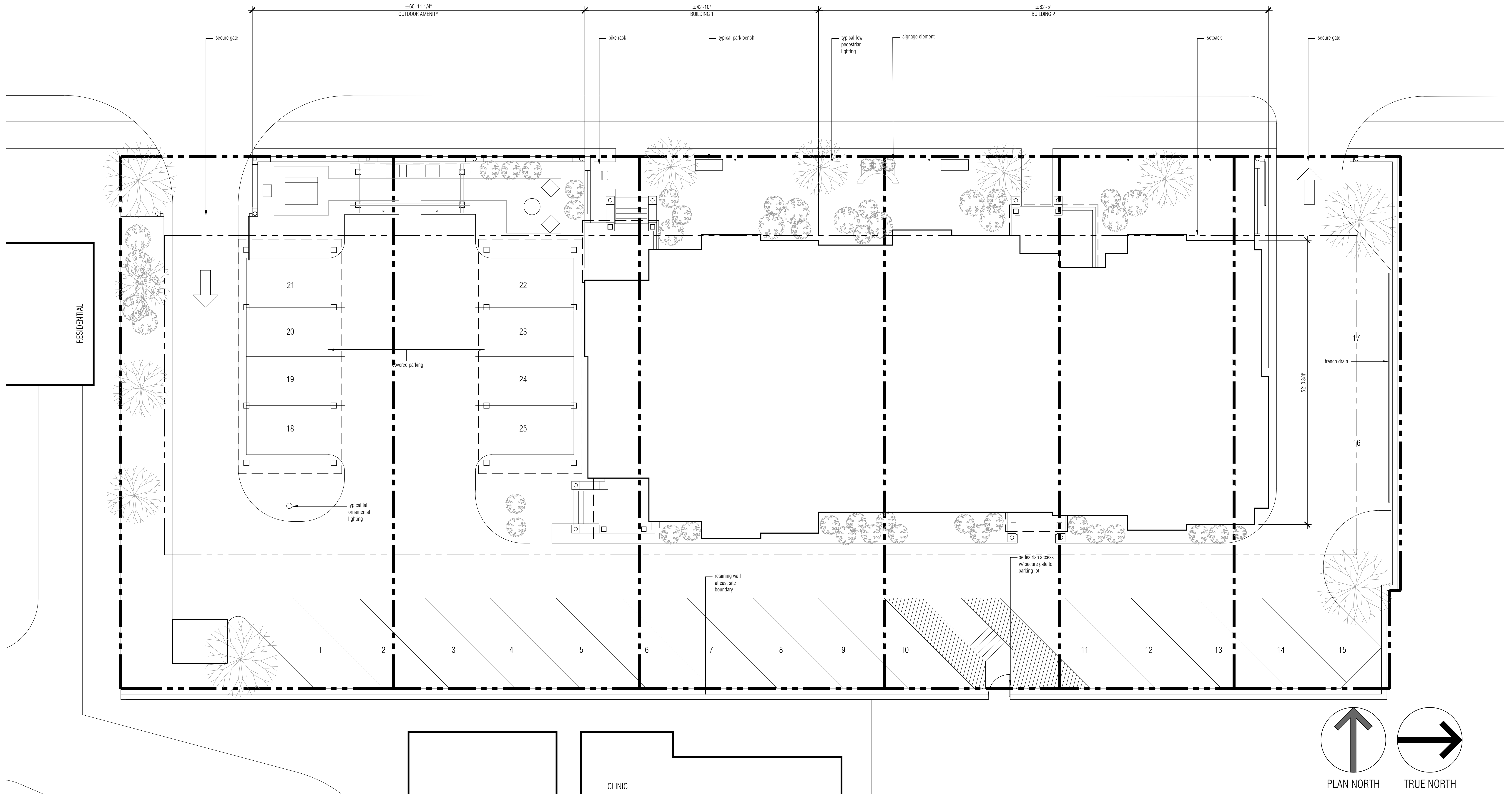
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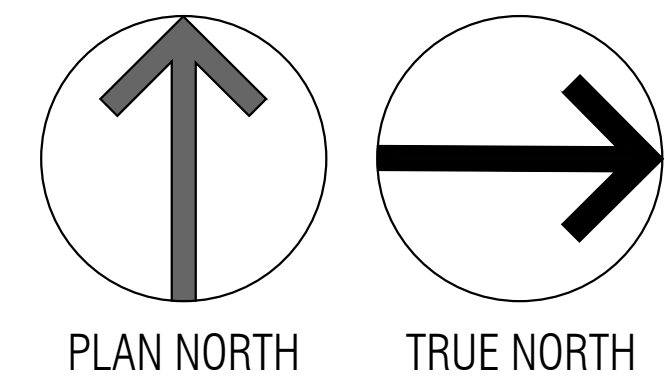
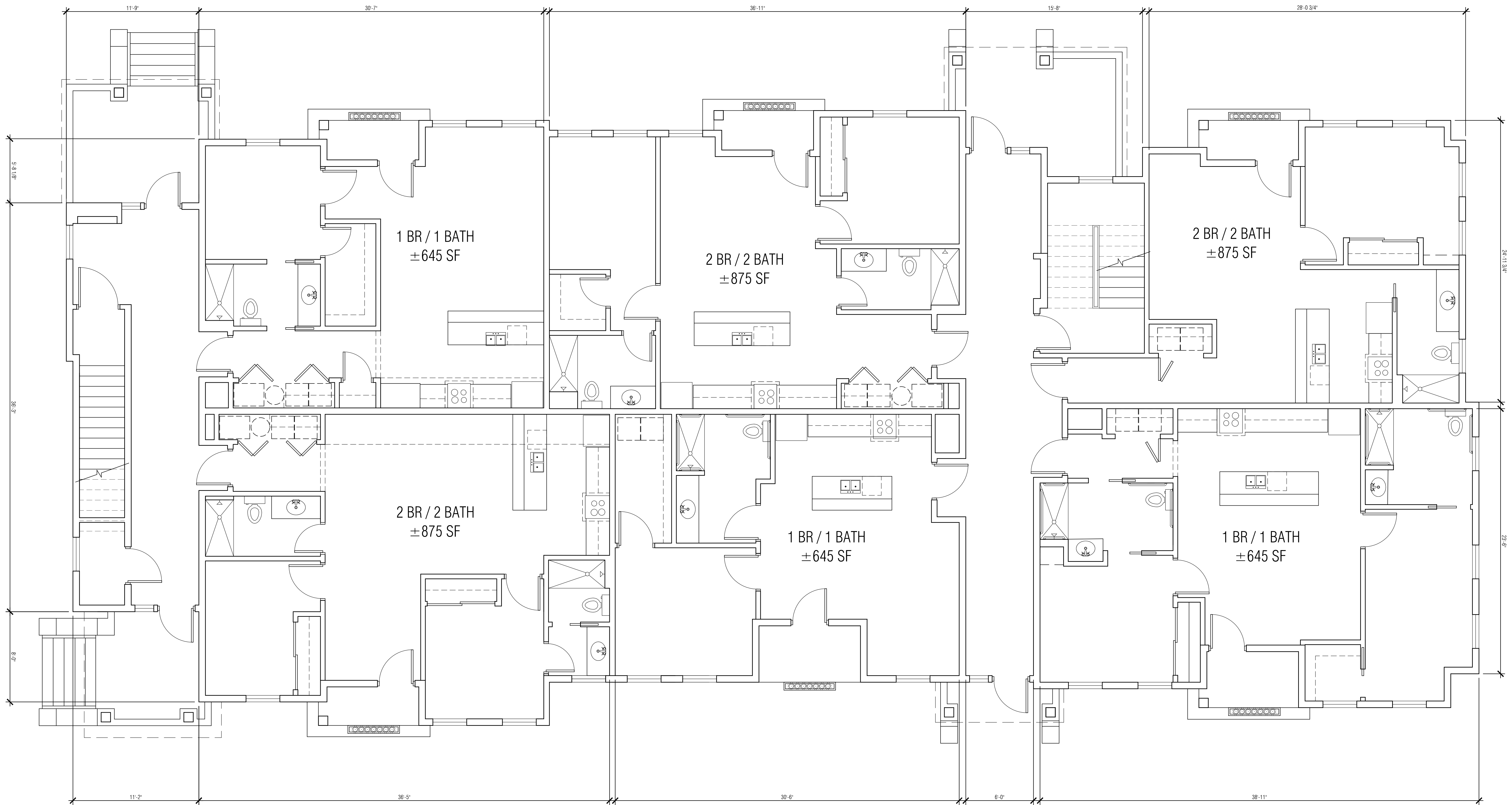
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L001

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WASHINGTON STREET







EAST ELEVATION AT 1/8" = 1'



WEST ELEVATION AT 1/8" = 1'



NORTH ELEVATION AT 1/8" = 1'



SOUTH ELEVATION AT 1/8" = 1'