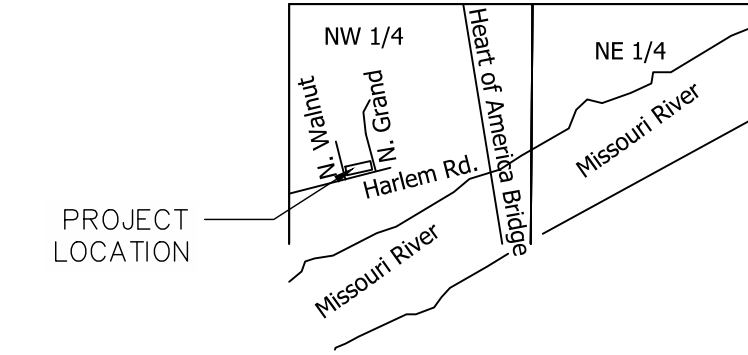


DEVELOPMENT PLAN FOR HARLEM FLEX 300 N GRAND AVENUE KANSAS CITY, CLAY COUNTY, MISSOURI 64116

CIVIL SHEET INDEX	
SHEET NO.	SHEET TITLE
C0	GENERAL NOTES
C1	SITE PLAN
C2	LANDSCAPE PLAN
C3	GRADING PLAN
C4	UTILITY PLAN

LOCATION MAP (NTS)
26-50-33
Kansas City, Clay County, Missouri



PARCEL APN NUMBERS DISTURBED
CL 1790500060090001
DISTURBED AREA 0.83 AC

BENCHMARK #1
TOP WESTERNMOST FIRE HYDRANT BOLT
N= 1074755.6620
E= 2764946.2720
ELEV= 743.70 (NAVD88)

ZONING

THE CITY OF KANSAS CITY
CITY PLANNING AND DEVELOPMENT DEPARTMENT
PLANNING SERVICES
414 E. 12TH STREET
KANSAS CITY, MISSOURI
816-513-1407

BUILDING PERMITS AND INSPECTIONS

THE CITY OF KANSAS CITY
CITY PLANNING AND DEVELOPMENT
DEVELOPMENT SERVICES
GREG FRAZEN, PE, MCP
414 E. 12TH STREET
KANSAS CITY, MISSOURI
405-997-3835
405-997-9178 FAX

WATER

THE CITY OF KANSAS CITY
WATER SERVICES
414 E. 12TH STREET
KANSAS CITY, MISSOURI
816-531-1313

SANITARY SEWER

THE CITY OF KANSAS CITY
WATER SERVICES
414 E. 12TH STREET
KANSAS CITY, MISSOURI
816-531-1313

STORMWATER

THE CITY OF KANSAS CITY
WATER SERVICES
JAMES F. MERIDETH, P.E.
414 E. 12TH STREET
KANSAS CITY, MISSOURI
816-531-1313

LEGEND

BC	BACK OF CURB ELEVATION	SD	EXISTING STORM (DRAIN) PIPE
EC	EDGE OF CONCRETE ELEVATION	SD	PROPOSED STORM (DRAIN) PIPE
EX./EXIST.	EXISTING	SD	EXISTING STORM (DRAIN) PIPE
FF/FFE	FINISHED FLOOR ELEVATION	SD	PROPOSED STORM (DRAIN) PIPE
G	PROPOSED GRADE ELEVATION	SF	SILT FENCE
L.F.	LINEAR FEET	---	CUT/FILL EXTENTS-TIE TO EXISTING
N.A.P.	NOT A PART	---	FLOWLINE
R/W	RIGHT OF WAY	---	EXISTING MAJOR CONTOUR (5 FT INT.)
S.F.	SQUARE FEET	---	EXISTING MINOR CONTOUR (1 FT INT.)
S/W	SIDEWALK ELEVATION	---	PROPOSED MAJOR CONTOUR (5 FT INT.)
TBK	TOP OF BANK ELEVATION	---	PROPOSED MINOR CONTOUR (1 FT INT.)
TG	TOP OF GRATE ELEVATION	---	
TOE	TOE OF BANK ELEVATION	---	
TP	TOP OF PAVEMENT ELEVATION	---	
TR	TOP OF RIM ELEVATION	---	
TS	TOP OF STEP ELEVATION	---	
TW	TOP OF WALL ELEVATION	---	
U/E	UTILITY EASEMENT	---	
◆	BENCHMARK		
⊗	POWER POLE		
※	LIGHT POLE		
←	GUY ANCHOR		
⊠	ELECTRIC BOX		
⊠	ELECTRIC TRANSFORMER		
⊠	GAS METER		
⊠	COMMUNICATIONS PEDESTAL		
⊠	SEWER CLEAN-OUT		
⊠	SANITARY SEWER MANHOLE		
⊠	FIRE HYDRANT		
⊠	FIRE DEPARTMENT CONNECTION		
⊠	WATER METER		
⊠	WATER VALVE		
⊠	SIGN		
⊠	TREE		

UTILITY CONTACTS:

KCP&L	(816) 471-KCPL
KCMO WATER SERVICES DEPARTMENT	(816) 513-2204 (816) 513-2159
KCMO SANITARY SEWER DEPARTMENT	(816) 513-0306 (816) 513-8038
MISSOURI GAS ENERGY	(816) 472-3434
MISSOURI ONE CALL SYSTEM	1-800-DIG-RITE
MISSOURI GAS ENERGY	(816) 756-5252
LDD DEPARTMENT FOR INSPECTIONS	(816) 513-2551

For Construction
 Not For Construction



wallace design collective, pc
structural • civil • landscape • survey
1703 wyandotte street, suite 200
kansas city, missouri 64108
816.421.8282 • 800.364.5858
MISSOURI CA #001268 EXP 12/31/23
MARYCLARE.AMER@WALLACE.DESIGN

HARLEM FLEX
300 N GRAND AVENUE - KANSAS CITY, MO

REV	DATE	DESCRIPTION

DATE 06/13/2022
PROJECT NO. 2050025
SHEET NAME

COVER SHEET

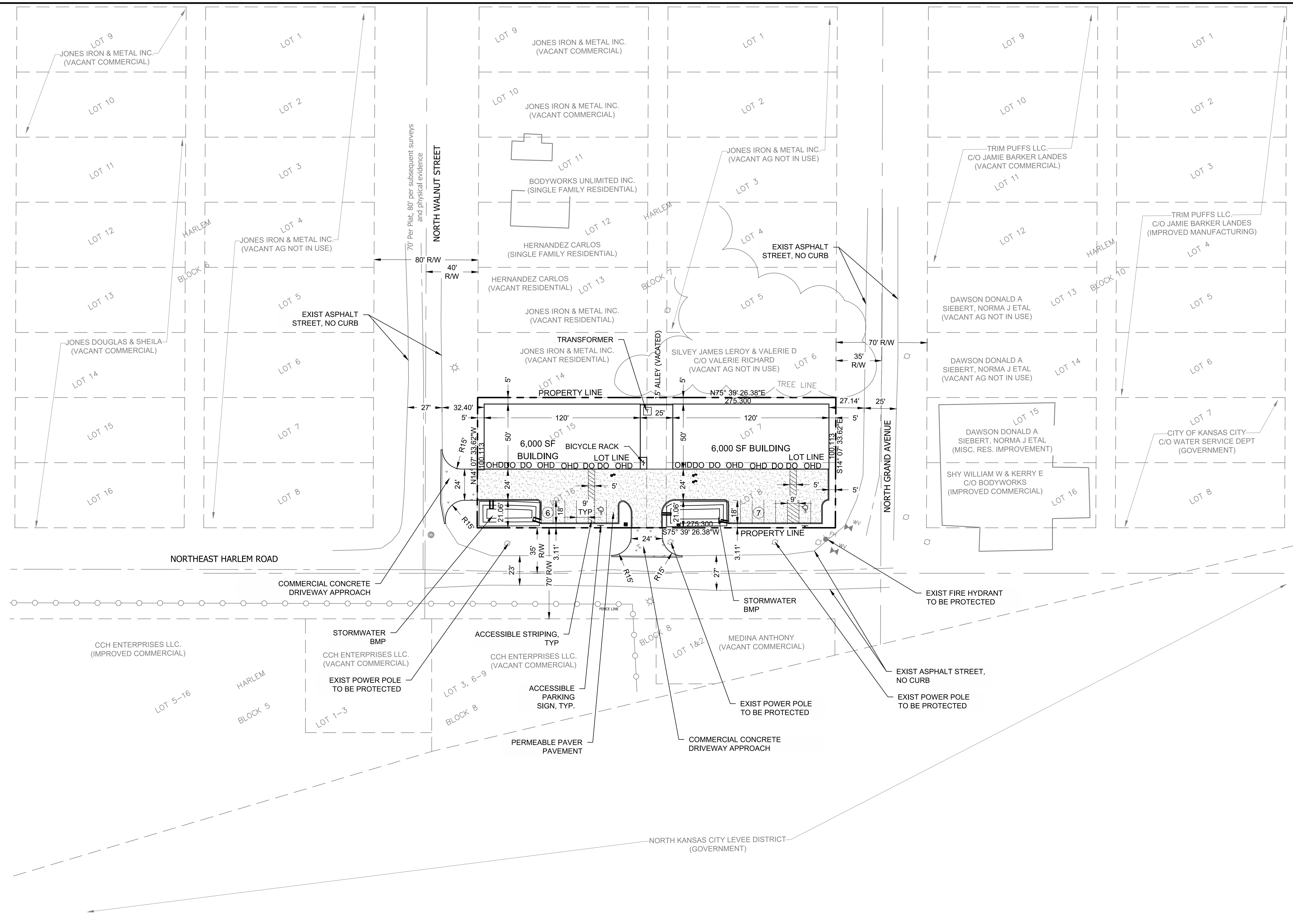
SHEET NO.
C0



CAUTION
NOTICE TO CONTRACTOR

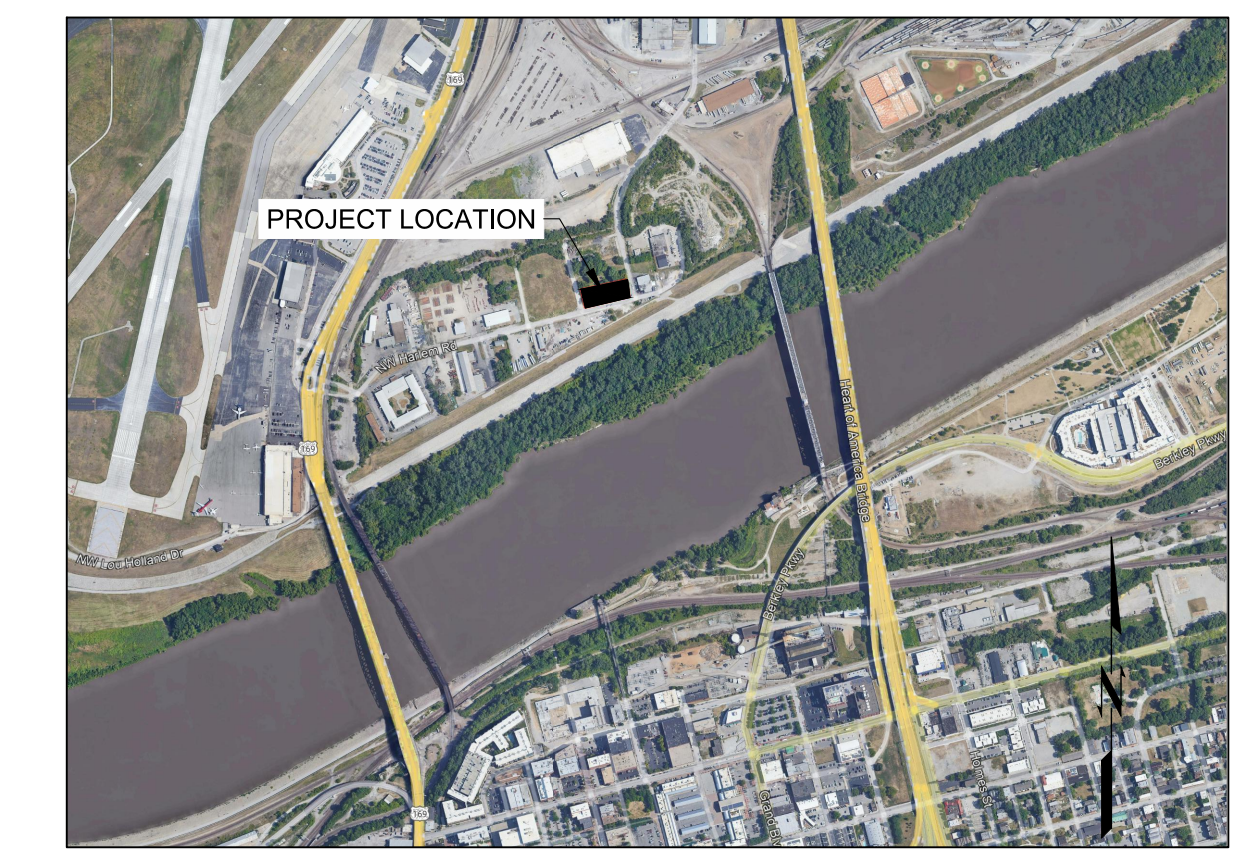
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

\\KC-CAD-SERVER\Civil\Projects\2050025 Harlem Flex [Dwg] Production\Site Development Plans\Site Development Plans\Site Development Plan.dwg PLOT: 6/13/2022 4:41:39 PM ORIG SIZE: 24"x36"



PREPARED BY:
 WALLACE DESIGN COLLECTIVE
 1703 WYANDOTTE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 816-421-8282
 MARYCLARE.AMER@WALLACE.DESIGN

LEGAL DESCRIPTION:
 ALL OF LOTS 7, 8, 15 & 16, BLOCK 7 & VACATED ALLEY
 BETWEEN, HARLEM, A SUBDIVISION OF LAND IN KANSAS
 CITY, CLAY COUNTY, MISSOURI.



LOCATION MAP
N.T.S.

LEGEND

	PERMEABLE PAVER PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT DRIVEWAY APPROACH
DO	DOOR
OHD	OVERHEAD DOOR

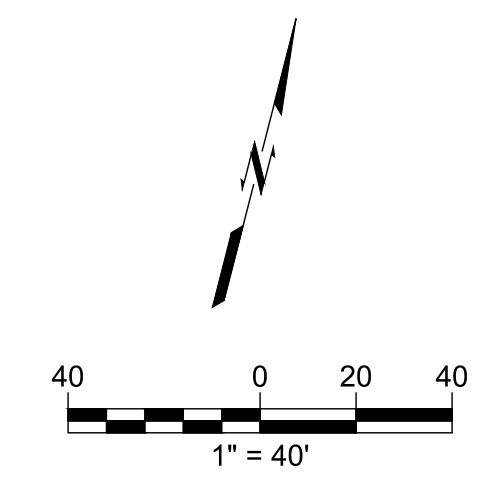
DEVELOPMENT SUMMARY

ZONING	B3-2
TOTAL LAND AREA	0.63 ACRES
NET LAND AREA	0.63 ACRES
LAND USE	COMMUNITY BUSINESS
BUILDING HEIGHT	16 FT - 1 STORY MAX HEIGHT 22'-6"
GROSS FLOOR AREA	6,000 SF PER BUILDING = 12,000 SF TOTAL
BLDG. COVERAGE AND F.A.R.	44% BUILDING COVERAGE; 0.44 F.A.R.
IMPACT FEE ZONE	EXEMPT
PARKING CATEGORY	OFFICE, ADMIN. PROFESSIONAL OR GENERAL
PARKING REQUIRED	12 SPACES 1 SPACE / 1,000 SF
PARKING PROVIDED	13 SPACES
BICYCLE PARKING REQUIRED	3 SHORT-TERM SPACES 2 LONG-TERM SPACES
BICYCLE PARKING PROVIDED	3 SHORT-TERM SPACES 2 LONG-TERM SPACES
PROPOSED BUILDING USAGE	COMMUNITY BUSINESS WORKSHOPS; FLEXIBLE WORKSPACE

BUILDING SETBACK REQUIREMENTS

SETBACK	SETBACK REQUIRED	SETBACK PROVIDED	
FRONT	NONE	45 FT	
SIDE	15 FT	5 FT	VARIANCE REQUESTED
REAR	25 FT	5 FT	VARIANCE REQUESTED

CAUTION
 NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



wallace design collective, pc
structural • civil • landscape • survey
1703 wyandotte street, suite 200
kansas city, missouri 64108
816.421.8282 • 800.364.5858
MISSOURI CA #001268 EXP 12/31/23
MARYCLARE.AMER@WALLACE.DESIGN

HARLEM FLEX

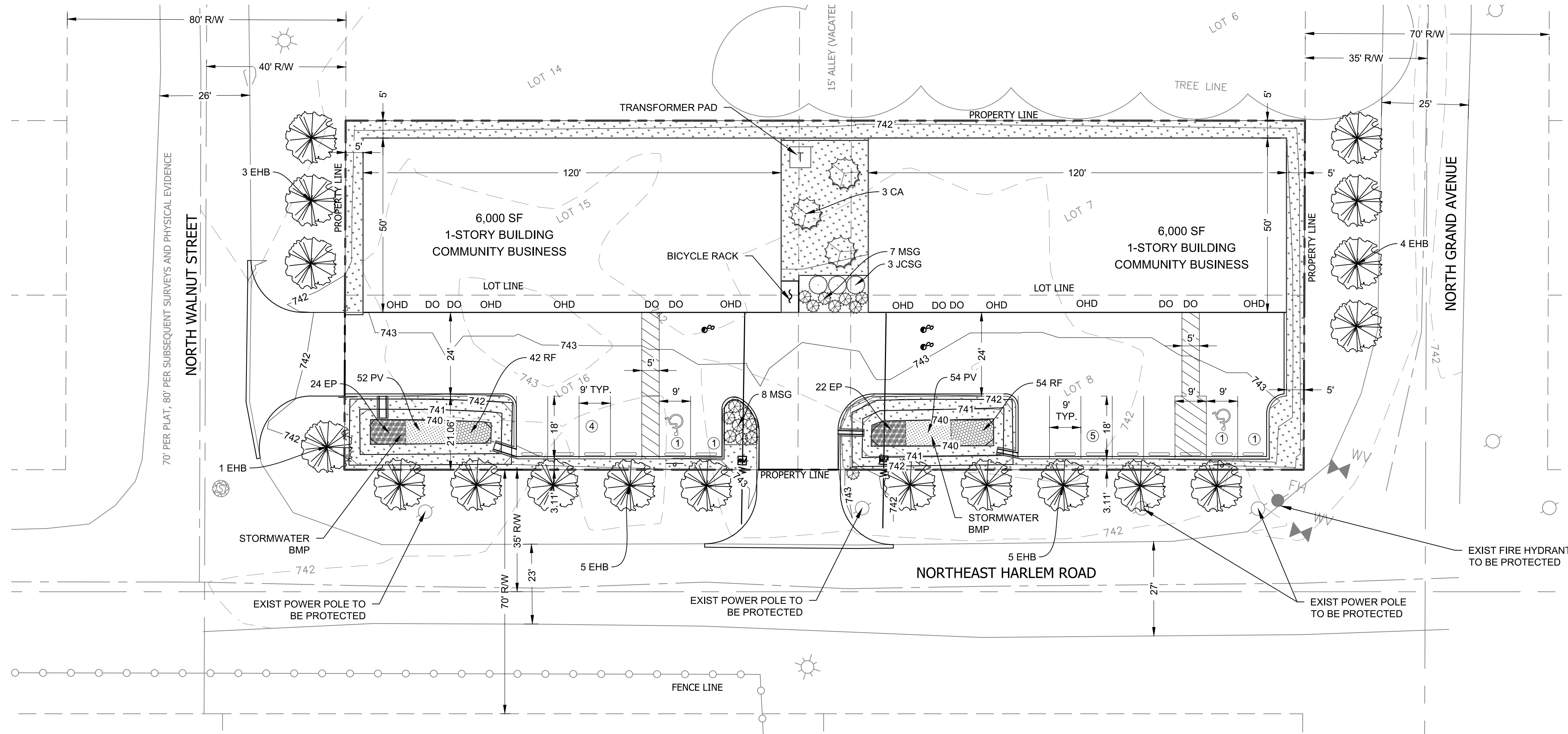
300 N GRAND AVENUE - KANSAS CITY, MO

DATE	REV	DESCRIPTION

DATE: 06/13/2022
 PROJECT NO.: 2050025
 SHEET NAME:

SITE PLAN
 SHEET NO. C1

HARLEM FLEX
 300 N GRAND AVENUE - KANSAS CITY, MO



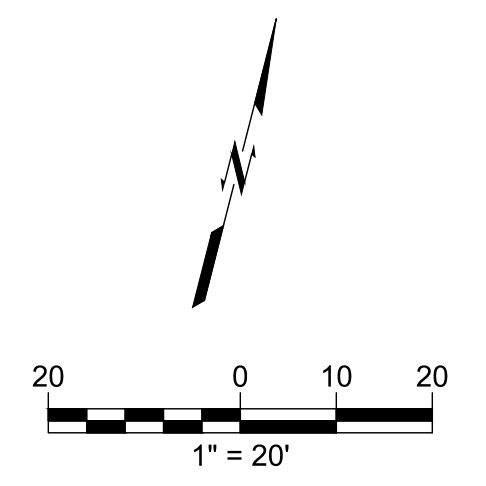
JURISDICTION REQUIREMENTS

MINIMUM TREE REQUIREMENTS	
NE HARLEM ROAD FRONTAGE:	275'
REQUIRED: 1 TREE PER 30'	10 TREES
PROVIDED:	10 PROPOSED
N WALNUT STREET FRONTAGE	
REQUIRED: 1 TREE PER 30'	100'
PROVIDED:	4 TREES
N GRAND AVENUE FRONTAGE	
REQUIRED: 1 TREE PER 30'	100'
PROVIDED:	4 TREES
INTERIOR PARKING LOT LANDSCAPING	
PARKING SPACES:	13
GROUND COVER:	
REQUIRED: 35 SF PER PARKING SPACE	455 SF
PROVIDED:	786 SF
TREES:	
REQUIRED: 1 TREE PER 5 PARKING SPACES	3 TREES
PROVIDED:	3 TREES
SHRUBS:	
REQUIRED: 1 SHRUB PER PARKING SPACE	13 SHRUBS
PROVIDED:	18 SHRUBS

PLANTING SCHEDULE						
	QTY	ID	BOTANICAL NAME	COMMON NAME	SIZE	METHOD
TREES	3	CA	CERCIS CANADENSIS	EASTERN REDBUD	1-1 1/2" Cal.	B&B
	18	EHB	CARPINUS BETALUUS, 'FASTIGIATA'	EUROPEAN HORNBEAM	2" Cal.	B&B
SHRUBS	3	JCSG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	5' O.C.
	15	MSG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL.	40" O.C.
PERENNIALS & GRASSES	46	EP	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	5" DCP	2' O.C.
	106	PV	PANICUM VIRGATUM	SWITCH GRASS	5" DCP	2' O.C.
	96	RF	RUDBECKIA HIRTA	BLACK-EYED SUSAN	5" DCP	2' O.C.
	-	-	FESTUCA ARUNDINACEA	TALL FESCUE		BLEND, SOLID
ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL: CALIPER, GAL: GALLON, HT: HEIGHT, L.F.: LINEAR FOOT, DCP: DEEP CELL PLUG, MATCHED WITHIN 5% OF SIZE & SHAPE, STK: STAKED, O.C.: ON CENTER, S.F.: SQUARE FOOT, SP: SPREAD						

LEGEND

— 742 —	EX MINOR CONTOUR
— 740 —	EX MAJOR CONTOUR
— 742 —	PROP MINOR CONTOUR
— 740 —	PROP MAJOR CONTOUR
DO	DOOR OPENING
OHD	OVERHEAD DOOR OPENING



\\KC-CAD-SERIEF\Civil\Projects\2050025 Harlem Flex\Dwg\1 Production\Site Development Plans\SD Landscape Plan.dwg
 PLOT: 6/13/2022 5:03:35 PM
 ORIG SIZE: 24"x36"

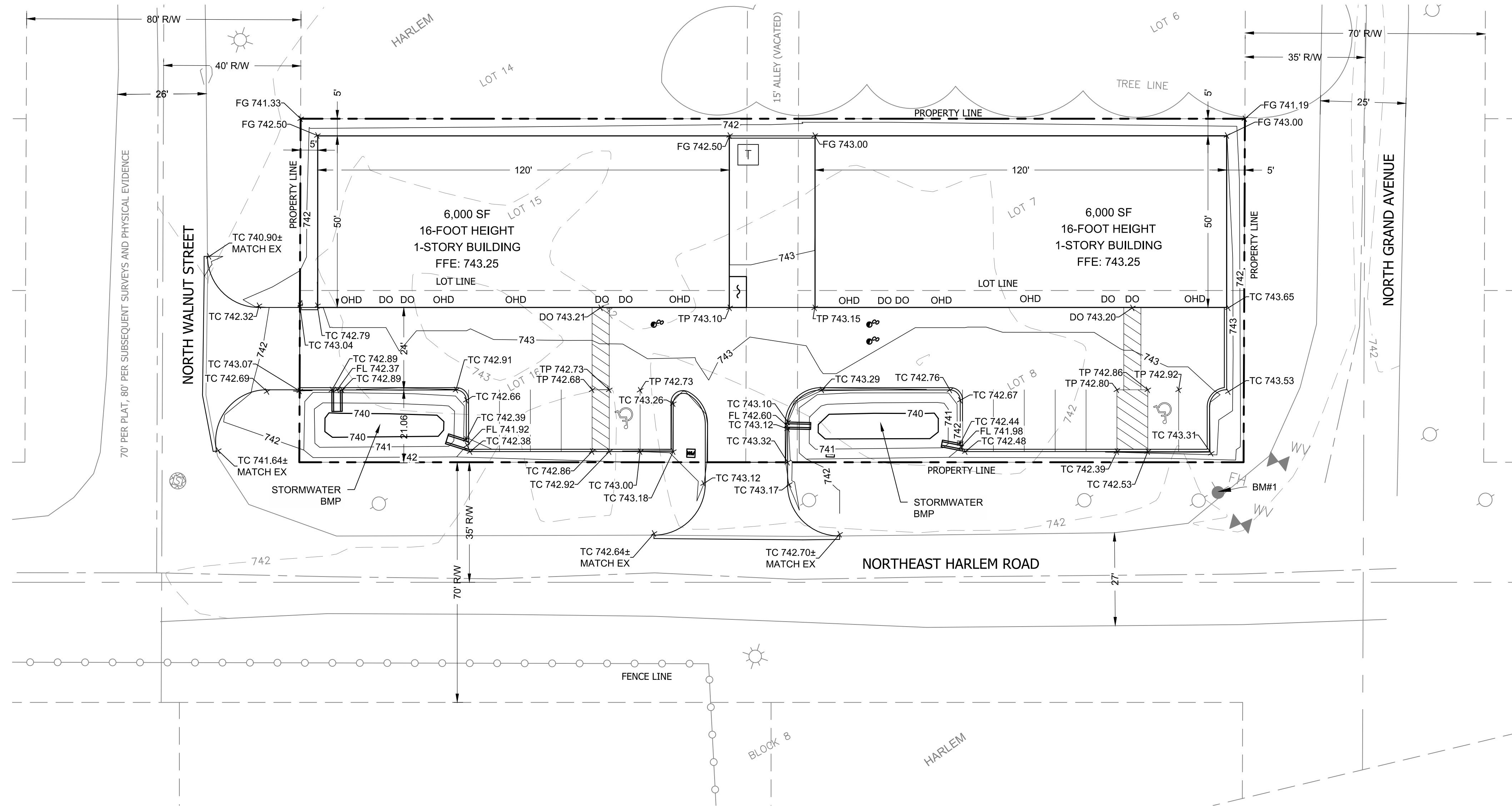
REV	DESCRIPTION	DATE

DATE: 06/13/2022
 PROJECT NO.: 2050025
 SHEET NAME:

LANDSCAPE PLAN
 SHEET NO.
C2

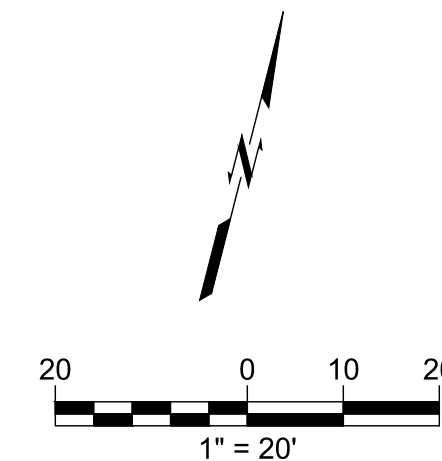
HARLEM FLEX

300 N GRAND AVENUE - KANSAS CITY, MO



- LEGEND**
- 742 — EX MINOR CONTOUR
 - 740 — EX MAJOR CONTOUR
 - 742 — PROP MINOR CONTOUR
 - 740 — PROP MAJOR CONTOUR
 - TP TOP OF PAVEMENT
 - TR TOP OF RIM
 - DO DOOR OPENING
 - OHD OVERHEAD DOOR OPENING
 - FG FINISHED GRADE

BENCHMARK #1
TOP WESTERNMOST FIRE HYDRANT BOLT
N= 1074755.6620
E= 2764946.2720
ELEV= 743.70 (NAVD88)



CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



\\KC-CAD-SERVER\Civil\Projects\2050025 Harlem Flex\Dwg\1 Production\Site Development Plans\SD Grading Plan.dwg PLOT: 6/13/2022 4:41:53 PM ORIG SIZE: 24 X36"

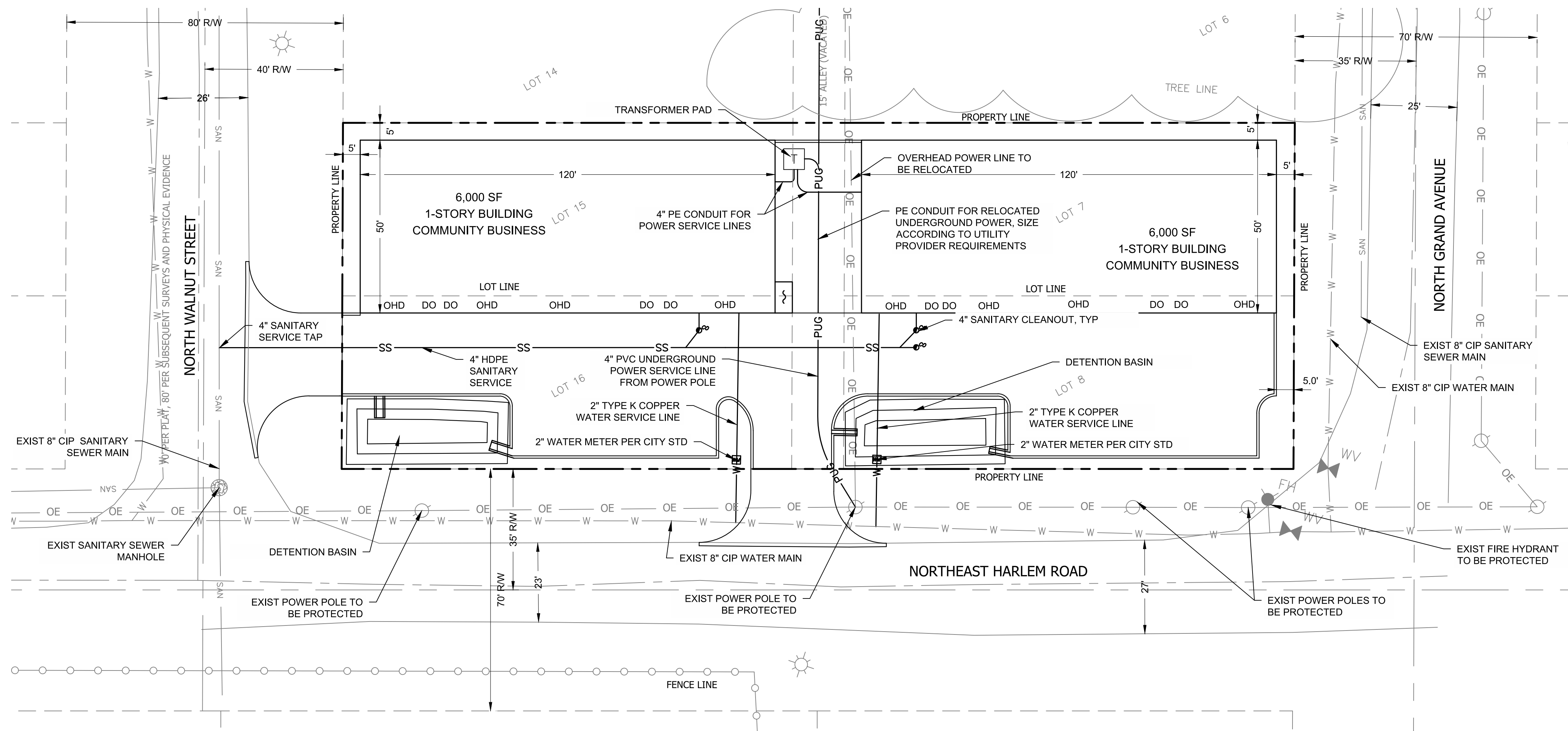
DATE

DESCRIPTION

REV	
DATE	06/13/2022
PROJECT NO.	2050025
SHEET NAME	

GRADING PLAN
SHEET NO.
C3

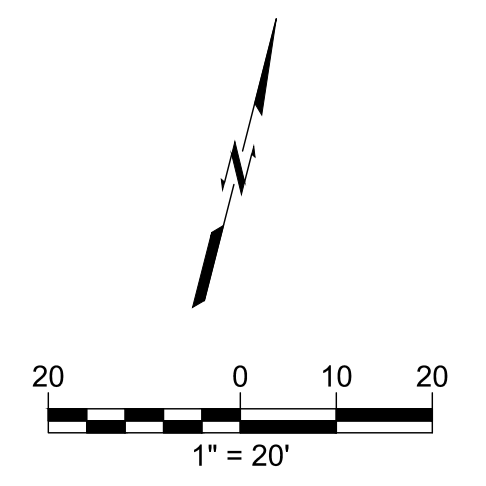
\\KC-CAD-SERVER\Civil\Projects\2050025 Harlem Flex [Dwg] Production\Site Development Plans\SD Utility Plan.dwg PLOT: 6/13/2022 4:42:02 PM ORIG. SIZE: 24"x36"



LEGEND

- PUG — PROP UNDERGROUND POWER LINE
- W — PROP WATER LINE
- SS — PROP SANITARY SEWER LINE

- TP TOP OF PAVEMENT
- TR TOP OF RIM
- DO DOOR OPENING
- OHD OVERHEAD DOOR OPENING
- FG FINISHED GRADE



CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



HARLEM FLEX
 300 N GRAND AVENUE - KANSAS CITY, MO

REV	DESCRIPTION	DATE

DATE 06/13/2022
 PROJECT NO. 2050025
 SHEET NAME

UTILITY PLAN
SHEET NO. **C4**



PITCH: 3:12

PITCH: 3:12

16' 0"

16' 0"

12' 0"

12' 0"

4' 0"

8' 6"

7' 6"

4' 0"



PITCH: 3:12

PITCH: 3:12

16' 0"

16' 0"

4' 0"

4' 0"



PITCH: 3:12

16' 0"

22' 6"

4' 0"



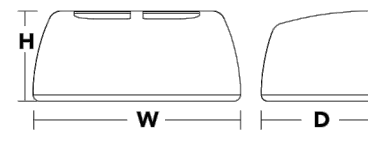
CSXW LED
LED Wall Luminaire



CONTOUR

Specifications

Height: 7-1/8" (182 mm)
Width: 16-3/8" (416 mm)
Depth: 9-5/16" (238 mm)
Weight (max): 30 lbs (13.6 kg)

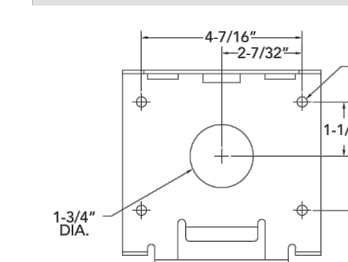


Introduction
The Contour® Series luminaires offer traditional square daylights with softened edges for a versatile look that complements many applications.
The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Ordering Information **EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD**

Series	LED	Power (W)	Current (mA)	Color Temp (K)	Beam Angle	Mounting	Finish	Notes	Options	Accessories		
CSXW LED	30C	700	700 mA	40K	4000K	T3M	Type II, medium	120V	Shipped included	Shipped installed	0000	Dark bronze
											0001	Black
											0002	White
											0003	Natural aluminum
T4M	Type IV, medium	120V	Shipped separately	Shipped separately	0004	Black						
					0005	White						
					0006	Natural aluminum						
					0007	Dark bronze						
T5M	Type V, medium	120V	Shipped separately	Shipped separately	0008	Black						
					0009	White						
					0010	Natural aluminum						
					0011	Dark bronze						

Mounting Detail



Accessories

- CSXWV 0000 U Back box accessory (specify finish)
- CSXWV 0001 Vandal guard accessory

- NOTES**
1. Configured with 4000K (HRC) provides the shortest lead time. Consult factory for 5000K (D50) lead time.
 2. 120V option operates on any line voltage from 120-277V (50/60 Hz, Single, 120, 208, 240 or 277 options only when ordering with factory DCI option or photocell (PE) option).
 3. Available with 700 mA version only (30C 700).
 4. Also available as a separate accessory, see Accessories information at site.
 5. Photocell (PE) requires 120, 208, 240, 277 or 347 voltage option.
 6. Must be ordered with fixture, cannot be field installed.
 7. Single line (SL) requires 120, 277 or 347 voltage option. Double line (DL) requires 208, 240 or 480 voltage option.

LITHONIA LIGHTING One Lithonia Way • Canyon, Georgia 30012 • Phone: 800-705-SERV (3787) • www.lithonia.com
© 2012-2019 Acuity Brands Lighting, Inc. All rights reserved. CSXW LED Rev. 05/17/19

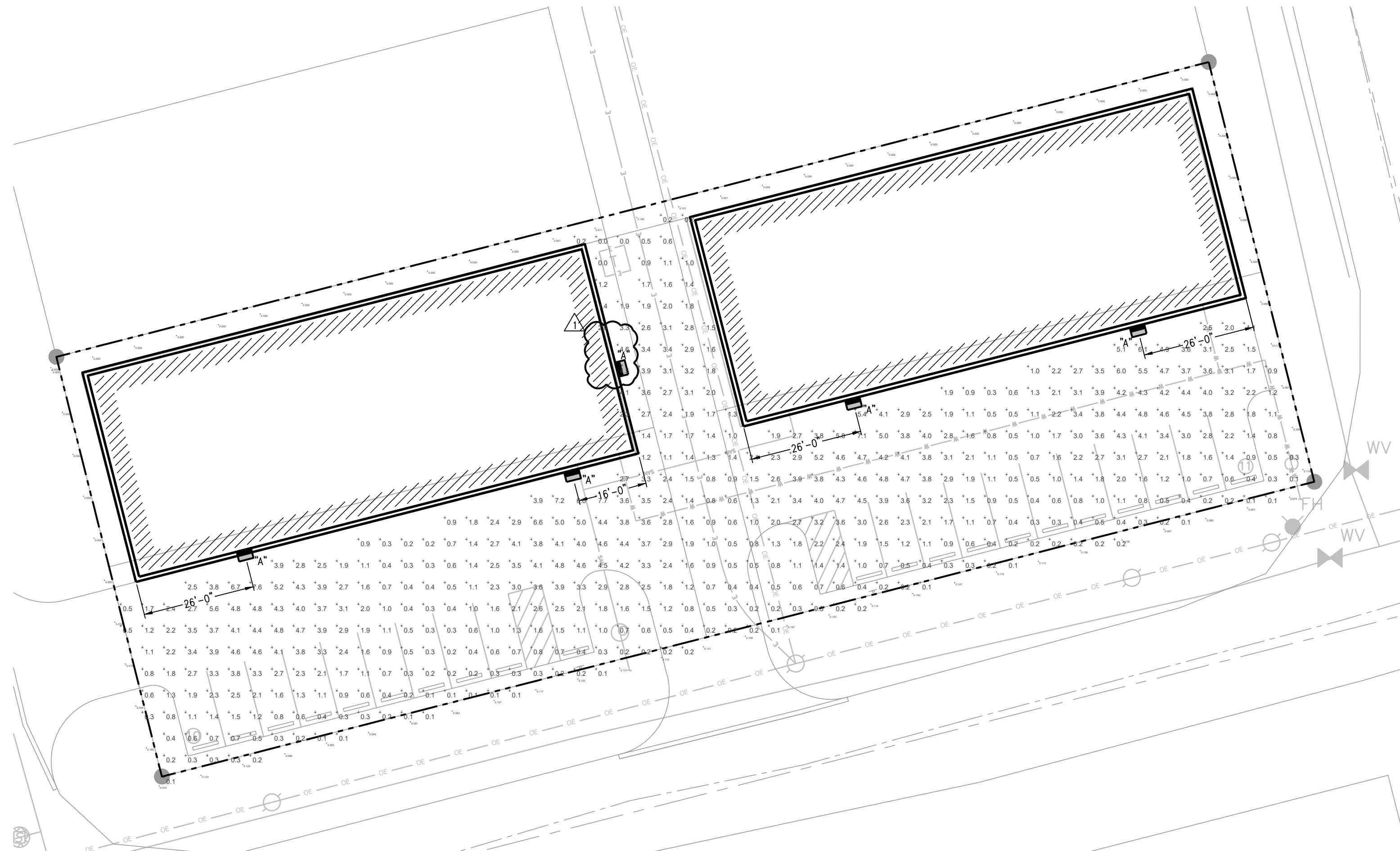
EXTERIOR LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL	MOUNTING	FINISH	SOURCE		NOTES
					TYPE	LUM	
1	CSXW	LED 30C 700 40K T3M 120V	Surface	Black	LED	7,562	

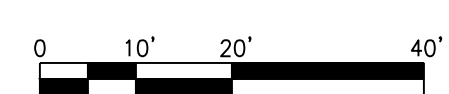
NOTES:
1. SITE LIGHTING WIRING TO BE #10 COPPER MINIMUM IN PVC CONDUIT.
2. ROUTE EXTERIOR LIGHTING THROUGH PHOTOCELL.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Drive	1.9 fc	7.7 fc	0.1 fc	77:1 fc	19:1 fc
Property Line	0.082 fc	0.587 fc	0.0 fc	N/A	N/A



1 SITE PHOTOMETRIC PLAN
1"=20'-0"



Milburn Civil Engineering, LLC
MILBURN CIVIL ENGINEERING, LLC
33135 W 83RD ST
DE SOTO, KS 66018
913-583-0367

HARLEM FLEX
PROJECT PLAN
300 N GRAND AVE
KANSAS CITY, MO 64116



04-10-20

DATE: 04/10/20
DESIGN BY: RRB
CHECKED BY: RRB

REVISIONS
1 CITY COMMENTS 04/10/20

LS&A
Lutimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3074
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3222
Email: lsapa@lsapa.com
LSA PROJECT NO. 1904048

E001